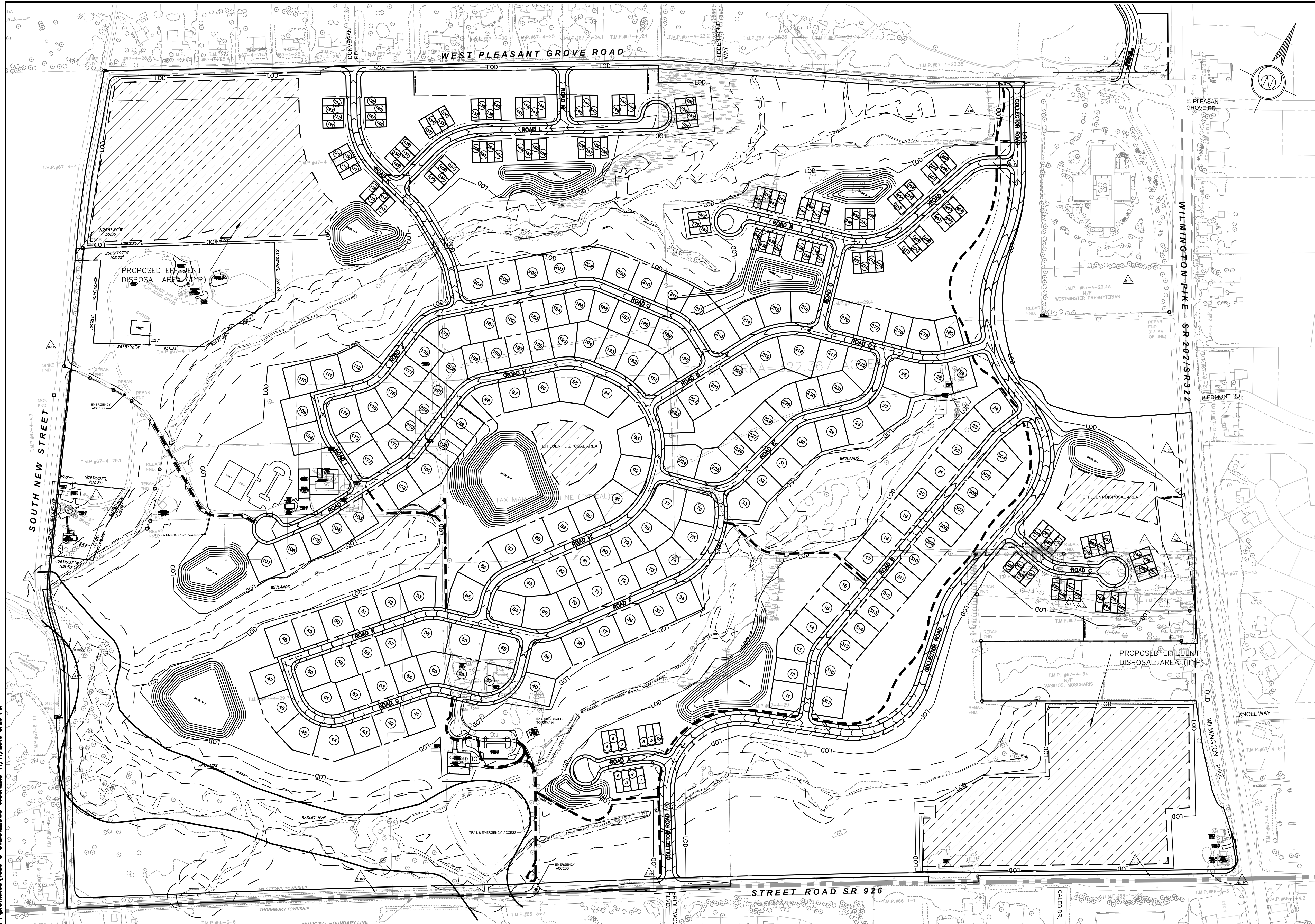


N:\PROJECTS\PENNSYLVANIA\4050-ROBINSON TRACT\ENRPT\DRAWINGS\4050-S-OVERALL\DWG-JACOBIUS-11/11/2019 3:28 PM



TRACT AREA CALCULATION 170-1519A:

CURRENT ZONING:	A/C DISTRICT
GROSS SITE AREA:	322.36 ACRES
- U/LT. 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

Multi-family Residential Density (\$170-904.E.1.g)

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 (\$170-904.E.1.c)

Area of 182 Single-family detached Homes = 96.94 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 (\$170-904.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

LOD LIMIT OF DISTURBANCE

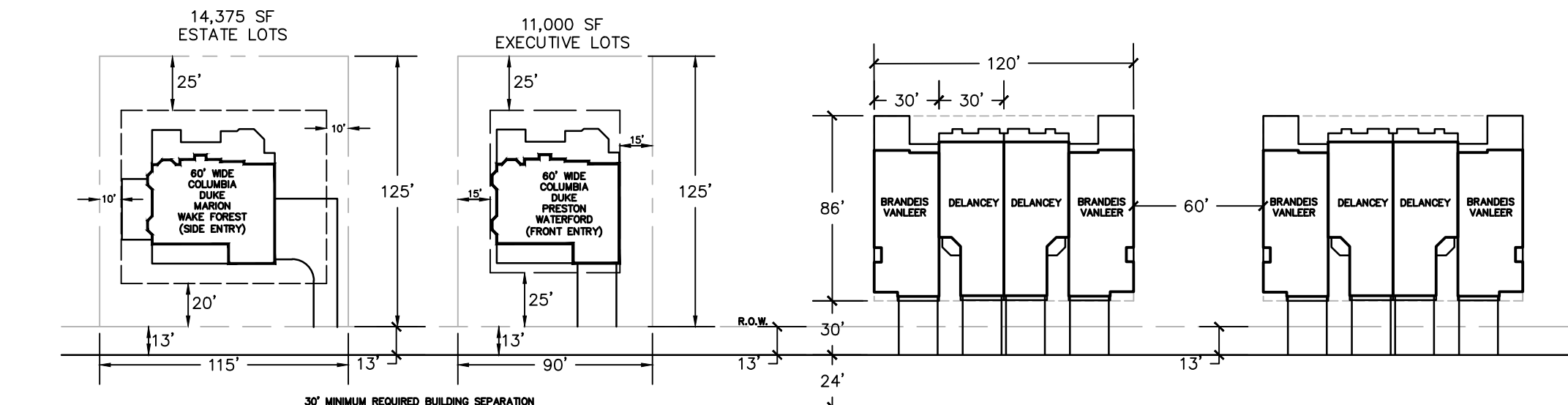
PROPOSED EFFLUENT DISPOSAL AREA

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.

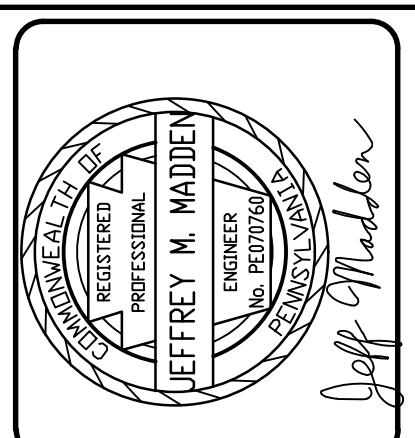
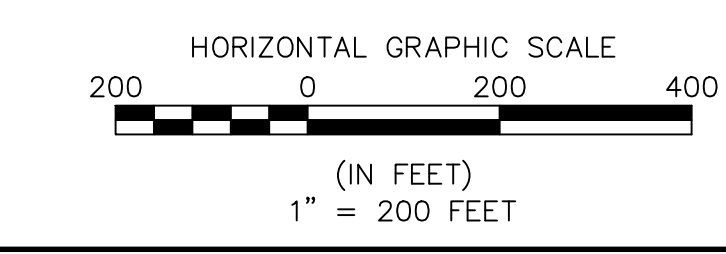
SITE IS A TRIBUTARY TO THE RADLEY RUN (PART OF BRANDYWINE WATERSHED) AND THIS IS CLASSIFIED AS WWF/MF.

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



TYPICAL SINGLE FAMILY LOTS NTS

TYPICAL CARRIAGE BUILDING NTS



ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

REV.	DATE	DESCRIPTION	JMM	DRW
1	11/22/19	REV. PER. CONDITIONAL USE APPLICATION REVIEW LTRS NOV 2019		

OVERALL LOT LAYOUT
 PROPOSED DEVELOPMENT

THE ROBINSON TRACT

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19 SCALE: 1" = 200'

DESIGN: JMM DRAWN: EJS

JOB NO.: 4050 FILE NAME: 4050-S-OVERALL

REF. NO.: SD04.01

SHEET NO.: 12 OF 71