DENSITY CALCULATIONS:

ZONING DISTRICT	NET TRACT AREA	DENSITY MULTIPLIER	PERMITTED DENSITY	PROPOSED DENSITY
R-4: PARCEL 0115	16.95 ACRES	x 3.5 (FOR MULTI-FAMILY)	59 DWELLING UNITS	50 DWELLING UNITS
R-4: PARCEL 0136	6.44 ACRES	x 3.5 (FOR MULTI-FAMILY)	22 DWELLING UNITS	14 DWELLING UNITS
R-3: PARCEL 0115	22.69 ACRES	x 1.0 (FOR SINGLE FAMILY)	22 DWELLING UNITS	22 DWELLING UNITS
R-2: PARCEL 0136	8.43 ACRES	x .55 (FOR SINGLE FAMILY)	4 DWELLING UNITS	4 DWELLING UNITS
			107 TOTAL DWELLING UNITS PERMITTED	
			90 TOTAL DWELLING UNITS PROPOSED	

APPROXIMATE AREA OF DEVELOPMENT TO BE VISIBLE FROM LENAPE ROAD

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

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

PARCEL TO BE OFFERED AS PERMANENT OPEN SPACE TO EAST BRADFORD TOWNSHIP. PARCEL LOCATED WITHIN 300' OF STRODES MILL HISTORIC DISTRICT

PLEASE NOTE PARCEL 0115 HAS BEEN IDENTIFIED AS A CLASS I DOE

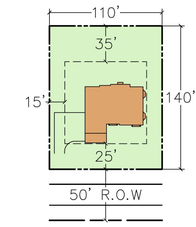
* THIS SKETCH PLAN HAS BEEN PREPARED IN FULL COMPLIANCE WITH TOWNSHIP ZONING AND SUBDIVISION/LAND DEVELOPMENT CODES

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

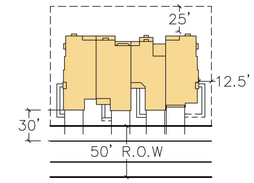
TYPICAL S.F.D LOT

26 LOTS PROPOSED



TYPICAL CARRIAGE LOT

64 CARRIAGES PROPOSED



NET TRACT AREA CALCULATION:

PARCEL: 51-007-0115		
ZONING DISTRICT	R-3	R-4
TRACT AREA	32.30 Acres	22.11 Acres
FLOOD PLAIN	1.09 Acres	2.43 Acres
STEEP SLOPES	6.16 Acres	2.07 Acres
RIGHT-OF-WAY	1.12 Acres	.09 ACRES
BASIN AREA	1.24 Acres	.57 Acres
NET TRACT AREA	**22.69 Acres**	**16.95 Acres**

PARCEL: 51-007-0136		
ZONING DISTRICT	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	.40 Acres	.21 Acres
SANITARY EASEMENT	.34 Acres	.32 Acres
NET TRACT AREA	8.43 Acres	6.44 Acres

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. AERIAL PHOTOGRAPH PROVIDED BY GIS WORLD IMAGERY LAYER.
5. FLOODPLAIN LOCATIONS TAKEN FROM FEMA COMMUNITY PANEL 42029C0260F.
6. SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES
7. THE HISTORIC RESOURCE IMPACT STUDY SHALL BE PROVIDED TO THE TOWNSHIP UPON COMPLETION.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

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Suite 2E
Horsham, PA 19044
TEL: 215-914-2050
FAX: 215-293-5488

ESE Land Planning Engineering Land Surveying

REV.	DATE	DESCRIPTION	DRAWN
1	12-02-15	REVISED LAYOUT PER REVISED RBA BUFFER REQUIRMENT	

CONDITIONAL USE PLAN

TIGUE TRACT

EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

DATE: 10-05-2015	SCALE: 100
DESIGN: JTB	DRAWN: JTB
JOB NO.: 3895	FILE NAME:
REF. NO.:	
SHEET NO.: 1 OF 4	