

[illegible]

SEAL:

DRAWING NAME: SKETCH PLAN (CLUSTER OPTION)

SPATOLA

LOCATION: EAST BRANDYWINE TOWNSHIP, CHESTER COUNTY, PA

project no: 2026-029.00	drawn by:
date: 9/23/26	chk'd by:
scale: 1" = 100	approved by:

SK 1

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ZONING DATA TABLE:

ZONING DISTRICTS: R-2 RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE FAMILY DETACHED CLUSTERED DEVELOPMENT (PERMITTED BY-RIGHT)

GROSS TRACT AREA: 88.6 AC
STEEP SLOPES = 26.9 AC
STEEP SLOPES (ABOVE 10% OF GROSS LOT) = 18.04 AC
NET TRACT AREA = 70.56 AC

NET TRACT AREA = 70.36 AC	REQUIRED (R-2 DISTRICT)	PROPOSED
MINIMUM LOT AREA (NET):	30,000 SF	+/- 30,010 SF
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE:	125 FT	125 FT
MINIMUM FRONT YARD:	35 FT	35 FT
MINIMUM REAR YARD:	50 FT	50 FT
MINIMUM SIDE YARD (EACH):	20 FT	20 FT
MINIMUM SIDE YARD (AGGREGATE):	50 FT	50 FT
MAXIMUM IMPERVIOUS SURFACE:	25%	+/- 28%
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT
MINIMUM OPEN SPACE:	50% OF NET TRACT (35.28 AC)	62.0% (43.77 AC)
MAXIMUM RESIDENTIAL DENSITY:	NET TRACT x .4785 (33 LOTS)	33 LOTS

NOTES:

1. 33 LOTS PROPOSED
2. CONDITIONAL USE REQUIRED FOR ROAD A AND ROAD B CROSSING OF STEEP SLOPES.
3. CONDITIONAL USE REQUIRED FOR DISTURBANCE OF STEEP SLOPES ON LOTS 2, 6, AND 8
4. STORMWATER MANAGEMENT LOCATIONS AND SIZES ARE CONCEPTUAL. FURTHER ENGINEERING IS REQUIRED.
5. FINAL YIELD SUBJECT TO DETERMINING SUITABLE ON SITE WELL AND SEPTIC FACILITIES.

