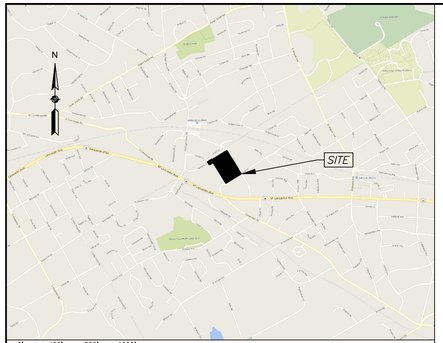


LOCATION MAP

ZONING SUMMARY

R-4 RESIDENTIAL DISTRICT – PROPOSED DENSITY MODIFICATION DEVELOPMENT (TOWNHOUSES)

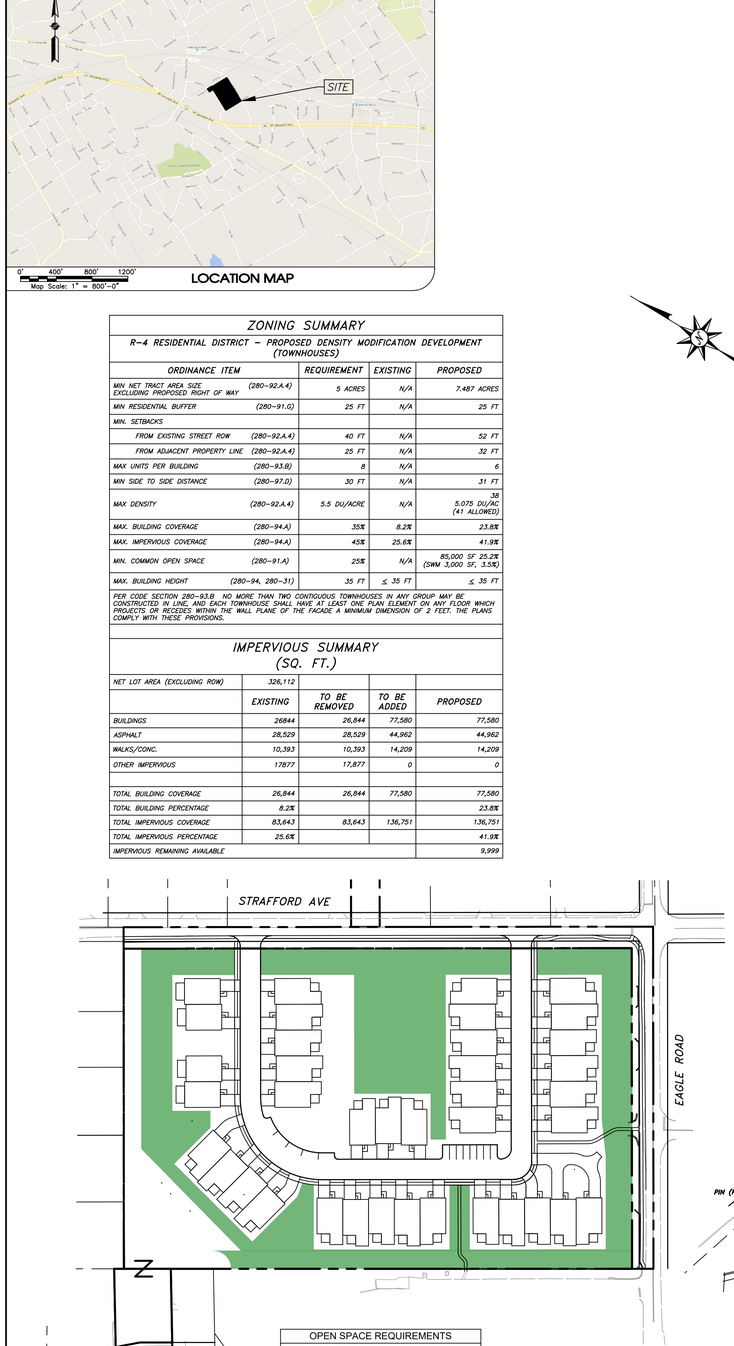
ORDINANCE ITEM		REQUIREMENT	EXISTING	PROPOSED
MIN. NET TRACT AREA SIZE, EXCLUDING PROPOSED RIGHT OF WAY	(280-92.A.4)	5 ACRES	N/A	7.487 ACRES
MIN RESIDENTIAL BUFFER	(280-91.G)	25 FT	N/A	25 FT
MIN. SETBACKS				
FROM EXISTING STREET ROW	(280-92.A.4)	40 FT	N/A	52 FT
FROM ADJACENT PROPERTY LINE	(280-92.A.4)	25 FT	N/A	32 FT
MAX UNITS PER BUILDING	(280-93.B)	8	N/A	6
MIN SIDE TO SIDE DISTANCE	(280-97.D)	30 FT	N/A	31 FT
MAX DENSITY	(280-92.A.4)	5.5 DU/ACRE	N/A	38 5.075 DU/AC (41 ALLOWED)
MAX. BUILDING COVERAGE	(280-94.A)	35%	8.2%	23.8%
MAX. IMPERVIOUS COVERAGE	(280-94.A)	45%	25.6%	41.9%
MIN. COMMON OPEN SPACE	(280-91.A)	25%	N/A	85,000 SF 25.2% (SWM 3,000 SF, 3.5%)
MAX. BUILDING HEIGHT	(280-94, 280-31)	35 FT	≤ 35 FT	≤ 35 FT

PER CODE SECTION 280-93.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 RECEDES WITHIN THE WALL PLANE OF THE FACADE A MINIMUM DIMENSION OF 2 FEET. THE PLANS COMPLY WITH THESE PROVISIONS.

IMPERVIOUS SUMMARY (SQ. FT.)

NET LOT AREA (EXCLUDING ROW) 326,112

	EXISTING	TO BE REMOVED	TO BE ADDED	PROPOSED
BUILDINGS	26844	26,844	77,580	77,580
ASPHALT	28,529	28,529	44,962	44,962
WALKS/CONC.	10,393	10,393	14,209	14,209
OTHER IMPERVIOUS	17877	17,877	0	0
TOTAL BUILDING COVERAGE	26,844	26,844	77,580	77,580
TOTAL BUILDING PERCENTAGE	8.2%			23.8%
TOTAL IMPERVIOUS COVERAGE	83,643	83,643	136,751	136,751
TOTAL IMPERVIOUS PERCENTAGE	25.6%			41.9%
IMPERVIOUS REMAINING AVAILABLE				9,999

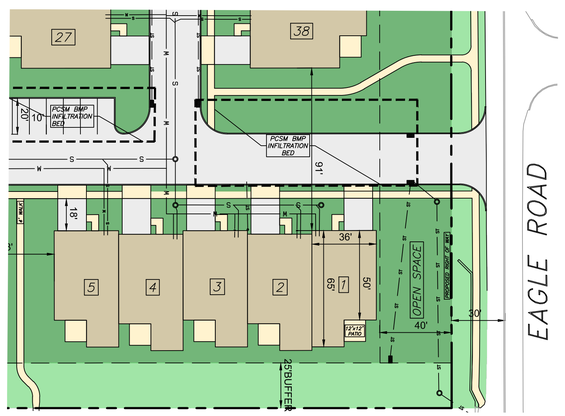


OPEN SPACE REQUIREMENTS	
LOT AREA - 7.75 ACRES	
REQUIRED	PROPOSED
MINIMUM OPEN SPACE - 25%	25.2% - 85,000 SF
STORMWATER MANAGEMENT - <10%	3.5% - 3,000 SF

OPEN SPACE PLAN
Scale: 1" = 100'

GRAPHIC SCALE 1"=40'

40 0 40 80 120



ALTERNATE EAGLE ROAD ACCESS
Scale: 1" = 40'

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 FORREST LANE
WAYNE, PA 19087

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

DAVID J. SANDERS, P.E.
PE057436

DATE: SEPTEMBER 6, 2023

NEIGHBOR PLAN

A-4

SHEET 1

SCALE: 1" = 40'