

PARKING SUMMARY
 - (2) ADDITIONAL VISITOR SPACES WERE ABLE TO BE LOCATED NEXT TO THE (5) SPACES THAT WERE ALREADY PROPOSED FOR A TOTAL OF (7) VISITOR SPACES.

APPROXIMATE SNOW REMOVAL AREA

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

PROPOSED TREE REMOVAL
 *THIS PLAN PROPOSES TO REMOVE (1) TREE-OF-HEAVEN SPECIES AT THIS TIME

TRACT COVERAGE CALCULATION:

ZONING DISTRICT	ALLOWABLE COVERAGE	PROPOSED COVERAGE
R-2: PARCEL 0136	15% or 2.07 Acres	*1.9 Acres
R-4: PARCEL 0136	30% or 3.49 Acres	± 1.5 Acres

* REMAINDER OF ALLOWABLE COVERAGE WILL BE DIVIDED UP EVENLY AMONGST LOTS TO ALLOW FOR DECKS, PATIOS, ETC.

NET TRACT AREA CALCULATION:

ZONING DISTRICT	PARCEL: 51-007-0136	
	R-2	R-4
TRACT AREA	13.93 Acres	11.82 Acres
FLOOD PLAIN	4.01 Acres	3.56 Acres
STEEP SLOPES	.64 Acres	1.12 Acres
RIGHT-OF-WAY	.11 Acres	.17 Acres
BASIN AREA	.34 Acres	.28 Acres
SANITARY EASEMENT	.34 Acres	.32 Acres
NET TRACT AREA	8.49 Acres	6.37 Acres

DENSITY CALCULATION:

ZONING DISTRICT	NET TRACT AREA	DENSITY MULTIPLIER	PERMITTED DENSITY	PROPOSED DENSITY
R-2: PARCEL 0136	8.49 ACRES	x .55 (FOR SINGLE FAMILY)	4 DWELLING UNITS	4 DWELLING UNITS
R-4: PARCEL 0136	6.37 ACRES	x 3.5 (FOR MULTI-FAMILY)	22 DWELLING UNITS	14 DWELLING UNITS

SOIL CLASSIFICATION:

CbB: 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
 GdD: SOIL COMPLEX CONTAINING SOILS WITH INCLUSIONS IN CLOSE ASSOCIATION OF SOILS WITH PROPERTIES OF GdD, PoB, Pdc
 Ho: VERY DEEP, POORLY DRAINED SOIL
 PoB, Pdc, PdD: VERY DEEP, SOMEWHAT EXCESSIVELY DRAINED SOIL

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

ZONING:

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

BULK & AREA REGULATIONS:	ALLOWABLE/REQ.	PROPOSED
LOT AREA:	N/A	15,000 SF
BLDG HT:	3 STORIES/35'	3 STORIES/35'
FRONT YARD SETBACK:	N/A	25'
SIDE YARD SETBACK:	N/A	15'
REAR YARD SETBACK:	N/A	35'
CARRIAGE HOME SEPARATION:	20'	25'
OPEN SPACE: R-2	50%/ 6.95 Ac.	69%/ 9.73 Ac.
OPEN SPACE: R-4	50%/ 5.91	67%/ 7.95 Ac.

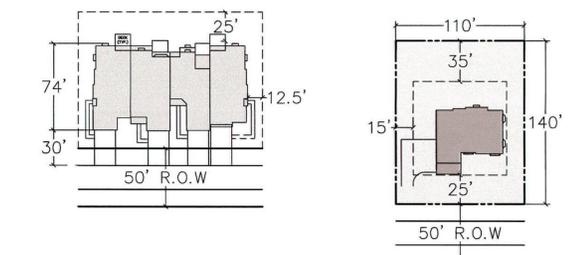
LEGEND:

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

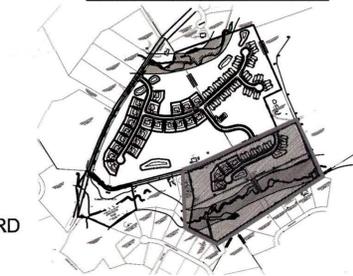
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- WETLANDS INFORMATION PROVIDED BY DEL-VAL SOIL & ENVIRONMENTAL CONSULTANTS, INC.
- AERIAL PHOTOGRAPH PROVIDED BY GIS WORLD IMAGERY LAYER.
- FLOODPLAIN LOCATIONS TAKEN FROM FEMA COMMUNITY PANEL 42029C0206F.
- SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES

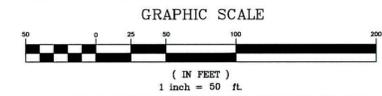
TYPICAL CARRIAGE HOME 64 CARRIAGES PROPOSED
TYPICAL S.F.D LOT 26 LOTS PROPOSED



KEY MAP:



*PLEASE NOTE TIGUE ROAD IS IDENTIFIED AS PART OF THE BRANDYWINE SCENIC BYWAY AND IS ALSO IDENTIFIED AS A SCENIC ROAD OF EAST BRADFORD TOWNSHIP
 *PLEASE NOTE THE INTERIOR ROAD NETWORK WILL BE PUBLICLY DEDICATED TO EAST BRADFORD
 *PLEASE NOTE TIGUE ROAD WILL BE WIDENED TO A WIDTH OF 20' CONSISTENT ALONG THE FRONTAGE OF THE PROPOSED SITE DEVELOPMENT



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OPEN SPACE DEVELOPMENT OPTION
 R-2/R-4 ZONE
 50 SCALE PLAN

CONDITIONAL USE PLAN
 TIGUE TRACT
 EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

DATE: 07/19/16	SCALE: 50
DESIGN: JTB	DRAWN: JTB
JOB NO.: 3895	FILE NAME: ---
SHEET NO.: 6	OF 8