PENNSYLVANIA ONE CALL SYSTEM, INC.
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Serial Number: 20192394111

## Utilities

- Columbia Gas
- Chester County Water Authority
- Delaware Pipeline Authority
- Interstated Energy Company
- Comcast Cable Communications
- PECO Energy
- Lower Chichester Township
- Southern Delaware County Authority
- Transco Gas/Williams Gas
- Texas Eastern Spectra
- Verizon PA

## Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

**Impervious Coverage**

| Description | Existing 2020 | | Proposed Development with Add'l Parking | | Total site Development | |
|---|---|---|---|---|---|---|
| Building | 36,000 | SF | 40,500 | SF | 76,500 | SF |
| Parking Lot | 71,956 | SF | 80,644 | SF | 152,600 | SF |
| Tenant Secure Parking | N/A | SF | 9,046 | SF | 9,046 | SF |
| Sidewalk/Concrete | 4,214 | SF | 3,970 | SF | 8,184 | SF |
| Parking Lot TBR | 9,835 | SF | N/A | SF | N/A | SF |
| Total: | 122,005 | SF | 134,160 | SF | 246,330 | SF |
| Site | 409,493 | SF | 409,493 | SF | 409,493 | SF |
| Building Coverage | 8.79% | | 9.89% | | 18.68% | |
| Total Impervious Cover | 29.79% | | 32.76% | | 60.15% | |

**Parking Table**

| Existing Buildings | Assumption | Requirements | Required | Provided |
|---|---|---|---|---|
| (4 BLDGS) x 9,000 SF = 36,000 SF | Assumed 20% Office - 80% Warehouse | | | |
| Office | 20% = 7,200 SF | 4 Parking Spaces / 1,000 SF | 28.8 | |
| Warehouse | 80% = 32,400 SF | 1 Parking Space / 1,000 SF | 32.4 | |
| HC Spaces | 51-75 spaces; 3 req'd (1 Van) | Includedin count | | 6 |
| Total | | | 61 | 79 |
| Proposed | | | | |
| 40,500 SF BLDG | Assumed 10% Office - 90% Warehouse | | | |
| Office | 10% = 4,050 SF | 4 Parking Spaces / 1,000 SF | 16.2 | |
| Warehouse | 90% = 36,450 SF | 1 Parking Space / 1000 SF | 36.45 | |
| HC Spaces | 51-75 spaces; 3 req'd (1 Van) | Includedin count | | 2 Add'l |
| Total | | | 52.65 | 39 |
| Grand Total | | TOTAL | 114 | 118 |
| HC Spaces | 101-150 spaces; 5 req'd (1 Van) | Includedin count | | 8 |
| Additional Tenant Secured Parking | | | | 15 |
| Loading Spaces | | | | |
| 40,500 SF BLDG | 2 Spaces for 15,000 SF to 50,000 SF Building | | 2 | 16 |

**Zoning Table**

| Description | Required | Existing As Approved (2008) | Existing 2020 | Proposed |
|---|---|---|---|---|
| Lower Chichester Township | | | with Add'l Parking | |
| Use Description | BP- Business Park | | No Change | |
| Building Setbacks (BSBL) | | | | |
| Front | 50 ft | 50 ft | No Change | No Change |
| Rear | 25 ft | **100 ft | No Change | No Change |
| Side | 25ft | ***70 ft | No Change | No Change |
| Parking Setbacks (PSBL) | | | | |
| Front | 25 ft | 25 ft | No Change | No Change |
| Side | 10 ft | 10 ft | No Change | No Change |
| Rear | 10 ft | 10 ft | No Change | No Change |
| Maximum Impervious Surface | 75% | *66% | 33% | 60% |
| Maximum Building Coverage | 40% | 20% | 9% | 10% |
| Maximum Building Height | 60 ft | +/- 30 ft | +/- 30 ft | < 60 ft |
| Minimum Green Area | 25% | 34% | 67% | 40% |
| Minimum Front Lot Width | 125 ft | ****75 ft | ****75 ft | No Change |
| Minimum Lot Size | 30,000 SF For Commercial / 40,000 SF For Industrial | 408,377 SF | No Change | No Change |

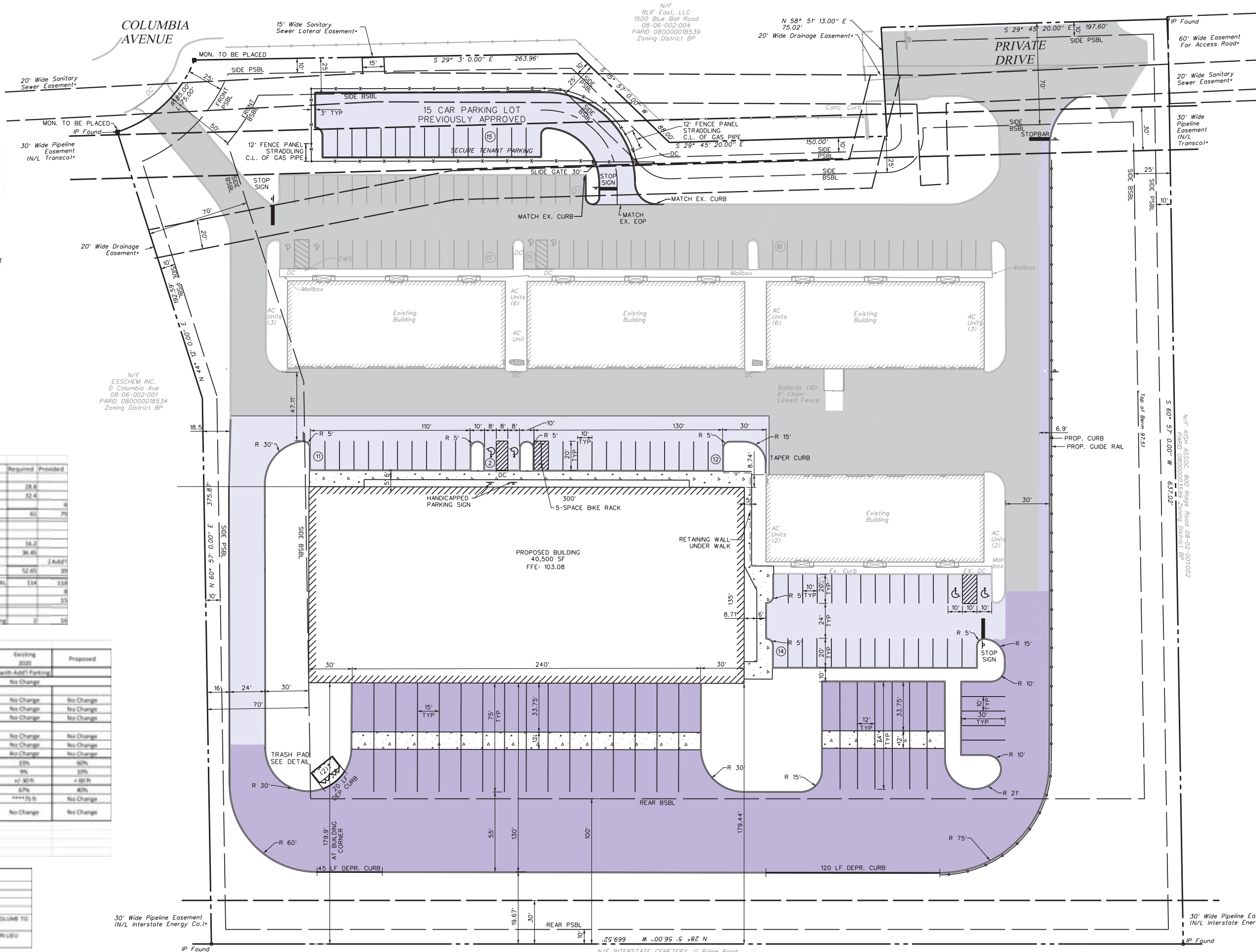
*INCLUDES THE 50 RESERVED PARKING SPACES SHOWN ON 2008 APPROVED PLAN
**REAR YARD SETBACK IS 100 FT -- CONTIGUOUS TO A R-1 DISTRICT
***70 FT SIDE YARD PER CODE DUE TO PROPOSED DRIVEWAY IN EXISTING SETBACKS
****PERCENTAGES BASED UPON EXISTING FIELD CONDITONS WITHOUT THE ADDITIONAL

| WAIVERS FOR 15-CAR PARKING LOT APPROVED BY COMMISSIONERS 09-21-20 | |
|---|---|
| 300 I | WAIVER GRANTED ALLOWING A COMBINED PRELIMINARY/FINAL PLAN |
| 702 A. 3) | WAIVER GRANTED ALLOWING PLANS TO BE DRAWN AT A SCALE OTHER THAN 1"=50' |
| 817 D. 3) c | WAIVER TO PLANT PARKING LOT TREES OUTSIDE THE PARKING LOT AREA. |
| 817 F | AUTHORIZATION GRANTED TO REMOVE FIVE(5) EXISTING TREES. |
| 1044.111 (i) | DEFERRAL GRANTED ALLOWING INFILTRATION TESTING AND REQUIRED INFILTRATION VOLUME TO BE COMPLETED WITH NEXT APPLICATION FOR LAND DEVELOPMENT. |
| 1390.08 (a) | DEFERRAL GRANTED FROM REQUIREMENT FOR OPEN SPACE AND RECREATION, OR FEE IN LIEU UNTIL THE NEXT APPLICATION FOR LAND DEVELOPMENT. |

| WAIVERS REQUESTED FOR PROPOSED LAND DEVELOPMENT OF 40,500 SF WAREHOUSE | |
|---|---|
| 301 | WAIVER GRANTED ALLOWING A COMBINED PRELIMINARY/FINAL PLAN |
| 702 A. 3) | WAIVER GRANTED ALLOWING PLANS TO BE DRAWN AT A SCALE OTHER THAN 1"=50' |
| 817 D. 3) c | WAIVER TO PLANT PARKING LOT TREES OUTSIDE THE PARKING LOT AREA. |
| 817 F | AUTHORIZATION GRANTED TO REMOVE FIVE(5) EXISTING TREES. |
| 1044.111 (i) | WAIVER TO DEVELOP STORMWATER MANAGEMENT SYSTEM WITHOUT REQUIRING INFILTRATION |

LIST OF APPROVALS REQUIRED

- Conditional Use Permit
- NPDES Approval
- Land Development Agreement
- Financial Security Agreement
- Stormwater Control Agreement
- ACT 537 Exemption
- Water and Sewer Will Serve Letters
- Building Permits




COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE

ON THIS, THE ________________ DAY OF _______, 20____, BEFORE ME

THE UNDERSIGNED, PERSONALLY APPEARED ______________________________, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER (OR EQUITABLE OWNER) OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS DIRECTION AND HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

________________________________________
(SIGNATURE OF THE OWNER)

________________________________________
(NOTARY PUBLIC OR OTHER OFFICER)

MY COMMISSION EXPIRES ____________________

SHEETS 1 THROUGH 11 INCLUSIVE, ON RECORD AT THE TOWNSHIP SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME. SHEET 2 OF 11 SHALL BE RECORDED.

I, MARTIN J. EUSTACE III, DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA. C.S.A. SEC. 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH CHAPTER 105 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE COMMONWEALTH OF PENNSYLVANIA, DELAWARE COUNTY AND THE DELAWARE COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND LOWER CHICHESTER TOWNSHIP DESIGN STANDARDS.

______________________________
MARTIN J. EUSTACE III, P.E.
PE048891E

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF DELAWARE COUNTY,

PENNSYLVANIA IN PLAN BOOK ____________, PAGE ______ ON THIS

_______ DAY OF _____________, 20______.

________________________________________
DEPUTY RECORDER OF DEEDS

________________________________________

DELAWARE COUNTY PLANNING COMMISSION PLAN STAMP

PRELIMINARY ZONING SCHEDULE
1. 15-CAR SECURE LOT — JUNE 2021
2. 40,500 SF WAREHOUSE — 1 YEAR FROM RECORDING

THE RECORDING OF THIS PLAN IS AS IF THE ENTIRE PLAN SET WAS RECORDED. THE PLAN SET IS REVIEWABLE AT THE TOWNSHIP OFFICES.

APPROVED
LOWER CHICHESTER TOWNSHIP, DELAWARE COUNTY, PA.

Name of Developmement: Chichester Business Park

Date: ______________________________

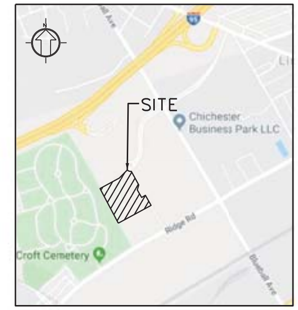
Township Engineer: ______________________

Planning Commission: ______________________

Board of Commissioners:

____________________________ President

____________________________ Secretary




Location Map
Scale: 1" = 1000'

## Legend

- Existing Iron Pin
- P.O.B. — Point of Beginning
- Existing Inlet
- Existing Sign
- Existing Manhole
- Existing Water Valve
- Existing Clean Out
- Existing Roof Drain
- Existing Sanitary Manhole
- Existing Storm Manhole
- Existing Electric Manhole
- Existing Electric Transformer
- Existing Depressed Curb
- Existing Detectable Wearing Surface
- Existing Spot Grade
- Proposed Curb
- Proposed Fence
- Proposed Guide Rail
- Proposed Building Setback
- Proposed Parking Setback
- Proposed Building
- Proposed Concrete
- Proposed Heavy Duty Asphalt
- Proposed Standard Asphalt
- Existing Right-of-Way
- Existing Property Line
- Existing Easements
- Existing Setback
- Existing Gas Easement
- Existing Sanitary Easement
- Existing Drainage Easement
- Existing Building
- Existing Single White Line
- Existing Curb
- Existing Fire Hydrant
- Existing Sidewalk / Concrete
- Existing Asphalt Pavement
- Proposed Match Ext. Asphalt
- Dumpster Pad
- Proposed Monument

Stormwater Management Facilities Easement

The Municipality is granted a blanket easement to enter the property to inspect stormwater management facilities with prior notice to the Owner and to perform any required maintenance, which has not been properly performed or carried out by the Owner in a timely manner.

______________________ Landowner ______________________ Date

SEE GENERAL NOTES LISTED ON SHEET 1, "EXISTING CONDITIONS AND DEMOLITION PLAN."

### Site Data:

Zoned: BP - BUSINESS PARK
Lot Area: 408.377 SF
9.38 Ac. To R.O.W
9.40 Ac. (Per Survey)

### Owner/Applicant:

Chichester Business Park LLC
179 Fairhill Dr.
Wilmington, DE 19808

### Tax Parcel Number:

PARID: 08000018536
Map Number: 08-06 -002:003

GRAPHIC SCALE 1" = 40'

| | | |
|---|---|---|
| 04-30-21 | YG | NO CHANGES |
| 03-25-21 | YG | NO CHANGES PER DCCD 03-17-21 COMMENTS |
| 03-04-21 | SJF | REVISED PER PENNONI COMMENT LETTER DATED 02-26-2021 |

*Land Development Plan*

# CHICHESTER BUSINESS PARK

3901 COLUMBIA AVE.
LOWER CHICHESTER TOWNSHIP, DELAWARE CO., PA


COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — MARTIN J. EUSTACE, III — 048891-E

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Martin J. Eustace, III, P.E.
PA Lic. PE048891E


DRAWN BY: SJF
CHECKED BY: MJE
DATE: 01-25-21
DRAWING No.: D 2345 01A 03