

COMMONWEALTH OF PENNSYLVANIA COUNTY OF DELAWARE

On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in \_\_\_\_\_ personally appeared Melissa Ludwig Rauscher who acknowledges herself to be the owner of this property and that as such to do so, she executed the foregoing plan by signing her name hereto as \_\_\_\_\_

that she is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon and that she desires that the foregoing plan may be duly recorded.

Notary Public \_\_\_\_\_

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

REVIEWED by the Planning Commission of Radnor Township, Delaware County, Pa., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED by the Board of Commissioner of Radnor Township, Delaware County, Pa., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

REVIEWED by the Delaware County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Secretary \_\_\_\_\_

APPROVED by the Radnor Township Engineer; \_\_\_\_\_

Date \_\_\_\_\_

Recorded in the Office of the Recorder of Deeds of Delaware County, Pennsylvania in \_\_\_\_\_ Plan book \_\_\_\_\_ Page \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Deputy) Recorder of Deeds \_\_\_\_\_

**CERTIFICATE OF CONFORMANCE**

I hereby certify that to the best of my knowledge, these plans are in conformity with engineering, zoning, building, sanitation and other applicable township ordinances and regulations.

Theodore J. Gocomis, P.E.

ACT 287 SERIAL NUMBER 20182750972

Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

**UTILITIES NOTIFIED**

VERIZON PENNSYLVANIA, INC.  
AT & T - ATLANTA  
AQUA PENNSYLVANIA, INC.  
COMCAST CABLE COMMUNICATIONS, INC.  
RADNOR TOWNSHIP  
PECO ENERGY

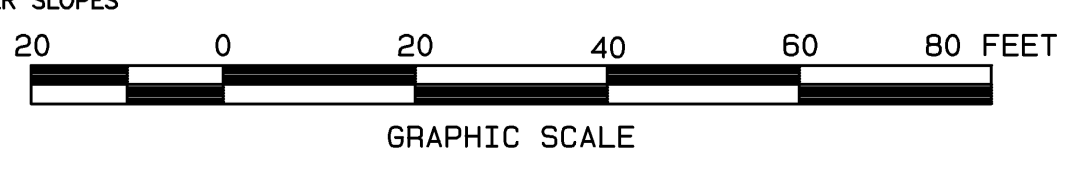
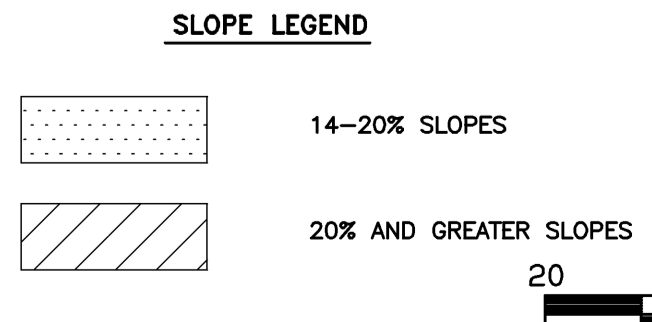
TAX MAP NO. 36-21-215:000

**ZONING DATA**  
R-2 ZONING

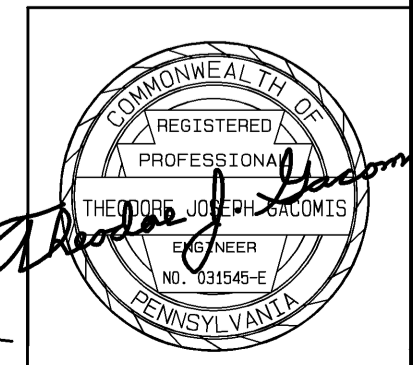
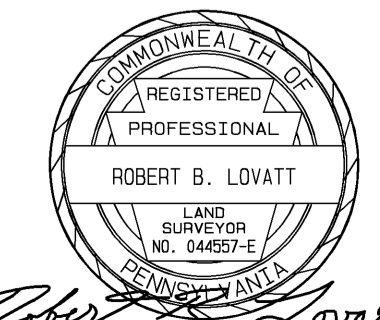
	REQUIRED	EXISTING	LOT 1	LOT 2
MIN. LOT SIZE	20,000 S.F.	70,610 S.F.	44,154 S.F.	23,340 S.F.
MIN. LOT WIDTH	100'	350'	227.81'	122.23'
MIN. F.Y.	40'	82'	82'	40'
MIN. S.Y.	20' & 25'	81' & 194'	81' & 71'	20' & 25'
MIN. R.Y.	40'	72'	72'	40'
MAX. B.C.	18%	4.46%	7.13%	18%
MAX. IMP COV	30%	15.05%	24.06%	30%

**EXISTING IMP. CALCS**

BUILDINGS	3,146 S.F.
DRIVEWAY	4,790 S.F.
PATIO & WALKWAYS	2,716 S.F.
TOTAL	10,625 S.F.



- GENERAL NOTES:**
- BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION ARE FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC. IN OCTOBER, 2018.
  - BOUNDARY SURVEY IS BASED UPON DEEDS AND PLANS OF RECORD. RIGHT-OF-WAY OF CONESTOGA ROAD IS BASED ON PA D.O.T. PLANS. A TITLE REPORT WAS NOT PROVIDED, THEREFORE, THIS SURVEY DOES NOT PURPORT TO DEPICT ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS, ETC. THAT A CURRENT AND COMPLETE TITLE REPORT WOULD DISCLOSE.
  - PROPERTY INFORMATION:  
OWNER OF RECORD: FRANK J RAUSCHER, III & MELISSA L RAUSCHER  
OWNER/SITE ADDRESS: 360 CONESTOGA ROAD, WAYNE, PA 19087  
DEED REFERENCE: DEED BOOK 1440, PAGE 2110 RECORDED AT THE DELAWARE COUNTY RECORDER OF DEEDS  
TAX PARCEL NO. 36030162200  
TAX MAP NO. 36-21-215:000
  - GROSS AREA: 73,358 S.F. (1.684 ACRES)  
NET AREA: 70,610 S.F. (1.621 ACRES)(LESS R.O.W.)
  - THE PREMISES IS SERVICED WITH PUBLIC WATER AND PUBLIC SEWER.
  - UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON VISIBLE EVIDENCE SUPPLEMENTED BY INFORMATION SHOWN ON DESIGN PLANS. EDWARD B. WALSH & ASSOCIATES, INC. (EBWA) DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THESE PLANS. NOR DOES EBWA GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC ARE SHOWN.
  - THE PLAN IS FOR A TWO LOT SUBDIVISION WITH LOT 1 CONTAINING THE EXISTING HOUSE AND IMPROVEMENTS AND LOT 2 WILL BECOME A NEW LOT FOR SALE.
  - THE LOTS WILL BE SERVED BY PUBLIC SEWER AND WATER.
  - A PENNDOT PERMIT IS REQUIRED FOR ACCESS TO LOT 2 FROM CONESTOGA ROAD.



**MINOR SUBDIVISION PLAN**

1. 4-9-19 REVISED PER ENGINEERS COMMENTS

**PLAN OF PROPERTY**  
OF  
**360 CONESTOGA ROAD**

RADNOR TOWNSHIP DELAWARE COUNTY, PA.

Edward B. Walsh & Associates, Inc.  
CIVIL ENGINEERS & LAND SURVEYORS

**LIONVILLE PROFESSIONAL CENTER**  
125 Dowlin Forge Rd.  
Eaton, Pennsylvania 19341  
Phone: 610-903-0060  
Fax: 610-903-0080

Project- 4484  
Date- 10-17-18  
Scale- 1" = 20'  
Drawn- RBL  
Checked- AE  
Sheet- 1 OF 1

Plotted: 4/9/2019 File: F:\JB\4484\4484-B.plt