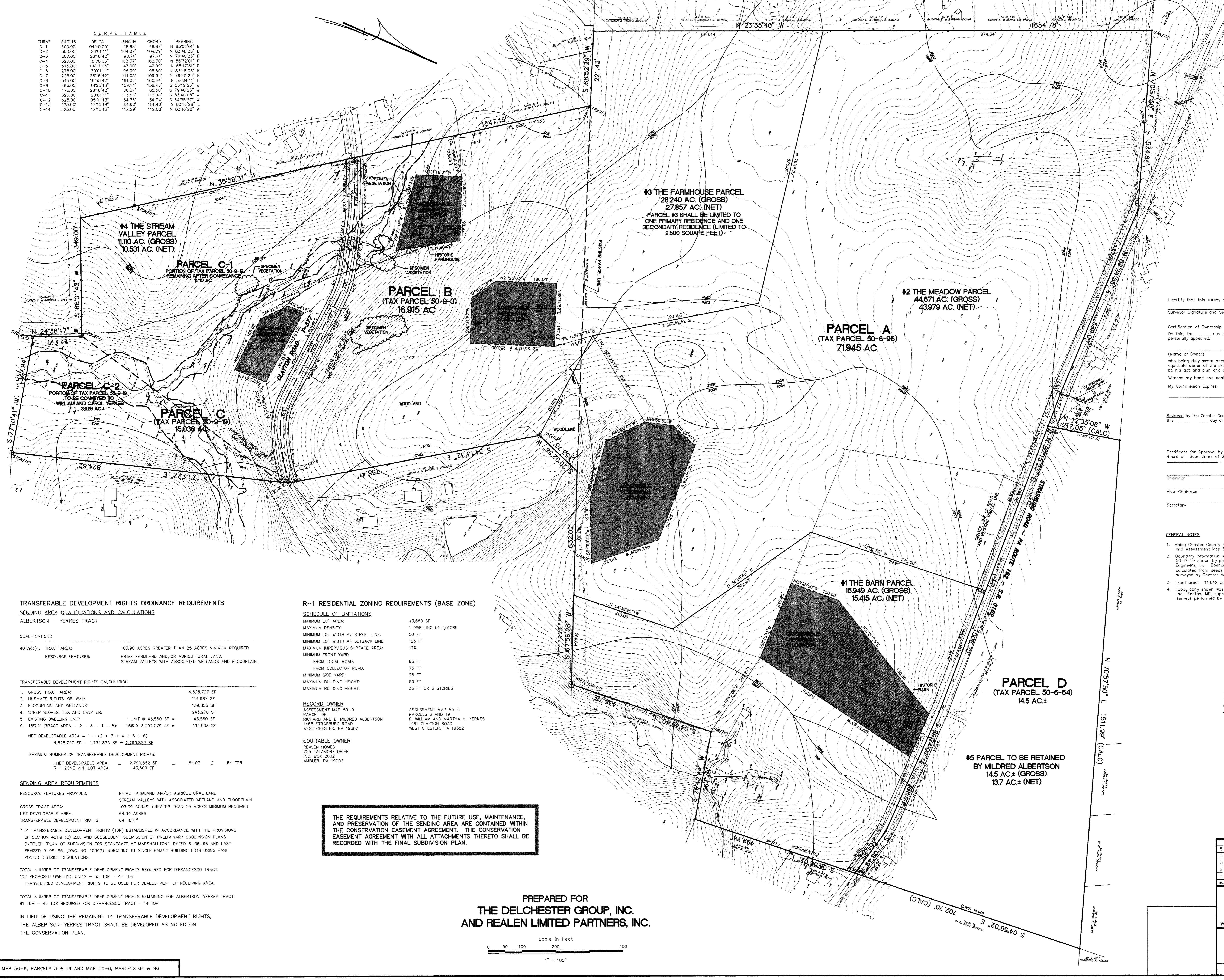
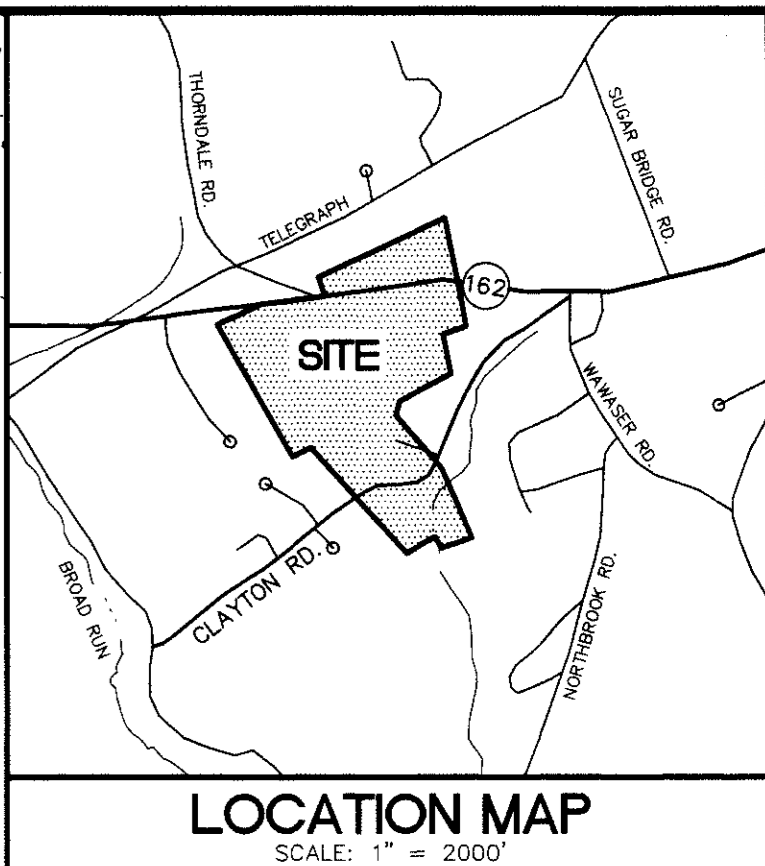


CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C-1	600.00'	04°40'00"	48.88'	48.87'	N 55°08'01" E
C-2	300.00'	20°11'11"	104.82'	104.29'	N 83°48'08" E
C-3	200.00'	28°16'42"	98.71'	97.71'	N 79°40'23" E
C-4	500.00'	18°00'03"	163.37'	162.70'	N 56°32'01" E
C-5	575.00'	04°17'05"	43.00'	42.99'	N 65°17'31" E
C-6	275.00'	20°11'11"	96.09'	95.60'	N 83°48'08" E
C-7	225.00'	28°16'42"	111.05'	109.92'	N 79°40'23" E
C-8	545.00'	16°55'42"	161.02'	160.44'	N 57°04'11" E
C-9	495.00'	18°25'13"	159.14'	158.45'	S 58°19'26" W
C-10	175.00'	28°16'42"	86.37'	85.50'	S 79°40'23" W
C-11	325.00'	20°11'11"	113.56'	112.98'	S 83°48'08" W
C-12	325.00'	05°03'13"	54.78'	54.74'	S 64°50'27" W
C-13	475.00'	12°15'18"	101.60'	101.40'	S 83°16'28" E
C-14	525.00'	12°15'18"	112.29'	112.08'	N 83°16'28" W



TRANSFERABLE DEVELOPMENT RIGHTS ORDINANCE REQUIREMENTS
SENDING AREA QUALIFICATIONS AND CALCULATIONS
ALBERTSON - YERKES TRACT

QUALIFICATIONS

401.9(c). TRACT AREA: 103.90 ACRES GREATER THAN 25 ACRES MINIMUM REQUIRED
PRIME FARMLAND AND/OR AGRICULTURAL LAND.
STREAM VALLEYS WITH ASSOCIATED WETLANDS AND FLOODPLAIN.

TRANSFERABLE DEVELOPMENT RIGHTS CALCULATION

1. GROSS TRACT AREA:	4,525,727 SF
2. ULTIMATE RIGHTS-OF-WAY:	114,987 SF
3. FLOODPLAIN AND WETLANDS:	139,855 SF
4. STEEP SLOPES, 15% AND GREATER:	943,970 SF
5. EXISTING DWELLING UNIT:	1 UNIT @ 43,560 SF = 43,560 SF
6. 15% X (TRACT AREA - 2 - 3 - 4 - 5):	15% X 3,297,079 SF = 492,503 SF

NET DEVELOPABLE AREA = 1 - (2 + 3 + 4 + 5 + 6)
4,525,727 SF - 1,734,875 SF = 2,790,852 SF

MAXIMUM NUMBER OF TRANSFERABLE DEVELOPMENT RIGHTS:
NET DEVELOPABLE AREA = 2,790,852 SF = 64.07 ≈ 64 TDR
R-1 ZONE MIN. LOT AREA = 43,560 SF

R-1 RESIDENTIAL ZONING REQUIREMENTS (BASE ZONE)

SCHEDULE OF LIMITATIONS

MINIMUM LOT AREA:	43,560 SF
MAXIMUM DENSITY:	1 DWELLING UNIT/ACRE
MINIMUM LOT WIDTH AT STREET LINE:	50 FT
MINIMUM LOT WIDTH AT SETBACK LINE:	125 FT
MAXIMUM IMPERVIOUS SURFACE AREA:	12%
MINIMUM FRONT YARD:	65 FT
FROM LOCAL ROAD:	75 FT
FROM COLLECTOR ROAD:	25 FT
MINIMUM SIDE YARD:	50 FT
MAXIMUM BUILDING HEIGHT:	35 FT OR 3 STORES

RECORD OWNER

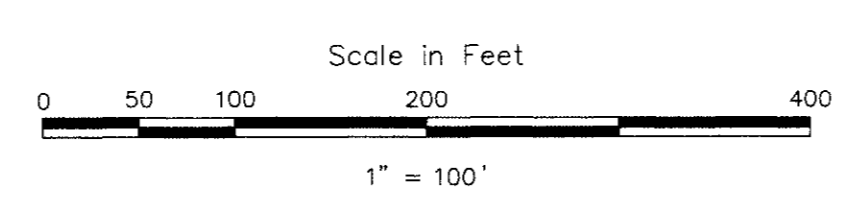
ASSESSMENT MAP 50-9
PARCELS 3 AND 19
RICHARD AND E. MILDRED ALBERTSON
1465 STRASBURG ROAD
WEST CHESTER, PA 19382

EQUITABLE OWNER

REALEN HOMES
725 TALAMORE DRIVE
P.O. BOX 2002
AMBLER, PA 19002

THE REQUIREMENTS RELATIVE TO THE FUTURE USE, MAINTENANCE, AND PRESERVATION OF THE SENDING AREA ARE CONTAINED WITHIN THE CONSERVATION EASEMENT AGREEMENT. THE CONSERVATION EASEMENT AGREEMENT WITH ALL ATTACHMENTS THERETO SHALL BE RECORDED WITH THE FINAL SUBDIVISION PLAN.

PREPARED FOR
THE DELCHESTER GROUP, INC.
AND REALEN LIMITED PARTNERS, INC.



I certify that this survey and plot are correct:

Surveyor Signature and Seal _____

Certification of Ownership and Acknowledgement of Subdivision
On this, the _____ day of _____, 19____, before me, the undersigned officer, personally appeared:

(Name of Owner) _____
who being duly sworn according to law, deposes and says that he is the owner and/or equitable owner of the property shown on this plan, and that he acknowledges the same to be his act and plan and desires the same be recorded as such according to law.
Witness my hand and seal the day and date above written.

My Commission Expires: _____
(Notary Public or other Officer)

Resided by the Chester County Planning Commission
this _____ day of _____, 19____
Secretary

Certificate for Approval by the Board of Supervisors: Approved by Resolution of the Board of Supervisors of West Bradford Township this _____ day of _____, 19____
Chairman _____
Vice-Chairman _____
Secretary _____

- GENERAL NOTES**
- Being Chester County Assessment Map 50-6, Tax Parcels 96 and 64 and Assessment Map 50-9, Tax Parcels 3 and 19.
 - Boundary information shown for Parcels 50-6-96, 50-9-3, and 50-9-19 shown by physical field survey performed by Chester Valley Engineers, Inc. Boundary information shown for Parcel 50-6-64 was calculated from deeds of record. This parcel was not physically surveyed by Chester Valley Engineers, Inc.
 - Tract area: 118.42 acres (to title lines)
 - Topography shown was photogrammetrically compiled by 30, Inc., Easton, MD, supplemented and controlled by ground surveys performed by Chester Valley Engineers, Inc.

LEGEND

---302---	EXISTING 2' CONTOURS
---300---	EXISTING 10' CONTOURS
•••••	EXISTING SPOT ELEVATION
x 300.00	EXISTING FENCE LINE
---	EXISTING CURB
---	EXISTING EDGE OF PAVING
---	EXISTING CURB
---	FLOOD PLAIN
○	EXISTING DECIDUOUS TREE
★	EXISTING CONIFEROUS TREE
---	EXISTING TREE LINE
○	DELINEATED WETLAND POINTS
○	25
○	24
○	26
■	ACCEPTABLE RESIDENTIAL LOCATION AREA
■	INDOOR RIDING ARENA AREA

EXHIBIT 'B'

5	3-30-98	ANNOT., AREAS, PARCEL NAMES, CLAYTON RD. R/W, MISC.
4	3-17-98	PER TMP. REVIEW LETTER DATED 3-03-98
3	3-09-98	BREED LINES/PARCELS A,B,C,D DEFINED
2	2-10-98	CONVEYED LOT AREA REVISION
1	12-09-97	MISCELLANEOUS

NO. DATE REVISION

ALBERTSON-YERKES CONSERVATION PLAN
WEST BRADFORD TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA
PROJECT NO. **14274**

CHESTER VALLEY ENGINEERS, INC.
Civil Engineers & Land Surveyors
83 Chestnut Road • P.O. Box 447 • Pottsville, PA • 19301
(610) 644-4623 • Fax (610) 889-3143

SCALE: 1"=100' DATE: 12-02-97 DRAWN BY: TBL CHECKED BY: SJS DRAWING: 10367