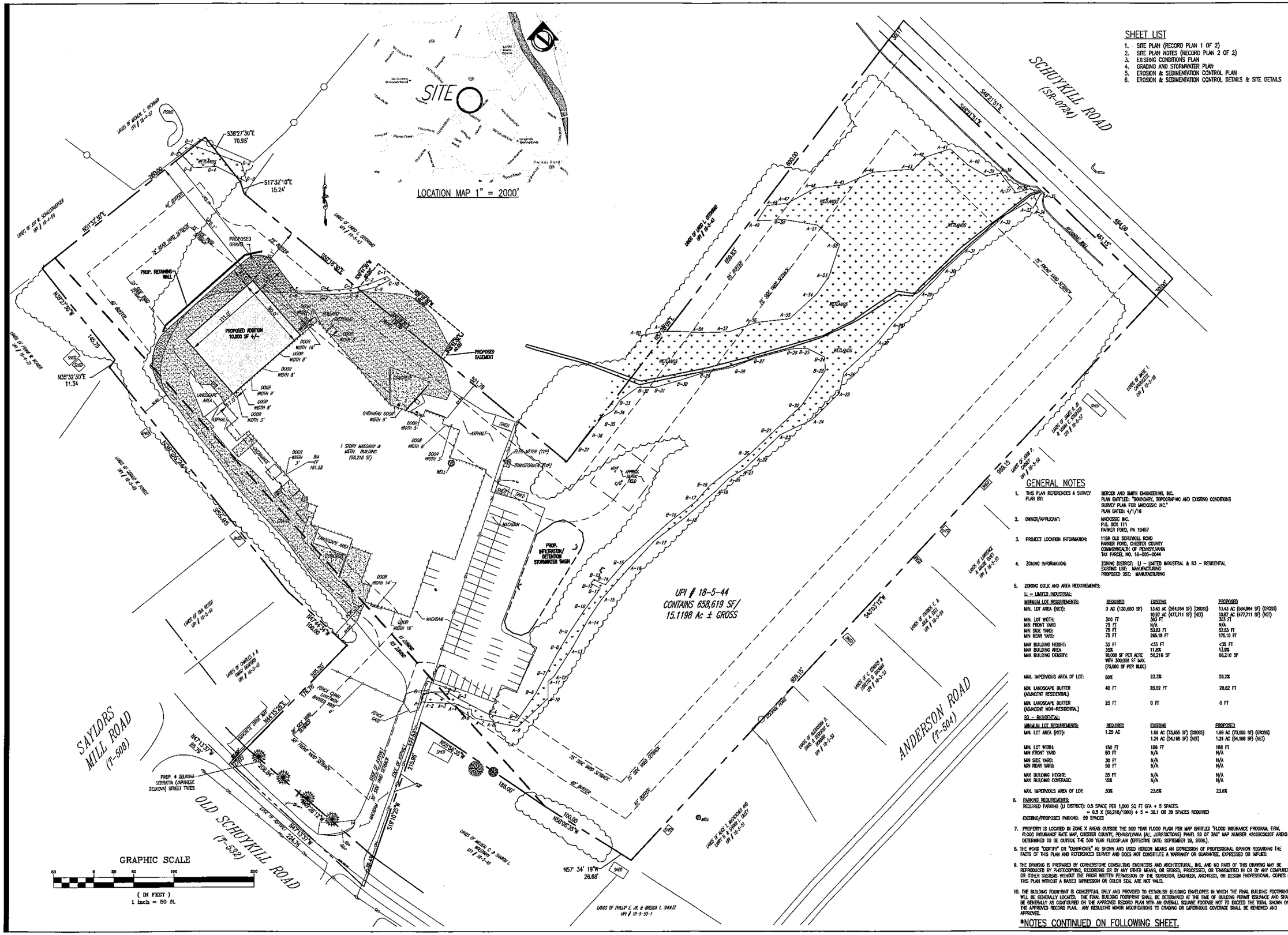

SHEET LIST

1. SITE PLAN (RECORD PLAN 1 OF 2)
2. SITE PLAN NOTES (RECORD PLAN 2 OF 2)
3. EXISTING CONDITIONS PLAN
4. GRADING AND STORMWATER PLAN
5. EROSION & SEDIMENTATION CONTROL PLAN
6. EROSION & SEDIMENTATION CONTROL DETAILS & SITE DETAILS

GENERAL NOTES

1. THIS PLAN REFERENCES A SURVEY PLAN BY: BERCEK AND SMITH ENGINEERING, INC. PLAN ENTITLED: "BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITIONS SURVEY PLAN FOR MACKISSIC INC." PLAN DATED: 4/1/16
2. OWNER/APPLICANT: MACKISSIC INC. P.O. BOX 111 PARKER FORD, PA 19457
3. PROJECT LOCATION INFORMATION: 1189 OLD SCHUYKILL ROAD PARKER FORD, CHESTER COUNTY COMMONWEALTH OF PENNSYLVANIA TAX PARCEL NO. 16-005-004A
4. ZONING INFORMATION: ZONING DISTRICT: LI – LIMITED INDUSTRIAL & R3 – RESIDENTIAL EXISTING USE: MANUFACTURING PROPOSED USE: MANUFACTURING
5. ZONING BULK AND AREA REQUIREMENTS:

LI – LIMITED INDUSTRIAL:

MINIMUM LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (NET):	3 AC (130,680 SF)	13.43 AC (584,954 SF) (GROSS) 10.97 AC (477,711 SF) (NET)	13.43 AC (584,954 SF) (GROSS) 10.97 AC (477,711 SF) (NET)
MIN. LOT WIDTH:	300 FT	303 FT	303 FT
MIN FRONT YARD	75 FT	N/A	N/A
MIN SIDE YARD:	75 FT	53.83 FT	53.83 FT
MIN REAR YARD:	75 FT	265.18 FT	175.10 FT
MAX BUILDING HEIGHT:	35 FT	<35 FT	<35 FT
MAX BUILDING AREA	35%	11.8%	13.8%
MAX BUILDING DENSITY:	10,000 SF PER ACRE WITH 300,000 SF MAX. (79,000 SF PER BLDG)	56,216 SF	68,216 SF
MAX. IMPERVIOUS AREA OF LOT:	60%	23.3%	28.2%
MIN. LANDSCAPE BUFFER (ADJACENT RESIDENTIAL)	40 FT	28.62 FT	28.62 FT
MIN. LANDSCAPE BUFFER (ADJACENT NON-RESIDENTIAL)	25 FT	0 FT	0 FT

R3 – RESIDENTIAL:

MINIMUM LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (NET):	1.25 AC	1.68 AC (73,855 SF) (GROSS) 1.24 AC (54,168 SF) (NET)	1.69 AC (73,655 SF) (GROSS) 1.24 AC (54,168 SF) (NET)
MIN. LOT WIDTH:	150 FT	186 FT	186 FT
MIN FRONT YARD	50 FT	N/A	N/A
MIN SIDE YARD:	30 FT	N/A	N/A
MIN REAR YARD:	50 FT	N/A	N/A
MAX BUILDING HEIGHT:	35 FT	N/A	N/A
MAX BUILDING COVERAGE:	15%	N/A	N/A
MAX. IMPERVIOUS AREA OF LOT:	30%	23.6%	23.6%

6. PARKING REQUIREMENTS:
   REQUIRED PARKING (LI DISTRICT): 0.5 SPACE PER 1,000 SQ FT GFA + 5 SPACES.
   = 0.5 X (68,216/1000) + 5 = 38.1 OR 39 SPACES REQUIRED
   EXISTING/PROPOSED PARKING: 59 SPACES
7. PROPERTY IS LOCATED IN ZONE X AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN PER MAP ENTITLED "FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 20 OF 380" MAP NUMBER 42029C0020F AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN (EFFECTIVE DATE: SEPTEMBER 28, 2006.).
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
10. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND PROVIDED TO ESTABLISH BUILDING ENVELOPES IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE APPROVED RECORD PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED RECORD PLAN. ANY RESULTING MINOR MODIFICATIONS TO GRADING OR IMPERVIOUS COVERAGE SHALL BE REVIEWED AND APPROVED.

*NOTES CONTINUED ON FOLLOWING SHEET.

CLIENT DATA

Cornerstone
Consulting Engineers & Architectural, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Philadelphia Region 215-362-2600
Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

NO	BY	DESCRIPTION	DATE

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Jacks Run Road
West Mifflin, Pennsylvania 15122-1050
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE-15458
PENNSYLVANIA LICENSE No. PE 82326
MARYLAND LICENSE No. 29913 NEW
JERSEY LICENSE No. GE49304
VIRGINIA LICENSE No. 0402-053723

PROJECT LOCATION

MACKISSIC INC.
PROPOSED BUILDING EXPANSION

1189 OLD SCHUYLKILL ROAD
EAST COVENTRY TOWNSHIP
CHESTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

TITLE

SITE PLAN (RECORD PLAN 1 OF 2)

PROJ. #	16-0151	DATE	7/27/2016
CAD ID.	16-0151	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 6

REVISION 0