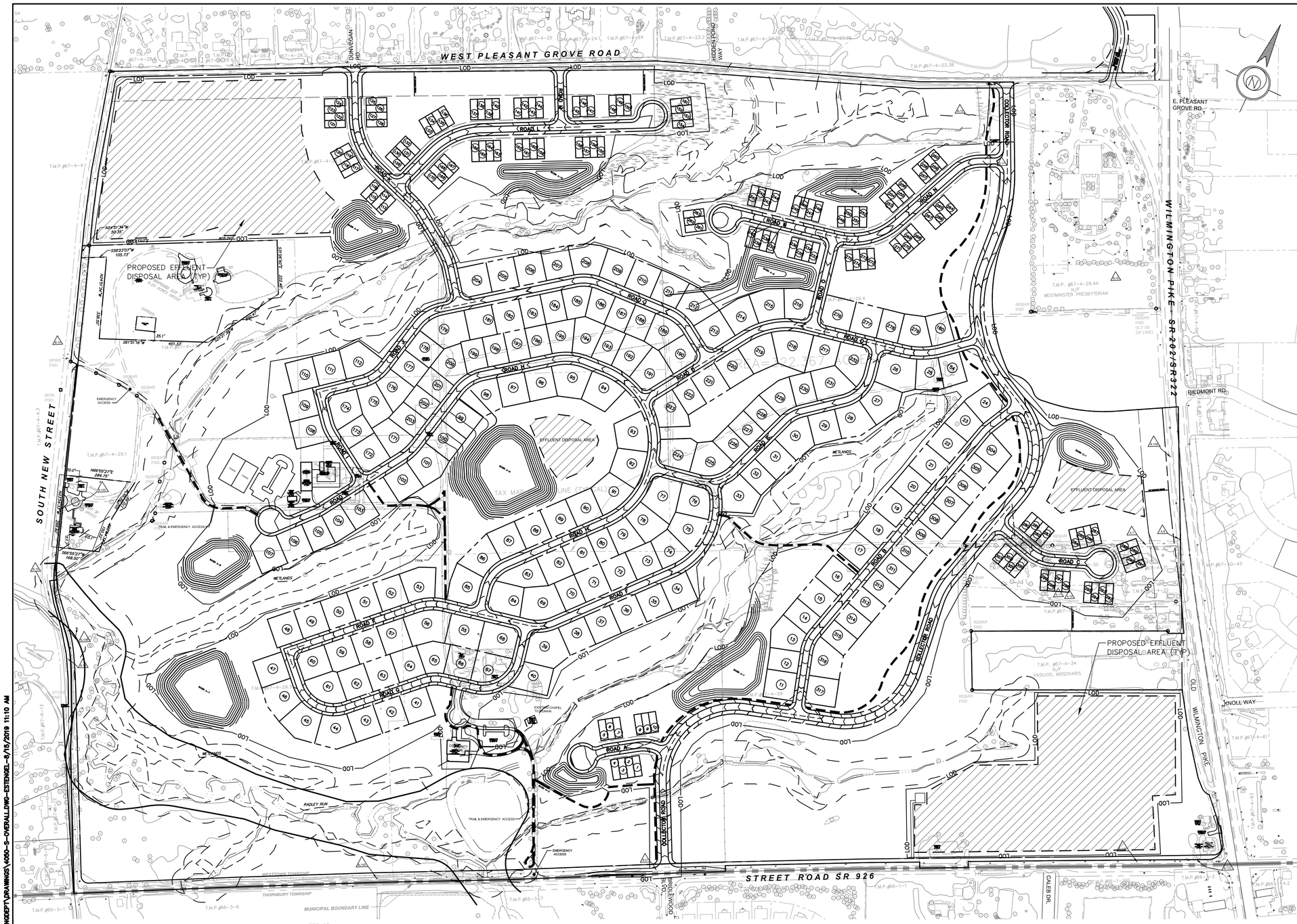
EXHIBIT A-47



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

Multi-family Residential Density (§170-904.E.1.a)

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

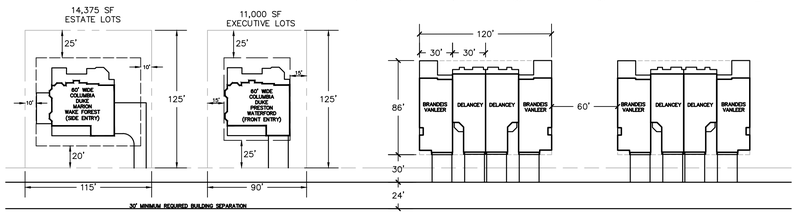
NOTES:

1. ALL ROADS ARE TO BE TWO WAYS.
2. REQUIRED PARKING IS TO BE DONE IN THE GARAGES AND DRIVEWAYS
3. 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.

HORIZONTAL GRAPHIC SCALE
200 0 200 400
(IN FEET)
1" = 200 FEET



TYPICAL SINGLE FAMILY LOTS
NTS

TYPICAL CARRIAGE BUILDING
NTS

ESE CONSULTANTS
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REGISTERED PROFESSIONAL ENGINEER JEFFREY M. MADDEN No. 039700 COMMONWEALTH OF PENNSYLVANIA

REV.	DATE	DESCRIPTION	DRAWN

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	

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