PAVED WALKING PATH TO EXTEND
ALONG FRONTAGE TO TRACT BOUNDARY

ZONING DATA

C–2 COMMERCIAL DISTRICT

SITE REQUIREMENTS	REQUIRED	EXISTING
MINIMUM:		
LOT AREA	1 ACRE	27.8 ACRES
LOT WIDTH	150'	2432.25'
FRONT YARD	75'	91.8'
SIDE YARD (NON–RESIDENTIAL/RESIDENTIAL)	25'	125' +/–
REAR YARD (NON–RESIDENTIAL/RESIDENTIAL)	25'	125' +/_
PORTION OF LOT LANDSCAPED	30% / 10%	>40% / >10%
TRACT OPEN SPACE	N/A	N/A
MAXIMUM:		
BLDG COVER	25%	7.4%
BLDG HGT	35'	>35'
FLOOR AREA	40%	7.4%

NOTE:
THE REDEVELOPMENT WILL REDUCE THE IMPERVIOUS SURFACE BY 2.2 ACRES.

PROPOSED RESIDENTIAL DENSITY

AREA TO BE REDEVELOPED = 5.2 ACRES
56 TOWNHOME UNITS, TYPICAL SIZE = 2,000 SF
UNITS PER ACRE = 10.8/ACRE

PROPOSED PARKING (FOR TOWNHOME UNITS)

EACH UNIT
1 GARAGE SPACE
1 DRIVEWAY SPACE
1 VISTOR SPACE

3 SPACES EACH
168 TOTAL SPACES

NOTE:
THE PROPOSED SKETCH PLAN WILL REQUIRE A ZONING CHANGE TO ALLOW A RESIDENTIAL USE. THE PLAN WILL COMPLY WITH ALL OTHER ZONING AND SUBDIVISION / LAND DEVELOPMENT ORDINANCE REQUIREMENTS

PAVED WALKING PATH TO EXTEND
ALONG FRONTAGE TO TRACT BOUNDARY

OWNER / APPLICANT

BROOKWORTH PARTNERS LP & BROOKWORTH ACME ACRES LP
236 ROUTE 38, SUITE 130
MOORESTOWN, NJ. 08057

SKETCH PLAN
OF
BROOKWORTH PLAZA

EAST BRADFORD TWP. CHESTER COUNTY, PA

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PROJECT	#4278
DATE:	10/25/2016
SCALE:	1" = 50'
DRAWN:	MF
CHECKED:	AB
SHEET:	1 OF 1

Plotted: 11/8/2016 File: C:\4278\AERIAL\4278–AERIAL–3–CLIP.DWG