

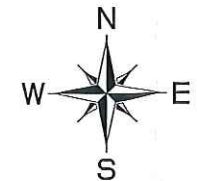
INDEX TO NUMBERED STREETS

- 1 - HAWTHORNE DRIVE
- 2 - HASTINGS COURT
- 3 - WYNDHAM COURT
- 4 - BROOKFIELD COURT
- 5 - LAMBETH COURT
- 6 - CHAPEL COURT
- 7 - GLOUCESTER COURT
- 8 - CANTERBURY COURT
- 9 - CHATHAM COURT
- 10 - ESSEX COURT
- 11 - SOMERSET COURT
- 12 - SUFFOLK COURT
- 13 - CAMBRIDGE COURT
- 14 - WINDMERE COURT
- 15 - HIGHLAND COURT
- 16 - YELLOWWOOD DRIVE
- 17 - WINTERBERRY DRIVE
- 18 - DELANCEY PLACE
- 19 - MacKENZIE PLACE
- 20 - BROOKSIDE DRIVE
- 21 - PONDS EDGE DRIVE
- 22 - LAKEVIEW COURT
- 23 - BANYON LANE
- 24 - PINEBROOKE CIRCLE

ZONING MAP

EAST BRANDYWINE TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA



- NOTES:**
1. This map prepared from CAD information provided from the County of Chester; from the last revised East Brandywine Township Map prepared by Yerkes Associates Inc. dated June 1997; from the most currently approved site development plans and authorized revisions by East Brandywine Township and other sources.
 2. This plan is copyrighted and any reproduction in whole or in part thereof without written permission is expressly prohibited.
 3. Any locations of existing utilities shown on this map have been developed from existing plans and/or records. Completeness or accuracy of locations and sizes of underground utilities or structures cannot be guaranteed. Location and depth of all underground utilities and facilities must be verified before start of work per Pennsylvania Act 287 of 1974 as amended by Act 181 of 2006, 73 P.S. 176 et. seq.
 4. Completeness or accuracy of locations and sizes of structures, roadway, property lines and any other features cannot be guaranteed and must be verified.
 5. This map is as up to date as possible at the time of printing.

LEGEND

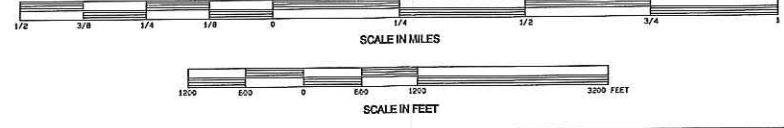
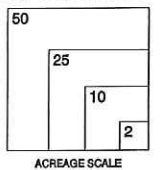
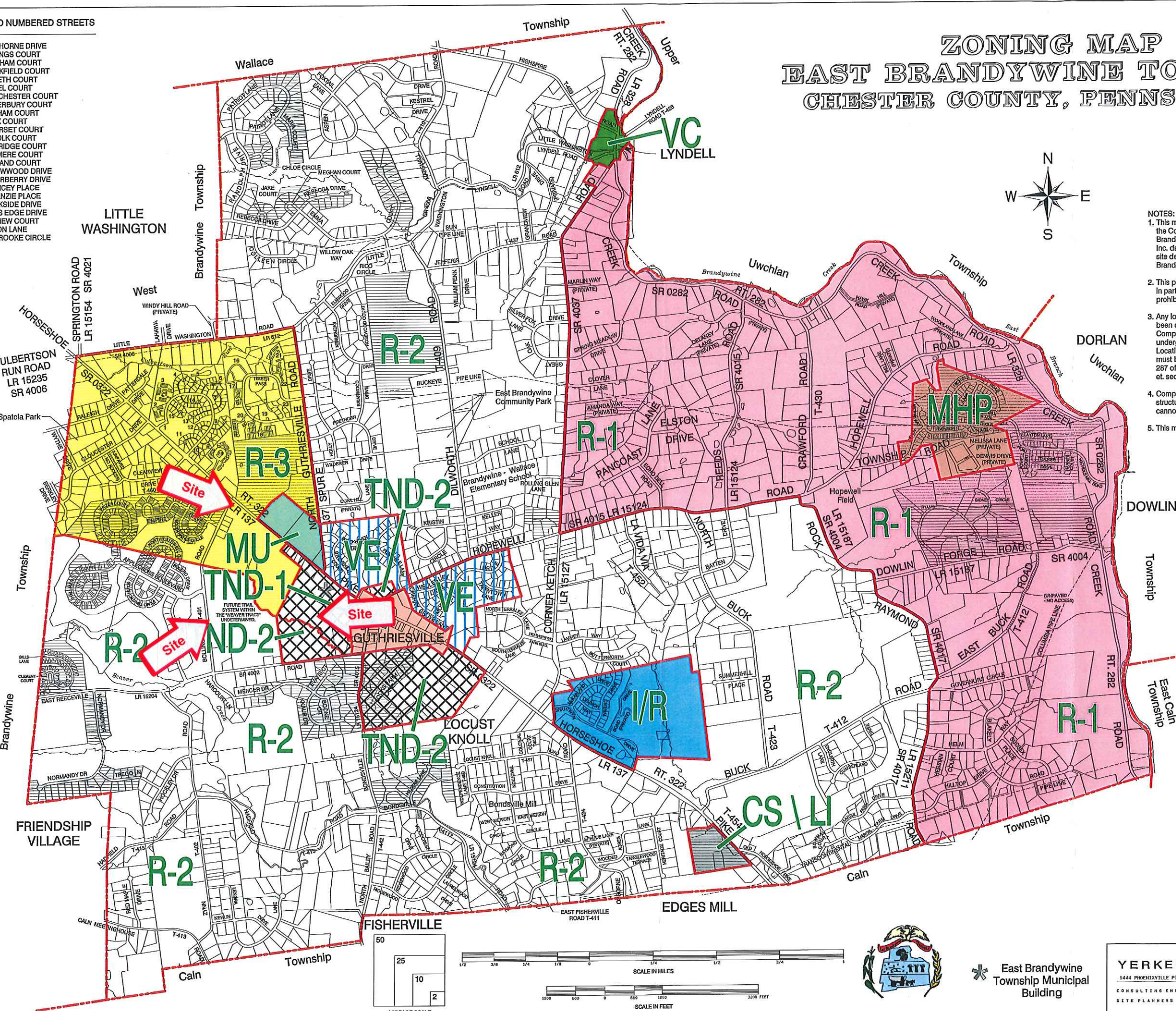
- PUBLIC ROAD
- TOWNSHIP BOUNDARY LINE
- LARGE CREEK/STREAM
- SMALL CREEK/STREAM
- GAS OR OIL PIPELINE
- ZONING BOUNDARY
- PROPOSED / APPROVED FOR DEVELOPMENT OVERLAY

ZONING LEGEND

- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- R-3 RESIDENTIAL
- VC VILLAGE COMMERCIAL
- MU MIXED-USE COMMERCIAL
- MHP MOBILE HOME PARK
- CS/LI COMMERCIAL SERVICE LIMITED INDUSTRIAL
- I/R INSTITUTIONAL / RESIDENTIAL
- TND-1 TRADITIONAL NEIGHBORHOOD-1

ZONING OVERLAY DISTRICT LEGEND

- VE VILLAGE EXTENSION OVERLAY
- TND-2 TRADITIONAL NEIGHBORHOOD-2

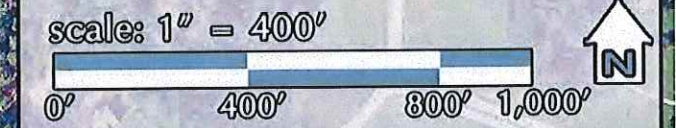


East Brandywine Township Municipal Building

MAP PREPARED BY:
YERKES ASSOCIATES, INC.
 1444 PHOENIXVILLE PIKE • P.O. BOX 1569 • WEST CHESTER, PA 19380 • (610) 644-4254
 CONSULTING ENGINEERS LANDSCAPE ARCHITECTS
 SITE PLANNERS SURVEYORS
 PRINT DATE: 7/17/2014

Exhibit A
**Guthriesville Village
 Development Strategy Plan**

- ▬ **Primary Study Area**
- ▬ **Core Area (TND-1)**
- ▬ **Potential Accessways:
Lanes/Shared Driveways**
- **Mixed-Use Buildings:
1st floor Retail, Apartments above**
- **Mixed-Use Buildings:
1st floor Retail, Office above**
- **Townhome Buildings**
- **New Accessory Building**
- **Existing Core Area Building**
- Streetscape Edge
(Sidewalk, Street Light, Street Tree Area)**
- **Streetscape Enhancements**
- Village Green & Plaza**
- **Wetlands (mapped 2012)**
- Parking**



DRAFT: May 23, July 20, September 20, 2012
 Revised: October 9, 2012; June 11, June 27, 2013

Project Team:
 David Sweet
 Thomas Comitta Associates, Inc.
 Yerkes Associates, Inc.
 Heinrich & Klein Associates, Inc.
 Urban Partners

