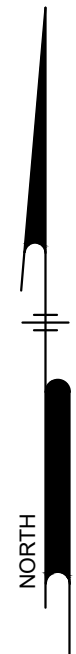
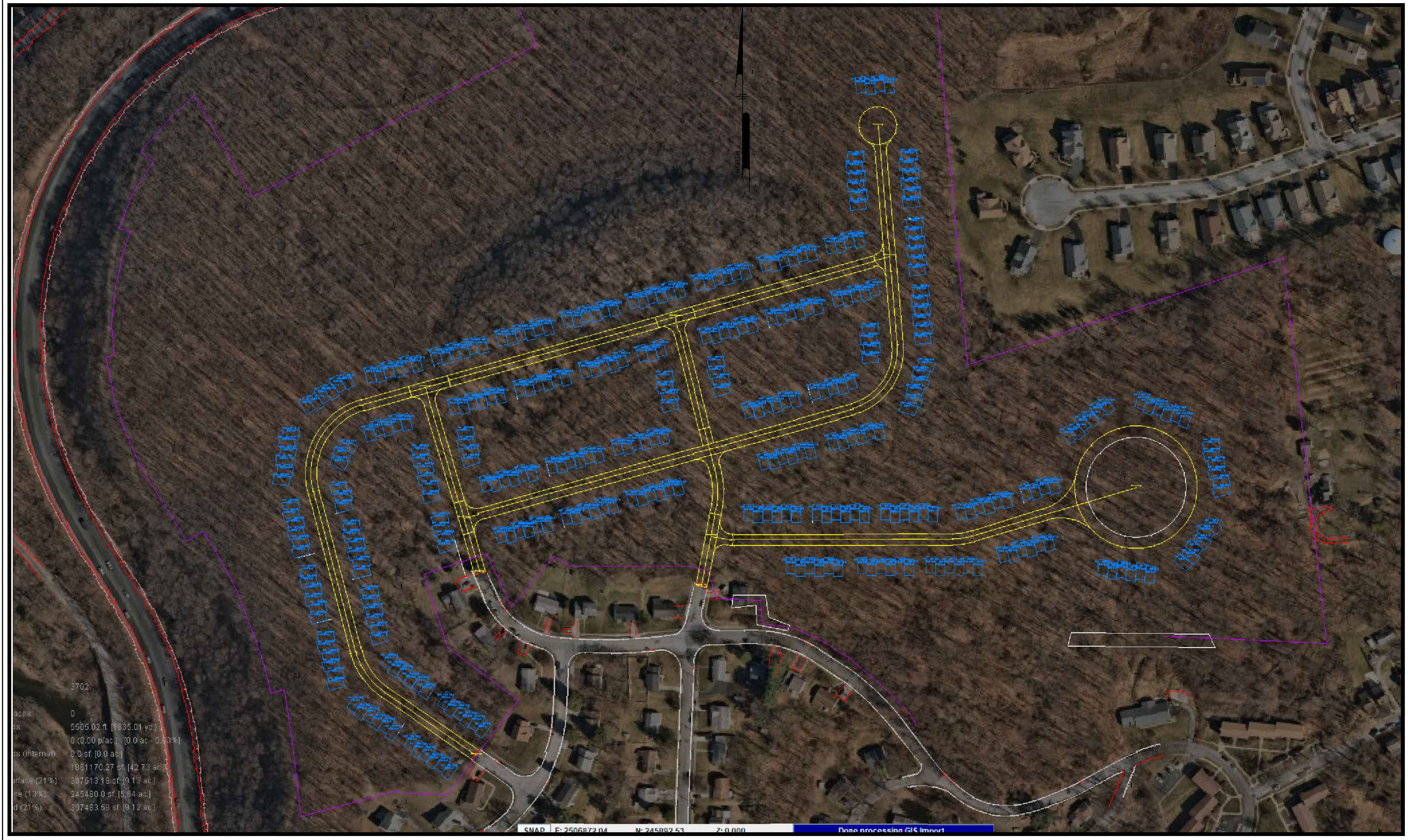


U:\Account\BTP\BTP\1702001 - Brandywine View\DESIGN_SHEETS\SK10A.dwg PLOTTED: 4/20/21 4:40 PM BY: Steven Lewis PLOTSTYLE: Pennoni.ctb PROJECT STATUS: —

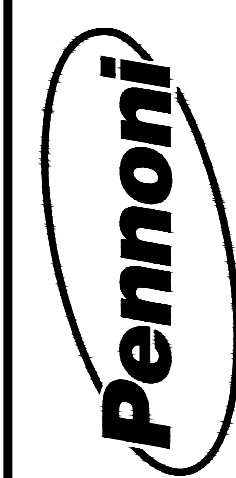


163 units
Building is 20'x34'
Setback:
Front yard 25' edge of
pavement
Side yard 25' building
Rear Yard 25' building

NOT FOR CONSTRUCTION

BRANDYWINE VIEW
320 ADAMS DRIVE
COATESVILLE, PA 19320
SKETCH PLAN
20'X34' TOWNSHOUSES
BRANDYWINE VIEW TRI CORNER REALTY, LLC
3405 NORTH 6TH STREET
HARRISBURG, PA 17110

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK



PENNONI ASSOCIATES INC.
One South Church Street, 2nd Floor
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

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SOLE RISK AND WITHOUT LIABILITY OR LEGAL
EXPOSURE TO PENNONI ASSOCIATES, AND OWNER
SHALL INDEMNIFY AND HOLD HARMLESS PENNONI
ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND
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PROJECT BVTRI20001
DATE 2021-08-04
DRAWING SCALE NOT TO SCALE
DRAWN BY SML
APPROVED BY MK

SK10A
SHEET 1 OF 1

U:\Account\BVP\BVP\1702001 - Brandywine View\DESIGN_SHEETS\SK10C.dwg PLOTTED: 4/20/21 4:40 PM BY: Steven Lewis PLOTSTYLE: PennonVCS.ctb PROJECT STATUS: —

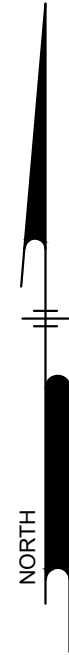


0. 3702
of spaces 0
Roads 5619.97 ft (1873.32 yd)
145 (3.38 p/ac) [27.45 ac - 64.01 %]
Stands (Internal) 0.0 sf (0.0 ac)
face 1838111.45 sf (42.03 ac)
us surface (32%) 602817.04 sf (13.84 ac)
surface (24%) 452035.66 sf (10.30 ac)
urbed (56%) 1051217.20 sf (24.13 ac)

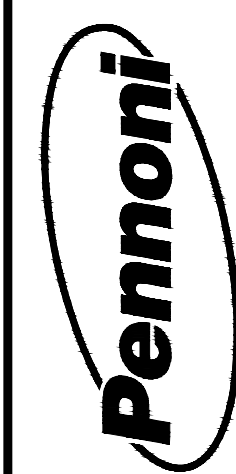
145 Lots

Building is 42'x75'
Lot area is 57'x125'

Setback:
Front yard 20'
Side yard 7'
Rear Yard 25'



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BRANDYWINE VIEW

320 ADAMS DRIVE
COATESVILLE, PA 19320

SKETCH PLAN

42'X75' LOT SINGLE FAMILY

BRANDYWINE VIEW TRI CORNER REALTY, LLC

3405 NORTH 6TH STREET
HARRISBURG, PA 17110

DATE	NO.	REVISIONS	BY

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PROJECT	BVTRI20001
DATE	2021-08-04
DRAWING SCALE	NOT TO SCALE
DRAWN BY	SML
APPROVED BY	MK

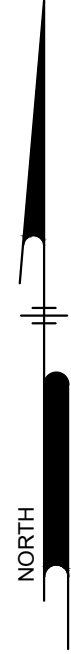
SK10C

SHEET 1 OF 1

U:\Account\BTP\BTP\1702001 - Brandywine View\DESIGN_SHEETS\SK10D.dwg
PLOTED: 4/20/14 4:07 PM BY: Steven Lewis PLOTSTYLE: Pennon VCS.dsh PROJECT STATUS: —



3702
0
5645.5 ft. [181.83 yd.]
106 (2.47 p/ac.) [27.57 ac. - 64.57%]
a) 0.0 sf. [0.0 ac.]
1866508.16 sf. [42.85 ac.]
%) 405123.47 sf. [9.3 ac.]
253780.24 sf. [5.83 ac.]
850641.65 sf. [19.53 ac.]



Caln Township Age Qualified Zone for R-2 was used for zoning

106 Lots

Building is 38'x64'
Lot area is 80'x125'
Setback:

Front yard 30
Side yard 10
Rear Yard 30

Caln Township Density was not used but it was 2 dwelling per gross tract area.

OPTION 2 SINGLE RESIDENTIAL PER CODE

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OPTION 4 LENNAR MODEL



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BRANDYWINE VIEW

320 ADAMS DRIVE
COATESVILLE, PA 19320

SKETCH PLAN

38'x64' SINGLE FAMILY

BRANDYWINE VIEW TRI CORNER REALTY, LLC

3405 NORTH 6TH STREET
HARRISBURG, PA 17110

NO.	DATE	REVISIONS	BY

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APPROVED BY	MK

SK10D
SHEET 1 OF 1