CONDITIONAL USE APPLICATION

FOR

REAL ESTATE FINDERS, LLC
(ABRAHAMS)

EAST FALLOWFIELD TOWNSHIP
CHESTER COUNTY, PA

RECEIVED
JUN 22 2010
BY:_____

PREPARED BY

EDWARD B. WALSH & ASSOCIATES, INC.
125 DOWLIN FORGE ROAD
LIONVILLE PROFESSIONAL CENTER
EXTON, PA 19341
610-903-0060
EBWA File No. 3080

MAY 14, 2010
REVISED JUNE 21, 2010

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
EDWARD BARRON WALSH
28340-E

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Conditional Use Application Forms

13 complete packets and 1

Submit 13 Full Sets of whole application.

$1500
(Due at drop-off)

CONDITIONAL USE APPLICATION
EAST FALLOWFIELD TOWNSHIP
2264 STRASBURG ROAD
EAST FALLOWFIELD, PA 19320
610-384-7144
(f) 610-384-7143

NAME OF APPLICANTS: Real Estate Finders, LLC (Neil Abrahams)

ADDRESS: 707 Lenape Road, West Chester, PA 19382

TELEPHONE: (610) 431-4554

TAX PARCEL NUMBER: 47-8-21

SIZE OF ENTIRE TRACT: 34.746 acres

LOCATION OF PARCEL: 2133-2135 Strasburg Rd, Coatesville, PA 19320

ZONING DISTRICT: R-1 Low Density Residential District

LEGAL OWNER OF PARCEL: Real Estate Finders, LLC.

PROPOSED USE OF PARCEL: Residential Subdivision, 11 Lots Total (2 existing), Public cul-de-sac Access Road.

NAME AND ADDRESS OF ALL PROPERTY OWNERS ON THE SAME STREET WITHIN FIVE HUNDRED (500) FEET OF THE PARCEL AND OWNERS NOT ON THE SAME STREET WITHIN TWO HUNDRED (200) FEET OF THE PARCEL.

See attached

(continue on additional sheets as necessary)

THE EAST FALLOWFIELD ZONING ORDINANCE, ARTICLE 1700, SECTION 1702A, CONDITIONAL USE, GENERAL STANDARDS AND CRITERIA REQUIRES A NARRATIVE REPORT WHICH MUST PROVIDE DOCUMENTATION ADDRESSING THE TWENTY (20) ITEMS LISTED IN THIS SECTION.

THIS FORM, PROPERLY COMPLETED, WITH ACCOMPANYING DOCUMENTATION AND PLOT PLANS (SEE ZONING OFFICER FOR DETAILS) AND A CHECK, PAYABLE TO EAST FALLOWFIELD TOWNSHIP IN THE AMOUNT OF **$1,500.00** SHALL BE PRESENTED TO THE ZONING OFFICER FOR PROCESSING. ANY HEARING WHICH IS CONTINUED FOLLOWING THE INTIAL HEARING SHALL REQUIRE AN ADDITIONAL ESCROW DEPOSIT OF $500.00 PRIOR TO THE OPENING OF THE CONTINUED HEARING.

CONDITIONAL USE APPLICATION (CONT'D)

I, (we) the undersigned, do hereby submit this application for Conditional Use affecting property under my (our) ownership or the ownership of my (our) assigns or predecessors, in East Fallowfield Township.

Neil Abraham 9/23/10

Applicant (1) Signature Date

Neil Abrahams

Printed Name as Signed Above

Applicant (2) Signature Date

Printed Name as Signed Above

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JACQUELINE B. DUNN, Notary Public
West Whiteland Twp., Chester County
My Commission Expires October 7, 2010

Notary Signature and Seal

FOR OFFICIAL USE ONLY
DATE RECEIVED: _____ RECEIVED BY: _____

CLOCK DATE: _____

AMOUNT OF PAYMENT RECEIVED: _____ CHECK#: _____ CASH_____
OTHER _____

DATE GRANTED: _____ DATE DENIED: _____

REASON FOR DENIAL:

_____

_____

_____

_____

Conditional Use Narrative

CONDITIONAL USE NARRATIVE

Real Estate Finders, LLC (Applicant) of 702 Lenape Road, West Chester, PA, is applying for Conditional Use Approval for the disturbance of Very Steep Slopes (>25% grade) located along the property frontage of Tax Assessment Map 47-8, Parcel 21. Very steep slope areas exist along the northerly embankment of Strasburg Road that is classified as Pennsylvania State Route 3062 (S.R. 3062). The grading of 3,559 square feet of very steep slopes is required to facilitate minimum required safe sight distance associated with the existing residential driveway located at the southeasterly portion of the project area. The minimum required safe sight distance has been established by the Pennsylvania Department of Transportation (Penn DOT) and grading of the referenced slopes has been established as a condition of the recently issued Highway Occupancy Permit required for the proposed residential subdivision.

Article 1400, Natural Resource Protection Standards, of the East Fallowfield Zoning Ordinance, dated November, 2002, allows for the alteration or disturbance of very steep slopes for grading purposes for the minimum portion of a road or driveway necessary for access to the principal use when approved as a Conditional Use. In no case shall the permitted activity disturb more than fifteen percent (15%) of very steep slopes. The total area of very steep slopes within the project area is 64,893 square feet. The proposed grading of 3,559 square feet of these very steep areas constitutes a disturbance of 14.2 percentage that is in compliance with Section 1402.3.B.1.b.(2) of Article 1400.

Tax Assessment Map 47-8, Parcel 21 contains 34.746 acres that predominantly exists in a meadow condition with exception for the 3.6 acre northerly portion of the property that is wooded. The Applicant proposes a residential subdivision of Parcel 21 for the creation of eleven (11) building lots in accordance with the R-1 Low Density Residential Zoning District of East Fallowfield Township. The proposed subdivision has been designed in accordance with the East Fallowfield Township Zoning Ordinance and Subdivision and Land Development Ordinance. The proposed residential subdivision has received Preliminary Plan Approval as granted at the November 25, 2008 East Fallowfield Township Board of Supervisors meeting. Preliminary subdivision plan approval included the granting of five waivers from the East Fallowfield Township Subdivision and Land Development Ordinance. These five waivers have been identified on the Final Overall Title Plan that accompanies the Conditional Use Application.

HEALTH, SAFETY and WELFARE

The proposed activity that is subject to Conditional Use is consistent with the improvement of health, safety, and general welfare within East Fallowfield Township. Strasburg Road is classified as state roadway which is owned and maintained by Penn DOT. The existing driveway located within proposed Lot 1 that requires grading activities and is the subject of conditional use has approximately two hundred sixteen feet (216') of available sight distance looking right at opposing traffic along Strasburg Road. Grading of the existing embankment containing very steep slopes is required to provide a minimum safe sight distance of three hundred forty-five feet (345') looking right at opposing traffic in accordance with Penn DOT standards. The sight distance improvement shall provide a safe means for vehicles exiting the existing driveway and turning left onto Strasburg Road while providing a safe condition for external traffic traveling along Strasburg Road.

HEALTH, SAFETY and WELFARE (continued)

Sight distance requirements take into consideration the travel speed of vehicles, driver reaction time, and roadway friction and longitudinal grade. In present condition, a driver exiting the existing Lot 1 driveway does not have sufficient time to safely maneuver a left hand turn onto Strasburg Road as a result of insufficient sight distance relative to eastbound traffic. Conversely, an existing vehicle travelling eastbound along Strasburg Road does not have sufficient time to react to a driver exiting in the eastbound direction from the existing driveway. Grading of the existing northerly roadway embankment has been designed to maximize sight distance through increasing the exiting driveway driver's reaction time to vehicles traveling along Strasburg Road and minimize the potential of a dangerous turning movement at this location.

EXISTING CHARACTER of NEIGHBORHOOD

The proposed embankment grading of very steep slopes is designed primarily along the frontage of Lot 1 with Strasburg Road. Proposed Lot 1 has been configured to wholly contain a historic dwelling and historic barn. The historic dwelling is positioned closer to the embankment than the barn and exists at a non-conforming distance of 38.6 feet (38.6') from the required right-of-way line. An existing evergreen tree exists along embankment in question and will be removed as a result of grading activities. The East Fallowfield Township Historical Commission has reviewed the proposed grading activities necessary to facilitate safe sight distance and has agreed to the embankment grading with respect to the historic structures on Lot 1. The Historical Commission has recommended a replacement tree and relocation of an existing wooden fence along the line of the existing fence to replicate the existing condition along Strasburg Road. The aforementioned conditions shall preserve the existing character of the neighborhood while providing a safe condition for existing traffic along Strasburg Road within the area of concern.

PROTECTION of NATURAL RESOURCES

The natural resources affected by the proposed embankment grading that is subject to conditional use are Steep Slopes, Woodlands and Wetland Margins. The overall proposed disturbance of Moderately Steep Slopes (15% to 25%) is less than the thirty percent (30%) ordinance requirement for the tract as a permitted use. Disturbance of Very Steep Slopes (>25%) is less than the fifteen percent (15%) ordinance requirement for the tract as a conditional use. As previously indicated there is one (1) existing evergreen tree to be replaced within the embankment grading and overall woodland disturbance is less than the thirty-five percent (35%) ordinance requirement for the tract as a permitted use. Wetland margins located nearby the existing driveway shall be disturbed to provide sufficient stormwater conveyance in accordance with Penn DOT requirements and overall wetland margins disturbance is less than the twenty percent (20%) ordinance requirement for the tract as a permitted use.

The limit of disturbance associated with embankment grading of very steep slopes will be field delineated prior to construction to inhibit construction vehicles from disturbing areas beyond the ordinance requirements. Embankment grading is designed at a grade ratio of 2 horizontal to 1 vertical (2:1) in order to minimize disturbance of very steep slope areas.

GOOD DESIGN PRINCIPLES, SOUND ENGINEERING and DEVELOPMENT PRACTICES

The subject conditional use provides for improved sight distance of vehicles exiting the existing driveway of proposed Lot 1. The sight distance improvement has been proposed in accordance with the design requirements of Penn DOT that are considered good design and sound engineering practices as defined by the Commonwealth of Pennsylvania. The proposed embankment grading does not utilize construction materials such as retaining walls that would be inconsistent with the existing characteristics of Strasburg Road and would cause an unnecessary maintenance concern for Penn DOT and the Township. As previously stated embankment grading is designed at a 2:1 grade ratio in order to minimize disturbance of very steep slope areas and in accordance with the design requirements of Penn DOT.

STORMWATER MANAGEMENT

Temporary silt fence is proposed downstream of the embankment grading to filter out sediment laden water during construction. A permanent roadside swale has been designed in accordance with Penn DOT requirements extending from the proposed driveway down to an existing tributary to West Branch Brandywine Creek. The roadside swale will collect stormwater runoff from the roadway embankment and convey flow to the referenced tributary. The graded area will be topsoiled, fertilized, seeded, and mulched to provide stabilized vegetative cover in the permanent condition. Temporary and permanent stormwater conveyance and management systems have been provided for the overall residential subdivision. The temporary and permanent stormwater conveyance and management systems have been reviewed and approved by the East Fallowfield Township Engineer, Chester County Conservation District, and the Pennsylvania Department of Environmental Protection.

ENVIRONMENTAL IMPACT ASSESSMENT

The Applicant has prepared an Environmental Impact Assessment (EIA) in accordance with the East Fallowfield Township Zoning Ordinance to supplement the conditional use application. The EIA has been attached to this application package. The EIA was not required as part of the preliminary plan submission given the number of proposed units being less than twenty-five.

Zoning Ordinance Section 1402.3

B. Resource Protection Standards

Areas identified as being within the boundaries of the floodplain shall not be regraded, filled, built upon, channeled, or otherwise altered or disturbed except in conformance with Article 1500, Flood Hazard District, of this Ordinance.

C. Delineation

The Applicant shall delineate the limit of floodplains which are on the site, in accordance with Section 1403 below.

1402.3 STEEP SLOPES

A. Definitions

Steep Slopes - Areas where the average slope equals or exceeds fifteen (15) percent. For the purposes of this Ordinance, steep slopes are divided into two (2) categories:

1. *Moderately Steep Slopes* are those areas of land where the grade is fifteen (15) percent to twenty-five (25) percent. Small areas of less than fifteen (15) percent slope occurring in the midst of larger areas of steeply sloping ground shall be averaged with the adjoining steeply sloping ground.

2. *Very Steep Slopes* are those areas of land where the grade is greater than twenty-five (25) percent.

B. Resource Protection Standards

1. Steep slope areas, whether natural or man-made, shall be preserved in their existing state whenever possible. Where construction of roads, buildings, driveways, or infrastructure cannot be avoided, disturbance shall be kept to the minimum necessary and, in no case, shall it exceed the following permitted disturbance limits:

   a. Moderately Steep Slopes (15% to 25% grade) - No more than thirty (30) percent of moderately steep slopes shall be regraded, cleared, built upon, or otherwise altered or disturbed.

   b. Very Steep Slopes (greater than 25% grade) - Areas identified as very steep slopes shall not be regraded, cleared, built upon, or otherwise altered or disturbed except for the following purposes when approved as a conditional use. In no case shall these permitted activities disturb more than fifteen (15) percent of very steep slopes.

      (1) Timber harvesting (selective cutting only) when conducted in compliance with the required logging plan (see Section 1402.7.B.2.a). Clearcutting or grubbing of trees is prohibited on very steep slopes.

      → (2) Grading for the minimum portion of a road or driveway necessary for access to the principal use and sewer, water, and other utility lines when it can be demonstrated that no other routing for access or utility lines is feasible. The

installation of septic tanks, seepage beds, or drainfields in areas of very steep slopes shall be prohibited.

2. Slopes shall be measured as the change in elevation over the horizontal distance between consecutive contour lines and expressed as a percent. For the purpose of application of these regulations, slope shall be measured over three (3) or more two (2) foot contour intervals (six [6] cumulative vertical feet of slope). All slope measurements shall be determined by a topographic survey signed and sealed by a registered surveyor or engineer licensed to practice in the Commonwealth of Pennsylvania.

3. Areas of land with fifteen (15) percent or greater slope consisting of less than three (3) contour intervals and less than one thousand (1,000) square feet in extent may be excluded from these resource protection standards provided they do not adjoin or abut larger areas of steeply sloping ground as defined herein.

4. Proposed land disturbance or the construction of buildings or structures shall be conducted in such a manner as to provide the least alteration necessary of the existing grade, vegetation, and natural soils condition and in a manner that will not cause excessive surface water runoff, erosion, and unstable soil conditions.

5. Agricultural uses which create land disturbances on steep slopes shall comply with the disturbance limitations in subsection B.1, above. Such uses shall be conducted in conformity with conservation and Best Management Practices, including minimum tillage methods, accepted by the Soil Conservation Service and the Chester County Conservation District.

6. Excessive cut and fill shall be avoided. New roads and improvements to existing roads should be designed within the existing contours of the land to the extent possible and strive for compatibility with the character of rural roads.

7. Finished slopes of permitted cut and fill shall not exceed thirty-three (33) percent slope unless the applicant can demonstrate the method by which steeper slopes can be stabilized and maintained adequately.

8. All stockpiles of earth shall be seeded or otherwise stabilized to the satisfaction of the Township Engineer when stored for more than twenty-one (21) days. Cut and fill resulting in slopes of greater than twenty-five (25) percent shall be protected with an erosion control blanket.

9. Any disturbance of land shall be in compliance with the erosion and sedimentation control standards of the Township Subdivision and Land Development Ordinance and PaDEP Title 25, Chapter 102, 25 Pa Code §§ 102.1-102.24 or et seq. Stormwater management controls shall comply with the recommendations for Best Management Practices in the *Pennsylvania Handbook of Best Management Practices for Developing Areas* (1998) and the stormwater management standards of the Subdivision and Land Development Ordinance.

C. Delineation

The applicant shall delineate the two (2) categories of steep slopes (moderately steep, very steep) which are on the site in accordance with Section 1403 below. In addition, as applicable,

the following information shall be submitted with a subdivision or land development plan, building permit, zoning permit, conditional use or special exception application:

1. A grading plan shall be provided identifying the existing contours of the site, proposed finished grades, and the proposed location of all buildings and structures.

2. An erosion and sedimentation control plan and soil stabilization plan shall be submitted consistent with the requirements of the Subdivision and Land Development Ordinance. The plan shall demonstrate how soil will be protected from erosion during construction and how soil will be stabilized upon the completion of construction.

3. The adequacy of access to the site for emergency vehicles shall be subject to review by the fire marshal or his designee. The necessary information shall be submitted by the applicant to the fire marshal or his designee for his review.

4. Plan, profile, and typical cross-sections of any proposed street, emergency access, or driveway within areas of steep slopes shall be provided, sealed by a registered professional engineer.

1402.4 WETLANDS

A. Definition

Wetlands - Wetlands are those areas inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances, do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, ponds, lakes, and similar areas. Wetlands include all lands regulated as wetlands by the PaDEP or the U.S. Army Corps of Engineers. In the event there is a conflict between the definitions of these agencies, the more restrictive definition shall apply.

B. Resource Protection Standards

1. Any applicant proposing a use, activity, or improvement which would entail the regrading or placement of fill in wetlands shall provide the Township with proof that the Pennsylvania Department of Environmental Protection (Southeast Regional Office) and the U.S. Army Corps of Engineers have been contacted to determine the applicability of state and federal wetland regulations. The applicant shall concurrently provide to the Township a copy of the application and any other wetlands information submitted to PaDEP and the U.S. Army Corps of Engineers.

2. Wetlands shall not be regraded, filled, piped, diverted, channeled, built upon, or otherwise altered or disturbed except where state or federal permits have been obtained.

C. Delineation

The applicant shall delineate the limits of wetlands on the site in accordance with Section 1403 below. In addition, the following information shall be provided:

1. A full wetland delineation report conducted by a qualified wetland biologist, soil scientist, or environmental professional of demonstrated qualifications shall be submitted to the Township. If there is a question as to the accuracy of the wetland delineation report, the

Public Notice Letter

EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

May 27, 2010

To Whom It May Concern
Street Address
City, PA Zip Code

RE: Real Estate Finders, LLC Conditional Use Application
East Fallowfield Township, Chester County, PA

To Whom It May Concern:

Please be advised that Real Estate Finders, LLC (Applicant) of 702 Lenape Road, West Chester, PA, is applying for Conditional Use Approval for the disturbance of Very Steep Slopes (>25% grade) located along the property frontage of Tax Assessment Map 47-8, Parcel 21. Article 1400, Natural Resource Protection Standards, of the East Fallowfield Zoning Ordinance, dated November, 2002, allows for the alteration or disturbance of very steep slopes for grading purposes for the minimum portion of a road or driveway necessary for access to the principal use when approved as a Conditional Use.

Very steep slope areas exist along the northerly embankment of Strasburg Road that is classified as Pennsylvania State Route 3062 (S.R. 3062). The grading of 3,559 square feet of very steep slopes is required to facilitate minimum required safe sight distance associated with the existing residential driveway located at the southeasterly portion of the project area. The minimum required safe sight distance has been established by the Pennsylvania Department of Transportation (Penn DOT) and grading of the referenced slopes has been established as a condition of the recently issued Highway Occupancy Permit required for the proposed residential subdivision. The total area of very steep slopes within the project area is 64,893 square feet. The proposed grading of 3,559 square feet of these very steep areas constitutes a disturbance of 14.2 percentage that is in compliance with Section 1402.3.B.1.b.(2) of Article 1400.

East Fallowfield Township shall schedule a public hearing on the matter in order to determine that the proposed use is consistent with the requirements of all applicable sections of the Township's Zoning Ordinance. The Township shall provide public notice as to the time and date of the required hearing.

Very truly yours,
EDWARD B. WALSH & ASSOC., INC.

Ashley S Hickman

Ashley Hickman, E.I.T.

cc: East Fallowfield Township
file

Mailing List in Accordance with Conditional Use Application Form

UPI # 47-9-2
Ronald & Annette Whitney
2127 Strasburg Road
East Fallowfield, PA 19320-4464

UPI # 47-9-1
Russell A Shaible
2131 Strasburg Road
Coatesville, PA 19320-4464

UPI # 47-8-32
Harry Benjamin Rowe
2132 Strasburg Road
East Fallowfield, PA 19320-4464

UPI # 47-5-78.6
Jon R & Wanda K Thompson
100 Sycamore Lane
Coatesville, PA 19320-4402

UPI # 47-5-78.7
Gloria C & Greg C Weatherby
3316 Morningside Drive
Wilmington, DE 19810-3207

UPI # 47-8-31.2
Robert F & Ann E Hennessy
2136 Strasburg Road
East Fallowfield, PA 19320-4464

UPI # 47-8-21.5 / 47-8-21.4
Richard & Jeannine L Schrack
2137 Strasburg Road
Coatesville, PA 19320-4464

UPI # 47-8-21.3
Angela Lynn Baker
2141 Strasburg Road
East Fallowfield, PA 19320-4464

UPI # 47-8-21.2-E
John C & Joyce S Pechin
2143 Strasburg Road
East Fallowfield, PA 19320-4464

UPI # 47-8-21.1
Warrenn R & Linda D Steinacker
2145 Strasburg Road
East Fallowfield, PA 19320-4464

UPI # 47-8-20.1-E
Doe Run Presbyterian Church
c/o Pat Johnston
3104 Doe Run Church Road
Coatesville, PA 19320-4459

UPI # 47-9-14.1A
Anne Carlino
130 Fairview Road
East Fallowfield, PA 19320-4447

UPI # 47-6-65
Theodore S & Helen S Wilson
101 Fineskinde Farm Lane
East Fallowfield, PA 19320-4430

UPI # 47-5-80.2
Michael & Sarah Aschenbach
140 Mink Hollow Road
Coatesville, PA 19320-4400

UPI # 47-5-80.3
Kathleen Obrien & Marc Drapikowski
187 Mink Hollow Road
East Fallowfield, PA 19320-4420

UPI # 47-5-78.8
Sun Castle Corp
104 Sycamore Lane
Coatesville, PA 19320-4402

UPI # 47-5-78.15
Linda Cowan
106 Sycamore Lane
East Fallowfield, PA 19320-4402

UPI # 47-5-78.14
Francis D Jr. & Sharon R Houck
108 Sycamore Lane
East Fallowfield, PA 19320-4402

UPI # 47-5-78.13
Allen W Jr. & Sallie M Mummert
110 Sycamore Lane
East Fallowfield, PA 19320-4402

UPI # 47-5-78.12
Harry R & Patsy A Johnston
112 Sycamore Lane
East Fallowfield, PA 19320-4402

UPI # 47-5-78.16G
Michael J & Linda J Bergmeister
50 Carlin Drive
East Fallowfield, PA 19320-4410

UPI # 47-5-78
John T & Arlette P Wright
55 Carlin Drive
Coatesville, PA 19320-4407

UPI # 47-5-78.16H
Parke B & Jacqueline L Mccarraher
60 Carlin Drive
East Fallowfield, PA 19320-4410

UPI # 47-5-78.16J
Mark W & Linda K Miller
65 Carlin Drive
East Fallowfield, PA 19320-4407

Certified Mail Return Receipts

7009 3410 0001 8390 0177

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

#3080 Cond Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

Sent To: Russell A Shaible
Street, Apt. No., or PO Box No.: 2131 Strasburg Road
City, State, ZIP+4: Coatesville, PA 19320-4464

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Russell A Shaible
2131 Strasburg Road
Coatesville, PA 19320-4464

COMPLETE THIS SECTION ON DELIVERY

A. Signature X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name): A. Russell Schaible C. Date of Delivery: 6/10/10

D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0177

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0191

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

#3080 Cond Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

Sent To: Jon R & Wanda K Thompson
Street, Apt. No., or PO Box No.: 100 Sycamore Lane
City, State, ZIP+4: Coatesville, PA 19320-4402

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

Jon R & Wanda K Thompson
100 Sycamore Lane
Coatesville, PA 19320-4402

COMPLETE THIS SECTION ON DELIVERY

A. Signature X [signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name): Jon R. Thompson C. Date of Delivery: 5/29/10

D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0191

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0207

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

#3080 Conduct Notice E

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$5.54

Postmark Here: Mailed 5/27/10 PM

Sent To: Gloria C & Greg C Weatherby
Street, Apt. No., or PO Box No.: 3316 Morningside Drive
City, State, ZIP+4: Wilmington, DE 19810-3207

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gloria C & Greg C Weatherby
3316 Morningside Drive
Wilmington, DE 19810-3207

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X Gloria Weatherby ☐ Agent ☐ Addressee

B. Received by (Printed Name): Gloria Weatherby C. Date of Delivery: 6-1-10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0207

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

JUN - 1 2010 WILMINGTON DE 19809

7009 3410 0001 8390 0184

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

#3080 Conduct Notice E

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
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City, State, ZIP+4: East Fallowfield, PA 19320-4464

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Harry Benjamin Rowe
2132 Strasburg Road
East Fallowfield, PA 19320-4464
Twp.

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X Harry B. Rowe ☐ Agent ☐ Addressee

B. Received by (Printed Name): Harry B. Rowe C. Date of Delivery: 6/1/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0184

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0405

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

#3080 Cordale Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$5.54

Mailed
Postmark Here
5/27/10
PM

Sent To
Denise Miller
Street, Apt. or PO Box
East Fallowfield Township Secretary
City, State
2264 Strasburg Road
East Fallowfield, PA 19320

PS Form
Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Denise Miller
East Fallowfield Township Secretary
2264 Strasburg Road
East Fallowfield, PA 19320

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Clarey Young ☐ Agent ☐ Addressee

B. Received by (Printed Name) Terry Young C. Date of Delivery 6/1/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

TERR

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service la) 7009 3410 0001 8390 0405

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0214

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

#3080 Cordale Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$5.54

Mailed
Postmark Here
5/27/10
PM

Sent
Robert F & Ann E Hennessy
Street, Apt. or PO Box
2136 Strasburg Road
City, State
East Fallowfield, PA 19320-4464

PS Form
Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert F & Ann E Hennessy
2136 Strasburg Road
East Fallowfield, PA 19320-4464
Twp.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Ann E. Hennessy ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from servic) 7009 3410 0001 8390 0214

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0382

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

#3080 Cmd Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$5.54

Postmark Here

Mailed 5/27/10 PM

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

Parke B & Jacqueline L Mccarraher
60 Carlin Drive
East Fallowfield, PA 19320-4410

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Parke B & Jacqueline L Mccarraher
60 Carlin Drive
East Fallowfield, PA 19320-4410
TWP.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) Jacqueline M Carraher
C. Date of Delivery 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0382

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0399

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

#3080 Cmd Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$5.54

Postmark Here

Mailed 5/27/10 PM

Sent To
Street, Apt. No., or PO Box No.
City, State, ZIP+4

Mark W & Linda K Miller
65 Carlin Drive
East Fallowfield, PA 19320-4407

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mark W & Linda K Miller
65 Carlin Drive
East Fallowfield, PA 19320-4407
TWP.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) Mark W. Miller
C. Date of Delivery 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0399

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0368

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

#3080 Cond. Use Notice E

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

Sent To: Michael J & Linda J Bergmeister
Street, Apt. No., or PO Box No.: 50 Carlin Drive
City, State, ZIP+4: East Fallowfield, PA 19320-4410

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael J & Linda J Bergmeister
50 Carlin Drive
East Fallowfield, PA 19320-4410

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X Michael Bergmeister ☐ Agent ☒ Addressee

B. Received by (Printed Name): Michael J. Bergmeister C. Date of Delivery: 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label): 7009 3410 0001 8390 0368

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0375

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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For delivery information visit our website at www.usps.com

#3080 Cond. Use Notice E

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

Sent To: John T & Arlette P Wright
Street, Apt. No., or PO Box No.: 55 Carlin Drive
City, State, ZIP+4: Coatesville, PA 19320-4407

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John T & Arlette P Wright
55 Carlin Drive
Coatesville, PA 19320-4407

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X John Wright ☐ Agent ☒ Addressee

B. Received by (Printed Name): John Wright C. Date of Delivery: 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label): 7009 3410 0001 8390 0375

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0344

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#3080 Cond. Abe. Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

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City

Allen W Jr. & Sallie M Mummert
110 Sycamore Lane
East Fallowfield, PA 19320-4402

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Allen W Jr. & Sallie M Mummert
110 Sycamore Lane
East Fallowfield, PA 19320-4402
Twp.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name): Scott Mummert
C. Date of Delivery: 5/29/10

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service lab.) 7009 3410 0001 8390 0344

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0351

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#3080 Cond. Abe. Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

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Harry R & Patsy A Johnston
112 Sycamore Lane
East Fallowfield, PA 19320-4402

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Harry R & Patsy A Johnston
112 Sycamore Lane
East Fallowfield, PA 19320-4402
Twp.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Patsy A. Johnston ☐ Agent ☒ Addressee

B. Received by (Printed Name): Patsy A. Johnston
C. Date of Delivery: 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0351

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0320

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#3080 Land Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Mailed
Postmark Here
5/27/10
PM

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Linda Cowan
106 Sycamore Lane
East Fallowfield, PA 19320-4402

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Linda Cowan
106 Sycamore Lane
East Fallowfield, PA 19320-4402
TWP

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Donald J. Dallas ☒ Agent ☐ Addressee

B. Received by (Printed Name) Donald J. Dallas
C. Date of Delivery 6/2/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0320

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0337

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#3080 Land Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Mailed
Postmark Here
5/27/10
PM

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Francis D Jr. & Sharon R Houck
108 Sycamore Lane
East Fallowfield, PA 19320-4402

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Francis D Jr. & Sharon R Houck
108 Sycamore Lane
East Fallowfield, PA 19320-4402
TWP

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☒ Addressee

B. Received by (Printed Name) J. Houck
C. Date of Delivery 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0337

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0306

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#3080 Cmd Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

Sent To: Kathleen Obrien & Marc Drapikowski
Street, Apt. No., or PO Box No.: 187 Mink Hollow Road
City, State, ZIP+4: East Fallowfield, PA 19320-4420

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kathleen Obrien & Marc Drapikowski
187 Mink Hollow Road
East Fallowfield, PA 19320-4420
Twp

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X Kathleen O'Brien ☐ Agent ☐ Addressee

B. Received by (Printed Name): Kathleen O'Brien C. Date of Delivery: 6/12/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label): 7009 3410 0001 8390 0306

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0313

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#3080 Cmd Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

Sent To: Sun Castle Corp
Street, Apt. No., or PO Box No.: 104 Sycamore Lane
City, State, ZIP+4: Coatesville, PA 19320-4402

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sun Castle Corp
104 Sycamore Lane
Coatesville, PA 19320-4402

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X ☐ Agent ☐ Addressee

B. Received by (Printed Name): Denise Delaney C. Date of Delivery: 6/1/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label): 7009 3410 0001 8390 0313

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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#3080 Cond. Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

Sent To: Theodore S & Helen S Wilson
Street, Apt. No., or PO Box No.: 101 Fineskinde Farm Lane
City, State, ZIP+4: East Fallowfield, PA 19320-4430

PS Form 3800, August 2006 See Reverse for Instructions

7009 3410 0001 8390 0283

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Theodore S & Helen S Wilson
101 Fineskinde Farm Lane
East Fallowfield, PA 19320-4430
Twp.

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X Ann Wilson ☒ Agent ☐ Addressee

B. Received by (Printed Name): Ann Wilson — C. Date of Delivery: 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label): 7009 3410 0001 8390 0283

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

#3080 Cond. Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 AM

Sent To: Michael & Sarah Aschenbach
Street, Apt. No., or PO Box No.: 140 Mink Hollow Road
City, State, ZIP+4: Coatesville, PA 19320-4400

PS Form 3800, August 2006 See Reverse for Instructions

7009 3410 0001 8390 0290

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael & Sarah Aschenbach
185 Mink Hollow Road
Coatesville, PA 19320-4400

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X Michael Aschenbach ☐ Agent ☒ Addressee

B. Received by (Printed Name): Michael Aschenbach — C. Date of Delivery: 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label): 7009 3410 0001 8390 0290

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0252

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
#3080 Land Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

Sent To: Warrenn R & Linda D Steinacker
Street, Apt. No., or PO Box No.: 2145 Strasburg Road
City, State, ZIP+4: East Fallowfield, PA 19320-4464

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Warrenn R & Linda D Steinacker
2145 Strasburg Road
East Fallowfield, PA 19320-4464
Twp.

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X Warren R. Steinacker ☐ Agent ☒ Addressee

B. Received by (Printed Name): Warren R. Steinacker C. Date of Delivery: 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0252

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0269

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#3080 Land Use Notice

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 5.54

Postmark Here: Mailed 5/27/10 PM

Sent To: Doe Run Presbyterian Church
Street, Apt. No., or PO Box No.: c/o Pat Johnston
City, State, ZIP+4: 3104 Doe Run Church Road
Coatesville, PA 19320-4459

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Doe Run Presbyterian Church
c/o Pat Johnston
3104 Doe Run Church Road
Coatesville, PA 19320-4459

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name): Bonnie Crowe C. Date of Delivery: 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0269

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0238

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#3080 Could Not Deliver

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$5.54

Mailed
Postmark Here
5/27/10
PM

Angela Lynn Baker
2141 Strasburg Road
East Fallowfield, PA 19320-4464

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Angela Lynn Baker
2141 Strasburg Road
East Fallowfield, PA 19320-4464
TWP.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Angela Castro ☐ Agent ☒ Addressee

B. Received by (Printed Name) Angela Castro
C. Date of Delivery 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0238

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0245

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#3080 Could Not Deliver

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$5.54

Mailed
Postmark Here
5/27/10
PM

John C & Joyce S Pechin
2143 Strasburg Road
East Fallowfield, PA 19320-4464

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John C & Joyce S Pechin
2143 Strasburg Road
East Fallowfield, PA 19320-4464
TWP.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☒ Addressee

B. Received by (Printed Name) John C. Pechin Sr.
C. Date of Delivery 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0245

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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#3080 Cmd Use Notice DE

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$5.54

Postmark Here: Mailed 5/27/10 PM

7009 3410 0001 8390 0412

Ronald & Annette Whitney
2127 Strasburg Road
East Fallowfield, PA 19320-4464

Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ronald & Annette Whitney
2127 Strasburg Road
East Fallowfield, PA 19320-4464
TWP

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☒ Addressee

B. Received by (Printed Name): Ronald Whitney

C. Date of Delivery: 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0412

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#3080 Cmd Use Notice DE

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$5.54

Postmark Here: Mailed 5/27/10 PM

7009 3410 0001 8390 0221

Richard & Jeannine L Schrack
2137 Strasburg Road
Coatesville, PA 19320-4464

Instructions

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Richard & Jeannine L Schrack
2137 Strasburg Road
Coatesville, PA 19320-4464

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☒ Addressee

B. Received by (Printed Name): Richard Schrack

C. Date of Delivery: 5/29/10

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 3410 0001 8390 0221

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

7009 3410 0001 8390 0276

U.S. Postal Service
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#3080 Fond Du Lac WI 53DE

Postage	$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$5.54

Mailed

Postmark Here

5/27/10

PM

Sent To

Street, Apt. No., or PO Box No.

City, State, ZIP+4

Anne Carlino
130 Fairview Road
East Fallowfield, PA 19320-4447

PS Form 3800, August 2006 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Anne Carlino
130 Fairview Road
East Fallowfield, PA 19320-4447
TUP -

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service) 7009 3410 0001 8390 0276

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Environmental Impact Assessment (EIA) Report

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

for the proposed

Real Estate Finders, LLC (Abrahams)
Residential Subdivision

East Fallowfield Township, Chester County, PA

June 15, 2010

Prepared for:

Real Estate Finders, LLC
702 Lenape Road
West Chester, PA 19382
610-431-4554

Prepared by:

Edward B. Walsh & Associates, Inc.
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

EBW Project 3080

ENVIRONMENTAL IMPACT ASSESSMENT:

The purpose of this study is to insure the adequate analysis of site features results in design which to the greatest extent possible, preserves and incorporates open space, historic, visual, and other community resources within the Real Estate Finders, LLC (Abrahams) development plans. Site features are identified and analyzed for their general character and visual characteristics in this study. Community services and facilities, which could reasonably be used to serve the residential subdivision, are identified as well. To conclude this study, assessment of impacts and mitigation of negative impacts in relation to the proposed development are explained. An Environmental Impact Assessment is required under the East Fallowfield Zoning Ordinance Section 1814.B.2. as a component of a conditional use application. The subdivision plans are in final stage, as the preliminary plans have been approved by the East Fallowfield Township Board of Supervisors.

1. Identification of Site Features

An Existing Features Plan, Sheet 4 of 17, is provided as a component of the subdivision plans. The site features are identified on the plan sheet in accordance with Section 504.A of the East Fallowfield Township Subdivision and Land Development Ordinance (SLDO). The project tract consists primarily of meadow vegetation with an area of woodlands located in the northern portion of the tract. A tree line along the eastern and western tract boundary exists as well. There is an isolated pocket of wetlands located in the southern portion of the tract. A separate wetlands delineated area is located around the existing spring house and Tributary to West Branch Brandywine Creek in the southeast corner of the tract boundary. Steep slopes (15%-25% and >25%) are depicted on Sheet 4 of 17. The steep slopes are primarily located in the southern area of the project tract. There are two (2) existing dwellings on the project tract. The dwellings are to remain and be subdivided within Lots 1 and 2. The structures on Lot 1, consisting of an existing dwelling, garage, barn, and spring house are considered historic. Soil classification and test pit locations are indicated on Sheet 4 of 17.

2. Analysis of Site Features

The project tract is approximately 34.75 acres in area. 3.69 acres of the tract are woodlands, which provide a barrier along the northern, western and eastern property tract boundary lines. The tree line along the western property line is more sparse than the northern or eastern property lines but does provide some visual buffer from the neighboring properties. The tract is composed primarily of three (3) drainage areas. The drainage areas are considered to drain towards the west property boundary, east property boundary, and Strasburg Road. A ridge line exists towards the center of the tract to help separate the drainage areas. The isolated pocket of wetlands contains a natural spring which supports its comparably dense vegetation to its surroundings. The larger wetlands area and tributary are located east of the existing and to remain historic structures. The historic structures and tributary provide a traditional view from Strasburg Road. Steep slopes areas appear to originate from the bank grading of

Strasburg Road and also existing ground as it slopes toward the tributary. From Strasburg Road, the bank grading provides a visual buffer from the street and the majority of the tract. Other than the hydric soils surrounding the tributary, the project tract consists of silt loam soils falling under the Type 'B' classification and considered well-draining soils. Test pits were performed in areas for proposed septic systems. The Sewage Facilities Planning Module has been reviewed and approved by East Fallowfield Township, Chester County Health Department, and Pennsylvania Department of Environmental Protection.

3. Identification of Community Services and Facilities

Attached are maps and locations of community services and facilities that would potentially service the development. The maps are from the Chester County Planning Commission Community Profiles. The project tract is located on the north side of Strasburg Road and is accessible to various community services and facilities.

4. Assessment of Impacts

Positive Impacts:
The landscape plan, Sheets 11 and 12 of 17, provide proposed deciduous trees, evergreen trees, and shrubs designed to buffer the property views from neighboring property owners. Additional landscaping is provided to buffer the cemetery property located southwest of the project tract and also the historic structures on proposed Lot 1. The sight distance from the Lot 1 driveway is proposed to be improved by means of bank grading. This improvement will result in a much more safe entrance and exit for Lot 1. A grass swale is now proposed along Strasburg Road to create a defined drainage conveyance towards the existing tributary. The swale will assist in reducing the storm water flow on Strasburg Road. The applicant is proposing to offer a fee in lieu of open space, in which the township park and recreation commission has agreed upon.

Negative Impacts:
The development will create impervious surfaces consisting of the proposed paved access road, Lily Rose Lane, along with paved driveways and houses for each of the nine (9) new lots. The impervious surfaces produce a change in ground cover which is incapable of infiltration, while increasing the flow rates of storm water runoff. Of the 3.69 acres of existing woodlands, 0.14 acres are proposed to be cleared. At the front of proposed Lot 1, an existing evergreen tree is proposed to be removed and replaced due to the sight distance improvement. There will be steep slope disturbance in order to construct the proposed bank grading, roadside swale, and access road. The very steep slope disturbance, proposed to improve sight distance, results in a conditional use application per the township codes.

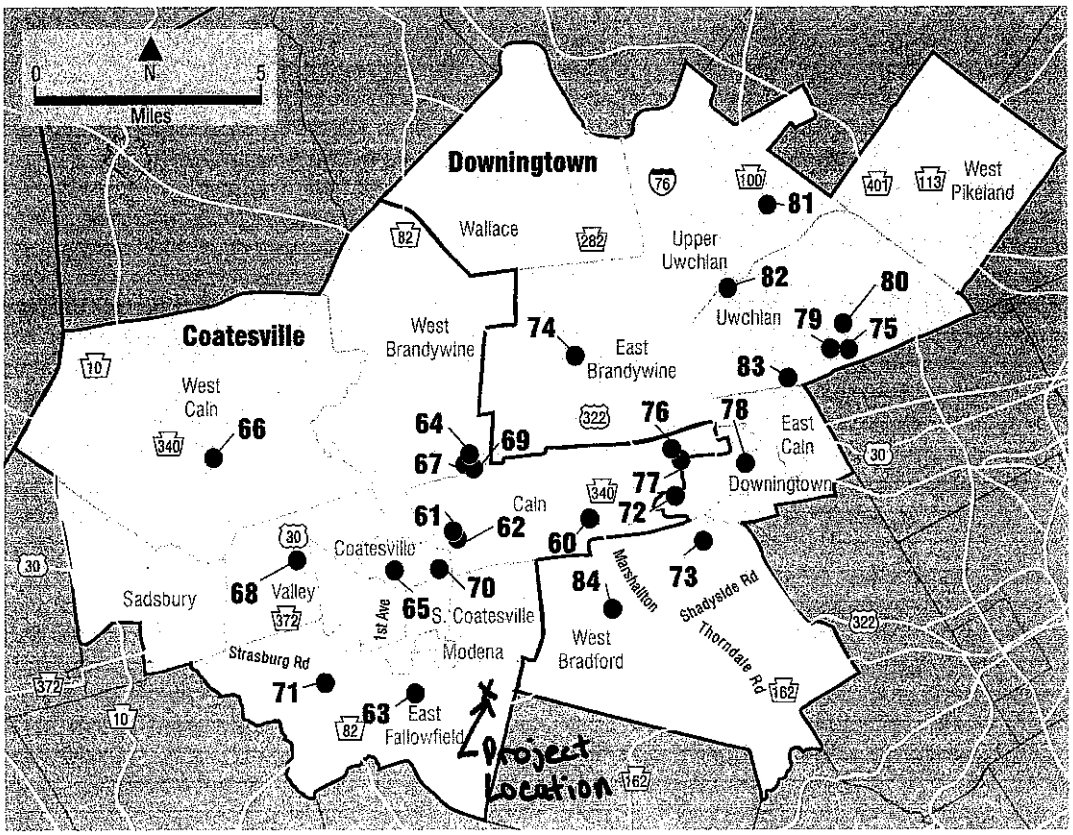
5. Mitigation of Negative Impacts
Storm water BMPs are proposed to detain and recharge the additional storm water flows produced by the change in ground cover. There are two (2) underground infiltration beds and

one (1) underground detention bed proposed to control the increased runoff from Lily Rose Lane. Additionally, each of the nine (9) lots with new dwellings has recharge beds proposed to capture the roof drains and portions of their driveways. The 0.14 acres of woodlands disturbance is 3.8% of the total existing woodlands on-site and is well within township requirements. During construction, a limit of disturbance is to be staked according to the final plans. The existing evergreen tree is proposed to be replaced after the bank has been fully graded. The proposed tree will provide shade to the existing historic dwelling. The steep slope disturbance will be limited to adhere to township standards by staking a limit of disturbance and prohibiting construction vehicles from undisturbed areas.

Conclusion

In conclusion, the proposed subdivision along with the associated improvements will not have a significant impact on the existing site features and is capable of being sufficiently serviced by the existing community services and facilities. The preliminary subdivision plans were reviewed and approved by East Fallowfield Township engineer, historical commission, landscaping consultant, park and recreation commission, fire marshal, emergency services coordinator, planning commission, and board of supervisors. Outside agency approval has been obtained by Pennsylvania Department of Transportation, Chester County Conservation District, Chester County Health Department, Pennsylvania Department of Environmental Protection, and AT&T. This environmental impact assessment is in support of the subdivision plans in their final stage.

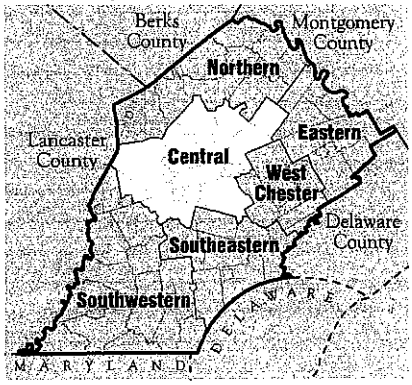
Figure 7-1 Public Schools and Enrollment



Legend

- Public School
- School District Border
- Municipal Border
- Major Road

Community Location in Chester County



School districts

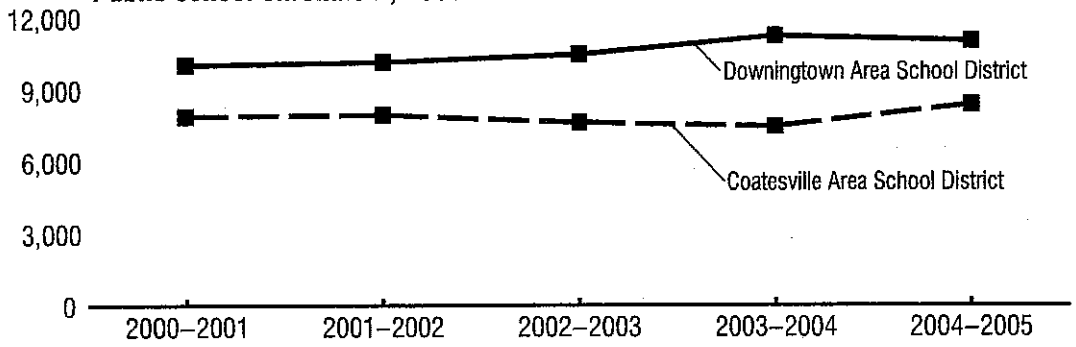
Coatesville Area School District
545 East Lincoln Highway
Coatesville, PA 19320
610-466-2400
www.coatesville.k12.pa.us

Downingtown Area School District
126 Wallace Avenue
Downingtown, PA 19335
610-269-8460
www.dasd.org

Map ID	Public schools	School district
60	Caln Elementary	Coatesville
61	Coatesville Area 9/10 Center	Coatesville
62	Coatesville Area Senior High	Coatesville
63	East Fallowfield Elementary	Coatesville
64	Friendship Elementary	Coatesville
65	Gordon Elementary	Coatesville
66	Kings Highway Elementary	Coatesville
67	North Brandywine Middle	Coatesville
68	Rainbow Elementary	Coatesville
69	Reeceville Elementary	Coatesville
70	Scott Middle	Coatesville
71	South Brandywine Middle	Coatesville
72	Beaver Creek Elementary	Downingtown
73	Bradford Heights Elementary	Downingtown
74	Brandywine Wallace Elementary	Downingtown
75	Downingtown East High	Downingtown
76	Downingtown Middle	Downingtown
77	Downingtown West High	Downingtown
78	East Ward Elementary	Downingtown
79	Lionville Elementary	Downingtown
80	Lionville Middle	Downingtown
81	Pickering Valley Elementary	Downingtown
82	Shamona Creek Elementary	Downingtown
83	Uwchlan Hills Elementary	Downingtown
84	West Bradford Elementary	Downingtown

Source: Chester County Intermediate Unit, 2005

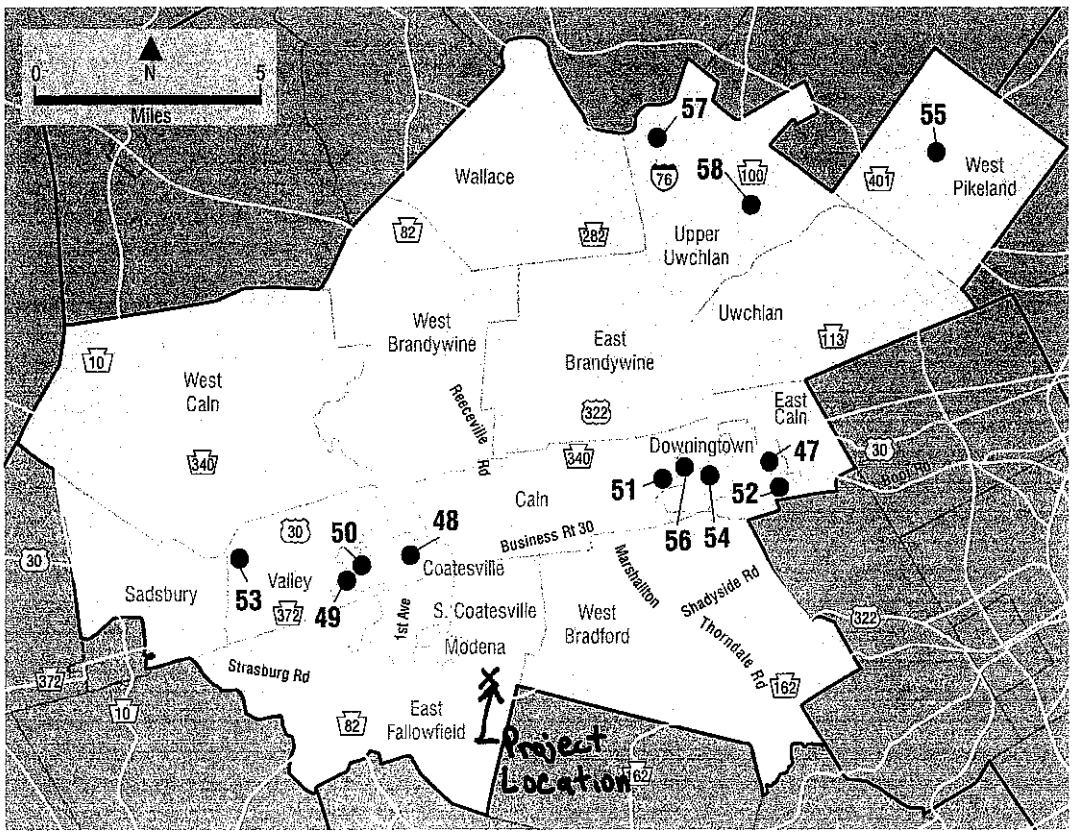
Public school enrollment, 2000–2005



School district	2000–2001	2001–2002	2002–2003	2003–2004	2004–2005
Coatesville Area School District	7,896	7,962	7,639	7,472	8,378
Downingtown Area School District	10,040	10,167	10,486	11,251	11,027

Source: Chester County Intermediate Unit

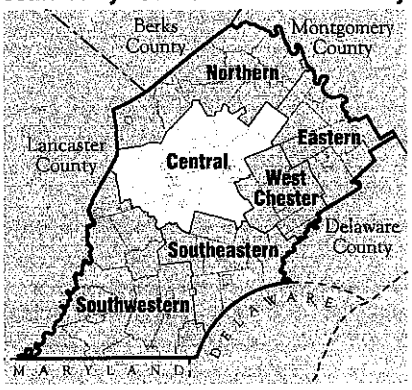
Figure 7-2 Private Schools



Legend

- Private School
- Community Border
- Municipal Border
- Major Road

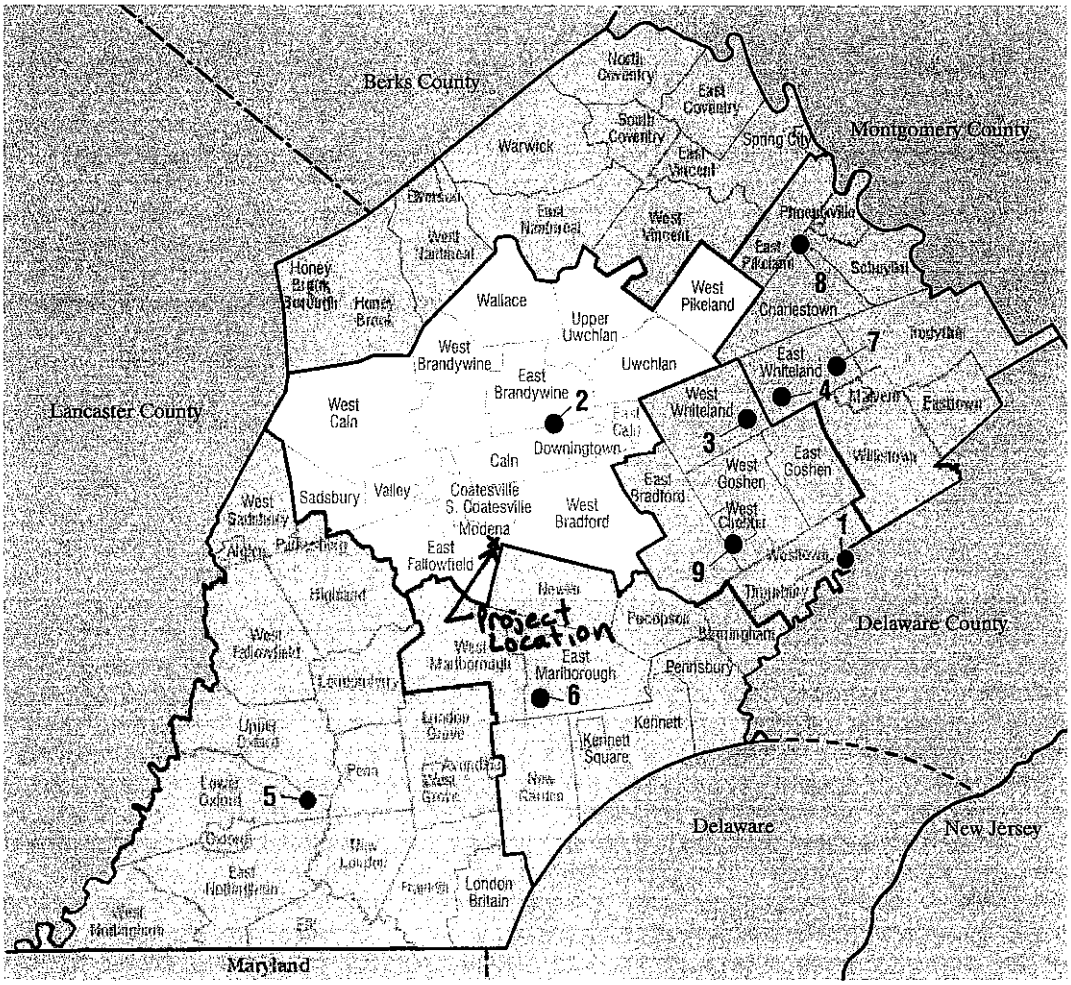
Community Location in Chester County



Map ID	Private schools
47	Bishop Shanahan High
48	Coatesville Area Catholic Elementary
49	Coatesville Area Catholic Junior High
50	Coatesville Area Catholic Middle School
51	Copeland Run Academy
52	Devereux School Cares
53	Lan-Chester Christian School
54	Landmark Christian School
55	Montgomery
56	Saint Joseph Elementary
57	Upattinas
58	Windsor Christian Academy

Source: Chester County Intermediate Unit; Chester County Planning Commission, 2005

Figure 7-3 Higher Education Facilities



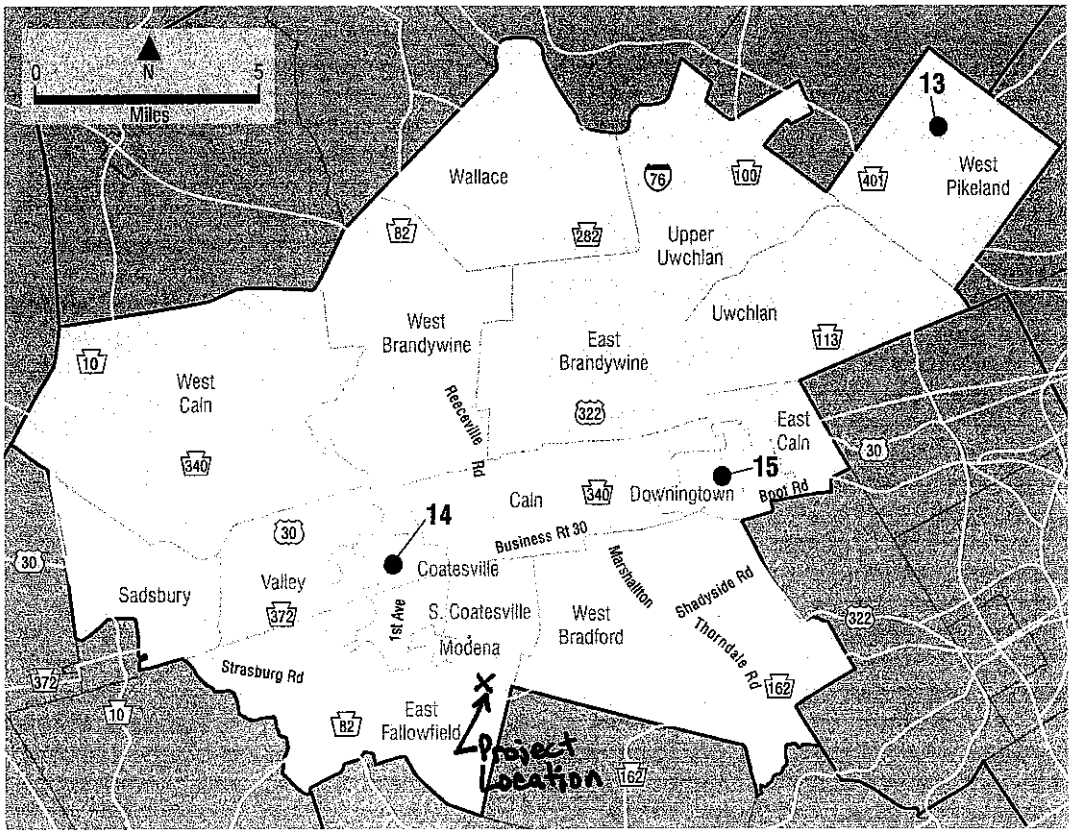
Legend

- Higher Education Facility
- Municipal Border
- Community Border

Map ID	Higher education facilities
1	Cheyney University
2	Delaware County Community College (Downingtown)
3	Delaware County Community College (Exton)
4	Immaculata University
5	Lincoln University
6	New Bolton Center (University of Pennsylvania)
7	Penn State Great Valley
8	Valley Forge Christian College
9	West Chester University

Source: Chester County Planning Commission, 2005

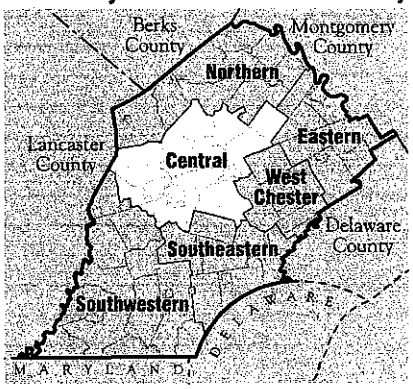
Figure 7-4 Public Libraries



Legend

- Public Library
- Community Border
- Municipal Border
- Major Road

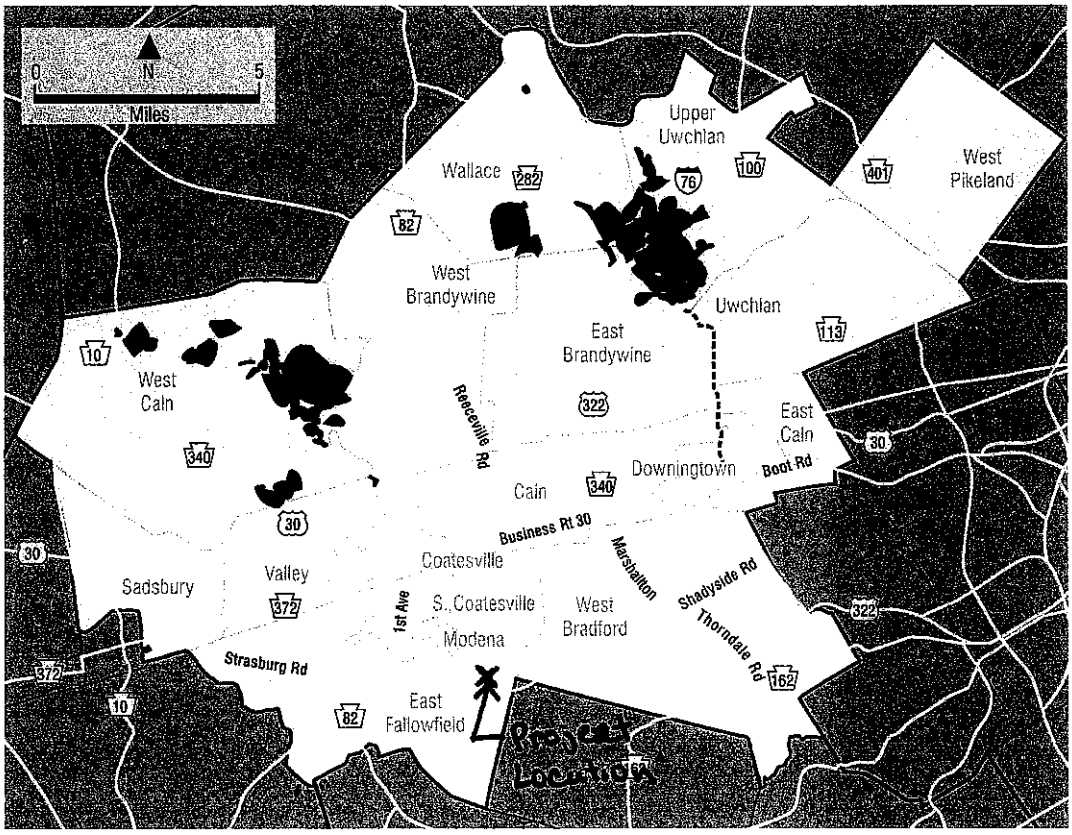
Community Location in Chester County



Map ID	Public libraries
13	Chester Springs Library
14	Coatesville Area Public Library
15	Downingtown Library

Source: Chester County Library System, 2005

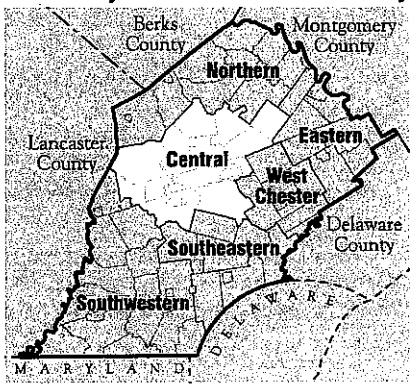
Figure 3-3 Open Space—Major Public Parks and Preserves



Legend

- Major Public Parks & Preserves
- Trail Corridor
- Municipal Border
- Community Border
- Major Road

Community Location in Chester County



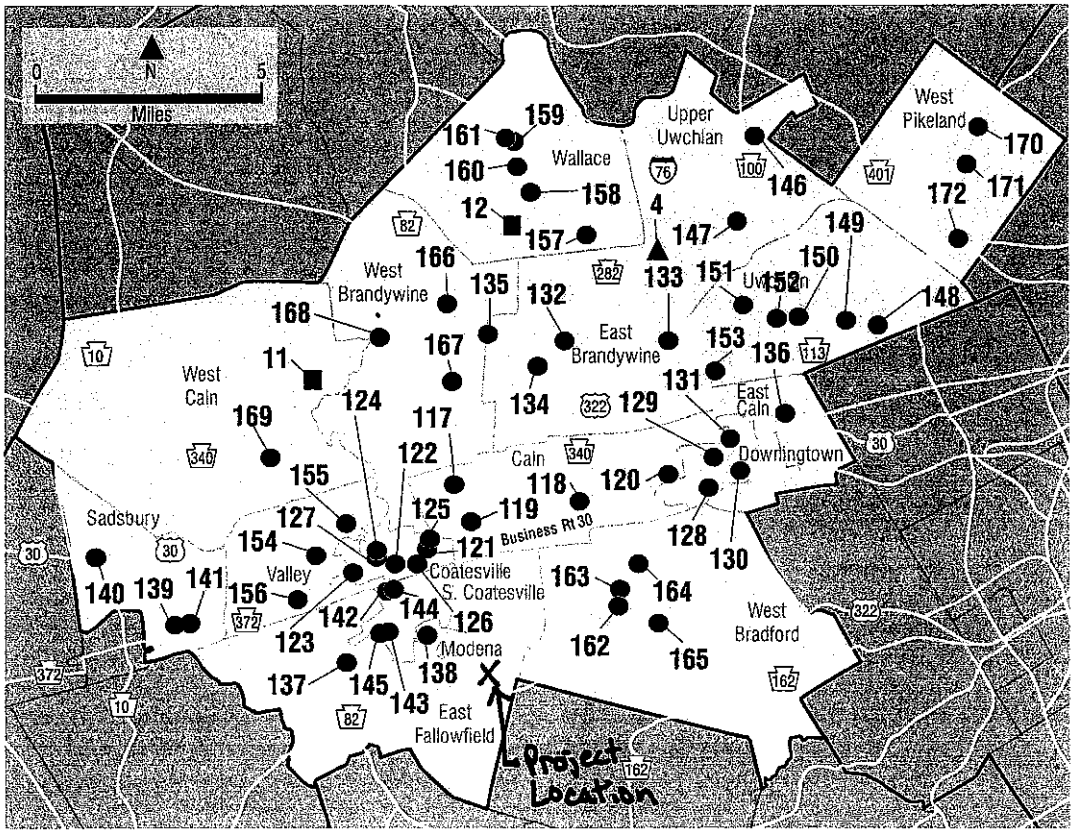
	Major public parks and preserves (total acres)
Central Community	3,700
Chester County	14,500

This figure shows land that has been preserved as open space. **Not all of this land is open for public use.** See figure 7-11 in Community Facilities for public land that is available for public use and recreation.

The total acres depicted above are an estimate generated using a GIS (geographic information system) automated calculation. It is rounded off to the nearest 100 acres, and may vary from the acreages listed in the individual deeds of each parcel within the area depicted above.

Source: Chester County Planning Commission, 2005

Figure 7-11 Parks and Recreation



Legend

- State Park
- County Park
- Municipal Park
- Municipal Border
- Community Border
- Major Road

Community Location in Chester County

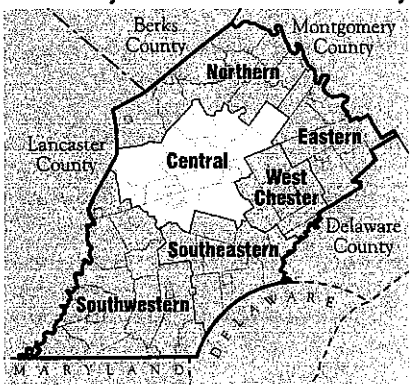
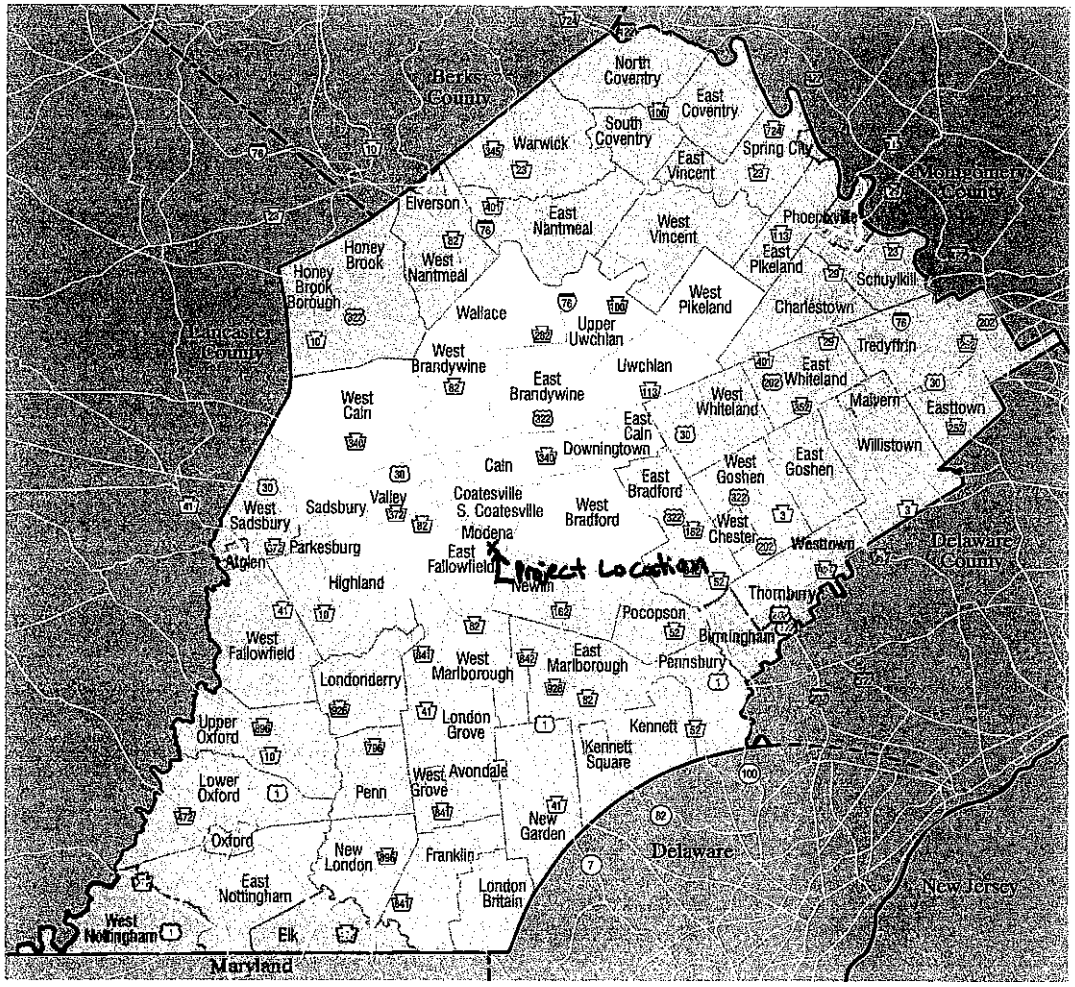


Figure 4-1 Major Road System in Chester County

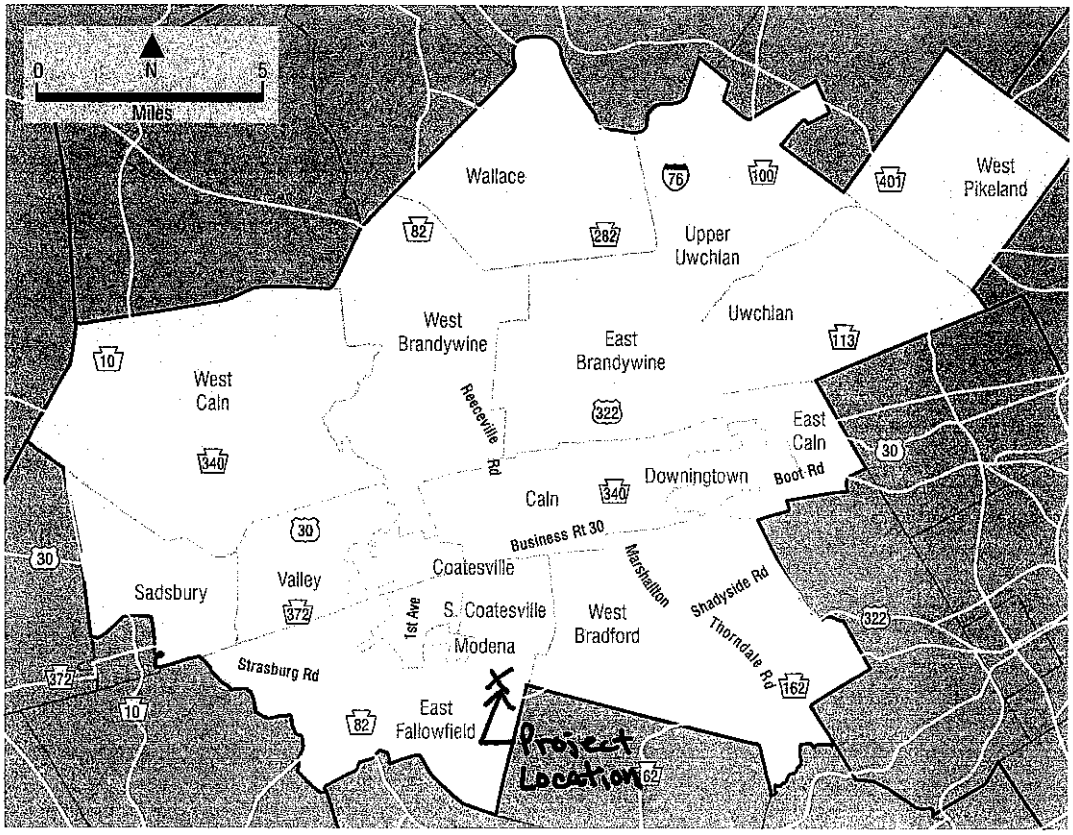


Legend

Municipal Border

Major Road

Figure 4-2 Major Road System in the Central Community



Legend

Community Border

Municipal Border

Major Road

Community Location in Chester County

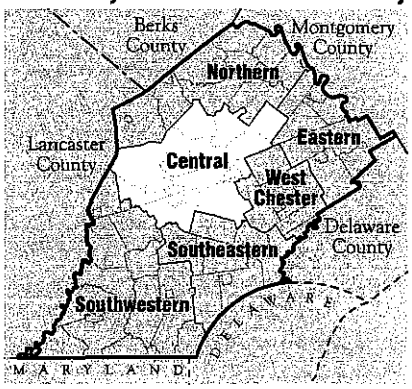
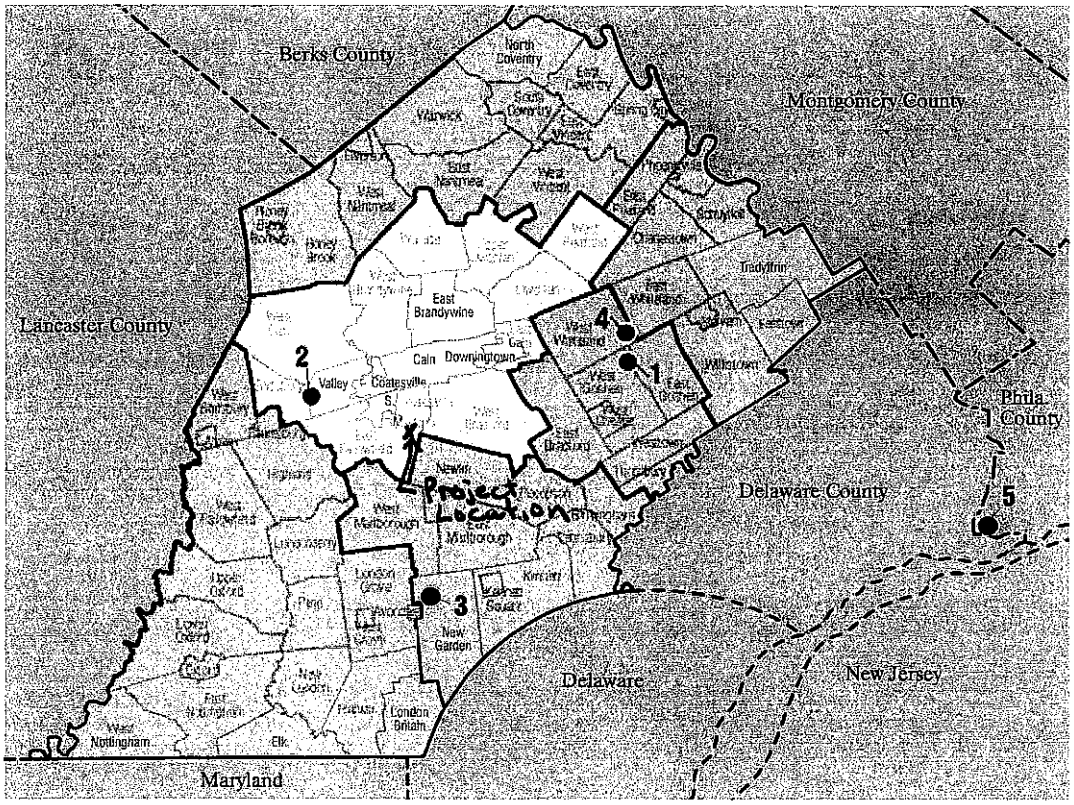


Figure 4-9 Airports



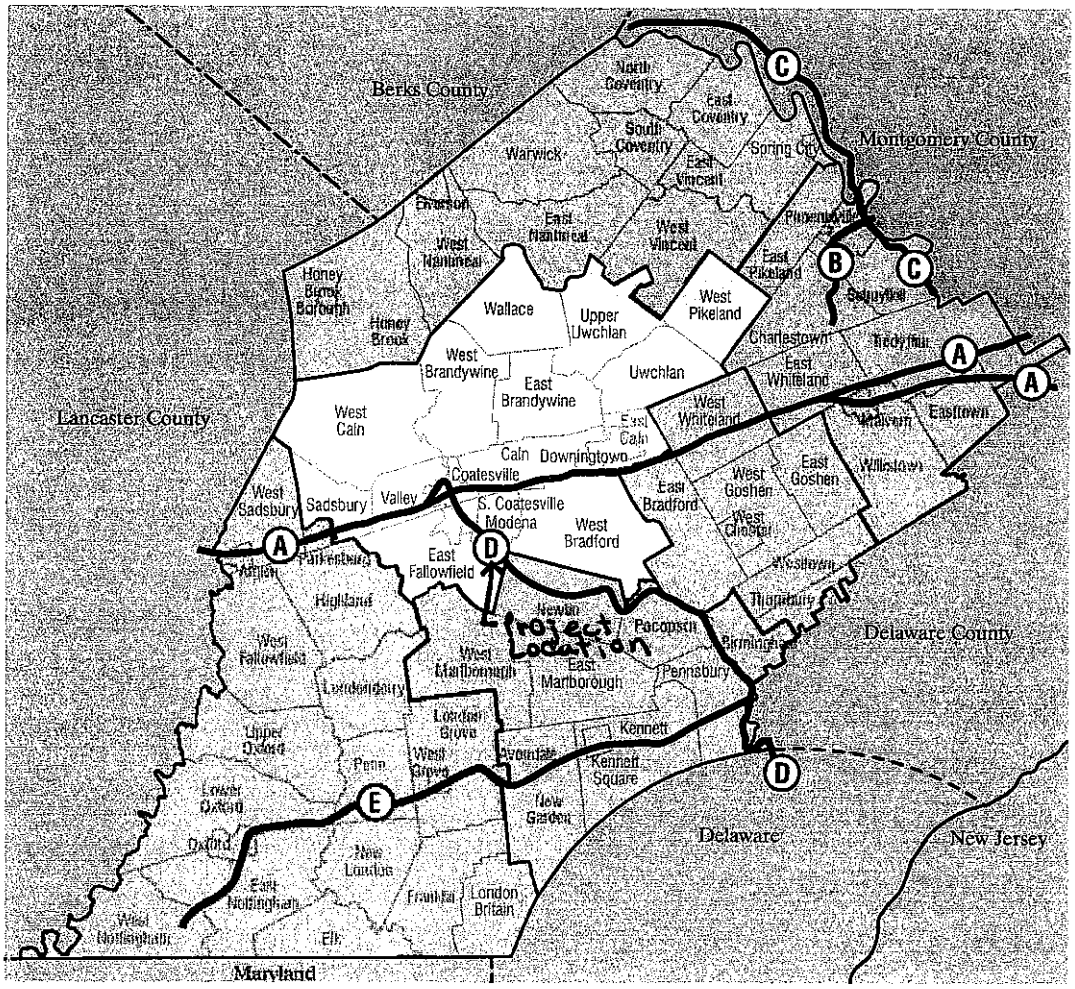
Legend

- Airport
- Community Border
- Municipal Border

Map ID	Airports
1	**Brandywine Airport** 1205 Ward Avenue West Chester, PA 19380 610-692-6100 Functional Service Category: Reliever Landing Facilities: 3012' x 50' Asphalt
2	**Chester County Airport** 1 Earhart Drive Coatesville, PA 19320 610-384-9000 Functional Service Category: Reliever Landing Facilities: 5400' x 100' Asphalt-G
3	**New Garden Airport** P.O. Box 481 Toughkenamon, PA 19374 610-268-2048 Functional Service Category: Reliever Landing Facilities: 3690' x 50' Asphalt
4	**Keystone Heliport** 1420 Phoenixville Pike West Chester, PA 19380 610-644-4430 Functional Service Category: General Aviation Landing Facilities (Helipad Dimensions): 65' x 65' Asphalt
5	**Philadelphia International Airport** 8000 Essington Avenue Philadelphia, PA 19153 Approximately 30 miles from West Chester

Source: Chester County Planning Commission, 2005

Figure 4-10 Freight Rail



Source: Chester County Planning Commission, 2005

Legend

- (A) Amtrak/Norfolk Southern
- (B) Devault Branch Norfolk Southern
- (C) Reading Main Line Norfolk Southern
- (D) Wilmington/Northern Branch East Penn Railway
- (E) Octoraro Branch East Penn Railway

Municipal Border

Community Border

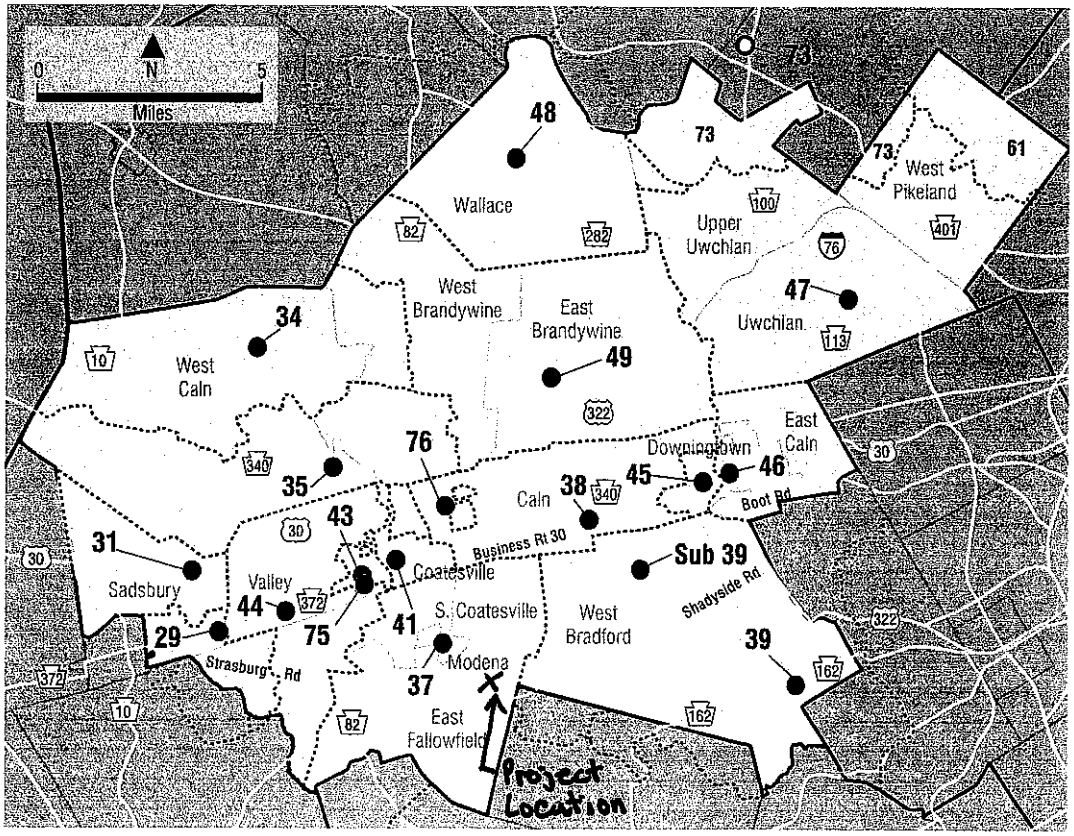
Figure 4-11 Public Transportation Serving Central Community

Coatesville Link	Krapf Coatesville Link provides bus service from Coatesville to Parkesburg. For schedules, fares, and other information contact Krapf: 1-877-873-8415 www.krapfbus.com
Coatesville Route A	Coatesville Route A provides bus service from Coatesville to West Chester. For schedules, fares, and other information contact Krapf: 1-877-873-8415 www.krapfbus.com
SEPTA 204	SEPTA 204 provides bus service from Lionville to Paoli train station. For schedules, fares, and other information contact SEPTA: 215-580-7800 www.septa.org
Amtrak	Amtrak passenger rail service is available in Chester County with stops at stations in Paoli, Exton, Downingtown, Coatesville, and Parkesburg. For schedules, fares, and other information contact Amtrak: 1-800-USA-RAIL www.amtrak.com
SEPTA R5	The SEPTA R5 regional rail line provides service between Chester County and Philadelphia. The R5 line parallels Route 30 in central Chester County. There are ten stations in the County from Thorndale Station in the west to Strafford Station near the Delaware County line in the east. For schedules, fares, and other information contact SEPTA: 215-580-7800 www.septa.org
Rover Community Transportation	Rover Community Transportation operates the Chester County Paratransit System providing shuttle buses throughout Chester County. County residents age 65 and over, Medical Assistance Card holders, and SEPTA approved ADA riders are eligible for reduced fares. For schedules, fares, and other information contact Krapf: 1-877-873-8415 www.krapfbus.com

Note: Please visit the Chester County Planning Commission's Web site at www.chesco.org/planning for a route map and updates concerning public transportation service in Chester County.

Source: Chester County Planning Commission, 2005

Figure 7-5 Fire Stations and Service Areas

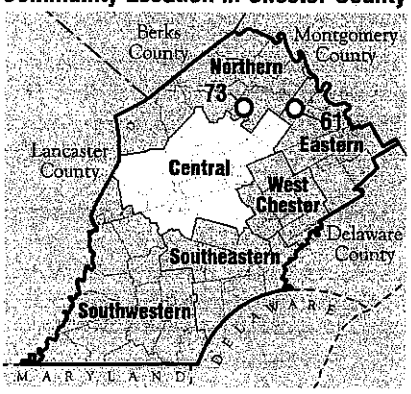


Map ID	Fire stations
29	Pomeroy
31	Sadsburyville
34	Martin's Corner
35	Wagontown
37	Modena
38	Thorndale
39	West Bradford
Sub 39	West Bradford Substation
41	Washington House (Coatesville Fire Dept.)
43	West End (Coatesville Fire Dept.)
44	Westwood
45	Alert (Downingtown Fire Dept.)
46	Minquas (Downingtown Fire Dept.)
47	Lionville
48	Glenmoore
49	East Brandywine
75	Lukens Steel
76	Coatesville VA
○ 61	Kimberton in Eastern Community
○ 73	Ludwig's Corner in Northern Comm.

Legend

- ● Fire Station in Community
- ○ Fire Station Outside Community
- ------- Service Area
- Municipal Border
- —— Community Border
- Major Road

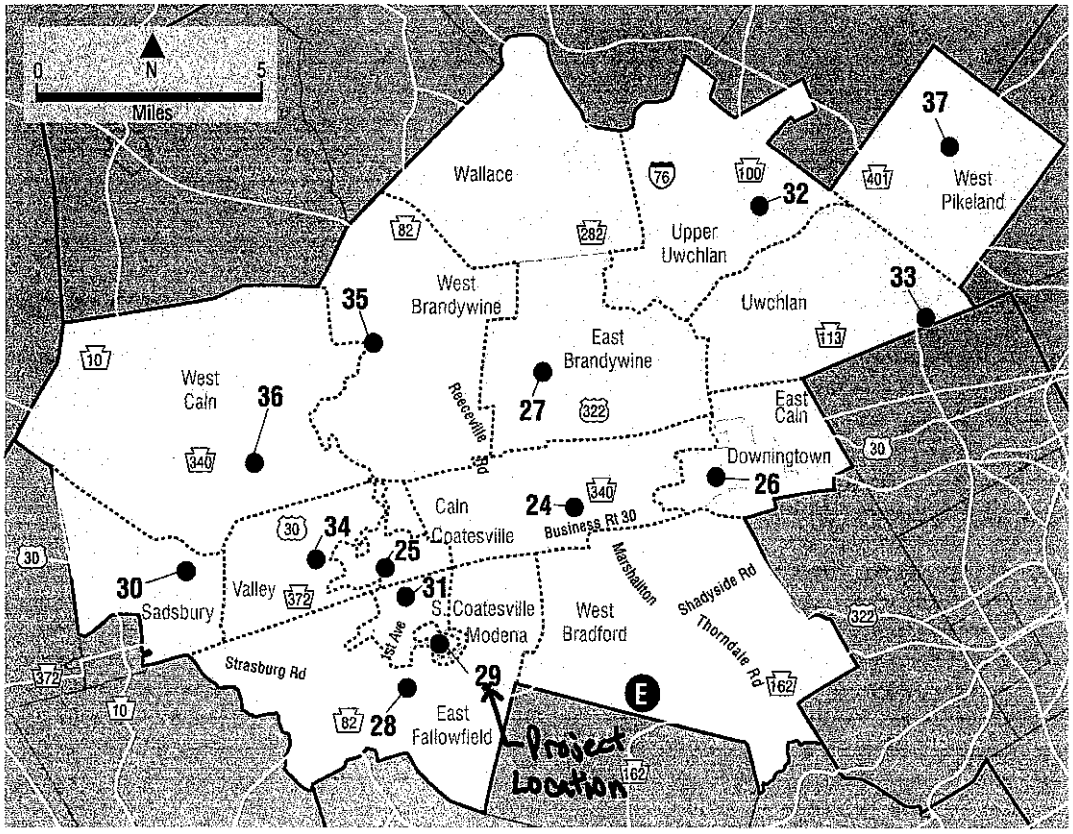
Community Location in Chester County



Note: Emergency phone number for all fire stations is 911.

Source: Chester County Department of Emergency Services, 2005

Figure 7-6 Police Services



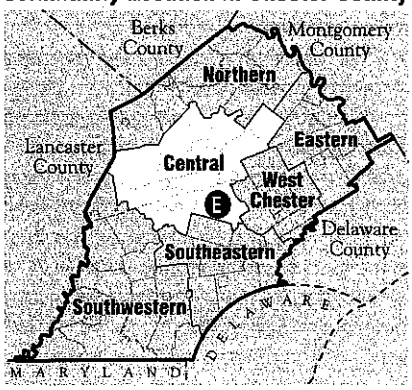
Legend

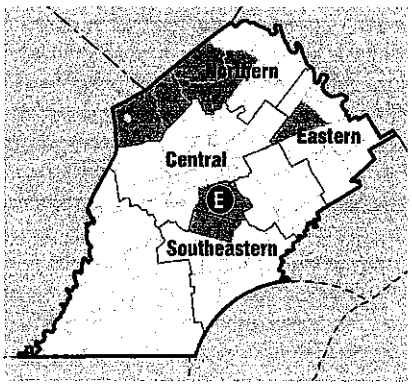
- Police Station
- Embreeville State Police Barracks
- Service Area
- Municipal Border
- Community Border
- Major Road

Embreeville State Police

- Embreeville State Police Barracks
- Embreeville State Police Service Area

Community Location in Chester County

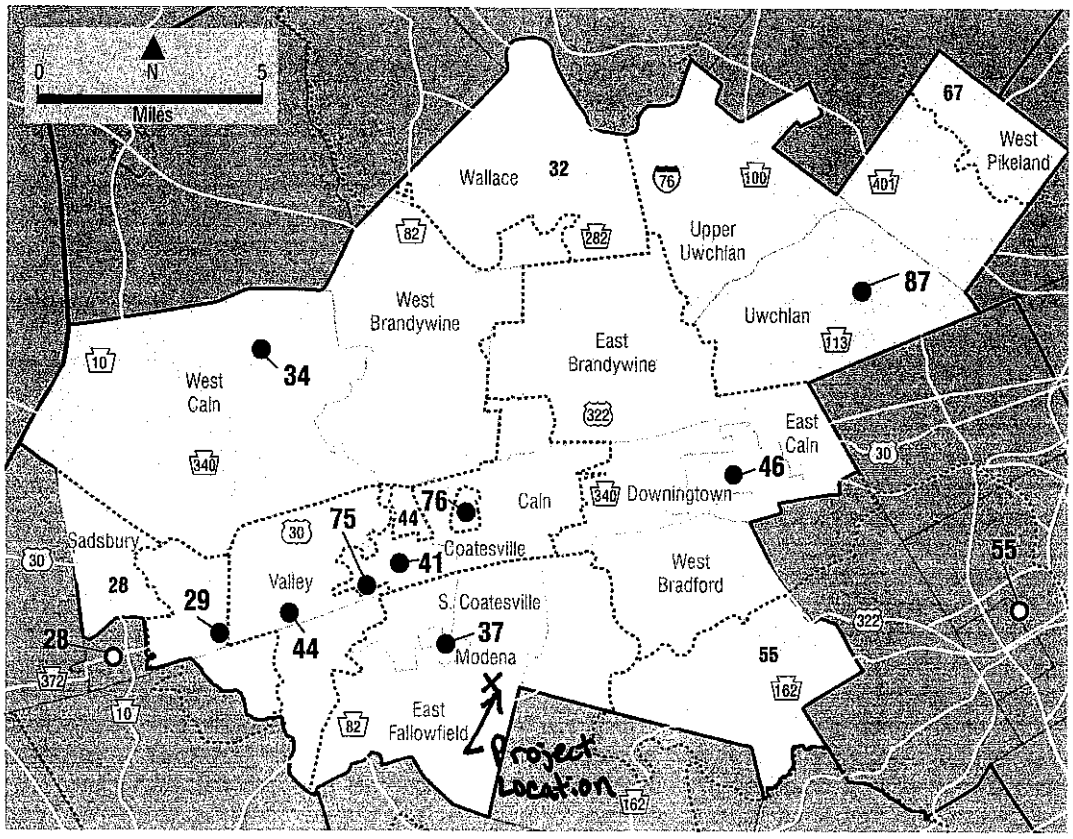




Map ID	Police department	Non-emergency phone number	Municipalities served
24	Caln Township PD	610-383-7000	Caln
25	Coatesville PD	610-383-7000	Coatesville
26	Downingtown PD	610-383-7000	Downingtown, East Caln
27	Brandywine Regional Police	610-383-7000	East Brandywine, Wallace
28	East Fallowfield Township PD	610-383-7000	East Fallowfield
29	Modena Borough PD	610-383-7000	Modena
30	Sadsbury Township PD	610-857-5541	Sadsbury
31	South Coatesville Borough PD	610-383-7000	South Coatesville, Modena
32	Upper Uwchlan Township PD	610-692-5100	Upper Uwchlan
33	Uwchlan Township PD	610-692-5100	Uwchlan
34	Valley Township PD	610-383-7000	Valley
35	West Brandywine Township PD	610-383-7000	West Brandywine
36	West Caln Township PD	610-383-7000	West Caln
37	West Pikeland Township PD	610-935-2440	West Pikeland
E	Pennsylvania State Police—Embreeville Barracks	484-340-3241	West Bradford Southeastern Community: Newlin Northern Community: East Nantmeal, Elverson, Honey Brook Township, South Coventry, Warwick, West Nantmeal Eastern Community: Charlestown

Note: Emergency phone number for all police departments is 911.
Source: Chester County Department of Emergency Services

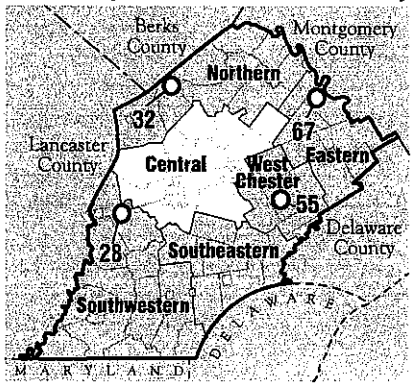
Figure 7-7 Ambulances and Service Areas



Legend

- ● Ambulance Station in Community
- ○ Ambulance Station Outside Community
- ------- Service Area
- Municipal Border
- ——— Community Border
- Major Road

Community Location in Chester County

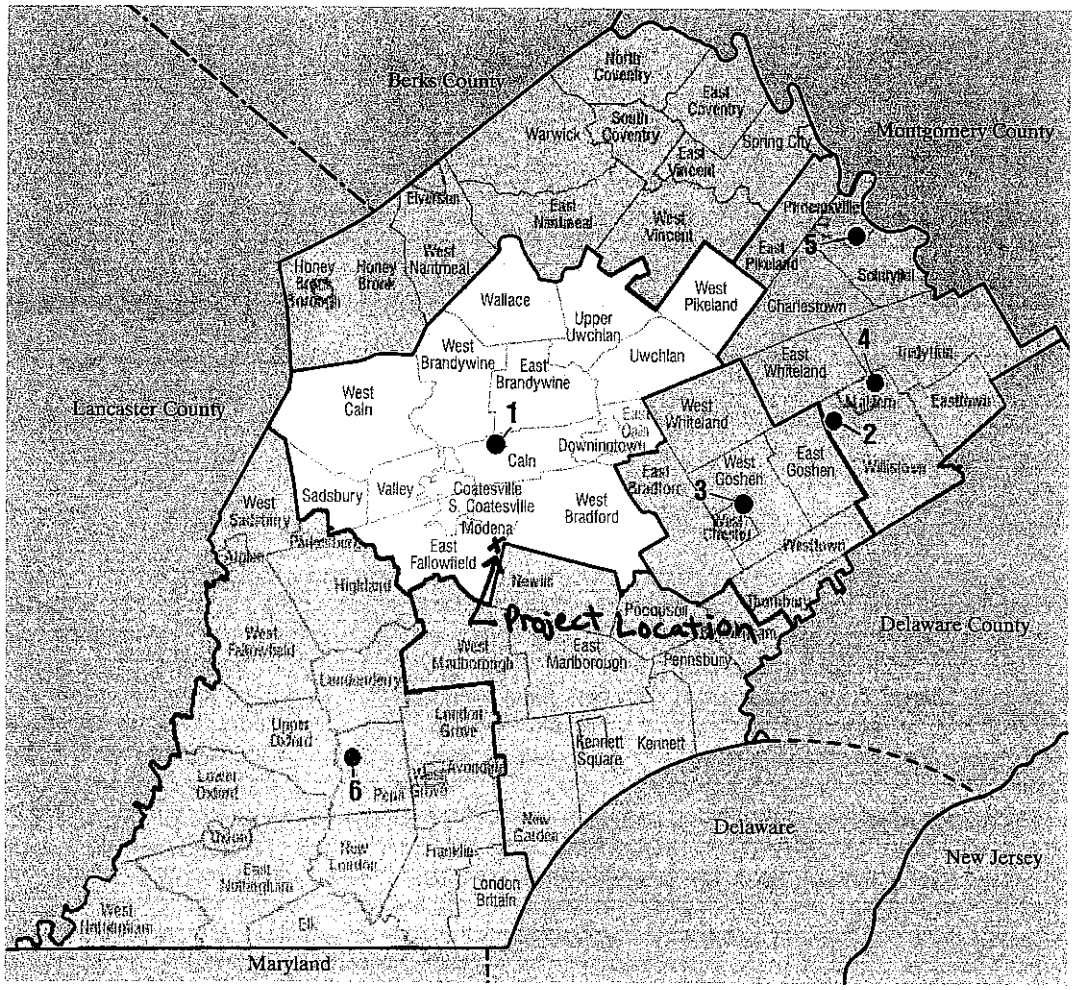


Map ID	Ambulances
29	Pomeroy
34	Martins Corner
37	Modena
41	Washington Hose
44	Westwood
46	Minquas
75	Lukens Steel
76	Coatesville VA
87	Uwchlan
○ 28	Parkesburg in Southwestern Community
○ 32	Elverson in Northern Community
○ 55	Good Fellowship in West Chester Community
○ 67	West End in Eastern Community

Note: Emergency phone number for all ambulances is 911.

Source: Chester County Department of Emergency Services, 2005

Figure 7-8 Hospitals



Legend

- Hospital
- Municipal Border
- Community Border

Map ID	Hospitals
1	Brandywine Hospital
2	Bryn Mawr Rehabilitation Hospital
3	Chester County Hospital
4	Paoli Hospital
5	Phoenixville Hospital
6	Jennersville Regional Hospital

Source: Pennsylvania Department of Health, 2005