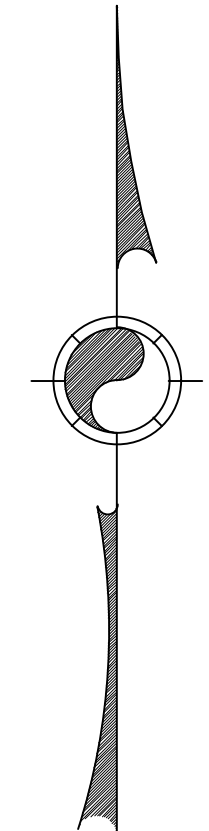


LOCATION MAP
SCALE: 1" = 2,000'



ZONING DISTRICT AA RESIDENTIAL

LOT SIZE	80,000 SF MIN
FRONTAGE	150' MIN
FRONT YARD	75' MIN
SIDE YARD	30' MIN EACH
REAR YARD	75' MIN
BUILDING HEIGHT	35' MAX
ACCESSORY BUILDING HEIGHT	20' MAX
IMPERVIOUS COVERAGE	13.5% MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF EASTTOWN TOWNSHIP, LATEST EDITION.

TAX PARCEL NUMBER:
550202280000

BLOCK AND UNIT NUMBER:
BLOCK 02, UNIT 02280000

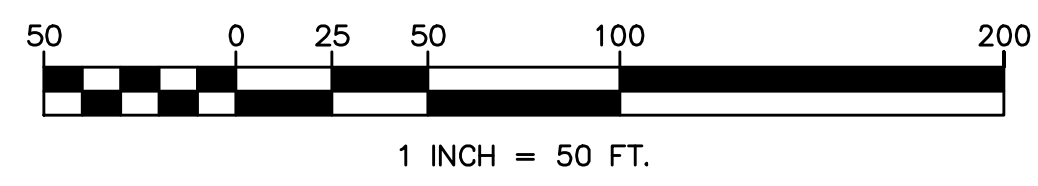
SOURCE OF DEED:
BOOK: B60 PAGE 585

PARCEL AREA: 465,162±-SF (10.679 AC) TO TITLE LINE
449,009±-SF (10.308 AC) NET LOT AREA

	SLOPES 15%-25%
	SLOPES >25%

LINETYPE LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIPARIAN BUFFER
	EXISTING 2' CONTOUR
	EXISTING STREAM/POND
	PROPOSED PROPERTY LINES



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SKETCH PLAN		FILE NO.: 18-106
MOMENE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010		
AA RESIDENTIAL ZONING		
354 SUGARTOWN ROAD EASTTOWN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA		
ONE-CALL:	PLAN PREPARED FOR	SHEET 1 OF 1
DRAWN BY: CHD	C.F. HOLLOWAY, III & COMPANY	
CHECKED BY: MJB	110 GALLAGHER ROAD WAYNE, PA 19087	
		DATE: JULY 31, 2018
		SCALE: 1" = 50'