

H:\PROJECTS\PENNSYLVANIA\4050-CREBILLY FARM\CONCEPT DRAWINGS\4050-S-OVERALL.DWG - setup - 12/15/2016 4:32 PM



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.:

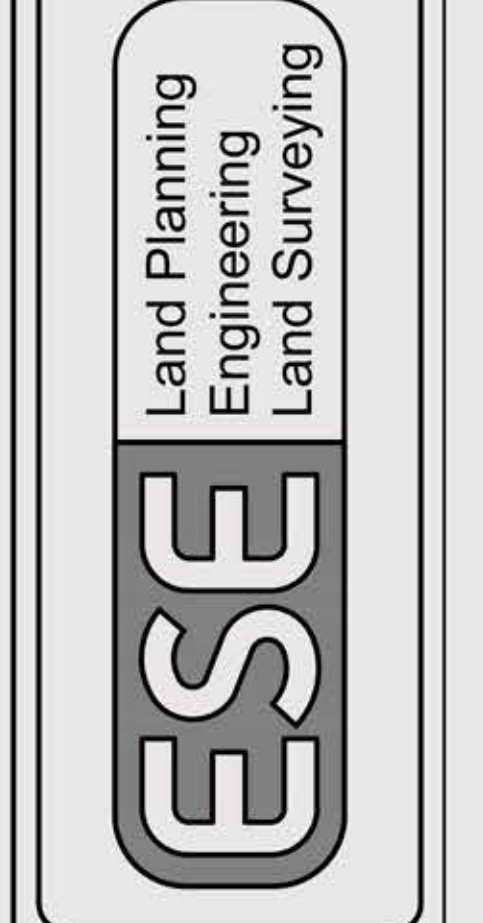
FLEXIBLE DEVELOPMENT OPTION
 290.20 AC X 1.1 DU/AC = 319 DU
 W MAX DENSITY BONUS 1.5 DU/AC = 435 DU
 SINGLE FAMILY DETACHED & TOWNHOMES

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:	306.16 ACRES
-REQUIRED OPEN SPACE:	193.41 ACRES
-STORMWATER:	12.00 ACRES
NET DEVELOPABLE AREA:	100.75 ACRES



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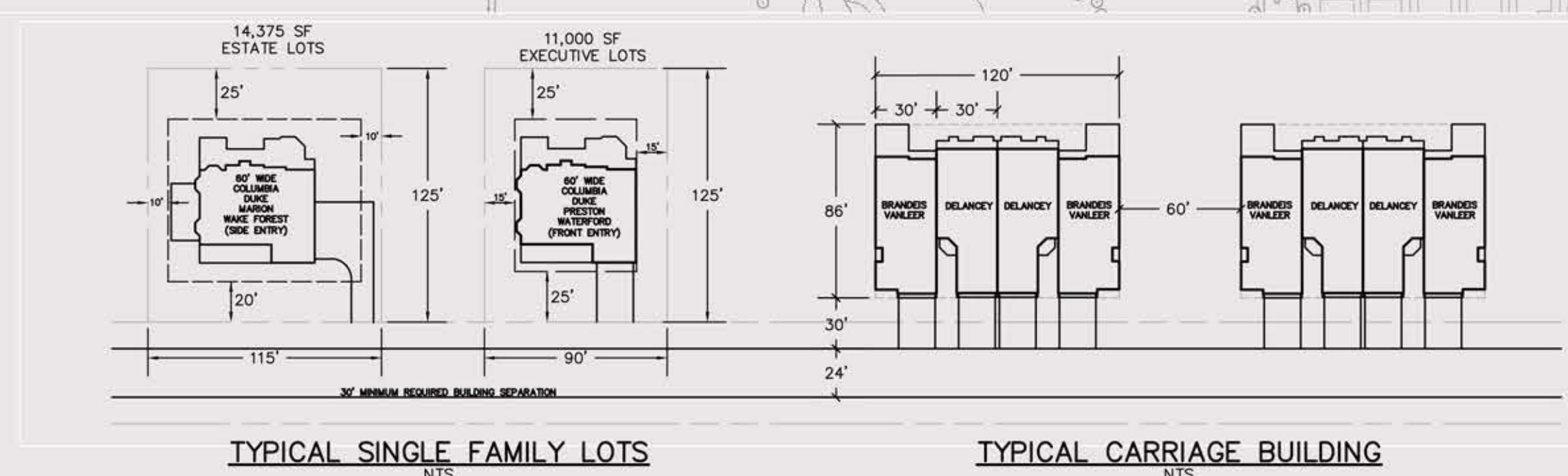
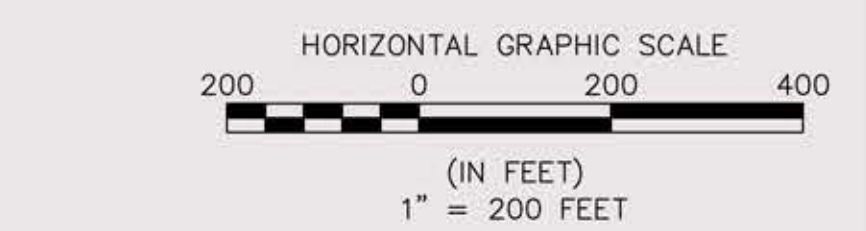
LEGEND

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▨		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:**
- ALL ROADS ARE TO BE TWO WAYS.
 - REQUIRED PARKING IS TO BE DONE IN THE GARAGES AND DRIVEWAYS
 - 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/ME.
 SITE IS A TRIBUTARY TO THE CHESTER CREEK (PART OF DARBY-CRUM CREEK WATERSHED) AND THIS IS CLASSIFIED AS TSF/ME.



REV.	DATE	REV. PER.	CONDITIONAL USE APPLICATION REVIEW LTR 11/17/16	E.J.S. DRAWN
1	12/08/16			

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:	4050-S-OVERALL
REF. NO.:	SD04.01		
SHEET NO.:	4A	OF	45