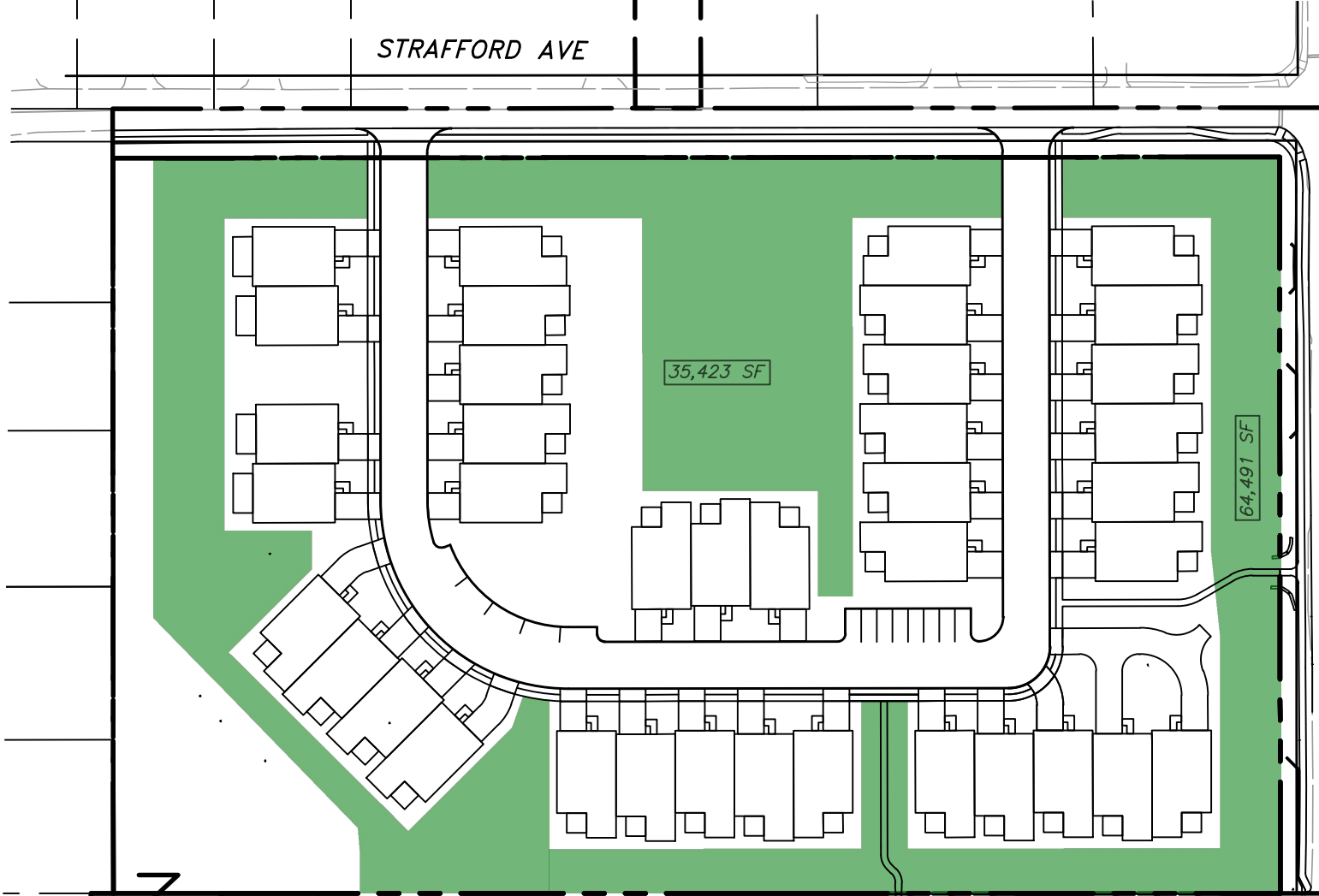


ZONING SUMMARY			
R-4 RESIDENTIAL DISTRICT - PROPOSED DENSITY MODIFICATION DEVELOPMENT (TOWNHOUSES)			
ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED
MIN NET TRACT AREA SIZE EXCLUDING PROPOSED RIGHT OF WAY (280-92.A.4)	5 ACRES	N/A	7.487 ACRES
MIN RESIDENTIAL BUFFER (280-91.G)	25 FT	N/A	25 FT
MIN. SETBACKS			
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 (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

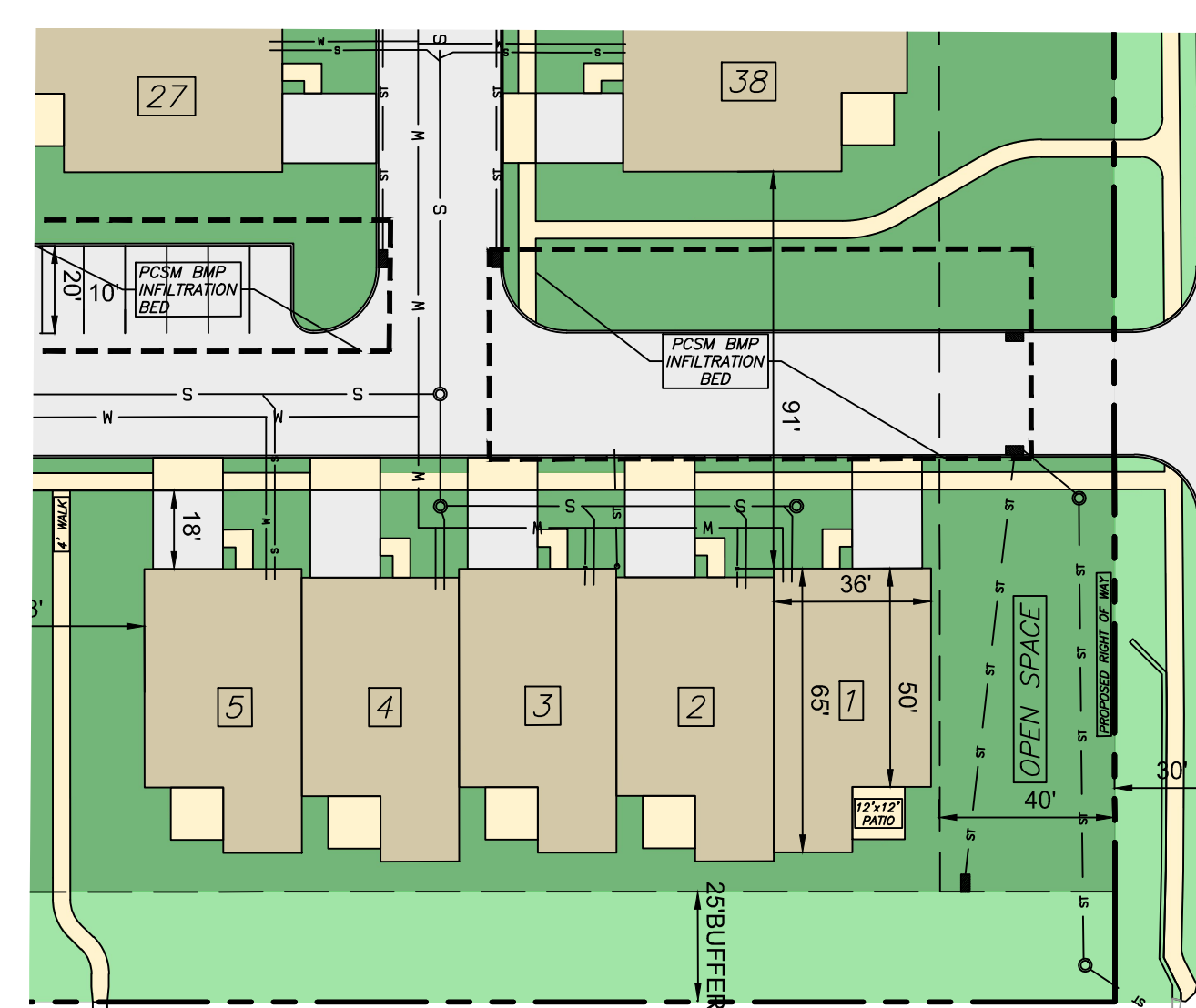
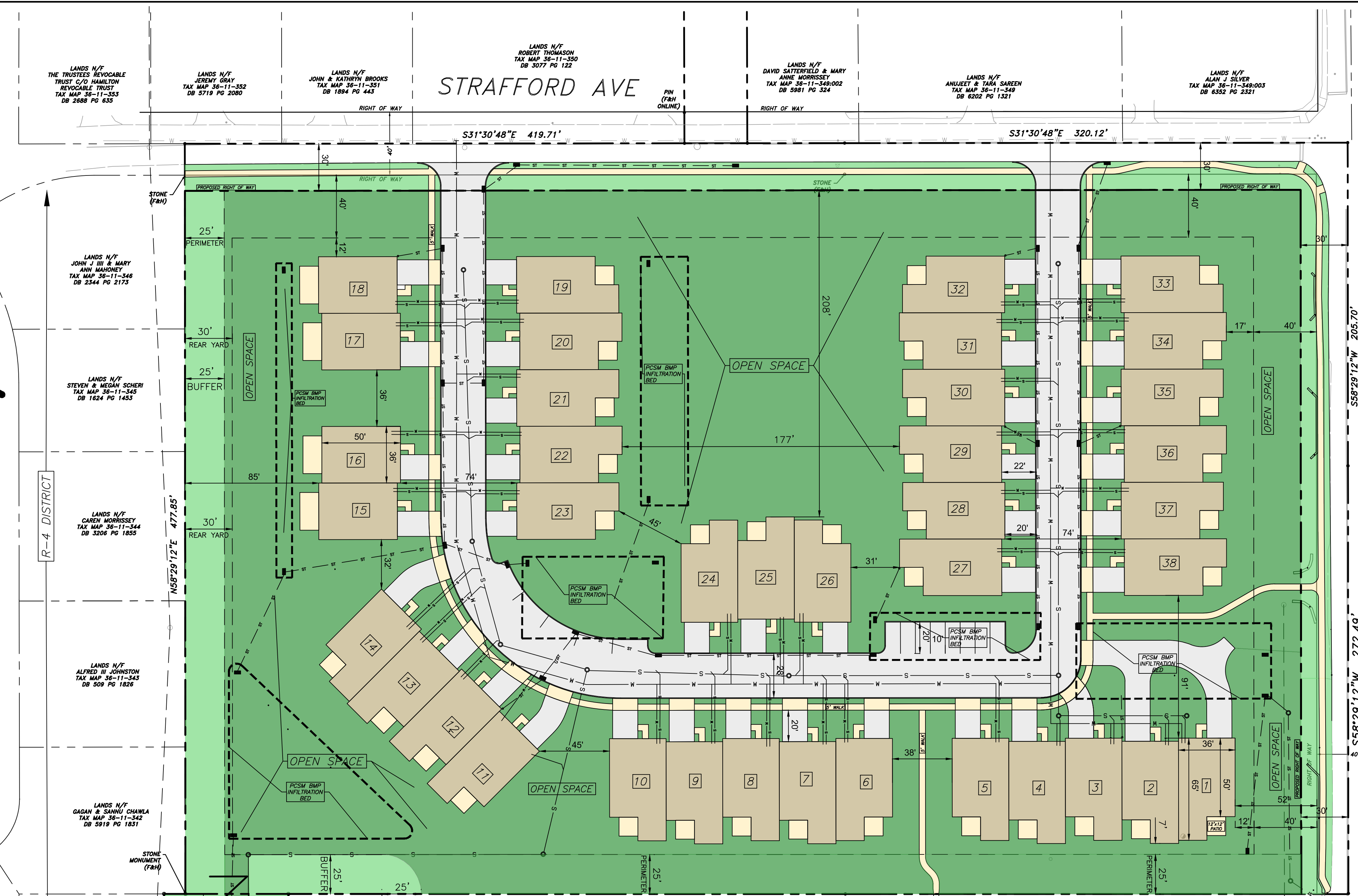
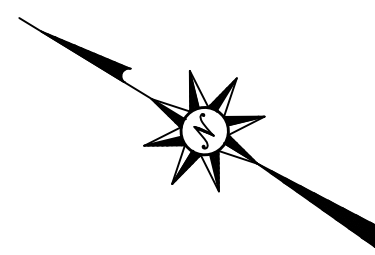
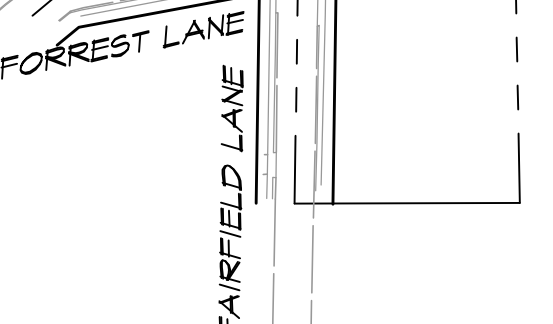
PER CODE SECTION 280-93.B NO MORE THAN TWO CONTIGUOUS TOWNHOUSES IN ANY GROUP MAY BE CONSTRUCTED IN LINE, AND EACH TOWNHOUSE SHALL HAVE AT LEAST ONE PLAN ELEMENT ON ANY FLOOR WHICH PROJECTS OR RECESSES WITHIN THE WALL PLANE OF THE FACADE A MINIMUM DIMENSION OF 2 FEET. THE PLANS COMPLY WITH THESE PROVISIONS.

IMPERVIOUS SUMMARY (SQ. FT.)				
NET LOT AREA (EXCLUDING ROW)	EXISTING	TO BE REMOVED	TO BE ADDED	PROPOSED
BUILDINGS	26,844	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	17,877	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

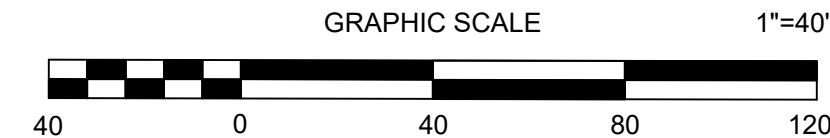


OPEN SPACE REQUIREMENTS	
LOT AREA - 7.75 ACRES	PROPOSED
REQUIRED	29.6% - 99,914 SF
MINIMUM OPEN SPACE - 20%	3.0% - 3,000 SF
STORMWATER MANAGEMENT - <10%	

OPEN SPACE PLAN
Scale: 1" = 100'



ALTERNATE EAGLE ROAD ACCESS
Scale: 1" = 40'



1.	1/31/24	OPEN SPACE DIMENSIONS ADDED
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
ROBERT M. LAMBERT, P.E.		DATE: SEPTEMBER 6, 2023
NEIGHBOR PLAN		SHEET 1
		SCALE: 1" = 40'

