



# BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

## EXECUTIVE SUMMARY:

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Land Development  
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## 21+ Acres, Residential Development Land, Valley and Sadsbury Townships Chester County, Pennsylvania

- Conditional use approval obtained for 115 townhomes and Owner has proceeded with development approvals so that only 2/3 months required to obtain final approvals – NPDES permit is in hand
- Victor Kelly, Commonwealth Engineers, 114 East Lancaster Avenue, Downingtown, Pa., 19335 – 610-518-9003 [vkelly@cei-1.com](mailto:vkelly@cei-1.com) has designed and obtained development approvals and has copies of all plans and permits
- Good location within close proximity to 3 active, job producing business parks and the center of Sadsburyville
- All County Partnership, property owner, is improving Waverly Boulevard – the approach to this development – to enhance the marketability of the townhomes
- Public water and sewer are available with capacity to service the site (projected sewer costs are part of the PIP and are low compared to other communities out-front fees) – PA American Water is the water service provider – a 12 inch ductile iron water main is installed into the existing cul-de-sac and would be extended to loop into Hoffman Avenue where the existing main is approximately 300 feet away - Valley Township MUA is sewer provider (Owner has already purchased the required sewer EDUs sufficient for the completion of the 115 units) – Owner is presently obtaining a proposal for the installation of the new pump station
- Discussions with the Township regarding phasing this development have resulted in 2 phases
- Owner is willing to consider a creative sale to motivate Builder to start and complete the development within a reasonable time frame
- For further information contact Ed Ritti – 610-306-3933 – [ed.ritti@foxroach.com](mailto:ed.ritti@foxroach.com)

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