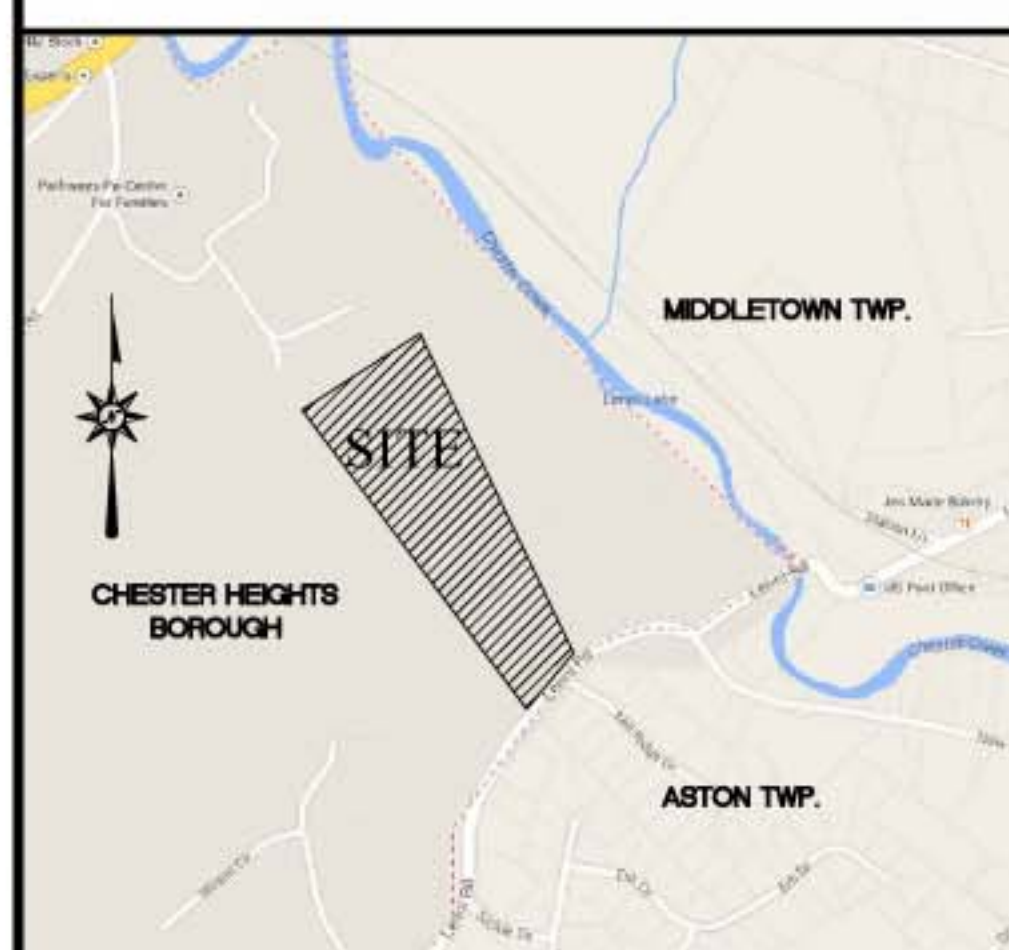




# LOT AVERAGING PLAN for LENA'PE VALLEY

CHESTER HEIGHTS BOROUGH  
DELAWARE COUNTY, PA

DATE: APRIL 24, 2014  
SCALE: 1"=50'



LOCATION MAP SCALE: 1"=800' +/-  
TAX PARCEL#06-10-001.0

**ZONING INFORMATION**

R-1 RESIDENTIAL DISTRICT  
LOT AVERAGING PER ZONING ORDINANCE §185-29

	REQUIRED
TRACT AREA	26,136 S.F. (60% OF BASE ZONING)
LOT WIDTH AT BUILDING LINE, MIN.	75 FT.
FRONT YARD BUILDING SETBACK, MIN.	30 FT.
SIDE YARD SETBACK, MIN.	20 FT.
REAR YARD SETBACK, MIN.	20 FT.
BUILDING AREA, MAX.	25%
BUILDING HEIGHT, MAX.	35 FT.

**EQUITABLE OWNER:**  
446 LENNI DEVELOPERS, L.P.  
RAYMOND MCCOY PRES.  
1 RAYMOND DRIVE  
HAVERSTOWN, PA 19083  
PHONE: 610-446-4100

**JMR ENGINEERING, LLC**  
101 SHALLOW SPRINGS COURT  
EXTON, PA 19341  
PHONE: (610) 888-7742  
EMAIL: JMR.ENGINEERING@VERIZON.NET

PROJECT #1056
DATE: 9/24/2014
SCALE: 1"=50'
DRAWN: JMR
CHECKED: ---
SHEET: 1 OF 1