

- GENERAL SKETCH PLAN NOTES:**
- 1.) THIS PLAN REPRESENTS A "DESK TOP" ANALYSIS ONLY AND DOES NOT REPRESENT A FIELD SURVEY PERFORMED BY WILKINSON & ASSOCIATES, INC.
 - 2.) THE SKETCH PLAN REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
 - 3.) THIS SKETCH PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A LAND DEVELOPMENT AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.
 - 4.) THIS SKETCH REFERENCES:
 - A.) "SURVEY OF LAND ABOUT TO CONVEYED TO RUDOLPH A. FEDOR JR." PREPARED BY BERGER & HAYES INC., DATED JULY 31, 1975
 - B.) "PERMANENT EASEMENT & RIGHT OF WAY CROSSING PROPERTY OF RUDOLPH A. FEDOR JR." PREPARED BY SUNOCO PIPELINE LP., DATED 5/31/15
 - C.) TOPOGRAPHIC CONTOUR AND BREAKLINE DATA OBTAINED FROM: PA/PAF PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY PUBLISHED 2010-10-22 "PA/PAF PROGRAM TOPOGRAPHIC CONTOURS (2 FT INTERVAL) OF PENNSYLVANIA" WWW.PASDA.PS.EDU

**R-3 ZONING DISTRICT
NET SITE AREA CALC.:**

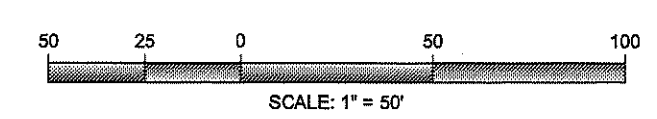
73,549 SF TOTAL
- 24,374 SF IN EASEMENT
= 49,174 SF NET SITE AREA (1.13 ACRES)

PARKING REQUIREMENTS

REQUIRED: 2.5 SPACES PER 4 BEDROOM SINGLE FAMILY UNIT
2.5 X 3 = 7.5 = 8 REQUIRED SPACES

PROVIDED:
2 SPACES PER GARAGE = 6
2 SPACES PER DRIVEWAY = 6
TOTAL PARKING = 12 PROVIDED SPACES

ZONING TABLE (R-3 SINGLE FAMILY REQUIREMENTS)				
	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MIN. LOT AREA	14,000 SF	21,070 SF (NET) 34,658 SF (GROSS)	14,016 SF (NET) 20,240 SF (GROSS)	14,088 SF (NET) 18,651 SF (GROSS)
MIN. LOT WIDTH AT STREET LINE	60'	115.6'	145.5'	168.5'
MIN. LOT WIDTH AT BUILDING LINE	80'	107.9'	137.8'	160.7'
MAX. BUILDING COVERAGE	15%	6.0% (1,286 SF)	11.6% (1,620 SF)	11.5% (1,620 SF)
MAX. IMPERVIOUS COVERAGE	25%	6.4% (1,350 SF) NET 8.1% (2,805 SF) GROSS	12.0% (1,686 SF) NET 22.1% (4,475 SF) GROSS	12.5% (1,755 SF) NET 24.2% (4,506 SF) GROSS
FRONT YARD SETBACK	40'	40.0'	46.8'	46.7'
SIDE YARD SETBACK	15'/40' AGG.	15.0'/65.1'	28.4'/55.7'	58.1'/48.5'
REAR YARD SETBACK	35'	N/A	72.2'	36.1'
MAX. BUILDING HEIGHT	35'	<35'	<35'	<35'
TOTAL TRACT IMPERVIOUS		16.0% (11,786 SF) OF 73,549 SF GROSS TRACT AREA 9.7% (4,781 SF) OF 49,174 SF NET TRACT AREA		



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR WORKING DAYS IN DESIGN STAGE. STOP CALL.

PA1
PAUL L. BERGER, INC.
1-800-242-1176

NO.	DATE	DESCRIPTION

PROVIDED BY:
WILKINSON & ASSOCIATES, INC.
1150 GLENVIEW DR.
ALLENTOWN, PA 18106
PHONE (610) 395-7940
FAX (610) 395-7959

1220 VALLEY FORGE ROAD
THE COMMONS AT VALLEY FORGE
VALLEY FORGE, PA 17815
PHONE (610) 415-1220
FAX (610) 415-1224

SHIP ROAD PROPERTY
RUDOLPH A. FEDOR
WEST WHITELAND TOWNSHIP
CHESTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

SKETCH PLAN
ZONING EXHIBIT

RECEIVED
DEC 21 2018
WEST WHITELAND TWP

PROJECT MANAGER: DPM	DATE: 01-11-2017	PROJECT NO.:	2016084
UNITS (SQUARE FEET): 1" = 5' GROSS	UNITS (SQUARE FEET): 1" = 5' GROSS	DRAWING NO.:	2016084
UNITS (SQUARE FEET): 1" = 5' GROSS	UNITS (SQUARE FEET): 1" = 5' GROSS	REVISION:	01

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SHEET NO.: 01