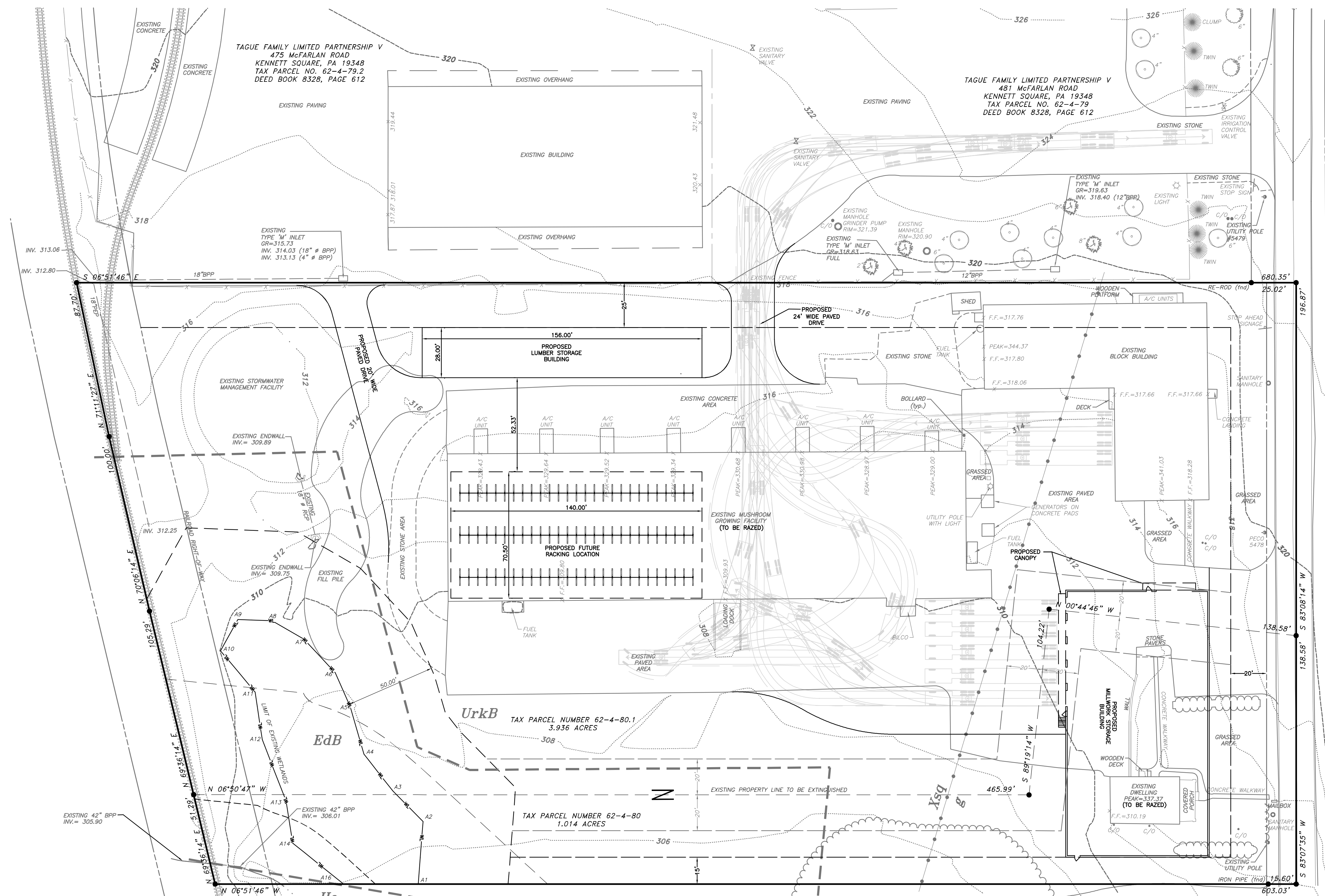


LOCATION MAP SCALE - 1" = 800'



PUBLIC ROAD T-628 known as "ROSEDALE ROAD" 30' WIDE EXISTING RIGHT OF WAY

- NOTES:**
1. LANDOWNER: TAGUE FAMILY LIMITED PARTNERSHIP V 325 MEDIA STATION ROAD MEDIA, PA 19063
  2. SITE ADDRESSES: 573 ROSEDALE ROAD KENNETT SQUARE, PA 19348 575 ROSEDALE ROAD KENNETT SQUARE, PA 19348
  3. TAX PARCEL NUMBERS: 62-4-80 & 62-4-80.1
  4. SOURCE OF TITLE: DEED BOOK 10955, PAGE 559
  5. TOTAL CONTENTS: 4.950 ACRES
  6. PERIMETER SHOWN PER FIELD SURVEY BY REGISTER ASSOCIATES, INC. DATED AUGUST 31, 2022.
  7. TOPOGRAPHY SHOWN PER FIELD SURVEYS BY REGISTER ASSOCIATES, INC. DATED NOVEMBER 28, 2022 AND APRIL 24, 2023 AND SUPPLEMENTED BY THE FINAL LAND DEVELOPMENT PLAN FOR TAGUE LUMBER PREPARED BY REGISTER ASSOCIATES, INC. DATED OCTOBER 2, 2012 AND LAST REVISED JANUARY 23, 2013.
  8. SOILS INFORMATION SHOWN PER SOILS MAPS FOR CHESTER AND DELAWARE COUNTIES, PA, WEBSOIL SURVEY.
  9. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, MAP NUMBER 42029C02950 EFFECTIVE SEPTEMBER 29, 2017, THERE ARE NO FLOODPLAIN AREAS LOCATED ON THIS SITE.
  10. WETLANDS SHOWN PER WETLAND DELINEATION BY VORTEX ENVIRONMENTAL DATED NOVEMBER 18, 2022, AND FIELD LOCATED BY REGISTER ASSOCIATES, INC.
  11. ACCORDING TO THE CHESTER COUNTY AREAL GEOLOGY MAPS, THE UNDERLYING GEOLOGIC FORMATIONS FOR THIS SITE ARE GABBRD (g) AND SETTERS QUARTZITE (Xsq). GABBRD (g) IS HIGHLY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; HAS AN AVERAGE GROUNDWATER YIELD OF 15 G.P.M. AT A MEDIAN WELL DEPTH OF 84-84 FEET; BLASTING MAY BE REQUIRED TO EXCAVATE; HAS GOOD CUT-SLOPE STABILITY AND FAIR QUALITY FOUNDATION STABILITY. SETTERS QUARTZITE (Xsq) IS HIGHLY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; HAS A MINIMAL GROUNDWATER YIELD AT A MAXIMUM WELL DEPTH OF 200 FEET; BLASTING MAY BE REQUIRED TO EXCAVATE; HAS GOOD CUT-SLOPE STABILITY AND EXCELLENT QUALITY FOUNDATION STABILITY.
  12. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES MUST BE VERIFIED PRIOR TO ANY EARTHMOVING ACTIVITIES.
  13. THE INTENDED USE OF THIS SITE IS A LUMBERYARD.

**LEGEND**

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- ADJOINERS LINE
- PROPERTY LINE TO BE EXTINGUISHED
- EXISTING CONCRETE EDGE
- EXISTING LIGHT
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- EXISTING PAVING
- EXISTING SETBACK LINE
- EXISTING STONE EDGE
- EXISTING STREAM
- GEOLOGY LINE
- EXISTING SOILS LINE
- EXISTING SOILS TYPE
- EXISTING UTILITY POLE
- EXISTING WALL
- EXISTING WETLAND LIMIT
- EXISTING WETLANDS MARGIN
- EXISTING INNER RIPARIAN BUFFER
- EXISTING OUTER RIPARIAN BUFFER
- PROPOSED BUILDING SETBACK LINE
- PROPOSED PAVING

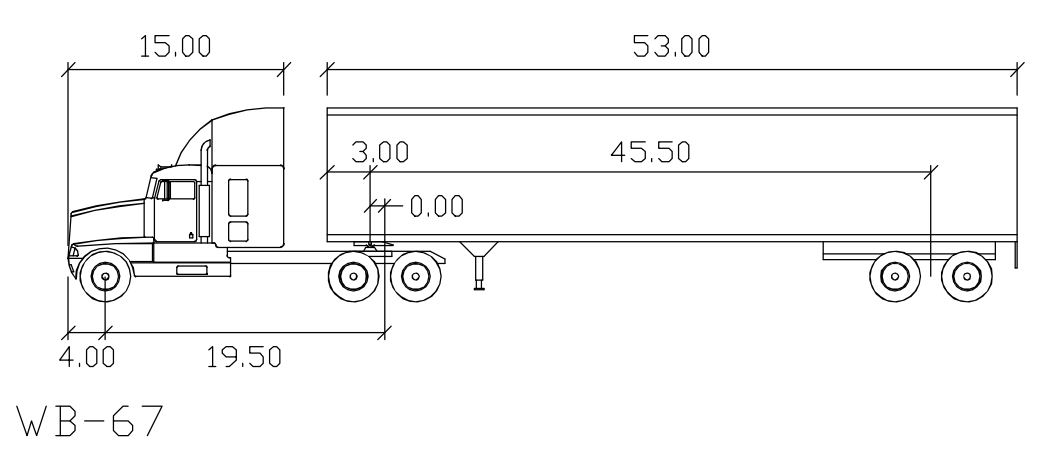
**TREE LEGEND**

- HOLLY
- SYCAMORE
- MAPLE
- TREE

RALPH & DEBRA RUTH PETERS 571 ROSEDALE ROAD KENNETT SQUARE, PA 19348 TAX PARCEL NO. 62-4-81 DEED BOOK R161, PAGE 1351

	A	B	C	D
	AMOUNT OF LAND IN PROTECTED RESOURCE	MAX. DISTURBANCE ALLOWANCE**	MAX. AMOUNT OF PERMITTED DISTURBANCE	PROPOSED DISTURBANCE OF RESOURCE
PROTECTED RESOURCE*				
FLOODPLAIN	0 S.F.	0%	0 S.F.	0 S.F.
STEEP SLOPES				
MODERATELY STEEP	0 S.F.	30%	0 S.F.	0 S.F.
VERY STEEP	0 S.F.	15%	0 S.F.	0 S.F.
WETLANDS	8,186 S.F.	0%	0 S.F.	0 S.F.
WETLAND MARGINS	21,205 S.F.	20%	4,241 S.F.	0 S.F.
RIPIARIAN BUFFERS				
ZONE 1 BUFFER	3,028 S.F.	0%	0 S.F.	0 S.F.
ZONE 2 BUFFER	11,909 S.F.	20%	2,382 S.F.	0 S.F.
WOODLANDS***				
WOODLANDS WITHIN A FOREST INTERIOR HABITAT	0 S.F.	10%	0 S.F.	0 S.F.
CLASS I OR II WOODLANDS OR ANY WOODLANDS WITHIN A WOODLAND OR RIPARIAN CORRIDOR NOT LOCATED IN BP, C, LI, R-4, OR V-1 DISTRICT	0 S.F.	15%	0 S.F.	0 S.F.
CLASS III OR OTHER UNCLASSIFIED WOODLANDS NOT LOCATED IN BP, C, LI, R-4, OR V-1 DISTRICT	0 S.F.	25%	0 S.F.	0 S.F.
CLASS I OR II WOODLANDS OR ANY WOODLANDS WITHIN A WOODLAND OR RIPARIAN CORRIDOR LOCATED IN BP, C, LI, R-4, OR V-1 DISTRICT	0 S.F.	40%	0 S.F.	0 S.F.
CLASS III OR OTHER UNCLASSIFIED WOODLANDS NOT OTHERWISE PROTECTED ABOVE WHEN SUCH WOODLANDS ARE LOCATED IN BP, C, LI, R-4, OR V-1 DISTRICT	0 S.F.	100%	0 S.F.	0 S.F.

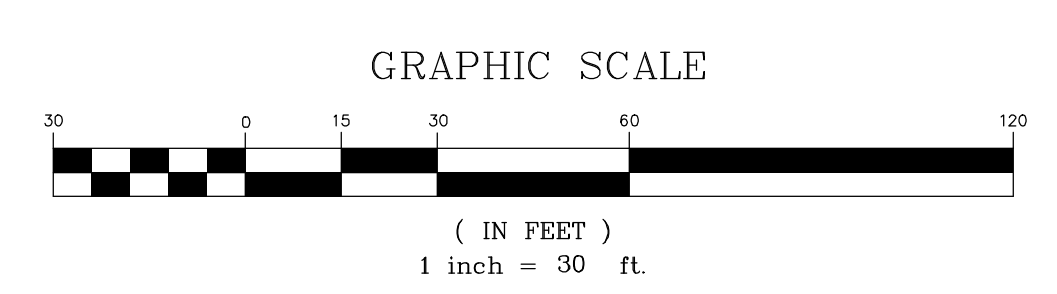
\* WHERE RESOURCES OVERLAP, THE OVERLAPPING AREA SHOULD BE INCLUDED UNDER THE MORE RESTRICTIVE RESOURCE CATEGORY (I.E., WHERE WOODLANDS OVERLAP WITH WETLANDS, INCLUDE THE AREA OF OVERLAP IN THE WETLANDS CATEGORY).  
 \*\* DISTURBANCE ALLOWANCES MAY BE MODIFIED WHERE FEDERAL OR STATE PERMITS HAVE BEEN OBTAINED BY THE APPLICANT AND PROVIDED TO THE TOWNSHIP.  
 \*\*\* SEE SECTION Z-1802.G. FOR TIMBER HARVESTING REGULATIONS.



Tractor Width : 8.00 Feet  
 Trailer Width : 8.50 Feet  
 Tractor Track : 8.00 Feet  
 Trailer Track : 8.50 Feet  
 Lock to Lock Time : 6.0  
 Steering Angle : 28.4  
 Articulating Angle : 75.0

	EXISTING TAX PARCEL 62-4-80	EXISTING TAX PARCEL 62-4-80.1	PROPOSED TAX PARCEL 62-4-80 & TAX PARCEL 62-4-80.1
MINIMUM LOT SIZE	1 ACRE	3.656 ACRES	4.581 ACRES
SERVED BY INDIVIDUAL SEWER AND/OR WATER OR SERVED BY COMMUNITY OR PUBLIC SEWER AND WATER	20,000 SF	40,274.24 SF	199,539.66 SF
MINIMUM LOT WIDTH @ BUILDING LINE	100 FEET	142.49 FEET	335.46 FEET
MINIMUM LOT WIDTH @ STREET LINE	20 FEET	140.35 FEET	335.45 FEET
MINIMUM FRONT YARD SETBACK	20 FEET	48.52 FEET	32.04 FEET
MINIMUM SIDE YARD SETBACK	15 FEET	33.42 FEET	5.12 FEET*
INDIVIDUAL AGGREGATE ABUTTING RESIDENTIAL DISTRICT EACH INDIVIDUAL SIDE YARD	40 FEET	98.62 FEET	48.88 FEET
MINIMUM REAR YARD SETBACK	50 FEET	N/A	N/A
NON RESIDENTIAL LOT OR DISTRICT ABUTTING A RESIDENTIAL LOT OR DISTRICT	20 FEET	43.72 FEET	132.34 FEET
MAXIMUM BUILDING COVERAGE	50%	N/A	N/A
MAXIMUM LOT COVERAGE	2.5 % (1,016 S.F.)	20.9 % (33,299 S.F.)	17.8 % (35,469 S.F.)
MINIMUM GREEN SPACE	70%	21.2 % (8,538 S.F.)	50.6 % (80,518 S.F.)
MAXIMUM BUILDING HEIGHT	10%	78.8 % (31,735 S.F.)	51.5 % (102,745 S.F.)
EXISTING NON CONFORMING	35 FEET	55 FEET	48.5 % (96,792 S.F.)

	EXISTING TAX PARCEL NUMBER 62-4-80	EXISTING TAX PARCEL NUMBER 62-4-80.1	PROPOSED TAX PARCELS NUMBER 62-4-80 & TAX PARCEL 62-4-80.1
GROSS LOT AREA	1.014 ACRES	3.936 ACRES	4.950 ACRES
LESS AREA WITHIN STREET RIGHT OF WAY	0.053 ACRES	0.074 ACRES	0.127 ACRES
LESS AREA WITHIN RAILROAD RIGHT OF WAY	0.036 ACRES	0.206 ACRES	0.242 ACRES
LOT SIZE	0.925 ACRES	3.656 ACRES	4.581 ACRES



**REGISTER ASSOCIATES, INC.**  
 REGISTERED LAND SURVEYORS AND PROFESSIONAL ENGINEERS  
 P.O. BOX 406 KENNETT SQUARE, PA 19348 (610) 444-5554  
 330 WEST STATE STREET QUAKERTOWN, PA 17366 (717) 786-8741

Sketch Plan

Plan Prepared For  
**Tague Family Limited Partnership V**

Drawn By: KJD  
 Checked By: JEF  
 Scale: 1" = 30'  
 Job Number: 221374  
 Date: 06-23-23

SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE DISPOSAL IN-GROUND BED
EdB	EDGEMONT CHANNERY LOAM	3 - 8%	MORE THAN 80 INCHES	42 - 84 INCHES	MODERATELY LIMITED
Ha	HATBORO SILT LOAM	0 - 3%	0 - 6 INCHES	60 - 99 INCHES	VERY LIMITED
UrKb	URBAN LAND-EDGEMONT COMPLEX	0 - 8%	MORE THAN 80 INCHES	40 - 84 INCHES	NOT RATED