



SOURCE:

- 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.
- 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	85'
	65' from any other street	65'
Min. Setbacks from Perimeter Side Property Lines	75' from adjoining residential property	n.a.
	50' from abutting non-residentially zoned property	50'
Min. Setbacks from Perimeter Rear Property Lines	75' from adjoining residential property	n.a.
	50' from abutting non-residentially zoned property	50'
Max. Building Height:	35' and not exceeds 2 stories	1-4 stories
Buffer Area:	20' adjacent to any non-residential use and along all side and rear lot line	20'
	25' along entire frontage	25'
Riparian Buffer:	50' from center of stream	n.a.

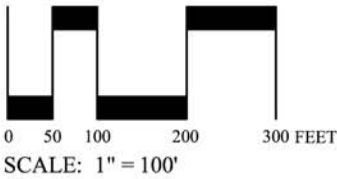
PARKING REQUIREMENTS:

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.



**GLACKIN
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LANDSCAPE
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SKETCH PLAN - MIXED USE
Henderson Plaza
CHADDS FORD TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

PROJECT #: 07-035
DATE: 05-04-07
REV.: 04-14-08

SHEET: