LOCATION MAP SCALE 1" = 800'

EXISTING FEATURES LEGEND

- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- EXISTING GUIDE RAIL
- EXISTING CURB
- STREAM LINE
- EXISTING STORM INLET AND PIPE
- EXISTING STORM MANHOLE AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING TREE & SHRUB LINE
- EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.)
- FLOOD PLAIN
- SETBACK LINE
- RIPARIAN BUFFER

OWNER:
SPICY BRICKS, LLC
1582 MIDDLETOWN ROAD
GLEN MILLS, PA 19342

ZONING REGULATIONS	LOT 1	LOT 2	LOT 3
ADDRESS	26 WENTWORTH LANE	912 CONESTOGA	910 CONESTOGA
ZONING DISTIRCT	R-5	GH-CR	GH-CR
LOT AREA (S.F.)	5,000	4,000	4,000
LOT WIDTH (FT)	55.0	150.0	150.0
FRONT YARD (FT)	25.0	22.0	22.0
SIDE YARD (FT)	10.0	12.0	12.0
REAR YARD (FT)	20.0	15.0	15.0
IMPERVIOUS COVER (%)	40.0%	95.0%	95.0%
BUILDING AREA (%)	35.0%	80.0%	80.0%

EXISTING CONDITIONS	LOT 1	LOT 2	LOT 3
ADDRESS	26 WENTWORTH LANE	912 CONESTOGA	910 CONESTOGA
LOT AREA (S.F.)	15,000	10,654	7,976
LOT WIDTH (FT)	100.0	72.0	96.0
FRONT YARD (FT)	25.0	19.9	22.0
SIDE YARD (FT)	10.0	11.1	12.0
REAR YARD (FT)	20.0	9.8	15.0
IMPERVIOUS COVER (S.F.)	1,253	8,695	7,917
IMPERVIOUS COVER (%)	8.4%	81.6%	99.3%
BUILDING AREA (S.F.)	-	1,140	3,960
BUILDING AREA (%)	0.0%	10.7%	49.6%

Scale in Feet
0 5 10 20 30 40
1" = 10'

EXISTING CONDITIONS PLAN

NO.	DATE	REVISION

SKETCH PLAN
FOR
910 & 912 CONESTOGA ROAD AND 26 WENTWORTH LANE
RADNOR TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
83 Chestnut Road, P.O. Box 447, Paoli, PA 19301
610-644-4029 | 610-889-3143 Fax
www.chestervalley.com

PROJECT NO: 21419
File:

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 10'	02/10/21	S.F.D.	R.F.S.	

SHEET 1 OF 2

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO.s. _____
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

UNIFORM PARCEL IDENTIFIER: 36-07-05123-01, 36-07-04364-00, 36-07-04363-001

CDR-C:\DEPLOY\PC\21419-PCSTD2 ----- LAST: 02/10/2021