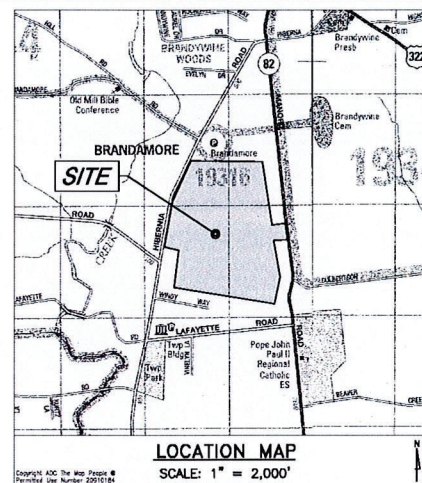




PROPOSED UNITS	
DWELLING TYPE	PROPOSED
SINGLE FAMILY DWELLINGS	143 UNITS
TOWNS	74 UNITS
COMBINED TOTALS	217 UNITS

THIS PLAN PROPOSES THE DEVELOPMENT OF AN AGE-RESTRICTED COMMUNITY, AS ALLOWED BY CONDITIONAL USE, IN THE 'R2' ZONING DISTRICT.

OWNER & APPLICANT INFORMATION:

Imaging Associates, LLC
14 Ridings Way
Chadds Ford, Pennsylvania 19103

C/O Robert M. Tucker, Esquire
MacFree Harvey, Ltd
17 West Miner Street
West Chester, PA 19382
610-840-0261
tucker@macfree.com

GENERAL NOTES:

- TOTAL SITE AREA TO TITLE LINES = 118.899 ACRES(±).
NET OF EXISTING LEGAL R/W LINES = 118.083 ACRES(±).
- PROPERTY SERVED BY PUBLIC WATER AND SEWER SERVICES.

PROPOSED SITE DATA:

PROPOSED WETLAND DISTURBANCE	3,865 SF. (0.089 ACRES)
PROPOSED WALL LENGTH	285 LF. (APPROX. 4' HIGH)
PROPOSED IMPERVIOUS COVER	43.96 % (NET LOT AREA)
PROPOSED PARKING	
-REQUIRED: 1 SP/EMPLOYEE	20 EMPLOYEE SPACES
1 SP/10 CHILDREN	16 PARENT DROP-OFF SPACES

ZONING DATA TABULATION

WEST BRANDAMORE TOWNSHIP
R2 - RURAL RESIDENTIAL DISTRICT
SITE: 200-21.1. AGE-RESTRICTED COMMUNITIES
(R) AGE-RESTRICTED COMMUNITIES

	REQUIRED	PROPOSED
MIN. TRACT SIZE (G.T.A.)	45.0 ACS.	118.899 ACS.
MIN. FRONT YARD		
-FROM RIGHT-OF-WAY	12 FT.	15 FT.
-FROM DRIVEWAY	25 FT.	28 FT.
MIN. TRACT SETBACK (G.T.A. TO RESIDENTIAL)	35 FT.	>35 FT.
MIN. BUILDING SEPARATION		
-FROM ADJACENT	15 FT.	15 FT.
-FROM DRIVEWAYS	40 FT.	>40 FT.
MAX. BUILDING HEIGHT		
-IN FEET	35 FT.	<35 FT.
-IN STORIES	2.5 STORIES	<2.5 STORIES
MAX. DENSITY (PER G.T.A.)	2.0 D.U.'S	2.0 D.U.'S
MAX. IMPERVIOUS COVERAGE (PER TRACT)	40 %	<40 %

SITE: 200-21.1. AGE-RESTRICTED COMMUNITY REGULATIONS

	REQUIRED	PROPOSED
MIN. OPEN SPACE (PER G.T.A.)	35 %	>35 %
REQUIRED ROAD R/W WIDTH	50 FT.	50 FT.
REQUIRED DRIVEWAY WIDTH	24 FT.	24 FT.
MIN. OFF-STREET PARKING	4 SP./D.U.	5 SP./D.U.
MAX. DWELLINGS ON CUL-DE-SAC	40 D.U.'S	31 D.U.'S
MAX. DWELLINGS ON BULB OF CUL-DE-SAC	4 D.U.'S	4 D.U.'S
MAX. CUL-DE-SAC RADIUS (AT R/W)	40 FT.	50 FT.

CONDITIONAL USE OVERALL SITE ANALYSIS PROPOSED CONDITIONS

CLIENT: IMAGING ASSOCIATES LLC.
PROJECT: 500 HIBERNIA ROAD
LOCATION: 500 HIBERNIA ROAD
W. BRANDAMORE TWP., CHESTER COUNTY, PA

DATE	11/13/2024
SCALE	1"=180'
DRAWN BY	ACD
CHECKED BY	JM
PROJECT NO.	4913
DATE	11/13/2024
PROJECT NO.	C01.2
SHEET	2 of 13

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. METAL POST
- PROP. METAL POST
- EX. EXISTING CONTOUR
- PROP. EXISTING CONTOUR
- EX. EXISTING SPOT ELEV.
- PROP. EXISTING SPOT ELEV.
- EX. SOILS TYPE
- PROP. SOILS TYPE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- PROP. FENCE
- EX. SIGN
- PROP. SIGN
- EX. EXIST. PARKING SPACES
- PROP. EXIST. PARKING SPACES
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- EX. STORM INLET ID
- PROP. STORM INLET ID
- EX. SEWAGE BED
- PROP. SEWAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

ENVIRONMENTAL LEGEND

- EXISTING STREAM
- DEP 150' HQ RIPARIAN BUFFER
- EXISTING WETLANDS
- EXISTING WETLANDS 25' BUFFER

STORMWATER LEGEND

- PROPOSED RETENTION ONLY
- PROPOSED INFILTRATION BED
- PROPOSED INFILTRATION BASIN

OVERALL SITE ANALYSIS PROPOSED CONDITIONS

SCALE: 1"=160' XREF

