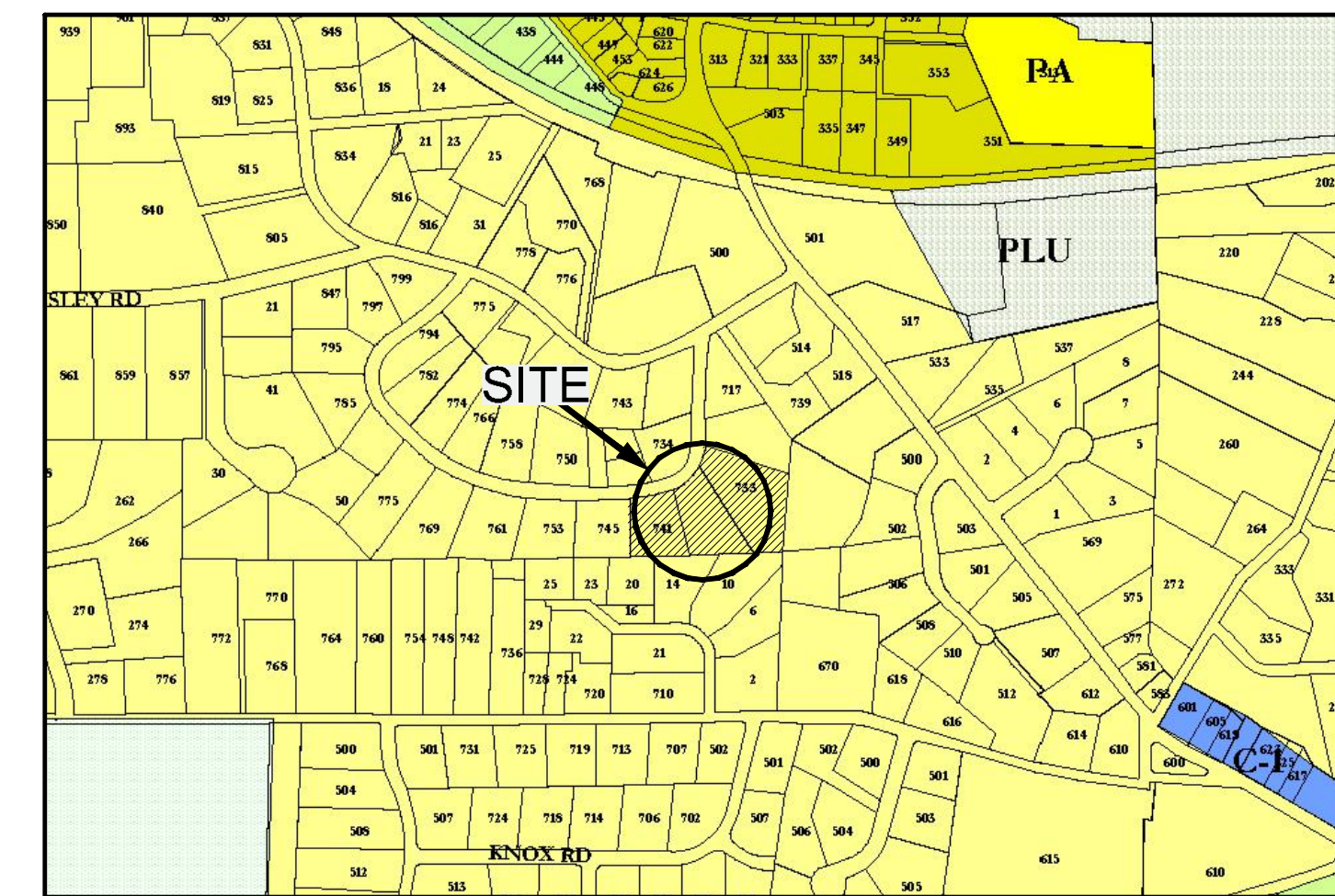


LOT LINE CHANGE PLAN

733 HARRISON ROAD & 741 HARRISON ROAD

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA



LOCATION MAP
SCALE: 1" = 600'

741 HARRISON ROAD
OWNER:
THEODORE & ELIZABETH WENTZ
733 HARRISON ROAD
VILLANOVA, PA 19085
DEED BOOK 4341 PAGE 2200
BLOCK UNIT 29-005-000
PARCEL # 36-04-022-24-00

741 HARRISON ROAD - EXISTING CONDITIONS

GROSS AREA: (TO THE TITLE LINE) GROSS LOT AREA 43,537 S.F. (0.999 AC)

NET AREA (MINUS R.O.W.) 39,682 S.F. (0.911 AC)

ERROR OF CLOSURE: 1:100,000+

EXISTING IMPERVIOUS COVERAGE:

RESIDENCE	4,654 S.F. **
DETACHED GARAGE	1,164 S.F. **
DRIVEWAY	3,408 S.F.
WALKS/STEPS	221 S.F.
WALLS	75 S.F.
TOTAL	9,522 S.F. (21.87%)

**BUILDING COVERAGE 5,818 S.F. (13.36%)

ZONING DISTRICT R-1 (RESIDENTIAL)

LOT AREA	1 ACRE MIN.
BUILDING AREA	15% MAX.
FRONT YARD	60' MIN.
SIDE YARD	25' MIN. 60' AGG.
REAR YARD	40' MIN.
IMPERVIOUS	22% MAX.
BUILDING HEIGHT	35' MAX.

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

733 HARRISON ROAD
OWNER:
THEODORE & ELIZABETH WENTZ
733 HARRISON ROAD
VILLANOVA, PA 19085
DEED BOOK 4341 PAGE 2200
BLOCK UNIT 29-005-000
PARCEL # 36-04-022-24-00

733 HARRISON ROAD - EXISTING CONDITIONS

GROSS AREA 120,878 SF (2.775 AC)
-75% OF STEEP SLOPES (1,083 SF) -542 SF (0.014 AC)

ADJUSTED GROSS AREA 120,336 SF (2.763 AC)

NET AREA 115,625 SF (2.654 AC)

ERROR OF CLOSURE: 1:100,000+

EXISTING IMPERVIOUS COVERAGE:

RESIDENCE	6,703 S.F. **
PORCH	188 S.F. **
GARAGE	1,127 S.F. **
POOL HOUSE	544 S.F. **
DRIVEWAY	7,009 S.F.
POOL PATIO	582 S.F.
WALKS/STEPS	672 S.F.
POOL/SPA COPING	155 S.F.
STEPPING STONES	540 S.F.
LOWER PATIOS	1,062 S.F.
UPPER PATIO	291 S.F.
OTHER	38 S.F.
WALLS	532 S.F.
TOTAL	19,443 S.F. (16.08%)

**BUILDING COVERAGE 8,562 S.F. (7.08%)

PARCEL-A: AREA TO BE TRANSFERRED FROM 733 HARRISON ROAD TO 741 HARRISON ROAD

GROSS AREA: (TO THE TITLE LINE) 9,622 SF (0.221 AC)

NET AREA: (TO THE ROAD R/W) 9,543 SF (0.219 AC)

741 HARRISON ROAD - PROPOSED CONDITIONS

GROSS AREA: (TO THE TITLE LINE) GROSS LOT AREA 53,159 S.F. (1.220 AC)

NET AREA (MINUS R.O.W.) 49,225 S.F. (1.130 AC)

ERROR OF CLOSURE: 1:100,000+

EXISTING IMPERVIOUS COVERAGE:

RESIDENCE	4,654 S.F. **
DETACHED GARAGE	1,164 S.F. **
DRIVEWAY	3,408 S.F.
WALKS/STEPS	221 S.F.
WALLS	441 S.F.
TOTAL	9,888 S.F. (18.60%)

**BUILDING COVERAGE 5,818 S.F. (10.94%)

733 HARRISON ROAD - PROPOSED CONDITIONS

GROSS AREA 111,256 SF (2.554 AC)
-75% OF STEEP SLOPES (1,083 SF) -542 SF (0.014 AC)

ADJUSTED GROSS AREA 110,714 SF (2.542 AC)

NET AREA 106,082 SF (2.435 AC)

ERROR OF CLOSURE: 1:100,000+

EXISTING IMPERVIOUS COVERAGE:

RESIDENCE	6,703 S.F. **
PORCH	188 S.F. **
GARAGE	1,127 S.F. **
POOL HOUSE	544 S.F. **
DRIVEWAY	7,009 S.F.
POOL PATIO	582 S.F.
WALKS/STEPS	672 S.F.
POOL/SPA COPING	155 S.F.
STEPPING STONES	540 S.F.
LOWER PATIOS	1,062 S.F.
UPPER PATIO	291 S.F.
OTHER	38 S.F.
WALLS	166 S.F.
TOTAL	19,077 S.F. (17.15%)

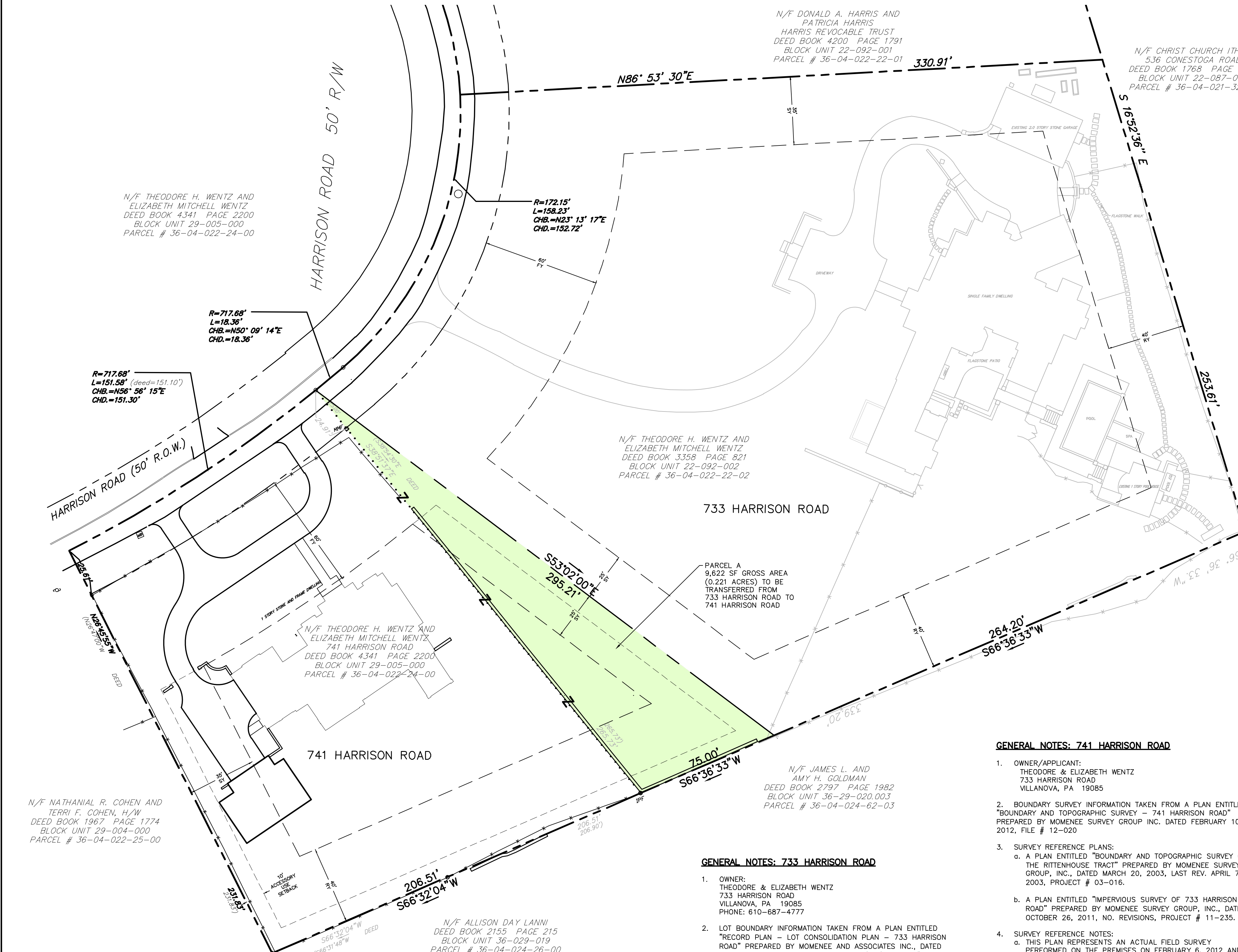
**BUILDING COVERAGE 8,562 S.F. (7.70%)

GENERAL NOTES: 741 HARRISON ROAD

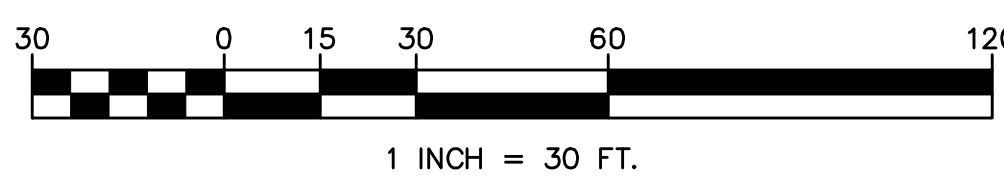
- OWNER/APPLICANT: THEODORE & ELIZABETH WENTZ, 733 HARRISON ROAD, VILLANOVA, PA 19085
- BOUNDARY SURVEY INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - 741 HARRISON ROAD" PREPARED BY MOMENEE SURVEY GROUP INC. DATED FEBRUARY 10, 2012, FILE # 12-020
- SURVEY REFERENCE PLANS:
 - A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF THE RITTENHOUSE TRACT" PREPARED BY MOMENEE SURVEY GROUP, INC., DATED MARCH 20, 2003, LAST REV. APRIL 7, 2003, PROJECT # 03-016.
 - A PLAN ENTITLED "IMPERVIOUS SURVEY OF 733 HARRISON ROAD" PREPARED BY MOMENEE SURVEY GROUP, INC., DATED OCTOBER 26, 2011, NO. REVISIONS, PROJECT # 11-235.
- SURVEY REFERENCE NOTES:
 - THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES ON FEBRUARY 6, 2012 AND DEPICTS CONDITIONS ON THAT DATE.
 - THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
 - THE VERTICAL DATUM SHOWN ON THIS PLAN IS APPROXIMATE USGS PER REFERENCE PLAN 1.
 - THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
- BUILDINGS AND IMPERVIOUS FEATURES FROM GRADING PERMIT PLANS FOR 741 HARRISON ROAD, PREPARED BY MOMENEE INC., DATED OCTOBER 10, 2018, LAST REVISED 10/26/18, FILE NO. 12-020.
- IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0038F EFFECTIVE DATE NOVEMBER 18, 2009, PREMISES IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.

GENERAL NOTES: 733 HARRISON ROAD

- OWNER: THEODORE & ELIZABETH WENTZ, 733 HARRISON ROAD, VILLANOVA, PA 19085, PHONE: 610-687-4777
- LOT BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "RECORD PLAN - LOT CONSOLIDATION PLAN - 733 HARRISON ROAD" PREPARED BY MOMENEE AND ASSOCIATES INC., DATED DECEMBER 19, 2011, LAST REVISED 01/23/12, FILE # 11-235.
- EXISTING SITE FEATURES AND IMPERVIOUS COVER INFORMATION FROM AN IMPERVIOUS COVER SURVEY OF 733 HARRISON ROAD, PREPARED BY MOMENEE SURVEY GROUP INC, DATED OCTOBER 26, 2011, FILE # 11-235.
- REFERENCE PLANS:
 - FINAL/MINOR SUBDIVISION OF 733 HARRISON ROAD, PREPARED BY MOMENEE AND ASSOCIATES INC., DATED APRIL 14, 2003, LAST REVISED JULY 24, 2003.
 - LOT LINE CHANGE PLAN - LOTS 2 & 3 - RITTENHOUSE ARBOR, PREPARED BY MOMENEE AND ASSOCIATES INC., DATED AUGUST 7, 2003, LAST REVISED 10/31/03, FILE # 03-020LLC.
 - LOT CONSOLIDATION PLAN - 733 HARRISON ROAD, PREPARED BY MOMENEE AND ASSOCIATES INC., DATED DECEMBER 19, 2011, FILE # 11235.
 - GRADING PERMIT PLAN, 733 HARRISON ROAD, PREPARED BY MOMENEE AND ASSOCIATES INC., DATED FEBRUARY 2, 2012, FILE # 11-235.
- BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42045C0038F, EFFECTIVE DATE NOVEMBER 18, 2009, NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD ZONE.



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.



Serial Number: 20182823716

CALL BEFORE YOU DIG:
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

MOMENEE, INC.
a Kairns Company
ENGINEERING | PLANNING | SURVEYING

733 & 741 HARRISON ROAD
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA
OWNER/APPLICANT: THEODORE & ELIZABETH WENTZ
733 HARRISON ROAD
VILLANOVA, PA 19085
ONE-CALL: 20182823716
DRAWN BY: CTH
CHECKED BY: BDM

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THE _____ DAY OF _____, 20____, BEFORE ME,
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____
AND WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT THEY ARE THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTIES SHOWN ON THIS PLAN DESIGNATED AS 741 AND 733 HARRISON ROAD AND THAT THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRED THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

PRINT OWNER'S NAME _____ DATE _____
SIGNATURE OF OWNER _____ DATE _____
PRINT OWNER'S NAME _____ DATE _____
SIGNATURE OF OWNER _____ DATE _____
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

FILE NO.: 12-020
SHEET 1 OF 1
DATE: JUNE 10, 2018
SCALE: 1" = 30'