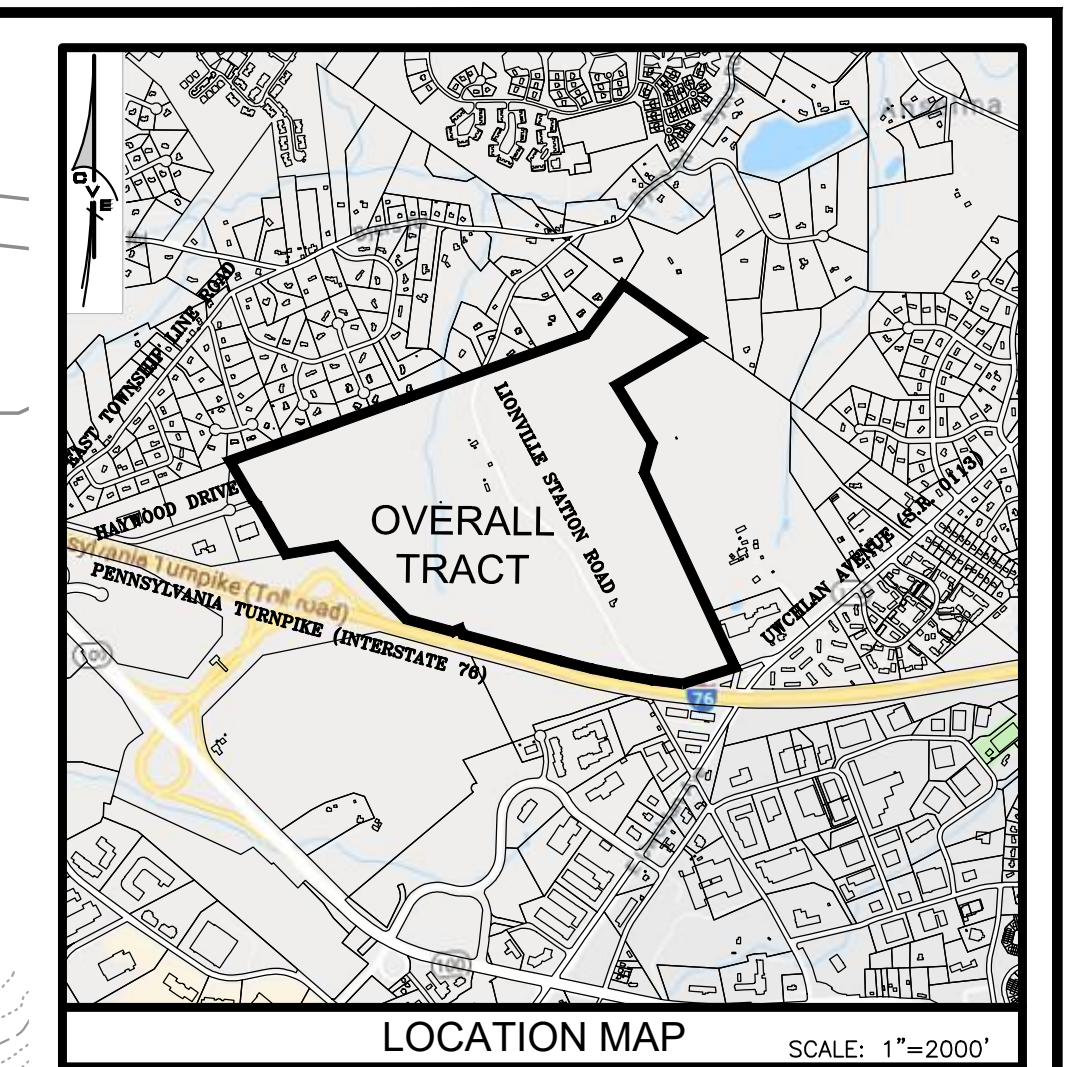




PROPOSED USE: OFFICE MANUFACTURING & WAREHOUSE (PERMITTED BY RIGHT)
SECTION 507.3.a & 507.3.k WAREHOUSING MANUFACTURING & OFFICE BUILDING IN COMPLIANCE
WITH ALL OF THE REQUIREMENTS OF SECTIONS 507

OVERALL TRACT AREA TABULATION:

RIGHT-OF-WAY TO BE DEDICATED TO UWCHLAN TOWNSHIP	9.248 Acres
NET TOTAL TRACT AREA =	228.140 Acres

EQUITABLE OWNER/APPLICANT
EAGLEVIEW EAST, LP
 707 EAGLEVIEW BLVD.
 EAGLEVIEW CORPORATE CENTER
 EXTON, PA 19341
 ATTN: NEAL FISHER, P.E.
 PHONE: (610) 458-1900 – OFFICE
 EMAIL: neal.fisher@hankingroup.com

**CONDITIONAL USE PLANS
UWCHLAN INDUSTRIAL PARK
FOR
EAGLEVIEW EAST, L.P.
UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA**

 ChesterValley ENGINEERS, INC. 83 Chestnut Road, P.O. Box 447, Pott, PA 19061 610-644-4623 610-689-3143 Fax www.chesterpa.com		PROJECT NO. 20800 F.B.		
SCALE 1" = 150'	DATE 04/11/18	DRAWN BY S.F.D.	CHECKED BY J.M.H.	DRAWING

SHEET 2 OF

NOTE TO USER OF THESE PLANS:

WARNING: THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE LOWER IN CREDIT RISK THAN THAT OF THE FIELD CONCURRENCE INVESTIGATION REPORTS AND THEREFORE SHOULD BE USED AS A GUIDE FOR VALIDATION OF THE PLANS IN THE EVENT THERE ARE ANY DISCREPANCIES NOTED IN THE FIELD BETWEEN THESE PLANS AND EXISTING CONVENTIONAL PRACTICES WITH REGARD TO WILDLIFE MANAGEMENT FOR ANY PURPOSE. DEESTER VILLAGE PLANS AND DATA ARE NOT LIABLE FOR DAMAGES OF ANY KIND RESULTING FROM THE USE OF THESE PLANS OR FROM ANY OTHER INFORMATION CONTAINED IN THESE PLANS SHOULD SUCH INFORMATION CONTAINED IN THESE PLANS SHOULD SUCH INFORMATION CONTAINED IS DISCOVERED AND CURRENT VALIDATION IS NOT OBTAINED FROM DEESTER VILLAGE OWNERS BEFORE PROCEEDING.

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U.P.I. NOS.: 33-01-25, 33-01-26, 33-01-27, 33-01-28, 33-01-29, 33-01-30, 33-01-31, 33-01-32, 33-01-33, 33-01-34, 33-01-35, 33-01-36, 33-01-37, 33-01-38, 33-01-39, 33-01-40, 33-01-41, 33-01-42, 33-01-43, 33-01-44, 33-01-45, 33-01-46, 33-01-47, 33-01-48, 33-01-49, 33-01-50, 33-01-51, 33-01-52, 33-01-53, 33-01-54, 33-01-55, 33-01-56, 33-01-57, 33-01-58, 33-01-59, 33-01-60, 33-01-61, 33-01-62, 33-01-63, 33-01-64, 33-01-65, 33-01-66, 33-01-67, 33-01-68, 33-01-69, 33-01-70, 33-01-71, 33-01-72, 33-01-73, 33-01-74, 33-01-75, 33-01-76, 33-01-77, 33-01-78, 33-01-79, 33-01-80, 33-01-81, 33-01-82, 33-01-83, 33-01-84, 33-01-85, 33-01-86, 33-01-87, 33-01-88, 33-01-89, 33-01-90, 33-01-91, 33-01-92, 33-01-93, 33-01-94, 33-01-95, 33-01-96, 33-01-97, 33-01-98, 33-01-99, 33-02-00, 33-02-01, 33-02-02, 33-02-03, 33-02-04, 33-02-05, 33-02-06, 33-02-07, 33-02-08, 33-02-09, 33-02-10, 33-02-11, 33-02-12, 33-02-13, 33-02-14, 33-02-15, 33-02-16, 33-02-17, 33-02-18, 33-02-19, 33-02-20, 33-02-21, 33-02-22, 33-02-23, 33-02-24, 33-02-25, 33-02-26, 33-02-27, 33-02-28, 33-02-29, 33-02-30, 33-02-31, 33-02-32, 33-02-33, 33-02-34, 33-02-35, 33-02-36, 33-02-37, 33-02-38, 33-02-39, 33-02-40, 33-02-41, 33-02-42, 33-02-43, 33-02-44, 33-02-45, 33-02-46, 33-02-47, 33-02-48, 33-02-49, 33-02-50, 33-02-51, 33-02-52, 33-02-53, 33-02-54, 33-02-55, 33-02-56, 33-02-57, 33-02-58, 33-02-59, 33-02-60, 33-02-61, 33-02-62, 33-02-63, 33-02-64, 33-02-65, 33-02-66, 33-02-67, 33-02-68, 33-02-69, 33-02-70, 33-02-71, 33-02-72, 33-02-73, 33-02-74, 33-02-75, 33-02-76, 33-02-77, 33-02-78, 33-02-79, 33-02-80, 33-02-81, 33-02-82, 33-02-83, 33-02-84, 33-02-85, 33-02-86, 33-02-87, 33-02-88, 33-02-89, 33-02-90, 33-02-91, 33-02-92, 33-02-93, 33-02-94, 33-02-95, 33-02-96, 33-02-97, 33-02-98, 33-02-99, 33-03-00, 33-03-01, 33-03-02, 33-03-03, 33-03-04, 33-03-05, 33-03-06, 33-03-07, 33-03-08, 33-03-09, 33-03-10, 33-03-11, 33-03-12, 33-03-13, 33-03-14, 33-03-15, 33-03-16, 33-03-17, 33-03-18, 33-03-19, 33-03-20, 33-03-21, 33-03-22, 33-03-23, 33-03-24, 33-03-25, 33-03-26, 33-03-27, 33-03-28, 33-03-29, 33-03-30, 33-03-31, 33-03-32, 33-03-33, 33-03-34, 33-03-35, 33-03-36, 33-03-37, 33-03-38, 33-03-39, 33-03-40, 33-03-41, 33-03-42, 33-03-43, 33-03-44, 33-03-45, 33-03-46, 33-03-47, 33-03-48, 33-03-49, 33-03-50, 33-03-51, 33-03-52, 33-03-53, 33-03-54, 33-03-55, 33-03-56, 33-03-57, 33-03-58, 33-03-59, 33-03-60, 33-03-61, 33-03-62, 33-03-63, 33-03-64, 33-03-65, 33-03-66, 33-03-67, 33-03-68, 33-03-69, 33-03-70, 33-03-71, 33-03-72, 33-03-73, 33-03-74, 33-03-75, 33-03-76, 33-03-77, 33-03-78, 33-03-79, 33-03-80, 33-03-81, 33-03-82, 33-03-83, 33-03-84, 33-03-85, 33-03-86, 33-03-87, 33-03-88, 33-03-89, 33-03-90, 33-03-91, 33-03-92, 33-03-93, 33-03-94, 33-03-95, 33-03-96, 33-03-97, 33-03-98, 33-03-99, 33-04-00, 33-04-01, 33-04-02, 33-04-03, 33-04-04, 33-04-05, 33-04-06, 33-04-07, 33-04-08, 33-04-09, 33-04-10, 33-04-11, 33-04-12, 33-04-13, 33-04-14, 33-04-15, 33-04-16, 33-04-17, 33-04-18, 33-04-19, 33-04-20, 33-04-21, 33-04-22, 33-04-23, 33-04-24, 33-04-25, 33-04-26, 33-04-27, 33-04-28, 33-04-29, 33-04-30, 33-04-31, 33-04-32, 33-04-33, 33-04-34, 33-04-35, 33-04-36, 33-04-37, 33-04-38, 33-04-39, 33-04-40, 33-04-41, 33-04-42, 33-04-43, 33-04-44, 33-04-45, 33-04-46, 33-04-47, 33-04-48, 33-04-49, 33-04-50, 33-04-51, 33-04-52, 33-04-53, 33-04-54, 33-04-55, 33-04-56, 33-04-57, 33-04-58, 33-04-59, 33-04-60, 33-04-61, 33-04-62, 33-04-63, 33-04-64, 33-04-65, 33-04-66, 33-04-67, 33-04-68, 33-04-69, 33-04-70, 33-04-71, 33-04-7

PENNSYLVANIA ACT 181 REQUIREMENTS		DATE: 01-14-2018
UNDERGROUND VULNERABILITY STATE, NPA, NO.: 1041481028		
CHESTNUT HILLTERRA GROUP, INC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THIS DRAWING. ANY DISCREPANCIES BETWEEN THESE LOCATIONS AND THE ACTUALLY PLACED LOCATIONS ARE THE RESPONSIBILITY OF THE CLIENT.		SEE SHEET #1 FOR EXISTING UTILITY INFORMATION
ANY SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.		DEDICATED OFFICE ADDRESS AND TELEPHONE NUMBER
EXCAVATIONS, TRENCHING, AND SHORING		
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS MUST COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING LISTED STANDARDS/ORDINANCES OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION:		
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2200) "TRENCHING AND SHORING"; PART 1901.10 - "EXCAVATIONS, TRENCHING AND SHORING" (2) "DIGGING AND TRENCHING OPERATIONS" (OSHA 2200) dated		

CDR#	3% to 8% SLOPES	46 CM	58 CM	POOR	POOR	FAIR	FAIR	VERY LIMITED
GADSDON SILT LOAM								
CDR#	3% to 36 SLOPES	69 CM	217 CM	POOR	POOR	FAIR	FAIR	SOMEWHAT LIMITED
GADSDON GRAVELLY LOAM								
CDR#	3% to 8% SLOPES	> 200 CM	168 CM	FAIR	POOR	GOOD	FAIR	SOMEWHAT LIMITED
GDC	8% to 15% SLOPES	> 200 CM	173 CM	POOR	POOR	FAIR	FAIR	SOMEWHAT LIMITED
GDC	15% to 25% SLOPES	> 200 CM	67 CM	FAIR	POOR	FAIR	POOR	SOMEWHAT LIMITED
GADSDON - PARKER WET LOAM								
GDC	15% to 25% SLOPES	8' PLUS	3' to 3'	G0000	FAIR to G000	FAIR to G000	G000	PENETRABILITY
MOUNT LUCAS SILT LOAM								
MB	3% to 8% SLOPES	12" to 30"	> 48"	POOR	POOR	POOR	FAIR	VERY LIMITED

N/E
JOHN A JR. &
SUSAN M. WICKHERRY
TWP #33-4-36
D.B. 5495 PG. 1850



UWCHLAN INDUSTRIAL

FOR

EAGLEVIEW EAST

UWCHLAN TOWNSHIP - CHESTER COUNTY

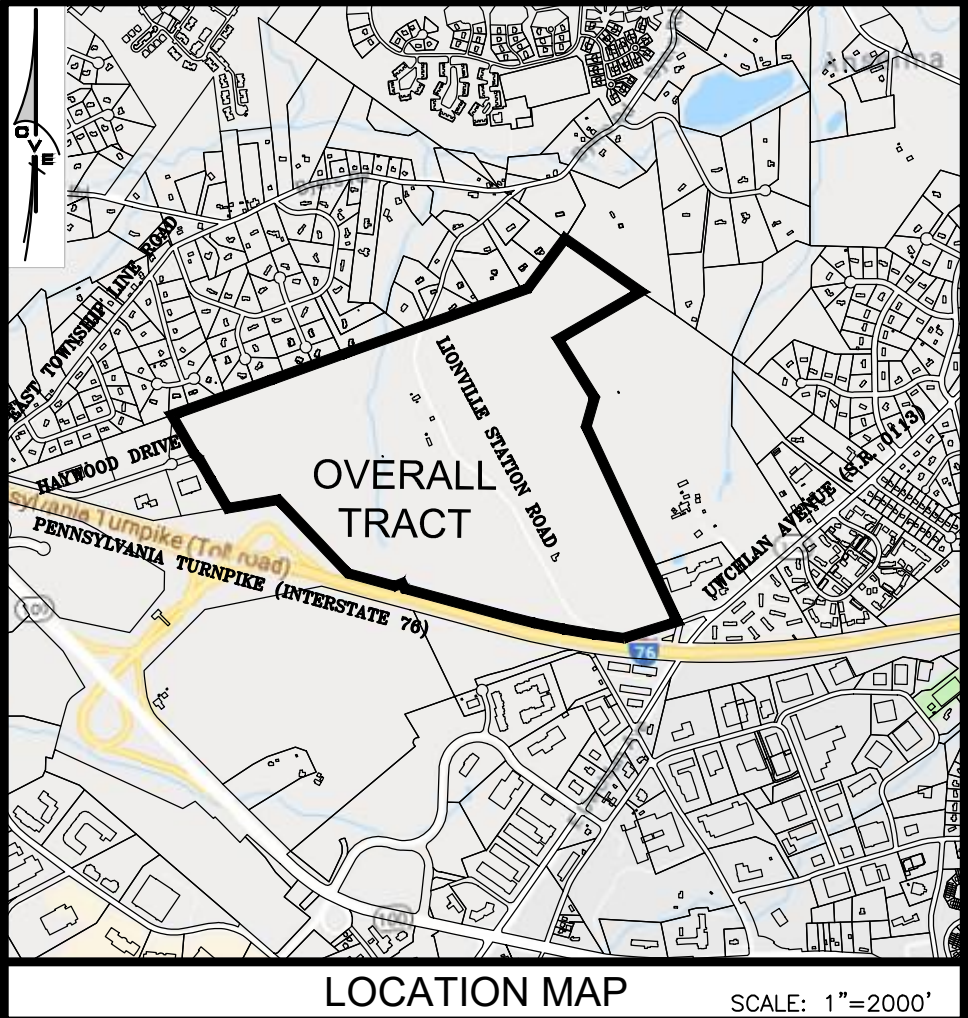


Chester ENGINEERS

600 Chestnut Street, 100 West
610-664-4629 | 610-664-4630
www.chesterpa.com

SCALE AS SHOWN	DATE 01/15/14	DRAWN BY JLH
-------------------	------------------	-----------------

Valley Forge, INC. 1447, Pottsville, PA 19301 610-682-1438 Fax		PROJECT NO. 20800
CHECKED BY J.M.H.		F.B. DRAWING

[illegible]

CALL 3 WORKING DAYS BEFORE YOU DIE
Call: 811 or 1-800-242-1776



SITE LAYOUT PLAN

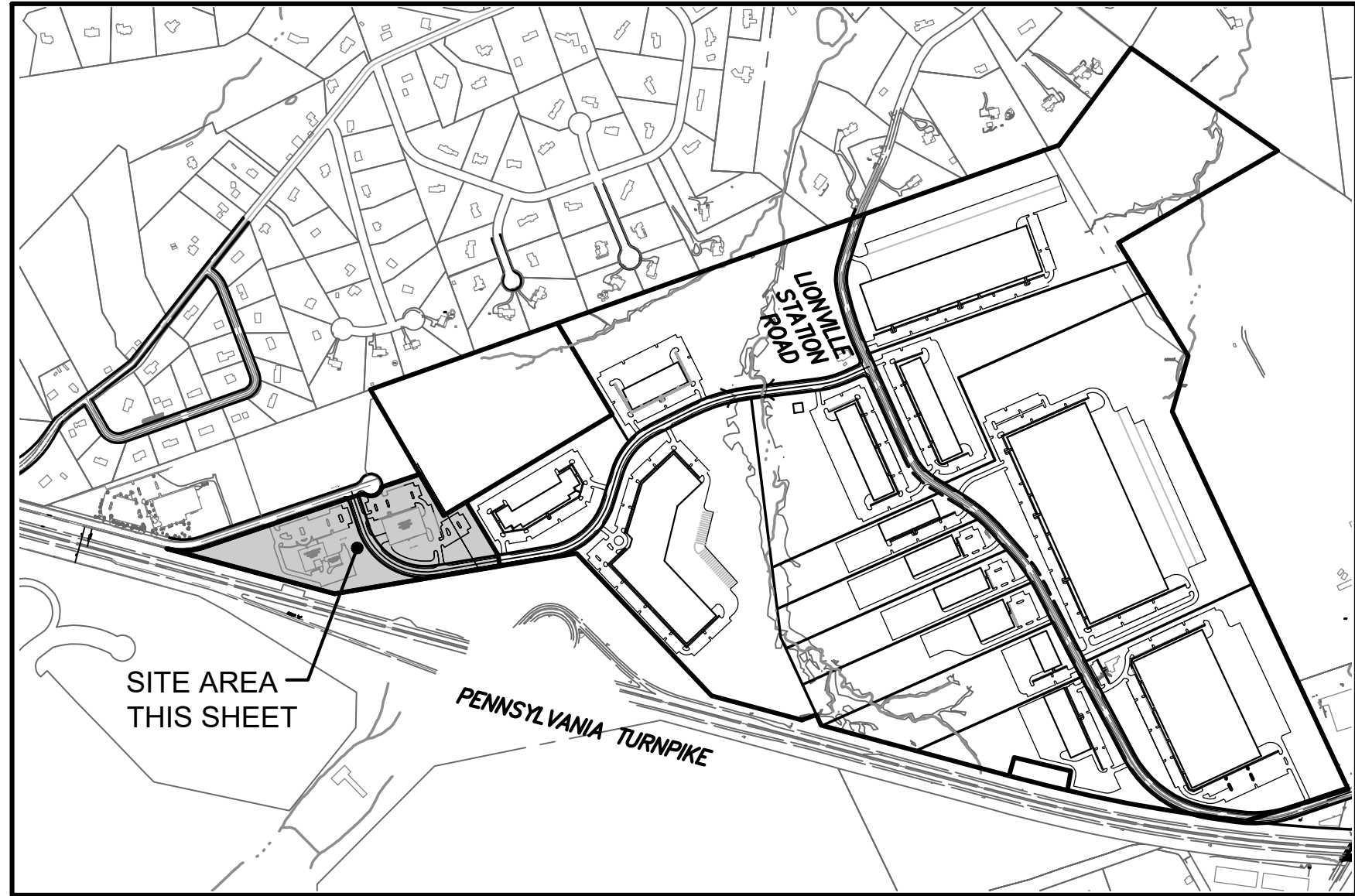
EQUITABLE OWNER/APPLICANT

EAGLEVIEW EAST, LP
707 EAGLEVIEW BLVD.
EAGLEVIEW CORPORATE CENTER
EXTON, PA 19341
ATTN: NEAL FISHER, P.E.
PHONE: (610) 458-1900 - OFFICE
EMAIL: neal.fisher@hankinggroup.com

Scale in Feet

0 20 40 60 80 100 200 300 400

1" = 100'



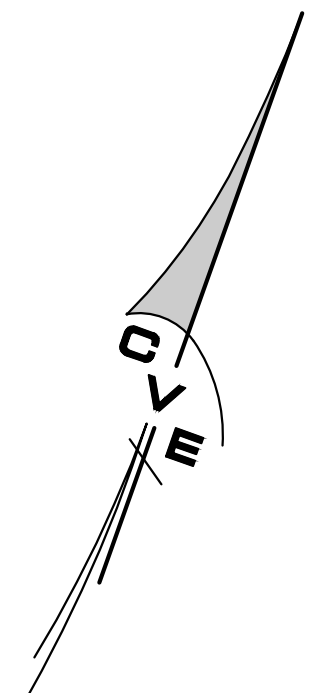
SCALE: 1" = 800'

U.P.I. NOs.: 33-01-25, 33-01-26, 33-01-27, 33-01-28, & 33-01-28.1

 PROPOSED BUILDING
 PROPOSED LOT LINE
 PROPOSED SETBACK LINE
 PROPOSED ROADWAY CENTERLINE
 PROPOSED CURB
 PROPOSED CONCRETE SIDEWALK
 PROPOSED EASEMENT

BUILDING USE:	REQUIRED PARKING	EXISTING	PROPOSED
TRUCK TERMINALS AND WHOLESALE WAREHOUSES 45% BUILDING AREA	1 SPACE / EMPLOYEE ON COMBINED MAJOR AND NEXT LARGEST SHIFT	____ SPACES	____ SPACES
MANUFACTURING 40% BUILDING AREA	1 SPACE / EMPLOYEE ON COMBINED MAJOR AND NEXT LARGEST SHIFT	____ SPACES	____ SPACES
OFFICE	1 SP / 250 S.F. GFA	15% BUILDING AREA = ____ S.F. 30 SPACES	15% BUILDING AREA = ____ S.F. 143 SPACES
	TOTAL SPACES:	122 SPACES	168 SPACES

SHEET 7 OF 8



EQUITABLE OWNER/APPLICANT
EAGLEVIEW EAST, LP
 707 EAGLEVIEW BLVD.
 EAGLEVIEW CORPORATE CENTER
 EXTON, PA 19341
 ATTN: NEAL FISHER, P.E.
 PHONE: (610) 458-1900 – OFFICE
 EMAIL: neal.fisher@bankingroup.com

[illegible]

SEE SHEET 1 FOR
FACILITY OWNER'S
DESIGNATED OFFICE
ADDRESS AND
TELEPHONE NUMBER

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
Call: 811 or 1-800-242-1776
POCS SERIAL NUMBER: 20161481028

U.P.I. NOs.: 33-01-25, 33-01-26, 33-01-27, 33-01-28, & 33-01-28.1 (2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED

POCS SERIAL NUMBER: 20161481028