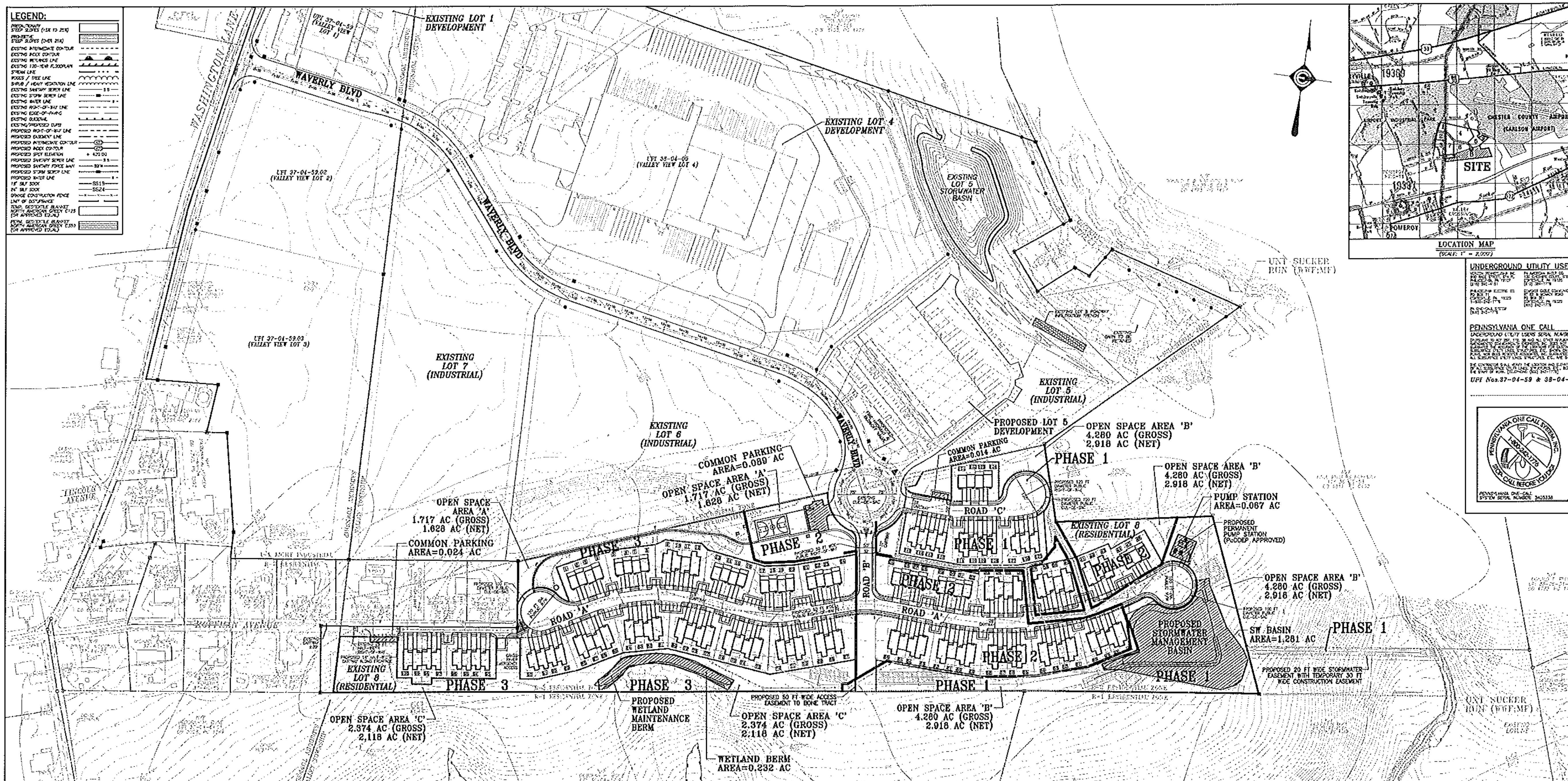

SITE DATA & DENSITY CALCULATIONS:

LOT #	GROSS VALLEY TOWNSHIP LOT AREA	DEDUCTIBLE AREAS: HOFFMAN AVE R/W AREA	DEDUCTIBLE AREAS: SLOPES GREATER THAN 33%	NET VALLEY TOWNSHIP LOT AREA	DENSITY CALCULATION:
8	21.309 AC	0.289 AC	0.009 AC	21.011 AC	NET DENSITY = 5.5 UNIT/ACRE NET DENSITY = 21.011 AC × (5.5 UNIT/ACRE) NET DENSITY = 115.561 ALLOWABLE UNITS

NET ACREAGE = 21.011 AC ······ *TOTAL NET YIELD = 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 #8 / 21.101 AC (NET IN VALLEY TOWNSHIP)
R-2 RESIDENTIAL ZONING DISTRICT WITH CLUSTER DESIGN OPTION

LOT #	ZONING DISTRICT	NET VALLEY TOWNSHIP LOT AREA	OPEN SPACE REQUIREMENT	OPEN SPACE CALCULATION:	PROVIDED GROSS OPEN SPACE:
8	R-2	21.011 AC	30% NET TRACT AREA	REQUIRED O.S. = 0.30 × (21.011 AC) REQUIRED O.S. = 6.303 AC	OPEN SPACE AREA 'A' = 1.717 AC OPEN SPACE AREA 'B' = 4.280 AC OPEN SPACE AREA 'C' = 2.374 AC

GROSS OPEN SPACE = 8.371 AC

PROVIDED NET OPEN SPACE:

GROSS OPEN SPACE =	8.371 AC
PUMP STATION AREA =	(0.067 AC)
STORMWATER MANAGEMENT BASIN AREA =	(1.281 AC)
APPROXIMATE WETLAND BERM AREA =	(0.232 AC)
COMMON PARKING LOT AREA (LOT 100) =	(0.024 AC)
COMMON PARKING LOT AREA (LOT 101) =	(0.014 AC)
COMMON PARKING LOT AREA (TOT LOT) =	(0.089 AC)
NET OPEN SPACE =	6.664 AC

NET ACREAGE = 21.011 AC ······ *OPEN SPACE REQUIRED = 6.303 AC* / *NET OPEN SPACE PROVIDED = 6.664 AC*

TOTAL NUMBER OF UNITS PROPOSED = 115 UNITS

ADDITIONAL REQUIREMENTS:

1) A MINIMUM OF 50% OF REQUIRED OPEN SPACE MUST CONSIST OF SLOPES LESS THAN 25%

2) PER VALLEY TOWNSHIP ORDINANCE 2008-07, A RECREATION AREA OF AT LEAST 0.021 ACRES PER DWELLING SHALL BE PROVIDED. FOR 115 PROPOSED DWELLINGS, 2.415 ACRES OF ACTIVE RECREATION AREA IS REQUIRED. PROVISIONS ALLOW THIS TOTAL AMOUNT TO BE REDUCED BY FIFTY (50) PERCENT IF EQUIPMENT IS PROVIDED THAT IS THE MONETARILY EQUIVALENT OF THE REDUCED ACREAGE. PROPOSED OPEN SPACE AREA 'A' HAS 1.095 AC OF PROPOSED ACTIVE RECREATION AREA WHICH IS GREATER THAN 100 FT IN LOT WIDTH. THE AMOUNT OF ACTIVE RECREATION AREA REQUIRED (2.415 ACRES) LESS THE AMOUNT OF OPEN SPACE RECREATION AREA PROPOSED (1.095 ACRES) EQUALS 1.320 ACRES. PER THE ACTIVE OPEN SPACE REDUCTION PROVISIONS NOTED ABOVE, RECREATION EQUIPMENT MONETARILY EQUIVALENT TO 1.320 AC IS REQUIRED TO BE PROVIDED BY THE OWNER/APPLICANT.

VALLEY TOWNSHIP WAIVER REQUESTS / OUTCOMES:

	ORDINANCE REQUIREMENT:	WAIVER REQUEST:	WAIVER OUTCOME & CONDITIONS:	DATE OF OUTCOME:
SALDO SECTION [illegible]	THE MINIMUM HORIZONTAL CURVE RADIUS SHALL BE THREE HUNDRED (300) FEET FOR COLLECTOR STREETS	RELIEF TO ALLOW MINIMUM HORIZONTAL CURVE RADII OF ONE-HUNDRED FIFTY (150) FEET ON ROAD 'A'	WAIVER GRANTED BY VALLEY TOWNSHIP BOARD OF SUPERVISORS WITHOUT CONDITIONS	NOVEMBER 15, 2011
SALDO SECTION [illegible]	FOR COLLECTOR STREETS, THE MINIMUM RIGHT-OF-WAY (ROW) WIDTH SHALL BE SIXTY (60) FEET AND THE MINIMUM CARTWAY WIDTH SHALL BE THIRTY-TWO (32) FEET	RELIEF TO ALLOW A MINIMUM ROW WIDTH OF FIFTY (50) FEET & MINIMUM CARTWAY WIDTH OF TWENTY EIGHT (28) FEET PER MINOR STREET STANDARDS	WAIVER GRANTED BY VALLEY TOWNSHIP BOARD OF SUPERVISORS WITH THE CONDITION OF A 28' CARTWAY AND 50' ROW FOR ROAD 'A' & REDUCTION OF ROAD 'B' ROW TO 50'	NOVEMBER 15, 2011
SALDO SECTION [illegible]	THE CARTWAY EDGE SHALL BE ROUNDED BY A TANGENTIAL ARC OF FIFTY-FIVE (55) FEET AT COLLECTOR TO COLLECTOR INTERSECTIONS	RELIEF TO ALLOW ARCS OF THIRTY (30) FEET AT THE ROAD 'A'/ROAD 'B' INTERSECTION	WAIVER GRANTED BY VALLEY TOWNSHIP BOARD OF SUPERVISORS WITH THE CONDITION OF NO PARALLEL PARKING ON PROPOSED STREETS	NOVEMBER 15, 2011
SALDO SECTION [illegible]	CUL-DE-SAC STREETS SHALL NOT SERVE MORE THAN TWENTY (20) DWELLINGS OR EXCEED A CENTERLINE DISTANCE OF SIX-HUNDRED (600) FEET	RELIEF TO ALLOW A CUL-DE-SAC SERVING FORTY-TWO (42) UNITS WITH A CENTERLINE DISTANCE OF [illegible] FEET	WAIVER GRANTED BY VALLEY TOWNSHIP BOARD OF SUPERVISORS WITH THE CONDITION THAT THE FIRE DEPARTMENT APPROVE FIRE HYDRANTS	NOVEMBER 15, 2011
SALDO SECTION [illegible]	DRIVEWAYS ON A COLLECTOR STREET SHALL PROVIDE ADEQUATE TURNAROUNDS WITHIN THE LOT	RELIEF TO NOT REQUIRE A DRIVEWAY TURNAROUND CONFIGURATION PER MINOR STREET STANDARDS	WAIVER GRANTED BY VALLEY TOWNSHIP BOARD OF SUPERVISORS WITH THE CONDITION THAT THERE IS A 25mph SPEED LIMIT	NOVEMBER 15, 2011
SALDO SECTION [illegible]	ALL DRIVEWAYS SHALL BE SET BACK AT LEAST TWO (2) FEET FROM ANY SIDE LOT LINES	RELIEF TO ALLOW DRIVEWAYS WITHIN TWO (2) FEET OF LOT LINES IN ACCORDANCE WITH TOWNHOUSE DESIGN STANDARDS	WAIVER GRANTED BY VALLEY TOWNSHIP BOARD OF SUPERVISORS WITHOUT CONDITIONS	NOVEMBER 15, 2011
SALDO SECTION [illegible]	SIDEWALKS ALONG PUBLIC STREETS SHALL BE LOCATED ONE (1) FOOT INSIDE THE STREET RIGHT-OF-WAY	RELIEF TO ALLOW THE SIDEWALK TO BE LOCATED ALONG THE CURB LINE OF THE PROPOSED ROADWAYS	WAIVER GRANTED BY VALLEY TOWNSHIP BOARD OF SUPERVISORS WITHOUT CONDITIONS	NOVEMBER 15, 2011
SALDO SECTION [illegible]	WHENEVER PRACTICAL, SIDE LOT LINES SHALL BE RADIAL OR PERPENDICULAR TO STREET LINES	RELIEF DUE TO THE ZERO LOT LINE NATURE OF THE TOWNHOUSE LOTS	WAIVER GRANTED BY VALLEY TOWNSHIP BOARD OF SUPERVISORS WITHOUT CONDITIONS	NOVEMBER 15, 2011

VALLEY TOWNSHIP ZONING: R-2 RESIDENTIAL ZONE

PROPOSED USE: TOWNHOUSE CLUSTER DEVELOPMENT

	REQUIRED	PROPOSED
MINIMUM LOT AREA PER UNIT	2,000 SF/UNIT (MIN)	2,000 SF/UNIT (MIN)
MAXIMUM DENSITY	5.5 UNITS/NET ACRE	5.47 UNITS/NET ACRE
MINIMUM LOT WIDTH AT SETBACK LINE	20.00 FT/UNIT (MIN)	20.00 FT/UNIT (MIN)
MINIMUM LOT WIDTH ON CUL-DE-SAC	40.00 FT/UNIT (MIN)	40.00 FT/UNIT (MIN)
MINIMUM FRONT YARD	30.00 FT (MIN)	30.00 FT (MIN)
MINIMUM SIDE YARD (END UNITS)	15.00 FT (MIN)	15.00 FT (MIN)
MINIMUM REAR YARD	20.00 FT (MIN)	20.00 FT (MIN)
MAXIMUM LOT COVERAGE	50.00% (MAX)	50.00% (MAX)
MAXIMUM BUILDING HEIGHT	35.00 FT (MAX)	35.00 FT (MAX)

ZONING NOTES:
1. PUBLIC WATER & PUBLIC SEWER ARE PROPOSED PER VALLEY TOWNSHIP ZONING ORDINANCE SECTION [illegible]
2. MINIMUM LOT WIDTHS ARE REQUIRED AT THE BUILDING SETBACK LINE. IN NO CASE SHALL A LOT'S WIDTH, AS MEASURED ALONG THE FRONTAGE, BE LESS THAN [illegible] OF THAT REQUIRED AT THE BUILDING SETBACK LINE. MINIMUM LOT WIDTHS REQUIRED AT THE FRONTAGE SHALL BE MEASURED ALONG A LINE PARALLELING THE STREET LINE, EVEN IF CURVILINEAR. ALONG CUL-DE-SAC TURNAROUNDS, NO LOT SHALL BE LESS THAN 40 FEET WIDE AS MEASURED AT THE LOT LINE.
3. BUILDINGS WITHIN A CLUSTER DEVELOPMENT SHALL BE SETBACK AT LEAST FIFTY FEET (50') FROM ANY ADJOINING LAND WITHIN A RESIDENTIAL DISTRICT.
4. ALL TOWNHOUSE BUILDINGS SHALL BE SET BACK FROM A MINIMUM OF FIFTEEN (15) FEET FROM ANY PARKING FACILITIES LOCATED IN COMMONLY HELD LANDS.
5. FRONT-FRONT, REAR-REAR, OR FRONT-REAR PARALLEL BUILDINGS SHALL HAVE AT LEAST FIFTY (50) FEET BETWEEN FACES OF THE BUILDING. IF THE FRONT OR REAR ARE OBLIQUELY ALIGNED, THE ABOVE DISTANCES MAY BE DECREASED TEN (10) FEET AT ONE END IF INCREASED BY A SIMILAR AMOUNT ON THE OTHER END.
6. PER ZONING ORDINANCE SECTION [illegible], IF MORE THAN 50% OF A LOT HAS SLOPES OF 15 TO 20 PERCENT, THE MINIMUM LOT AREA AND LOT WIDTH ARE INCREASED TO [illegible] OF THE BASE ZONING REQUIREMENT AND MAXIMUM LOT COVERAGE IS REDUCED BY [illegible] OF THE BASE ZONING REQUIREMENT. IF MORE THAN 50% OF A LOT HAS SLOPES OF 20 TO 25 PERCENT, THE MINIMUM LOT AREA AND LOT WIDTH ARE INCREASED TO [illegible] OF THE BASE ZONING REQUIREMENT AND MAXIMUM LOT COVERAGE IS REDUCED BY [illegible] OF THE BASE ZONING REQUIREMENT.

SINGLE-FAMILY TOWNHOUSE PARKING REQUIREMENTS:

TYPE OF USE:	PARKING REQUIREMENT:	PROPOSED DESIGN:	TOTAL SPACES REQUIRED
SINGLE-FAMILY TOWNHOUSES	2 SPACES PER DWELLING UNIT	115 DWELLING UNITS	230 SPACES
	0.5 VISITOR SPACES PER DWELLING UNIT	115 DWELLING UNITS	57.5 SPACES
	TOTAL PARKING SPACES REQUIRED:		287.5 SPACES

PROVIDED REQUIRED PARKING SPACES TALLY:

DWELLING UNIT GARAGE SPACES	115 SPACES
DWELLING UNIT DRIVEWAY SPACES	115 SPACES
ON-STREET PERPENDICULAR VISITOR PARKING	73 SPACES
REQUIRED PARKING SPACES PROVIDED:	303 SPACES
TOT LOT PARKING SPACES	6 SPACES
TOTAL PARKING SPACES PROVIDED:	309 SPACES

SADSBURY TOWNSHIP ZONING: R-2 RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 SF (MIN)	20,000 SF (MIN)
MINIMUM LOT WIDTH AT STREET LINE	50.00 FT (MIN)	50.00 FT (MIN)
MINIMUM LOT WIDTH AT BUILDING LINE	85.00 FT (MIN)	85.00 FT (MIN)
MINIMUM FRONT YARD	40.00 FT (MIN)	40.00 FT (MIN)
MINIMUM REAR YARD	35.00 FT (MIN)	35.00 FT (MIN)
MINIMUM SIDE YARD	25.00 FT (MIN)	25.00 FT (MIN)
MAXIMUM BUILDING HEIGHT	35.00 FT (MAX)	35.00 FT (MAX)
MAXIMUM BUILDING COVERAGE	[illegible] (MAX)	[illegible] (MAX)
MAXIMUM IMPERVIOUS COVERAGE	[illegible] (MAX)	[illegible] (MAX)
MINIMUM UNDISTURBED YARD AREA	13.00% (MIN)	13.00% (MIN)

NOTE: AT THIS TIME, NO SUBDIVISION IS PROPOSED FOR THE SMALL PORTION OF EXISTING LOT 8 WITHIN SADSBURY TOWNSHIP. THIS SECTION WILL BE INCLUDED WITHIN THE OVERALL COMMONLY HELD LANDS OF THE TOWNHOUSE DEVELOPMENT, AND WILL NOT BE A PROPOSED BUILDING LOT.

SOME SITE IMPROVEMENTS, INCLUDING WIDENING OF HOFFMAN AVE. ALONG THE SITE FRONTAGE ARE PROPOSED WITHIN THE SMALL PORTION OF EXISTING LOT 8 WITHIN SADSBURY TOWNSHIP.

NOTICE OF DEDICATION:

PROPOSED ROAD 'A', THE ROAD 'A' RIGHT-OF-WAY, ROAD 'B', THE ROAD 'B' RIGHT-OF-WAY, ROAD 'C', THE ROAD 'C' RIGHT-OF-WAY, ROAD 'A' STORM SEWER AND SANITARY SEWER, ROAD 'B' STORM SEWER AND SANITARY SEWER, ROAD 'C' STORM SEWER & SANITARY SEWER, THE PERMANENT PUMP STATION, AND THE PROPOSED FORCE MAIN CONNECTION TO THE PERMANENT PUMP STATION WILL BE OFFERED FOR DEDICATION TO VALLEY TOWNSHIP.

IN ADDITION, THE RIGHT-OF-WAY FOR HOFFMAN AVENUE WILL BE OFFERED TO SADSBURY TOWNSHIP AND VALLEY TOWNSHIP RESPECTIVELY.

BONE TRACT ACCESS EASEMENT DEDICATION NOTICE:

THE PROPOSED FIFTY (50) FOOT WIDE ACCESS EASEMENT TO THE BONE TRACT SHALL BE DEDICATED TO VALLEY TOWNSHIP AND REVISED TO A RIGHT-OF-WAY SHOULD ROAD 'B' BE EXTENDED. THIS REQUIREMENT SHALL BE PLACED IN THE FIRST DEED OF CONVEYANCE FOR THE LOT.

GENERAL NOTES:

1. OWNER/APPLICANT:
   ALL COUNTY PARTNERSHIP
   c/o JAMES REARDON
   2500 E. HIGH ST, STE 610
   POTTSTOWN, PA 19464
   (610) 718-4006

   SITE ADDRESS:
   250 WAVERLY BOULEVARD
   COATESVILLE, PA 19320

   DEED BOOK: 6071, PAGE 0661

2. TOTAL TRACT AREA: 21.442 AC (TOTAL GROSS) / 21.011 AC (TOTAL NET)
   VALLEY TOWNSHIP AREA: 21.281 AC (GROSS) / 21.020 AC (NET EXC. R/W)
   SADSBURY TOWNSHIP AREA: 0.161 AC (GROSS) / 0.133 AC (NET EXC. R/W)

   NUMBER OF PROPOSED LOTS...115

   PROPOSED USE.........RESIDENTIAL TOWNHOUSES (PER VALLEY TWP. ZONING ORDINANCE CLUSTER DEVELOPMENT PROVISIONS)

3. BOUNDARY INFORMATION SHOWN FROM FIELD SURVEY PERFORMED BY REGESTER ASSOCIATES, INC., KENNETT SQUARE, PA. IN MARCH, 2003.

   PROJECT BENCH MARK: 3.1765 (LOCATED 48 FEET EAST OF THE POWERLINE POLE, 32 FT NORTH OF THE SR0372 CENTERLINE AND 27 FEET EAST OF A "SADSBURY" SIGN LOCATED 0.8 MILES EAST OF THE SADSBURY POST OFFICE)
   ELEVATION: 659.51
   DATUM: NAVD 88, CONTOUR INTERVAL=2'

4. TOPOGRAPHIC INFORMATION SHOWN PER AERIAL SURVEY PERFORMED BY PROMAPS IN DECEMBER 2003. ADDITIONAL TOPOGRAPHIC INFORMATION FROM SITE FIELD SURVEY PERFORMED BY COMMONWEALTH ENGINEERS, INC., DOWNINGTOWN, PA. IN MARCH, 2011.

5. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

6. SOILS CLASSIFICATIONS FROM THE SOIL SURVEY OF CHESTER AND DELAWARE COUNTIES, PA. DATED MAY, 1963, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION SERVICE (FKA THE USDA SOIL CONSERVATION SERVICE)

7. CONCRETE MONUMENTS SHOWN AS THUS "■" SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THUS "●" SHALL BE PLACED WHERE INDICATED. CONCRETE MONUMENTS AND IRON PINS WILL BE SET PRIOR TO THE DEDICATION OF ALL STREETS.

8. THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND OF THE SADSBURY AND VALLEY TOWNSHIP ZONING ORDINANCES AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.

9. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.

10. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE PERMANENT. MAINTENANCE OF PERMANENT STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNER(S).

11. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.

12. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THERE ARE NO PROPOSED WELLS WITHIN 100 FT OF ANY PROPOSED OR EXISTING SEPTIC SYSTEM.

13. PUBLIC SEWER TO BE PROVIDED BY VALLEY TOWNSHIP AND PUBLIC WATER TO BE PROVIDED BY PA AMERICAN WATER COMPANY ARE PROPOSED.

14. THERE ARE NO WETLANDS OR FLOODPLAINS PRESENT ON THE SUBJECT PARCEL WITHIN EITHER SADSBURY TOWNSHIP OR VALLEY TOWNSHIP.

GRAPHIC SCALE 1"=100'
0 100 200 300

REV. No. | DATE | DESCRIPTION

CONDITIONAL USE PLAN

CONDITIONAL USE PLAN FOR

LOT 8 VALLEY VIEW BUSINESS PARK

SADSBURY & VALLEY TOWNSHIPS — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
COMENG@CEI-1.COM

DATE:	JUNE 4, 2014
SCALE:	1" = 100'
SURVEY:	REG 23722
DRAWN:	AHZ
CHECKED:	W
DRAWING No:	200733-6
SHEET:	CU 01
OF:	1