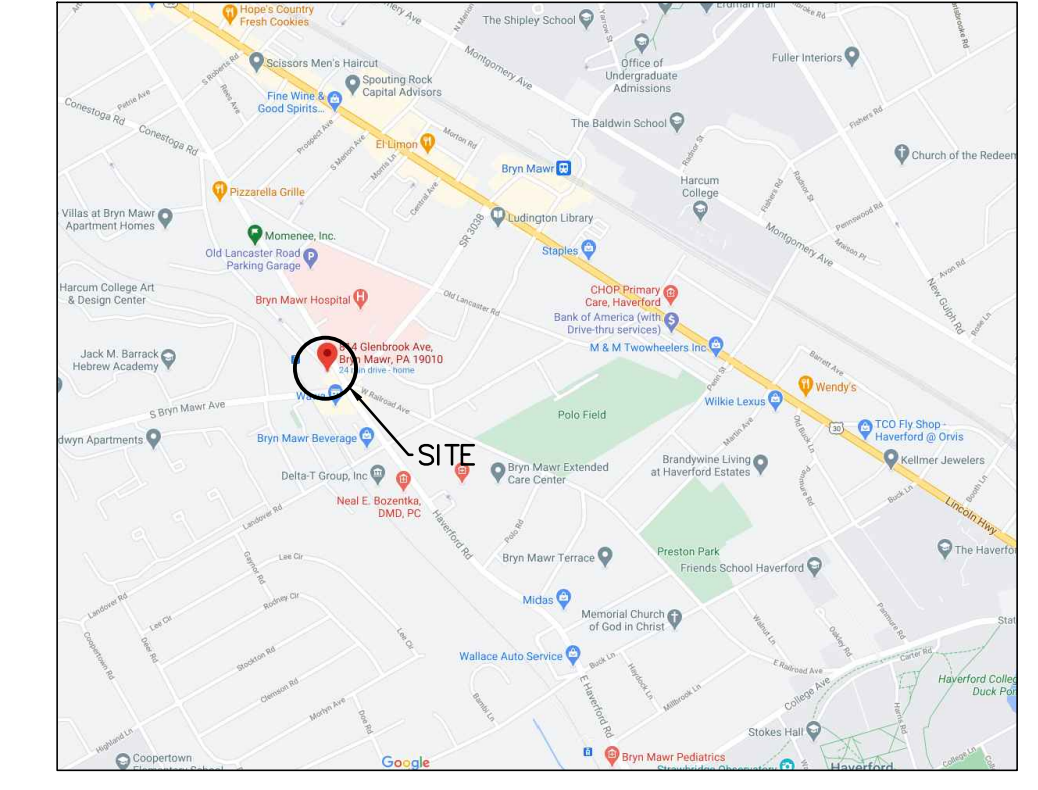




SCHOCK GROUP LLC

1958 BUTLER PIKE, SUITE 200
CONSHOHOCKEN, PA 19428
610.590.7373 | SCHOCKGROUP.COM



OWNER/APPLICANT:
GLENBROOK AVENUE INVESTORS, LLC
C/O TIMOTHY R. RUBIN
931 HAVERFORD ROAD
BRYN MAWR, PA 19010

- PLAN NOTES:**
- THE INTENTION OF THIS PLAN IS TO SHOW THE PROPOSED DEMOLITION OF THE EXISTING BUILDING NOT IN USE. THE LOT WAS APPROVED FOR A THREE BUILDING RENOVATION/REHAB WHICH INCLUDED A TOTAL OF 14 APARTMENT UNITS. TWO OF THE THREE BUILDINGS HAVE BEEN RENOVATED AND ARE CURRENTLY IN USE. THE LAST BUILDING HAS BEEN DEEMED UNSUITABLE FOR RENOVATION BY A STRUCTURAL ENGINEER.
 - THE EXISTING BUILDING TO BE DEMOLISHED WAS PREVIOUSLY A MIXED-USE BUILDING CONSISTING OF TWO RESIDENTIAL UNITS ON THE SECOND FLOOR AND A COMMERCIAL UNIT ON THE FIRST FLOOR.
 - THE RADNOR TOWNSHIP ZONING HEARING BOARD GRANTED APPROVAL FOR CONSTRUCTION OF A THREE-UNIT RESIDENTIAL BUILDING UNDER APPEAL NO. 3046 DATED OCTOBER 17, 2019 PER THE FOLLOWING TWO (2) LIMITATIONS:
 - THE PROPOSED NEW STRUCTURE REPLACING THE EXISTING BUILDING SHALL BE ON THE SAME FOOTPRINT AS THE EXISTING BUILDING.
 - THE SQUARE FOOTAGE OF THE NEW BUILDING, INCLUDING PARKING, SHALL BE NO GREATER THAN THE EXISTING BUILDING.
 - A INTERIOR SQUARE-FOOTAGE SURVEY OF THE EXISTING BUILDING TO BE DEMOLISHED WAS COMPLETED BY MOMENEEL, INC ON AUGUST 25, 2019.
 - EXISTING BUILDING SQUARE FOOTAGE = 3,666 SF

REFERENCE PLANS:
1. THIS PLAN IS REFERENCED FROM THE RADNOR TOWNSHIP APPROVED "GRADING PERMIT PLANS FOR GLENBROOK AVENUE INVESTMENTS, LLC, 812-822 GLENBROOK AVENUE" DATED 04/28/16 LAST REVISED 9/12/16.

TAX PARCEL NUMBER:
PREMISE A: 214 BRYN MAWR AVENUE, PARCEL ID #36-05-02856-00
PREMISE B: 812-814 GLENBROOK AVENUE, PARCEL ID #36-05-03031-00
PREMISE C: 816-818 GLENBROOK AVENUE, PARCEL ID #36-05-03032-00
PREMISE D: 820-822 GLENBROOK AVENUE, PARCEL ID #36-05-03033-00
*LOTS WERE PREVIOUSLY CONSOLIDATED PER REQUEST OF RADNOR TOWNSHIP

SOURCE OF DEED:
FILE NO. BA615-0091
TOTAL AREA:(TO THE TITLE LINE)
27,983 S.F.

NET AREA:(TO THE ROAD R/W)
24,912 S.F. (0.572 ACRES)

ZONING DISTRICT C-1:(LOCAL COMMERCIAL DISTRICT)	REQUIREMENT	EXISTING
LOT SIZE	15,000 SF MIN	27,983 SF
LOT WIDTH AT BLDG LINE	100 FT MIN	133.7 FT
BUILDING COVERAGE	25% MAX	23.57%
FRONT YARD**	20 FT MIN	4.2 FT
SIDE YARD**	20 FT MIN	0.3 FT
REAR YARD	35% OF LOT DEPTH	76.3 FT
BUILDING HEIGHT	35 FT MAX	30.5 FT
IMPERVIOUS COVERAGE**	60% MAX	72.50%

**LOT IS EXISTING NONCONFORMING PER TOWNSHIP CODE REQUIREMENTS. BUILDINGS WERE APPROVED TO BE RENOVATED FOR RESIDENTIAL UNITS AS NOTED ON THE PLANS PER PARKING REQUIREMENTS ARE MET.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

EXISTING IMPERVIOUS COVERAGE:

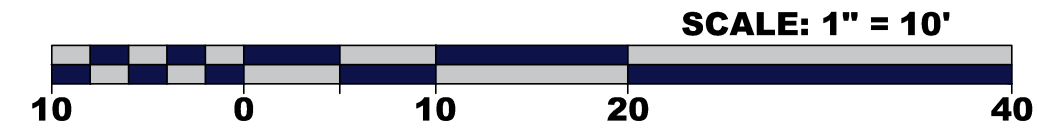
HOUSE	5,871 SF (23.57%)
HARD SCAPE	12,190 SF
TOTAL	18,061 SF (72.50%)

**IMPERVIOUS COVERAGE WILL NOT CHANGE WITH PROPOSED BUILDING

EXISTING PARKING CALCULATION:
*PER TOWNSHIP PARKING CODE §280-103.B(1)-DWELLINGS
2 SPACES PER DWELLING UNIT
14 DWELLING UNITS = 28 SPACES REQUIRED
TOTAL PARKING PROVIDED = 29 SPACES
*INCLUDING 2 HANDICAP SPACES

LINE/TYPE LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- - - -	EXISTING BUILDING SETBACK
- x - x -	EXISTING FENCE
- - - -	EXISTING EASEMENT
- - - -	EXISTING EDGE OF CONCRETE
- - - -	EXISTING ADJOINER PROPERTY LINE
- - - -	EXISTING TOWNSHIP LINE
- - - -	CONSOLIDATED PROPERTY LINE
- - - -	EXISTING 2' CONTOUR
- - - -	EXISTING 10' CONTOUR
- - - -	EXISTING STORM PIPES
▨	TO BE REMOVED
▨	EXISTING BUILDING
▨	EXISTING CONCRETE
▨	EXISTING ASPHALT
▨	EXISTING LANDSCAPE



LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK. BEFORE THE START OF ANY EXCAVATION, AS PER ACT 187 HOUSE BILL 2827, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

PROJECT NAME:
812-814 GLENBROOK AVENUE

EXISTING CONDITIONS & DEMOLITION PLAN
FINAL LAND DEVELOPMENT PLAN SET

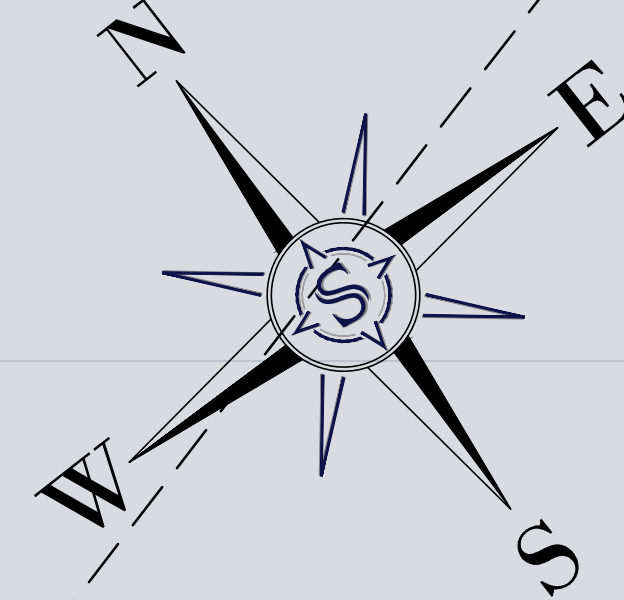
COMMENTS

REV. DATE

FILE NUMBER: 1000
SCALE: 1" = 10'
DATE: JANUARY 21, 2021
SHEET: 1

RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA
OWNER/APPLICANT
TIMOTHY RUBIN, MANAGING MEMBER OF GLENBROOK AVENUE INVESTORS LLC
631 HAVERFORD ROAD
BRYN MAWR, PA 19010

DRAWN BY: WOD
CHECKED BY: DRF
ONE-CALL: 20180630801



CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE FOR STOP AND CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

© SCHOCK GROUP LLC 2021. 812-814 GLENBROOK AVE SCHOCK DRAWINGS 812-814 GLENBROOK AVE

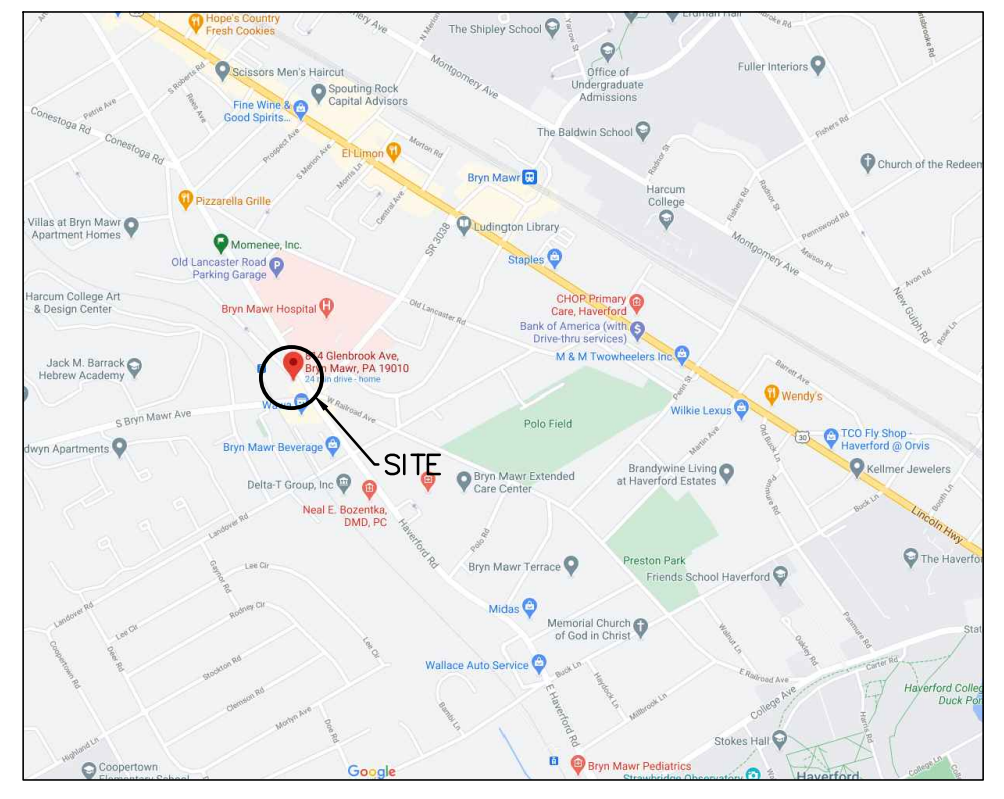
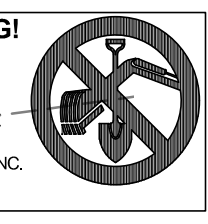


SCHOCK GROUP LLC

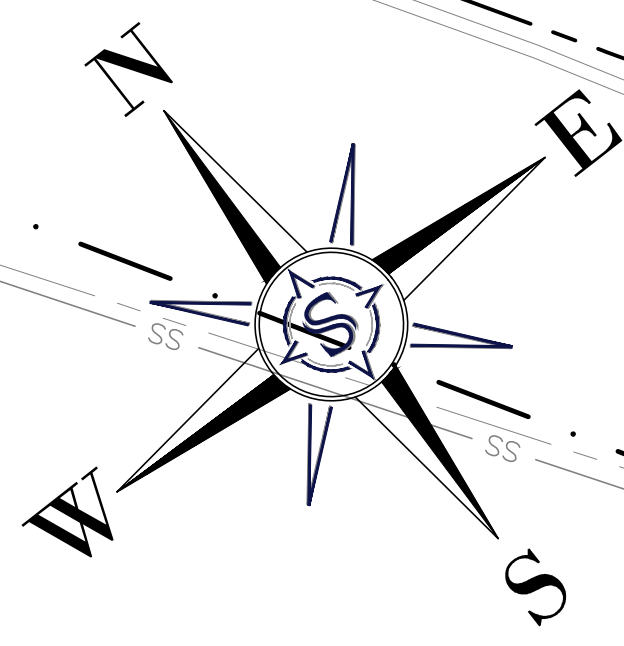
1958 BUTLER PIKE, SUITE 200
CONSHOHOCKEN, PA 19428
610.590.7373 | SCHOCKGROUP.COM

LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK. BEFORE THE START OF ANY EXCAVATION, AS PER ACT 187 HOUSE BILL 2827, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS FOR DESIGN PHASE - STOP AND CALL PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776



SCALE: 1" = 500'



- PLAN NOTES:**
1. THE INTENTION OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION OF THE THREE-UNIT RESIDENTIAL BUILDING. THE PROPOSED BUILDING WILL INCLUDE TWO (2) PARKING SPACES ON THE FIRST FLOOR ALONG WITH RESIDENTIAL AREA/ACCESS. THE SECOND FLOOR WILL CONSIST OF RESIDENTIAL UNITS NOT TO EXCEED THE APPROVED THREE-UNIT MAXIMUM.
 2. THE PROPOSED BUILDING PARKING ACCESS WILL BE FROM GLENBROOK AVENUE.
 3. THE EXISTING SIDEWALK AND CURB ALONG THE FRONTAGE OF THE PROPOSED BUILDING WILL BE RECONSTRUCTED IN PLACE TO ACCOMMODATE FOR ACCESS TO THE PROPOSED PARKING WITHIN THE BUILDING.
 4. THE PROPOSED BUILDING HEIGHT WAS DISCUSSED WITH THE ZONING HEARING BOARD AND CONCLUDED NOT TO EXCEED THE ADJACENT RESIDENTIAL BUILDING HEIGHTS, ALONG WITH MEETING ALL OTHER ZONING REQUIREMENTS.
 5. THE RADNOR TOWNSHIP ZONING HEARING BOARD GRANTED APPROVAL FOR CONSTRUCTION OF A THREE-UNIT RESIDENTIAL BUILDING UNDER APPEAL NO. 3046 DATED OCTOBER 17, 2019 PER THE FOLLOWING TWO (2) LIMITATIONS:
 - 5.1. THE PROPOSED NEW STRUCTURE REPLACING THE EXISTING BUILDING SHALL BE ON THE SAME FOOTPRINT AS THE EXISTING BUILDING.
 - 5.2. THE SQUARE FOOTAGE OF THE NEW BUILDING, INCLUDING PARKING GARAGE, SHALL BE NO GREATER THAN THE EXISTING BUILDING.
 - 5.3. EXISTING BUILDING SQUARE FOOTAGE = 3,666 SF
 - 5.4. PROPOSED BUILDING SQUARE FOOTAGE = 3,666 SF

- UTILITY NOTES:**
1. THE PROPOSED BUILDING WILL REUSE THE EXISTING BUILDING UTILITY CONNECTIONS IN THE SAME MANNER AND LOCATION.
- REFERENCE PLANS:**
1. THIS PLAN IS REFERENCED FROM THE APPROVED "GRADING PERMIT PLANS FOR GLENBROOK AVENUE INVESTMENTS, LLC 812-822 GLENBROOK AVENUE" DATED 04/28/16 LAST REVISED 9/12/16.

TOTAL AREA: (TO THE TITLE LINE)
27,983 SF

NET AREA: (TO THE ROAD R/W)
24,912 SF

EXISTING IMPERVIOUS COVERAGE:

HOUSE	5,871 SF (23.57%)
HARD SCOPE	12,190 SF
TOTAL	18,061 SF (72.50%)

PROPOSED IMPERVIOUS COVERAGE:

HOUSE	5,871 SF (23.57%)
HARD SCOPE	12,190 SF
TOTAL	18,061 SF (72.50%)

****IMPERVIOUS COVERAGE WILL NOT CHANGE WITH PROPOSED BUILDING/CONSTRUCTION**

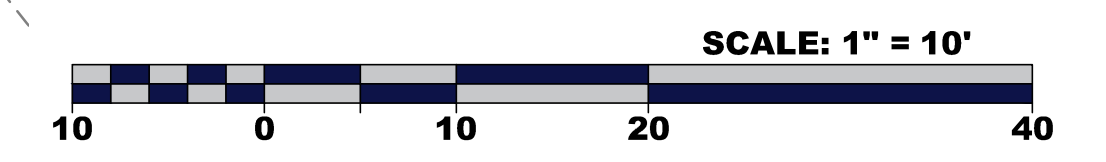
PROPOSED PARKING CALCULATION:

*PER TOWNSHIP PARKING CODE §280-103.B(1)-DWELLINGS
2 SPACES PER DWELLING UNIT
15 DWELLING UNITS = 30 SPACES REQUIRED
TOTAL PARKING PROVIDED = 31 SPACES
*INCLUDING 2 HANDICAP SPACES

LINETYPE LEGEND

(---)	EXISTING ADJACENT PROPERTY LINE
(---)	EXISTING PROPERTY LINE
(---)	EXISTING RIGHT OF WAY
(---)	EXISTING BUILDING SETBACK
(---)	EXISTING FENCE
(---)	EXISTING EASEMENT
(---)	EXISTING EDGE OF CONCRETE
(---)	EXISTING SOILS
(---)	EXISTING TOWNSHIP LINE
(---)	EXISTING TREE LINE
(---)	EXISTING 2' CONTOUR
(---)	EXISTING 10' CONTOUR
(---)	EXISTING STORM PIPES
(---)	PROPOSED CONCRETE
(---)	PROPOSED BUILDING
(---)	EXISTING BUILDING
(---)	SPOT ELEVATION

- CONSTRUCTION NOTES:**
1. PROPOSED DRIVEWAY APRON TO BE CONSTRUCTED PER PENNDOT PUBLICATION RC-67M FOR 14' DRIVEWAY APRON.
 2. PROPOSED CURB AND CURB REVEAL TO BE CONSTRUCTED PER PENNDOT PUBLICATION RC-64M.



ZONING DISTRICT C-1: (LOCAL COMMERCIAL DISTRICT)

	EXISTING REQUIREMENT	PROPOSED REQUIREMENT
LOT SIZE	15,000 SF MIN	27,983 SF
LOT WIDTH AT BLDG LINE	100 FT MIN	133.7 FT
BUILDING COVERAGE	25% MAX	23.57%
FRONT YARD**	20 FT MIN	4.2 FT
SIDE YARD**	20 FT MIN	0.3 FT
REAR YARD	35% OF LOT DEPTH	76.3 FT
BUILDING HEIGHT	35 FT MAX	30.5 FT
IMPERVIOUS COVERAGE**	60% MAX	72.50%

**LOT IS EXISTING NONCONFORMING PER TOWNSHIP CODE REQUIREMENTS. BUILDINGS WERE APPROVED TO BE RENOVATED FOR RESIDENTIAL UNITS AS NOTED ON THE PLANS PER PARKING REQUIREMENTS ARE MET.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

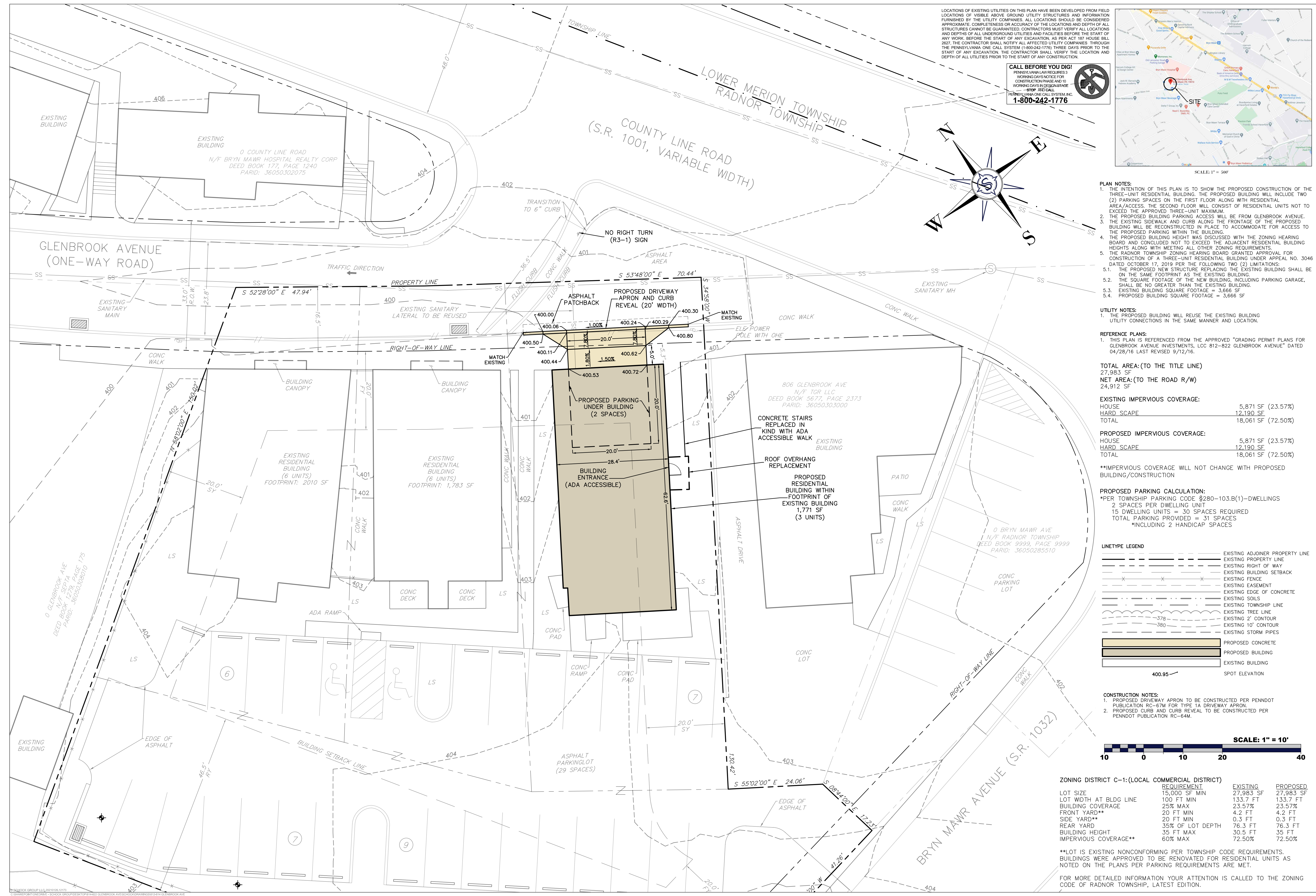
PROJECT NAME:
812-814 GLENBROOK AVENUE
RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

SITE PLAN
FINAL LAND DEVELOPMENT PLAN SET

COMMENTS
DATE
REV.
FILE NUMBER: 1000
SCALE: 1" = 10'
DATE: JANUARY 21, 2021
SHEET:

DRAWN BY: WOD
CHECKED BY: DRF
ONE-CALL: 20180630801

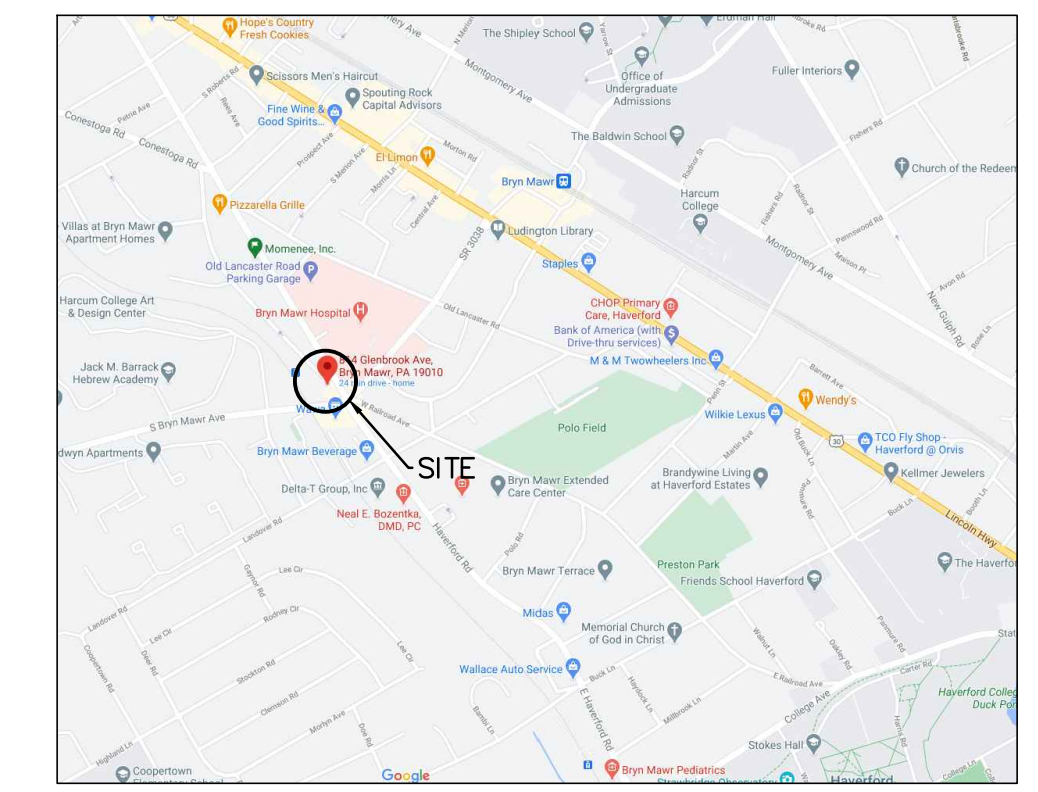
2 OF 4





SCHOCK GROUP LLC

1958 BUTLER PIKE, SUITE 200
CONSHOHOCKEN, PA 19428
610.590.7373 | SCHOCKGROUP.COM



SCALE: 1" = 500'

PLAN NOTES:
THE INTENTION OF THIS PLAN IS TO SHOW THE LOCATION OF EXISTING AND PROPOSED BUILDINGS/IMPERVIOUS COVER WITHIN THE SURROUNDING VICINITY.

TOTAL AREA: (TO THE TITLE LINE)
27,983 SF
NET AREA: (TO THE ROAD R/W)
24,912 SF

LINETYPE LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING BUILDING SETBACK
---	EXISTING FENCE
---	EXISTING EASEMENT
---	EXISTING EDGE OF CONCRETE
---	EXISTING SOILS
---	EXISTING TOWNSHIP LINE
---	EXISTING TREE LINE
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	EXISTING STORM PIPES
---	PROPOSED CONCRETE
---	PROPOSED BUILDING
---	EXISTING BUILDING
---	EXISTING CONCRETE
---	EXISTING ASPHALT
---	EXISTING LANDSCAPE

SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DRAINAGE	DEPTH TO WATER TABLE	DEPTH TO BEDROCK
UugB	URBAN LAND-GLENELG COMPLEX	0 TO 8 PERCENT SLOPES	C	WELL DRAINED	≥5.0'	2-6 FT

**ENTIRE SITE IS WITHIN AND SURROUNDED BY URBAN LAND-UDORTHERTS (UugB) SOILS.

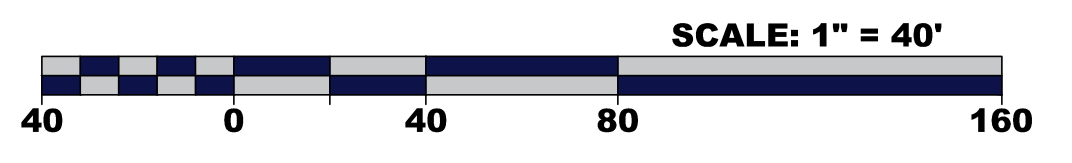
ZONING DISTRICT C-1: (LOCAL COMMERCIAL DISTRICT)

	REQUIREMENT	EXISTING	PROPOSED
LOT SIZE	15,000 SF MIN	27,983 SF	27,983 SF
LOT WIDTH AT BLDG LINE	100 FT MIN	133.7 FT	133.7 FT
BUILDING COVERAGE	25% MAX	23.57%	23.57%
FRONT YARD**	20 FT MIN	4.2 FT	4.2 FT
SIDE YARD**	20 FT MIN	0.3 FT	0.3 FT
REAR YARD	35% OF LOT DEPTH	76.3 FT	76.3 FT
BUILDING HEIGHT	35 FT MAX	30.5 FT	35 FT
IMPERVIOUS COVERAGE**	60% MAX	72.50%	72.50%

**LOT IS EXISTING NONCONFORMING PER TOWNSHIP CODE REQUIREMENTS. BUILDINGS WERE APPROVED TO BE RENOVATED FOR RESIDENTIAL UNITS AS NOTED ON THE PLANS PER PARKING REQUIREMENTS ARE MET.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

PLAN WAIVER REQUESTS:
1. §255-21.B(1)(n) - FOR FEATURES WITHIN 500 FEET OF THE SITE. AERIAL MAP SHOWN ON PLAN WITH FEATURES.



LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK. BEFORE THE START OF ANY EXCAVATION, AS PER ACT 187 HOUSE BILL 2827, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

PROJECT NAME:
812-814 GLENBROOK AVENUE
RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

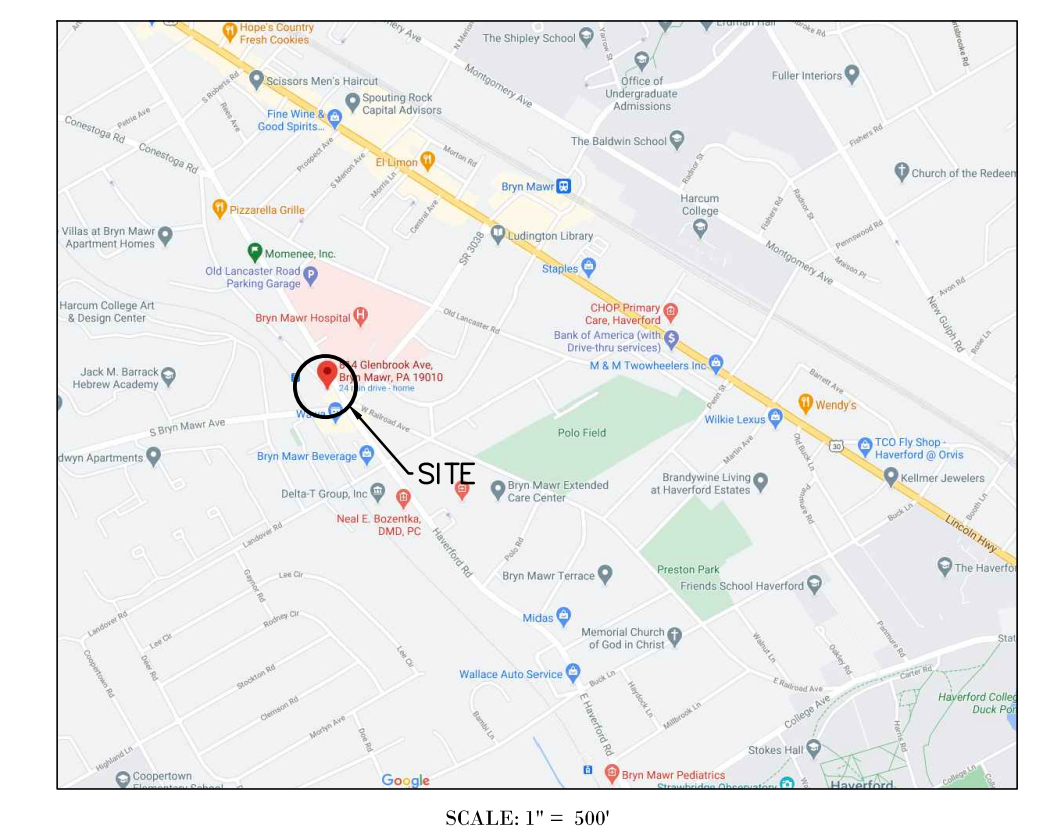
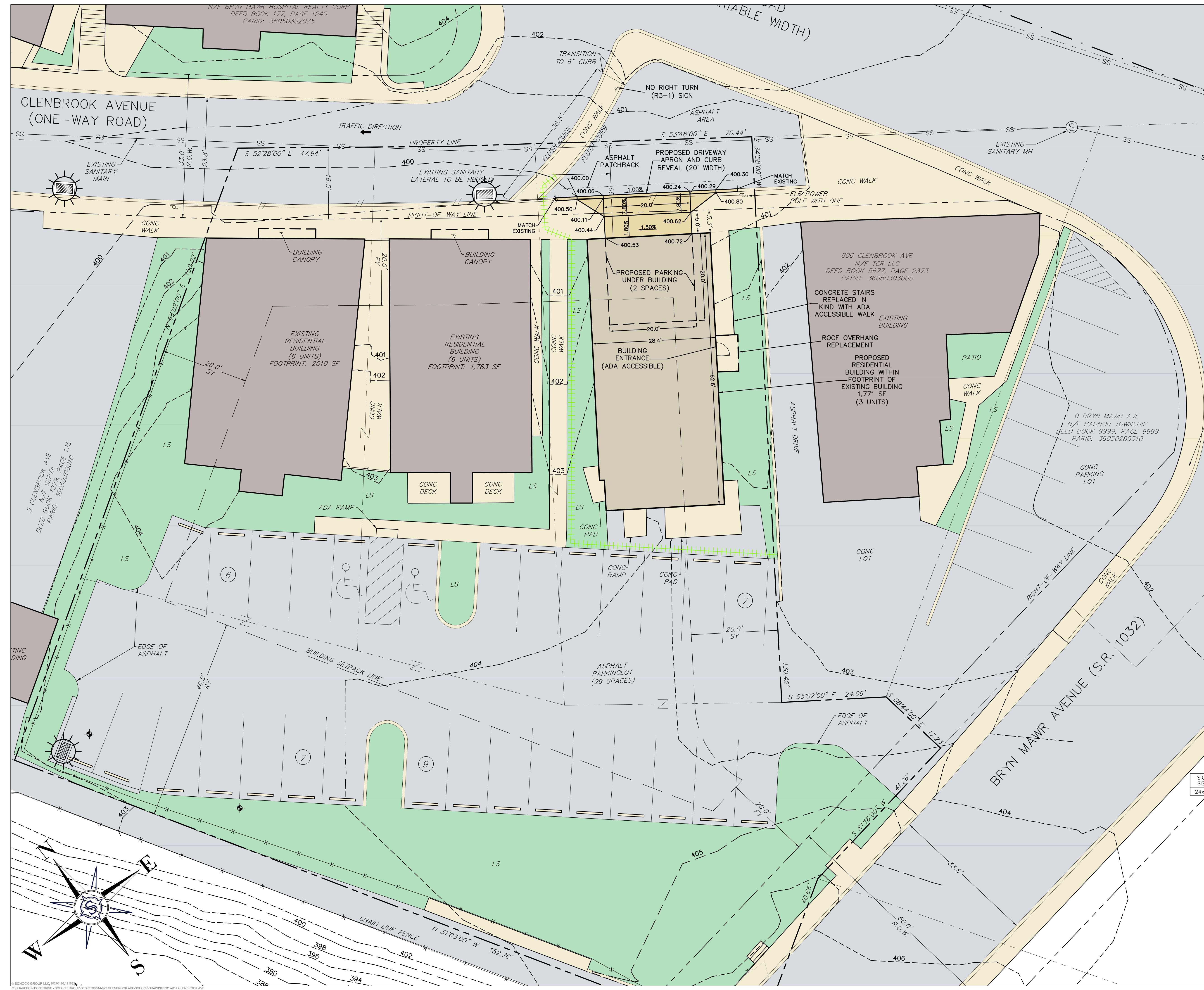
OWNER/APPLICANT:
TIMOTHY RUBIN, MANAGING MEMBER OF GLENBROOK AVENUE INVESTORS LLC
631 HANBERG ROAD
BRYN MAWR, PA 19010

VICINITY PLAN
FINAL LAND DEVELOPMENT PLAN SET

DRAWN BY: WOD
CHECKED BY: DRF
ONE-CALL: 20180630801

REV. **DATE** **COMMENTS**

FILE NUMBER: 1000
SCALE: 1" = 40'
DATE: JANUARY 21, 2021
SHEET:



PLAN NOTES:
 THE INTENTION OF THIS PLAN IS TO SHOW THE EROSION & SEDIMENT CONTROL MEASURES USED DURING THE RECONSTRUCTION IN PLACE OF THE PROPOSED PROJECT.

OWNER/APPLICANT:
 GLENBROOK AVENUE INVESTORS, LLC
 C/O TIMOTHY R. RUBIN
 931 HAVERFORD ROAD
 BRYN MAWR, PA 19010

LINETYPE LEGEND

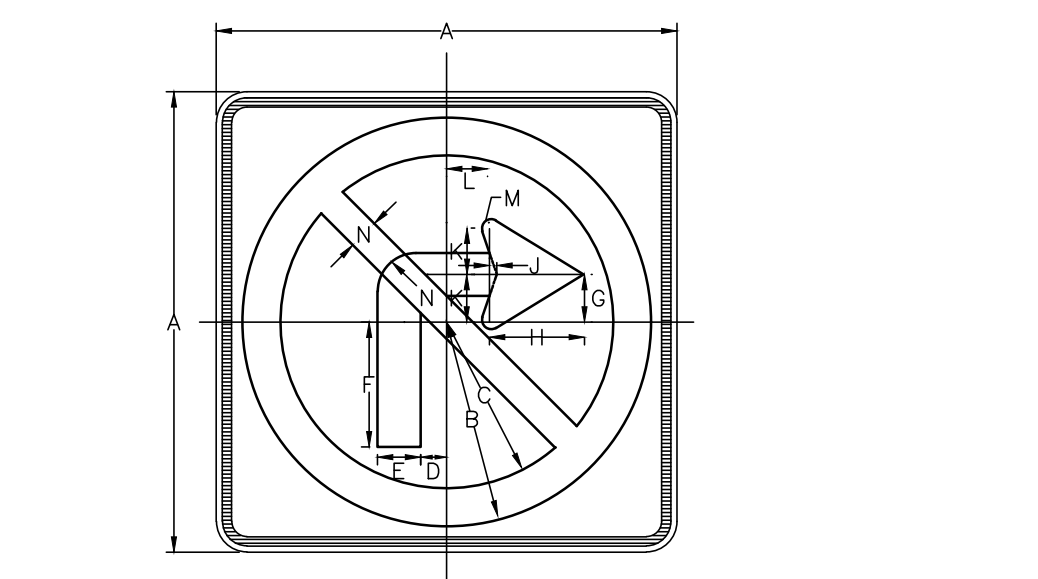
---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- - - -	EXISTING BUILDING SETBACK
- - - -	EXISTING FENCE
- - - -	EXISTING EASEMENT
- - - -	EXISTING EDGE OF CONCRETE
- - - -	EXISTING ADJOINER PROPERTY LINE
- - - -	EXISTING TOWNSHIP LINE
- - - -	EXISTING 2' CONTOUR
- - - -	EXISTING 10' CONTOUR
- - - -	EXISTING STORM PIPES

[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED BUILDING
[Pattern]	EXISTING BUILDING
[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING ASPHALT
[Pattern]	EXISTING LANDSCAPE
[Symbol]	SPOT ELEVATION

E&S LEGEND

[Symbol]	SILT FENCE OR SILT SOCK
[Symbol]	INLET PROTECTION

NO RIGHT TURN SIGN (R3-1)

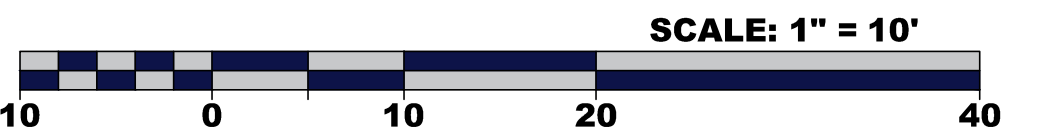


COLOR : ARROW AND BORDER BLACK (NON-REFLECTORIZED)
 CIRCLE AND DIAGONAL RED (REFLECTORIZED)
 BACKGROUND WHITE (REFLECTORIZED)

DIMENSIONS

SIGN SIZE	A	B	C	D	E	F	G	H	J	K	L	M	N
24x24	24	10.5	8.5	1.5	2.5	6.5	2.75	5.0625	0.375	2.875	2.4375	0.50	2

SIGN SIZE	MAR-SZ	BOR-SZ	BLANK-SZ
24x24	0.375	0.625	B3-24



CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE. STOP AND CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

LOCATIONS OF EXISTING UTILITIES ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK. BEFORE THE START OF ANY EXCAVATION, AS PER ACT 187 HOUSE BILL 2827, THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

PROJECT NAME:
812-814 GLENBROOK AVENUE
 RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA
 OWNER/APPLICANT
 TIMOTHY RUBIN, MANAGING MEMBER OF GLENBROOK AVENUE INVESTORS LLC
 931 HAVERFORD ROAD
 BRYN MAWR, PA 19010

EROSION & SEDIMENT CONTROL PLAN
 FINAL LAND DEVELOPMENT PLAN SET
 DRAWN BY: WOD
 CHECKED BY: DRF
 ONE-CALL: 20180630801

REV. **DATE** **COMMENTS**
 FILE NUMBER: 1000
 SCALE: 1" = 10'
 DATE: JANUARY 21, 2021
 SHEET: **4** OF 4