

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

