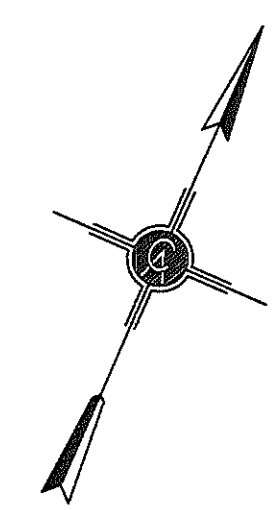
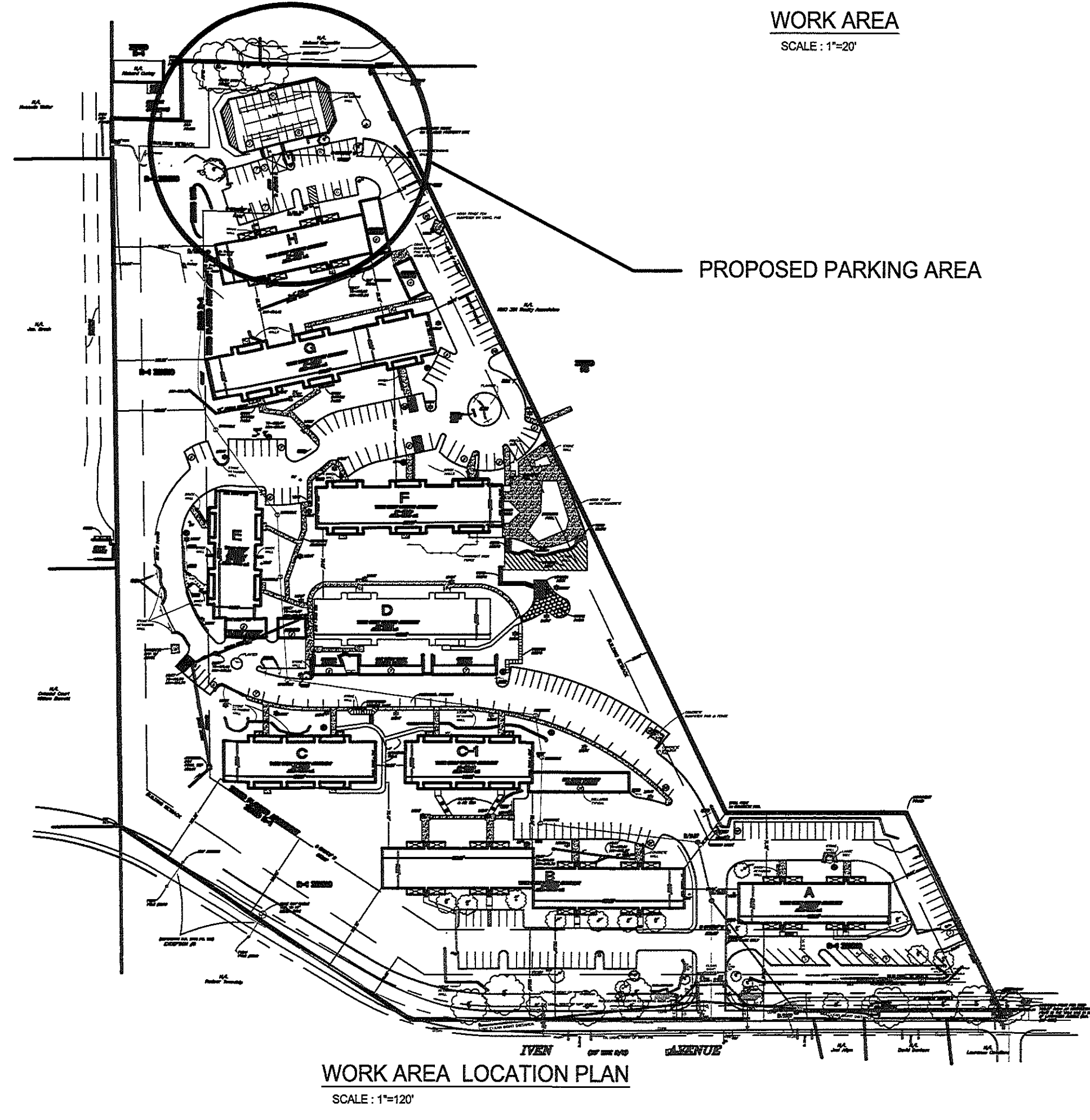
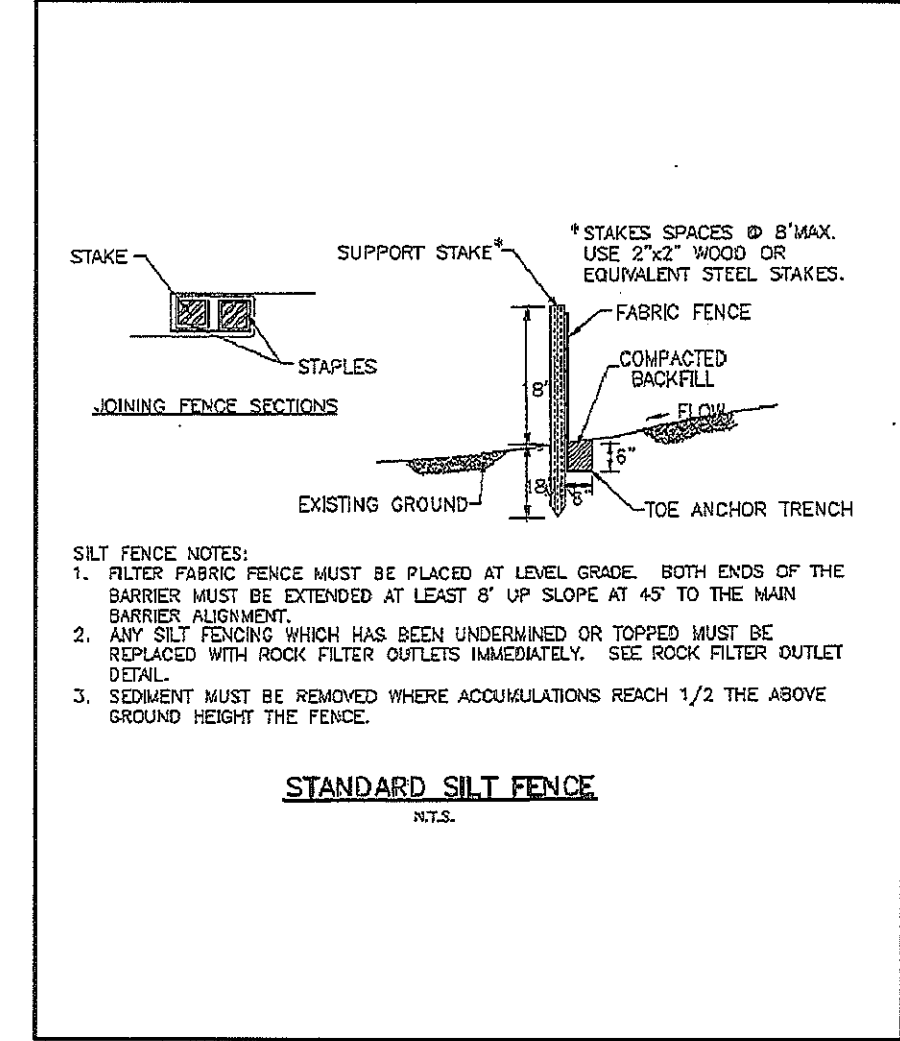
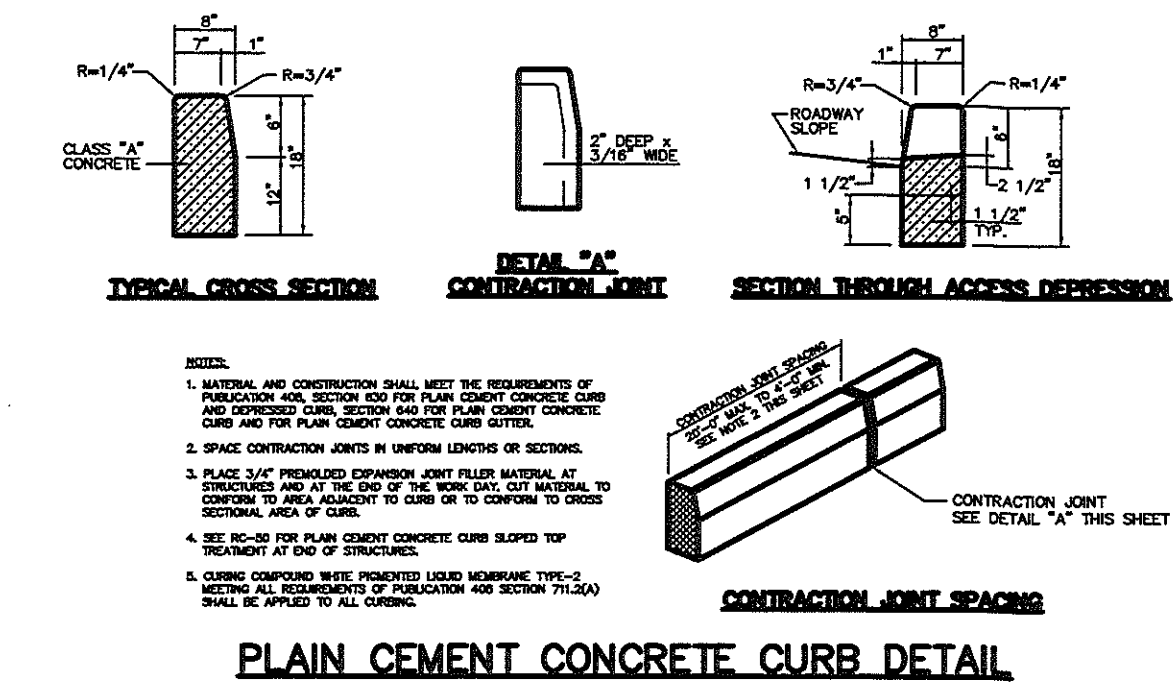
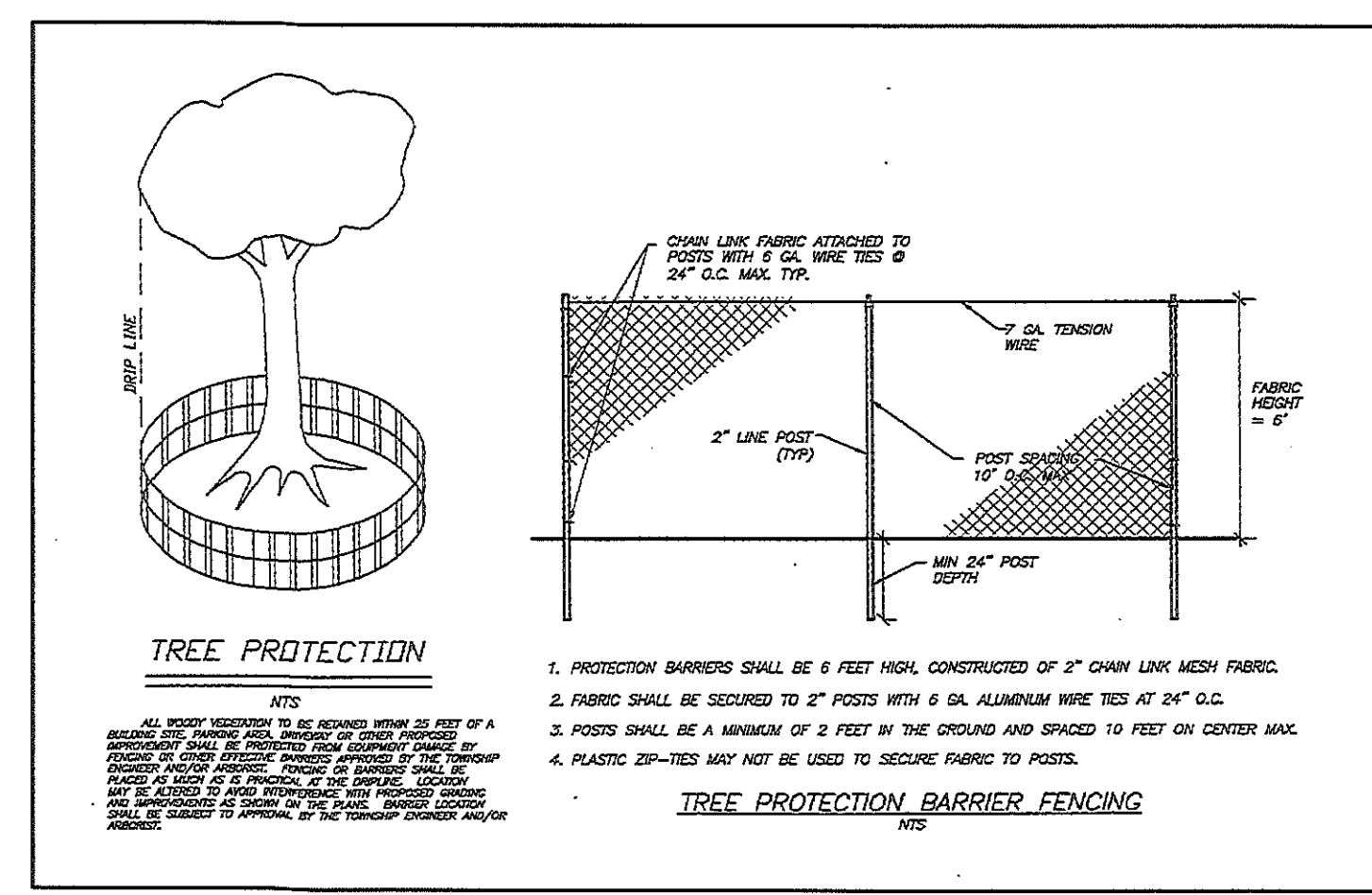


TYPICAL TRAFFIC ZONE PAINT DETAIL
N.T.S.

NOTE:
1. SUBGRADE TO BE PROOF ROLLED WITH A MIN. 10 TON STATIC WEIGHT 3 WHEEL SMOOTH POWER ROLLER.
2. MUST MEET CURRENT TOWNSHIP SPECIFICATIONS.

ACCESS TO TENNIS COURT PARKING LOT DETAIL
N.T.S.



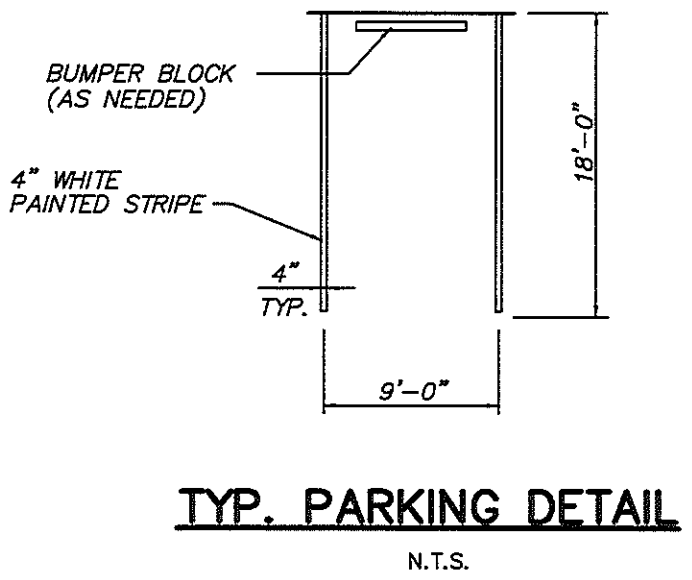
ZONING NOTES:
PA - PLANNED APARTMENT DISTRICT

	REQUIRED	EXISTING
LOT AREA	5 AC.	13.12 AC.
LOT WIDTH AT BLDG LINE	300 FT	884 FT
FRONT YARD MIN.	150 FT	100 FT
SIDE YARD MIN.	100 FT	55 FT
REAR YARD MIN.	100 FT	18 FT
BLDG LENGTH-WIDTH MAX.	160 FT	195 FT
DIST. BETWEEN BLDGS MIN.	45 FT	33 FT
BUILDING COVERAGE MAX.	25%	18.1 %
BUILDING HEIGHT MAX.	2-STORY / 38 FT	3-STORY*
IMPERVIOUS COVERAGE MAX.	40 %	44.5%*

IMPERVIOUS COVERAGE CALCULATIONS (MAXIMUM)
 PA DISTRICT 373,833 S.F. x 0.50 = 186,917 S.F.
 R-1 DISTRICT 197,707 S.F. x 0.22 = 43,496 S.F.
 230,386 S.F. / 571,540 S.F. = 0.40 or (40%)

DENSITY	10 UNITS / ACRE	10 x 13.12 = 131 UNITS*	234 UNITS*
PARKING	2 SPCS / DWELLING	2 x 234 = 468 SPACES	276 SPACES*

* INDICATES AN EXISTING LEGAL NON-CONFORMING REQUIREMENT



- GENERAL NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM PLAN OF REFERENCE LISTED BELOW.
 - PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, AND RESTRICTIONS ETC. CONTAINED THEREIN, RECORDED OR UNRECORDED.
 - REFERENCES: ALTA/ACSM SURVEY FOR RADNOR APARTMENTS PREPARED BY BRANDYWINE VALLEY ENGINEERS, A DIVISION OF VOLLMER ASSOCIATES, LLP DATED 1/15/1999 LAST REVISED 2/28/2003.
PLAN OF PROPOSED GARDEN APARTMENTS FOR THE ALTMAN SITE BY YERKES ENGINEERING COMPANY DATED SEPTEMBER 14, 1964 LAST REVISED OCTOBER 14, 01964.
 - TAXES: 287 IVEN AVENUE
T.M.P. 360301 63301
P.L.N. 36-22-003000
DEED BOOK 1852 PAGE 1209
 - AREA GROSS 571,540 S.F. OR 13.12 ACRES OF LAND MORE OR LESS.

NO.	DATE	DESCRIPTION	BY
RADNOR CROSSING APARTMENTS			
TENNIS COURT PARKING - EXHIBIT #1			
PREPARED FOR 284 IVEN AVENUE RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA			
Chambers Associates, Inc. Civil Engineers and Surveyors 2962 Skippack Pike, P.O. Box 678 Worcester, PA 19490 484-991-8187			
SCALE	DATE	JOB	DRAWING NO.
AS SHOWN	4-21-16	819-003	SHEET 1 of 1
MANAGER:	JPH	DRAWN BY:	JAS