"Settlement"

AREA CALCULATIONS	SHEPHERD DECARLO	ESCARLO	TOTAL
Zoning	R-2	R-2	R-2
* Gross Tract Area (Includes all roads, other deductions) =	73.082 Ac	73.440 Ac	146.522 Ac
- Area of existing Rights-of-Ways =	1.775 Ac	0.282 Ac	1.857 Ac
- Area of existing easements =	0.000 Ac	0 Ac	0.000 Ac
= Net lot area to be subdivided =	71.307 Ac	73.158 Ac	144.465 Ac
Area of 10' wide slopes over 25% =	0.835 Ac	1.425 Ac	2.260 Ac
= Adjusted subdivision area =	70.472 Ac	71.733 Ac	142.205 Ac
* Total Lots =	81 lots	80 lots	161 lots

HEIGHT CALCULATIONS	
Max. # stories w/out variance (Per Ord. Sec. 413) =	two
Max. # stories w/a (Ref. Ord. Sec. 413) =	2½
Lot Frontage =	25'
Other Requirements = (Refer to Zoning Ord. Sec. 413.4 & 413.5)	60'

OPEN SPACE CALCULATIONS		
Gross Tract Area =	73.082 Ac	73.440 Ac
Open Space required (25% of gross area of Tract) =		36.720 Ac
Private Open Space provided =		29.29 Ac
Area of Open Space counted in SWM & Stormwater Mgt. Easements =		5.6 Ac
Net Open Space provided =		23.69 Ac
Required Active Open Space (5% of Required Open Space) =		1.25 Ac
Active Open Space Provided = (Type: Space 2, 5, 6 & 7)		1.41 Ac
ONE LOT		

Open Space	Gross Area	Net Area	Recr. Area Requirements	Recr. Area Provided
1	4.98 Ac	4.98	0	0
2	4.83 Ac	4.83	0	0
3	6.65 Ac	6.65	0	0
4	5.55 Ac	5.55	0	0
5	1.28 Ac	1.28	0	0
6	0.99 Ac	0.99	0	0
TOTAL	24.29 Ac	24.29 Ac		

OPEN SPACE NOTES:
1. ALL OPEN SPACE FACILITIES SHALL BE PRIVATE.
2. DIMENSIONAL REQUIREMENTS FOR RECREATIONAL OPEN SPACE ARE:
MINIMUM SIZE OF AREA: 10,000 SQ. FT.
CONNECTION TO OPEN SPACE AND/OR MINIMUM WIDTH: THE AREA SHALL BE A "REAL" CONNECTION TO ALL RESIDENCES HAVING ACCESS RIGHTS IN AREA, IN NO CASE THE MINIMUM WIDTH SHALL BE LESS THAN 50' UNLESS OTHERWISE APPROVED.

MINIMUM REQUIREMENTS (SHEPHERD)	REQUIRED	SHEPHERD SUBDIVISION (LOTS)	AMENDED SUBDIVISION
Net Lot Size	10,000 sq. ft.	11,196 sq. ft.	10,000 sq. ft.
Lot Width @ Road	80 feet minimum	80 feet minimum	78 feet minimum
Lot Width @ Street Line	25 feet minimum	89.71 feet minimum	25 feet minimum
Lot Depth	110 feet minimum	125 feet minimum	110 feet minimum
Front Yard	30 feet minimum (25 feet on Garage)	30 feet minimum (26.67 feet for Garage)	20 feet minimum (15' feet for Garage)
Side Yard	10 feet minimum	15 feet minimum	10 feet minimum
Rear Yard	30 feet minimum	35.25 feet minimum	30 feet minimum
Maximum Impervious Area	40% of net lot area	30% of net lot area	40% of net lot area
Accessory Buildings and structures side and rear yard setback	10 feet minimum	21 feet minimum	10 feet minimum

UNITS COMPLETED OR CURRENTLY BUILDING (1990)
Single Family
97,855 feet Acres x 0.7 = 165 Units Permitted

UNITS COMPLETED OR CURRENTLY AFTER (1990)
Single Family
97,855 feet Acres x 0.5 = 244 Units Permitted

MINIMUM OF TWO BEDROOMS

1,000 SF Minimum = 1,196 SF Provided Value 100% = 50.100% Required
100% will be Utilized Since 1/4 Acre Lot = 0.25 Acre

REQUIRED OPEN SPACE CALCULATIONS
Single Family
Gross Tract Acres x 30% = 32.932 Acres
Less Open Space Required = 32.932 Acres
Total Open Space Provided = 39.53 Acres

REQUIRED ACTIVE OPEN SPACE CALCULATIONS
Total Open Space Required = 32.932 Acres
32.932 Acres x 5% = 1.64 Acres

Less Active Open Space Provided = 1.41 Acres
Open space areas 2, 5, & 6

Zoning Table

R-2 Residential Zoning District	Required	Proposed
Min. lot area	= 80,000 SF	= 10,000 SF
Min. lot width @ building line	= 150'	= 78'
Min. lot width @ Street line	= 25'	= 25'
Front yard	= 30'	= 20'
Garage Setback	= 25'	= 15'
Rear yard	= 50'	= 30'
Side yard (each)	= 15'	= 10'
Max. impervious coverage	= 20%	= 40%
Min. # stories	= 2½	= 2½

Proposed Land Use: Single family residential
Total Number of Dwelling Units: 224 (including one existing) 224 Building

Date	July 20, 2007
Project No.	727800
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LRHA

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PRELIMINARY SUBDIVISION
SHEPHERD DECARLO
EAST NOTTINGHAM TOWNSHIP, CHESTER COUNTY, PA.
EXHIBIT