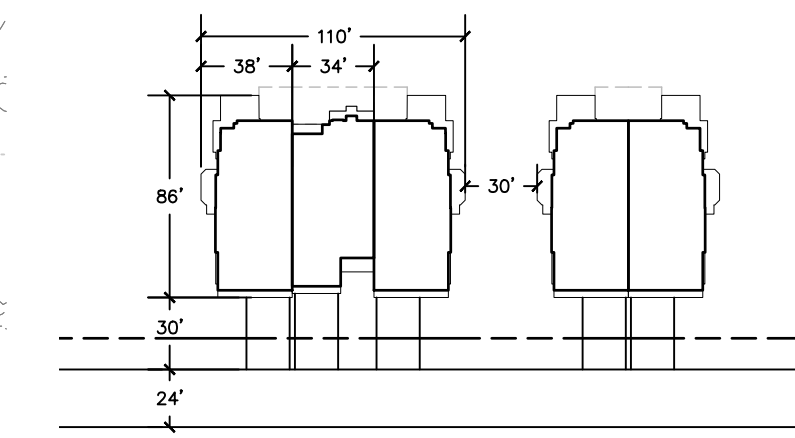


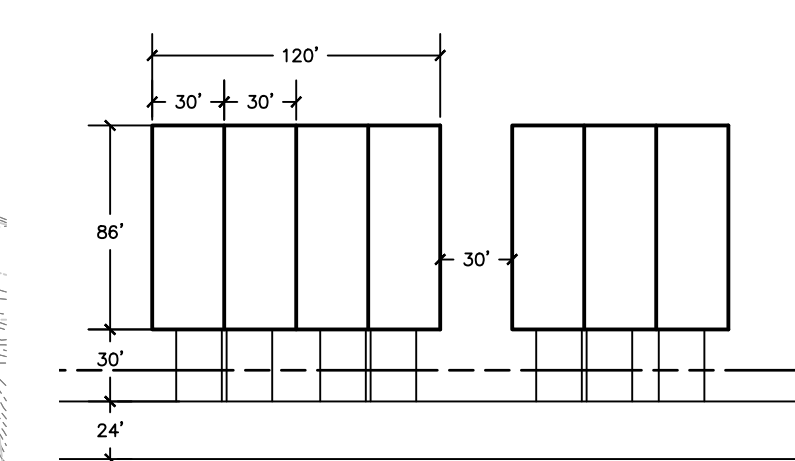


SITE DATA:
 CURRENT ZONING: A/C AGRICULTURAL CLUSTER RESIDENTIAL DISTRICT & R-1
 PROPOSED: FLEXIBLE DEVELOPMENT OPTION
 GROSS SITE AREA: 322.36 ACRES
 TRACT (NET) ACREAGE: 290.20 ACRES
 PERMITTED BASE DENSITY: 1.1 DU/AC (319 DU)
 PROPOSED DENSITY: 1.1 DU/AC (319 DU)
 REQUIRED OPEN SPACE: 60% (193.42 AC)
 PROPOSED OPEN SPACE: 60% (194 AC)

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

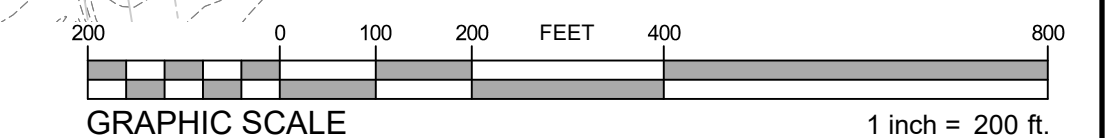
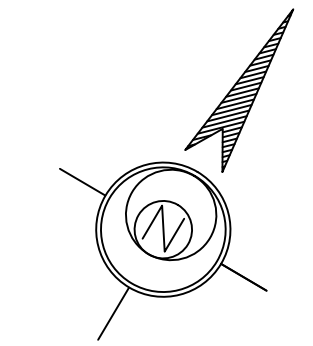


TYPICAL CARRIAGE HOME SPACING
NOT TO SCALE



TYPICAL TOWNHOME SPACING
NOT TO SCALE

- NOTES:**
1. PLAN REQUIRES CODE RELIEF FROM 60 FT BUILDING SEPARATION REQUIREMENT FOR MULTI-FAMILY TOWNHOMES; 30 FT PROPOSED.
 2. REFER TO EXISTING STRUCTURES TO REMAIN & PROPOSED USE ON SHEET SD04.02



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REV.	DATE	DESCRIPTION	DRAWN

CONCEPT PLAN A
 30 FT SPACING
 THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 200'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: S-ALTPLAN
REF. NO.:	SD10.01
SHEET NO.:	71 of 71