



SOURCE:

1. The base information including property outbounds, existing streets, structures, wetlands, basin, adjacent properties, utilities and utility easements taken from a plan prepared by Brandywine Valley Engineers, dated 1-19-98.
2. The information of adjacent office taken from the plan prepared by Vollmer Associates LLP, dated 5-21-04.

SITE DATA: LOT 1 ONLY

EXISTING ZONING: PBC (Planned Business Center District) & LI (Light Industrial Center District)

TOTAL GROSS TRACT AREA: 22.36 AC

TOTAL LOT AREA CALCULATIONS (Per Ordinance No. 110)

Total Gross Tract Area	22.36 ac
Excluding area within easement and within utility ROW	- 100 % x 0 = - 0.00 ac
Excluding area within existing or designated road ROW	- 100 % x 1.68 ac = - 1.68 ac
Excluding area within 100 year floodplain	- 85 % x 0 = - 0.00 ac
Excluding area of watercourse and surface waterbodies	- 85 % x 0 = - 0.00 ac
Excluding area within wetlands	- 85 % x 0.95 ac = - 0.81 ac
Excluding area within wetland/ watercourse margin (25')	- 50 % x 0.77 ac = - 0.38 ac
Excluding area of very steep slope 25 % and greater	- 70 % x 0.30 ac = - 0.21 ac

Total Lot Area 19.28 ac

AREA AND BULK REQUIREMENTS: (For PBC)

	REQUIRED	PROVIDED
Min. Tract Area:	4 ac	22.36 ac
Min. Highway Frontage:	300'	> 300'
Max. Building Coverage:	35 % of total area of lot	10.53 % or 2.03 ac
Max. Impervious Surface Coverage:	65 % of total area of lot	62.03 % or 11.96 ac
Min. Setbacks from Street Lines*:	85' from Route 1 & 202 65' from any other street	85' 65'
Min. Setbacks from Perimeter Side Property Lines	75' from adjoining residential property	n.a.
Min. Setbacks from Perimeter Rear Property Lines	50' from abutting non-residentially zoned property	50'
Max. Building Height:	35' and not exceeds 2 stories	n.a.
Buffer Area:	20' adjacent to any non-residential use and along all side and rear lot line 25' along entire frontage	50' from center of stream
Riparian Buffer:		

PARKING REQUIREMENTS:

Hotel	1.2 sp/ per room plus 1 sp/ 3 seats in restaurants or meeting rooms = 215 sp (1.2 x 123 +200/ 3=215)
Restaurant	2 sp/ 100 sf plus 1 sp/ employee = 139 sp (5,600/ 100 x 2 + 25=139)
Bank	1 sp/ 75 sf of floor area for serving customers = 46 sp (4,032 x 85 %/ 75=46)
Office	1 sp/ 250 gross floor area = 593 sp (148,020/ 250=593)
Total	993 sp

PROPOSED BUILDING FLOOR AREA & PARKING:

PROPOSED BUILDINGS	FLOOR AREA	PROPOSED PARKING
Hotel	123 rooms (assuming 1 dining room and 3 meeting rooms, a total of 200 seats)	215 sp
Restaurant	5,680 sf (assuming 25 employees)	139 sp
Bank	4,032 sf (assuming 85 % of floor area for serving customers)	55 sp @ 1.2 sp/ 75 sf
Office	148,020 sf	659 sp @ 4.45 sp/ 1,000 sf
Total	157,732 sf & 123 rooms	1,068 sp

* The 85' and 65' setback may be reduced to 50' provided no parking is located within 50' and the height of buildings between 50' & 85' does not exceed 20', and a berm and extra landscaping is added.

