



DATE:	REVISION:
06/05/2013	PER VEHICLES 06/17/2013 COMMENTS
07/17/2013	RECORD PLANS

LEGEND

Existing Building	Existing Building
Existing Right of Way	Existing Right of Way
Existing Flood Plain Line	Existing Flood Plain Line
Existing Lot Line	Existing Lot Line
Existing Sanitary Sewer	Existing Sanitary Sewer
Existing Storm Sewer	Existing Storm Sewer
Proposed Sanitary Sewer	Proposed Sanitary Sewer
Proposed Storm Sewer	Proposed Storm Sewer
Proposed Fire Water	Proposed Fire Water
Proposed Driveway Easement	Proposed Driveway Easement
Proposed Inlet - Type M	Proposed Inlet - Type M
Proposed Yard Drain	Proposed Yard Drain
Proposed Storm/Sanitary	Proposed Storm/Sanitary
Proposed Sidewalk	Proposed Sidewalk
Proposed Concrete Area Line	Proposed Concrete Area Line
Proposed Driveway	Proposed Driveway
Proposed Fire Wall	Proposed Fire Wall
Proposed Fire Water	Proposed Fire Water
Proposed Fire Water	Proposed Fire Water
Proposed Fire Water	Proposed Fire Water
Proposed Fire Water	Proposed Fire Water
Proposed Fire Water	Proposed Fire Water
Proposed Fire Water	Proposed Fire Water
Proposed Fire Water	Proposed Fire Water
Proposed Fire Water	Proposed Fire Water
Proposed Fire Water	Proposed Fire Water

GRAPHIC SCALE

1 inch = 50 FT

LOCATION MAP

SCALE: 1"=400'

PROPERTY DATA: (M-6 STANDARDS)

Min. Lot Area:	300 AC	Approved:	4,697 AC
Min. Lot Width:	500 FT	Min. Lot Area:	1,272 FT ²
Density Ratio:	1.5 = 3.0 U/LAC	Min. Lot Width:	210 FT
Min. Building Coverage:	3% = 6,084 AC	Min. Building Coverage:	4.25% AC
Max. Building Coverage:	15%	Min. Building Coverage:	6.11% AC
Min. Building Footprint:	812 AC	Min. Building Footprint:	6,558 FT ²
Max. Building Footprint:	10,15 AC	Min. Building Footprint:	5,768 AC
Max. Building Footprint:	10,15 AC	Min. Building Footprint:	5,768 AC
Max. Building Footprint:	10,15 AC	Min. Building Footprint:	5,768 AC

NOTES:

- SEE PLANNING CODE FOR CONDITIONS OF CONDITIONAL USE.
- GENERAL NOTES, MANIFEST REQUESTS AND OPERATIONAL AND STORMWATER MANAGEMENT PLAN, IS TO BE REVIEWED AND APPROVED BY THE CHESTER COUNTY PLANNING COMMISSION.

ADVANCED Geoservices

Engineering for the Environment. Planning for People.

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WEST CHESTER, PENNSYLVANIA 19380

DEVON ROAD PARTNERS L.P.
950 W VALLEY FORGE ROAD
KING OF PRUSSIA, PA 19406

CHEAPEL HILL
WILSTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

LAND DEVELOPMENT PLAN

C101

Scale: 1" = 50'

Prepared by: S.V.C.G.
Checked by: S.V.C.G.
Designed by: S.V.C.G.
Drawn by: S.V.C.G.
Date: 04/27/2013