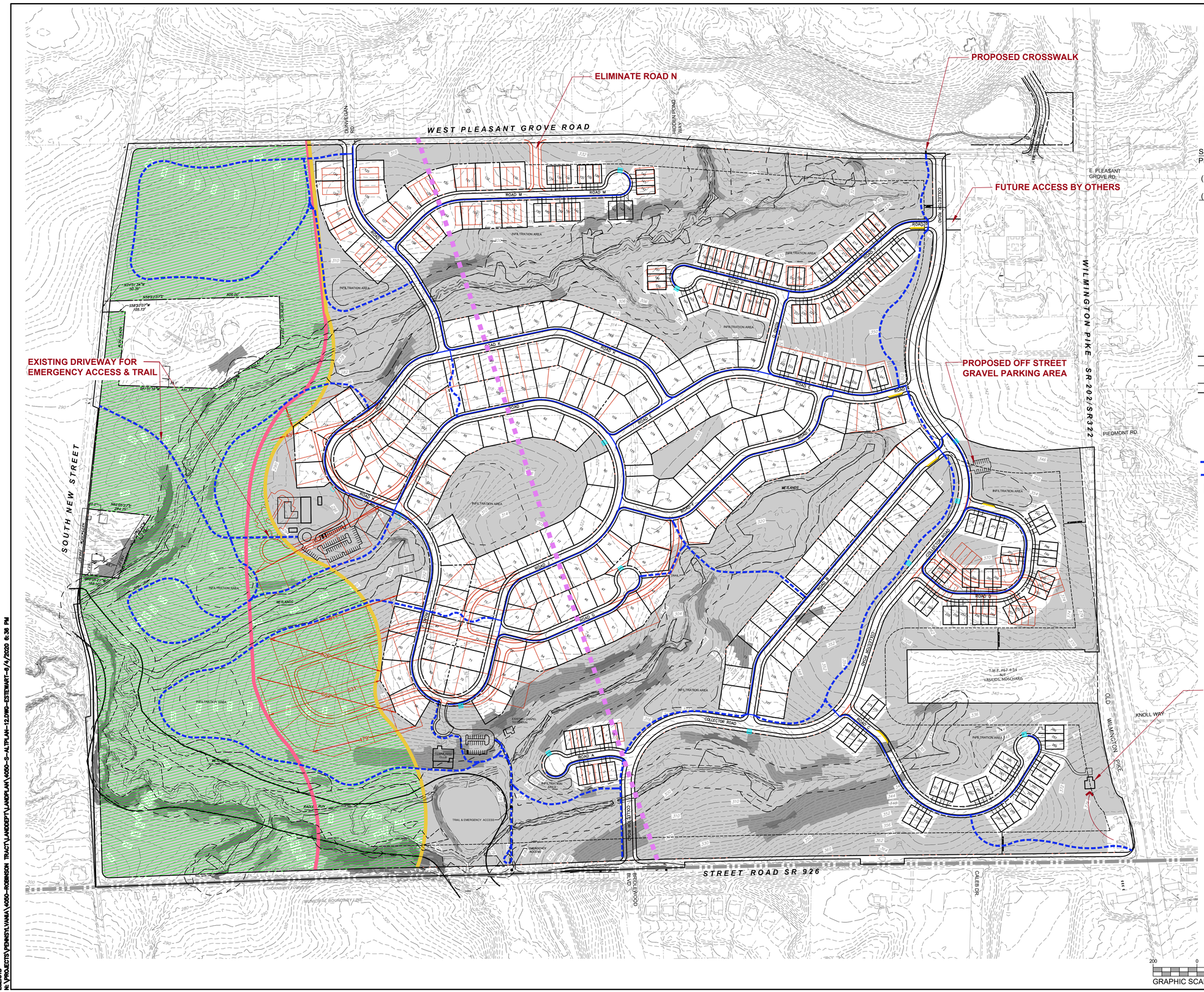


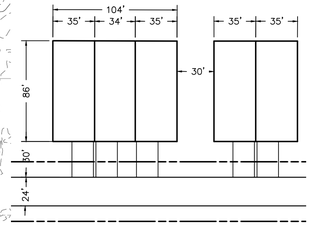
SITE DATA:
CURRENT ZONING: A/C AGRICULTURAL CLUSTER RESIDENTIAL DISTRICT & R-1
PROPOSED: FLEXIBLE DEVELOPMENT OPTION

GROSS SITE AREA: 322.36 ACRES
TRACT (NET) ACREAGE: 290.20 ACRES

PERMITTED BASE DENSITY: 1.1 DU/AC (319 DU)
PROPOSED DENSITY: 1.1 DU/AC (319 DU)

REQUIRED OPEN SPACE: 60% (193.42 AC)
PROPOSED OPEN SPACE: 61% (196.17 AC)

SITE PLAN:
PROPOSED USES:
(2) EXISTING HOMES TO REMAIN (LOTS A& B)
(109) ESTATE HOMES (115' X 125')
(63) EXECUTIVE/COURTYARD HOMES (90' X125')
(145) CARRIAGE & TOWNHOMES
319 TOTAL HOMES



TYPICAL CARRIGE HOME SPACING
NOT TO SCALE

PROPOSED SIDEWALKS
PROPOSED TRAILS
PROPOSED BUS PARKING
FUTURE EQUESTRIAN CROSSING AREA
PROPOSED SNOW STORAGE EASEMENTS
57.09 AC OPEN SPACE WEST OF PINK LINE
76.48 AC OPEN SPACE WEST OF YELLOW LINE

NOTES:

1. PLAN REQUIRES CODE RELIEF FROM 60 FT BUILDING SEPARATION REQUIREMENT FOR MULTI-FAMILY TOWNHOMES; 30 FT PROPOSED.

2. CODE RELIEF FOR MAXIMUM NUMBER OF HOMES ON A CUL-DE-SAC FOR ROADS C & M.

3. PLAN ASSUMES ACCESS TO PUBLIC WATER & SEWER.

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REV.	DATE	DESCRIPTION	DRAWN

CONCEPT PLAN

THE ROBINSON TRACT

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 06/05/20	SCALE: 1"= 200'
DESIGN: EES	DRAWN: EES
JOB NO.: ####	FILE NAME: S-ALTPLAN12
REF. NO.: LAYOUT1	
SHEET NO.: - OF 71	

ESE.CTB
N:\PROJECTS\PENNSYLVANIA\4060-ROBINSON TRACT\LANDDEPT\LANDPLAN\4060-S-ALTPLAN-12.DWG-ESTEWART-6/4/2020 8:36 PM