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) = 18.04AC
NET TRACT AREA = 70.56 AC

	REQUIRED (R-2 DISTRICT)	PROPOSED
MINIMUM LOT AREA (NET):	30,000 SF	30,000 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%	+/- 20%
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT
MINIMUM OPEN SPACE:	50% OF NET TRACT (35.28 AC)	76.1% (53.71 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. STORMWATER MANAGEMENT LOCATIONS AND SIZES ARE CONCEPTUAL. FURTHER ENGINEERING IS REQUIRED.
4. FINAL YIELD SUBJECT TO DETERMINING SUITABLE ON SITE WELL AND SEPTIC FACILITIES.

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft

LANDFORMS
LAND STRATEGIES AND DESIGN
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REVISIONS			
date:	no.	description	chk'd by

SEAL:

DRAWING NAME: SKETCH PLAN - CLUSTER OPTION (REDUCED LOT SIZE)

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	approv. by:

sheet no.

SK2

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