

Edward B. Walsh & Associates, Inc.  
 CIVIL ENGINEERS & SURVEYORS  
 125 Douthett Forge Rd.  
 LIONVILLE PROFESSIONAL CENTER  
 19341  
 Phone: 610-903-0060  
 Fax: 610-903-0080  
 Project - 4052  
 Date - 2/21/18  
 Scale - 1"=30'  
 Drawn -  
 Checked - AE  
 Sheet -  
 WEST TOWNSHIP  
 CHESTER COUNTY, PA  
 WEST TOWN TOWNSHIP  
 PARCEL 67 - 4F - 72  
 FOR  
 PLAN OF SUBDIVISION  
 WEST TOWN WOODS, LP  
 55 COUNTRY CLUB DRIVE  
 SUITE 204  
 DOWNINGTOWN, PA, 19335  
 EQUITABLE OWNER/APPLICANT

SKETCH PLAN

GENERAL NOTES:  
 1. THE LOTS WILL BE SERVED BY PUBLIC SEWER AND WATER.  
 2. TAX PARCEL: 6704F-72 DB 2630 PAGE 510  
 3. OWNER: RONALD AND ANDREA BALLESTER  
 201 JACQUELINE DRIVE  
 WEST CHESTER, PA 19382  
 WEST TOWNSHIP, PA 19382  
 WEST TOWN WOODS, LP  
 EQUITABLE OWNER/APPLICANT:  
 WEST TOWN WOODS, LP  
 55 COUNTRY CLUB DRIVE  
 SUITE 204 DOWNINGTOWN, PA 19335

NO. LOT PROPOSED = 2

TOTAL = 1.34 AC.

WETLANDS = 0 AC.

SLOPE > 25% = 0.0 AC.

LEGAL R.O.W. = 0.0 AC.

NET AREA DEDUCTIONS

TOTAL TRACT AREA = +/- 1.29 AC.

MAX. BLDG. HEIGHT = 35'

MAX. LOT COVERAGE = 25%

REQ. OPEN SPACE = 10%

MIN. REAR YARD = 30'

MIN. FRONT YARD = 40'

MIN. SIDE YARD = 10' (25' ADJ)

MIN. STREET LINE = 50'

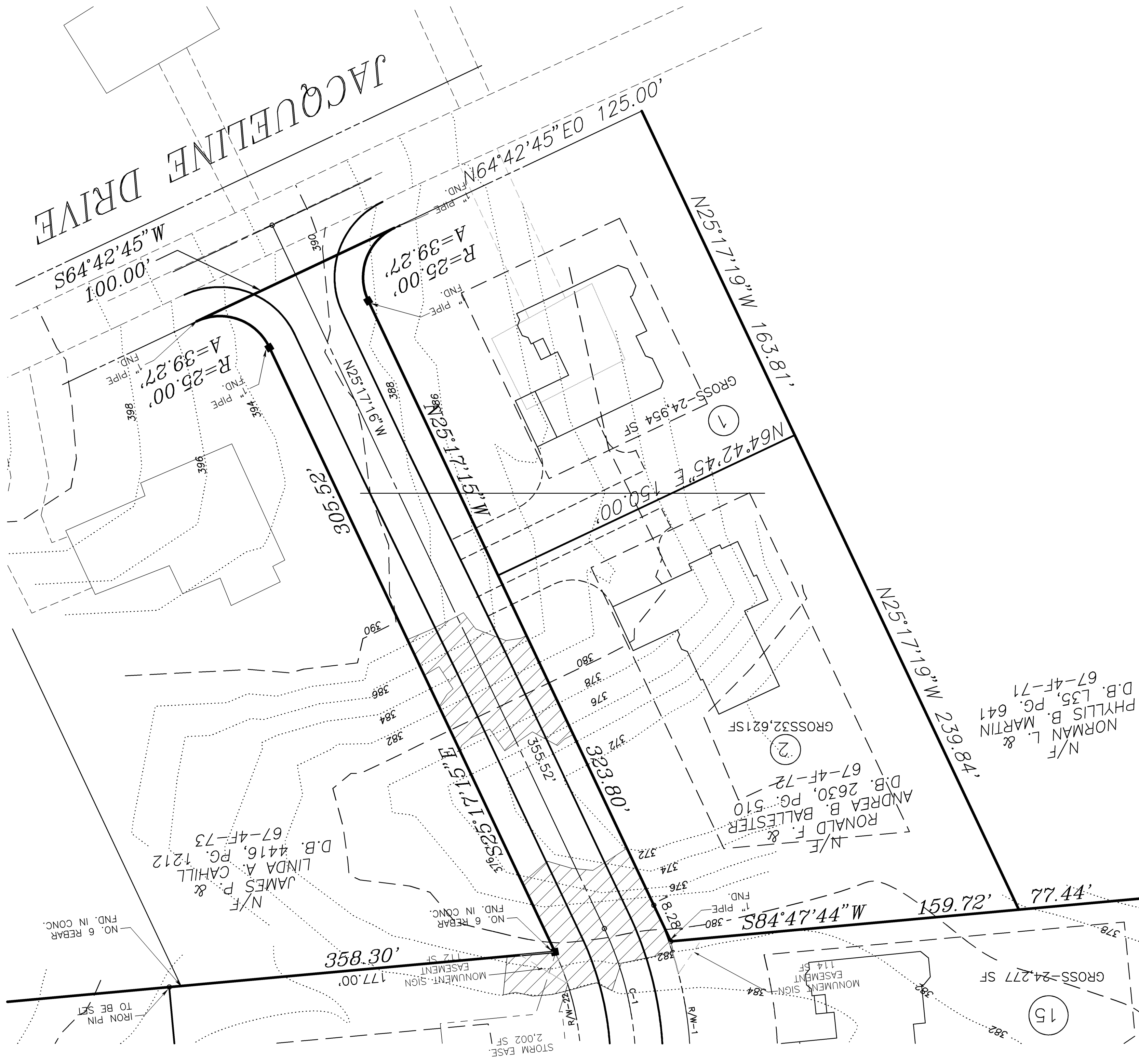
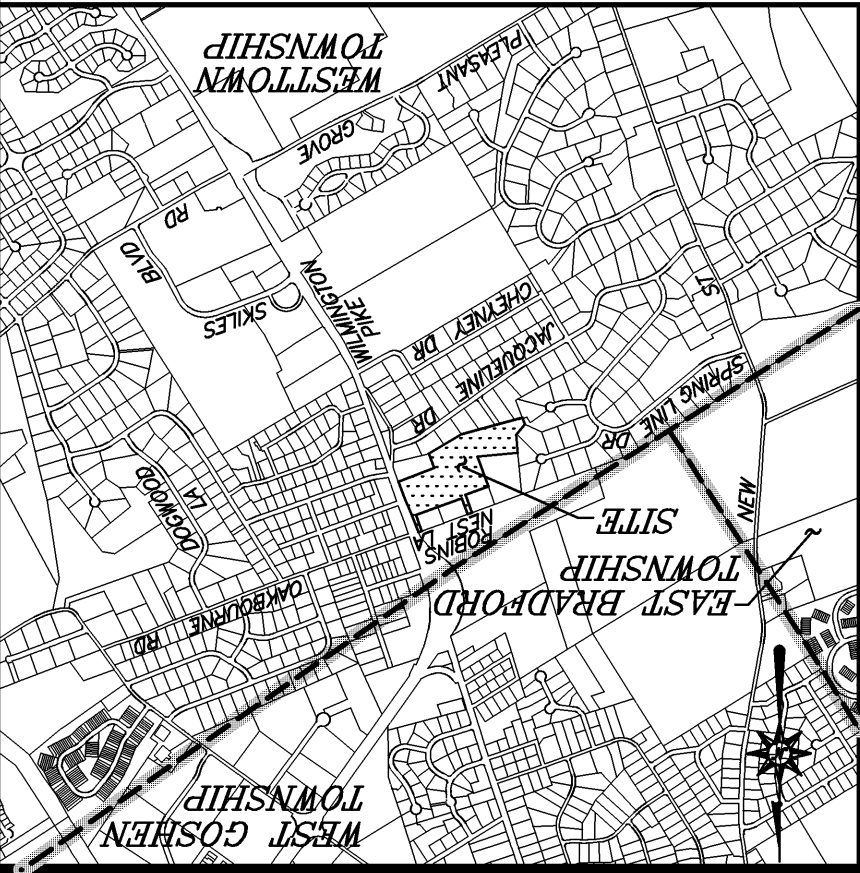
MIN. LOT WIDTH = 100'

MIN. LOT AREA = 22,000 S.F.

ZONING DATA: R-2 RESIDENTIAL DISTRICT

W/PUBLIC SEWER AND WATER

SCALE: 1"=2000'



N/F  
 NORMAN L. MARTIN &  
 D.B. 2630, P.G. 641  
 PHYLLIS B. MARTIN  
 D.B. L35, P.G. 641  
 67-4F-71

N/F  
 RONALD F. &  
 ANDREA B. BALLESTER  
 D.B. 2630, P.G. 510  
 67-4F-72

N/F  
 JAMES P. &  
 LINDA A. CAHILL  
 D.B. #416, R.G. 1212  
 67-4F-73