

LOCATION MAP
SCALE: 1" = 2,000'

ZONING DISTRICT AA RESIDENTIAL

TRACT SIZE	80,000 SF MIN
LOT SIZE	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 MFA MULTIFAMILY A OVERLAY

TRACT SIZE	10.0 ACRES MIN
MINIMUM TRACT WIDTH	300' MIN
BUILDING SETBACK	
SINGLE FAMILY RESIDENCE DIST.	150' MIN
FROM OTHER DISTRICTS	100' MIN
ACCESSORY BUILDING/PARKING AREA	
SINGLE FAMILY RESIDENCE DIST.	125' MIN
FROM OTHER DISTRICTS	75' MIN
INTERIOR STREET	
SINGLE FAMILY RESIDENCE DIST.	100' MIN
FROM OTHER DISTRICTS	50' MIN
COMMUNITY/RECREATIONAL FACILITY	
SINGLE FAMILY RESIDENCE DIST.	150' MIN
FROM OTHER DISTRICTS	25' MIN
BUILDING COVERAGE	15% MAX
IMPERVIOUS COVERAGE	30% MAX
BUILDING HEIGHT	35' MAX
ACCESSORY BUILDING HEIGHT	20' MAX
BUILDING SEPARATION	
WITHIN 45° OF PARALLEL	75'
ALL OTHER CASES	60'
BETWEEN BUILDING CORNERS	25'
MAXIMUM BUILDING LENGTH	160'

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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%

DENSITY CALCULATION:

NET LOT AREA: 10.308 AC

ALLOWED DENSITY = 1.5 UNITS/NET LOT AREA

NUMBER OF UNITS ALLOWED = 15 UNITS

NUMBER OF UNITS PROVIDED = 12 UNITS

OPEN SPACE CALCULATION:

MINIMUM REQUIRED OPEN SPACE = 35% GROSS TRACT AREA

MINIMUM REQUIRED OPEN SPACE = 162,807-SF

OPEN SPACE PROVIDED = 217,482-SF

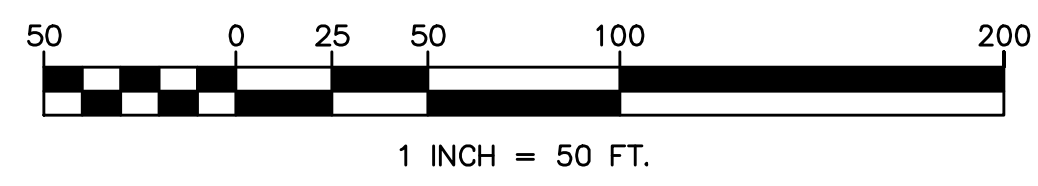
MINIMUM REQUIRED UNIT AREA = 0.33 ACRE / UNIT

PROVIDED UNIT AREA = 17,117 (0.39 ACRES/UNIT)

LINE TYPE 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
M MOMEMEE, INC. a Karins Company ENGINEERING PLANNING SURVEYING 924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010		
MFA OVERLAY 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'