

**THE WOODLANDS II**  
 TOWNSHIP  
 DELAWARE COUNTY, PENNSYLVANIA

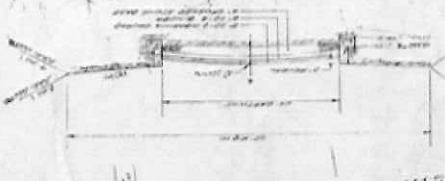
**AMENDED FINAL PLAN OF LOTS**  
 DARWOOD HOMES COMPANY  
 325 EAST TOWNESEY LANE NO. 1  
 UPPER MERIDON, PA.  
 E. S. WILKINS ASSOCIATES  
 ENGINEERS AND ARCHITECTS  
 1011 MARKET STREET  
 PHILADELPHIA, PA.

DATE	NO.	DESCRIPTION
11/17/58	1	ORIGINAL
12/22/58	2	CORRECTION
1/13/59	3	EXPLANATION
1/22/59	4	REVISIONS

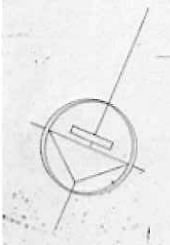
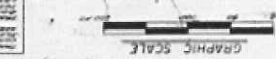
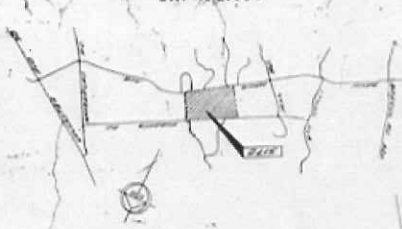
**CONTRACT NO. 1000**  
 1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
 2. DIMENSIONS TO FACE OF CURBS AND SIDEWALKS.  
 3. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 4. DIMENSIONS TO FACE OF CURBS AND SIDEWALKS.  
 5. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 6. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 7. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 8. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 9. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 10. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 11. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 12. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 13. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 14. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 15. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 16. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 17. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 18. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 19. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 20. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 21. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 22. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 23. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 24. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 25. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 26. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 27. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 28. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 29. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 30. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 31. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 32. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 33. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 34. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 35. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 36. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 37. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 38. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 39. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 40. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 41. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 42. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 43. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 44. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 45. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 46. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 47. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 48. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 49. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.  
 50. DIMENSIONS TO FACE OF CONCRETE CURBS AND SIDEWALKS.

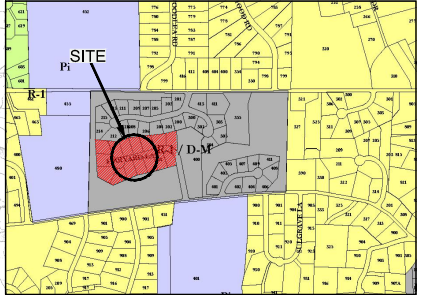
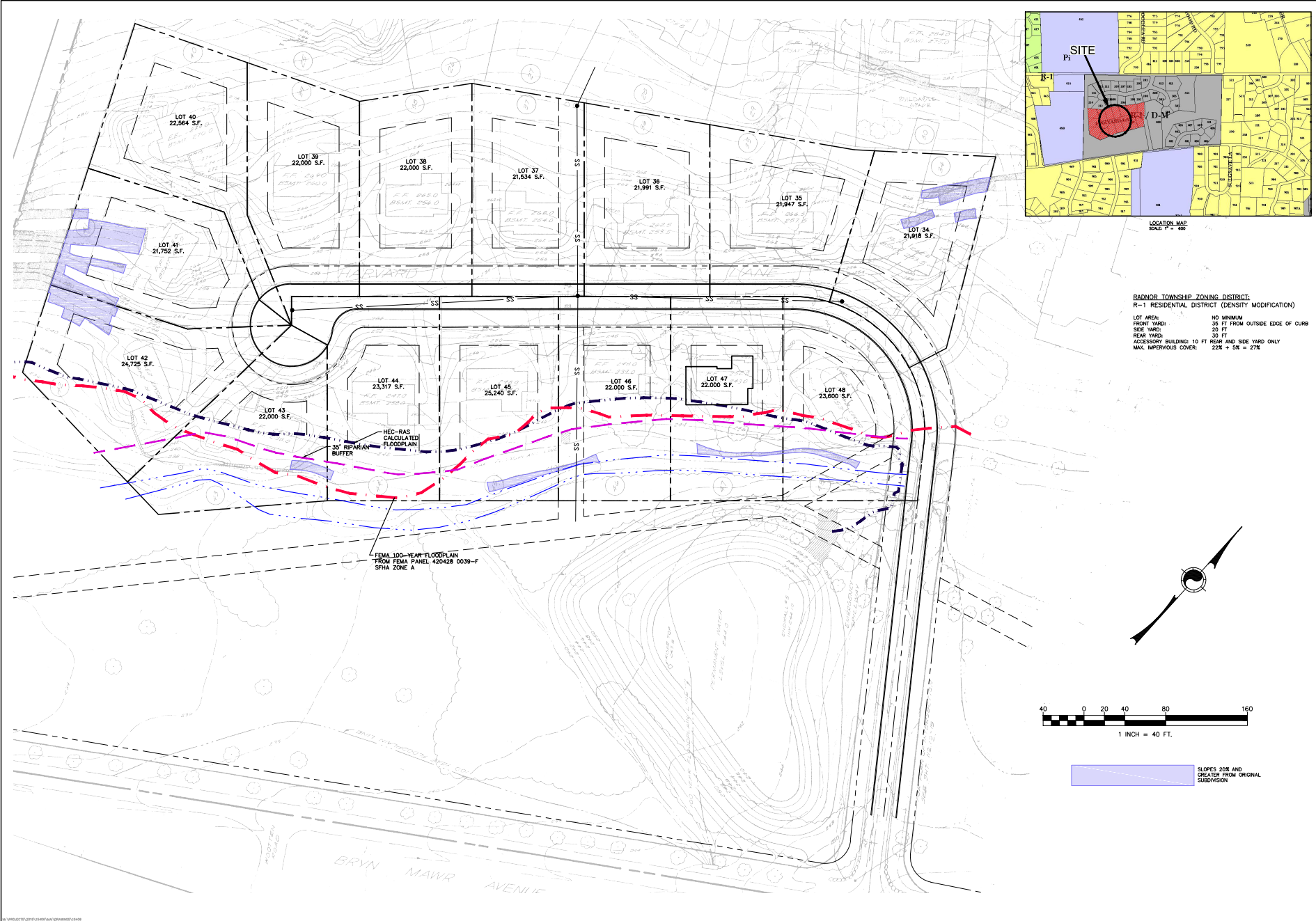
**GRAPHIC SCALE**  
 1" = 60' - 0"

TYPICAL ROAD SECTION



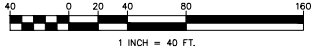
LOCATION MAP



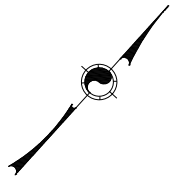


RADNOR TOWNSHIP ZONING DISTRICT:  
 R-1 RESIDENTIAL DISTRICT (DENSITY MODIFICATION)

LOT AREA: NO MINIMUM  
 FRONT YARD: 35 FT FROM OUTSIDE EDGE OF CURB  
 SIDE YARD: 20 FT  
 REAR YARD: 30 FT  
 ACCESSORY BUILDING: 10 FT REAR AND SIDE YARD ONLY  
 MAX. IMPERVIOUS COVER: 25% + 5% = 27%



SLOPES 20% AND GREATER FROM ORIGINAL SUBDIVISION



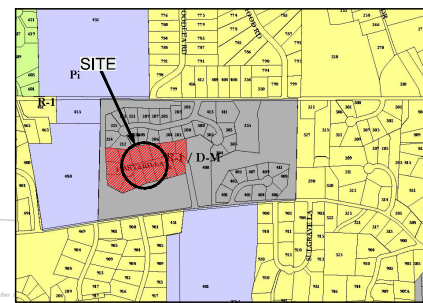
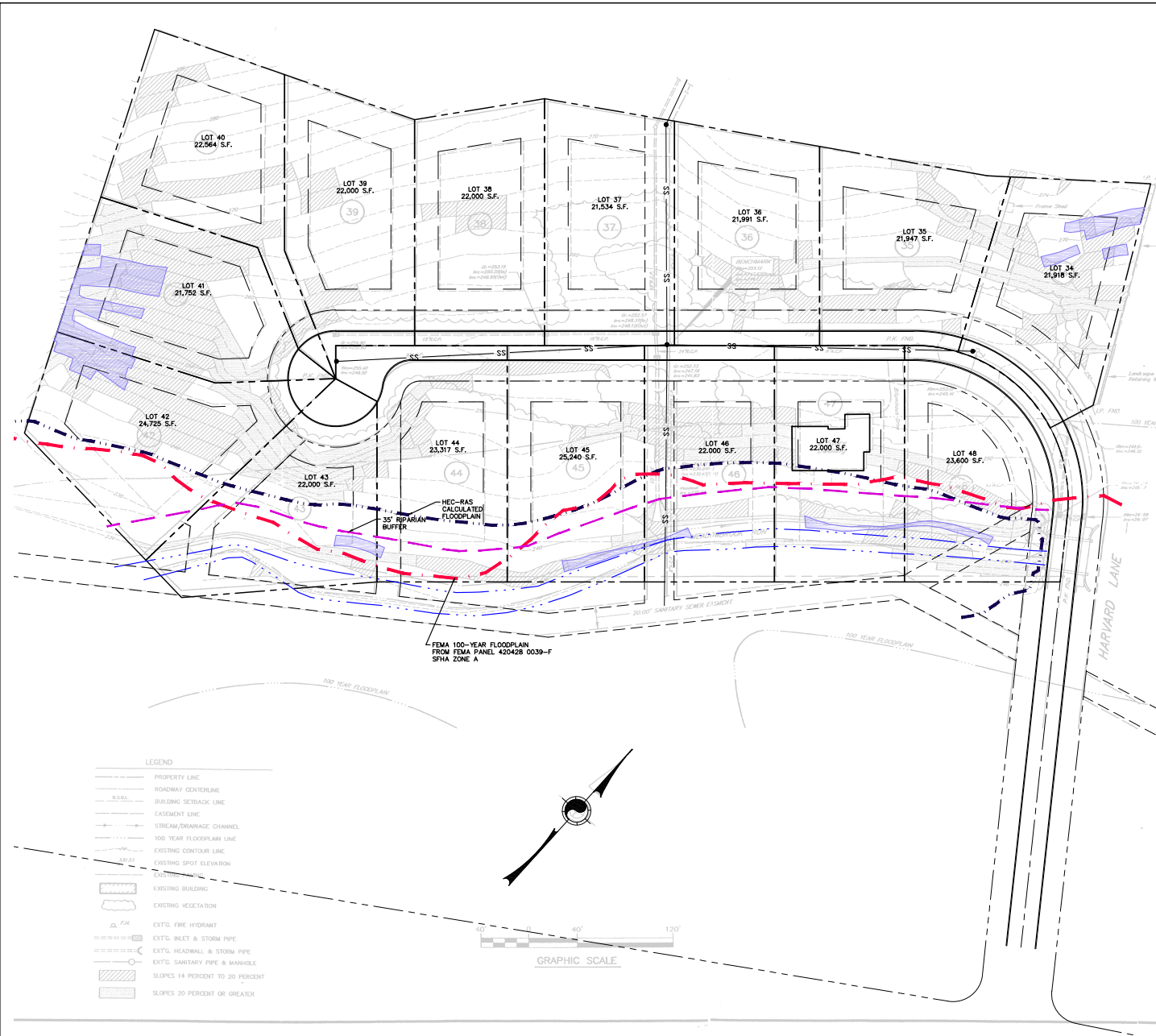
Serial Number: \_\_\_\_\_  
 CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REGULATES  
 UNLAWFUL TO OBTAIN OR  
 OBTAINING ANY INFORMATION  
 FROM ANY SOURCE  
 PENNSYLVANIA  
 1-800-242-1776

**MOMENBE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY CENTER DRIVE, SUITE 200  
 PHILADELPHIA, PA 19103  
 PHONE: (412) 592-9000 FAX: (412) 592-9000

BASE PLAN UNDERLAY  
 THE WOODLANDS SUBDIVISION  
 LOTS 34 THRU 48  
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

OWNER/APPLICANT	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE
COMMENTS	

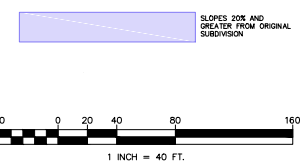
DATE: JANUARY 14, 2016  
 SHEET NO.  
 3  
 OF 3  
 SCALE: 1" = 40'  
 FILE NO.: 15-406



**RADNOR TOWNSHIP ZONING DISTRICT:**  
**R-1 RESIDENTIAL DISTRICT (DENSITY MODIFICATION)**

LOT AREA: NO MINIMUM  
 FRONT YARD: 35 FT FROM OUTSIDE EDGE OF CURB  
 SIDE YARD: 35 FT  
 REAR YARD: 30 FT  
 ACCESSORY BUILDING: 10 FT FROM AND SEE YARD ONLY  
 MAX. IMPERVIOUS COVER: 25% ± 5% = 27%

- NOTES:**
- 1.) TOPOGRAPHY AND IMPROVEMENTS SHOWN ARE BASED UPON ACTUAL FIELD SURVEY PERFORMED BY D.S. WINKOR ASSOCIATES IN JUNE OF 2003.
  - 2.) ELEVATIONS ARE BASED ON RADNOR TOWNSHIP SEWER AUTHORITY DATUM BENCHMARK IS SANITARY SEWER MANHOLE #7 RIM ELEVATION OF 233.12.
  - 3.) LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CAN NOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK.
  - 4.) THE 100 YEAR FLOOD PLAIN WAS GENERATED FROM AN ELECTRONIC COPY OF FLOOD INSURANCE RATE MAP #42045C0008D AND #2045C0009D DATED 9/30/93



**LEGEND**

	PROPERTY LINE
	ROADWAY CENTERLINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	STREAM/DRAINAGE CHANNEL
	100 YEAR FLOODPLAIN LINE
	EXISTING CONTOUR LINE
	EXISTING SPOT ELEVATION
	EXISTING BUILDING
	EXISTING VEGETATION
	EXT. FIRE HYDRANT
	EXT. INLET & STORM PIPE
	EXT. HEADWALL & STORM PIPE
	EXT. SANITARY PIPE & MANHOLE
	SLOPES 14 PERCENT TO 20 PERCENT
	SLOPES 20 PERCENT OR GREATER

Serial Number: \_\_\_\_\_

CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REGULATES  
 OPERATIONS OF ANY PERSON  
 OPERATING ANY UNDERGROUND  
 UTILITY OR FACILITY IN  
 PENNSYLVANIA OR 800-222-1776

**MOMENBE & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 924 COUNTY LINE ROAD, 8TH FLOOR, PHILADELPHIA, PA 19101  
 PHONE: (610) 261-2000 FAX: (610) 261-4000

**FEASIBILITY REVIEW**

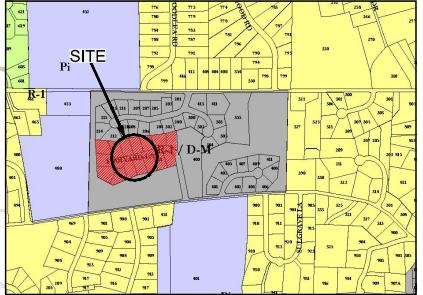
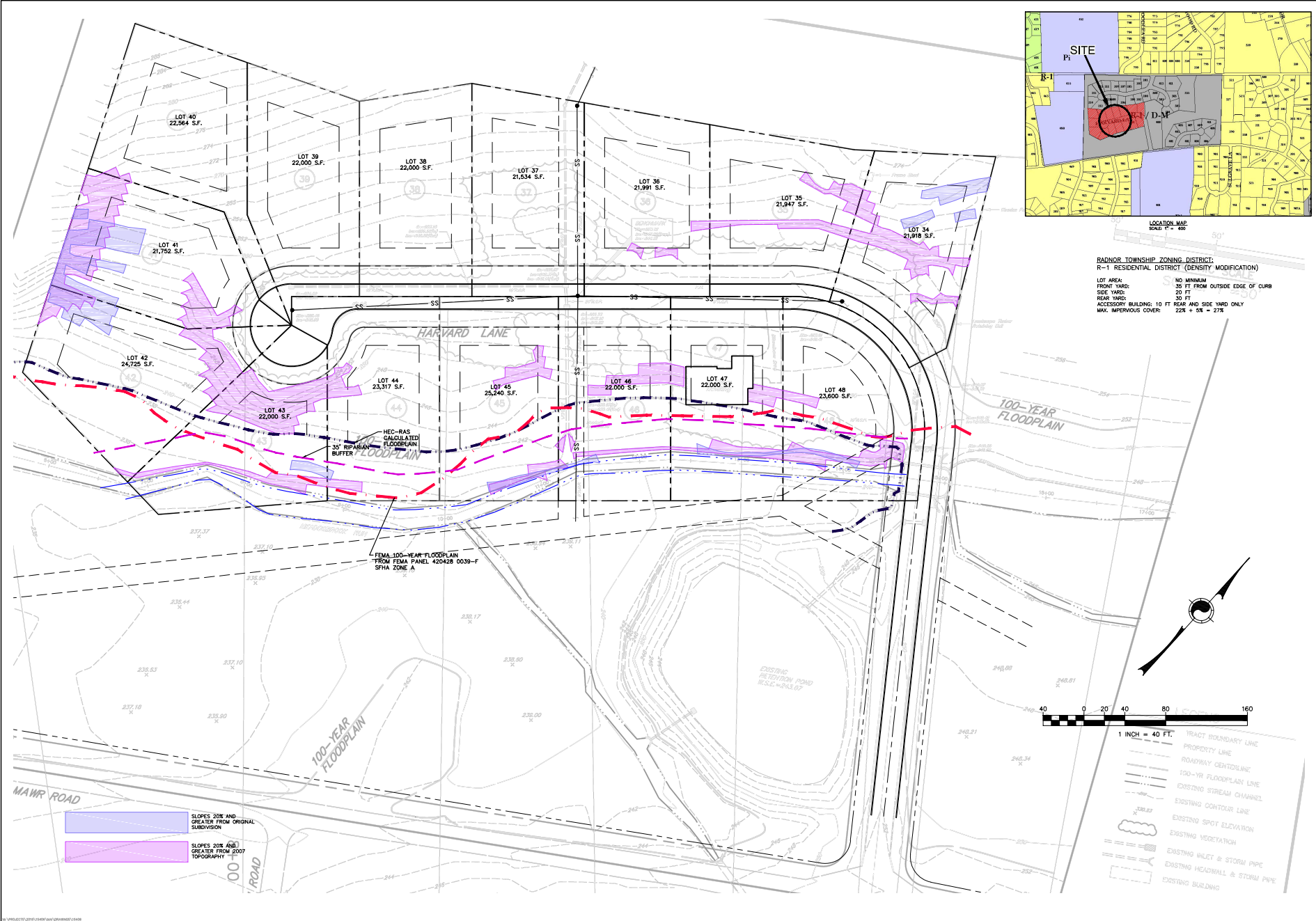
THE WOODLANDS SUBDIVISION  
 LOTS 34 THRU 48  
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

OWNER/APPLICANT: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

**REVISIONS**

NO.	DATE	REVISIONS	BY
1		TOPOGRAPHIC SURVEY UPDATE LOTS 34 THROUGH 48	
2		THE WOODLANDS RADNOR TWP. DELAWARE	
3		D.S. WINKOR Associates, Inc. ENGINEERS • PLANNERS • SURVEYORS 2080 Collet Boulevard West Suite 200 • Radnor, PA 19107 215-260-8900 • FAX 215-260-8474	
4		DRAWING NO. 1123.4 DWG. DSW SHEET 1	
5		SCALE: 1" = 40' DATE: 6/20/03	

DATE: JANUARY 14, 2016  
 SHEET NO. 1  
 OF 3  
 SCALE: 1" = 40'  
 FILE NO.: 15-406



**RADNOR TOWNSHIP ZONING DISTRICT:**  
R-1 RESIDENTIAL DISTRICT (DENSITY MODIFICATION)

**LOT AREA:** NO MINIMUM  
**FRONT YARD:** 35 FT FROM OUTSIDE EDGE OF CURB  
**SIDE YARD:** 20 FT  
**REAR YARD:** 30 FT  
**ACCESSORY BUILDING:** 10 FT REAR AND SIDE YARD ONLY  
**MAX. IMPERVIOUS COVER:** 22% + 5% = 27%

**Series Number:**

**CALL BEFORE YOU DIG:**  
PENNSYLVANIA LAW ENFORCES  
UNDERGROUND UTILITIES  
CONSTRUCTION MUST BE IN ACCORDANCE WITH  
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION  
1-800-242-1776

**MOMENBE & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
924 COVINGTON AVE. SUITE 1000 NEWARK, OHIO 43081  
PHONE: (614) 527-9000 FAX: (614) 527-9000

**EXISTING CONDITIONS PLAN**  
THE WOODLANDS SUBDIVISION  
LOTS 34 THRU 48  
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

OWNER/APPLICANT	DATE
DRAWN BY:	REV. DATE
CHECKED BY:	COMMENTS