



NOTES:

NET SITE AREA: 99.49 AC ±

PROPOSED DEVELOPMENT:

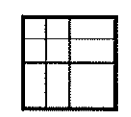
ACTIVE ADULT COMMUNITY

SFD LOTS: 145
7,200 SF (60'x120')

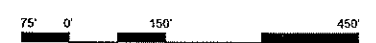
ESTATE SFD LOTS: 11
20,000 SF (100'x200')

TOTAL UNITS: 156 DU

OPEN SPACE: 48.63 AC ±
(49%)



ONE SQUARE INCH EQUALS:
22,500 SF / .52 ACRES



SCALE: 1"=150' DATE: 2/4/24

SKETCH PLAN

**Birchrún Road
Properties**
WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA

PREPARED FOR:

NVR, Inc
200 N. WARNER, SUITE 320,
KING OF PRUSSIA, PA, 19406