

Serial Number: 2019-126-2066
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
**3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL**
 Pennsylvania One Call System, Inc.
 1-800-242-1776

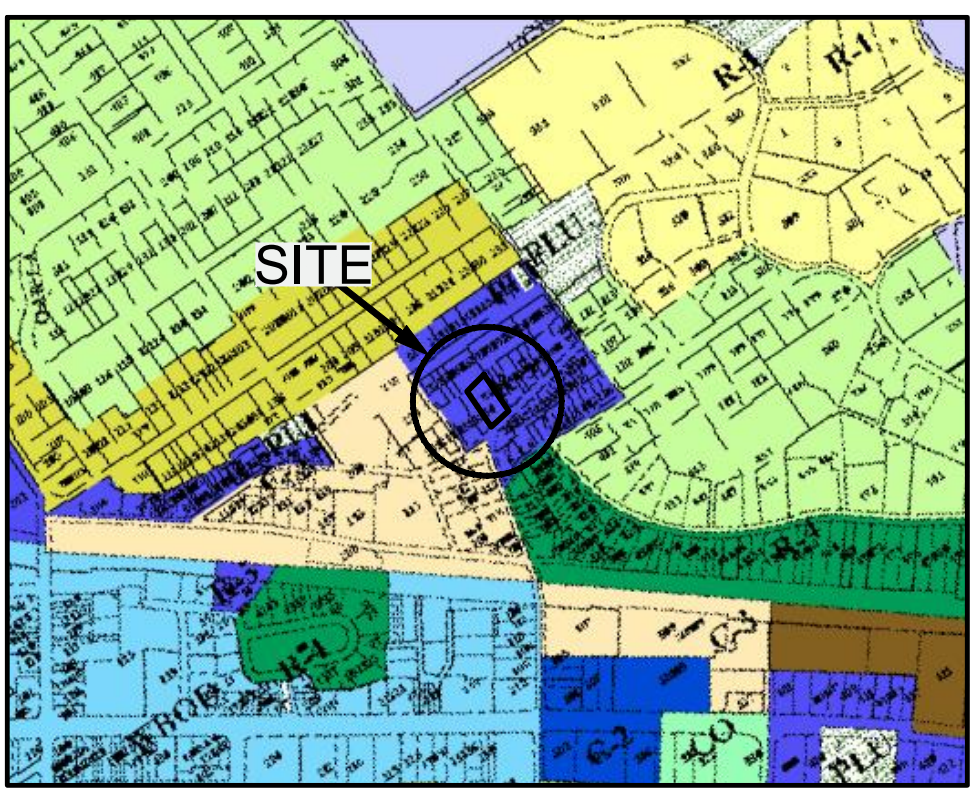
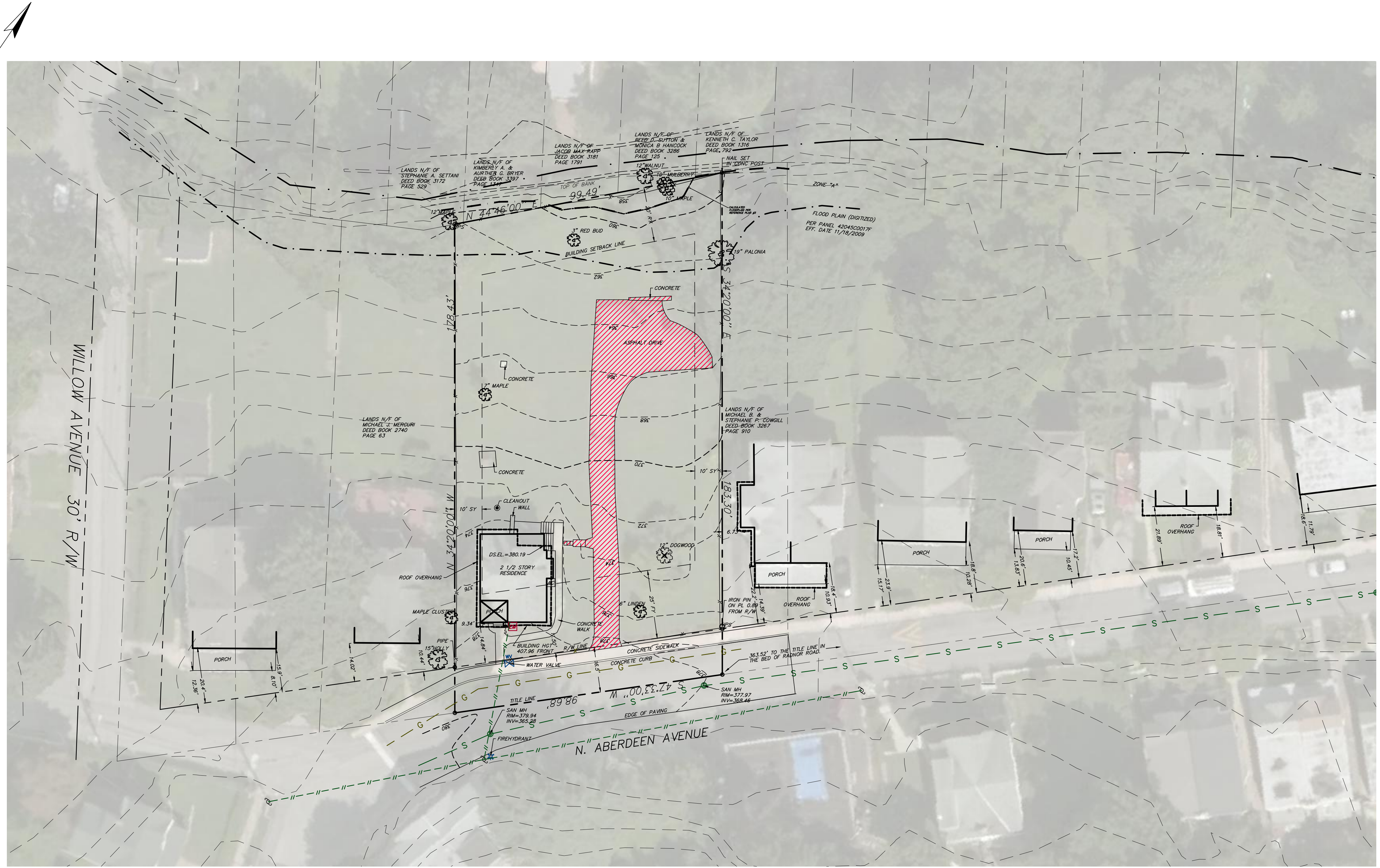
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE 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.

- REFERENCE PLANS:**
- BOUNDARY AND TOPOGRAPHIC SURVEY PLAN PREPARED FOR CHRISTY FLYNN BY MOMENE SURVEY GROUP, INC., BRYN MAWR, PA, DATED SEPTEMBER 27, 2005 AND LAST REVISED APRIL 25, 2019, FILE NO. 05-387.
 - ARCHITECTURAL PLANS PREPARED BY MCINTYRE, CAPRON & ASSOCIATES, P.C., PAOLI, PA, RECEIVED ELECTRONICALLY APRIL 18, 2019.
 - FLOODPLAIN ANALYSIS FOR 236 N. ABERDEEN AVENUE PREPARED BY MOMENE & ASSOCIATES, INC., BRYN MAWR, PA, DATED FEBRUARY 6, 2008 AND LAST REVISED AUGUST 8, 2008, FILE NO. 07-374.
 - LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
 - AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
 - SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

- REFERENCE PLAN #1 NOTES:**
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT.
 - VERTICAL DATUM: RADNOR BENCHMARK RM3 ELEVATION 336.99.



LOCATION MAP
SCALE: 1" = 800'

ZONING DATA RS: (SINGLE FAMILY DISTRICT)	REQUIRED	EXISTING
MINIMUM LOT AREA	5,500 SF	16,042 SF
MINIMUM LOT WIDTH	55 FT	98.7 FT
MINIMUM FRONT YARD	25 FT	11.5 FT*
MINIMUM SIDE YARD EACH	10 FT	9.34 FT*
MINIMUM REAR YARD	20 FT	11.31 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35.0 FT
MAXIMUM BUILDING COVERAGE	35%	4.0%
MAXIMUM IMPERVIOUS COVERAGE	40%	18.1%
RIPARIAN BUFFER SETBACK	15 FT	43.5 FT

*EXISTING NON-COMFORMITY
 FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.

EXISTING LOT DATA:

RECORD OWNER:	CHRISTINE & JAMES FLYNN
PROJECT:	236 N. ABERDEEN AVENUE
TAXMAP ID:	WAYNE, PA 19087
DEED BOOK & PAGE NO:	36-01-00015-00
ERROR OF CLOSURE:	36-13-120
GROSS LOT AREA:	4473 & 1597
NET LOT AREA:	1 : 100,000
	17,670 SF (0.4056 AC)
	16,042 SF (0.3683 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	715 SF (4.0%)
WALKWAY/SIDEWALK	442 SF
PATIOS, DECKS	0 SF
DRIVEWAY	1,920 SF
OTHER	118 SF
TOTAL	3,195 SF (18.1%)

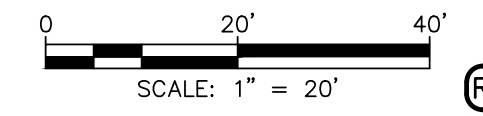
LINETYPE LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT OF WAY
- - - -	EXISTING BUILDING SETBACK
X - - - X	EXISTING FENCE
- - - -	EXISTING 1' CONTOUR
- - - -	EXISTING 5' CONTOUR
- - - -	EXISTING OVERHEAD ELECTRIC
- - - -	EXISTING ELECTRIC LINE
- - - -	EXISTING GAS LINE
- - - -	EXISTING TELECOMMUNICATION LINE
- - - -	EXISTING WATER LINE
- - - -	EXISTING SANITARY LINE
- - - -	EXISTING STORM PIPES
	IMPERVIOUS TO BE REMOVED

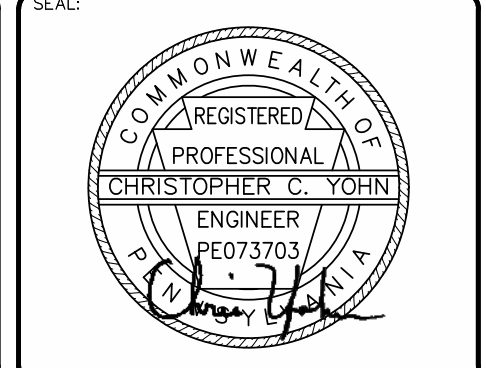
SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
Me	MADE LAND SCHIST AND GNEISS MATERIALS	NOT RATED	C	4.98	5.41

NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.



REV	DATE	COMMENTS



PROJECT:	
RESIDENTIAL SUBDIVISION	
PROJECT ADDRESS: 236 NORTH ABERDEEN AVENUE, WAYNE PA 19087	
MUNICIPALITY: RADNOR TOWNSHIP	COUNTY: DELAWARE COUNTY

PLAN SET:	
ZONING HEARING BOARD PLANS	
SHEET NAME: EXISTING CONDITIONS/DEMOLITION PLAN	

PREPARED FOR:	OWNER / APPLICANT CHRISTY FLYNN 236 NORTH ABERDEEN AVENUE WAYNE, PA 19087
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DATE:	MAY 17, 2019
SCALE:	1" = 20'
ONE CALL NUMBER:	2019-126-2066
DRAWN BY:	CCY
PROJECT NUMBER:	18-114

PREPARED BY:	JOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE B-205 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM
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 - VERTICAL DATUM: RADNOR BENCHMARK RM3 ELEVATION 336.99.

LINETYPE LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING BUILDING SETBACK
-X-X-	EXISTING FENCE
-379-	EXISTING 1' CONTOUR
-380-	EXISTING 5' CONTOUR
-E-E-	EXISTING OVERHEAD ELECTRIC
-E-E-	EXISTING ELECTRIC LINE
-G-G-	EXISTING GAS LINE
-T/C-T/C-	EXISTING TELECOMMUNICATION LINE
-W-W-	EXISTING WATER LINE
-S-S-	EXISTING SANITARY LINE
-ST-ST-	EXISTING STORM PIPES
-E-E-	PROPOSED OVERHEAD ELECTRIC
-E-E-	PROPOSED ELECTRIC LINE
-G-G-	PROPOSED GAS LINE
-T/C-T/C-	PROPOSED TELECOMMUNICATION LINE
-W-W-	PROPOSED WATER LINE
-S-S-	PROPOSED SANITARY LINE
-SS-	PROPOSED STORM PIPES
[Hatched]	PROPOSED BUILDING
[Hatched]	PROPOSED DRIVEWAY
[Hatched]	PROPOSED IMPERVIOUS WALKS, WALLS, ETC.
[Hatched]	PROPOSED EROSION CONTROL BLANKET

SOILS INFORMATION

SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH WATER	DEPTH TO BEDROCK
Me	MADE LAND SCHIST AND GNEISS MATERIALS	NOT RATED	C	4.98	5.41

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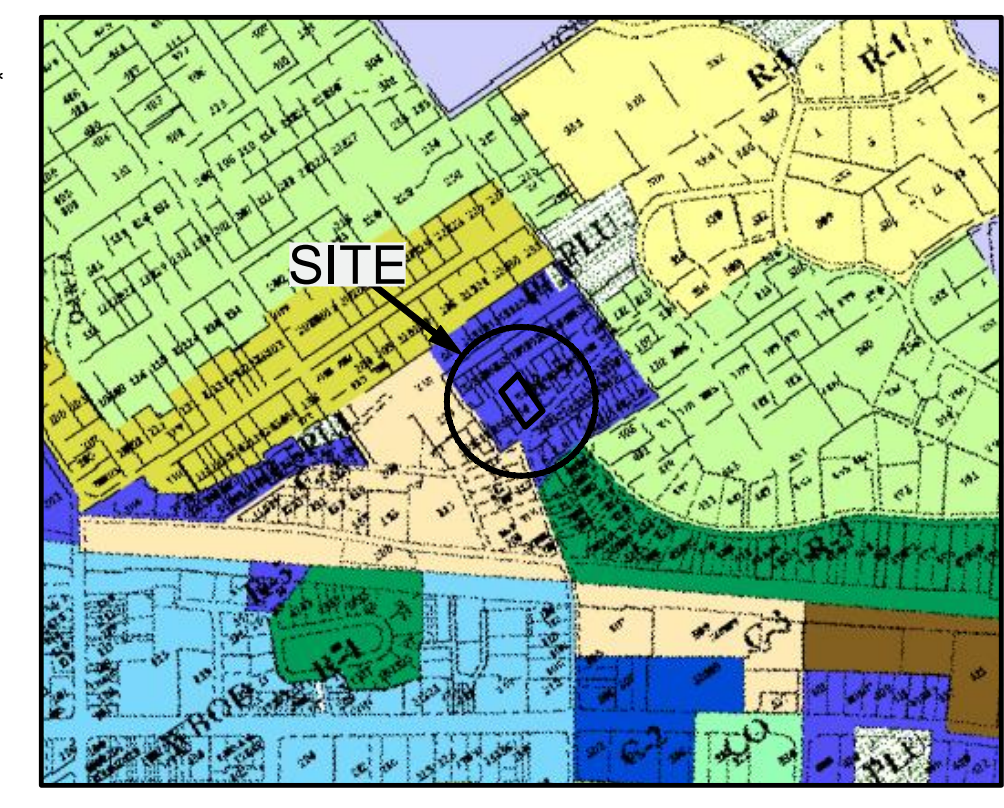


ZONING DATA R5: (SINGLE FAMILY DISTRICT):

REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	5,500 SF	7,690 SF	8,352 SF
MINIMUM FRONT YARD	55 FT	47.7 FT**	51.0 FT**
MINIMUM SIDE YARD EACH	25 FT	11.5 FT*	11.5 FT**
MINIMUM REAR YARD	10 FT	9.34 FT*	10.3 FT
MINIMUM BUILDING HEIGHT	20 FT	113.1 FT	83.7 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35.0 FT	<35.0 FT
MAXIMUM IMPERVIOUS COVERAGE	35%	4.0%	18.7%
MAXIMUM IMPERVIOUS COVERAGE	40%	18.1%	30.4%
RIPARIAN BUFFER SETBACK	15 FT	43.5 FT	75.9 FT

*REQUIRES VARIANCE
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FOR MORE DETAILED INFORMATION REFER TO THE ZONING CODE OF RADNOR TOWNSHIP, LATEST EDITION.



LOCATION MAP
 SCALE: 1" = 800'

EXISTING LOT DATA:
 RECORD OWNER: CHRISTINE & JAMES FLYNN
 236 N. ABERDEEN AVENUE
 WAYNE, PA 19087
 36-01-00015-00

PARCEL ID: 36-13-120
 TAXMAP ID: 4473 & 1597
 DEED BOOK & PAGE NO: 4473 & 1597
 ERROR OF CLOSURE: 1 : 100,000
 GROSS LOT AREA: 17,870 SF (0.4056 AC)
 NET LOT AREA: 16,042 SF (0.3683 AC)

EXISTING IMPERVIOUS COVERAGE:

BUILDING	715 SF (4.0%)
WALKWAY/SIDEWALK	442 SF
PATIOS, DECKS	0 SF
DRIVEWAY	1,920 SF
OTHER	118 SF
TOTAL	3,195 SF (18.1%)

PROPOSED LOT 1 DATA:

GROSS LOT AREA:	8,477 SF (0.1946 AC)
NET LOT AREA:	7,690 SF (0.1765 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	715 SF (8.4%)
WALKWAY/SIDEWALK	509 SF
PATIOS, DECKS	0 SF
DRIVEWAY	978 SF
OTHER	118 SF
TOTAL	2,319 SF (27.4%)

MAXIMUM ALLOWED 3,391 SF (40.0%)

PROPOSED LOT 2 DATA:

GROSS LOT AREA:	9,193 SF (0.2111 AC)
NET LOT AREA:	8,352 SF (0.1917 AC)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	1,717 SF (18.7%)
WALKWAY/SIDEWALK	50 SF
PATIOS, DECKS	289 SF
DRIVEWAY	736 SF
OTHER	0 SF
TOTAL	2,791 SF (30.4%)

MAXIMUM ALLOWED 3,677 SF (40.0%)

- GENERAL NOTES:**
- THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE SUBDIVISION OF THE EXISTING LOT AND THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING.
 - THE PROPERTY WILL BE GRADED SO THAT RUNOFF FROM THE MAJORITY OF THE PROPOSED DEVELOPMENT IS DIRECTED TO AND COLLECTED BY A SERIES OF INLETS AND CONVEYED TO UNDERGROUND STORMWATER MANAGEMENT SYSTEMS. THE COLLECTED RUNOFF WILL BE OVER-CONTROLLED BY THE STORMWATER SYSTEMS TO COMPENSATE FOR THE RUNOFF FROM THE REMAINING SITE AREAS THAT ARE UNCONTROLLED. OVERFLOW FROM THE STORMWATER SYSTEMS IS ANTICIPATED TO BE PIPED TO BUBBLE UP SPREADERS WHERE THE RUNOFF CAN BE DISSIPATED IN AN UNCONCENTRATED MANNER.
 - THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.
 - THE DEVELOPMENT BE SERVICED BY A NEW INDIVIDUAL PRIVATE, GRAVITY SEWER LATERAL AND WATER LATERAL, WHICH WILL CONNECT TO THE EXISTING TOWNSHIP SEWER MAIN AND AQUA WATER MAIN WITHIN NORTH ABERDEEN AVENUE.
 - ANY CONSTRUCTION ASSOCIATED WITH A NEW DWELLING ON LOT 2 WILL REQUIRE APPROPRIATE PERMITS FROM RADNOR TOWNSHIP.

- VARIANCES REQUIRED:**
- ZONING ORDINANCE SECTION 280-35.A.(1) TO PROVIDE A MINIMUM LOT WIDTH OF 55 FEET.
 - ZONING ORDINANCE SECTION 280-35.A.(3) TO PROVIDE A MINIMUM 25 FOOT FRONT YARD SETBACK.

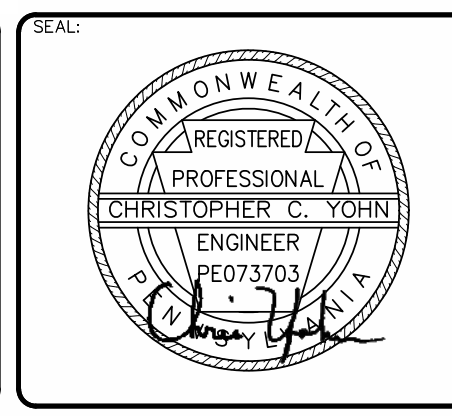
PROJECT: RESIDENTIAL SUBDIVISION
 PROJECT ADDRESS: 236 NORTH ABERDEEN AVENUE, WAYNE PA 19087
 MUNICIPALITY: RADNOR TOWNSHIP COUNTY: DELAWARE COUNTY

PLAN SET: ZONING HEARING BOARD PLANS
 SHEET NAME: ZONING HEARING BOARD PLAN

PREPARED FOR: OWNER / APPLICANT
 CHRISTY FLYNN
 236 NORTH ABERDEEN AVENUE
 WAYNE, PA 19087

DATE: MAY 17, 2019
 SCALE: 1" = 10'
 ONE CALL NUMBER: 2019-126-2066
 DRAWN BY: CCY
 PROJECT NUMBER: 18-114

PREPARED BY: YOHN ENGINEERING, LLC
 555 SECOND AVENUE, SUITE B-205
 COLLEGEVILLE, PA 19426
 610-489-4580
 WWW.YOHNENGINEERING.COM



ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER AND ARCHITECT TO BE REVIEWED AND APPROVED BY THE LOCAL GOVERNMENT AND PROPERTY INTERESTS INCLUDING THE CONTRACTOR AND THE RIGHT OF REVIEW IS AN INDISPENSIBLE ELEMENT OF THE PROFESSIONAL OF FULL PAYMENT FOR ALL SERVICES RELATED TO PREPARATION OF THE DOCUMENTS AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY OR FOR ANY OTHER USE OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION OR APPROVAL BY ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY OR FOR ANY OTHER USE OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION OR APPROVAL BY ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY OR FOR ANY OTHER USE OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION OR APPROVAL BY ENGINEER AND ARCHITECT.