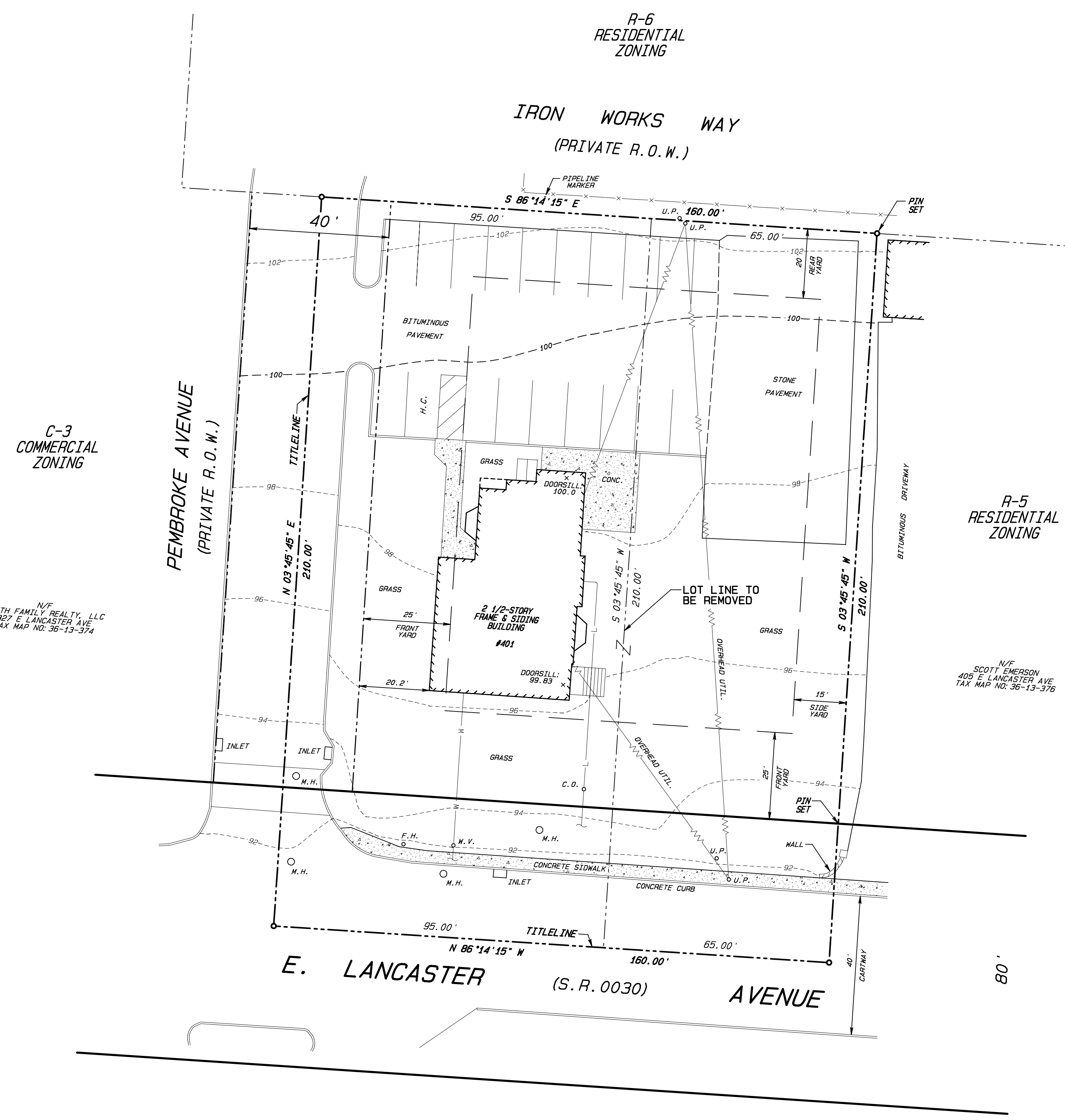


SITE LOCATION MAP



**OWNER & APPLICANT :** BATEMAN GALLAGHER AMERICAN LEGION POST 668  
 401 E. Lancaster Avenue  
 Wayne, PA 19087  
 (610)-688-9731

**PROPERTY AREA :** 37,800 Sq.Ft.(Gross to Titleline) 23,800 Sq.Ft.(Net to R.O.W.)

**PROPERTY ZONED :** R-5 Residential District

REQUIRED	PROVIDED
LOT AREA :	5,500 Sq.Ft. 23,800 Sq.Ft.
LOT WIDTH :	55 Feet 140.0 Feet
FRONT YARD :	25 Feet 20.2 Feet *
SIDE YARD :	15 Feet 75.9 Feet
REAR YARD :	20 Feet 74.2 Feet
BUILDING COVERAGE :	35 % 10.2 %
IMPERVIOUS COVERAGE :	40 % 53.9 % *

\* Existing Non-Conformance, No Change Proposed

- GENERAL NOTES**
- The intent of this plan is to present the proposed consolidation of two existing lots into one. No construction is proposed.
  - The lots have the following Tax Parcel ID info:  
 Tax Map No: 36-13-375-000 Folio No: 36-02012-10-11  
 Tax Map No: 36-13-375-001 Folio No: 36-02012-10-10
  - The property address is: 401 E. Lancaster Ave, Wayne, PA 19087
  - The boundary is shown based on a survey by H. Gilroy Damon Associates, Inc., in January, 2021 and Deed Book 5618, Page 1626.
  - The topography is from a field survey, performed by H. Gilroy Damon Associates, Inc., in January, 2021. Benchmark: Rear Doorsill of primary building on subject lot, Elev: 100.00.
  - The property is served by public water and public sewer lines.
  - The property is located outside Zone X (Areas determined to be outside the 500-year floodplain) as shown on the Flood Insurance Rate Map for Delaware County, PA, Map No: 4204SC0017F, effective on 11/18/2009.
  - Site Soils are mapped as Md-Made land, gabbro and diabase materials, as shown on the Web Soil Survey for USDA/NRCS.
  - Existing utilities are shown in accordance with the best available information. Completeness or correctness thereof is not guaranteed. The Underground Utility Protection Law (PA Act 287 as amended by PA Act 187 of 1998) states; anyone planning to excavate within the commonwealth is required to request the location and type of facility owner lines of each site by notifying the facility owner through the Pennsylvania One Call System. A three (3) working day notice is required in advance of beginning excavation or demolition work. Call 1-800-242-1776 to contact the One Call System.
  - Sewage planning is not required for this project since it only consolidates two lots into one and does not result in any increased sewage flow.

State of Pennsylvania  
 County of Delaware

On the \_\_\_\_\_ day of \_\_\_\_\_, before me,  
 the undersigned officers personally appeared \_\_\_\_\_,  
 Secretary of \_\_\_\_\_ who duly sworn according to law,  
 says that he was personally present at the execution of the within plan and saw  
 the common or corporate seal for the said Corporation duly affixed thereto, that  
 the seal so affixed is the common or corporate seal for the said Corporation, that  
 the said Plan was duly sealed and delivered by \_\_\_\_\_,  
 President of the said Corporation as and for the deed of said Corporation for the  
 uses and purposes therein mentioned, that the Corporation is the owner (or equitable  
 owner) of the property shown on this Plan, and that the names of this deponent as  
 Secretary and of \_\_\_\_\_ as President of the said Corporation,  
 subscribed to the within Plan in attestation of its due execution and delivery, are in  
 their and each of their respective handwritings.

Sworn and subscribed before me, the day and year aforesaid.

\_\_\_\_\_  
 President

\_\_\_\_\_  
 Witness

\_\_\_\_\_  
 Secretary

My Commission Expires: \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021  
 BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF RADNOR,  
 DELAWARE COUNTY, PENNSYLVANIA.

AND EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

**REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION**

DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
 (month) (day) (year)

ATTEST: \_\_\_\_\_  
 (DIRECTOR)

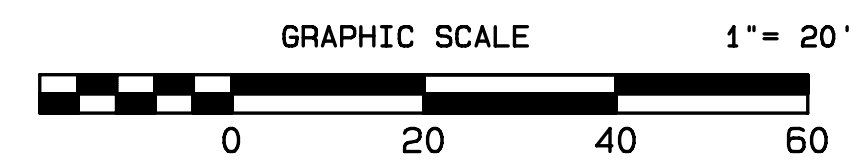
DCPD NO.: \_\_\_\_\_

N/F  
 SMYTH FAMILY REALTY, LLC  
 307 E. LANCASTER AVE  
 TAX MAP NO: 36-13-374

N/F  
 SCOTT EMERSON  
 403 E. LANCASTER AVE  
 TAX MAP NO: 36-13-376

**LEGEND**

- - - 100 - - -	CONTOUR LINE	G. V.	GAS VALVE
- G -	NATURAL GAS LINE	S. V.	SEWER VENT
- S -	SANITARY SEWER	W. V.	WATER VALVE
- SS -	STORM SEWER	U. P.	UTILITY POLE
- W -	WATER LINE	F. H.	FIRE HYDRANT
- - - -	OVERHEAD UTILITIES	M. H.	SEWER MANHOLE



<b>BATEMAN GALLAGHER</b> AMERICAN LEGION POST No.668	
RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA	
LOT CONSOLIDATION PLAN	
REVISIONS	
<b>H. GILROY DAMON ASSOCIATES, INC.</b> Consulting Civil Engineers and Land Surveyors Providing Professional Services Since 1894	
1343 Chester Pike P.O. Box 1158 Sharon Hill, PA 19079 610-583-4100 www.damonengineers.com	
Scale: 1" = 20'	February 10, 2021
File No: B-2076	

