

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.
 ROAD A - 0.6 AC
 ROAD C - 0.7 AC
 ROAD K - 0.5 AC
 ROAD L - 1.4 AC
 ROAD M - 0.1 AC
 ROAD N - 1.4 AC
 ROAD O - 0.1 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 AREA 1 - 2.91 AC	MULTI AREA = MA
MULTI AREA 2 - 1.60 AC	
MULTI AREA 3 - 1.90 AC	
MULTI AREA 4 - 0.47 AC	
MULTI AREA 5 - 0.49 AC	
MULTI AREA 6 - 0.83 AC	
MULTI AREA 7 - 0.38 AC	
MULTI AREA 8 - 2.68 AC	
MULTI AREA 9 - 1.02 AC	
MULTI AREA 10 - 1.62 AC	
MULTI AREA 11 - 3.42 AC	
MULTI AREA 12 - 0.82 AC	
MULTI AREA 13 - 0.56 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.
 ALL INTERNAL ROADS = 21.3 AC
 COLLECTOR ROAD = 5.9 AC
 EXISTING ROADS = 8.5 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.)

AREA OF 182 PROPOSED SINGLE FAMILY LOTS

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%.

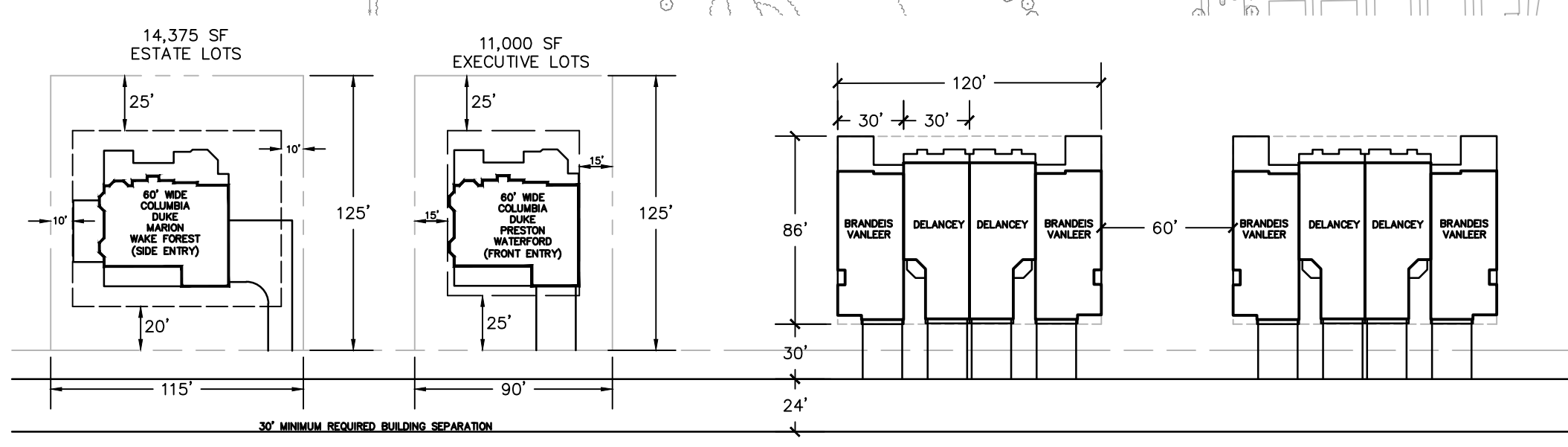
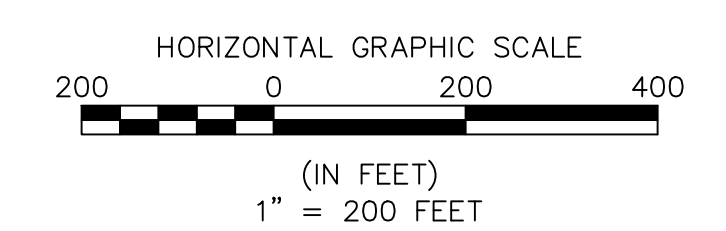
LEGEND

- LOD LIMIT OF DISTURBANCE
- PROPOSED EFFLUENT DISPOSAL AREA
- MULTI-FAMILY DENSITY LOT CALCULATION AREA
- MULTI-FAMILY DENSITY ROAD CALCULATION AREA
- TOWNHOUSE OVERALL IMPERVIOUS COVERAGE AREA

- 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.

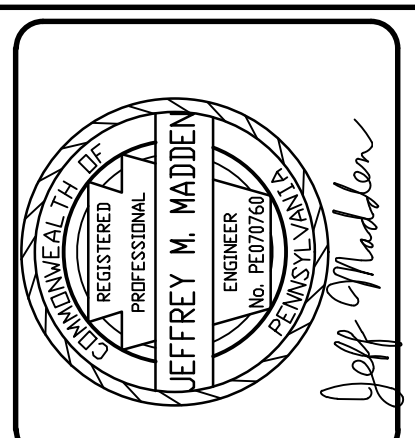
EXISTING HOMES	2
ESTATE/EXECUTIVE LOTS (115'x125')	118
EXECUTIVE/COURTYARD LOTS (90'x125')	64
CARRIAGE HOMES	135
TOTAL PROPOSED HOMES	317



TYPICAL SINGLE FAMILY LOTS
NTS

TYPICAL CARRIAGE BUILDING
NTS

PROJECT: PENNSYLVANIA 4000-ROBINSON TRACT/ENRPT/DRAWINGS/4000-S-OPENSACE-W-DENSITY-DWG-MADDER-2/9/2021 11:16 AM



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NO.	DESCRIPTION	REV.	DATE

DENSITY CALCULATIONS
 ORIGINAL CONDITIONAL USE LAYOUT

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	02/08/21	SCALE:	1" = 200'
DESIGN:	JMM	DRAWN:	EJS
JOB NO.:	405#050-S-OPENSACE-W-DENSITY	FILE NAME:	
REF. NO.:	SD04.01A	SHEET NO.:	12A OF 71