



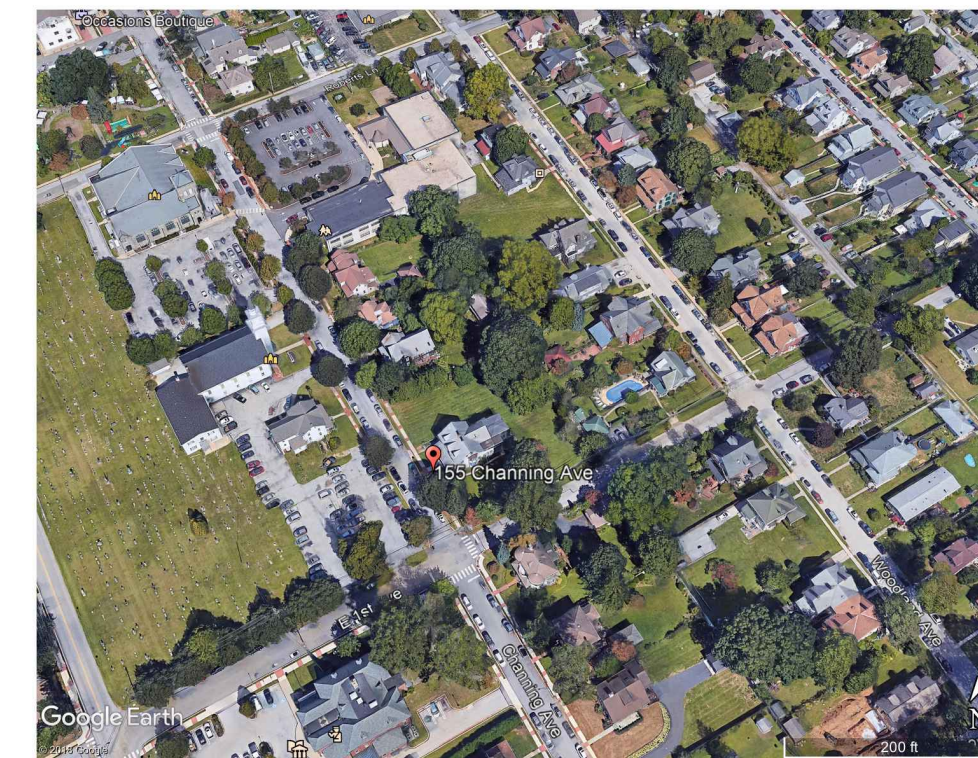
PHOTO A: FRONT VIEW OF EXISTING DWELLING



PHOTO B: NORTHWEST SIDE OF EXISTING DWELLING



PHOTO C: REAR VIEW OF EXISTING DWELLING



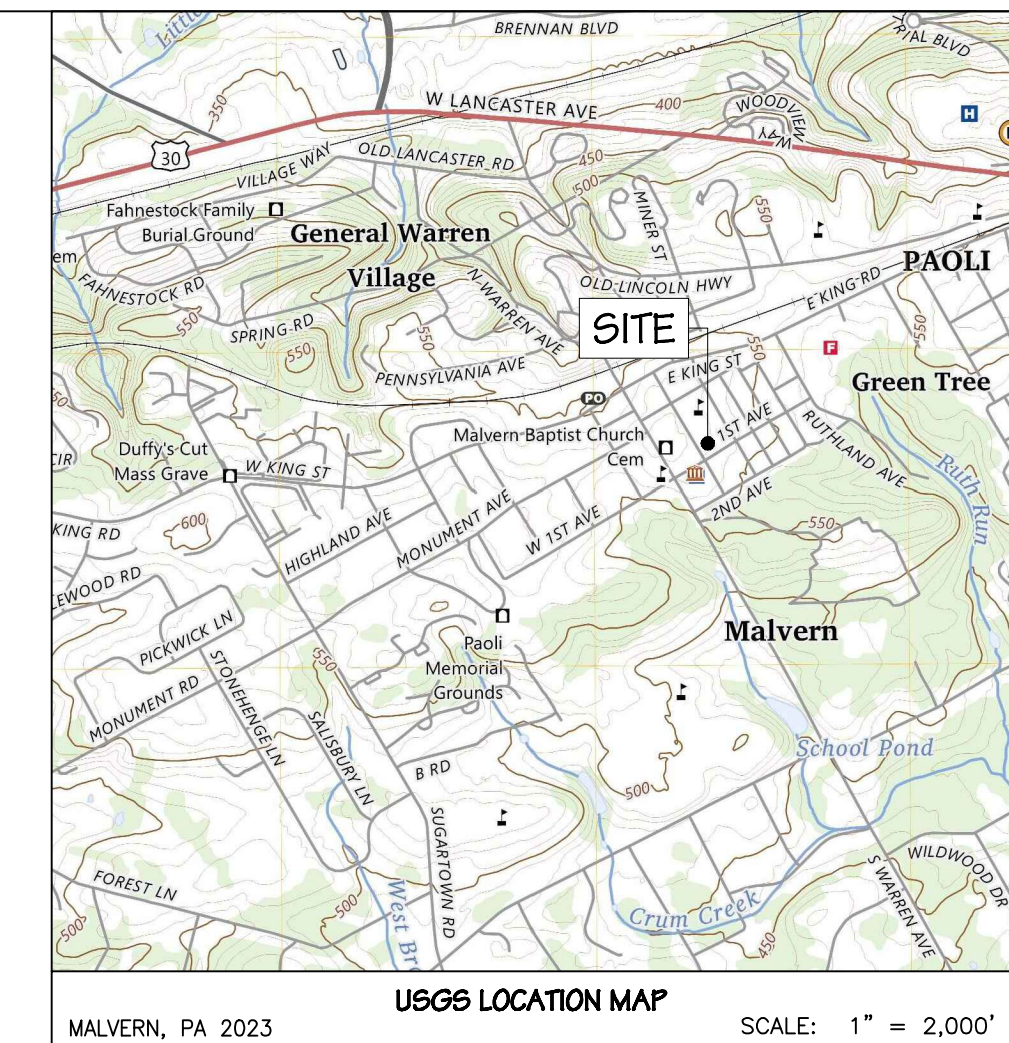
AERIAL VIEW



PHOTO D: SOUTHEAST SIDE OF EXISTING DWELLING

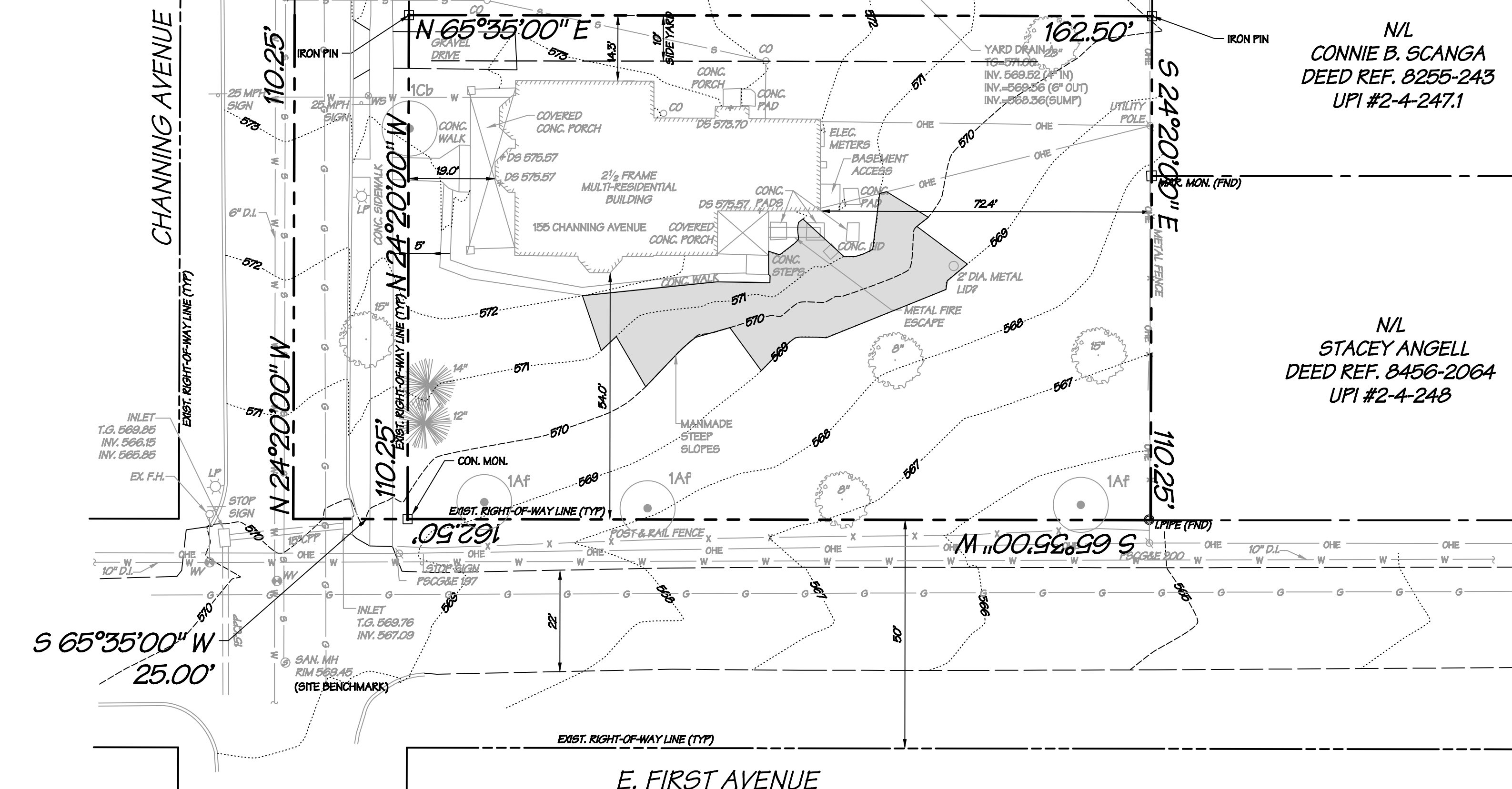


PHOTO E: FROM THE INTERSECTION LOOKING AT CORNER OF DWELLING



MALVERN, PA 2023 USGS LOCATION MAP SCALE: 1" = 2,000'

14 INSTITUTIONAL ZONING DISTRICT



DEED REF. 7923-1296
UPI #2-4-247

N/L
CONNIE B. SCANGA
DEED REF. 8255-243
UPI #2-4-247.1

N/L
STACEY ANGELL
DEED REF. 8456-2064
UPI #2-4-248

IMPERVIOUS SURFACE SUMMARY	
DWELLING	2,141 S.F.
COVERED PORCH	407 S.F.
GARAGE	0 S.F.
DRIVE	0 S.F.
PATIO/WALKS	372 S.F.
GRAVEL	190 S.F.
TOTAL	3,110 S.F.

ZONING DATA		
ZONING DISTRICT: R-4 RESIDENTIAL DISTRICT		
LOT AREA	REQUIRED	EXISTING
7,000 S.F.	17,916 S.F.	
LOT WIDTH	REQUIRED	EXISTING
45 FT.	110.25 FT.	
BUILDING SETBACKS		
FRONT YARD	5 FT. (MIN.) *	19.0 FT.
SIDE YARD	5/10 FT. (MIN.)	14.3 FT.
REAR YARD	25 FT. (MIN.)	72.4 FT.
BUILDING COVERAGE		
IMPERVIOUS SURFACE	25% (MAX.)	14.2% ** (2,548 S.F.)
BUILDING HEIGHT	3 STORIES/ 35 FT. (MAX.)	17.4% ** (3,110 S.F.)
* NO LESS THAN 5 FT. AND NO GREATER THAN 40 FT.		
** CALCULATED USING THE NET LOT AREA		
REFER TO MALVERN BOROUGH ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.		

GEOLOGY DESCRIPTION (WITHIN PROJECT AREA)						
UNIT NO.	MAP SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
173	Xo	OCTORARO FORMATION	PROBABLY LOWER PALEOZOIC	ALBITE-CHLORITE SCHIST	PHYLLITE	HORNBLLENDE GNEISS

GEOLOGY INFORMATION TAKEN FROM PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, eMapPA

SOILS DESCRIPTIONS (WITHIN PROJECT AREA)						
SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
UuqB	URBAN LAND-UDORTMENTS SCHIST AND GNEISS COMPLEX, 0%-8% SLOPES	20-70 INCHES TO PARALITHIC BEDROCK	WELL DRAINED	ABOUT 60"	C	NO

SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.

FOUR STEP PROCESS

- THERE ARE NO IDENTIFIED NATURAL RESOURCES ON THIS PARCEL TO PROTECT OR DESIGN AROUND.
- THERE IS ALREADY AN EXISTING STRUCTURE ON THIS PARCEL. NO NEW STREETS ARE BEING PROPOSED AND ACCESS WILL BE DIRECTLY FROM THE STREET FRONTAGES THE PARCEL FRONT ON. THE PROPOSED LAYOUT WILL UTILIZE EXISTING UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY AREA.
- THERE ARE NO NATURAL RESOURCES THAT NEED TO BE PROTECTED. LAND DISTURBANCE WILL BE CONTAINED WITHIN THE EXISTING LOT LINES. STORMWATER MANAGEMENT WILL BE PROVIDED TO MEET THE ORDINANCE REQUIREMENTS UTILIZING INFILTRATION BEDS. LANDSCAPING WILL BE PROVIDED TO MEET THE ORDINANCE REQUIREMENTS.
- THE PROPOSED LOT LINES HAVE BEEN SHOWN ON SHEET 2.

PROPERTY NOTES

- EQUITABLE OWNER
155 CHANNING PARTNERS, LLC.
544 LANCASTER AVENUE
MALVERN, PA 19355
- PROPERTY INFORMATION
DEED REFERENCE: DB 9691, PG 566
PARCEL UPI: #2-4-235
- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY COMPLETED ON FEBRUARY 26, 2018.
- HORIZONTAL DATUM IS BASED ON DEED BEARINGS. VERTICAL DATUM IS REFERENCED TO NAVD83.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC).
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLC SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD BOUNDARY AND IS LISTED AS ZONE X PER FEMA FIRM, CHESTER COUNTY, PA, PANEL 160 OF 310, MAP NUMBER 42029C0160 G, EFFECTIVE DATE SEPTEMBER 29, 2017.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION, NEW LOT CONSTRUCTION, ON SITE PARKING FOR EXISTING BUILDING AND STORMWATER MANAGEMENT FACILITIES TO CONTROL RUNOFF FROM THE NEW DEVELOPMENT.
- THE ENTIRE SITE HAS BEEN CLASSIFIED AS UUGB, URBAN LANDS, UDORTMENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8% SLOPES, SOIL TYPES ACCORDING TO THE NRCS WEB SOIL SURVEY.
- A PENNSYLVANIA NATURAL DIVERSITY INVENTORY SEARCH WAS PERFORMED ON THIS SITE. THE POTENTIAL IMPACTS THAT WERE CITED ARE CURRENTLY IN THE PROCESS OF BEING CLEARED WITH THE U.S. FISH AND WILDLIFE SERVICE.
- THERE ARE NO WATER RESOURCES, WETLANDS, STREAMS, WATERCOURSES, ETC. EXISTING ON THE SITE.
- THERE ARE NO NATURALLY OCCURRING SLOPES STEEPER THAN 8% ON THE SITE.

LEGEND	
EXISTING FEATURES	
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	BUILDING SETBACK LINE
	EXISTING 1' CONTOURS
	EXISTING 6' CONTOURS
	EXISTING SPOT ELEVATION
	EXISTING DOOR SILL ELEVATION
	EXISTING BUILDING
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF DRIVEWAY
	EXISTING CHAIN LINK FENCE
	EXISTING POST AND RAIL FENCE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER SERVICE LINE
	EXISTING IRON PIPE
	EXISTING MONUMENT
	EXISTING WATER SERVICE
	EXISTING WATER VALVE
	EXISTING LIGHT STANDARD
	EXISTING SANITARY MANHOLE
	EXISTING CLEANOUT
	EXISTING UTILITY POLE
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE

GENERAL NOTES



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-246-2776. NEW READINGS MUST BE CONTACTED DIRECTLY.

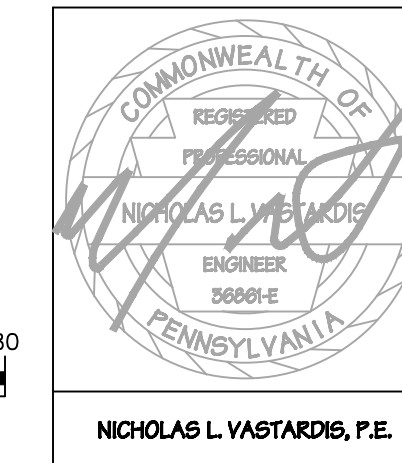
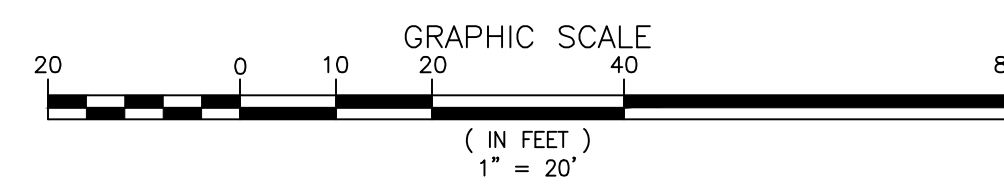
PA ACT 72 (2008) REQUIRES THESE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU DIG. PLEASE CALL 800-246-2776.

OTHER NECESSARY SPECIAL EXCAVATION REQUIREMENTS:

CALL 800-246-2776 FOR MORE INFORMATION ON HOW TO OBTAIN A PERMIT TO EXCAVATE. IF YOU ARE EXCAVATING IN AN AREA WITH UNDERGROUND UTILITIES, YOU MUST CALL 800-246-2776 TO OBTAIN A PERMIT TO EXCAVATE. THE PERMIT FEE IS \$100.00. THE PERMIT IS VALID FOR 90 DAYS. THE PERMIT MUST BE OBTAINED BEFORE ANY EXCAVATION BEGINS. THE PERMIT MUST BE OBTAINED BEFORE ANY EXCAVATION BEGINS. THE PERMIT MUST BE OBTAINED BEFORE ANY EXCAVATION BEGINS.

OUTSIDE PENNSYLVANIA OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-929-7900.

PA ONE CALL
SERIAL NO. 20182620818
SERIAL NO. 20182623900
TAX PARCEL #2-4-235



VASTARDIS CONSULTING ENGINEERS, LLC
29 Harvey Lane | Malvern, PA 19355 | Ph: 610.644.5663 | Fx: 610.644.3789 | Email: vcellc@verizon.net

NUM.	DATE	REVISION

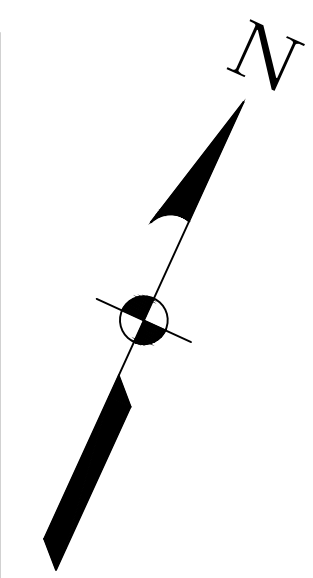
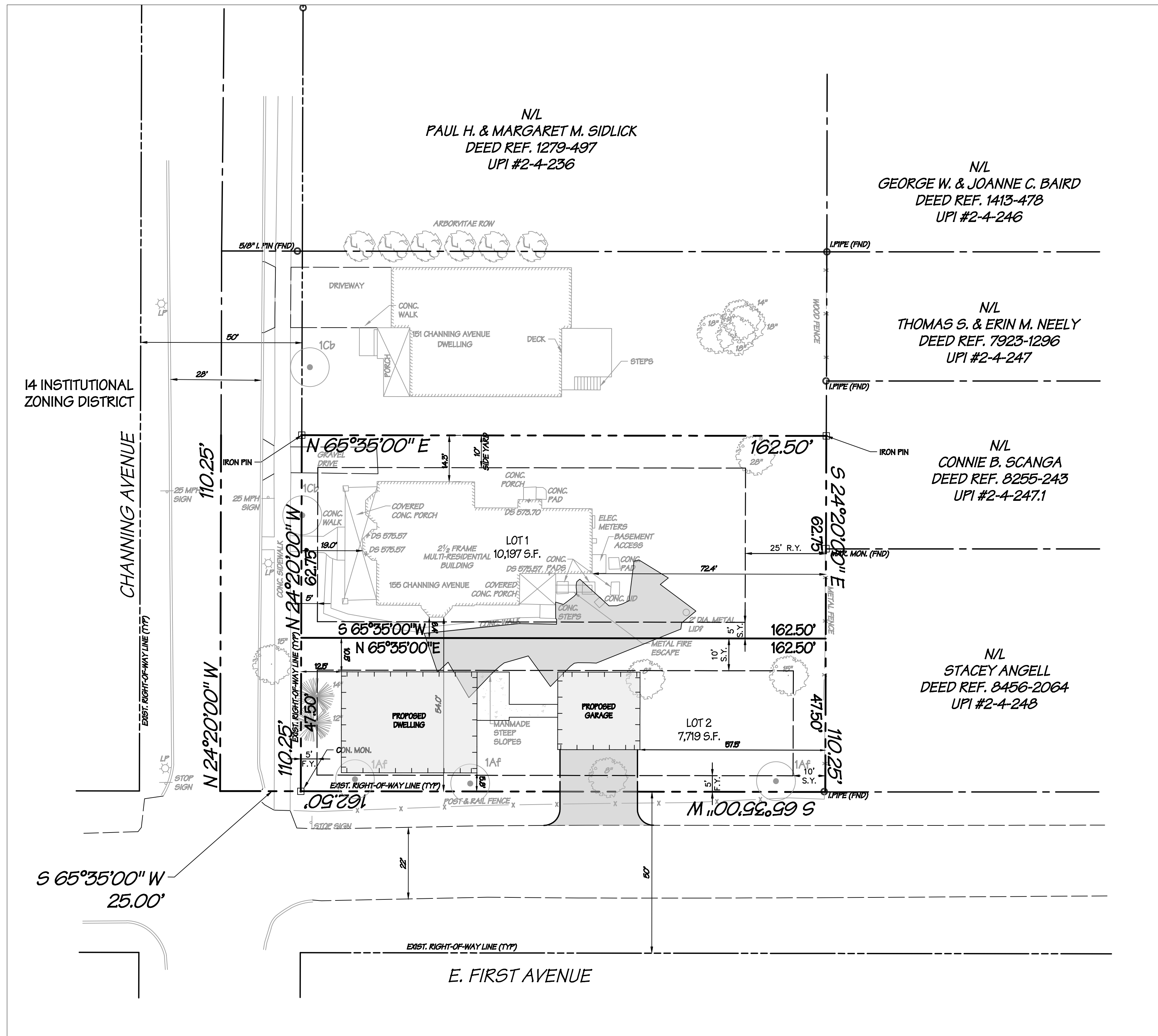
PLAN PREPARED FOR:

155 CHANNING PARTNERS, LLC.
155 CHANNING AVENUE
BOROUGH OF MALVERN • CHESTER COUNTY • PENNSYLVANIA

DRAWN BY	CAD
CHECKED BY	NY
DATE	2/14/2024
SCALE	1" = 20'

ERSAP PLAN

SHEET 1
of 3



IMPERVIOUS SURFACE SUMMARY

	LOT 1	LOT 2
DWELLING	2,141 S.F.	1,313 S.F.
COVERED PORCH	407 S.F.	0 S.F.
GARAGE	0 S.F.	612 S.F.
DRIVE	0 S.F.	312 S.F.
PATIO/WALKS	372 S.F.	210 S.F.
GRAVEL	190 S.F.	0 S.F.
TOTAL	3,110 S.F.	2,447 S.F.

ZONING DATA

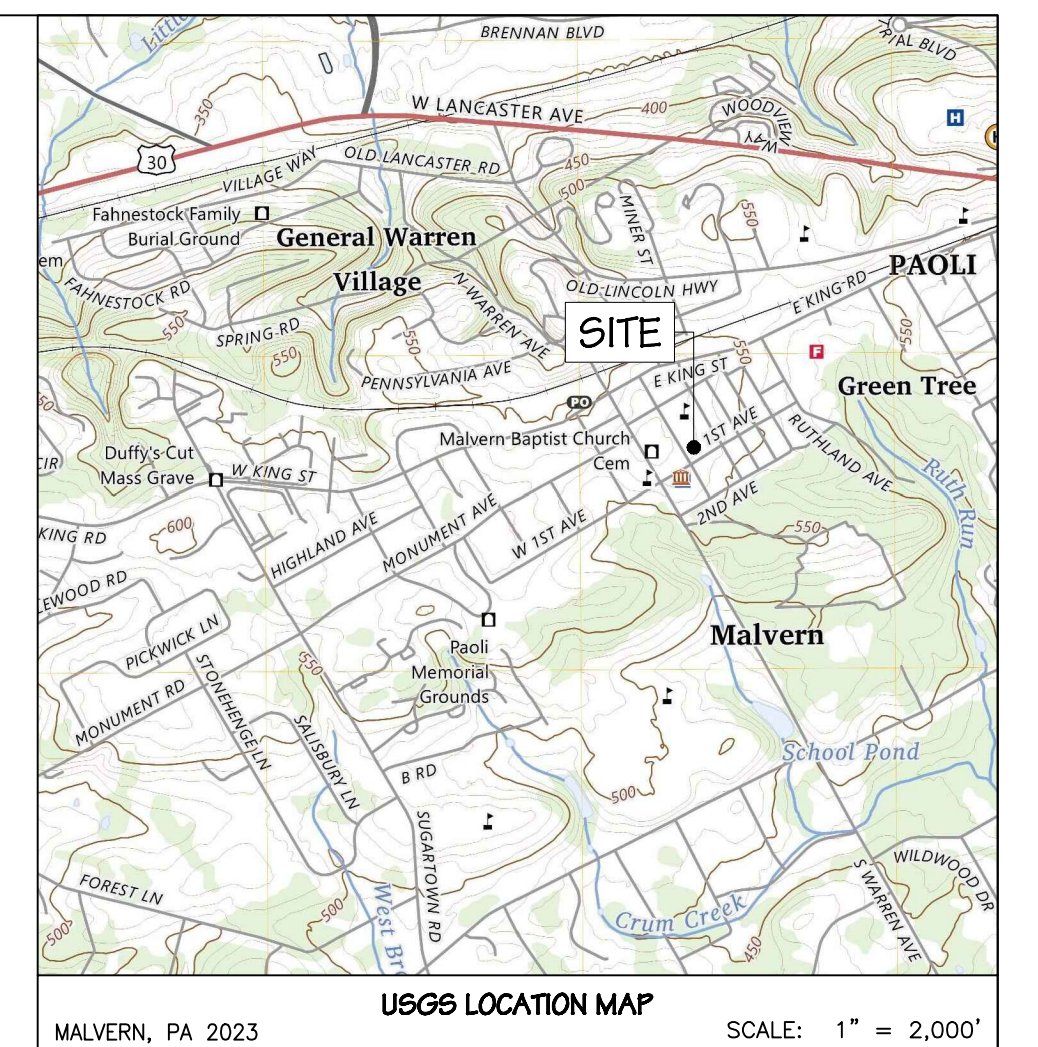
ZONING DISTRICT: R-4 RESIDENTIAL DISTRICT

	REQUIRED	LOT 1	LOT 2
LOT AREA	7,000 S.F.	10,197 S.F.	7,719 S.F.
LOT WIDTH	45 FT.	62.75 FT.	47.50 FT.

BUILDING SETBACKS

	REQUIRED	LOT 1	LOT 2
FRONT YARD	5 FT. (MIN.) *	19.0 FT.	5.8 FT.
SIDE YARD	5/10 FT. (MIN.)	6.4 FT.	10.5 FT.
REAR YARD	25 FT. (MIN.)	72.4 FT.	N/A
BUILDING COVERAGE	25% (MAX.)	25.0% ** (2,548 S.F.)	24.9% ** (1,925 S.F.)
IMPERVIOUS SURFACE	40% (MAX.)	30.5% ** (3,110 S.F.)	31.7% ** (2,447 S.F.)
BUILDING HEIGHT	3 STORIES/ 35 FT. (MAX.)	< 35 FT.	< 35 FT.

* NO LESS THAN 5 FT. AND NO GREATER THAN 40 FT.
** CALCULATED USING THE NET LOT AREA
REFER TO MALVERN BOROUGH ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.



LEGEND

EXISTING FEATURES

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- BUILDING SETBACK LINE
- EXISTING BUILDING
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF DRIVEWAY
- EXISTING FENCE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

PROPOSED FEATURES

- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE SIDEWALK/PATIO



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-246-4776
NEW ADDRESS MUST BE CONTACTED DIRECTLY

PA ACT 72 (2006) REQUIRES THESE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DRILLING

OHM's LAW: SPECIAL EXCAVATION REQUIREMENTS

OUTSIDE PENNA. OR IN THE PITTSBURGH AREA WE CAN ALSO BE REACHED AT 412-325-7100

PA ONE CALL
SERIAL NO. 20182620818
SERIAL NO. 20182623900
TAX PARCEL #2-4-235

GEOLOGY DESCRIPTION (WITHIN PROJECT AREA)

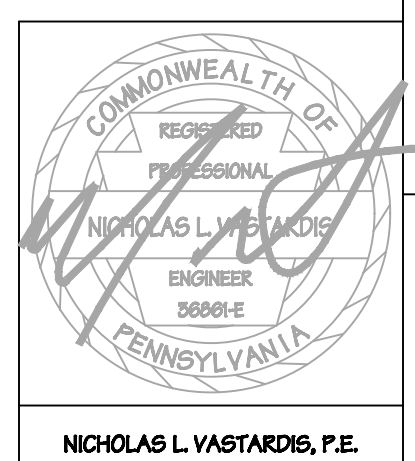
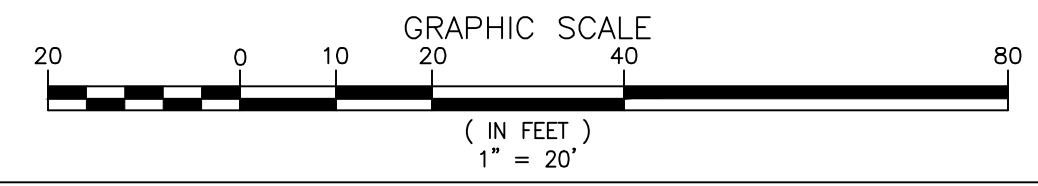
UNIT NO.	MAP SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
173	Xo	OCTORARO FORMATION	PROBABLY LOWER PALEOZOIC	ALBITE-CHLORITE SCHIST	PHYLLITE	HORNBLENDE GNEISS

GEOLOGY INFORMATION TAKEN FROM PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, eMapPA

SOILS DESCRIPTIONS (WITHIN PROJECT AREA)

SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
UuqB	URBAN LAND-UDORTHEMETS SCHIST AND GNEISS COMPLEX, 0%-8% SLOPES	20-70 INCHES TO PARALITHIC BEDROCK	WELL DRAINED	ABOUT 60"	C	NO

SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.



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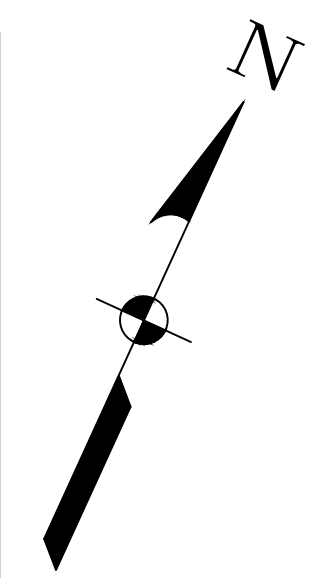
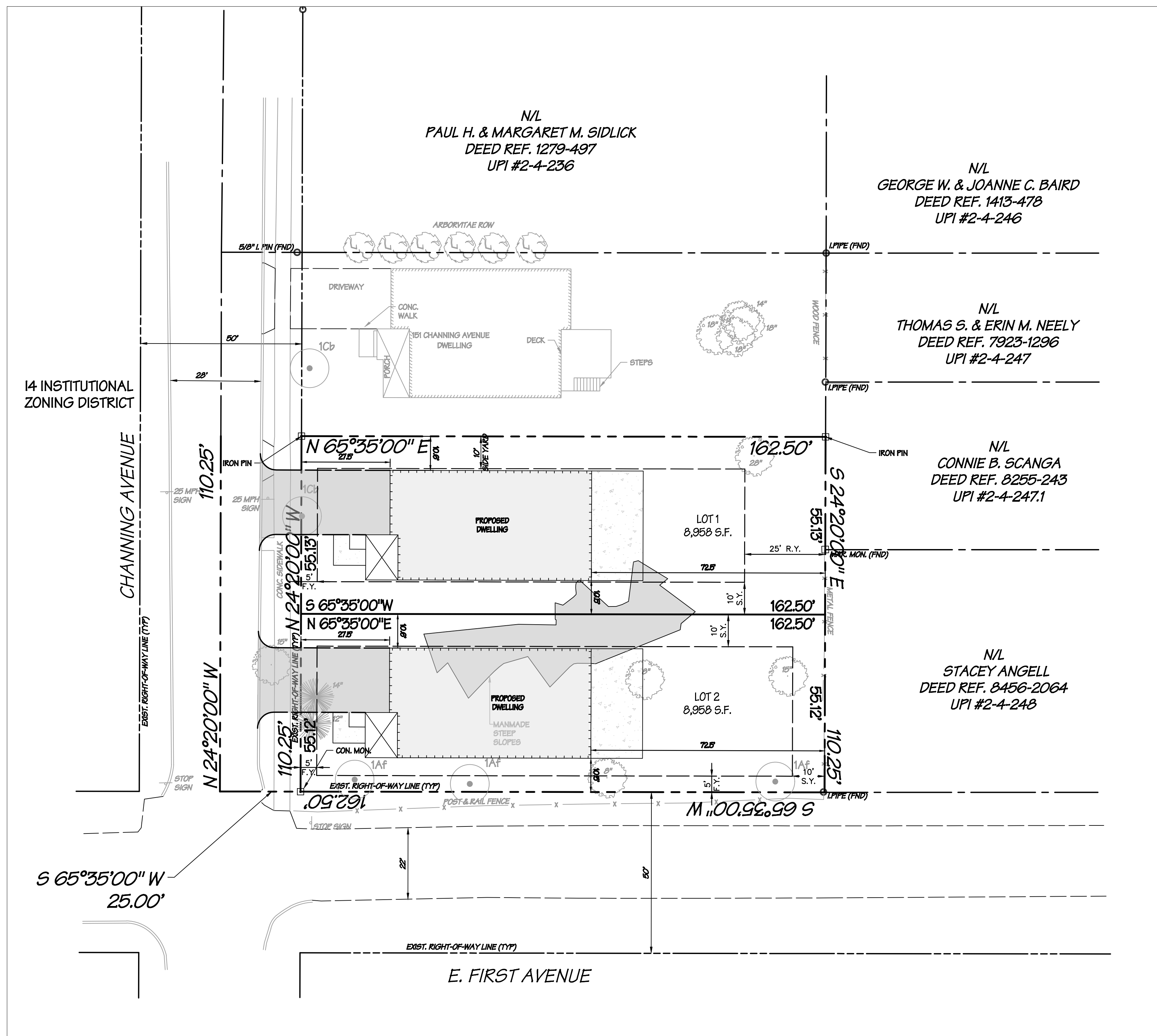
VASTARDIS CONSULTING ENGINEERS, LLC
29 Harvey Lane | Malvern, PA 19355 Ph: 610.644.9663 | Fx: 610.644.3789 Email: vcellic@verizon.net

PLAN PREPARED FOR:
155 CHANNING PARTNERS, LLC.
155 CHANNING AVENUE
BOROUGH OF MALVERN • CHESTER COUNTY • PENNSYLVANIA

SKETCH PLAN #1

DRAWN BY: CAD
CHECKED BY: NV
DATE: 2/14/2024
SCALE: 1" = 20'

SHEET 2 of 3



IMPERVIOUS SURFACE SUMMARY

	LOT 1	LOT 2
DWELLING	2,090 S.F.	2,090 S.F.
COVERED PORCH	140 S.F.	140 S.F.
GARAGE	0 S.F.	0 S.F.
DRIVE	550 S.F.	550 S.F.
PATIO/WALKS	617 S.F.	617 S.F.
GRAVEL	0 S.F.	0 S.F.
TOTAL	3,397 S.F.	3,397 S.F.

ZONING DATA

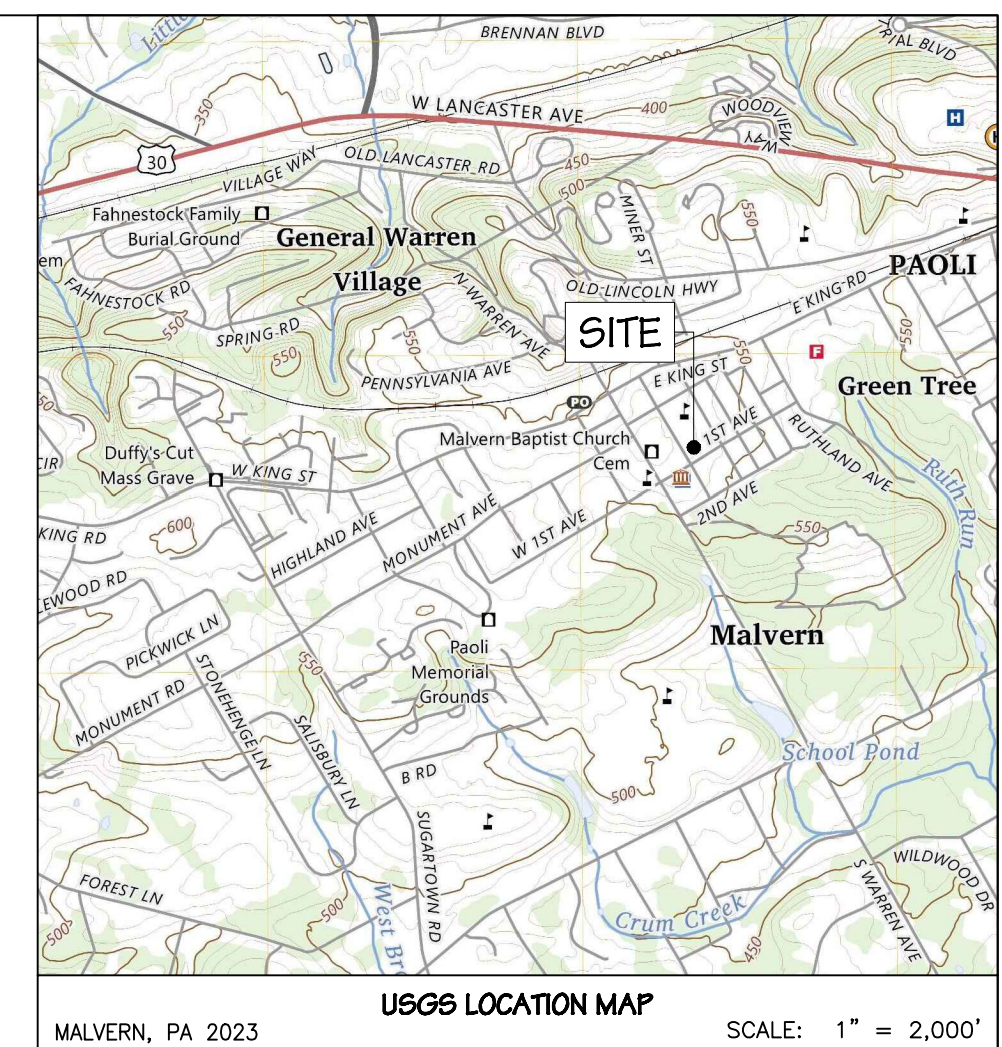
ZONING DISTRICT: R-4 RESIDENTIAL DISTRICT

	REQUIRED	LOT 1	LOT 2
LOT AREA	7,000 S.F.	8,958 S.F.	8,958 S.F.
LOT WIDTH	45 FT.	55.13 FT.	55.12 FT.

BUILDING SETBACKS

	REQUIRED	LOT 1	LOT 2
FRONT YARD	5 FT. (MIN.) *	27.5 FT.	10.5 FT.
SIDE YARD	5/10 FT. (MIN.)	10.5 FT.	10.6 FT.
REAR YARD	25 FT. (MIN.)	72.5 FT.	N/A
BUILDING COVERAGE	25% (MAX.)	24.9% ** (2,230 S.F.)	24.9% ** (2,230 S.F.)
IMPERVIOUS SURFACE	40% (MAX.)	37.9% ** (3,397 S.F.)	37.9% ** (3,397 S.F.)
BUILDING HEIGHT	3 STORIES/ 35 FT. (MAX.)	< 35 FT.	< 35 FT.

* NO LESS THAN 5 FT. AND NO GREATER THAN 40 FT.
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LEGEND

EXISTING FEATURES

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- BUILDING SETBACK LINE
- EXISTING BUILDING
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF DRIVEWAY
- EXISTING FENCE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

PROPOSED FEATURES

- PROPOSED BUILDING
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OHM's LAW: SPECIAL EDUCATION REQUIREMENTS. CALL YOUR LOCAL UTILITIES TO OBTAIN INFORMATION ON SPECIAL EDUCATION REQUIREMENTS. CALL YOUR LOCAL UTILITIES TO OBTAIN INFORMATION ON SPECIAL EDUCATION REQUIREMENTS. CALL YOUR LOCAL UTILITIES TO OBTAIN INFORMATION ON SPECIAL EDUCATION REQUIREMENTS.

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 TAX PARCEL #2-4-235

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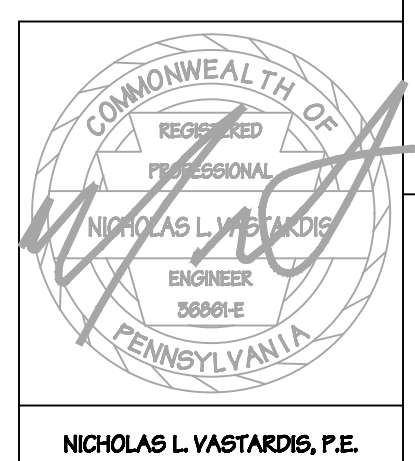
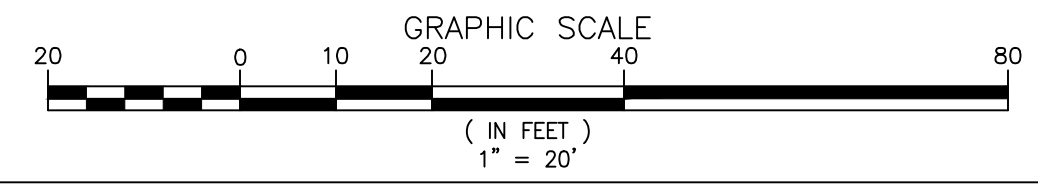
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SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY.



NUM.	DATE	REVISION

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 29 Harvey Lane | Malvern, PA 19355 Ph: 610.644.9663 | Fx: 610.644.3789 Email: vcellic@verizon.net

PLAN PREPARED FOR:
155 CHANNING PARTNERS, LLC.
 155 CHANNING AVENUE
 BOROUGH OF MALVERN • CHESTER COUNTY • PENNSYLVANIA

DRAWN BY: CAD
 CHECKED BY: NV
 DATE: 2/14/2024
 SCALE: 1" = 20'

SKETCH PLAN #2

SHEET 3 of 3