RESIDENTIAL USE

ZONING DATA TABULATION

EAST BRANDYWINE TOWNSHIP ZONING ORDINANCE
§ 399-27.A – R-2 RESIDENTIAL ZONE
2. SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT
§ 399-25 – CLUSTER DEVELOPMENT (R-2)

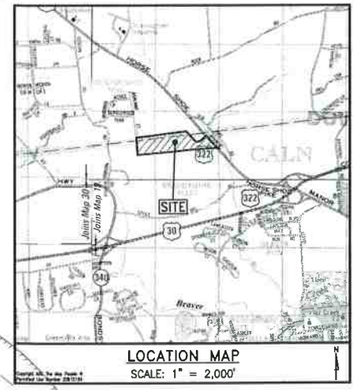
	REQUIRED	PROPOSED
MINIMUM LAND AREA	10 ACRES	17 ACRES GROSS 13.233 ACRES NET
MAXIMUM DENSITY	0.56 DU/NET ACRE = 7.41	7 UNITS
MINIMUM OPEN SPACE	40%, PLUS 100% CONSERVATION AREAS	40%
INDIVIDUAL LOTS		
MINIMUM LOT AREA	30,000 S.F.	30,000 S.F.
MINIMUM LOT WIDTH	125 FT.	125 FT.
MINIMUM BUILDING SETBACK		
FRONT YARD	35 FT.	35 FT.
SIDE YARD	25 FT.	25 FT.
REAR YARD	30 FT.	30 FT.
MAXIMUM LOT COVERAGE	20% NET LOT AREA	20%
MAXIMUM PERMITTED HEIGHT	35 FT.	35 FT.

TRACT AREA

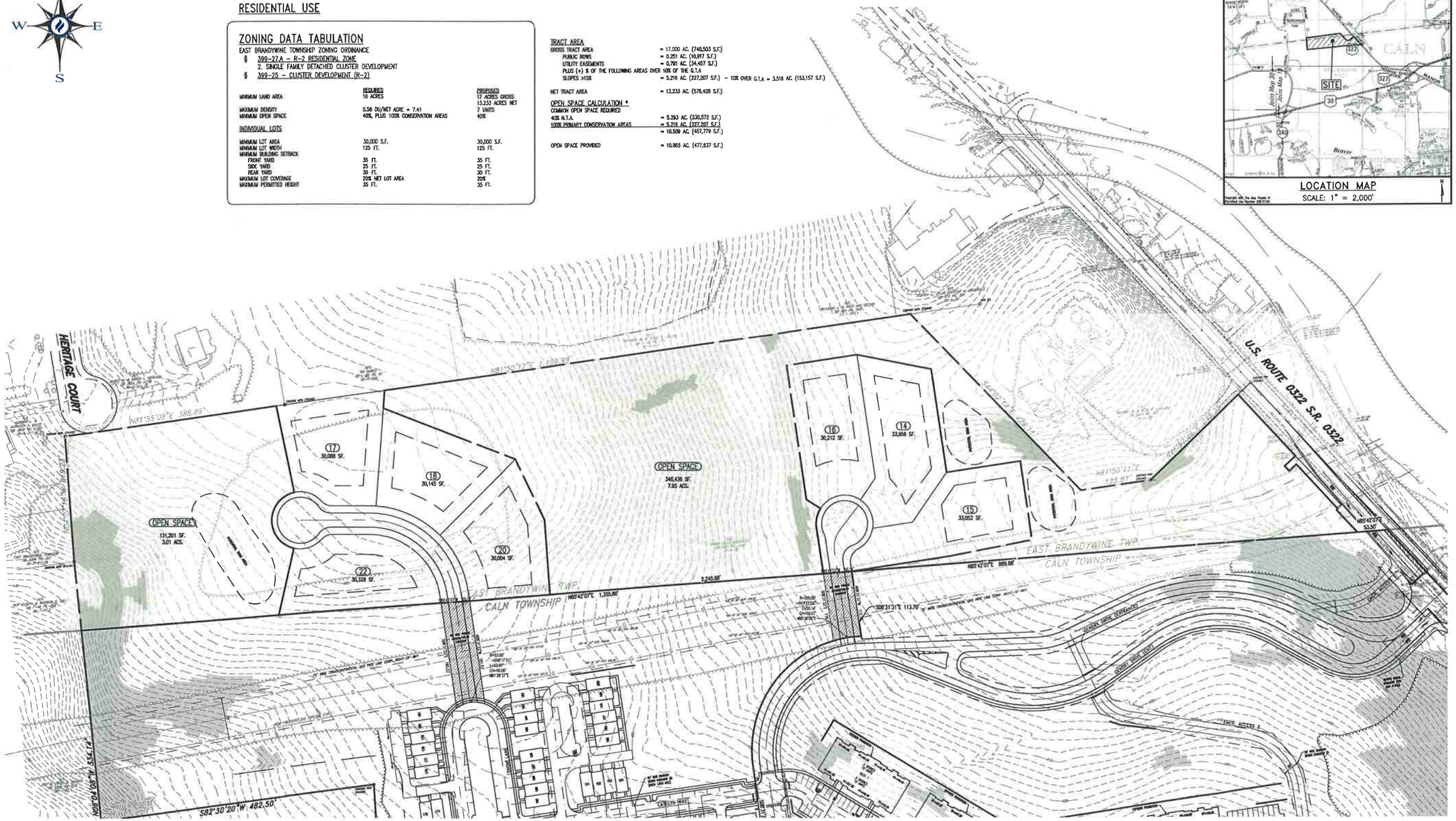
GROSS TRACT AREA	= 17.000 AC. (740,503 S.F.)
PUBLIC ROWS	= 0.251 AC. (10,917 S.F.)
UTILITY EASEMENTS	= 0.791 AC. (34,457 S.F.)
PLUS (+) 8 OF THE FOLLOWING AREAS OVER 10% OF THE G.T.A	
SLOPES >15%	= 5.216 AC. (227,207 S.F.) – 10% OVER G.T.A = 3.518 AC. (153,157 S.F.)
NET TRACT AREA	= 13.233 AC. (576,429 S.F.)

OPEN SPACE CALCULATION *

COMMON OPEN SPACE REQUIRED	
40% N.T.A.	= 5.293 AC. (230,572 S.F.)
100% PRIMARY CONSERVATION AREAS	= 5.216 AC. (227,207 S.F.)
	= 10.509 AC. (457,779 S.F.)
OPEN SPACE PROVIDED	= 10.965 AC. (477,637 S.F.)



LOCATION MAP
SCALE: 1" = 2,000'



SKETCH PLAN
SCALE: 1" = 80'

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 feet

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- 243 PROPOSED CONTOUR
- X 123.00 EXISTING SPOT ELEV.
- X 333.00 NEW SPOT ELEV.
- GeB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- EX. PERC TEST
- EX. TEST PIT
- 15–25% STEEP SLOPES
- 25%+ STEEP SLOPES

GENERAL NOTES:

1. THIS PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND IS NOT MEANT FOR SUBMISSION TO OR REVIEW BY ANY MUNICIPAL, STATE OR GOVERNMENTAL AGENCIES.
2. BOUNDARY INFORMATION OBTAINED FROM PLAN OF PROPERTY FOR RADNOR ASSOCIATES, L.P. BY CHESTER VALLEY ENGINEERS, INC. DATED SEPTEMBER 30, 2003, BEING CHESTER COUNTY ASSESSMENT MAP 30-6 PARCEL 39 & MAP 39-2 PARCEL 1.1, AND SUPPLEMENTED TO TAKE INTO ACCOUNT THE RECENT SUBDIVISION OF PARCEL 39-2-1.1 INTO TWO LOTS PURSUANT TO SUBDIVISION PLAN PREPARED BY DL HOWELL INC. DATED 10/14/20 LAST REVISED 01/18/21.
3. TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS TAKEN FROM AERIAL PHOTOGRAPHY FLOWN APRIL 3, 1984, PERFORMED BY 3Di TECHNOLOGIES, INC., FIELD CONTROL PROVIDED BY CHESTER VALLEY ENGINEERS, INC.. BEARING BASE = PA STATE PLANE COORDINATES – SOUTH ZONE 1983. VERTICAL DATUM: NGVD 1988 (DETERMINED BY GPS OBSERVATION)

DLHowell
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Fax: (610) 918-9003

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

SKETCH
7 LOT SKETCH PLAN
CLIENT: KLEIN COMPANY
PROJECT: RESIDENTIAL SUBDIVISION
LOCATION: 830 HORSESHOE PIKE
EAST BRANDYWINE TOWNSHIP, CHESTER COUNTY

DATE:	08-09-22
SCALE:	1"=80'
DRAWN BY:	DWG
CHECKED BY:	_"_
PROJECT NO.:	1842
CAD FILE:	1842 PrLDwg
PLOTTED:	08-09-22
DRAWING NO.:	SK2.1
SHEET	01 of 01

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