

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
-SHRUB SOLS (13.07 AC X .25):	3.28 ACRES
ADJUSTED TRACT AREA:	290.20 ACRES

ALL AREAS ARE EXPANDED AND SUBJECT TO FUTURE 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

Multi-family Residential Density (R170-904.E.1.c)
 Area of 135 Townhomes = 23.5 ac.
 Approximate Area of Right-of-Way = 4.8 ac.
 Net Residential Density Area = 18.7 ac. (Excludes the acreage set aside for common open space, right-of-way of public streets from the overall site area of 322.36 ac.)
 Multi-family Residential Density = (135 units)/(18.7 ac.) = 7.2 dwelling units per acre (Maximum 10 dwelling units per acre)
 The site complies 7.2 < 10 dwelling units per acre.

Single-family Detached Residential Density (R170-904.E.1.c)
 Area of 182 Single-family detached Homes = 98.94 ac.
 Approximate Area of Right-of-Way = 35.7 ac.
 Net Residential Density Area = 61.24 ac. (Excludes the acreage set aside for common open space, right-of-way of public streets from the overall site area of 322.36 ac.)
 Single-family Detached Residential Density = (184 units)/(61.24 ac.) = 3.0 dwelling units per acre (Maximum 4 dwelling units per acre)
 The site complies 3.0 < 4 dwelling units per acre.

Impervious Coverage (R170-904.E.2.c)
 Area of 135 Townhomes = ±38.8 ac. (Area includes the surrounding open space)
 Area of Road Impervious = 3.1 ac.
 Area of 135 Impervious = 10.3 ac. (3,300 S.F. per Townhome)
 Total Impervious = 13.4 ac.
 Percent Impervious Coverage = (13.4 ac.)/(38.8 ac.) = 34.5% (Maximum 45% of the gross tract area)
 The site complies 34.5% < 45%

LEGEND

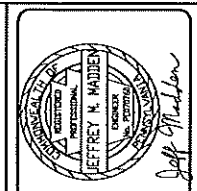
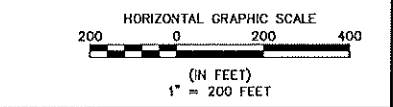
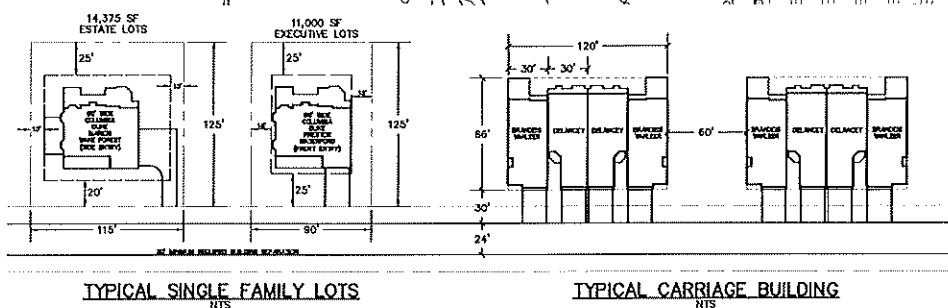
--- 100 --- LIMIT OF DISTURBANCE
 [Hatched Box] PROPOSED EFFLUENT DISPOSAL AREA

EXISTING HOMES	2
ESTATE/EXECUTIVE LOTS (115'x125')	118
EXECUTIVE/COURTYARD LOTS (90'x125')	64
CARRIAGE HOMES	135
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 BRADLEY RUN (PART OF BRANDYME WATERSHED) AND THIS IS CLASSIFIED AS W/FAE.

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



ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
 250 Gibraltar Road • Suite 2E • Horsham, PA 19044
 T: 215-914-2050

REV.	DATE	DESCRIPTION

**OVERALL LOT LAYOUT
 PROPOSED DEVELOPMENT**

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 200'
DESIGN:	JWJ	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	050-S-OVERALL
REF. NO.:	SD04.01		
SHEET NO.:	12	OF	71

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