



**ZONE DATA COMPARISON**

**R-1 OPEN SPACE DEVELOPMENT**

	REQUIRED	PROPOSED
MIN. TRACT AREA	10 ACRES	68.7 ACRES
PERMITTED USES	S.F.D.	S.F.D.
MAX. DENSITY	1 DU / 87,120 SF	23 DU
MIN. OPEN SPACE	50% / 34.35 AC.	73.5% / 50.5 AC.
MAX. ENVIRON. LAND	50% / 17.17 AC.	48.2% / 33.1 AC.
MIN. "GREEN" AREA	5,000 SF	92,000 SF
MIN. LOT SIZE	NONE	18,000 SF
MIN. LOT WIDTH	100'	110'
MIN. LOT FRONTAGE	50'	50'
FRONT & REAR	35'	25'
SIDE	50' AGGREGATE	50' AGGREGATE
MAX. BLDG. COVERAGE	15%	15%
MAX. IMPERV. COVER.	35%	35%

**PRD-3 PLANNED RESIDENTIAL DEVELOPMENT**

	REQUIRED	PROPOSED
MIN. TRACT AREA	60 ACRES	96.1 ACRES
PERMITTED USES	S.F.D. / S.F.A.	S.F.D./S.F.A.
MAX. DENSITY	3 DU PER AC.	143 DU
DWELLING UNIT MIX		
SINGLE FAMILY DETACHED	30% MIN. 26 DU	35.0% 50 DU
SINGLE FAMILY ATTACHED	10% MIN. 9 DU	65.0% 93 DU
MIN. OPEN SPACE	35% 33.6 AC.	46.2% 44.4 AC.
S.F.D. AREA & BULK		
MIN. LOT SIZE	NONE	4,740 SF
MIN. LOT WIDTH	100'	36'
MIN. LOT FRONTAGE	50'	36'

**POC PLANNED OFFICE CENTER**

	REQUIRED	PROPOSED
MIN. TRACT AREA	22.7 ACRES	22.7 ACRES
PERMITTED USES	N.A.	N.A.
MAX. DENSITY	0	0
MIN. OPEN SPACE	N.A.	100%
S.F.A. AREA & BULK		
MIN. LOT SIZE	N.A.	N.A.
MIN. LOT WIDTH	N.A.	N.A.
MIN. LOT FRONTAGE	N.A.	N.A.
MIN. YARDS		
- FRONT & REAR	N.A.	N.A.
- SIDE	N.A.	N.A.
MAX. BLDG. COVERAGE	N.A.	EXISTING <1%
MAX. IMPERVIOUS COVERAGE	N.A.	EXISTING 4% ±
MAX. BLDG. HEIGHT	35'	EXISTING

**DEVELOPMENT PROGRAM**

TOTAL TRACT AREA	193.8 AC
• Lands in Willistown Township	6.3 AC ±
TRACT AREA IN EDGMONT TOWNSHIP	187.5 AC
• R-1 Zoned Area	68.7 AC ±
• PRD-3 Zoned Area	96.1 AC ±
• POC Zoned Area	22.7 AC ±
TOTAL NO. DWELLING UNITS	166 DU
• Single Family Detached	73 DU
• Carriage Homes	93 DU
DWELLING UNITS BY ZONE	
• R-1 Zoned Area	23 DU
• PRD-3 Zoned Area	143 DU
• POC Zoned Area	0 DU

**RESIDENTIAL DENSITY**

MINIMUM LOT SIZE	0.86 DU PER AC
• Single Family Detached	18,000 SF
• Carriage Homes	4,140 SF
MIN. LOT WIDTH	
• Single Family Detached	110' TO 140'
• Carriage Homes	36'
TYPICAL UNIT FOOTPRINTS	
• Single Family Detached	60' X 40'
• Carriage Homes	30' X 65'

**TOTAL OPEN SPACE**

TOTAL OPEN SPACE	121.7 AC / 63%
OPEN SPACE IN WILLISTOWN TWP.	4.0 AC
OPEN SPACE IN EDGMONT TWP.	117.7 AC
OPEN SPACE ZONE	
• R-1 Zoned Area	50.5 AC
• PRD-3 Zoned Area	44.4 AC
• POC Zoned Area	22.7 AC
GUEST PARKING (REQ. 0.5 UNIT - 83 SPACES)	85 SPACES

**SITE FEATURES LEGEND**

- A. ENTRY BOULEVARD
  - Provides 2 meters access for emergency vehicles
- B. ARRIVAL GREEN & PERGOLA
  - Entry drive is vital to the existing clubhouse creating a dramatic focal point
- C. EXISTING CLUBHOUSE
  - Potential model park surrounding the green
  - Reconditioned as a residence with a garage addition
  - Potential temporary sales office
- D. "HIGHPOINT OVERLOOK"
  - Highest elevation the site overlooking Ridley Creek State Park
  - Close provides informal passive active recreation opportunities
- E. "CREEKVIEW OVERLOOK" & GREEN
  - Pathway access to Ridley Creek
  - Green provides informal passive active recreation opportunities
- F. PEDESTRIAN PATHWAY NETWORK
  - Combination of existing & new pathways forming interconnectivity between residential neighborhoods separate from sidewalk system
- G. ENTRY OPEN AREA
  - Signage and landscaping establish the tone for the developed area of the site
- H. RECREATION AMENITY AREA
  - Clubhouse and recreation area