

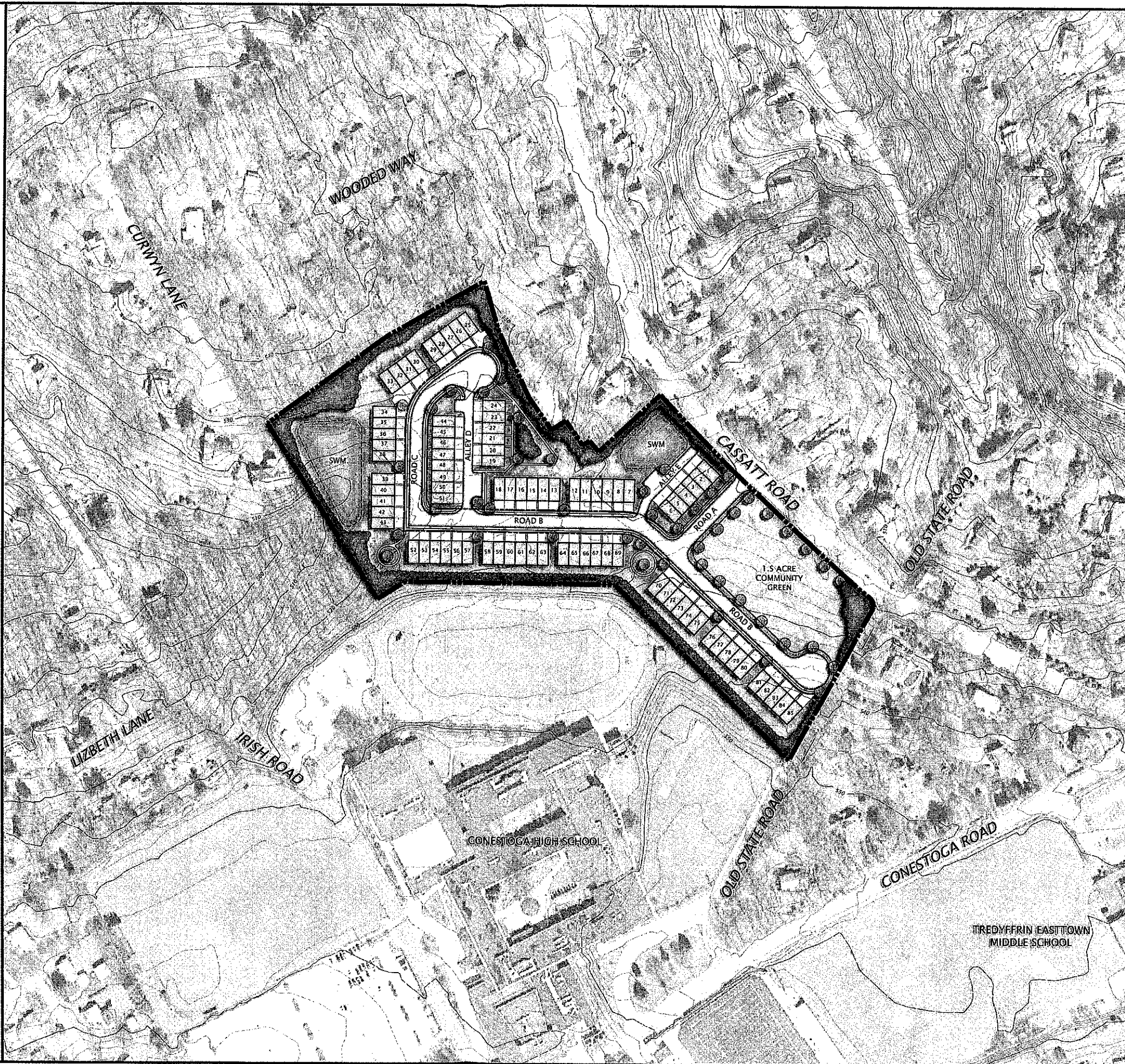
PROPERTY DATA:

TOTAL SITE AREA: ± 12.6 AC
 GROSS DENSITY: 6.7 DU/AC
 PROPOSED PRODUCT MIX:
 (20) ALLEY LOADED TOWNHOMES
 (65) FRONT LOADED TOWNHOMES
 TOTAL HOMES: 85 HOMES

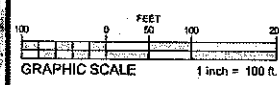


TYPICAL ELEVATION

ADELINE, BELLE VIEW, BLUEFIELD, FULTON, GENEVIE,
 GROVETON, KEEGAN, MARANDA, MIDLAND



**CONCEPT PLAN
 (85) TOWNHOMES
 MCDONNELL PROPERTY
 TREDYFFRIN TOWNSHIP, CHESTER COUNTY, PA**



PLAN SUMMARY:

(20) 24' X 50' ALLEY TOWNS
 (65) 24' X 50' FRONT TOWNS
 (85) TOTAL TOWNHOMES

1,670 LF 28 FT CARTWAY
 500 LF 20 FT ALLEY

.75 ACRES STORM WATER

SITE DATA:

ADDRESS: CASSATT & OLD STATE RDS
 BERWYN, PA

PARCEL(S): 43-10F-0153.0100

SITE AREA: ± 12.6 ACRES
 CURRENT ZONING: R1 RESIDENTIAL

PROPOSED ZONING: NEW ZONING
 OVERLAY

OFFICE DATA:

PROJECT NUMBER: 15226
 DATE: 2019.10.29
 SCALE: 1"=100'
 DRAWN BY: EES

SOURCES:

1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
2. AERIAL PHOTOGRAPH TAKEN FROM: DELAWARE VALLEY REGIONAL PLANNING COMMISSION DATED: 2010.
3. TOPOGRAPHIC INFORMATION TAKEN FROM: PASDA LIDAR DATA.
4. SITE DOES NOT CONTAIN A STREAM OR AREAS WITHIN 100 YEAR FLOODPLAIN BASED ON FEMA COMMUNITY PANEL: 42029C01 GSG DATED: SEPTEMBER 29, 2017.
5. SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES.
6. WETLAND INFORMATION UNAVAILABLE, FURTHER SITE INVESTIGATION REQUIRED.
7. ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.