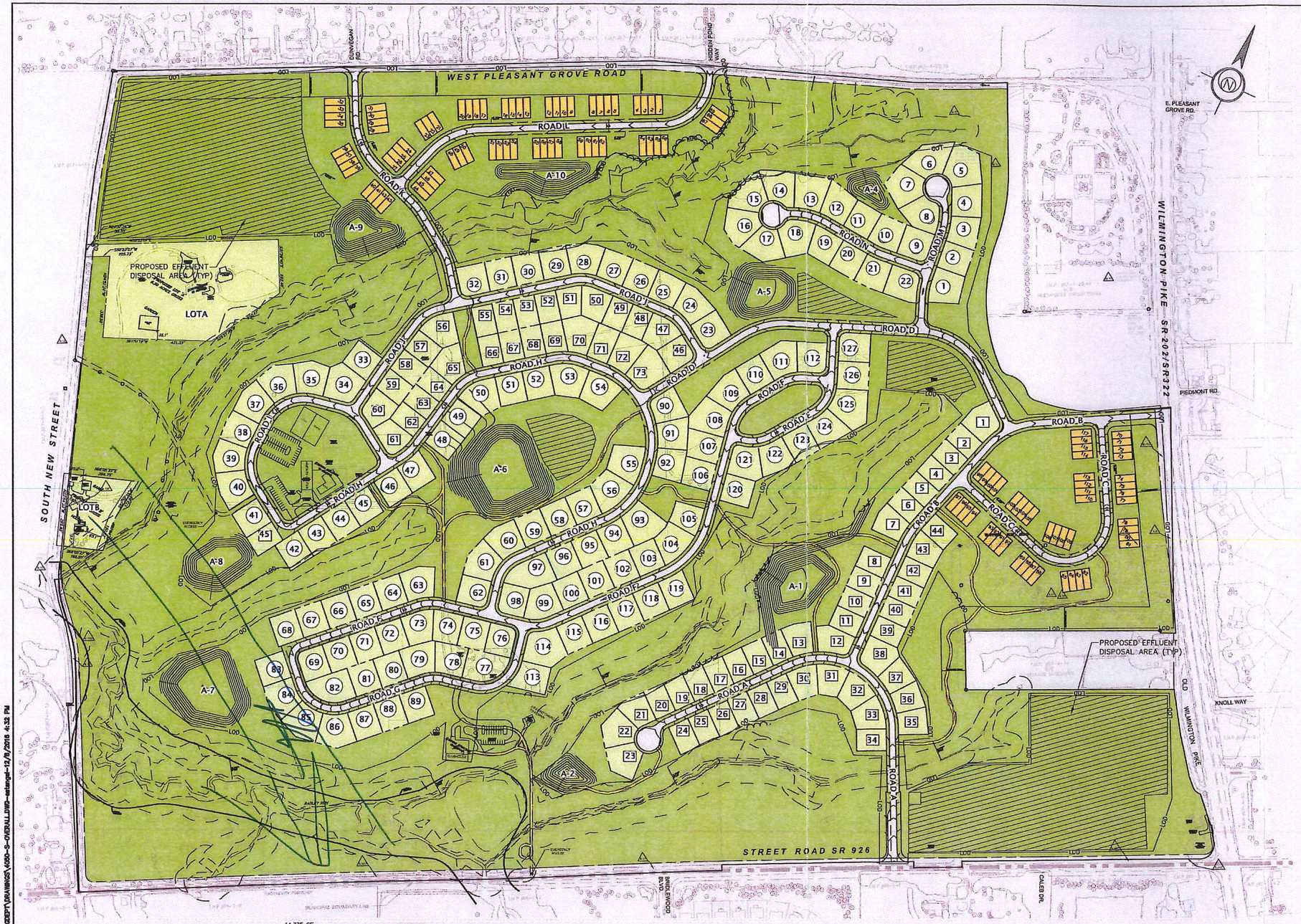
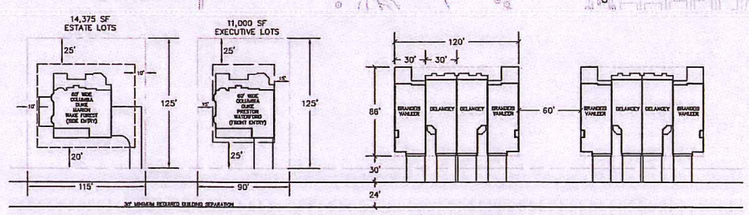
PC-17





TYPICAL SINGLE FAMILY LOTS
NTS

TYPICAL CARRIAGE BUILDING
NTS

TRACT AREA CALCULATION 170-1519A.:

CURRENT ZONING:	A/C DISTRICT
GROSS SITE AREA:	322.36 ACRES
–ULT. ROW	8.50 ACRES
NET AREA:	313.86 ACRES
–FLOODPLAIN (14.16 AC X .75):	10.62 ACRES
–SLOPES 25% (1.74 AC X .75):	1.31 ACRES
–WETLANDS (11.29 AC X .75):	8.47 ACRES
–SHWT SOILS (13.07 AC X .25):	3.26 ACRES
ADJUSTED TRACT AREA	290.20 ACRES

ALL AREAS ARE ESTIMATED AND SUBJECT TO FURTHER SITE ANALYSIS AND FIELD SURVEY

PERMITTED DENSITY 170-1519B.:

FLEXIBLE DEVELOPMENT OPTION
290.20 AC X 1.1 DU/AC = 319 DU
W MAX DENSITY BONUS 1.5 DU/AC = 435 DU
SINGLE FAMILY DETACHED & TOWNHOMES

PROPOSED SITE PLAN DATA.:

GROSS TRACT AREA:	322.36 ACRES
–ULTIMATE RIGHT OF WAY (EST.)	8.50 ACRES
–OUT PARCEL A	6.20 ACRES
–OUT PARCEL B	1.50 ACRES
PROJECT AREA	308.16 ACRES
–REQUIRED OPEN SPACE:	193.41 ACRES
–STORMWATER	12.00 ACRES
NET DEVELOPABLE AREA:	100.75 ACRES

LEGEND

LOD — LIMIT OF DISTURBANCE

PROPOSED EFFLUENT DISPOSAL AREA

EXISTING HOMES	2
ESTATE/EXECUTIVE LOTS (115'X125')	127
EXECUTIVE/COURTYARD LOTS (90'X125')	73
CARRIAGE HOMES	117
TOTAL PROPOSED HOMES	317

NOTES:

1. ALL ROADS ARE TO BE TWO WAYS.
2. REQUIRED PARKING IS TO BE DONE IN THE GARAGES AND DRIVEWAYS
3. LAND DEVELOPMENT AND LAND DISTURBANCE SHALL NOT BE MORE THAN 50% OF SECONDARY CONSERVATION AREAS.

SITE IS A TRIBUTARY TO THE RADLEY RUN (PART OF BRANDYWINE WATERSHED) AND THIS IS CLASSIFIED AS WWF/MF.

SITE IS A TRIBUTARY TO THE CHESTER CREEK (PART OF DARBY-CRUM CREEK WATERSHED) AND THIS IS CLASSIFIED AS TSF/MF.

HORIZONTAL GRAPHIC SCALE
200 0 200 400
(IN FEET)
1" = 200 FEET

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. MADDEN
ESE Consultants, Inc.
250 Gibraltar Road, Suite 2E
Horsham, PA 19044
Tel: 215-914-2050
Fax: 215-293-5488
ESE Land Planning Engineering Land Surveying

REV.	DATE	DESCRIPTION	DRAWN
1	12/08/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LTR 11/17/16	EJS

OVERALL LOT LAYOUT PLAN A/PROPOSED DEVELOPMENT

CREBILLY FARM

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1"= 200'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 050-S-OVERALL
REF. NO.: SD04.01	
SHEET NO.: 4A OF 45	

EXHIBIT A-6

IN:\PROJECTS\PENNSYLVANIA\4050-CREBILLY FARM\ENGDEPT\DRAWINGS\4050-S-OVERALLLYPD-esteingel-12/8/2016 4:32 PM