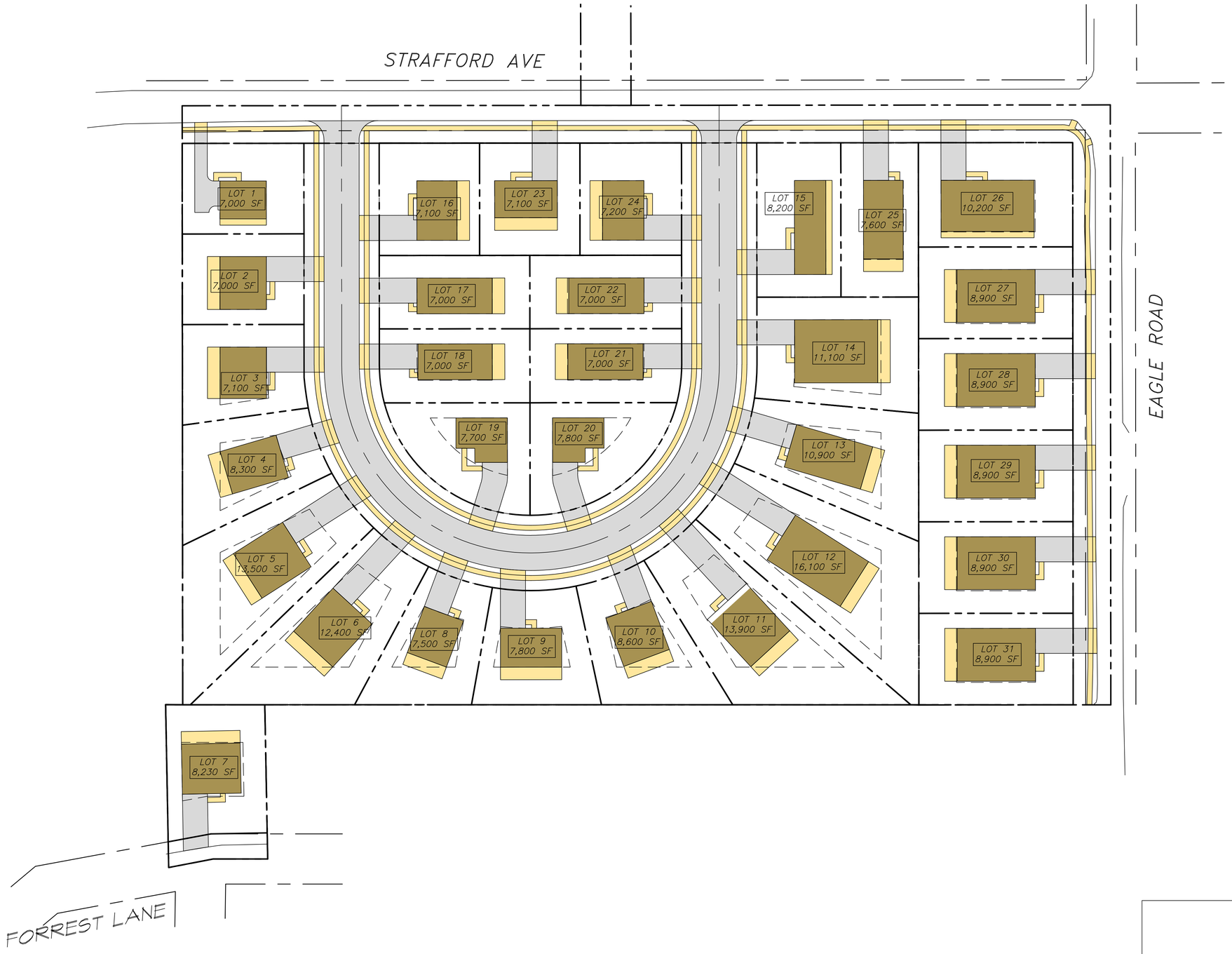

ZONING SUMMARY	
R-4 - RESIDENTIAL DISTRICT	
ORDINANCE ITEM	REQUIREMENT
MIN. LOT AREA	7,000 SF
MIN. LOT WIDTH @ BLDG	55 FT
MIN. SETBACKS	
FRONT	30 FT
SIDE (INDIVIDUAL/AGGREGATE)	12 FT / 30 FT
REAR	30 FT
MAX. BUILDING HEIGHT	35 FT
MAX. BUILDING COVERAGE	30%
MAX. IMPERVIOUS COVERAGE	40%

GRAPHIC SCALE 1"=40'

40 0 40 80 120

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

208 & 228 STRAFFORD AVE AND 18 FORREST LANE

WAYNE, PA 19087

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

DAVID J. SANDERS, P.E.
PE057436

R4 SINGLE FAMILY LOT SUBDIVISION CONCEPT

DATE: MARCH 20, 2020

SHEET 1

SCALE: 1" = 40'

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