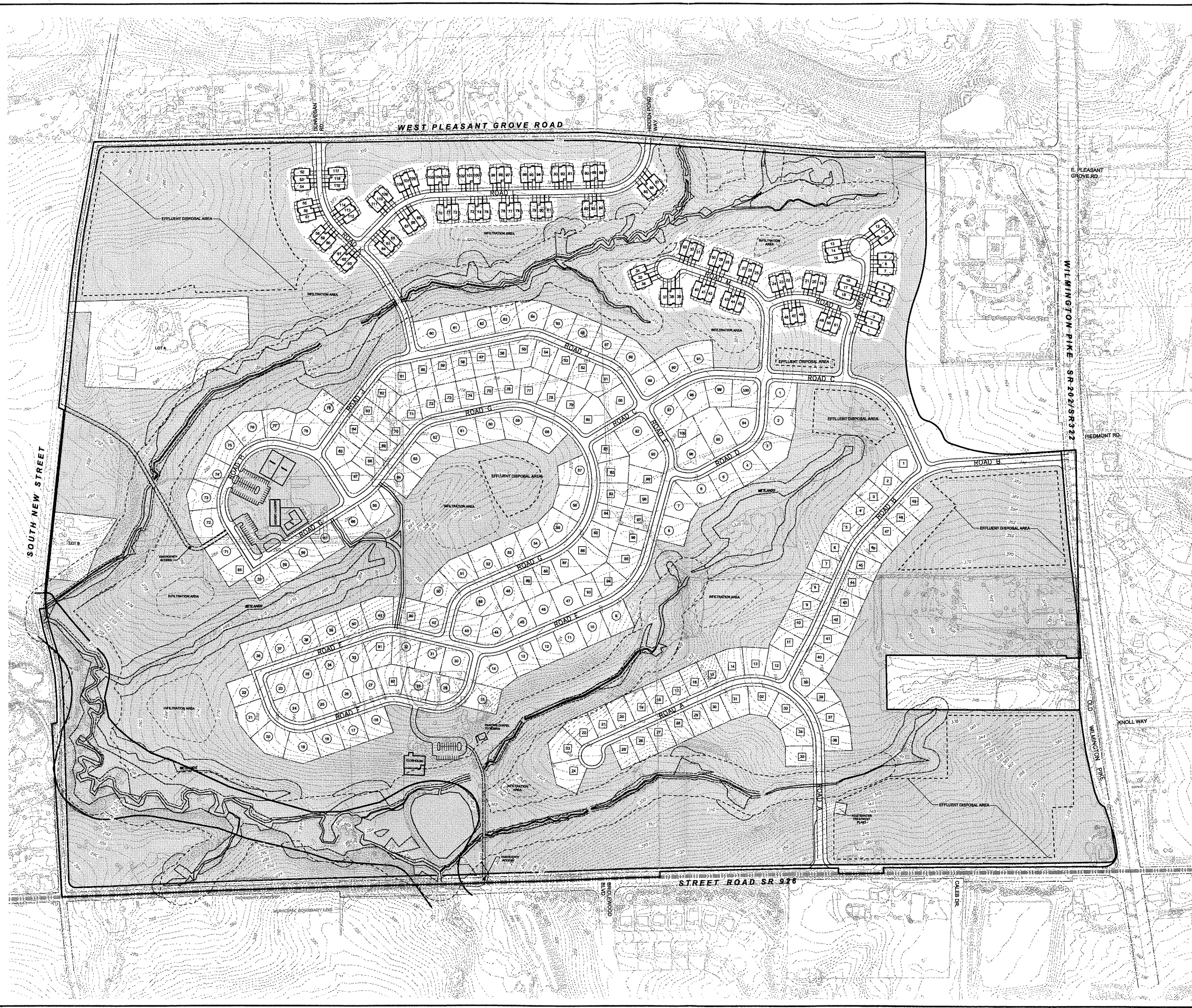
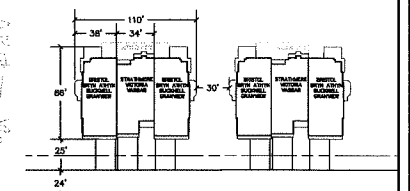


C:\PROJECTS\PA1000\LAND\ALTERNATIVE\PLAN A\30' SPACING\10/17/2016 2:14 PM

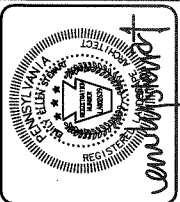
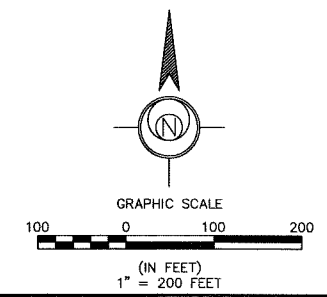


SITE DATA:
 CURRENT ZONING: A/C AGRICULTURAL CLUSTER
 RESIDENTIAL DISTRICT & R-1
 PROPOSED: FLEXIBLE DEVELOPMENT OPTION
 SITE AREA: 322.36 ACRES
 ADJUSTED TRACT ACREAGE: 290.20 ACRES
 PERMITTED BASE DENSITY: 1.1 DU/AC (319 DU)
 PROPOSED DENSITY: 1.1 DU/AC (319 DU)
 REQUIRED OPEN SPACE: 60% (193.41 AC)
 PROPOSED OPEN SPACE: 62% (199.5 AC)

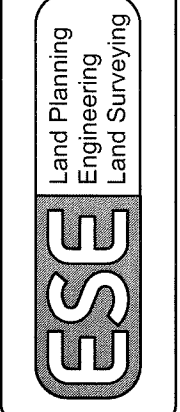
SITE PLAN:
 PROPOSED USES:
 (2) EXISTING HOMES TO REMAIN (LOTS A & B)
 (100) ESTATE HOMES (115' X 125')
 (100) EXECUTIVE/COURTYARD HOMES (90' X 125')
 (117) CARRIAGE HOMES
319 TOTAL HOMES



TYPICAL CARRIAGE HOME BUILDINGS
NOT TO SCALE



ESE Consultants, Inc.
 250 Gibraltar Road,
 Suite 2E
 Horsham, PA 19044
 Tel: 215-914-2030
 Fax: 215-293-5488



REV.	DATE	DESCRIPTION	DRAWN

PLAN A ALTERNATIVE
PROPOSED 30' SPACING DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	10-7-16	SCALE:	1" = 200'
DESIGN:	EES	DRAWN:	EES
JOB NO.:	4050	FILE NAME:	4050-SKCU-2
REF. NO.:			
SHEET NO.:	SD10.01		
	45		of 45