REQUIRED 50' BUFFER
(MAY BE USED FOR OPEN SPACE PURPOSES AS LONG AS IT DOES NOT SERVE AS THE MINIMUM SETBACK)

PATHWAY TO ACCESS COMMON OPEN SPACE FOR RESIDENTS

REQUIRED 50' BUFFER
(MAY BE USED FOR OPEN SPACE PURPOSES AS LONG AS IT DOES NOT SERVE AS THE MINIMUM SETBACK)

PARCEL 0135 TO BE DEDICATED AS PERMANENT OPEN SPACE TO THE TOWN OF EAST BRADFORD

ZONING:

TRACT	EXISTING ZONE	PROPOSED ZONING
PARCEL 0115:	R-3,R-4	OPEN SPACE DEVELOPMENT OPTION
PARCEL 0136:	R-2,R-4	OPEN SPACE DEVELOPMENT OPTION

ZONING DISTRICT	REQ. OPEN SPACE	UNCONSTRAINED OPEN SPACE	CONSTRAINED OPEN SPACE	PROPOSED OPEN SPACE	ADDITIONAL OPEN SPACE
R-4: PARCEL 01.15	50% or 11.05 ACRES	6.96 ACRES	40% or 4.09 ACRES	11.05 ACRES	0 ACRES
R-4: PARCEL 01.36	50% or 5.91 ACRES	3.56 ACRES	40% or 2.36 ACRES	5.92 ACRES	2.03 ACRES
R-3: PARCEL 01.15	40% or 12.92 ACRES	8.20 ACRES	40% or 5.16 ACRES	13.36 ACRES	2.10 ACRES
R-2: PARCEL 01.36	50% or 6.95 ACRES	5.20 ACRES	40% or 2.78 ACRES	7.98 ACRES	1.75 ACRES
				TOTAL OPEN SPACE = 44.19 ACRES	

* UNCONSTRAINED OPEN SPACE REFERS TO PROPOSED OPEN SPACE AREAS UNENCUMBERED BY STEEP SLOPES, FLOODPLAIN AND WETLANDS

** CONSTRAINED OPEN SPACE REFERS TO PROPOSED OPEN SPACE AREAS ENCUMBERED BY STEEP SLOPES, FLOODPLAIN AND WETLANDS

*** ADDITIONAL OPEN SPACE REFERS TO LAND THAT IS BEING PROVIDED IN ADDITION TO WHAT IS REQUIRED UNDER THE OPEN SPACE DEVELOPMENT OPTION

ACTIVE RECREATION LAND

REQUIRED LAND: 2,000 SF/DWELLING UNIT OR 4.13 ACRES FOR 90 PROPOSED DWELLING UNITS

PROPOSED ACTIVE RECREATION STRUCTURES:
60' X 120' TENNIS COURT
12' X 12' PAVILLION
TOT LOT

REC ACTIVITIES POSSIBLE IN DESIGNATED AREA:
FRISBEE GOLF/GAMES
SOCCER
TENNIS
HIKING
PET TRAINING/DOG PARK
CROSS-COUNTRY SKIING
YOGA
CROQUET
KICKBALL
FOOTBALL
COMMUNITY GARDEN
PICNIC/PARTY

MINIMUM AREA FOR OPEN SPACE:
100' X 100'/ 2 ACRE PARCEL MIN.

LEGEND:

- CONSTRAINED OPEN SPACE
- UNCONSTRAINED OPEN SPACE
- ADDITIONAL OPEN SPACE

NOTES:

1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
2. TOPOGRAPHIC MAP PREPARED BY ESE CONSULTANTS, INC.
3. WETLANDS INFORMATION PROVIDED BY DEL-VAL SOIL & ENVIRONMENTAL CONSULTANTS, INC.
4. FLOODPLAIN LOCATIONS TAKEN FROM FEMA COMMUNITY PANEL 42029C0260F.
5. SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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FAX: 215-293-5488

ESE Land Planning Engineering Land Surveying

DRAWN | DATE | REV.

OPEN SPACE DEVELOPMENT OPTION

OPEN SPACE EXHIBIT

100 SCALE PLAN

CONDITIONAL USE PLAN

TIGUE TRACT
EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

DATE: 01/19/2016	SCALE: 100
DESIGN: JTB	DRAWN: JTB
JOB NO.: 3895	FILE NAME:
REF. NO.:	
SHEET NO.: 8 OF 8	