

ZONING:

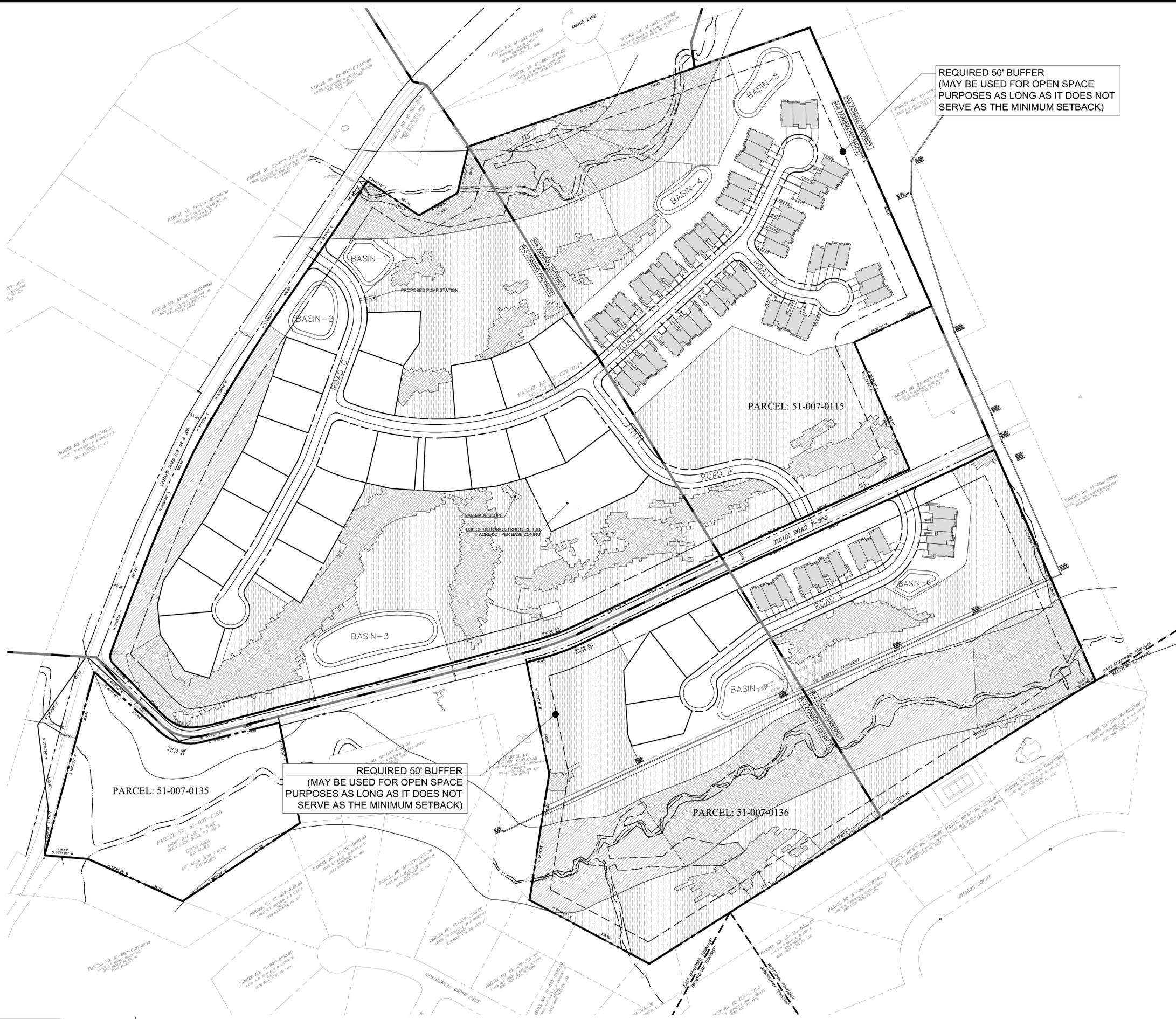
TRACT	EXISTING ZONE	PROPOSED ZONING
PARCEL 0115:	R-3,R-4	OPEN SPACE DEVELOPMENT OPTION
PARCEL 0136:	R-2,R-4	OPEN SPACE DEVELOPMENT OPTION

ZONING DISTRICT	REQ. OPEN SPACE	UNCONSTRAINED OPEN SPACE	CONSTRAINED OPEN SPACE	PROPOSED OPEN SPACE	ADDITIONAL OPEN SPACE
R-4: PARCEL 0115	50% or 11.05 ACRES	6.96 ACRES	40% or 4.09 ACRES	11.05 ACRES	0 ACRES
R-4: PARCEL 0136	50% or 5.91 ACRES	3.57 ACRES	40% or 2.36 ACRES	5.93 ACRES	2.04 ACRES
R-3: PARCEL 0115	40% or 12.92 ACRES	8.18 ACRES	40% or 5.16 ACRES	13.34 ACRES	2.08 ACRES
R-2: PARCEL 0136	50% or 6.95 ACRES	5.20 ACRES	40% or 2.78 ACRES	7.98 ACRES	1.75 ACRES
TOTAL OPEN SPACE = 44.17 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



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

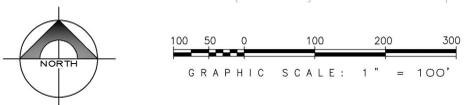
REQUIRED 50' BUFFER
(MAY BE USED FOR OPEN SPACE PURPOSES AS LONG AS IT DOES NOT SERVE AS THE MINIMUM SETBACK)

LEGEND:

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

NOTES:

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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



**TIGIE PROPERTY
OPEN SPACE EXHIBIT**

90 PROPOSED UNITS + 1 EXISTING HOME

EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA
PLAN REVISED 12-02-2015 SCALE: 1"=100' DATE: 10-05-2015 DRAWN BY: JTB