VILLAS
(Twins)

VILLAS
(Twins)

SFD LOTS

KRAUSER ROAD

HOFFMAN CIRCLE

MILFORD ROAD (T-428)

Connect to Upper Uwchlan Township Community Trail System

8' Wide Multi-Use Trail

8' Wide Multi-Use Trail

50' Perimeter Setback

Future Connection

Future Connection

Connect to Upper Uwchlan Township Community Trail System

Stormwater Management Area #4

6' Wide Trail (typ)

Community Center

Community Garden

4' Wide Sidewalks (typ)

Clubhouse 7,050 sf

Bocce Courts

Community Garden

Rain Garden

PATRICIA

Restricted Open Space

Restricted Open Space

PENNSYLVANIA TURNPIKE

6' Wide Trail (typ)

6' Wide Trail (typ)

4' Wide Sidewalk (typ)

SWM Area #2

6' Wide Trail (typ)

Restricted Open Space

SWM Area #3A

Stormawater Managment Area #1

SWM Area #3B

6' Wide Trail (typ)

6' Wide Trail (typ)

SWM Area #5

SWM Area #6

LITTLE CONESTOGA ROAD

Emergency Access

Proposed Filter House

Community Garden

Community Garden

CARRIAGE HOMES
(Triplex)

LEGEND:

- EXISTING STREAMS
- EXISTING VEGETATION
- S.W.M.
- 150' RIPARIAN BUFFER (High Quality Watershed)

SOURCES:

1. The base information including topography, property outbounds, existing streets, structures, vegetation, streams, wetlands, water areas, steep slopes depict, adjacent properties, utilities, utility easements, soil information, riparian buffer taken from a plan prepared by Chester Valley Engineers, Inc., dated 6-25-14.
2. The high quality watershed information taken from eMapPA.

0 50 100 200 400 FEET

SCALE: 1" = 100'

NORTH

GLACKIN THOMAS PANZAK
LAND PLANNING
LANDSCAPE ARCHITECTURE

Glackin Thomas Panzak, Inc.
Paoli Executive Green 1
Suite 300
41 Leopard Road
Paoli, Pennsylvania 19301
610.408.9011
Fax: 610.408.9477
E-mail: plans@glackinplan.com

CONDITIONAL USE ILLUSTRATIVE PLAN

Fetters Property

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 11/07/16
REV.:

PROJECT #: 10-066

SHEET:

SP

J:\Jobs-2010\10-066 McKee Fetters PL\Conditional Use 2016\GTP\CADD\Conditional Use\10-066 CU_Conceptual Landscape Master_10-12-16_RENDER_11-3-16.dwg, 11/3/2016 9:47:55 AM, Glackin Thomas Panzak