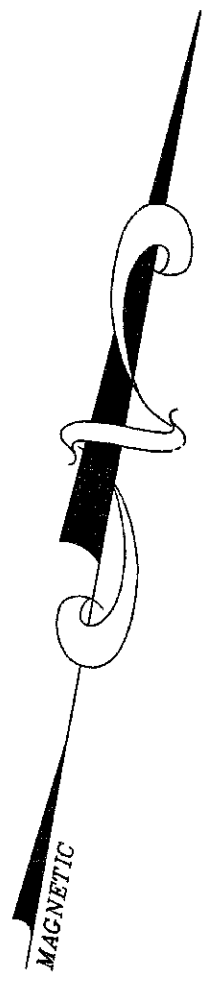


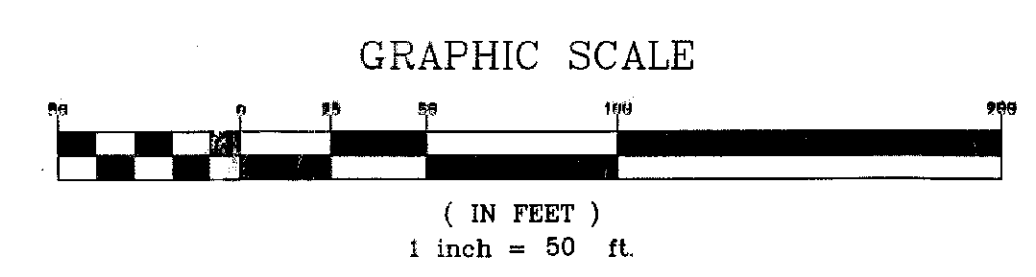
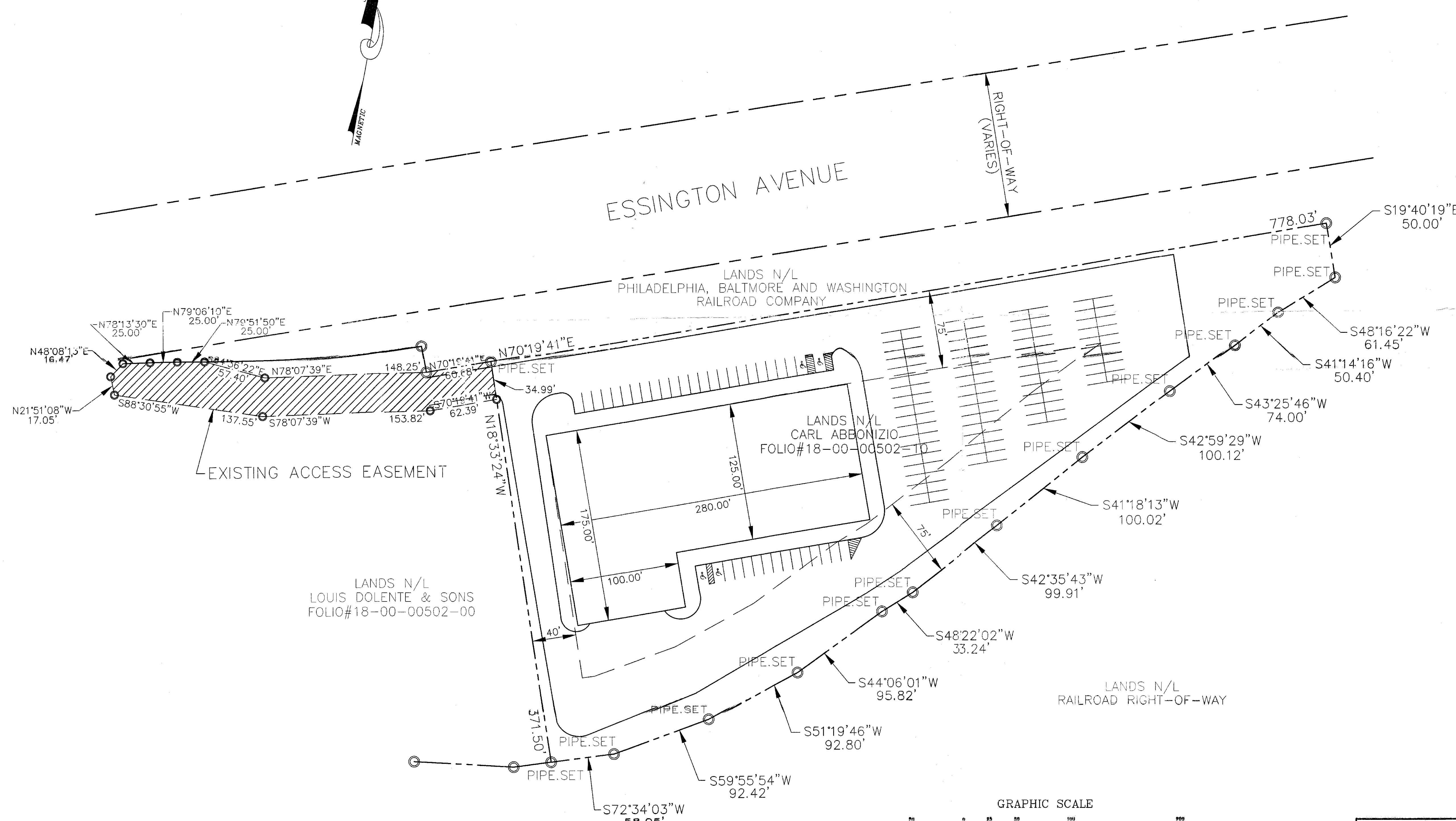
ZONING COMPLIANCE CHART	REQUIREMENT	EXISTING	PROPOSED
R-4	S.F. DETACHED	PARCEL "A"	PARCEL "A"
LOT SIZE	5 ACRES (MIN.)	4.2810 Ac.*	4.2810 Ac.*
IMPERVIOUS COVERAGE	75% (MAX.)	0.00%	74.97%
PRINCIPAL STRUCTURE HEIGHT	75 FT. (MAX.)	<75 FT.	<75 FT.
LOT WIDTH AT BLDG. LINE	200 FT. (MIN.)	778.03 FT.	778.03 FT.
FRONT YARD	75 FT. (MIN.)	75 FT.	75.00 FT.
SIDE YARD (MIN.)	40 FT. (MIN.)	40 FT.	40.00 FT.
(AGGREGATE)	80 FT. (MIN.)	N/A	40.00 FT.
REAR YARD	75 FT. (MIN.)	75 FT.	76.35 FT.

*EXISTING NON-CONFORMING



LOCATION MAP
SCALE: 1" = 800'

- NOTES:
1. SITE AREA: PARCEL "A" 186,479 S.F. = 4.2810 Ac.
 2. SITE IS ZONED HI HEAVY INDUSTRIAL DISTRICT.
REGULATIONS: LOT AREA: 5 ACRES (MIN.)
STREET FRONTAGE: 38 FT. (MIN.)
LOT WIDTH: 200 FT. (MIN.)
FRONT YARD: 75 FT. (MIN.)
SIDE YARDS: 40 FT. (MIN.)
80 FT. (MIN. AGGR.)
REAR YARD: 75 FT. (MIN.)
HEIGHT: 75 FT. (MAX.)
IMPERVIOUS SURFACE RATIO: 75% (MAX.)
 3. SITE IS SERVICED BY PUBLIC WATER AND SEWER.



REVISION	DATE
PLAN OF PROPOSED BUILDING OPTION #1 FOR CARL ABBONIZIO SAVILLE AVENUE	
EDDYSTONE BOROUGH	DELAWARE COUNTY, PA.
SCALE: 1" = 50'	FEBRUARY 1, 2013
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
	SHEET 1 OF 1

20 ft = 188 005 60 = 050, 150