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MEMORANDUM

DATE: January 19, 2016

SUBJECT: Tigie Property- Sketch Plan Submission- Open Space Conditional Use

Subject Property:

The subject property consists of (2) parcels located within the R-2, R-3 & R-4 zoning districts of East Bradford Township between Lenape Road and Tigie Road. The larger of the two tracts, parcel 51-007-0115, lies within the R-3 and R-4 zoning districts and consists of approximately (54) Acres. The second tract, parcel 51-007-0136, lies within the R-2 and R-4 zoning districts and consists of approximately (25) Acres.

North Parcel: 51-007-0115

The Northern parcel, which contains a portion of Plum Run, shows evidence of steep slopes and 100-year floodplain. Within the R-3 section of parcel 51-007-0115, there is approximately (1) Acre of 100-year floodplain and approximately (6) acres of steep slopes area. It should also be noted that there is an existing historic structure located on this parcel in the R-3 zoning district. Within the R-4 section of parcel 51-007-0115, there are approximately (3) Acres of 100-year floodplain and approximately (2) Acres of steep slopes area.

South Parcel: 51-007-0136:

The Southern parcel, which also contains a portion of a Plum Run tributary, shows evidence of 100-year floodplain and minimal steep slopes. Within the R-2 section of parcel 51-007-0136, there are approximately (4) Acres of 100-year floodplain and less than an acre of steep slopes area. Within the R-4 section of parcel 51-007-0136, there are approximately (3) Acres of 100-year floodplain and (1) Acre of steep slopes area.

Open Space Development Option:

The Open Space Development Option is a conditional use permitted within the R-1, R-2, R-3 and R-4 zoning districts of East Bradford Township. The respective sketch plan, which proposes (90) new homes and 1 existing home, will submit under this conditional use option.

To determine the maximum permitted density under this option, the ordinance dictates a specific density (dwelling units/acre) per zoning district to be multiplied by the net tract area. In the case of this plan, the net tract area was determined for each zoning district and its respective parcel.

We calculated the net tract area by way of the Net Tract Area definition as defined under the East Bradford Township zoning code. In brief, under this definition, areas within the right-of-way, steep slopes in excess of 20%, areas within floodplain, proposed storm water management areas and any easements shall be subtracted out from the Tract area to determine the Net Tract Area. The following table shows the calculations used to determine the Net Tract Area for each parcel and zoning district;



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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	1.29 Acres	.59 Acres
NET TRACT AREA	22.64 Acres	16.93 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	.34 Acres	.28 Acres
SANITARY EASEMENT	.34 Acres	.32 Acres
NET TRACT AREA	8.49 Acres	6.37 Acres

The proposed densities shown on the plan conform to the permitted densities shown below. In the case of the R-3 zoning district on Parcel 115, we have proposed (22) Single-Family Lots while also placing the historic structure under a 1-Acre lot that would be consistent with the underlying zoning. The proposed density in the R-2 zoning district has been achieved on this plan. The proposed density for the R-4 zoning district on Parcel 0115 is significantly under the permitted density by (9) Multi-Family Homes as is the proposed density in the R-4 zoning district on Parcel 0136, which is under the permitted density by (8) Multi-Family Homes.

PROPOSED DENSITY TABLE:

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	14 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

Open Space:

The conditional use plan that has been submitted meets the open space requirements per zoning district on a per-tract basis. In the R-2 Zoning District, 50% of the total tract area is required for open space and greater than 50% has been proposed. In the R-3 Zoning District, 40% of the total tract area is required for open space and greater than 40% is proposed. In the R-4 Zoning District 50% of the total tract area is required for open space. This condition has been exceeded on both Parcel 0115 and 0136. The break-down of how the proposed plan met the open space requirement is listed in the table below;

OPEN SPACE CALCULATION TABLE:

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	3.56 ACRES	40% or 2.36 ACRES	5.92 ACRES	2.03 ACRES
R-3: PARCEL 0115	40% or 12.92 ACRES	8.20 ACRES	40% or 5.16 ACRES	13.36 ACRES	2.10 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 = 44.19 ACRES	

In conclusion, the proposed conditional use plan conforms to the requirements of the Open Space Development Option as demonstrated on the plan and in this narrative. It should be noted however that should this project continue to progress, new information regarding easements may become available and slightly alter the calculations shown on the plan and in this narrative.

MAN-MADE SLOPES:

The Tigue tract has an area of steeply-sloped ground on the Northern parcel near the newest shed that shows evidence of being man-made. From these pictures, and field observation, the Applicant determined that soil was pushed out to create a pad for storage of farm equipment and multi-use vehicles. The attached pictures represent the Applicant's proof that these slopes are not naturally occurring and are, as shown, man-made.



*Please note the sheet set making up the conditional use submission includes a color plot of the existing conditions plan and a color plot of a 100-scale overall plan. This was provided for readability in the event some of the reviewers had an issue with the black and white plots.