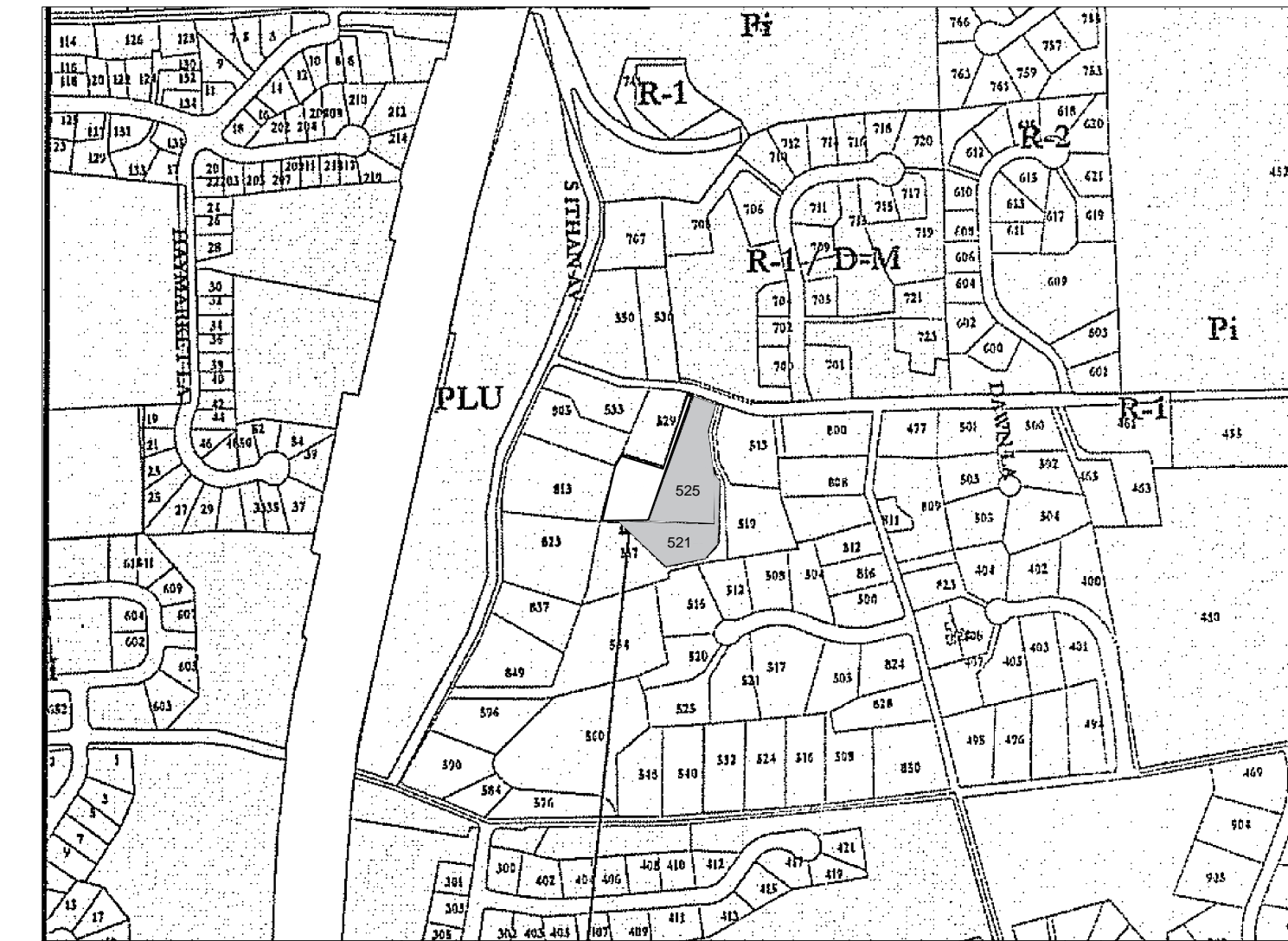


PROPOSED LOT LINE REVISION 521 & 525 S. ROBERTS RD.



1 LOCATION PLAN
SCALE 1" = 600'

OWNER'S CONTACT INFORMATION

Vincent Falcone & Scott Boher (LOT A)
525 S. Roberts Road
Bryn Mawr, PA 19010
610.608.0473

Paul F. & Mia Bloomfield (LOT B)
521 S. Roberts Road
Bryn Mawr, PA 19010
484.680.5225

ARCHITECTS CONTACT INFORMATION

Bloomfield Architects
521 S. Roberts Road
Bryn Mawr, PA 19010
484.380.3400

ZONING INFORMATION: RADNOR TOWNSHIP (R1)

MIN LOT SIZE > 1 ACRE
MIN LOT WIDTH 120' AT BUILDING LINE
FRONT YARD SETBACK: 60'
SIDE YARD SETBACK: 25' (60' AGG.)
REAR YARD SETBACK: 40'
MAX HEIGHT: 35'
MAX BUILDING COVERAGE: 15%
MAX IMPERVIOUS COVERAGE: 22%

EXISTING

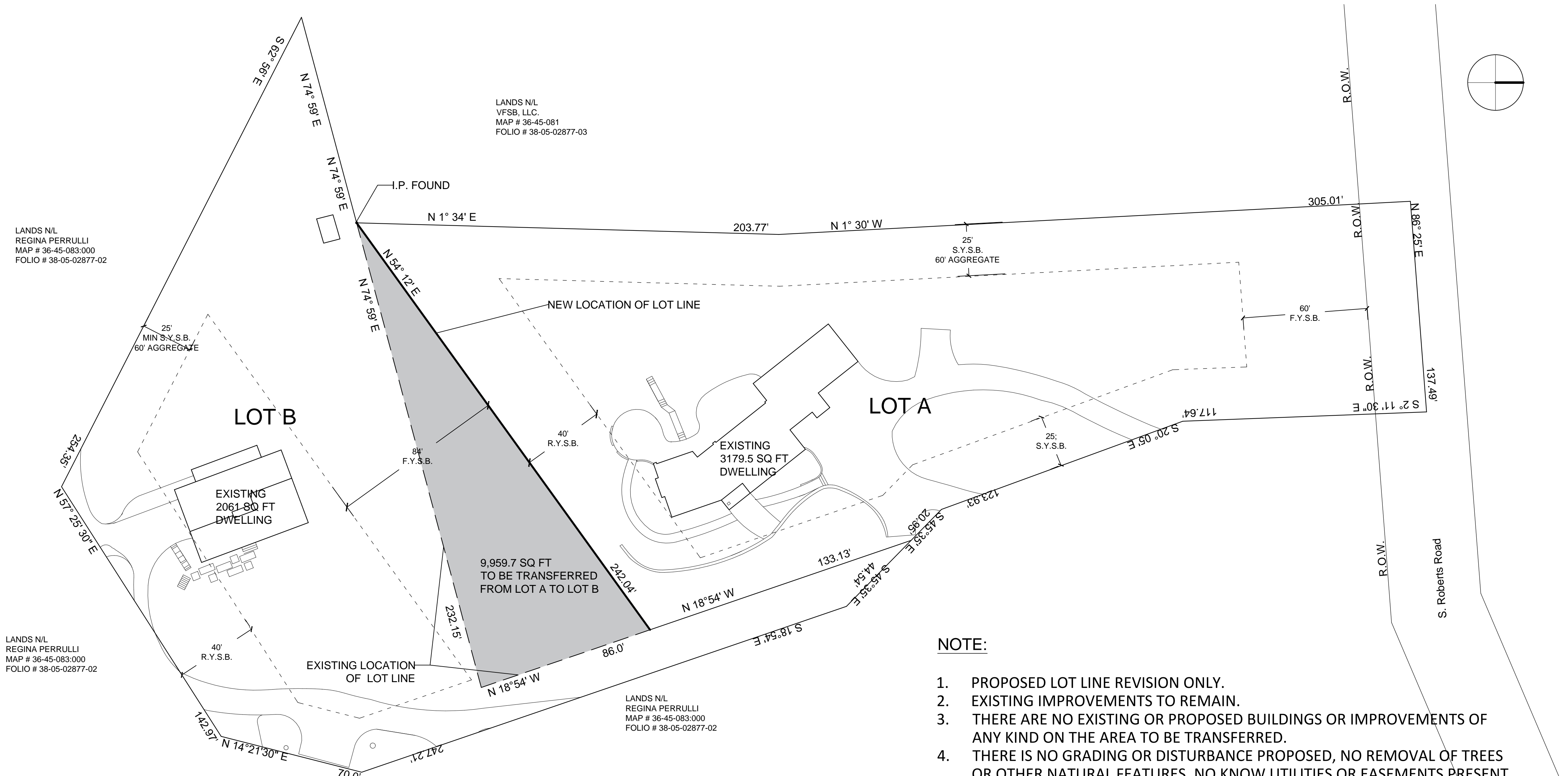
LOT A:
NET LOT SIZE: 69,952.2 SQ FT
GROSS LOT SIZE: 72,497.7 SQ FT
MAX BUILDING COVERAGE: 10,492.8 SQ FT (15%)
ACTUAL BUILDING COVERAGE: 3,179.5 SQ FT (4.5%)
MAX LOT COVERAGE: 15,389.5 SQ FT (22%)
ACTUAL LOT COVERAGE: 10,432.1 SQ FT (14.9%)
HOUSE: 3,179.5 SQ FT
DRIVE: 4778.7 SQ FT
PATIO: 1639.2 SQ FT
STEPS: 44 SQ FT
PATHS: 554.9 SQ FT
WALLS: 235.8 SQ FT

LOT B:
LOT SIZE: 43,567.3 SQ FT
MAX BUILDING COVERAGE: 6,534 SQ FT (15%)
ACTUAL BUILDING COVERAGE: 2,205 SQ FT (5.1%)
MAX LOT COVERAGE: 9,584.8 SQ FT (22%)
ACTUAL LOT COVERAGE: 6,966.4 SQ FT (16%)
HOUSE: 2105 SQ FT
SHED: 100 SQ FT
DRIVE: 4529.9 SQ FT
STEPS: 87.4 SQ FT
PAVERS: 144.1 SQ FT

PROPOSED

LOT A:
NET LOT SIZE: 59,992.5 SQ FT
GROSS LOT SIZE: 62,539 SQ FT
MAX BUILDING COVERAGE: 8,998.9 SQ FT (15%)
ACTUAL BUILDING COVERAGE: 3,179.5 SQ FT (5.1%)
MAX LOT COVERAGE: 13,198.4 SQ FT (22%)
ACTUAL LOT COVERAGE: 10,432.1 SQ FT (17.4%)
HOUSE: 3,179.5 SQ FT
DRIVE: 4778.7 SQ FT
PATIO: 1639.2 SQ FT
STEPS: 44 SQ FT
PATHS: 554.9 SQ FT
WALLS: 235.8 SQ FT

LOT B:
LOT SIZE: 53,527 SQ FT
MAX BUILDING COVERAGE: 8,029 SQ FT (15%)
ACTUAL BUILDING COVERAGE: 2,205 SQ FT (4.1%)
MAX LOT COVERAGE: 11,776 SQ FT (22%)
ACTUAL LOT COVERAGE: 6,966.4 SQ FT (13%)
HOUSE: 2105 SQ FT
SHED: 100 SQ FT
DRIVE: 4529.9 SQ FT
STEPS: 87.4 SQ FT
PAVERS: 144.1 SQ FT

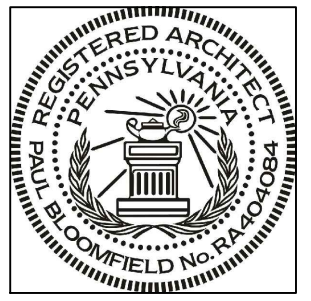
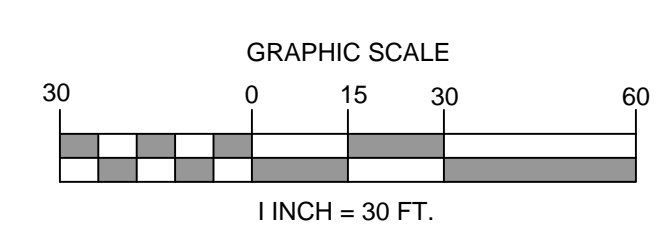


1 PROPOSED SITE PLAN
SCALE 1" = 30'

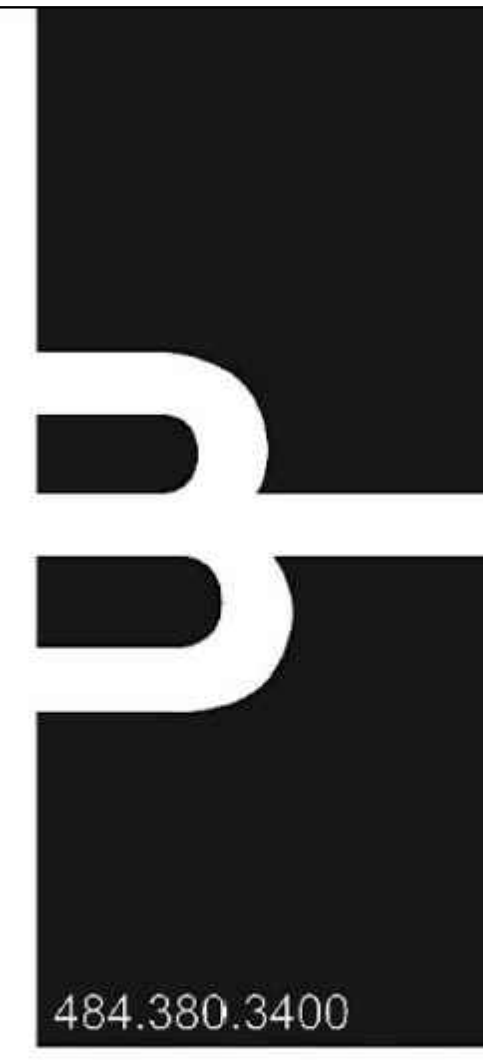
NOTE:

1. PROPOSED LOT LINE REVISION ONLY.
2. EXISTING IMPROVEMENTS TO REMAIN.
3. THERE ARE NO EXISTING OR PROPOSED BUILDINGS OR IMPROVEMENTS OF ANY KIND ON THE AREA TO BE TRANSFERRED.
4. THERE IS NO GRADING OR DISTURBANCE PROPOSED, NO REMOVAL OF TREES OR OTHER NATURAL FEATURES, NO KNOW UTILITIES OR EASEMENTS PRESENT IN THE AREA TO BE TRANSFERRED
5. NO WETLANDS EXIST ON EITHER LOT

DESCRIPTION OF THE AREA TO BE TRANSFERRED:
Beginning at an iron pin located at the Southwest corner of Lot A as shown on the attached plan, being known as 525 S. Roberts Rd., and extending along the original boundary N74°59'E a distance of 232.15 feet to a point, thence further extending along the original boundary N18°54'W a distance of 86.00 feet to a point, thence extending along the new boundary S54°12'W a distance of 242.04 feet to the place of the beginning.



BLOOMFIELDARCHITECTS



484.380.3400

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PROJECT INFORMATION:

PROPOSED LOT LINE REVISION

LOT A:
525 S. Roberts Road
Bryn Mawr, PA 19010

LOT B:
521 S. Roberts Road
Bryn Mawr, PA 19010

DRAWN BY: ASM
DATE: 10/29/2018

SP