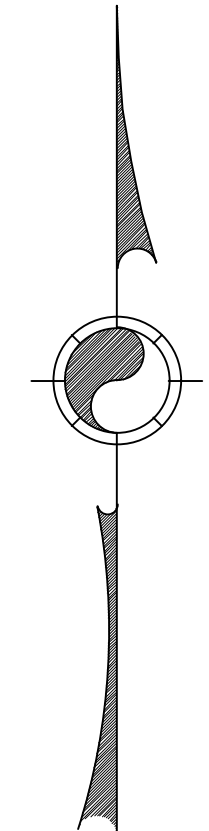


LOCATION MAP  
SCALE: 1" = 2,000'



**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.

**ZONING DISTRICT R1 RESIDENTIAL**

LOT SIZE	43,560 SF MIN
FRONTAGE @ BSL	120' MIN
FRONT YARD	60' MIN
SIDE YARD	50' AGGR. 20' MIN
REAR YARD	40' MIN
BUILDING HEIGHT	35' MAX
ACCESSORY BUILDING HEIGHT	20' MAX
IMPERVIOUS COVERAGE	18.5% MAX

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

**ZONING DISTRICT R1 RESIDENTIAL (LOT AVERAGING)**

LOT SIZE	21,780 SF MIN
FRONTAGE @ BSL	70' MIN
TRACT PERIMETER SETBACKS PER BASE ZONING	
INTERIOR LOT SETBACKS	
FRONT YARD	40' MIN
SIDE YARD	30' AGGR. 15' MIN
REAR YARD	35' MIN
BUILDING HEIGHT	35' MAX
ACCESSORY BUILDING HEIGHT	20' MAX
IMPERVIOUS COVERAGE	30% MAX

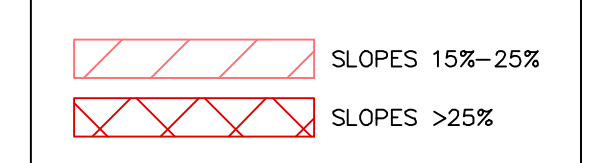
FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF EASTTOWN TOWNSHIP, LATEST EDITION.

TAX PARCEL NUMBER:  
550202280000

BLOCK AND UNIT NUMBER:  
BLOCK 02, UNIT 02280000

SOURCE OF DEED:  
BOOK: B60 PAGE 585

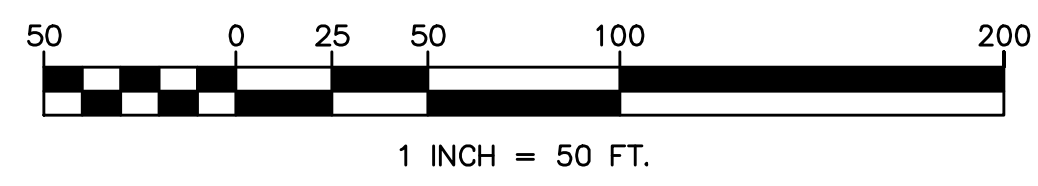
PARCEL AREA: 465,162±-SF (10.679 AC) TO TITLE LINE  
449,009±-SF (10.308 AC) NET LOT AREA



**LINE TYPE LEGEND**

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

CONVEYED: MOMENE, INC. CONSULTING ENGINEERS, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF MOMENE, INC. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MOMENE, INC. ANY RE-USE WITHOUT WRITTEN PERMISSION, REPLICATION, COPIES OR ADAPTATION BY MOMENE, INC. FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OF LEGAL, CONTRACTUAL OR OTHERWISE. MOMENE, INC. SHALL NOT BE RESPONSIBLE FOR ANY LOSS, DAMAGE, INJURY, AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.



SKETCH PLAN		FILE NO.: 18-106
 <b>MOMENE, INC.</b> a Karins Company ENGINEERING   PLANNING   SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010		
R-1 RESIDENTIAL - LOT AVERAGING		
<b>354 SUGARTOWN ROAD</b>		
EASTTOWN TOWNSHIP * CHESTER COUNTY * PENNSYLVANIA		
ONE-CALL:	PLAN PREPARED FOR	SHEET <b>1</b> 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'