



← TO LANCASTER

RT. 30

Coatesville Downingtown Bypass TO WEST CHESTER →

5th St
3rd St

Meetinghouse Rd

Morris Ln

Aim Blvd

BUSINESS RT. 30

Robinson Ave

Oaklyn Ln

Airport Rd

Lincoln Hwy

Fs Rd

30B

1st Ave

Old Wilmington Rd

Maffey Ln
Fox Trail Ln
Cotrell Ln

**BELLAIRE
BUSINESS
CENTER**

Stewart-Huston Dr

WASHINGTON LANE

**G.O. CARLSON
AIRPORT**

Lindbergh Blvd

Earhart Dr

**VALLEY VIEW
BUSINESS CENTER**

WAVERLY BLVD

Rockdale Dr

**115 UNIT
TOWNHOME SITE**

Quarry Rd

Autumn Trail

Pebble Ln

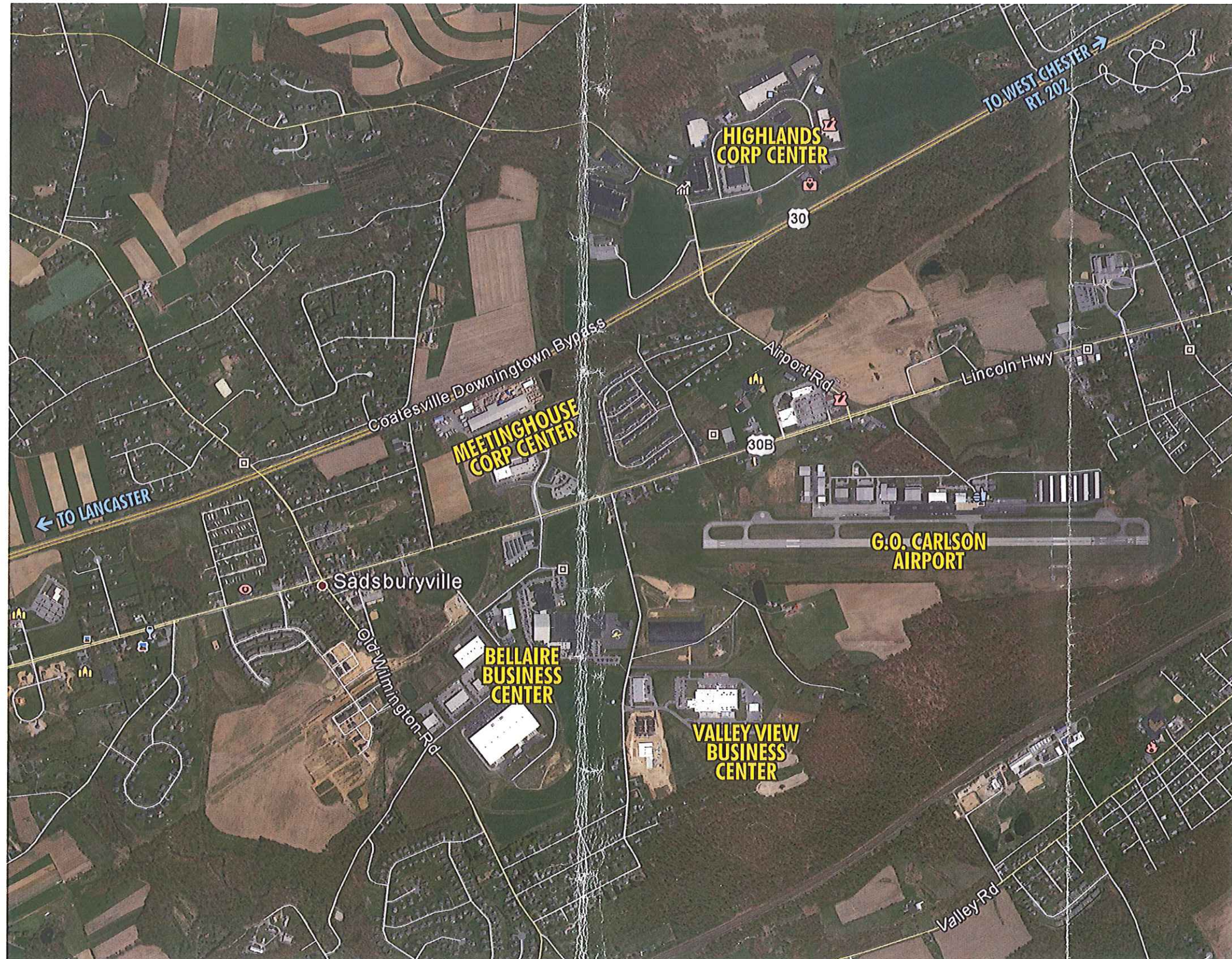
Bedrock Rd

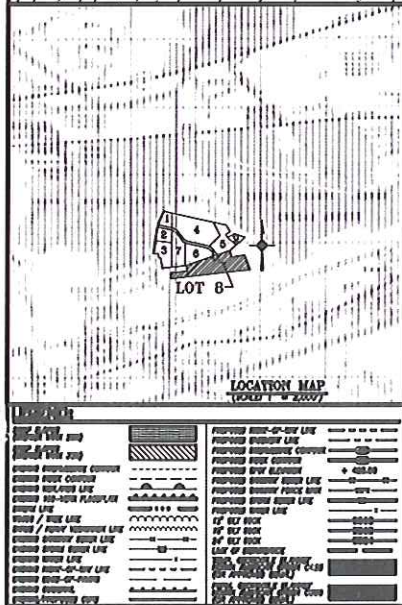
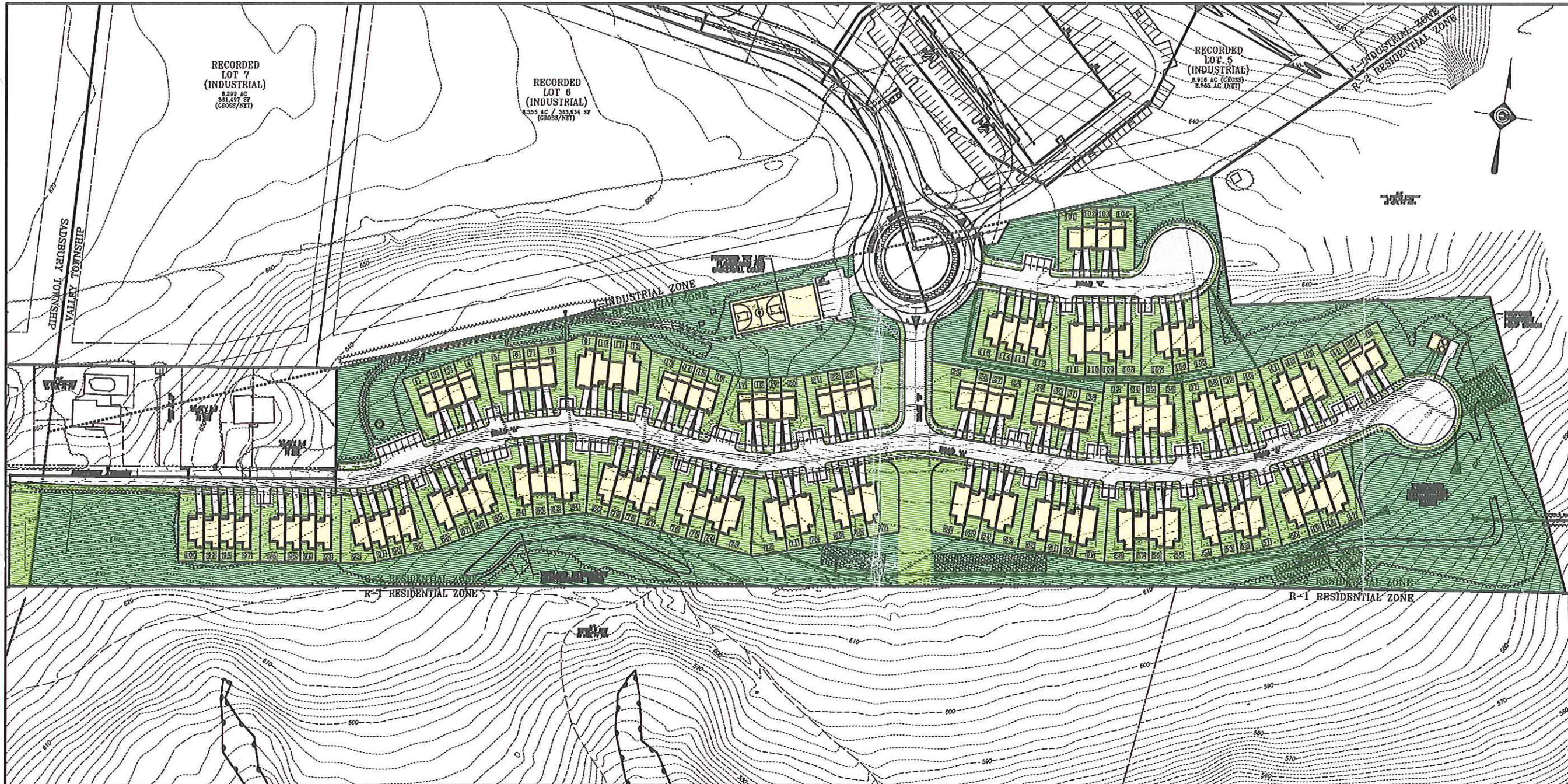
Lincoln Ave

Washington Ln

Reel St

Red Rd





SITE DATA & DENSITY CALCULATIONS:

LOT #	NET VALLEY TOWNSHIP LOT AREA	NET VALLEY TOWNSHIP LOT AREA	DENSITY CALCULATION
8	21.011 AC	21.011 AC	115 UNITS

YIELD IS BASED ON THE CLUSTER DESIGN OPTION IN THE R-2 RESIDENTIAL ZONING DISTRICT PER ORDINANCE 2003-09. THERE ARE NO COMMON PARKING LOTS, FLOODPLAINS, SEWAGE TREATMENT AND DISPOSAL AREAS OR EASEMENTS THAT PROHIBIT BUILDINGS AND THAT ARE EXISTING.

OPEN SPACE CALCULATIONS:

LOT #	ZONING	TOWNSHIP	NET VALLEY TOWNSHIP LOT AREA	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
8	R-2	Valley Township	21.011 AC	6.303 AC	6.872 AC

ADDITIONAL REQUIREMENTS:
 1) A MINIMUM OF 50% OF REQUIRED OPEN SPACE MUST CONSIST OF SLOPES LESS THAN 25%
 2) PER VALLEY TOWNSHIP ORDINANCE 2008-01, A RECREATION AREA OF AT LEAST 0.021 ACRES PER DWELLING SHALL BE PROVIDED FOR 115 PROPOSED DWELLINGS. 2.142 ACRES OF ACTIVE RECREATION AREA IS PROVIDED. PROVISIONS ALLOW THIS TOTAL AMOUNT TO BE REDUCED BY FIFTY (50) PERCENT IF EVIDENCE IS PROVIDED THAT THE PROPOSED DEVELOPMENT PROVIDES OPEN SPACE AREA AT LEAST 1.462 ACRES OF PROPOSED ACTIVE RECREATION AREA WHICH IS GREATER THAN 100 FT IN LOT WIDTH. THE AMOUNT OF ACTIVE RECREATION AREA REQUIRED IS 1.414 ACRES LESS THE AMOUNT OF OPEN SPACE PROVIDED AND PROPOSED (LAND ACRES EQUALS 0.031 ACRES. FOR THE ACTIVE OPEN SPACE REDUCTION PROVISIONS NOTED ABOVE, RECREATION EQUIPMENT EQUIVALENT (EQUATE) TO 0.333 AC IS REQUIRED TO BE PROVIDED BY THE OWNER/APPLICANT.

VALLEY TOWNSHIP WAIVER REQUESTS / OUTCOMES:

REQUEST	REQUESTED	DATE OF DECISION
...

VALLEY TOWNSHIP ZONING: R-2 RESIDENTIAL ZONE

MINIMUM LOT AREA PER UNIT	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM LOT COVERAGE
...

NOTICE OF DEDICATION:
 BONE TRACT ACCESS EASEMENT DEDICATION NOTICE:
 THE PROPERTY SHOWN IN THIS PLAN IS PART OF THE BONE TRACT, VALLEY TOWNSHIP, CHESTER COUNTY, PA. THE BONE TRACT IS A 100-ACRE TRACT OF LAND THAT WAS DEEDED TO THE COMMONWEALTH OF PENNSYLVANIA BY AN ACT OF THE LEGISLATURE IN 1763. THE BONE TRACT IS A PART OF THE BONE TRACT ACCESS EASEMENT DEDICATION NOTICE.

GENERAL NOTES:

- OWNER/PLANNERS: ALL COUNTY PATENTERSHIP... (115) 795-4004
- TOPIC: TOWNHOUSE LAYOUT PLAN FOR LOT 8 - VALLEY VIEW BUSINESS PARK... (115) 795-4004
- BOUNDARY INFORMATION BASED FROM FIELD SURVEY PERFORMED BY REGISTERED PROFESSIONAL ENGINEER, INC. (115) 795-4004
- TOPOGRAPHIC INFORMATION SHOWN PER ACTUAL SURVEY PERFORMED BY REGISTERED PROFESSIONAL ENGINEER, INC. (115) 795-4004
- COMPLETION OF ALL WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
- SEE CONVEYANCING FROM THE TITLE COMPANY FOR DEEDS AND DEEDS CONTRACTS. THE LATEST MAY VARY FROM THE LATEST SURVEY (CONDUCTED BY REGISTERED PROFESSIONAL ENGINEER, INC. (115) 795-4004).

SINGLE-FAMILY TOWNHOUSE PARKING REQUIREMENTS:

TYPE OF UNIT	PARKING REQUIREMENTS	TOTAL SPACES REQUIRED
...

LOT 8 TOWNHOUSE LAYOUT PLAN
 COLORED PRESENTATION PLAN PLAN
 FOR
LOT 8 - VALLEY VIEW BUSINESS PARK
 VALLEY TOWNSHIP & VALLEY TOWNSHIP
 CHESTER COUNTY, PA.

COMMONWEALTH ENGINEERS, INC.
 114 EAST LANCASTER AVENUE - SECOND FLOOR
 CHESTER, PA 19380
 TELEPHONE: (610) 318-9001 ~ FAX: (610) 318-9004
 COMMONENR-1.004

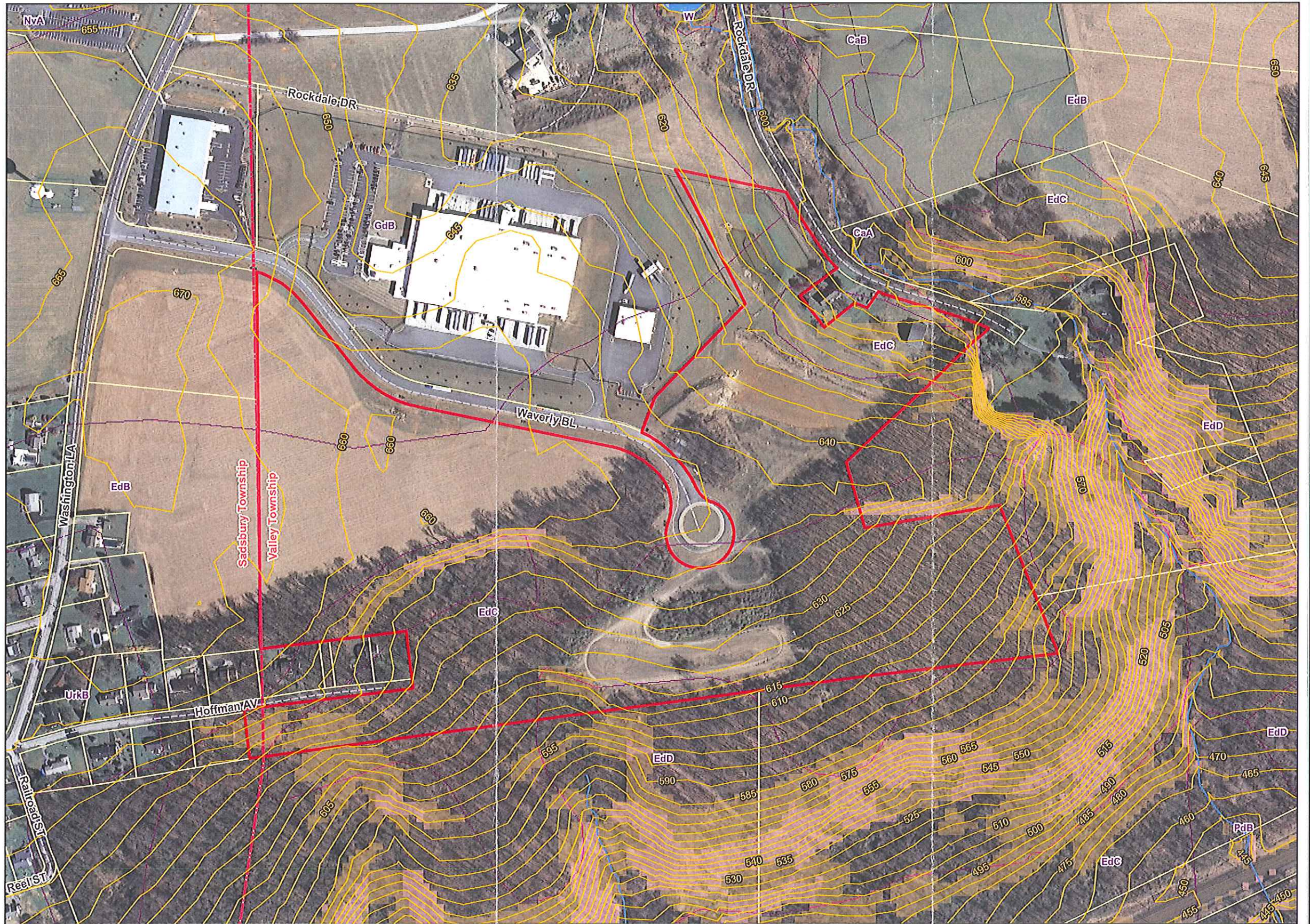
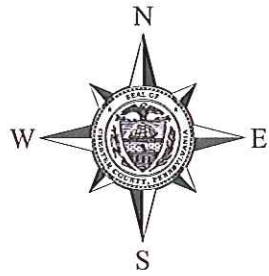
DATE: 06/06/11
 SCALE: 1" = 80'
 SURVEY: RED 28222
 DRAWN: ANE
 CHECKED: WK
 DRAWING NO: 200733-1 OF 1

All County Partnership



Legend

- 5 Foot Contours
- Rivers and Streams
- Roads
- Municipal Boundaries
- Parcel 38-4-5.3
- Parcel Boundaries
- Slope**
- Moderate - 15% to 25%
- Steep - Over 25%
- Ponds and Lakes
- Soils



NOTES: Not for engineering purposes

Address data source: Chester County GIS Department

Landscape Source: Planimetric features have been compiled to meet the National Map Accuracy Standard of 1:24,000 scale mapping using first order, fully analytical digital stereoplotter, from aerial photography dated Spring, 2010, controlled analytically from ground points captured using first order GPS equipment. Planimetric coordinates were based on the PA State Plane Coordinate System South Zone and North American Datum 1983.

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