

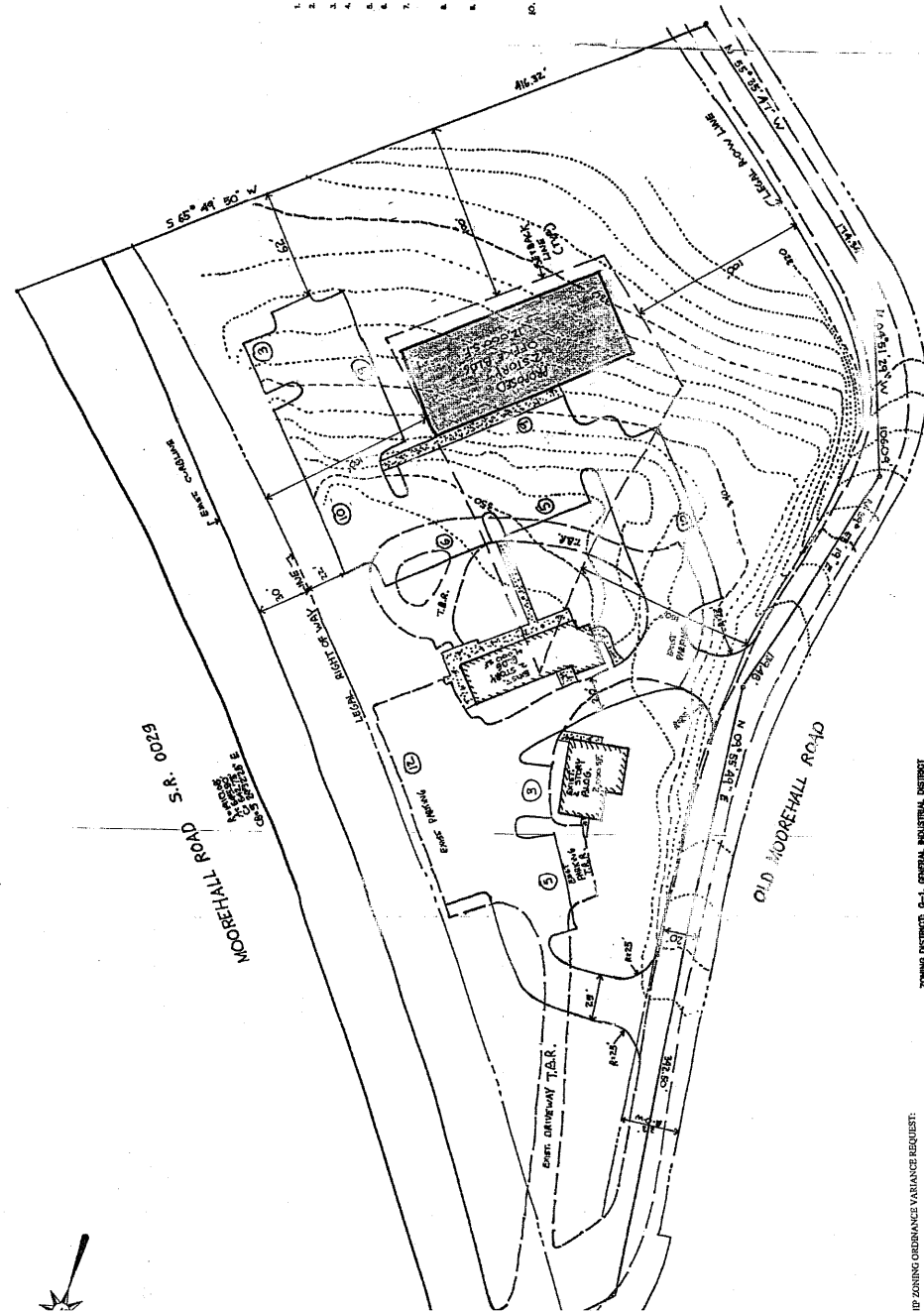
SITE LOCATION MAP

- NOTES:**
1. BEING CHESTER COUNTY MAP 44-6-511 ALSO KNOWN AS 300 MOOREHALL ROAD.
  2. RECORD 11-20-84 IN THE COUNTY RECORDS DEPT-OF-CORPS DATED 11-10-84. LAST REVISION 11-20-84 IN THE COUNTY RECORDS DEPT-OF-CORPS DATED 11-10-84.
  3. LOCAL RIGHTS OF WAY SHOWN FOR PROPERTY PLAT - RICHARD E. DEWNEY - 200204.
  4. IMPROVEMENTS AND CONDITIONS FROM PHYSICAL FIELD SURVEY PERFORMED JANUARY 28, 2008.
  5. TRACT AREA 4.412 ACRES TO BE LINED, 1.000 ACRES SET OF RECORD OF 2002.
  6. NO PROPERTY CORNER MARKS RECORDED AT THE TIME OF THE SURVEY. THE ACCURACY OF THE IMPROVEMENTS RELATIVE TO THE BOUNDARY IS TO BE CONSIDERED APPROXIMATE.
  7. THE SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARY IS AS SHOWN AS TO BE CORRECT AND THAT THE BOUNDARY IS AS SHOWN AS TO BE CORRECT AND THAT THE BOUNDARY IS AS SHOWN AS TO BE CORRECT.
  8. ELEVATIONS SHOWN ARE BASED ON U.S. NATIONAL GEODETIC VERTICAL DATUM OF 1988.
  9. THE SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARY IS AS SHOWN AS TO BE CORRECT AND THAT THE BOUNDARY IS AS SHOWN AS TO BE CORRECT.
  10. EXISTING IMPROVEMENTS CONTINUE UNCHANGED.

Old Moorehall Road is to be two way traffic from the intersection with Philadelphia Road to the proposed Southern driveway.

TOTAL - THREE (3) - TRAIL IMPROVEMENTS CONTINUE UNCHANGED.

REVISIONS: 11/17/08  
11/17/08  
11/17/08



**PERMITS REQUIREMENTS**

1 SPACE PER 250 S.F. OF BLDG  
 Proposed 12,000 S.F. BLDG = 48 ACQUIRED  
 48 PROPOSED  
 Existing 5000 S.F. BLDG = 24 REQUIRED  
 24 PROPOSED

**ZONING DISTRICT: G-1, GENERAL INDUSTRIAL DISTRICT**

- MIN. LOT AREA: 5 AC.
- MIN. LOT WIDTH: 300 FEET
- MIN. YARD SETBACKS: 100 FEET
- MAX. YARD SETBACKS: 100 FEET
- MAX. BUILDING COVERAGE: 25% (EXCEPT FOR AREAS NOT EXCEEDING 5 AC.)
- MAX. LOT COVERAGE: 50%
- 100 FEET MIN. WIDTH ADJACENT TO A RESIDENTIAL DISTRICT.

**IF ZONING ORDINANCE VARIANCE REQUEST:**

ALL EXCEPTION OR VARIANCE REQUESTS TO ANY PROVISION OF THE ZONING ORDINANCE SHALL BE REQUESTED TO THE ZONING BOARD OF ADJUSTMENT. THE ZONING BOARD OF ADJUSTMENT SHALL DETERMINE WHETHER A VARIANCE IS NECESSARY AND WHETHER IT IS IN THE PUBLIC INTEREST TO GRANT THE VARIANCE TO THE APPLICANT.

380 OLD MOOREHALL ROAD  
 CHESTER COUNTY, PA  
 19380

Edward B. Walsh & Associates, Inc.  
 1000 W. MARKET STREET  
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