

**LR DEVELOPMENT SUMMARY: PROPOSED**

<b>GROSS ACREAGE:</b>	-	67.913 ac
A. Streets (EX)	-	0.00 ac
Right-of-Ways (EX)	-	0.28 ac
Utilities	-	0.01 ac (Pipeline Easement)
B. Permanent Drainage	-	0.00 ac
Stormwater Easements	-	0.00 ac
C. Sewage Disposal Facilities	-	0.00 ac
D(1). Flood Hazard District (75%)	-	8.97 ac (75% of 11.96 ac)
<b>NET LOT ACREAGE:</b>	-	58.653 ac
<b>TOTAL LOTS:</b>	(52) Single Family Detached + (1) Farmhouse Lot (See Chart Below)	
<b>OPEN SPACE:</b>	OS.1 - 4.142 ac OS.2 - 0.185 ac OS.3 - 27.066 ac	
<b>TOTAL OPEN SPACE</b>	-	31.393 ac (See Chart Below)
<b>OPEN SPACE (% OF GROSS)</b>	-	46.22% (Required 42.68%)

As per Section 22-428, 6.5 Acres (0.125 x 52 Proposed Lots = 6.5) of recreation and land area will be offered for dedication to East Vincent Township, which will be identified on the Preliminary/Final Land Development Plans. Township to notify Applicant if they intend to take dedication of this area or have the ownership and maintenance be the responsibility of the HOA.

**PARKING:**

Garage-	52 Spaces
Driveway-	52 Spaces
Surface-	10 Spaces
	114 Total Spaces (2.19 Per Lot)
	(Required 2.0 Spaces Per Lot)

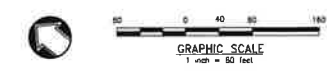
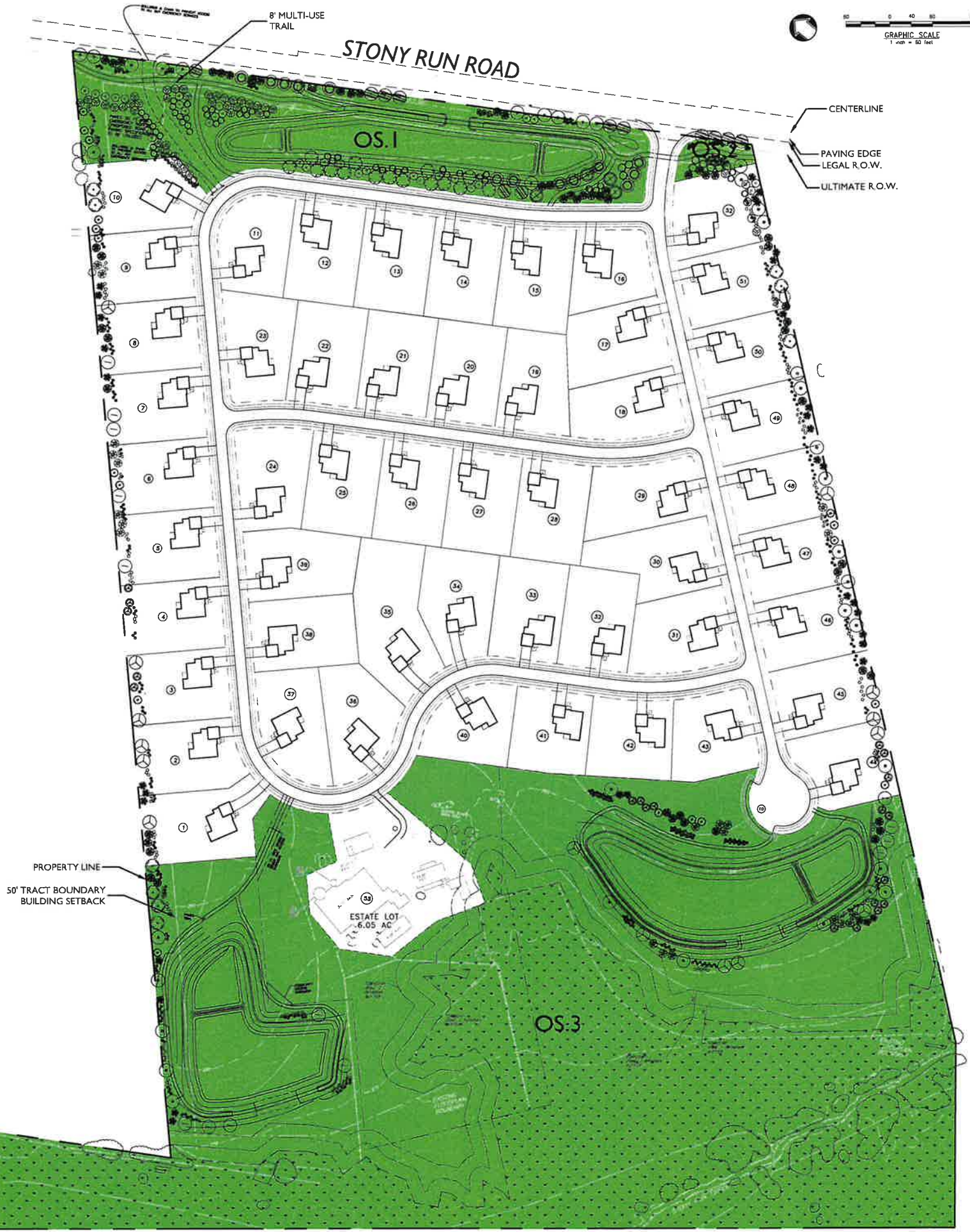
**PERMITTED DENSITY AND OPEN SPACE**  
LR DISTRICT

	MULTIPLIER	PERMITTED
27-904.2: MAX. BASE DENSITY:	0.7 x 67.913 AC =	41 LOTS
27-2404.1.B.(1)(a)(1): MAX. TDR DENSITY**:	0.9 x 67.913 AC =	53 LOTS
DENSITY INCREASE*:		29.27%
MIN. TDR RESTRICTED OPEN SPACE*:	42.68% X 67.913 AC =	28.985 AC

\*27-2404.1.B.(1)(d): FOR EACH 10% INCREASE IN GROSS DENSITY OVER BASE DENSITY, MIN. OPEN SPACE REQUIREMENT MAY BE REDUCED BY 2.5%

29.27% / 10% = 2.927 x 2.5% = 7.32%  
 50% - 7.32% = 42.68%

\*\*1. LR DISTRICTS REQUIRED OPEN SPACE IS REDUCED BY 7.32% BY UTILIZING TDR'S  
 \*\*2. THE INCREASE IN DENSITY IS TWELVE (12) LOTS  
 \*\*3. TDR'S REQUIRED IS ( 12/1.25 RECEIVING RIGHT CONVERSION FACTOR) 10 TDR'S



**TEAM**

LAND PLANNER  
 STUART AND ASSOCIATES, LLC  
 860 FIRST AVENUE, SUITE 9B  
 KING OF PRUSSIA, PA 19406  
 TEL. 610.337.2100

CLIENT / APPLICANT  
 ARTISAN CONSTRUCTION GROUP  
 PO BOX 689  
 DEVON, PA 19333

**BECHTEL FARM AT STONY RUN**

EAST VINCENT TOWNSHIP  
 CHESTER COUNTY  
 COMMONWEALTH OF PENNSYLVANIA

**REVISIONS**

NO.	DATE	NOTES
#1	03/01/22	REVISED PER TWP REVIEW LETTER COMMENTS (02/21/22)
#2	03/15/22	REVISED PER 3/10/22 CALL/EMAIL WITH CRK/CPH AND SAJ/GH
#3	04/20/22	OPEN SPACE/ LANDSCAPE REVISIONS
#4	06/30/22	REVISED PER CLIENT COMMENTS FROM TWP MEETING #21/22
#5	03/02/22	REVISED PER CLIENT COMMENTS
#6	05/10/22	REVISED PER CLIENT COMMENTS
#7	06/23/22	REVISED PER CLIENT COMMENTS
#8	07/21/22	REVISED PER CLIENT COMMENTS
#9	09/08/22	REVISED PER CRK MEMO/ REVIEW LETTER 08/21/22
#10	09/29/22	REVISED TO 53 LOTS W/ ON-LOT SEWER

DRAWN BY: JGH  
 CHECKED BY: PJS  
 SCALE: 1:80  
 DATE: 01.03.2022  
 PLOTTED DATE: 10.03.2023  
 DRAWING NAME:

**CONDITIONAL USE DEVELOPMENT PLAN**  
**REVISED SITE PLAN OF 53 LOTS W/ ON-LOT SEWER**