

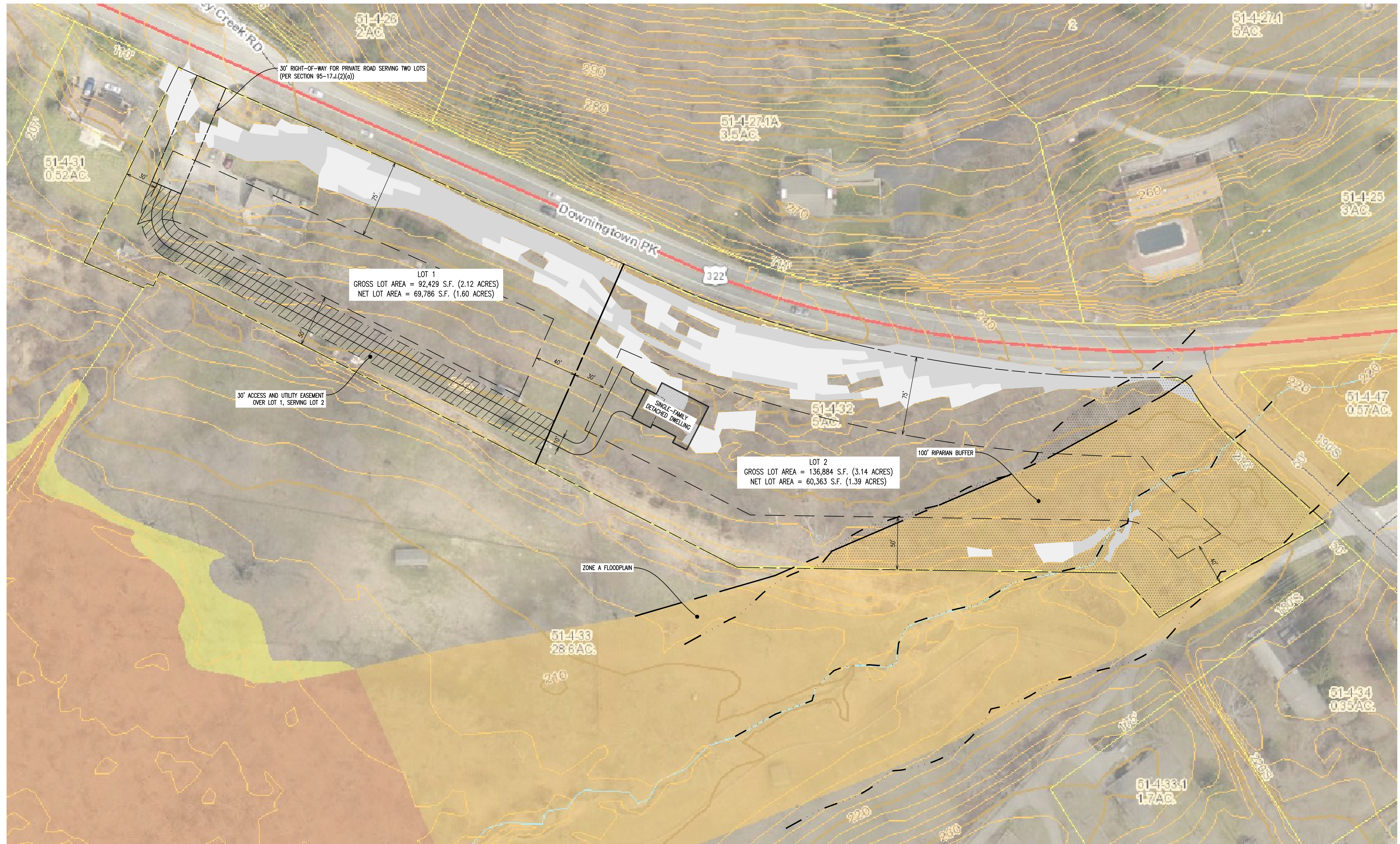
DLHowell

Civil Engineering
Land Planning
Environmental
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REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		



GENERAL NOTES

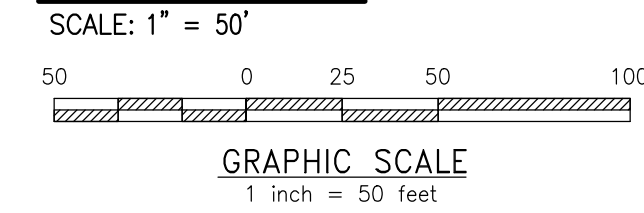
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE A RESIDENTIAL PROPERTY INTO TWO TOTAL LOTS. THE EXISTING DWELLING WILL REMAIN ON LOT 1 AND A SINGLE-FAMILY DWELLING IS PROPOSED ON LOT 2.
- THE EXISTING DRIVEWAY WILL BE CONVERTED INTO A PRIVATE ROAD TO SERVICE BOTH LOTS. THE DRIVEWAY SERVICING LOT 2 WILL BE LOCATED WITHIN A 30' WIDE ACCESS AND UTILITY EASEMENT OVER LOT 1.
- LOT 1 WILL CONTINUE TO UTILIZE A WATER SUPPLY WELL AND ON-LOT SEPTIC. LOT 2 PROPOSES TO UTILIZE A WATER SUPPLY WELL AND ON-LOT SEPTIC.
- THIS PLAN WAS PREPARED FOR SKETCH PURPOSES ONLY. THE TOPOGRAPHY AND PHYSICAL FEATURES WERE TAKEN FROM CHESCOVIEWS.
- THIS SKETCH PLAN, AS PREPARED, IS NOT IN COMPLIANCE WITH THE FOLLOWING TOWNSHIP CODES:
 - SECTION 115-11.C, WHICH REQUIRES A MINIMUM GROSS LOT AREA OF 3 ACRES.
 - SECTION 95-32.L, WHICH REQUIRES A MINIMUM 5' DRIVEWAY SETBACK FROM PROPERTY LINES.

LEGEND

- 20%-30% STEEP SLOPES
- >30% STEEP SLOPES
- RIPARIAN BUFFER



SKETCH PLAN



NET LOT AREA CALCULATION (LOT 1)	
GROSS LOT AREA	92,429 S.F.
AREAS EXCLUDED	
PUBLIC/PRIVATE STREET ROW	3,286 S.F.
SLOPES >20%	19,357 S.F.
FLOODPLAIN	0 S.F.
STORMWATER MANAGEMENT	0 S.F.
UTILITY EASEMENTS/ROW	0 S.F.
WETLANDS*	0 S.F.
NET LOT AREA	69,786 S.F.

NET LOT AREA CALCULATION (LOT 2)	
GROSS LOT AREA	1,36,884 S.F.
AREAS EXCLUDED	
PUBLIC/PRIVATE STREET ROW	0 S.F.
SLOPES >20%	25,247 S.F.
FLOODPLAIN	51,274 S.F.
STORMWATER MANAGEMENT	0 S.F.
UTILITY EASEMENTS/ROW	0 S.F.
WETLANDS*	0 S.F.
NET LOT AREA	60,363 S.F.

ZONING DATA TABULATION
EAST BRADFORD TOWNSHIP ZONING ORDINANCE
ARTICLE IV R-1 RESIDENTIAL DISTRICT
SECTION 115-10.A.(1) CONVENTIONAL DEVELOPMENT OPTION IN ACCORDANCE WITH THIS ARTICLE
SECTION 115-10.C.(1) SINGLE-FAMILY DETACHED DWELLING
SECTION 115-11.C. AREA AND BULK REGULATIONS

	REQUIRED	LOT 1	LOT 2
MIN. GROSS LOT SIZE	3 ACRES	2.12 ACRES (*)	3.14 ACRES
MIN. NET LOT AREA	1.60 ACRES	1.39 ACRES	1.39 ACRES
MIN. LOT WIDTH AT BUILDING LINE	200'	466'	700'
MIN. LOT WIDTH AT STREET LINE	50'	466'	700'
MAX. LOT COVERAGE	15%	13.8% (12,730 S.F.)	3.8% (5,175 S.F.)
MAX. BUILDING COVERAGE	10%	3% (2,900 S.F.)	1.8% (2,500 S.F.)
MIN. BUILDING SETBACK LINE	75'	65' (**)	>75'
MIN. SIDE YARDS	30'/7'0"	115'/405'	>30'/7'0"
MIN. REAR YARD	50'	74'	>50'

(*) ZONING RELIEF NEEDED
 (**) EXISTING NON-CONFORMITY

SKETCH PLAN

CLIENT: DENNIS OAKES
 PROJECT: 932 DOWNTOWN PIKE
 LOCATION: EAST BRADFORD TOWNSHIP
 CHESTER COUNTY, PA

DATE:	12/29/20
SCALE:	1"=50'
DRAWN BY:	CMD
CHECKED BY:	--
PROJECT NO.:	4003
CAD FILE:	4003 PL.dwg
PLOTTED:	12/29/20
DRAWING NO.:	SK-1
SHEET	1 OF 1