

LOCATION MAP SCALE 1"=2000'

EXISTING FEATURES LEGEND

- 202 --- EXISTING 2' CONTOURS
- 210 --- EXISTING 10' CONTOURS
- x 212.20 EXISTING SPOT ELEVATION
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING GUIDE RAIL
- EXISTING FLOOD PLAIN
- EcB2 SOILS LINE AND DESCRIPTION
- BdA
- EXISTING LIGHT POLE
- STREAM LINE
- EXISTING STORM INLET AND PIPE
- EXISTING STORM MANHOLE AND PIPE
- EXISTING STORM ENDWALL AND PIPE
- EXISTING MULTI-POST SIGN
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING POST
- EXISTING UNDERGROUND WATER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING FIRE LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.)
- PRECAUTIONARY STEEP SLOPES 15-20%
- PROHIBITIVE STEEP SLOPES 20% +

PROPOSED FEATURES LEGEND

- PROPOSED EDGE OF PAVING
- PROPOSED BUILDING

ZONING TABLE
R3b DISTRICT

	REQUIRED	EXISTING
MIN. LOT AREA*	10,000 SF	1,303 AC
MIN. LOT WIDTH*		
SETBACKS		
FRONT YARD	15 FT	
SIDE YARD*	12.5 FT	
REAR YARD	25 FT	
MAX. BUILDING COVERAGE	20%	
MAX. IMPERVIOUS COVERAGE	35%	
MAX. BUILDING HEIGHT	35 FT	

*FOR RESIDENTIAL USE

STEEP SLOPES TABLE

	REQUIRED
PRECAUTIONARY STEEP SLOPES (15%-20%)	22,338 SF
PROHIBITIVE STEEP SLOPES (20%+)	17,933 SF

SKETCH PLAN

NO.	DATE	REVISION

PLAN FOR
171 LONGFORD AVE
MALVERN BOROUGH - CHESTER COUNTY - PENNSYLVANIA

PROJECT NO.
22210

F.B.
112 Moores Road, Suite 200, Malvern, PA 19355
610-444-4623
www.chestervalley.com

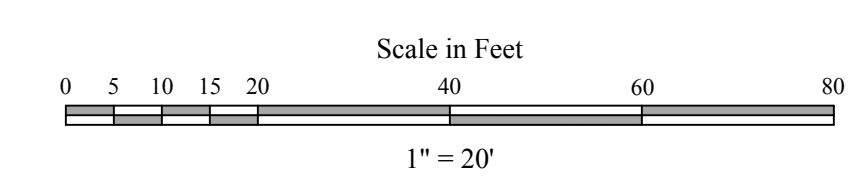
DRAWN BY: JRI
CHECKED BY: RFS

SCALE: 1"=20'
DATE: 3/5/24



NET LOT AREAS

LOT	AREA
LOT 1	14,776 SF
GROSS LOT AREA	14,776 SF
PRECAUTIONARY STEEP SLOPES (50% NET OUT)	5,549 SF
PROHIBITIVE STEEP SLOPES (75% NET OUT)	2,035 SF
TOTAL NET LOT AREA	10,475 SF
LOT 2	20,168 SF
GROSS LOT AREA	20,168 SF
PRECAUTIONARY STEEP SLOPES (50% NET OUT)	9,399 SF
PROHIBITIVE STEEP SLOPES (75% NET OUT)	5,542 SF
TOTAL NET LOT AREA	11,311 SF
LOT 3	21,884 SF
GROSS LOT AREA	21,884 SF
PRECAUTIONARY STEEP SLOPES (50% NET OUT)	7,312 SF
PROHIBITIVE STEEP SLOPES (75% NET OUT)	10,356 SF
TOTAL NET LOT AREA	10,261 SF



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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO. _____
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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 THEREOF:
(1) CONSTRUCTION INDUSTRY CONSENSUS DOCS AND INTERPRETATIONS (CSM 2007) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

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POCS SERIAL NUMBER: _____

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UNIFORM PARCEL IDENTIFIER: 2-4-68