

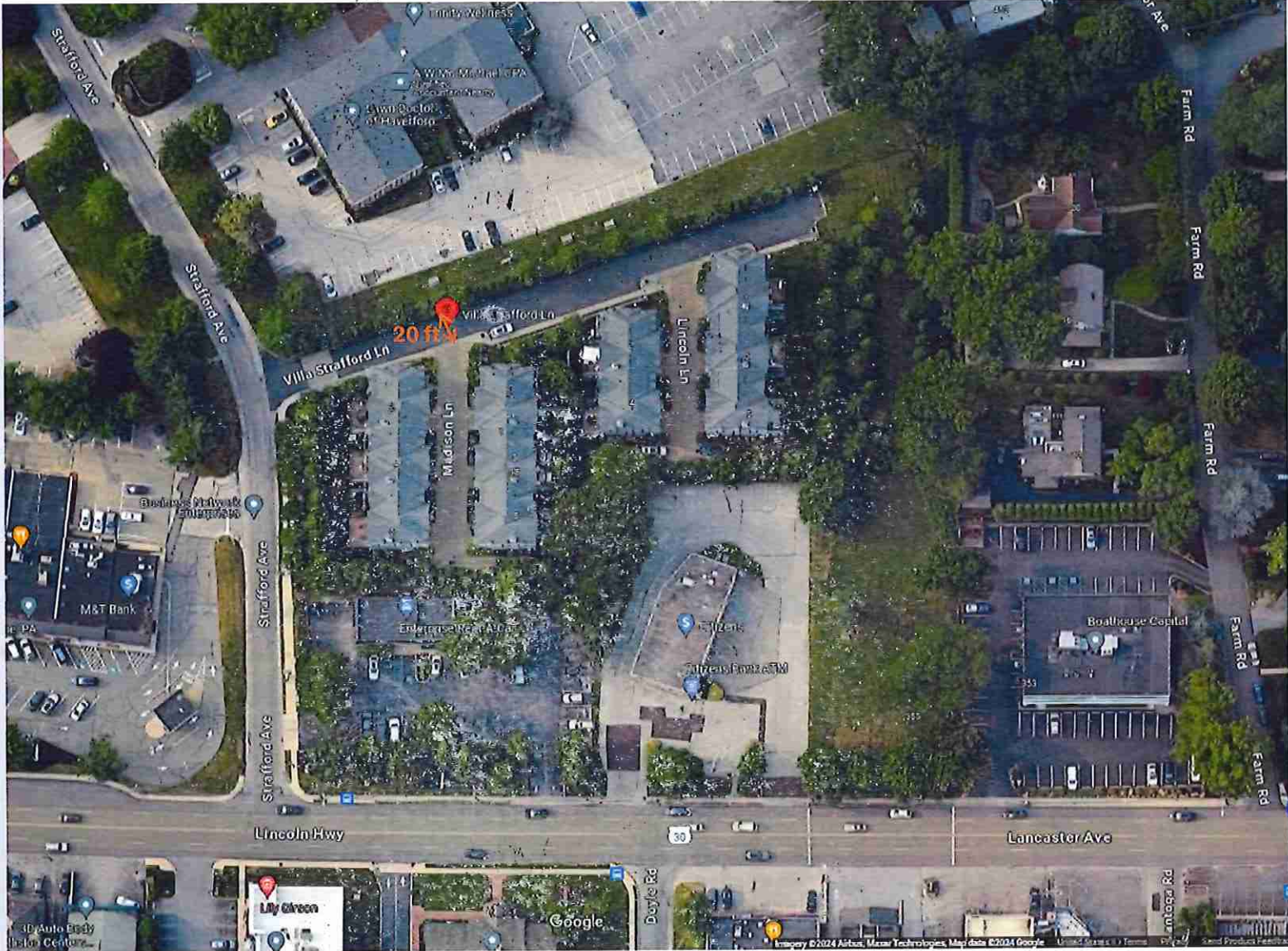
# Villa Strafford – 115 Strafford Avenue

## Property Details

- R-4 – Residence District
- Density Modification
- 11 Townhouse Units
- Built in 2015
- 2.134 acres tract size

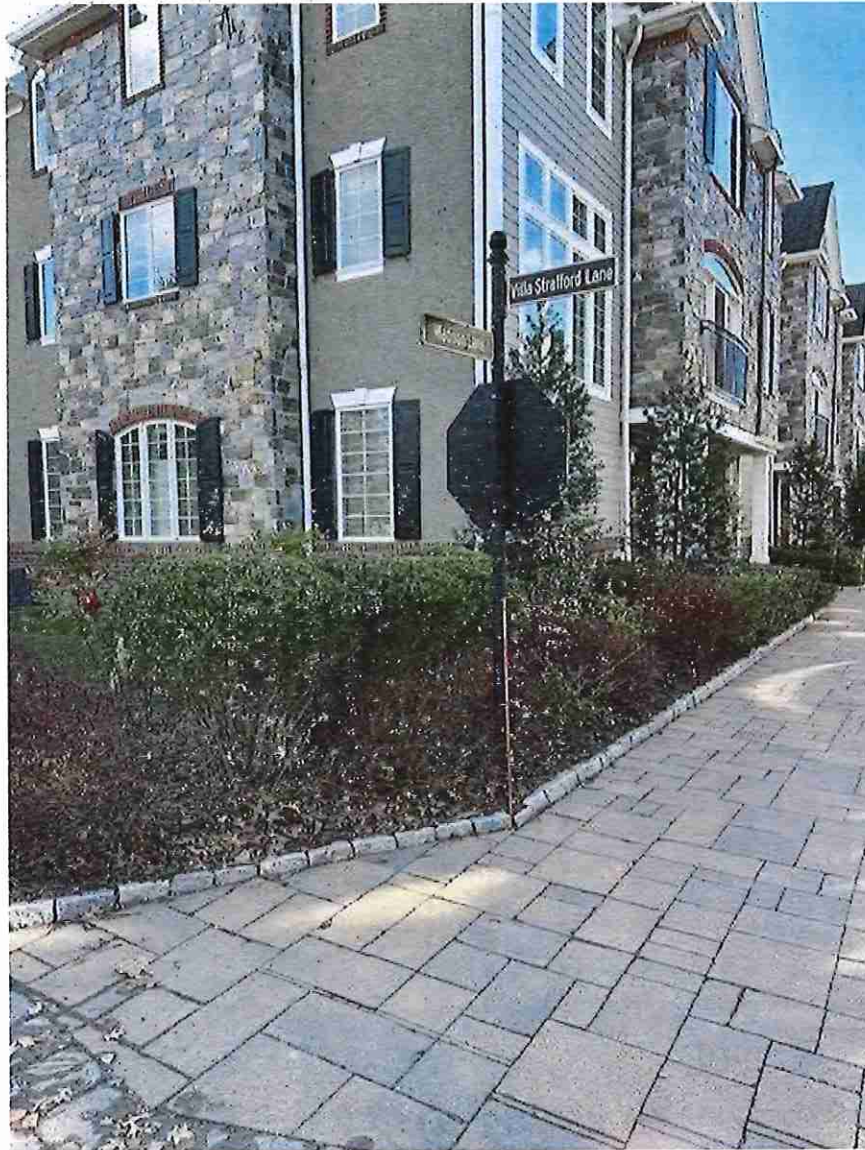
## Other Details

- Three Common Driveways
  - Villa Strafford Lane
  - Madison Lane
  - Lincoln Lane
- Drive Widths: 22 ft
- Sidewalk on one side of Villa Strafford Lane; no sidewalks on other common drives
- Individual addresses on drive
- Common Mailboxes



3/20/2024





3/20/2024



3/20/2024

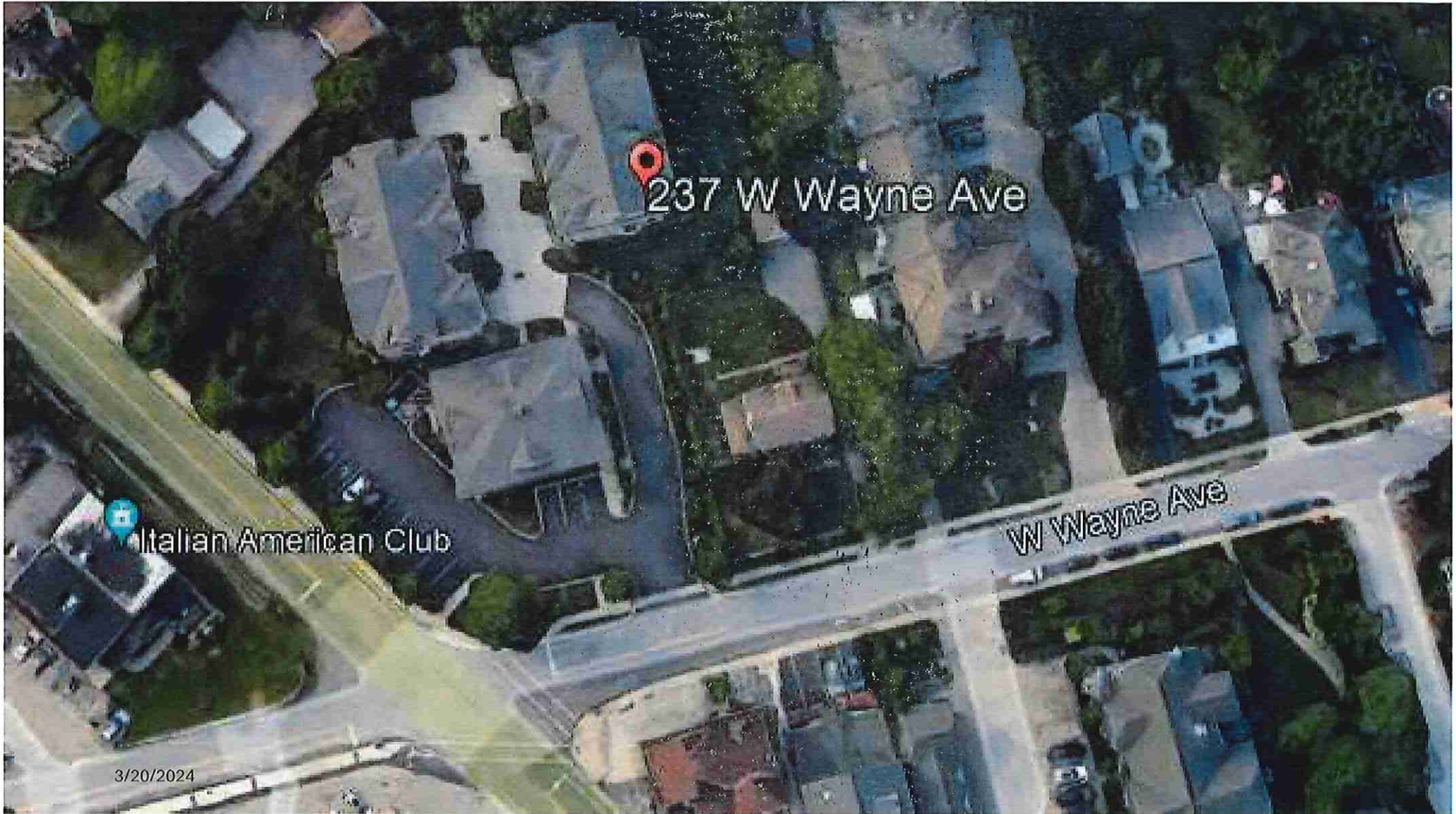
# Jardin – 237 West Wayne Avenue

## **Property Details**

- R-5 – Residence District
- 6 Townhouse units w/ an office building
- Built in 2014

## **Other Details**

- Common Drive Width: 20 ft. (starting at mailbox)
- No sidewalks along Common Drive
- Common Mailboxes



237 W Wayne Ave

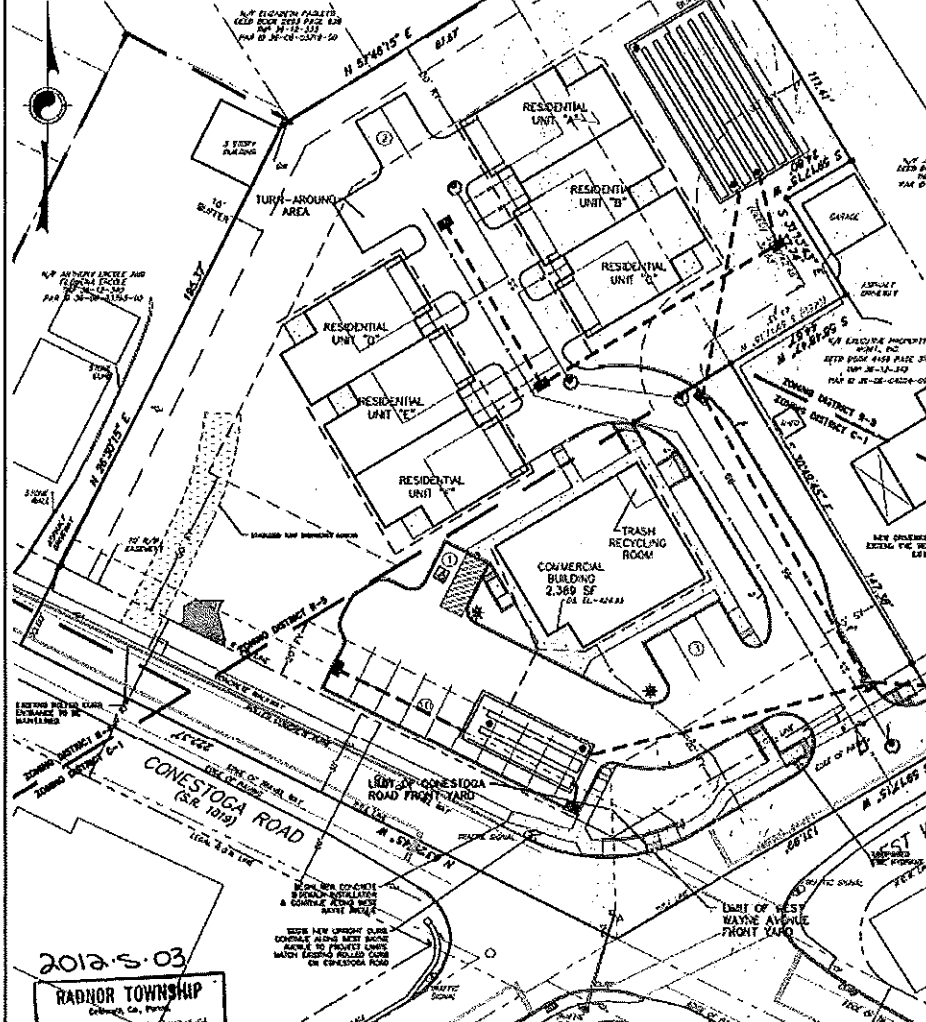
Italian American Club

W Wayne Ave

3/20/2024

NO PART OF ANY UNDERGROUND SERVICES AND UTILITIES BEFORE THE START OF ANY WORK.

NO PART OF THE HOUSE SHALL BE SUBJECT TO THE JOINT USE OF ALL UTILITIES FROM THE START OF ANY CONSTRUCTION UNLESS CONTRACTS THROUGH THE PENNSYLVANIA GAS CALL SYSTEM AND THE PENNSYLVANIA ELECTRIC POWER AND LIGHT COMPANY AND CONTRACTS THROUGH THE PENNSYLVANIA GAS CALL SYSTEM AND THE PENNSYLVANIA ELECTRIC POWER AND LIGHT COMPANY HAVE BEEN EXECUTED PRIOR TO THE START OF ANY CONSTRUCTION.



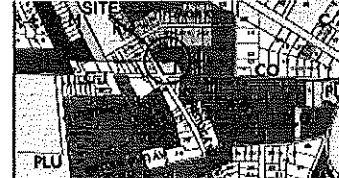
DESCRIPTION	QUANTITY
CONCRETE	20,112 SF
ASPHALT	1,700 SF
MATERIALS	177 SF
TOTAL	22,589 SF

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CONCRETE	20,112 SF
ASPHALT	1,700 SF
MATERIALS	177 SF
TOTAL	22,589 SF



**REMARKS:**  
 1. NO WORK SHALL BE DONE IN THIS PROJECT AREA UNTIL ALL NECESSARY PERMITS ARE OBTAINED FROM THE APPROPRIATE AGENCIES.  
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

**PROPOSED IMPROVEMENTS COVERAGE B-2**  
 CONCRETE 20,112 SF  
 ASPHALT 1,700 SF  
 MATERIALS 177 SF  
 TOTAL 22,589 SF

**PROPOSED IMPROVEMENTS COVERAGE C-1**  
 CONCRETE 20,112 SF  
 ASPHALT 1,700 SF  
 MATERIALS 177 SF  
 TOTAL 22,589 SF

**PERMANENT IMPROVEMENTS**  
 TOTAL IMPROVEMENTS 45,178 SF  
 FLOOR AREA 45,178 SF  
 FLOOR AREA PER LOT 22,589 SF

**STREETS TO BE IMPROVED**  
 CONESTOGA ROAD (S&E 109)  
 WEST WAYNE AVENUE

DATE: 03/20/2024  
 36-06-048120  
 36-06-048120  
 36-06-048120

**GENERAL NOTES:**  
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
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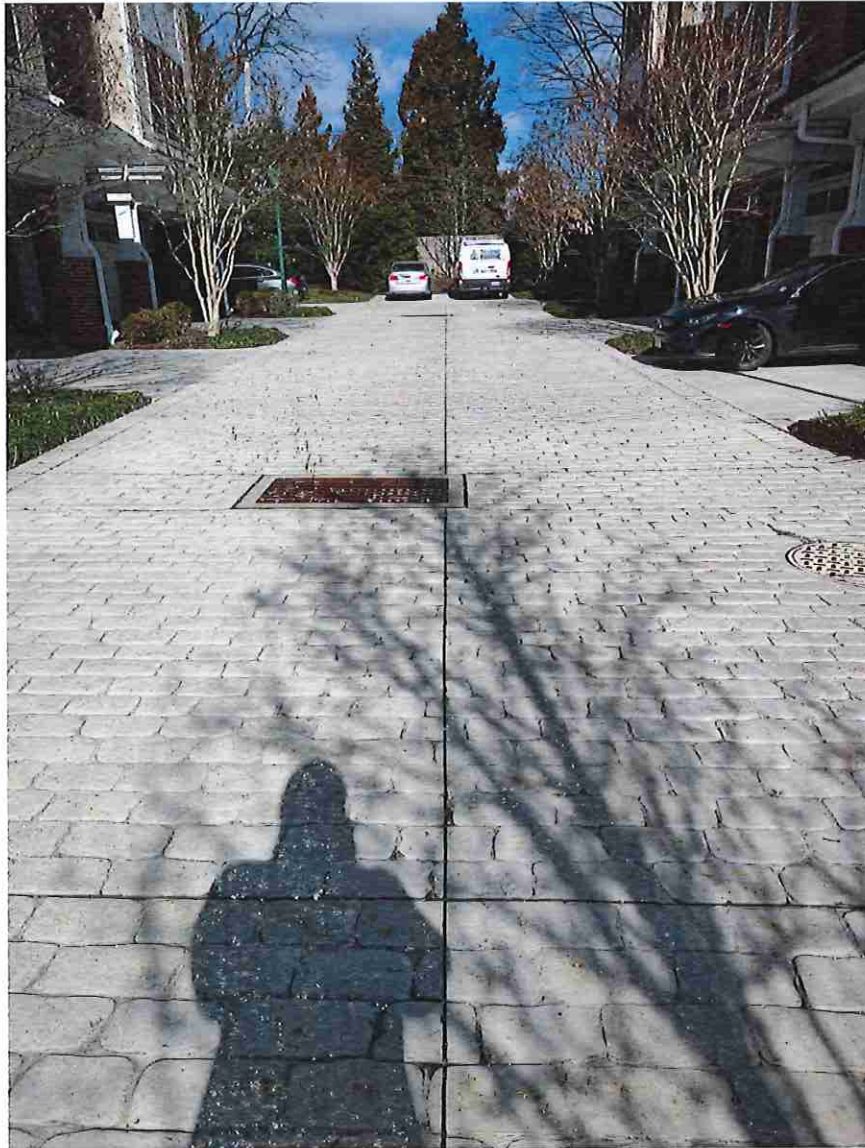
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3/20/2024



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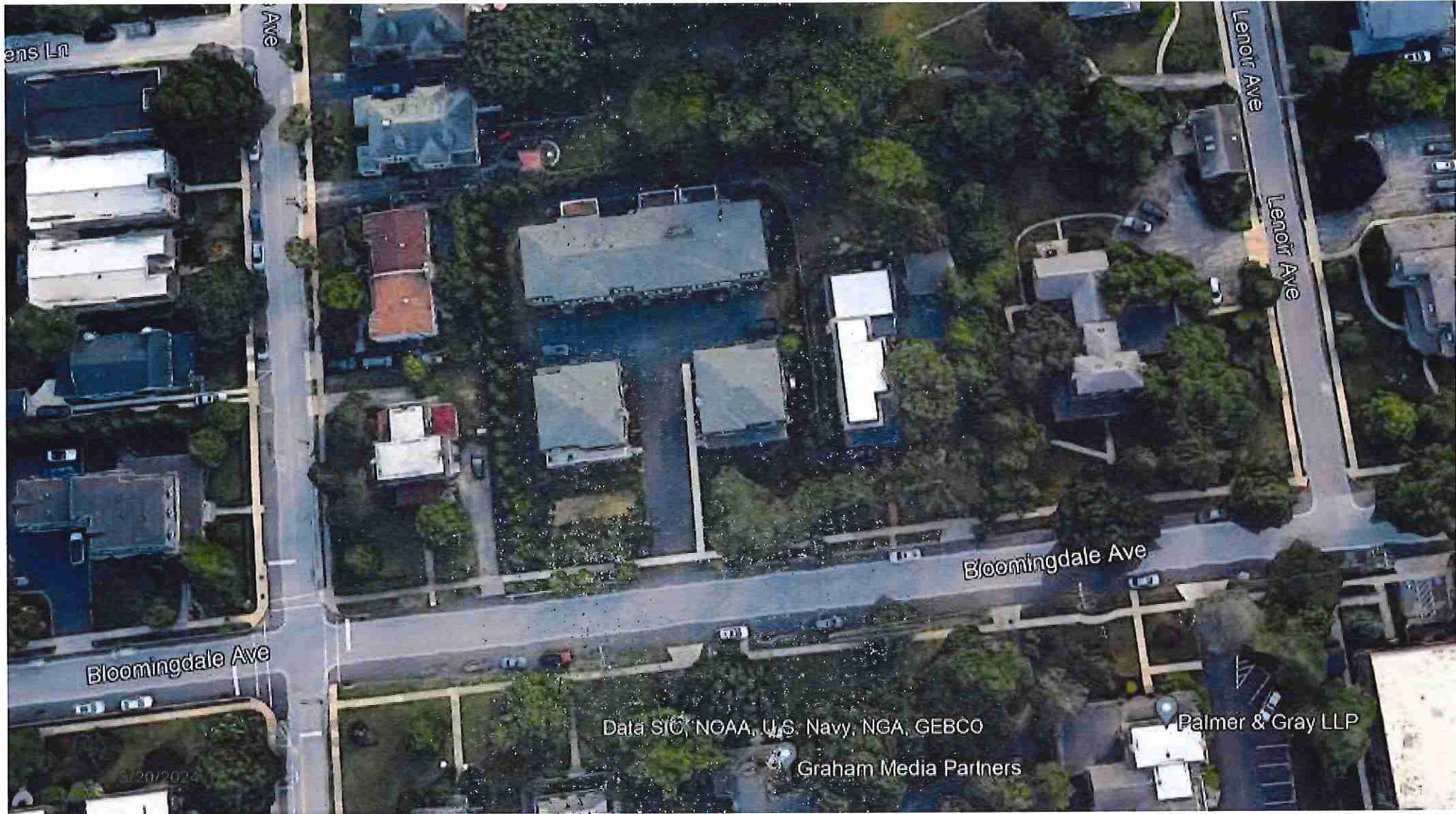
# 123 Bloomingdale Avenue

## Property Details

- R-5 Residential District
- 5 homes. 3 townhouse units and 2 single family homes
- Built in 2019

## Other Details

- Common Driveway width: 21 ft.
- Sidewalk on 1 side of a portion of Common Drive
- Individual mailboxes at each unit



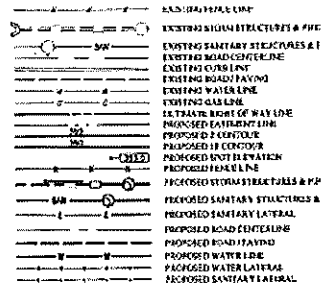
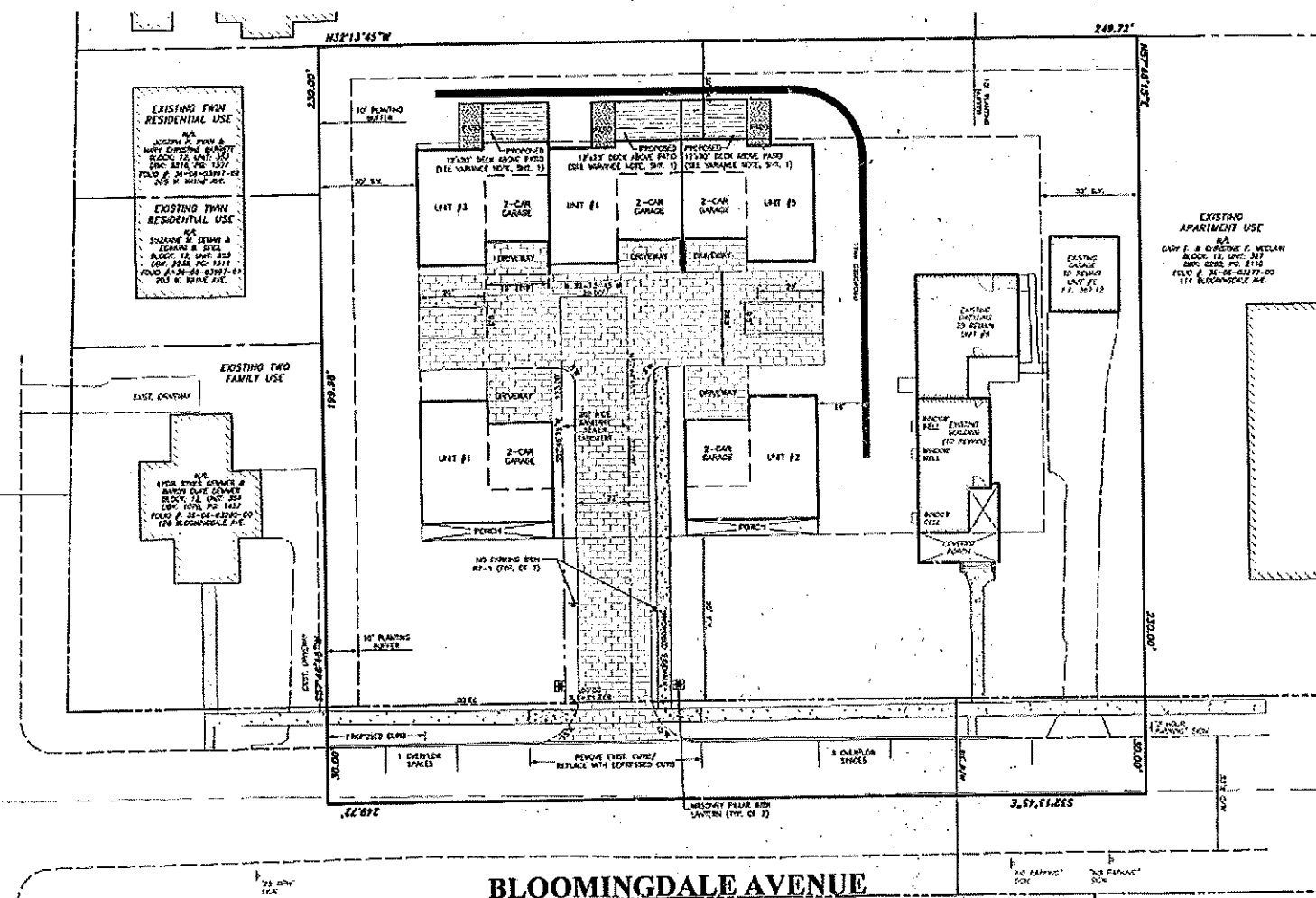
Data SIC, NOAA, U.S. Navy, NGA, GEBCO

Palmer & Gray LLP

Graham Media Partners

3/20/2023

WEST WAYNE AVENUE



**BUILDING COVERAGE**

DESCRIPTION	AREA
UNIT 01 OVERHEAD	1,344 S.F.
UNIT 01 PORCH	700 S.F.
UNIT 02 OVERHEAD	1,311 S.F.
UNIT 02 PORCH	358 S.F.
UNIT 03 OVERHEAD	1,208 S.F.
UNIT 03 DECK	346 S.F.
UNIT 04 OVERHEAD	1,508 S.F.
UNIT 04 DECK	300 S.F.
UNIT 05 OVERHEAD	1,348 S.F.
UNIT 05 DECK	310 S.F.
UNIT 06 OVERHEAD	1,311 S.F.
UNIT 06 DECK	310 S.F.
UNIT 07 OVERHEAD	1,311 S.F.
UNIT 07 DECK	310 S.F.
UNIT 08 OVERHEAD	1,311 S.F.
UNIT 08 DECK	310 S.F.
UNIT 09 OVERHEAD	1,311 S.F.
UNIT 09 DECK	310 S.F.
UNIT 10 OVERHEAD	1,311 S.F.
UNIT 10 DECK	310 S.F.
UNIT 11 OVERHEAD	1,311 S.F.
UNIT 11 DECK	310 S.F.
UNIT 12 OVERHEAD	1,311 S.F.
UNIT 12 DECK	310 S.F.
UNIT 13 OVERHEAD	1,311 S.F.
UNIT 13 DECK	310 S.F.
UNIT 14 OVERHEAD	1,311 S.F.
UNIT 14 DECK	310 S.F.
UNIT 15 OVERHEAD	1,311 S.F.
UNIT 15 DECK	310 S.F.
TOTAL BUILDING COVERAGE	14,311 S.F.

**IMPERVIOUS COVERAGE**

DESCRIPTION	AREA
TOTAL BUILDING COVERAGE (ONE TABLE TWO SECT)	14,311 S.F.
DRIVEWAY	111 S.F.
UNIT 01 DRIVEWAY	121 S.F.
UNIT 02 DRIVEWAY	108 S.F.
UNIT 03 DRIVEWAY	108 S.F.
UNIT 04 DRIVEWAY	150 S.F.
UNIT 05 DRIVEWAY	90 S.F.
UNIT 06 DRIVEWAY	108 S.F.
UNIT 07 DRIVEWAY	108 S.F.
UNIT 08 DRIVEWAY	108 S.F.
UNIT 09 DRIVEWAY	108 S.F.
UNIT 10 DRIVEWAY	108 S.F.
UNIT 11 DRIVEWAY	108 S.F.
UNIT 12 DRIVEWAY	108 S.F.
UNIT 13 DRIVEWAY	108 S.F.
UNIT 14 DRIVEWAY	108 S.F.
UNIT 15 DRIVEWAY	108 S.F.
EXISTING CONC. DRIVEWAY	41 S.F.
TOTAL IMPERVIOUS	14,822 S.F.

BLOOMINGDALE AVENUE

3/20/2024

1. CARROLL AND BONES ASSOCIATES, LLC  
 8000 2111, PO 1027  
 FOLSOM, CA 95630-0109  
 916 947-8800

2. JAMES W. CLARKE & ASSOCIATES, INC.  
 1000 N. W. 11th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 754 561-1111

3. R. J. HARRIS  
 1000 N. W. 11th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 754 561-1111

4. J. J. HARRIS  
 1000 N. W. 11th St., Suite 100  
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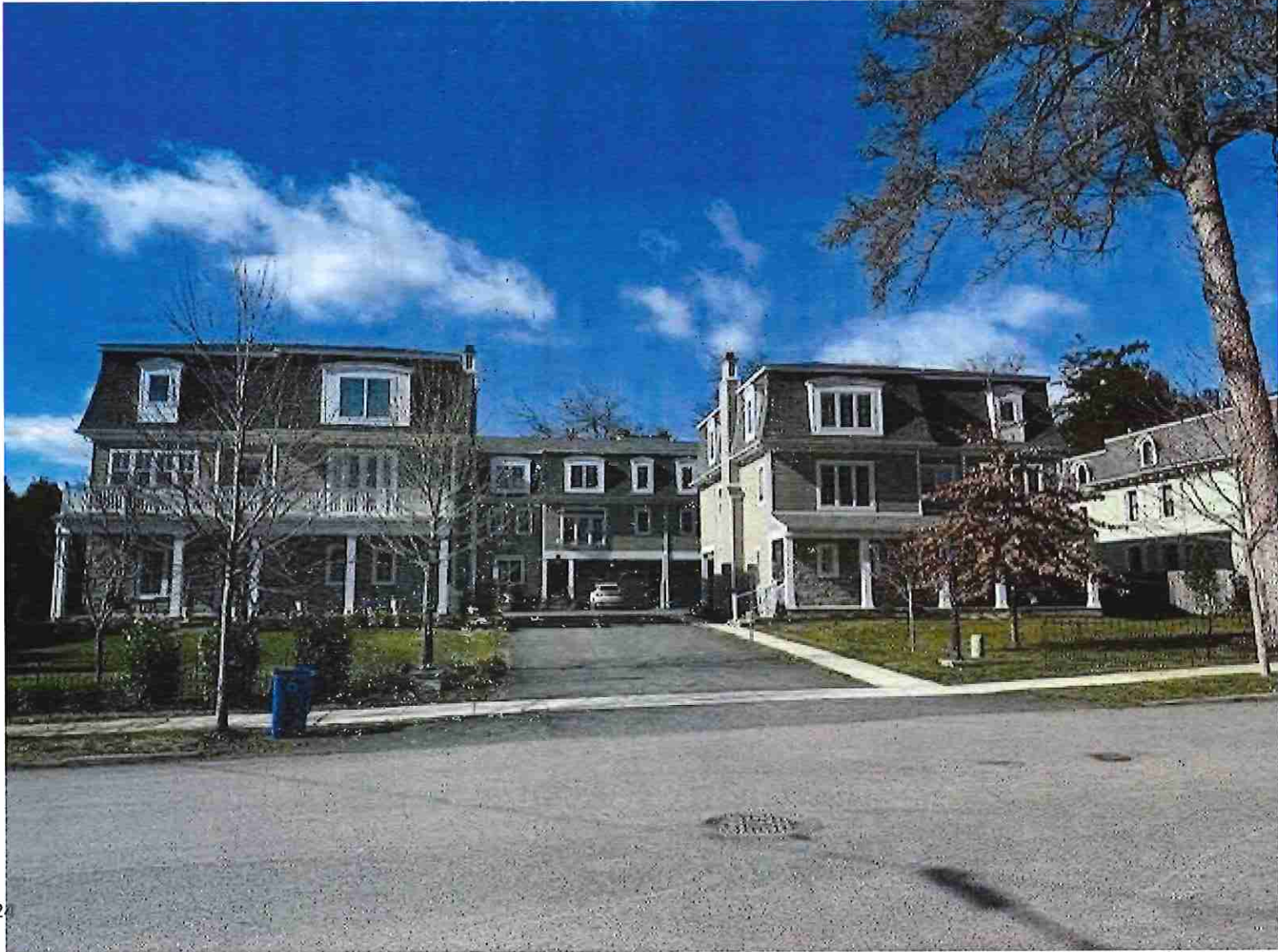
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20. J. J. HARRIS  
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3/20/202

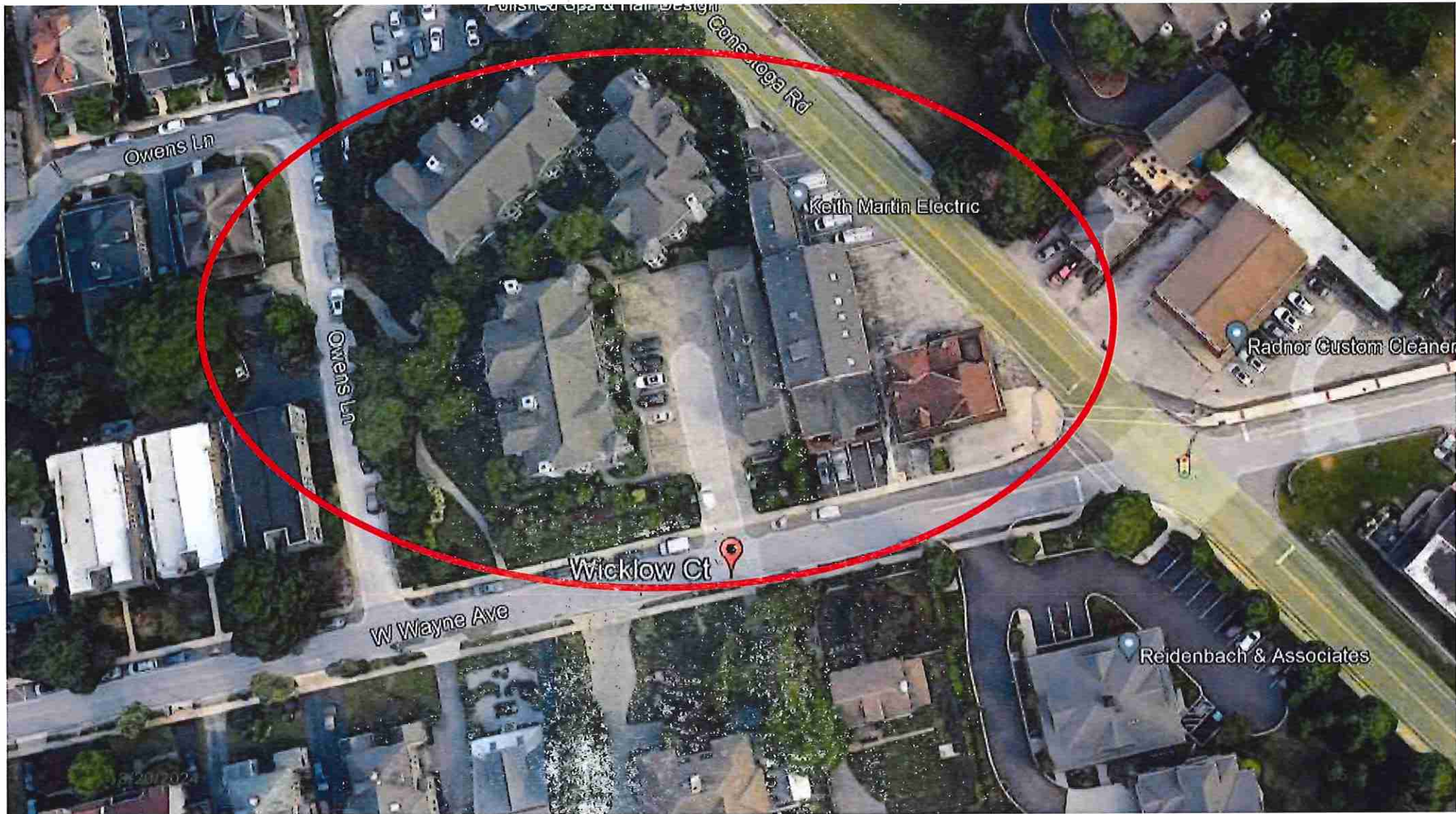
# Wicklows Court – West Wayne Ave

## Property Details

- R-5 – Residence District
- 8 Townhome units
- Built in 2013

## Other Details

- Common Driveway Width: 25 ft.
- No sidewalks along Common Drive
- Group mailbox
- Common Drive has a name, Wicklows Court



Finished Spa & Hall Design

Owens Ln

Owens Ln

Conestoga Rd

Keith Martin Electric

Radnor Custom Cleaners

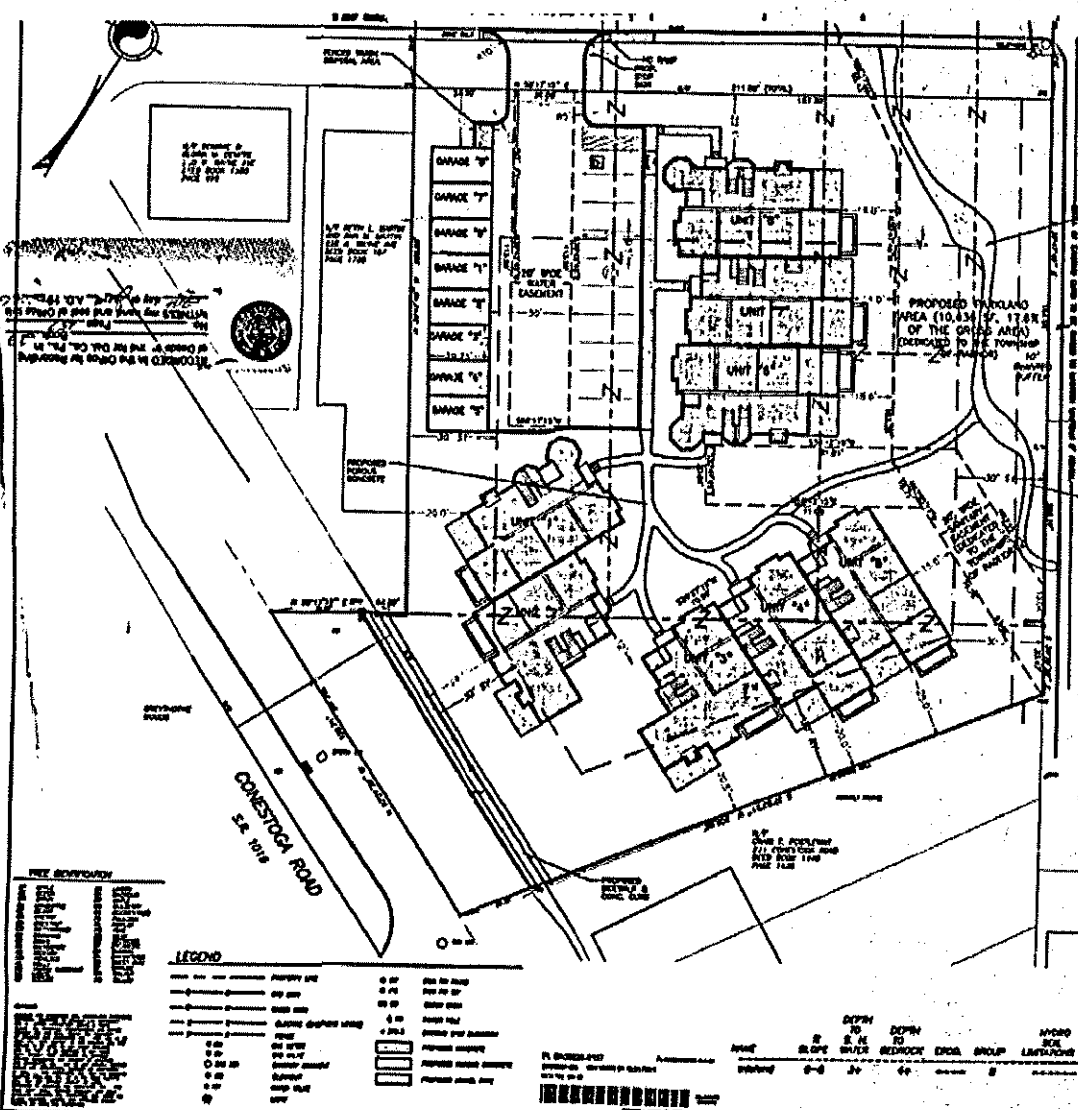
Wicklow Ct

W Wayne Ave

Reidenbach & Associates

© 2017 Google





NOTICE OBTAINED FROM THE RAHWAY TOWNSHIP ZONING ORDINANCES  
 NOTE: FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RAHWAY TOWNSHIP, LATEST EDITION.

**LOT DATA:**  
 GROSS AREA 59,318 SF (1.36 AC)  
 AREA CLEAR OF ROW 49,504 SF (1.14 AC)

**GENERAL NOTES:**

1. THE PROJECT IS A RESIDENTIAL DEVELOPMENT OF SINGLE-FAMILY RESIDENCES.
2. THE PROJECT IS CONFORMANT WITH THE RAHWAY TOWNSHIP ZONING ORDINANCES, LATEST EDITION, AND THE RAHWAY TOWNSHIP SUBDIVISION MAP, LATEST EDITION.
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- EXISTING UTILITIES:**
- 1. 24" WATER MAIN
  - 2. 36" WATER MAIN
  - 3. 36" GAS MAIN
  - 4. 18" SEWER MAIN
  - 5. 18" TELEPHONE MAIN
  - 6. 18" CABLE MAIN
  - 7. 18" POWER MAIN
  - 8. 18" OPTIC FIBER MAIN
  - 9. 18" FIBER OPTIC MAIN
  - 10. 18" FIBER OPTIC MAIN
- PROPOSED UTILITIES:**
- 1. 12" WATER MAIN
  - 2. 12" GAS MAIN
  - 3. 12" SEWER MAIN
  - 4. 12" TELEPHONE MAIN
  - 5. 12" CABLE MAIN
  - 6. 12" POWER MAIN
  - 7. 12" OPTIC FIBER MAIN
  - 8. 12" FIBER OPTIC MAIN
  - 9. 12" FIBER OPTIC MAIN



REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION  
 DATE: 3/17/05  
 ATTNEY: J.P. Paul  
 DCYS NO. 34-240-02-01-01



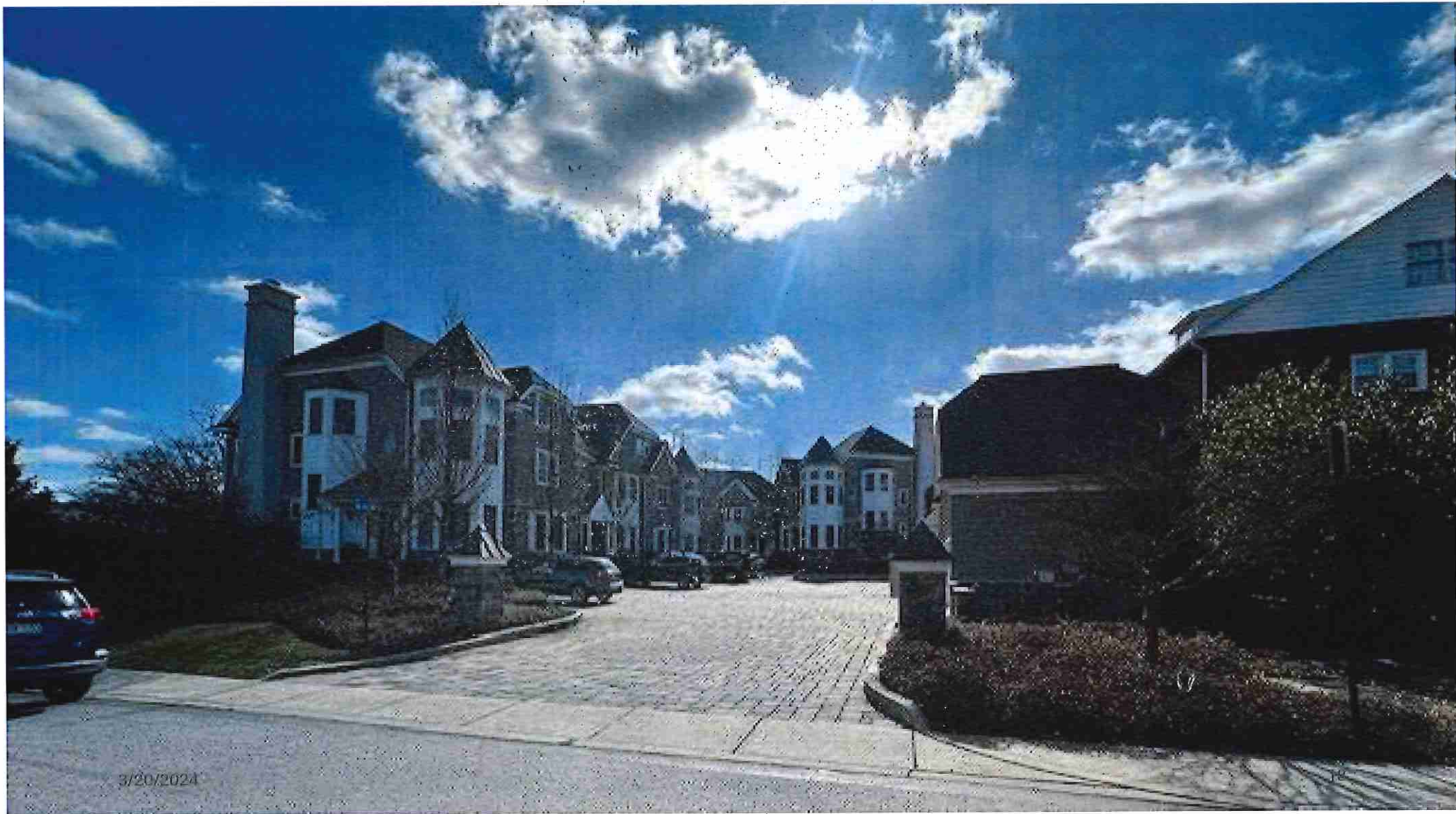
**WICKLOW**  
 214 TO 222 W WAYNE AVE & 219 CONESTOGA RD  
 MOMENTE AND ASSOCIATES, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 614 COUNTY LINE ROAD BRYN MAWR, PA 19010 (610) 817-3030  
 429 EYTON SQUARE PARKWAY EYTON, PA 19341 (610) 811-8161

SHEET 1 OF 1 FOR RECORDING  
 RECORD PLAN

DATE: FEBRUARY 14, 2005  
 SHEET 1 OF 1

DATE: 3/17/05  
 FILE NO. 34-240-02-01-01

FILE NO. 34-240-02-01-01  
 36-06-03392-00  
 36-06-03165-00  
 36-06-03166-00  
 36-06-03963-00  
 36-06-03969-00





3/20/2024

19

