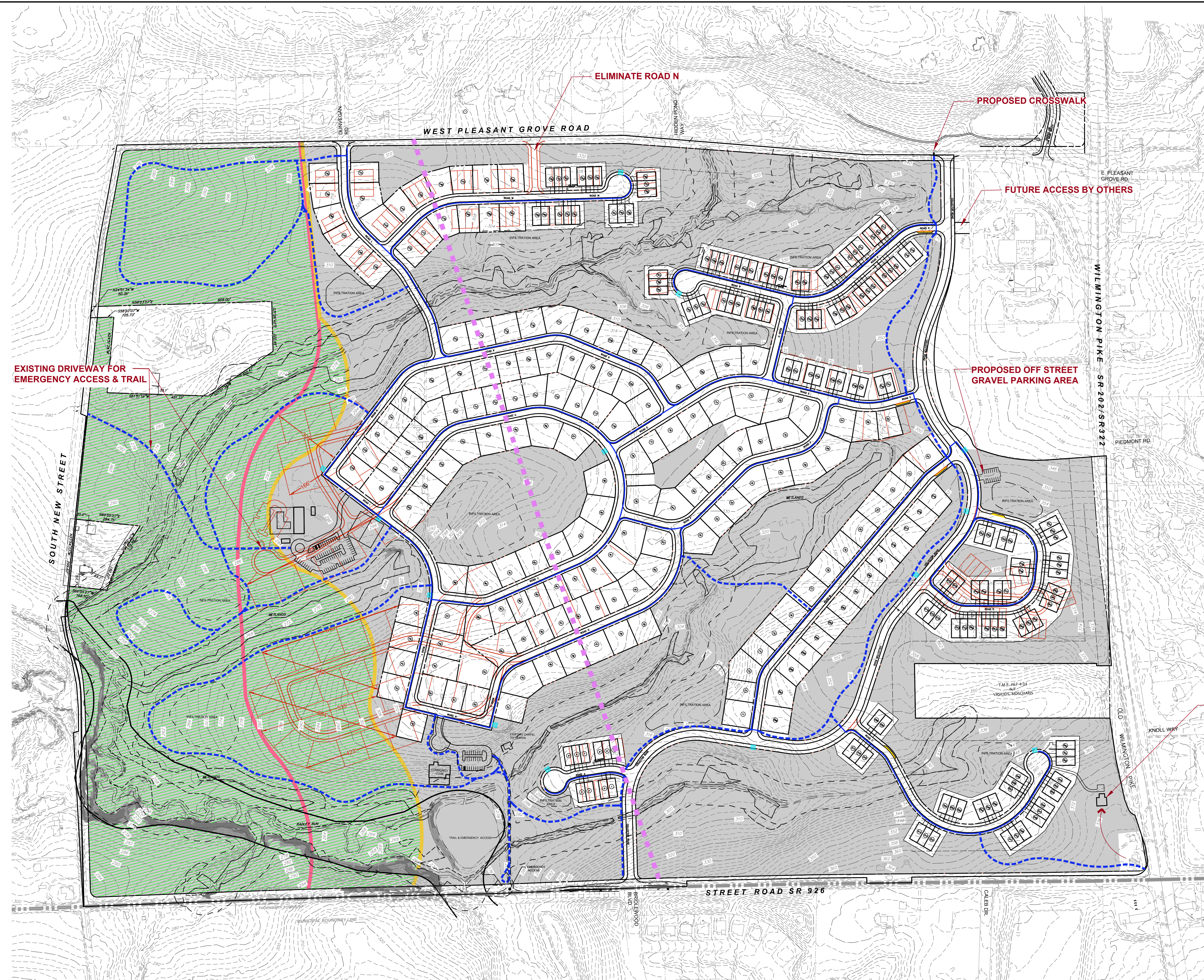


ESE-CTB
 IN: PROJECTS/PAENSYLVANIA/4000-ROBINSON TRACT/LANDDEVT/PLAN/4000-S-ALTPAN-9-RECOVER.DWG - 2/13/2020 6:02 PM



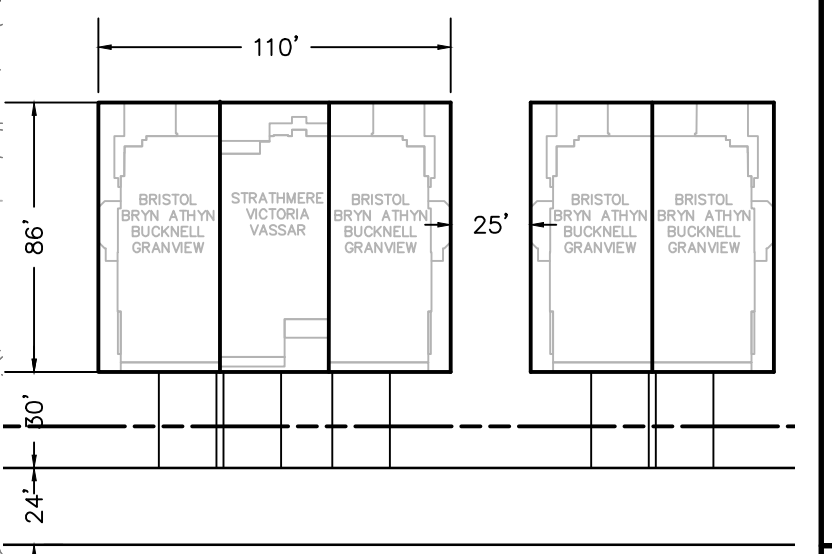
SITE DATA:
 CURRENT ZONING: A/C AGRICULTURAL CLUSTER
 RESIDENTIAL DISTRICT & R-1
 PROPOSED: FLEXIBLE DEVELOPMENT OPTION

GROSS SITE AREA: 322.36 ACRES
 TRACT (NET) 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% (193.42 AC)
 PROPOSED OPEN SPACE: 61% (199.7 AC)

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

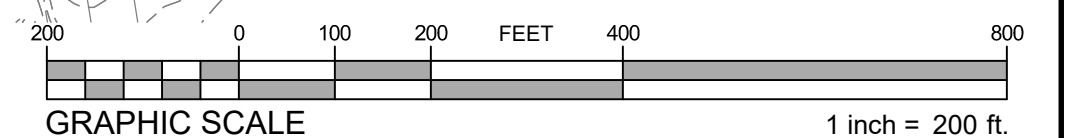
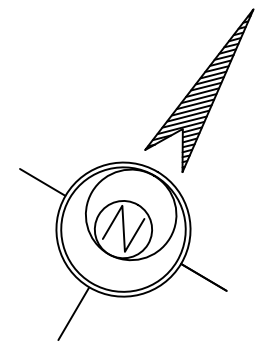


TYPICAL CARRIAGE HOME SPACING
 NOT TO SCALE

- PROPOSED SIDEWALKS
- - - PROPOSED TRAILS
- PROPOSED BUS PARKING
- FUTURE EQUESTRIAN CROSSING AREA
- PROPOSED SNOW STORAGE EASEMENTS
- 57.09 AC OPEN SPACE WEST OF PINK LINE
- 78.62 AC OPEN SPACE WEST OF YELLOW LINE

APPROXIMATE RELOCATION OF FORMER WESTTOWN INN

- NOTES:
- PLAN REQUIRES CODE RELIEF FROM 60 FT BUILDING SEPARATION REQUIREMENT FOR MULTI-FAMILY TOWNHOMES; 25 FT PROPOSED.
 - CODE RELIEF FOR MAXIMUM NUMBER OF HOMES ON A CUL-DE-SAC FOR ROADS C & M



ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

REV.	DATE	DESCRIPTION

CONCEPT PLAN
 25 FT SPACING

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 02/13/20	SCALE: 1" = 200'
DESIGN: EES	DRAWN: EES
JOB NO.: ###	FILE NAME: S-ALTPAN9
REF. NO.:	LAYOUT
SHEET NO.:	71 of 71