

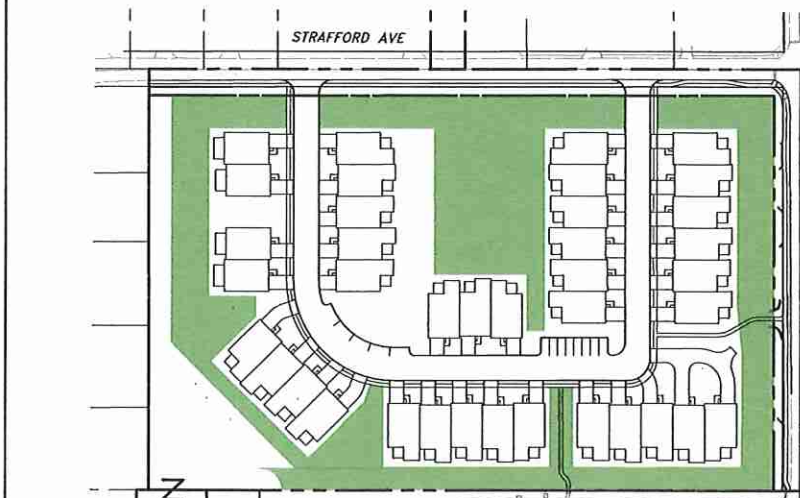
**ZONING SUMMARY**  
R-4 RESIDENTIAL DISTRICT - PROPOSED DENSITY MODIFICATION DEVELOPMENT (TOWNHOUSES)

ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED
MIN NET TRACT AREA SIZE EXCLUDING PROPOSED RIGHT OF WAY (200-92A.4)	3 ACRES	N/A	7.87 ACRES
MIN RESIDENTIAL BUFFER (200-91.0)	25 FT	N/A	25 FT
MIN SETBACKS			
FROM EXISTING STREET ROW (200-92A.4)	40 FT	N/A	52 FT
FROM ADJACENT PROPERTY LINE (200-92A.4)	25 FT	N/A	32 FT
MAX UNITS PER BUILDING (200-93B)	8	N/A	8
MIN SIDE TO SIDE DISTANCE (200-97.0)	30 FT	N/A	31 FT
MAX DENSITY (200-92A.4)	5.5 DU/ACRE	N/A	38 S.U./AC (41 ALLOWED)
MAX. BUILDING COVERAGE (200-94.4)	35%	8.2%	23.8%
MAX. IMPERVIOUS COVERAGE (200-94.4)	45%	25.8%	41.8%
MIN. COMMON OPEN SPACE (200-91.4)	25%	N/A	85,000 SF 25.2% (MIN. 3,000 SF, 3.5%)
MAX. BUILDING HEIGHT (200-94, 200-31)	35 FT ≤ 35 FT		

PER CODE SECTION 200-83.B NO MORE THAN TWO CONTIGUOUS TOWNHOUSES IN ANY GROUP MAY BE CONSTRUCTED IN LINE, AND EACH TOWNHOUSE SHALL HAVE AT LEAST ONE PLAN ELEMENT ON ANY FLOOR WHICH PROJECTS OR RECESSES WITHIN THE WALL PLANE OF THE FACADE A MINIMUM DIMENSION OF 3 FEET. THE PLANS COMPLY WITH THESE PROVISIONS.

**IMPERVIOUS SUMMARY (SQ. FT.)**

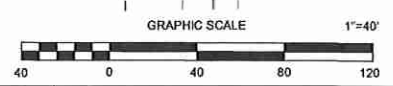
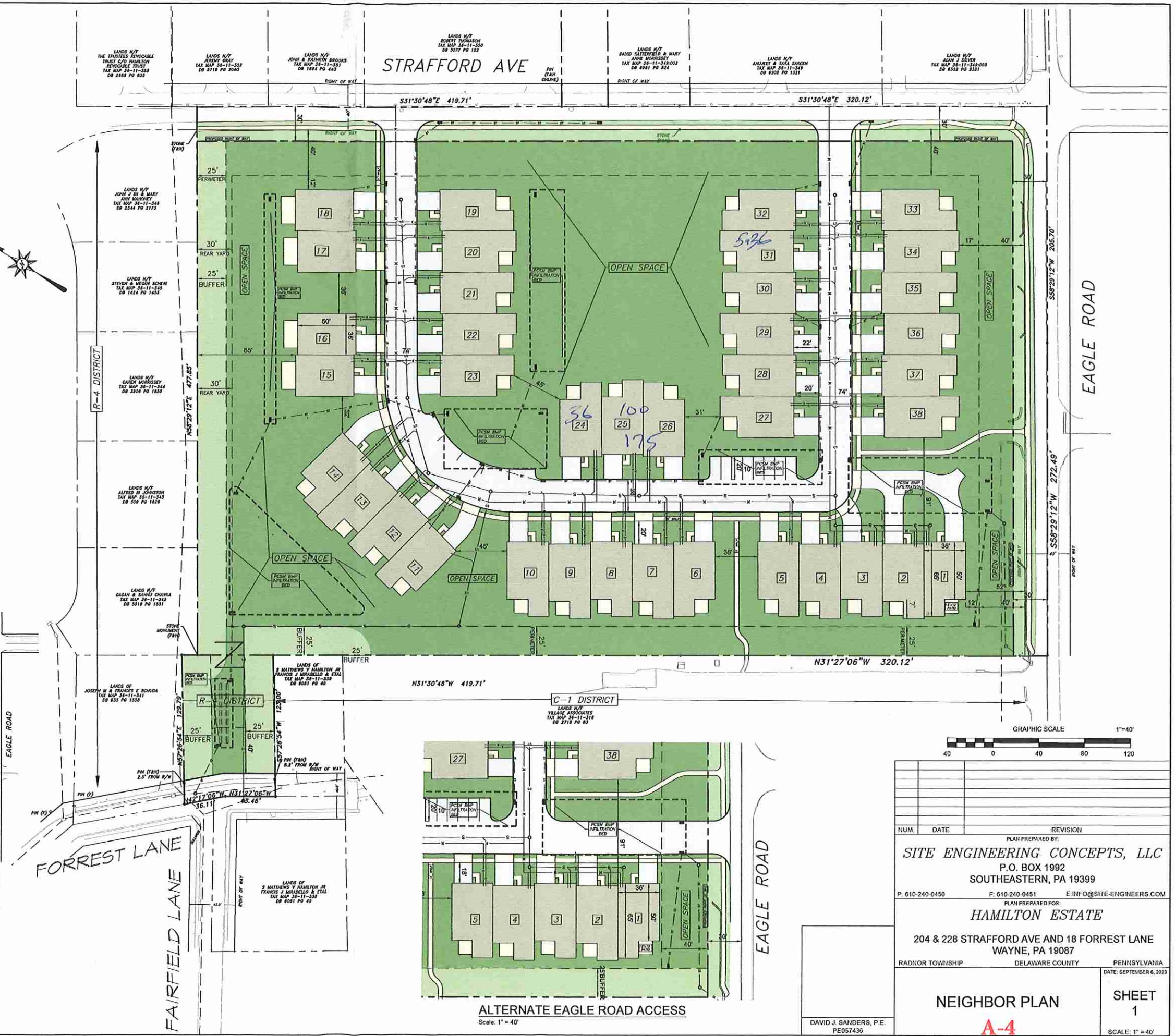
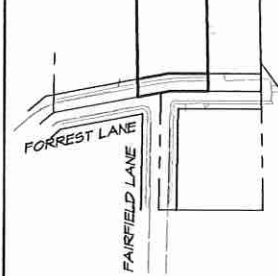
NET LOT AREA (EXCLUDING ROW)	EXISTING	TO BE REMOVED	TO BE ADDED	PROPOSED
BUILDINGS	28,844	28,844	77,500	77,500
ASPHALT	28,529	28,529	44,953	44,953
WALKS/DRIVE	10,393	10,393	14,209	14,209
OTHER IMPERVIOUS	17,877	17,877	0	0
TOTAL BUILDING COVERAGE	26,844	26,844	77,500	77,500
TOTAL BUILDING PERCENTAGE	8.2%			23.8%
TOTAL IMPERVIOUS COVERAGE	83,643	83,643	136,751	136,751
TOTAL IMPERVIOUS PERCENTAGE	25.8%			41.8%
IMPERVIOUS REMAINING AVAILABLE				8,999



**OPEN SPACE REQUIREMENTS**  
LOT AREA - 7.75 ACRES

REQUIRED	PROPOSED
MIN. % OPEN SPACE - 25%	25.2% - 85,000 SF
STORMWATER MANAGEMENT - 10%	3.5% - 3,000 SF

**OPEN SPACE PLAN**  
Scale: 1" = 100'



NUM.	DATE	REVISION

PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
P.O. BOX 1992  
SOUTHEASTERN, PA 19399  
P. 610-240-0450 F. 610-240-0451 E. INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:  
**HAMILTON ESTATE**  
204 & 228 STRAFFORD AVE AND 18 FORRESTER LANE  
WAYNE, PA 19087

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA  
DATE: SEPTEMBER 6, 2023

**NEIGHBOR PLAN** SHEET 1  
SCALE: 1" = 40'

DAVID J. SANDERS, P.E.  
PE057436