

LOCATION MAP  
SCALE: 1"=2000'

**OPEN SPACE SUMMARY**

F-1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT

OPEN SPACE REQUIREMENTS:	
MINIMUM REQUIRED OPEN SPACE = PER Z.O. SECTION 200-72.D.(1).(c)	40% OF GROSS TRACT AREA
GROSS TRACT AREA	40.655 AC
MINIMUM REQUIRED OPEN SPACE (40%)	16.262 AC
TOTAL PROPOSED OPEN SPACE	23.19 AC
TOTAL OPEN SPACE PROVIDED	23.19 AC
NET OPEN SPACE (% OF TRACT AREA)	57.04%

\*SEE DENSITY CALCULATIONS

**NET OPEN SPACE DETERMINATION**

TOTAL OPEN SPACE AREA	= 22.936 ACRES
AREA LESS THAN 100 FT WIDE	= 1.201 ACRES
STORMWATER MANAGEMENT AREA	= 1.446 ACRES
TOTAL AREA TO BE DEDUCTED	= 2.593 ACRES
NET OPEN SPACE AREA	= 20.289 ACRES, 49.99%

**GENERAL NOTES**

- IT IS PROPOSED TO DEVELOP THE 40.655 ACRE TRACT TO PROVIDE 55 SINGLE FAMILY HOMES.
- THE LOTS WILL BE SERVED WITH THE PUBLIC WATER AND SANITARY SEWER SYSTEMS.
- THE PROPOSED INTERNAL ROADS ARE PROVIDED WITH A 28 FOOT WIDE CARTWAY. A WAIVER OF THE SLD0 CODE WILL BE REQUESTED FOR CONSIDERATION.
- THE ELECTRIC TRANSMISSION LINE ALONG THE WESTERN PORTION OF THE TRACT DOES NOT HAVE AN EASEMENT ASSOCIATED WITH IT. IT IS PROPOSED TO BE RELOCATED.
- THE PROPOSED OPEN SPACE AREA WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION THAT WILL BE CREATED FOR THE PROPOSED COMMUNITY. OPEN SPACE MANAGEMENT WILL BE FURTHER DEFINED ON THE SUBDIVISION PLAN SET.

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS**

- SECTION 162-28.A: RELIEF IS REQUESTED TO ALLOW THE INTERNAL ROADS TO BE 28 FT WIDE IN LIEU OF THE REQUIRED 32 FT WIDE AS REQUIRED.
- SECTION 162-41.A: RELIEF IS REQUESTED TO ALLOW SIDEWALK ON ONE SIDE OF THE STREET ONLY IN LIEU OF BOTH SIDES AS REQUIRED.

**ZONING DATA**

ZONING DISTRICT: R-2,  
F-1 FLEXIBLE DEVELOPMENT OVERLAY

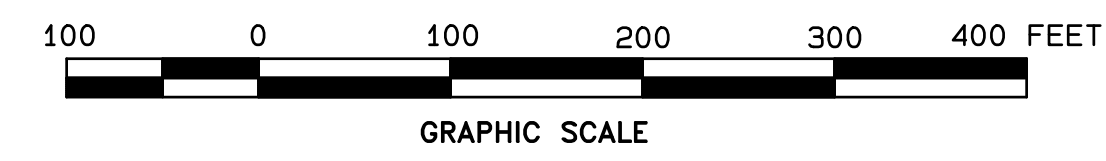
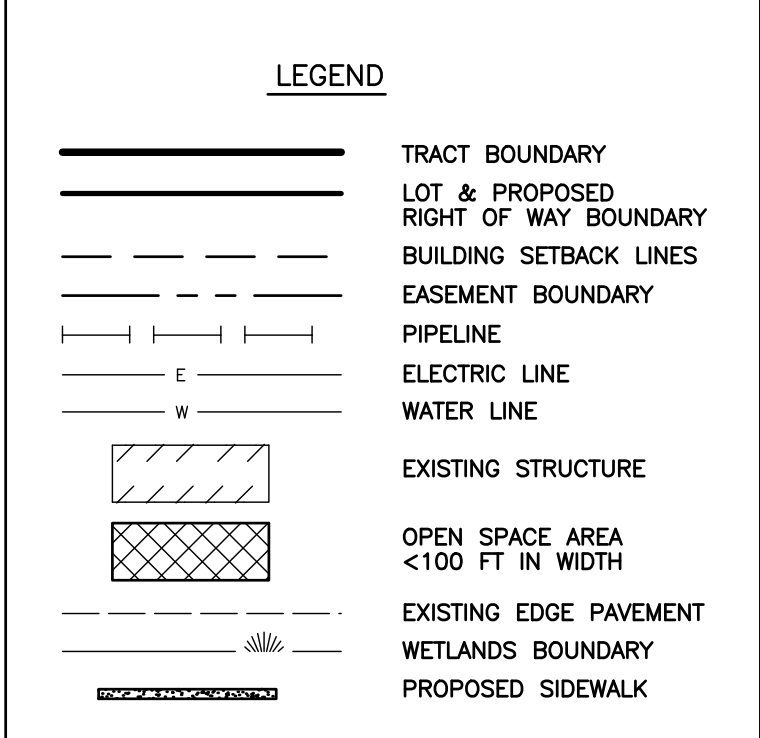
REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	---	7,500 SF
MINIMUM LOT WIDTH	---	75 FT TYPICAL
MINIMUM LOT DEPTH	---	100 FT
MINIMUM BUILDING SEPARATIONS	20 FT	>20 FT
MINIMUM FRONT YARD (TO CARTWAY) (TO SIDEWALK)	25 FT	>25 FT
MINIMUM SIDE YARD (MIN/AGGR)	5 FT/20 FT	10 FT/20 FT
MINIMUM REAR YARD	---	25 FT
MAXIMUM IMPERVIOUS COVERAGE	---	---
LOTS >7,000 SF	45%	<45%
TRACT PERIMETER SETBACK	---	---
TRACT BOUNDARY (MIN)	50 FT	50 FT
ROUTE 100 (MIN)	100 FT	100 FT
MINIMUM PARKING RATIO	2 SPACES PER D.U.	2 SPACES PER D.U.

**DENSITY CALCULATIONS**

F-1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT

GROSS TRACT AREA	40.655 AC (UPPER UWCHLAN TOWNSHIP)
CALCULATION OF NET TRACT AREA	
GROSS TRACT AREA LESS EXISTING ROAD RIGHTS OF WAY, 75% OF WETLAND AREAS, FLOODPLAINS, AREA IN WEST VINCENT AND EXISTING EASEMENTS AND RIGHTS OF WAY	(-0.776 AC)
GROSS TRACT AREA	39.879 AC
EXISTING ROAD RIGHT OF WAY	(-0.400 AC)
BASE TRACT AREA	(-1.848 AC)
75% OF WETLAND & FLOODPLAIN	0 AC
EXISTING EASEMENTS	37.631 AC
PROHIBITIVE SLOPES	13.420 AC
NET TRACT AREA	20.289 AC
REQUIRED OPEN SPACE	49.99%
* 33% x GROSS TRACT AREA	
PROVIDED OPEN SPACE (NET)	
% NET OPEN SPACE PROVIDED	
DENSITY CALCULATION:	
BASE DENSITY	1.1 D.U. x NTA
	41 D.U.
BONUS DENSITY:	
*BONUS FOR O.S. (16.9% ADDITIONAL O.S.x2 = 33.80% x 41 DU = 14 DU)	14 D.U.
TOTAL NUMBER D.U. PERMITTED	55 D.U.
TOTAL NUMBER D.U. PROPOSED	55 D.U.

\* NOTE: THE MINIMUM REQUIRED OPEN SPACE OF 40% CAN BE REDUCED UP TO 25% AT THE DISCRETION OF THE BOARD OF SUPERVISORS, PROVIDED THE BOARD IS SATISFIED THAT THE PURPOSES OF SECTION 200-72.D.(1)(b) ARE MET. IT IS REQUESTED THAT THE 7% REDUCTION BE FOUND ACCEPTABLE AS THE OPEN SPACE AREA MEETS THE NEEDS OF THE COMMUNITY WHILE PROVIDING FOR THE CONNECTOR ROAD TO MILFORD ROAD.



**SITE PLAN**

1 5-16-17 REVISED PER COMMENTS IN TOWNSHIP ENGR REVIEW LETTER DATED 5-8-17

CONDITIONAL USE PLAN FOR  
**JANKOWSKI TRACT**

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA.  
Edward B. Walsh & Associates, Inc. **Project- 4272**  
CIVIL ENGINEERS & SURVEYORS **Date- 9-13-16**  
**LIONVILLE PROFESSIONAL CENTER** **Scale- 1"= 100'**  
**125 Dowlin Forge Rd.** **Drawn- SLM**  
**Exton, Pennsylvania 19341** **Checked- AJB**  
**Phone: 610-903-0060** **EA\JB 4272\4272-B.pro**  
**Fax: 610-903-0080** **Sheet- 1 OF 2**  
Plotted: 5/24/2017 File: