MARSHALL POND and MARSHALL VIEW I & II

Location: Wallace Township, Chester County, Marshall Road, Messner Lane, Sean Lane & Jacqueline Circle

Years Built: 1995- 2000
Developer: Krapf Homes
ACREAGE: 104.25 ac.
ZONING: FRR- Flexible Rural Residential District- 1 DU/80,000 sf of ATA plus 50 % O.S.
DU’S: 41 new + 2 previously existing
LOT SIZE: 20,000 sf avg. required, 30,000 sf avg. provided
HOUSE SIZE: 2,500 – 3,600 sf
OPEN SPACE: 63.5 ac (61%)
FEATURES: The original farmstead has been preserved within a conservation easement. The green way land contains steep slopes, woodlands, wetlands and a stream. A pedestrian trail system connects the streets and the natural resource areas.

SEWER & WATER: On- lot wells and septic systems

Natural Lands Trust, Inc. - June, 2008