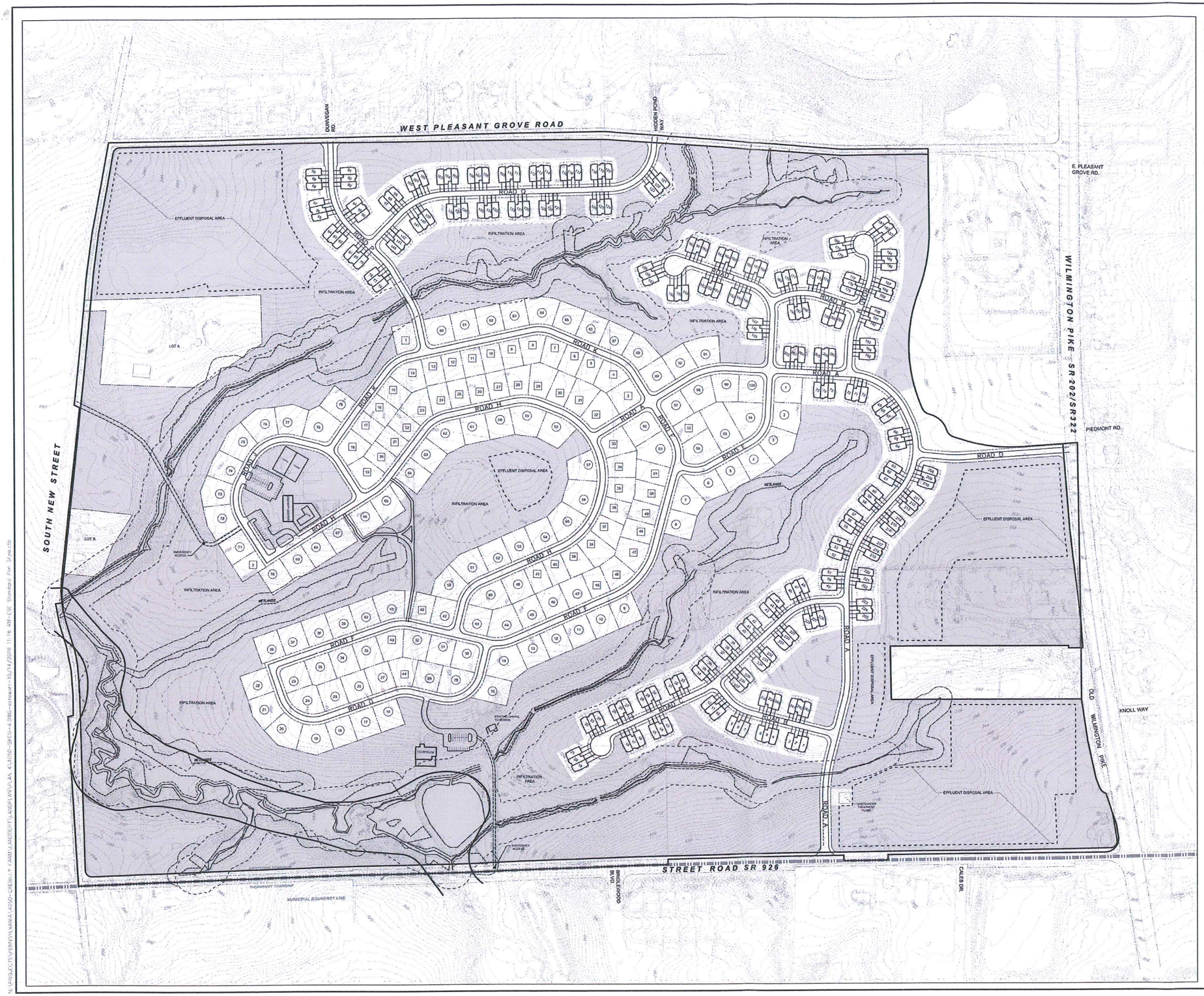

SITE DATA:
CURRENT ZONING: A/C AGRICULTURAL CLUSTER RESIDENTIAL DISTRICT & R-1
PROPOSED: FLEXIBLE DEVELOPMENT OPTION

SITE AREA: 322.36 ACRES
ADJUSTED TRACT ACREAGE: 290.20 ACRES

PERMITTED BASE DENSITY: 1.1 DU/AC (319 DU)
MAXIMUM PERMITTED DENSITY: 1.5 DU/AC (435 DU)
PROPOSED DENSITY: 1.4 DU/AC (397 DU)

REQUIRED OPEN SPACE: 60% (193.41 AC)
PROPOSED OPEN SPACE: 60% (194.0 AC)

SITE PLAN:
PROPOSED USES:
(2) EXISTING HOMES TO REMAIN (LOTS A& B)
(100) ESTATE HOMES (115' X 125')
(52) EXECUTIVE/COURTYARD HOMES (90' X125')
(243) CARRIAGE HOMES
397 TOTAL HOMES

GRAPHIC SCALE
100 0 100 200
(IN FEET)
1" = 200 FEET

ESE Consultants, Inc.
250 Gibraltar Road,
Suite 2E
Horsham, PA 19044
Tel: 215-914-2050
Fax: 215-293-5488

ESE Land Planning Engineering Land Surveying

REV.	DATE	DESCRIPTION	DRAWN

PLAN B
PROPOSED DENSITY BONUS DEVELOPMENT

CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10-7-16	SCALE: 1"= 200'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: 4050-SKCU-4
REF. NO.:	SD10.02
SHEET NO.:	1 OF 1

N:\PROJECTS\PENNSYLVANIA\4050-CREBI*FARM\ARCHITECT\ARCPLAN\CU-AS-4\4050-SKCU-4.DWG-Hexagon-10/14/2016 11:15 AM-ESE Standard Per Sheets