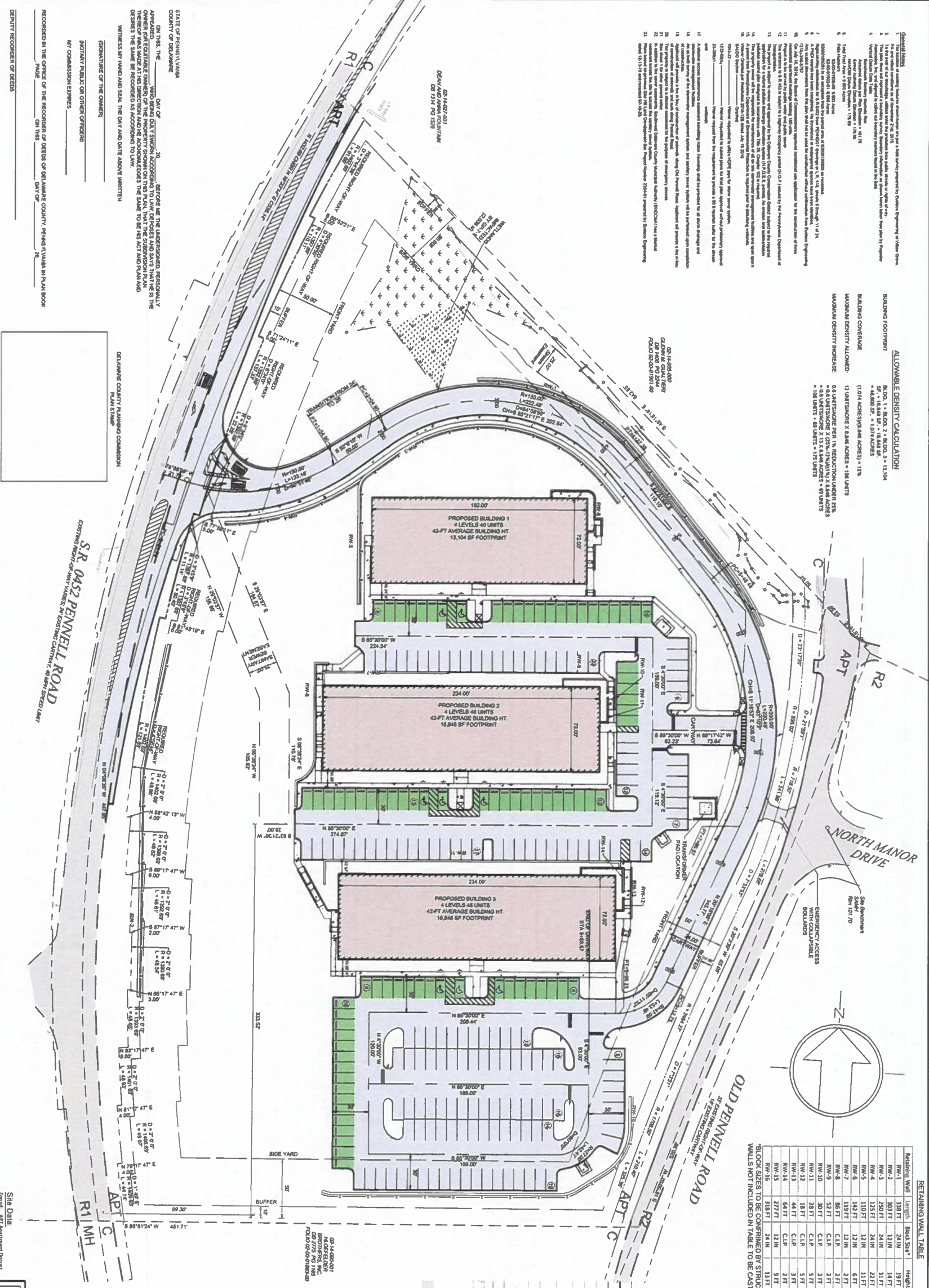


- General Notes**
1. The owner is responsible for obtaining all necessary permits from the appropriate governmental agencies.
  2. The owner is responsible for providing all utility information and for coordinating with utility companies.
  3. The owner is responsible for providing all necessary information for the preparation of the plan.
  4. The owner is responsible for providing all necessary information for the preparation of the plan.
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**ALLOWABLE DENSITY CALCULATION**

<b>BUILDING FOOTPRINT</b>	R.D. 1 - 1.00, 2 - 1.00, 3 - 1.00
<b>BUILDING COVERAGE</b>	1.00 ACRES X 1.00 = 1.00 ACRES
<b>MAXIMUM DENSITY ALLOWED</b>	1.00 ACRES X 1.00 = 1.00 UNITS
<b>MAXIMUM DENSITY REQUIRED</b>	1.00 ACRES X 1.00 = 1.00 UNITS



**RETAINING WALL TABLE**

Retaining Wall	Length	Block Size	Height
RW-1	30.00	24 IN	1.5 FT
RW-2	30.00	24 IN	3.0 FT
RW-3	120.00	24 IN	3.0 FT
RW-4	120.00	24 IN	3.0 FT
RW-5	120.00	24 IN	3.0 FT
RW-6	120.00	24 IN	3.0 FT
RW-7	120.00	24 IN	3.0 FT
RW-8	120.00	24 IN	3.0 FT
RW-9	120.00	24 IN	3.0 FT
RW-10	120.00	24 IN	3.0 FT
RW-11	120.00	24 IN	3.0 FT
RW-12	120.00	24 IN	3.0 FT
RW-13	120.00	24 IN	3.0 FT
RW-14	120.00	24 IN	3.0 FT
RW-15	120.00	24 IN	3.0 FT



STATE OF PENNSYLVANIA  
COUNTY OF DELAWARE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, the undersigned, personally appearing \_\_\_\_\_, who being duly sworn, depose and say that he is the owner of the above described property and that the contents of the foregoing plat are true and correct and that he desires the same to be recorded as provided to law.

WITNESS MY HAND AND SEAL, THE DAY AND DATE ABOVE WRITTEN.

\_\_\_\_\_  
Notary Public in and for the State of Pennsylvania

DELAWARE COUNTY PLANNING COMMISSION  
PLAN STAMP

APPROVED

ASTON TOWNSHIP DELAWARE COUNTY, PA

\_\_\_\_\_  
Township Engineer

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

**APPROVED**

ASTON TOWNSHIP DELAWARE COUNTY, PA

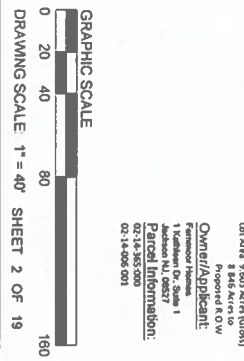
\_\_\_\_\_  
Township Engineer

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

**NET TRACT AREA CALCULATION**

EXISTING TRACT AREA	0.801 ACRES
PROPOSED TRACT AREA	0.801 ACRES
NET TRACT AREA	0.801 ACRES



**Site Data**

Owner: Aston Township  
Project: Star Hill  
Address: 11111 Old Pennell Road  
Permit No: 2024-001

**Land Development Plan**

**STAR HILL**

ASTON TOWNSHIP DELAWARE COUNTY, PENNSYLVANIA

**ZONING DATA TABLE**

Zone	Min. Lot Area	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Building Height	Max. Building Coverage	Max. Floor Area Ratio	Min. Lot Coverage	Min. Open Space	Min. Parking
R-1	1.00	10.00	5.00	5.00	35.00	30.00%	0.50	10.00%	10.00%	1.00
R-2	1.00	10.00	5.00	5.00	35.00	30.00%	0.50	10.00%	10.00%	1.00
R-3	1.00	10.00	5.00	5.00	35.00	30.00%	0.50	10.00%	10.00%	1.00

**PARKING SUMMARY**

Category	Required	Proposed
1.5 STALLS / RESIDUAL UNIT	15 STALLS	15 STALLS
1.5 STALLS / SPACED UNIT	15 STALLS	15 STALLS
1.5 STALLS / OVERLAPPING UNIT	15 STALLS	15 STALLS
1.5 STALLS / TOTAL	45 STALLS	45 STALLS