TIGUE PROPERTY
NORTH PARCEL: VIEW FROM SOUTHEASTERN PROPERTY
CORNER LOOKING NORTH TOWARDS KNOLL

DENSITY CALCULATIONS:

ZONING DISTRICT	NET TRACT AREA	DENSITY MULTIPLIER	PERMITTED DENSITY	PROPOSED DENSITY
R-4: PARCEL 0115	16.93 ACRES	x 3.5 (FOR MULTI FAMILY)	59 DWELLING UNITS	50 DWELLING UNITS
R-4: PARCEL 0136	6.37 ACRES	x 3.5 (FOR MULTI FAMILY)	22 DWELLING UNITS	16 DWELLING UNITS
R-3: PARCEL 0115	22.64 ACRES	x 1.0 (FOR SINGLE FAMILY)	22 DWELLING UNITS	22 DWELLING UNITS
R-2: PARCEL 0136	8.49 ACRES	x .55 (FOR SINGLE FAMILY)	4 DWELLING UNITS	4 DWELLING UNITS
107 TOTAL DWELLING UNITS PERMITTED				
90 TOTAL DWELLING UNITS PROPOSED				

ZONING:

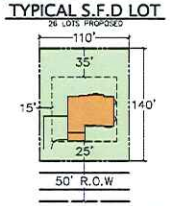
TRACT	EXISTING ZONE	PROPOSED ZONING
PARCEL 0115:	R-3,R-4	OPEN SPACE DEVELOPMENT OPTION
PARCEL 0136:	R-2,R-4	OPEN SPACE DEVELOPMENT OPTION

MAX BLDG HT: 3 STORIES ABOVE GRADE OR 25'

MINIMUM BLDG SEPARATION: 20' SIDE-TO-SIDE, 25' PROPOSED

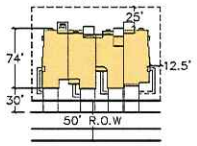
TYPICAL S.F.D LOT

26 LOTS PROPOSED



TYPICAL CARRIAGE HOME

64 CARRIAGES PROPOSED



NET TRACT AREA CALCULATION:

PARCEL: 51-007-0115		
ZONING DISTRICT	R-3	R-4
TRACT AREA	32.30 Acres	22.12 Acres
FLOODPLAIN	1.02 Acres	2.43 Acres
STEEP SLOPES	6.56 Acres	2.07 Acres
RIGHT-OF-WAY	1.12 Acres	.07 ACRES
BASIN AREA	1.01 Acres	.50 Acres
NET TRACT AREA	22.64 Acres	16.93 Acres

PARCEL: 51-007-0136		
ZONING DISTRICT	R-2	R-4
TRACT AREA	13.03 Acres	11.82 Acres
FLOODPLAIN	4.01 Acres	3.56 Acres
STEEP SLOPES	.14 Acres	1.12 Acres
RIGHT-OF-WAY	.11 Acres	.17 Acres
BASIN AREA	.34 Acres	.28 Acres
MAINTAINED FOR REMOVAL	.34 Acres	.32 Acres
NET TRACT AREA	8.49 Acres	6.37 Acres

TRACT COVERAGE CALCULATION:

ZONING DISTRICT	ALLOWABLE COVERAGE	PROPOSED COVERAGE
R-4: PARCEL 0115	30% or 5.06 Acres	± 4 Acres
R-4: PARCEL 0136	30% or 1.91 Acres	± 1.5 Acres
R-3: PARCEL 0115	15% or 4.07 Acres	*± 3 Acres
R-2: PARCEL 0136	15% or 2.07 Acres	*± 1.9 Acres

* REMAINDER OF ALLOWABLE COVERAGE WILL BE DIVIDED UP EVENLY AMONGST LOTS TO ALLOW FOR SHED, POOL, PATIO, ETC

SOIL CLASSIFICATION:

CaB: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
ChC2: MODERATELY DEEP, WELL DRAINED, RESIDUALLY WEATHERED SOIL
Co: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
CpA: DEEP OR VERY DEEP, POORLY DRAINED SOIL
GdB: VERY DEEP, WELL DRAINED SOIL
GeD: SOIL COMPLEX CONTAINING SOILS WITH INCLUSIONS IN CLOSE ASSOCIATION OF SOILS WITH PROPERTIES OF GeD, PaB, PaC
Hst: VERY DEEP, POORLY DRAINED SOIL
PaB, PaC, PaD: VERY DEEP, SOMEWHAT EXCESSIVELY DRAINED SOIL

CaB, Co, GdB & PaB REPRESENT PRIME AGRICULTURE SOILS. GREATER THAN 50% OF THESE SOILS WILL BE UNDISTURBED AS REQUIRED.

LEGEND:

- WETLAND
- RBA BUFFER
- FLOODPLAIN
- STEEP SLOPE 20-30%
- STEEP SLOPE >30%
- STREAM

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 42029C0202G.
5. SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES
6. THE HISTORIC RESOURCE IMPACT STUDY SHALL BE PROVIDED TO THE TOWNSHIP PRIOR TO PRELIMINARY PLAN SUBMISSION.

PLEASE NOTE PARCEL 0115 HAS BEEN IDENTIFIED AS A CLASS I DOE HISTORIC RESOURCE *PLEASE NOTE LENAPE & TIGUE ROAD ARE IDENTIFIED AS PART OF THE BRANDYWINE SCENIC BYWAY* *PLEASE NOTE TIGUE ROAD IS IDENTIFIED AS A SCENIC ROAD OF EAST BRADFORD TOWNSHIP*

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CONDITIONAL USE PLAN

TIGUE TRACT

EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

DATE: 01/19/18	SCALE: 1"=100'
DESIGN: JTD	DRAWN: JTD
APP. PROJ. 3895	FILE NAME:
REV. NO.:	
SHEET NO.: 3 OF 8	