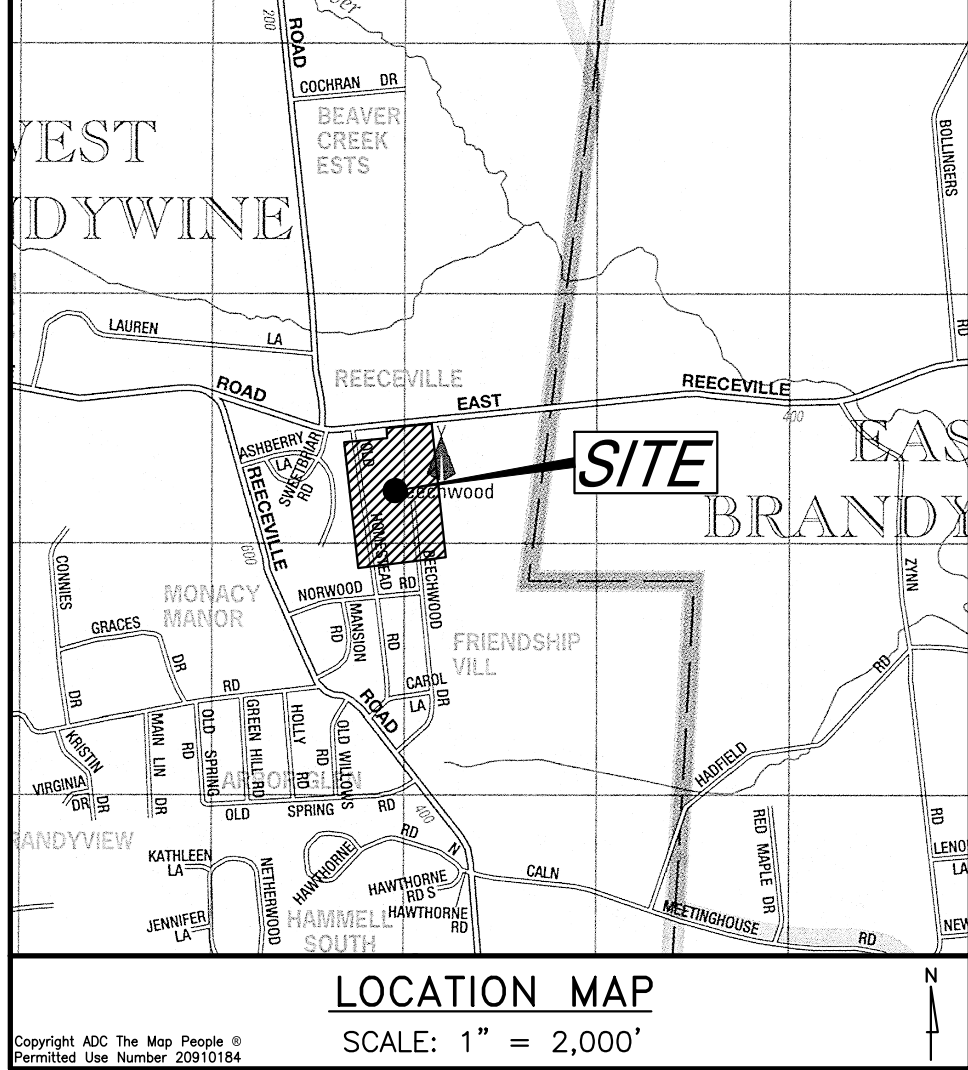
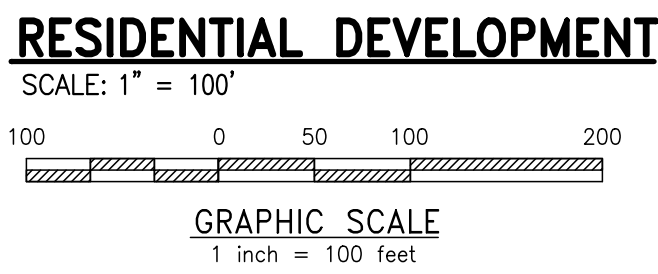


Parcel 29-7-120			
	(SF.)	(Acres)	
Gross Tract Area	1,983,640	45.54	
- Ex. Road R/W's	0	0.00	
- Ex. SWM Easements	0	0.00	
- Ex. Sewer disposal facilities	0	0.00	
- Floodplain Areas	0	0.00	
- Wetlands	0	0.00	
- Severe Slope District (25%+)	0	0.00	
- Hydric Soils	671,361	15.41	
- 75% area within 50' of stream banks	11,525	0.26	
-	59	0.00	
Net Tract Area	1,300,754	29.86	
Gross Density "D.U.'s" (N.T.A. x 2.0)		59.72	
	(SF.)	(Acres)	
N.T.A. exclusion Areas	682,886	15.68	
45% of N.T.A.	585,339	13.44	
Required Open Space	1,268,225	29.11	
Total Open space provided	1,415,734	32.50	
- Areas less than 150' wide	52,385	1.20	
- Proposed SWM Areas	77,500	1.78	
Qualifying Open Space	1,285,849	29.52	

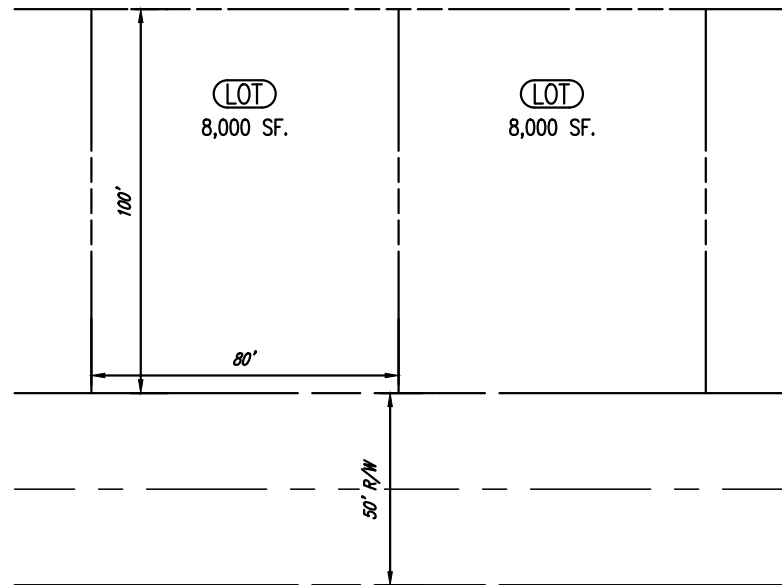


THIS PLAN PROPOSES THE DEVELOPMENT OF EXISTING PROPERTY UNDER THE OPEN SPACE DESIGN OPTION WHICH IS PERMITTED BY CONDITIONAL USE WITHIN THE R3 - RESIDENTIAL DISTRICT.

- GENERAL NOTES:**
- THIS PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND IS NOT MEANT FOR SUBMISSION TO OR REVIEW BY ANY MUNICIPAL, STATE OR GOVERNMENTAL AGENCIES.
 - TOTAL SITE AREA TO TITLE LINES: (BASED ON TAX MAP DATA) PARCEL NUMBER 29-7-120 = 45.54 ACRES±
 - BOUNDARY, TOPOGRAPHICAL AND EXISTING CONDITIONS PLOTTED FROM CHESTER COUNTY GIS & PASDA DATA. STREAM DATA AND LOCATIONS BASED ON AERIAL IMAGERY AND GIS DATA AND FIELD OBSERVATION.
 - NO WETLAND DELINEATION HAS BEEN PERFORMED ON THIS PROPERTY. PROPERTY LOCATED OUTSIDE THE 100 YEAR FEMA FLOODPLAIN.
 - ASSUMED PUBLIC WATER AND SEWER SERVICES.

ZONING DATA TABULATION		
WEST BRANDYWINE TOWNSHIP ZONING ORDINANCE		
ARTICLE VI - R3 RESIDENTIAL DISTRICT		
SECTION 200-23.C. - PERMITTED BY CONDITIONAL USE		
(2) DEVELOPMENT UNDER THE OPEN SPACE DESIGN OPTION		
ARTICLE XXII - OPEN SPACE DESIGN OPTION		
SECTION 200-180 - AREA AND BULK REGULATIONS		
MAXIMUM PERMISSIBLE LOTS -SFDD (NET TRACT AREA X 2.0)	ALLOWED 59 LOTS	PROPOSED 46 LOTS
MINIMUM QUALIFYING OPEN SPACE (NOTE 1)	REQUIRED 29.11 ACS.	PROPOSED 29.24 ACS.
MAXIMUM TRACT COVERAGE (PER N.T.A.)	35 %	<35 %
MINIMUM BUILDING SEPARATION -FROM ANY POINT ON STRUCTURE -FROM REAR WALL OF STRUCTURE -FROM DRIVEWAY -FROM TRACT BOUNDARY	40 FT. 50 FT. 25 FT. 50 FT.	>40 FT. >50 FT. >25 FT. >50 FT.
MAXIMUM BUILDING HEIGHT MAXIMUM BUILDING LENGTH	35 FT. 150 FT.	<35 FT. <150 FT.
MINIMUM LOT SIZE (SFDD) MINIMUM LOT WIDTH (SFDD)	8,000 SF. 50 FT.	>8,000 SF. 80 FT.+

(NOTE 1) QUALIFIED OPEN SPACE AT A MINIMUM SHALL BE THE SUM OF ALL AREAS EXCLUDED FROM THE NET TRACT AREA CALCULATION AND 43% OF THE NET TRACT AREA COMBINED.

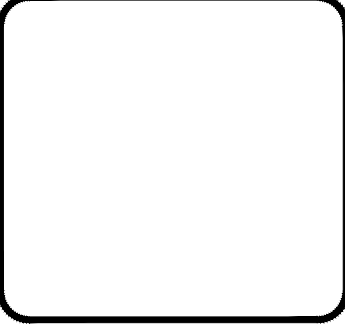
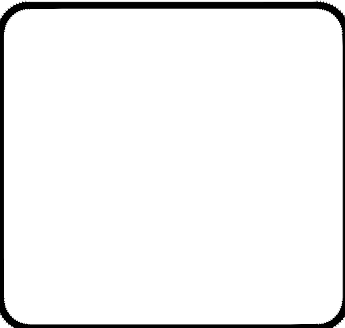


TYPICAL LOT DETAIL
SCALE: NO SCALE



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Environmental
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Phone: (610) 918-9002
Fax: (610) 918-9003



REVISIONS		DESCRIPTION
NO.	DATE	
8		
7		
6		
5		
4		
3		
2		
1		

SKETCH RESIDENTIAL DEVELOPMENT	DATE:	09/12/2018
	SCALE:	1" = 100'
	DRAWN BY:	RAG
	CHECKED BY:	REV
CLIENT: DEBBIE ANDERSON PROJECT: ANDERSON PROPERTY LOCATION: 608 EAST REECEVILLE ROAD WEST BRANDYWINE TWP, CHESTER CO., PA.	PROJECT NO.:	3401
	CAD FILE:	SK-4 09-11-2018.dwg
	PLOTTED:	09/12/2018
	DRAWING NO.:	SK-4

DATE:		09/12/2018
SCALE:		1" = 100'
DRAWN BY:		RAG
CHECKED BY:		REV
PROJECT NO.:		3401
CAD FILE:		SK-4 09-11-2018.dwg
PLOTTED:		09/12/2018
DRAWING NO.:		SK-4
SHEET		1 OF 1