

NOTES

- Total Area - 7.267 Acres
- Zoning - A-2 (Present)
 Minimum Lot Size 3 Acres/87,120 S.F.
 Front Yard 80' Min (60x1.4 = 84' Interior Lots)
 Side Yard 2 @ 50' Min.
 Rear Yard 80' Min.
 Lot Width 180' @ Building Line
 Building Height Three Story/25'
 Building Area 15% (Excluding Road Area)
- Reference Plan - Plan of Survey for John A. Brown, dated 7 DECEMBER, 1987 by Yerkes Associates, Inc., Bryn Mawr, Pa. (topo field run; datum - approximate USGS).
- Proposed utilities public water (Philadelphia Suburban Water Company) and on-site sewage disposal.
- Lot layout and area shown in accordance with variance granted by Zoning Hearing Board (Appeal #1895) from Section 135-107.21M) concerning minimum lot area as affected by steep slopes.
- Properly subject to the following rights or easements.
 - Rights granted to Bell Telephone Company and Philadelphia Electric Company as in Misc. Deed Book 1424, Page 285.
 - Rights granted Philadelphia Suburban Water Company as in Misc. Deed Book 1281, Page 582.
- Act 172 (formerly Act 287) Serial #3450440.
- Individual on-lot detention basins to be maintained by individual lot owners and shall not be altered once constructed and approved by Township Engineer.

**STATE OF PENNSYLVANIA
COUNTY OF DELAWARE**

On the 20th day of MAY, 1988
 before me the subscriber, a notary public of the Commonwealth of Pennsylvania residing in Radnor, Pa.
TWP personally appeared
 who acknowledged this plan to be the official plan of the highways and property shown thereon, situate in the Township of Radnor, Delaware County, Pennsylvania and desired that this plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public
 My Commission Expires _____

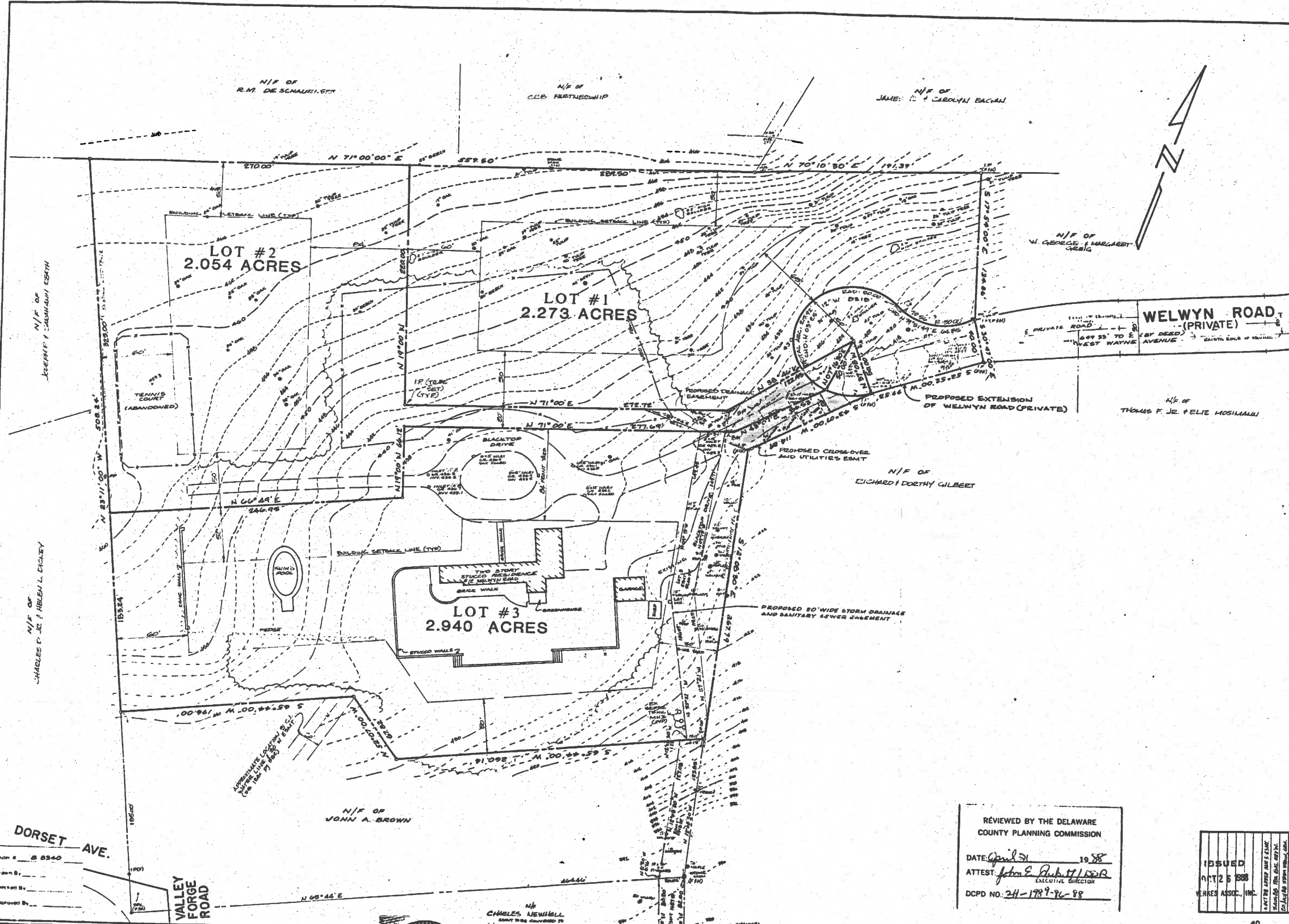
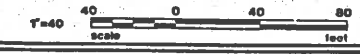
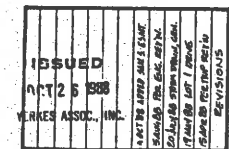
Recorded this _____ day of _____, 19____ in the office for the recording of deeds, etc., in and for the County of _____, Pennsylvania, in Plan Book No. _____ Page _____

Recorder: _____

Approved by the Board of Commissioners of Township, this _____ day of _____, 19____

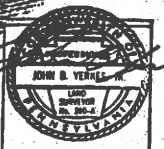
Chairman _____
 Secretary _____

Reviewed: _____ Township Engineer.
 Date _____



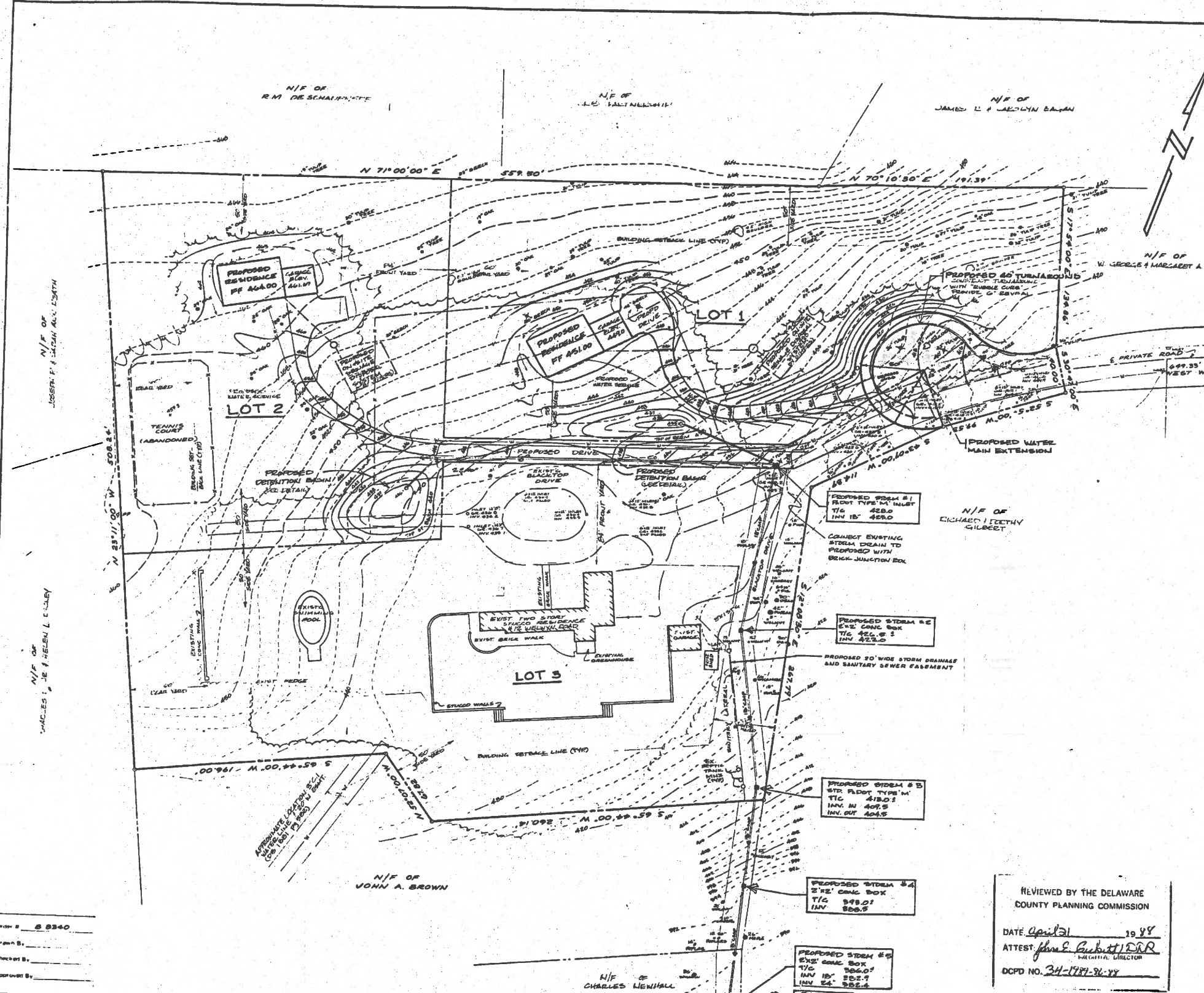
REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION
 DATE: April 30 1988
 ATTEST: John E. Rubert EXECUTIVE DIRECTOR
 DCPD NO. 24-1787-88

YERKES ASSOCIATES, INC.
 101 CHARLES DRIVE • BOX 1080 • BRYN MAWR, PA 19010 • (215) 525-6200
 CONSULTING ENGINEERS LANDSCAPE ARCHITECTS
 SITE PLANNERS ARCHITECTS SURVEYORS

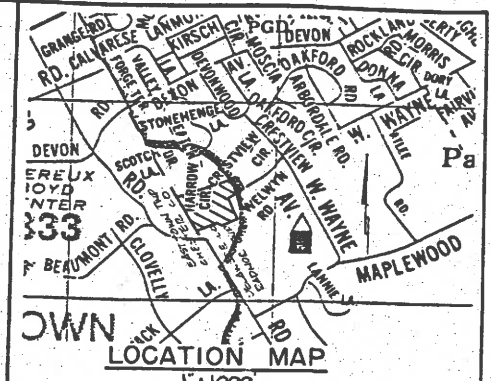


PLAN PREPARED FOR:
JOHN A. BROWN
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

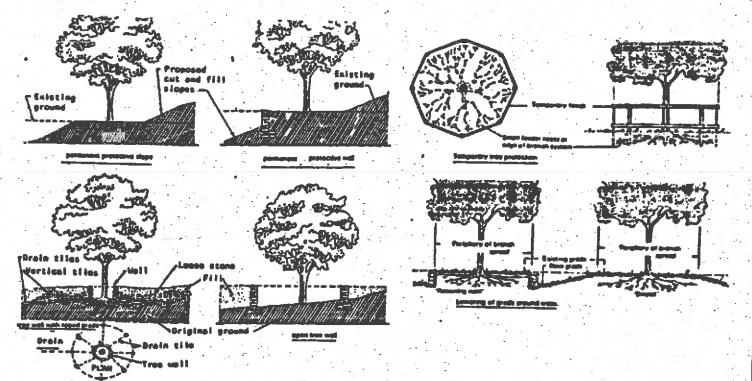
FINAL SUBDIVISION PLAN
TITLE PLAN
 DATE: 7 MARCH 88
 SHEET **2 OF 5**
 SCALE: 1" = 40'



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING TREE
 - TREE TO BE REMOVED
 - PROPOSED INLET
 - PROPOSED STORM DRAIN
 - EXISTING RESIDENCE
 - PROPOSED RESIDENCE
 - EXISTING WOODS LINE
 - PROPOSED WOODS LINE



- NOTES**
- INDIVIDUAL ON-LOT DETENTION BASINS TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS AND SHALL NOT BE ALTERED ONCE CONSTRUCTED AND APPROVED BY TOWNSHIP ENGINEER.
 - ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UTILITIES (ELECTRIC, GAS, WATER, OR STRUCTURE) CAN NOT BE GUARANTEED. CONTRACTOR MUST CONTACT ALL UTILITIES LISTED BELOW NOT LESS THAN 3 DAYS PRIOR TO START OF CONSTRUCTION, AS PER ACT 172 (FORMERLY ACT 28), SERIAL #245848.
- | USER | ADDRESS | PHONE |
|---|--|--------------|
| Philadelphia Electric Co. | 213 W. County Line Rd. Ardmore, PA 19003 | 215-645-1680 |
| Phila. Suburban Water Co. | 702 Lancaster Avenue Bryn Mawr, PA 19010 | 215-525-1400 |
| Board of Commissioners of Radnor Township | 301 Iven Avenue Wayne, PA 19087 | 215-618-5600 |
| H. Duncan Hubley, P.E. | Valley Forge Executive Mall, Wayne, PA 19087 | 215-964-6138 |
| Bell Telephone Company | | |



TREE PRESERVATION DETAILS

REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION

DATE April 21 1988

ATTEST: John E. Aubitt DCR
MUNICIPAL DIRECTOR

DCPD NO. 34-1787-31-88

ISSUED

OCT 26 1988

YEPRES ASSOC. INC.

Order # 02340

Drawn By: _____

Checked By: _____

Approved By: _____

YERKES ASSOCIATES, INC.

101 CHARLES DRIVE • BOX 1080 • BRYN MAWR, PA 19010 • (215) 525-8200

CONSULTING ENGINEERS LANDSCAPE ARCHITECTS
SITE PLANNERS ARCHITECTS SURVEYORS

PLAN PREPARED FOR:

JOHN A. BROWN

RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

FINAL SUBDIVISION PLAN

SITE DEVELOPMENT PLAN

DATE 7 MARCH 88

SHEET

3 OF 5

SCALE 1" = 40'