

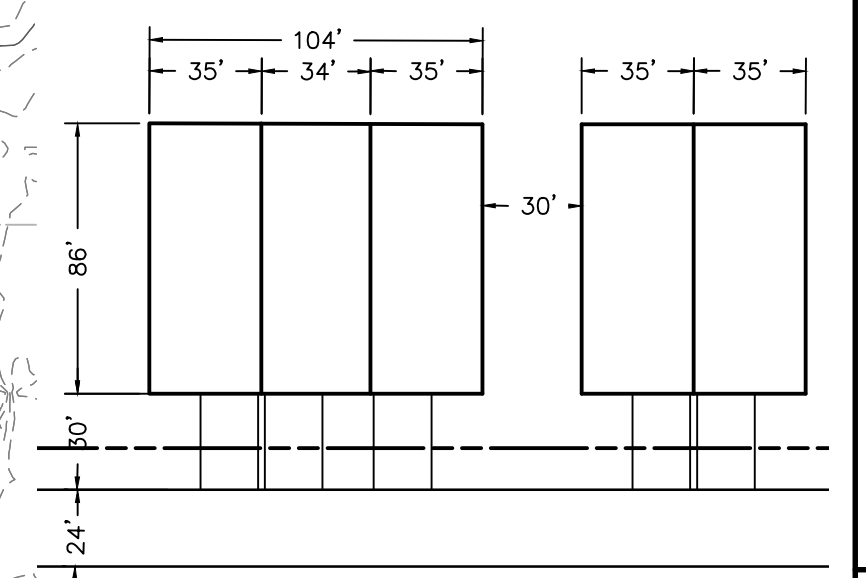
**SITE DATA:**  
 CURRENT ZONING: A/C AGRICULTURAL CLUSTER  
 RESIDENTIAL DISTRICT & R-1  
 PROPOSED: FLEXIBLE DEVELOPMENT OPTION

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% (196.17 AC)

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

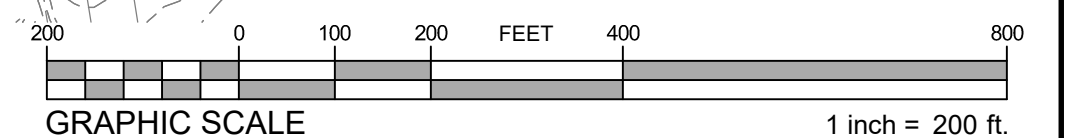
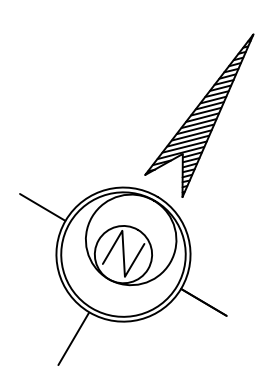


TYPICAL CARRIAGE HOME SPACING  
 NOT TO SCALE

- PROPOSED SIDEWALKS
- - - PROPOSED TRAILS
- PROPOSED BUS PARKING
- FUTURE EQUESTRIAN CROSSING AREA
- - - PROPOSED SNOW STORAGE EASEMENTS
- 57.09 AC OPEN SPACE WEST OF PINK LINE
- 76.48 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; 30 FT PROPOSED.
  - CODE RELIEF FOR MAXIMUM NUMBER OF HOMES ON A CUL-DE-SAC FOR ROADS C & M.
  - PLAN ASSUMES ACCESS TO PUBLIC WATER & SEWER.



**ESE CONSULTANTS**  
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REV.	DATE	DESCRIPTION

CONCEPT PLAN

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

DATE: 06/05/20	SCALE: 1" = 200'
DESIGN: EES	DRAWN: EES
JOB NO.: ###	FILE NAME: S-ALTPLAN12
REF. NO.:	<b>LAYOUT</b>
SHEET NO.:	- OF 71

ESE-CTB  
 IN: PROJECTS/PENNSYLVANIA/4000-ROBINSON TRACT/LANDDEVT/ALTPLAN-12/DWG-ESTIMART-9/1/2020 6:38 PM