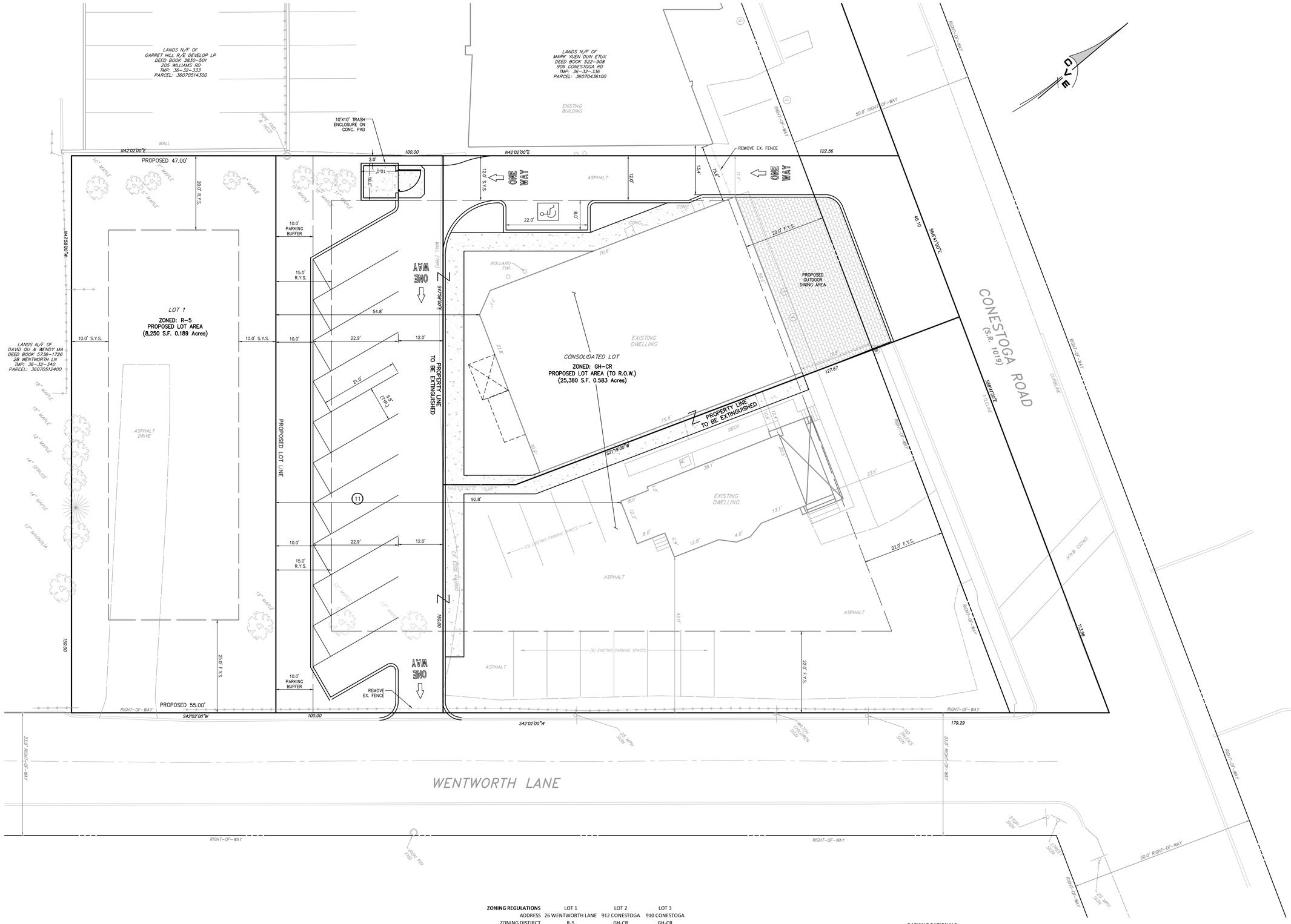

LOCATION MAP SCALE 1"= 800'

## 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

## ANTICIPATED ORDINANCE RELIEF

ZONING (CHAPTER 280)

§280-49.8.A.1.A.4 – FRONT YARD SETBACK – THE FRONT YARD BUILDING SETBACK MATCHES THE EXISTING BUILDING SETBACK WHICH IS LESS THAN THE REQUIRED MINIMUM FRONT YARD SETBACK.

§280-49.8.A.1.B.2.A – SIDE YARD SETBACK – THE WESTERN SIDE YARD SETBACK MATCHES THE EXISTING WHICH IS LESS THAN THE REQUIRED MINIMUM SIDE YARD SETBACK FOR DETACHED BUILDINGS WITH PARKING ACCESS.

§280-49.8.B – PERMITTED USES – THE PROPOSED OUTDOOR DINING IS NOT A PERMITTED USE IN THE GH-CR DISTRICT.

§280-49.12 – THE PROPOSED PROJECT WILL REQUIRE RELIEF FROM PARKING REQUIREMENTS IN ORDER TO ESTABLISH 21 TOTAL PARKING SPACES IN LIEU OF THE 29 TOTAL THAT ARE REQUIRED.

**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% |

| PROPOSED CONDITIONS | LOT 1 | CONSOLIDATED LOT |
|---|---|---|
| ADDRESS | 26 WENTWORTH LANE | 910/912 CONESTOGA |
| LOT AREA (S.F.) | 8,250 | 25,380 |
| LOT WIDTH (FT) | 55 | 160 |
| FRONT YARD (FT) | 25.0 | 19.9 |
| SIDE YARD (FT) | 10.0 | 11.1 |
| REAR YARD (FT) | 20.0 | 15.0 |
| IMPERVIOUS COVER (S.F.) | 1,253 | 20,915 |
| IMPERVIOUS COVER (%) | 15.2% | 82.4% |
| BUILDING AREA (S.F.) | - | 5,100 |
| BUILDING AREA (%) | 0.0% | 20.1% |

**PARKING RATIONALE**

| USE | § 280-49.12 | PARKING SPACES REQUIRED |
|---|---|---|
| **910 CONESTOGA ROAD** | | |
| 2 APARTMENTS | 2 SPACES PER DWELLING UNIT | 4 |
| 40 SEAT RESTAURANT (4 EMPLOYEES) | 1 SPACE PER 3 SEATS, PLUS 1 SPACE PER 2 EMPLOYEES | 16 |
| 1,300 SF STUDIO | 1 SPACE PER 285 SF OF FLOOR AREA | 5 |
| **912 CONESTOGA ROAD** | | |
| 1,140 SF RETAIL SPACE | 1 SPACE PER 300 SF OF FLOOR AREA | 4 |
| | **TOTAL** | **29** |


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

**PENNSYLVANIA ACT 187 REQUIREMENTS**
UNDERGROUND UTILITIES SERIAL NO.:
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**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).

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

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

## PROPOSED SITE LAYOUT PLAN

| NO. | DATE | REVISION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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

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


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


PROJECT NO. 21419
F.B.

| SCALE | DATE | DRAWN BY | CHECKED BY | DRAWING |
|---|---|---|---|---|
| 1" = 10' | 02/11/21 | S.F.D. | R.F.S. | |