

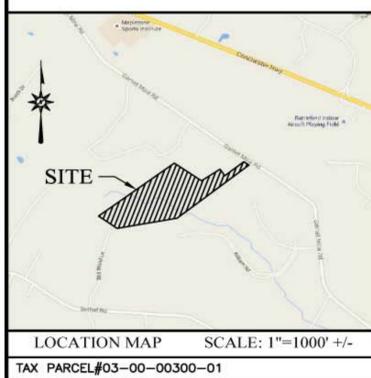


SKETCH PLAN for 1621 GARNET MINE ROAD

ZONING DATA
R-2 RESIDENTIAL DISTRICT
SUBDIVISION PER ZONING ORDINANCE §702
THIS PLAN HAS BEEN DESIGNED FOR THE BETHEL TOWNSHIP
UNIFIED RESIDENTIAL CODE

ITEM	REQUIRED	PROVIDED
TRACT AREA (MIN)	18 AC.	20.44 AC. (NET OF ROW)
LOT AREA (MIN)	4,000 S.F.	5,000 S.F.
LOT WIDTH (MIN)	33 FT.	35 FT.
BUILDING AREA (MAX.)	35%	35%
BUILDING HEIGHT (MAX.)	35 FT.	35 FT.
FRONT YARD SETBACK (MIN)	20 FT.	20 FT.
SIDE YARD SETBACK - ONE SIDE (MIN)	15 FT.	15 FT.
REAR YARD SETBACK (MIN)	30 FT.	30 FT.
ACCESSORY BUILDING SETBACK (MIN)	2 FT.	2 FT.
*OPEN SPACE (SQ. FT.)	6,132 AC.	12,541 AC.

*NO LAND AREA LESS THAN 20' IN WIDTH MAY BE INCLUDED. THE OPEN SPACE IS CALCULATED WITH OPEN SPACE AREAS 'C' & 'D'.



BETHEL TOWNSHIP, DELAWARE COUNTY, PA. DATE: DECEMBER 2, 2015 SCALE: 1"=50'

EQUITABLE OWNER:
AJ PROPERTIES/
RAYMOND JACOBELLI COMMUNITIES
1 RAYMOND DRIVE
HAVERTOWN, PA 19083
PHONE: 610-466-4100

JMR ENGINEERING, LLC
444 CREAMERY WAY, SUITE 300
EXTON, PA 19341
PHONE: (484) 800-7342
FAX: JMR@JRENGR.COM

PROJECT #1102
DATE: 12/2/2015
SCALE: 1"=50'
DRAWN: SRH
CHECKED: JMR
SHEET: 1 OF 1