

**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

**ESE CONSULTANTS**  
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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**LEGEND**

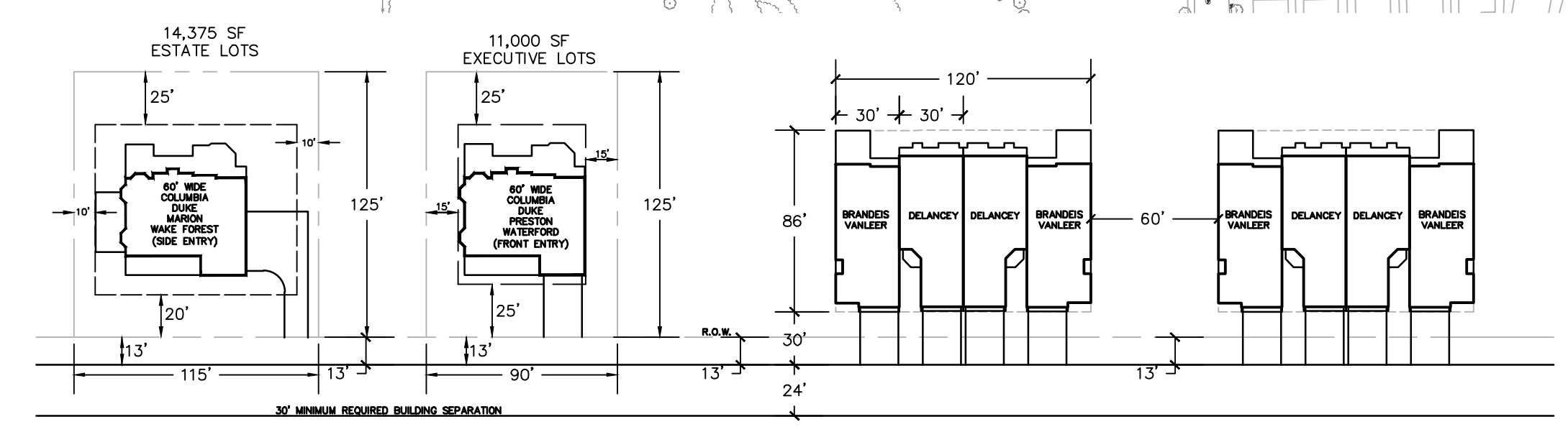
LOD	LIMIT OF DISTURBANCE
[Hatched Area]	PROPOSED EFFLUENT DISPOSAL AREA

EXISTING HOMES	2
ESTATE/EXECUTIVE LOTS (115'X125')	114
EXECUTIVE/COURTYARD LOTS (90'X125')	68
CARRIAGE HOMES	135
<b>TOTAL PROPOSED HOMES</b>	<b>319</b>

- 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.

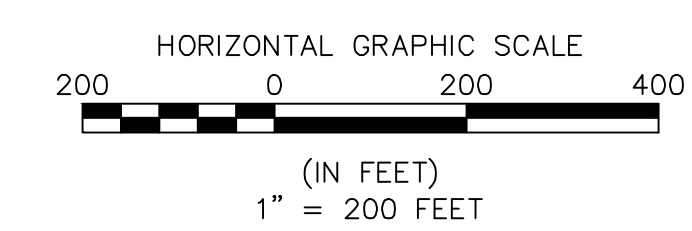
SITE IS A TRIBUTARY TO THE RADLEY RUN (PART OF BRANDYWINE WATERSHED) AND THIS IS CLASSIFIED AS WWF/ME.

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



TYPICAL SINGLE FAMILY LOTS NTS

TYPICAL CARRIAGE BUILDING NTS



REV.	DATE	DESCRIPTION

OVERALL LOT LAYOUT  
 PROPOSED DEVELOPMENT

**THE ROBINSON TRACT**  
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	10/9/20	SCALE:	1" = 200'
DESIGN:	JMM	DRAWN:	APR
JOB NO.:	4050	FILE NAME:	
REF. NO.:		SHEET NO.:	<b>SD04.01A</b>
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