

**NOTES:**

- 1- BEING: 812-814 GLENBROOK AVENUE, TAX MAP/PARCEL 36-41-99, FOLIO #36-05-03031-00  
816-818 GLENBROOK AVENUE, TAX MAP/PARCEL 36-41-203, FOLIO #36-05-03032-00  
820-822 GLENBROOK AVENUE, TAX MAP/PARCEL 36-41-202, FOLIO #36-05-03033-00  
214 BRYN MAWR AVENUE, TAX MAP/PARCEL 36-41-204, FOLIO #36-05-02856-00
- 2- BOUNDARY AND EXISTING FEATURES FROM BOUNDARY RETRACEMENT SURVEY 806-822 GLENBROOK AVENUE 214 BRYN MAWR AVENUE, PREPARED FOR MAIN LINE HEALTH, DATED 4/9/2013, PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C.
- 3- ACCORDING TO SURVEY PLAN REFERENCED ABOVE, LEGAL RIGHT OF WAY LINES OF BRYN MAWR AVENUE SHOWN IN ACCORDANCE WITH RIGHT OF WAY AND CONSTRUCTION DRAWINGS BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS, LEGISLATIVE ROUTE 23035, SECTION 3, SHEET 5 OF 6, LAST REVISED JUNE 27, 1968.
- 4- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE FOUR EXISTING PARCELS TO FORM ONE SINGLE, CONTIGUOUS, UNDIVIDED PARCEL. THIS PLAN IS BEING PREPARED FOR LOT CONSOLIDATION ONLY AND NO DEMOLITION, GRADING OR CONSTRUCTION IS PROPOSED.
- 5- IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO FULLY COMPLY WITH APPLICABLE RADNOR TOWNSHIP ZONING, SUBDIVISION, BUILDING AND ENVIRONMENTAL ORDINANCES AS WELL AS COUNTY HEALTH DEPARTMENT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND PADOT REGULATIONS IN EFFECT AT THE TIME OF ANY FUTURE DEVELOPMENT APPLICATIONS.
- 6- EXISTING 15 FEET WIDE ACCESS EASEMENT TO BE EXTINGUISHED BY VIRTUE OF PARCEL CONSOLIDATION. EASEMENT SHOWN PER DEED BOOK 177 PAGE 1253.
- 7- EXISTING VARIABLE WIDTH ACCESS EASEMENT TO BE EXTINGUISHED BY VIRTUE OF PARCEL CONSOLIDATION. EASEMENT SHOWN PER MAP OF PROPERTY OF HARRISON BROTHERS, DATED JUNE 8, 1949, PREPARED BY MILTON R. YERKES, C.E.
- 8- ACCORDING TO USDA/NRCS SOIL SURVEY THE ENTIRE SITE IS COMPRISED OF SOIL TYPE UuqB: URBAN LAND-UDORTRENDS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES.
- 9- THERE ARE NO STEEP OR VERY STEEP SLOPES EXISTING ON THE PREMISES.
- 10- THERE ARE NO WETLANDS ON OR ADJACENT TO THE PREMISES.
- 11- SIDE AND REAR SETBACK LINES ARE SHOWN FOR INFORMATION ONLY AND ARE SUBJECT TO INTERPRETATION BY THE RADNOR TOWNSHIP ZONING OFFICER.
- 12- BY GRAPHIC PLOTTING ONLY, THE PREMISES SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD (SFHA). THE PREMISES LIES WITHIN AN AREA DESIGNATED "ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 42045C00039F, MAP REVISED NOVEMBER 18, 2009, ISSUED BY FEMA.

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER  
SS:

On the 28th day of APRIL A.D. 2016  
before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in 83 CHESTNUT ROAD PAOLI, PA, personally appeared TIMOTHY R. RUBIN who acknowledged himself to be the MANAGING MEMBER of TGR LLC a Pennsylvania Limited Liability Company, and that as such to do so, he executed the foregoing plan by signing the name of said Limited Liability Company by himself as the designated Owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that the said Limited Liability Company desires that the foregoing plan may be duly recorded.

Notary Public: Patrick Teedy  
My Commission Expires: 8/23/17  
Equitable Owner: [Signature]

RECORDED THIS DAY OF \_\_\_\_\_ 20\_\_\_\_  
IN THE RECORDER OF DEEDS OFFICE IN MEDIA, DELAWARE COUNTY, PENNSYLVANIA IN DEED, BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_  
RECORDER \_\_\_\_\_

I HEREBY CERTIFY THAT THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, SUBDIVISION, BUILDINGS, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS AND COMPLY WITH P.L. 913, NO. 387.

[Signature] 4/28/16  
PROFESSIONAL LAND SURVEYOR  
SU055025E

**C-1 LOCAL COMMERCIAL ZONING DISTRICT**

- MIN. LOT AREA 15,000 SQ. FT.
- MIN. LOT WIDTH 100 FT. (AT BLDG LINE)
- MIN. YARD SETBACKS:
  - FRONT 20 FT.
  - SIDE 20 FT.
  - REAR GREATER OF 35 FT. OR 35% OF LOT DEPTH
- MAX. BUILDING COVERAGE 25%
- MAX. IMPERVIOUS COVERAGE 60%
- MAX. BUILDING HEIGHT 35 FT.
- RIPARIAN BUFFER SETBACK 35 FT.

REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION

DATE: 3/17/16  
(month) (day) (year)

ATTEST: [Signature]  
(DIRECTOR)

DCPD NO. 34-7145-16  
6/28/16

**RADNOR TOWNSHIP**  
Delaware, Co., Penna. 2016-507  
SUBDIVISION PLAN No. 2016-507

Received 2/15/16 Fire [initials]  
Roads [initials] Surface Drain [initials]  
Sewers [initials] Zoning [initials]  
Conformity Checked By [initials] Eng. [initials]  
APPROVED CONDITIONALLY 3/28/16  
APPROVED 6-23-16  
Attest: [Signature] President  
Recorded [initials] Deed Bk. No. [initials] Pg. [initials]

**WAIVERS REQUEST**

DUE TO THE NON-BUILDING NATURE OF THIS LOT CONSOLIDATION, APPLICANT HEREBY REQUESTS WAIVERS FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTIONS:

- §255-22.B.(1)(k) FEATURES WITHIN 500 FEET OF THE SITE
- §255-22.B.(1)(p) CONTOUR LINES
- §255-22.B.(1)(q) DATUM OF CONTOUR LINES
- §255-22.B.(1)(r) LARGE TREES OVER 6" IN CALIPER

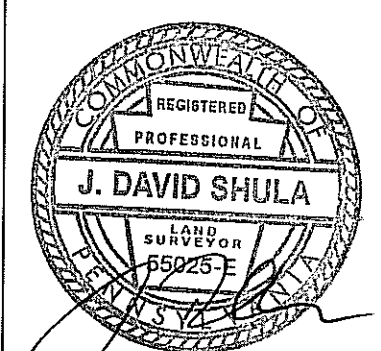
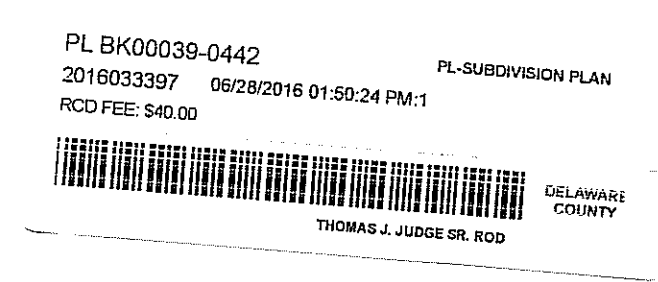
**LOT AREA AND COVERAGE TABLE**  
(AREAS IN SQ. FT.)

PARCEL	GROSS AREA	R/W AREA	NET AREA	BLDG AREA	BLDG % OF NET LOT AREA	OTHER IMPERVIOUS	TOTAL IMPERVIOUS	IMPERV % OF NET LOT AREA
36-41-99	6,496	825	5,671*	1,783	31.44%*	3,577	5,360	94.52%*
36-41-202	5,282	566	4,716*	2,313	49.05%*	1,894	4,207	89.21%*
36-41-203	5,166	619	4,547*	1,930	42.45%*	2,617	4,547	100.00%*
36-41-204	11,039	1,061	9,978*	2,300	23.05%	6,945	9,245	92.65%*
CONSOLIDATED SITE TOTAL	27,983	3,071	24,912	8,326	33.42%	15,033	23,359	93.77%

\*EXISTING NON-COMFORMITY

**EQUITABLE OWNER/APPLICANT**

TGR LLC  
C/O TIMOTHY R. RUBIN  
744 PROVIDENCE ROAD  
MALVERN, PA 19355  
(215) 341-7518



PL 2016-507  
SUBDIVISION PLAN No. 2016-507

NO. DATE REVISION

**PLAN OF MINOR SUBDIVISION LOT CONSOLIDATION**  
FOR  
**TGR LLC**  
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

Chester Valley Engineers  
civil engineers & land surveyors

Chester Valley Engineers, Inc.  
Main Office: 85 Chestnut Road  
P.O. Box 447, Paoli, PA 19380  
(610) 644-4623  
(610) 648-5143 Fax  
cve@cheestervalley.com  
http://www.cheestervalley.com

PROJECT NO. 20325  
F.B.

SCALE 1"=20' DATE 2/4/2016 DRAWN BY JDS CHECKED BY JDS DRAWING

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**PENNSYLVANIA ACT 187 REQUIREMENTS**  
UNDERSIGNED UTILIZES SSRA, HAS CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSISTANCE UTILITY STRUCTURES SHOWN ON THE PLANS, HAS CHESTER VALLEY ENGINEERS, INC. GUARANTEES THAT ALL SUBSISTANCE STRUCTURES ARE SHOWN, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.  
EXCAVATIONS, TRENCHING, AND SHIELDING ALL EXCAVATIONS, TRENCHING, AND SHIELDING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNIFIED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THEREOF:  
(1) CONSTRUCTION INDUSTRY SAFETY AND INTERPRETATIONS (OSHA 2270 SERIES), PART 1501(b)(1) - "EXCAVATING, TRENCHING AND SHIELDING";  
(2) "EXCAVATING AND TRENCHING OPERATIONS" (OSHA 2270) DATED 1953 (1954).

SEE SHEET \_\_\_\_\_ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.  
CALL 3 WORKING DAYS BEFORE YOU DIG  
1-800-242-1776  
POCS SERIAL NUMBER: \_\_\_\_\_

