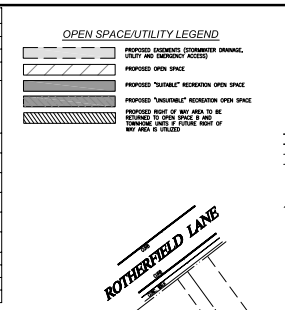




ZONING TABLE (R-4 REQUIREMENTS, SECTION 900)		
	REQUIRED	PROPOSED
MIN. TRACT AREA	10 AC.	12,3035 AC.
MAX. TRACT DENSITY	6 UNITS/ACRE	3.82 UNITS/ACRE
MIN. OPEN SPACE	20% TRACT AREA OF 2.46 AC.	7.8, 818 AC. (7.8% TRACT AREA)
MIN. RECREATION OPEN SPACE	30,000 SF PER 10,000 SF OF GROSS AREA	89,884 SF (2,064 AC.) GROSS AREA 24,319 SF (0,569 AC.) "SUITABLE" NET AREA
MIN. LOT AREA (TOWNSHIP)	2,000 SF	2,233 SF
MIN. LOT AREA (SINGLE FAMILY SEAM-DETACHED)	4,000 SF	4,889 SF
MIN. LOT WIDTH @ BLDG. LINE (TOWNSHIP)	20'	22.33'
MIN. LOT WIDTH @ BLDG. LINE (SINGLE FAMILY SEAM-DETACHED)	40'	40.86'
MAX. BLDG. COVERAGE (TOWNSHIP (NO LOTS))	40%	MAX. 34.6% (LOT 23)
MAX. BLDG. COVERAGE (SINGLE FAMILY SEAM-DETACHED)	25%	MAX. 18.9% (LOT 23)
FRONT YARD SETBACK	25'	25'
SIDE YARD SETBACK	15'	15'
REAR YARD SETBACK	25'	25'
MAX. BUILDING HEIGHT	35'	<35'



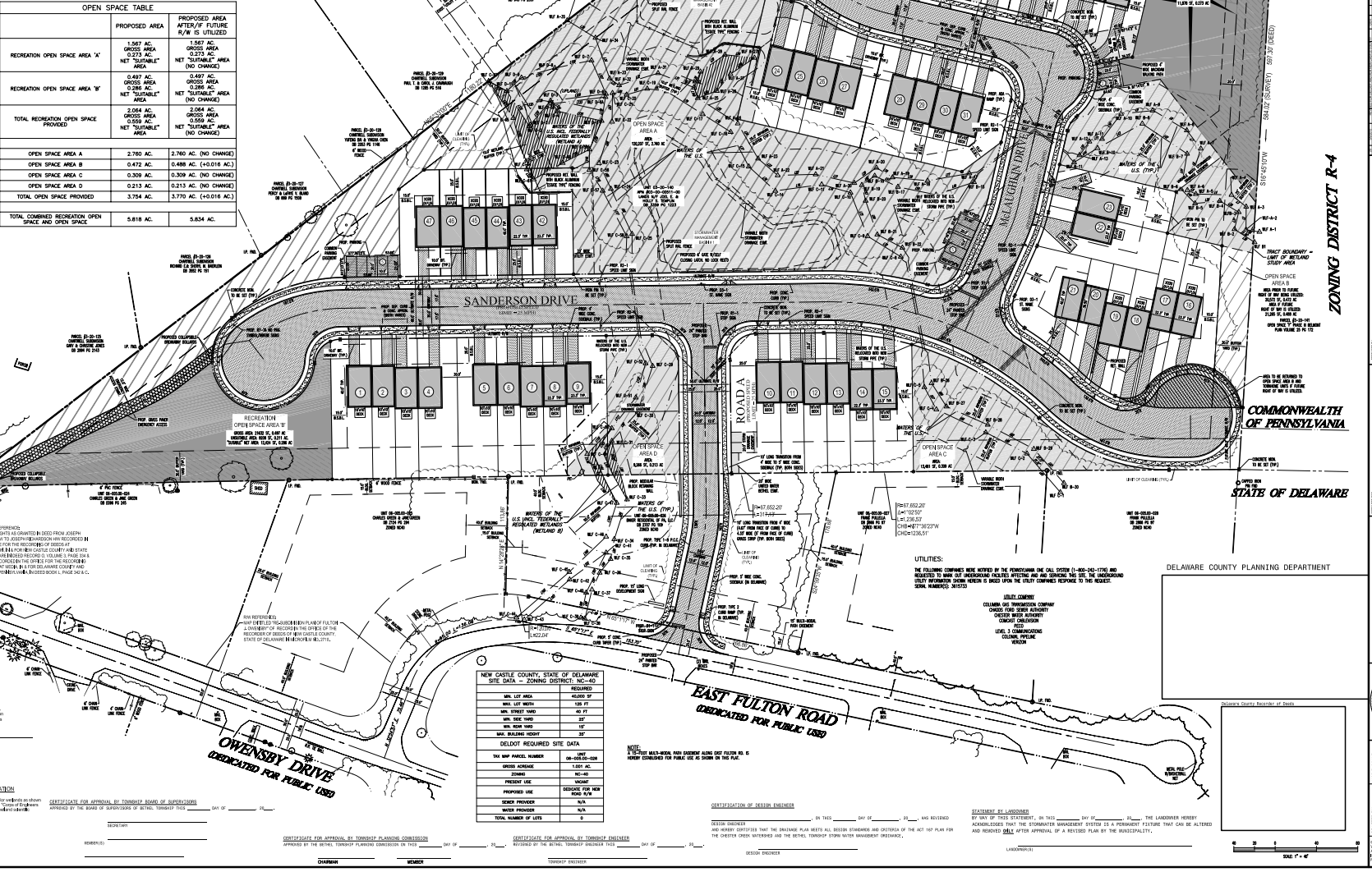
GENERAL NOTES:
 1. DRAWING PREPARED BY WILKINSON & ASSOCIATES, INC.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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OPEN SPACE TABLE		
	PROPOSED AREA	PROPOSED AREA AFTER FUTURE R/W IS UTILIZED
RECREATION OPEN SPACE AREA 'X'	1,567 AC. GROSS AREA 0.273 AC. NET "SUITABLE" AREA	1,567 AC. GROSS AREA 0.273 AC. NET "SUITABLE" AREA (NO CHANGE)
RECREATION OPEN SPACE AREA 'Y'	0.497 AC. GROSS AREA 0.286 AC. NET "SUITABLE" AREA	0.497 AC. GROSS AREA 0.286 AC. NET "SUITABLE" AREA (NO CHANGE)
TOTAL RECREATION OPEN SPACE PROVIDED	2,064 AC. GROSS AREA 0.559 AC. NET "SUITABLE" AREA	2,064 AC. GROSS AREA 0.559 AC. NET "SUITABLE" AREA (NO CHANGE)
OPEN SPACE AREA A	2,780 AC. (NO CHANGE)	2,780 AC. (NO CHANGE)
OPEN SPACE AREA B	0.472 AC. (NO CHANGE)	0.488 AC. (NO CHANGE)
OPEN SPACE AREA C	0.309 AC. (NO CHANGE)	0.309 AC. (NO CHANGE)
OPEN SPACE AREA D	0.213 AC. (NO CHANGE)	0.213 AC. (NO CHANGE)
TOTAL OPEN SPACE PROVIDED	3,754 AC. (NO CHANGE)	3,770 AC. (NO CHANGE)
TOTAL COMBINED RECREATION OPEN SPACE AND OPEN SPACE	5,818 AC. (NO CHANGE)	5,834 AC. (NO CHANGE)

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NEW CASTLE COUNTY, STATE OF DELAWARE	
SITE DATA - ZONING DISTRICT R-4	
MIN. LOT AREA	REQUIRED
MIN. LOT WIDTH	REQUIRED
MIN. STREET WIDTH	REQUIRED
MIN. SIDE YARD	REQUIRED
MIN. REAR YARD	REQUIRED
MIN. BUILDING HEIGHT	REQUIRED
DEVELOPER REQUIRED SITE DATA	
TAX MAP PARCEL NUMBER	0457
APPLICANT	WILKINSON & ASSOCIATES, INC.
ADDRESS	1000 N. MARKET STREET, SUITE 200, WILMINGTON, DE 19801
PRESIDENT USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
PROPOSED LOT AREA	12,303.5 SQ. FT.
PROPOSED LOT WIDTH	100.0 FT.
TOTAL NUMBER OF LOTS	1

STATEMENT OF WORK:
 I, the undersigned, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein. I understand that this information is being provided for the purpose of the zoning process and that it may be used for other purposes. I agree to indemnify and hold the zoning board harmless from any and all claims, damages, and expenses, including reasonable attorneys' fees, that may be incurred by the zoning board as a result of my negligence or willful or wanton misconduct.

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ZONING DISTRICT R-4

ZONING DISTRICT R-4



WILKINSON & ASSOCIATES, INC.
 1300 GLENNVIEW DR.
 WILMINGTON, DE 19801
 (302) 426-1100
 FAX (302) 426-1100

INDEPENDENCE TOWNSHIP
 PROPOSED TOWNSHIP DEVELOPMENT
 DELAWARE COUNTY, PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN
SITE RECORD & GEOMETRY PLAN



DELAWARE COUNTY PLANNING DEPARTMENT
 100 N. MARKET STREET, SUITE 200, WILMINGTON, DE 19801
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