

LOCATION MAP SCALE: 1"=2000'

DATA COLUMN

TAX PARCEL #	T2-5-82
SOURCE OF TITLE	DB 0998 PG 840
LOT AREA	106.98 ACS
STREET ADDRESS	13 CHISEL CREEK DRIVE
OWNER'S NAME(S)	JOHN F & DEBORAH F BOXLER
OWNER'S ADDRESS	841 PENNICK BRIDGE ROAD LANDENBERG, PA 19350
EQUITABLE OWNER'S NAME(S)	JOSE AND JASMINE SABASTRO
EQUITABLE OWNER'S ADDRESS	533 MYSTIC LANE WEST GROVE, PA 19380
WATER SUPPLY	ON-LOT WELL
SEWAGE	ON-LOT SEPTIC SYSTEM
ZONING	LDR / LI
AGRICULTURAL USE	
MINIMUM LOT SIZE	5 ACRES FOR BREWERY
TRACT BOUNDARY SETBACKS FOR FARM	100'
DWELLINGS AND BUILDINGS	35'
MAXIMUM BUILDING HEIGHT	
BREWERY ACCESSORY TO AGRICULTURAL USE	
MINIMUM MALT OR BREWED BEVERAGE-PRODUCING CROP REQUIREMENT	3 ACRES
SPECIAL EVENT MINIMUM AGERAGE FOR 100+ GUESTS	10 ACRES
OUTDOOR ACTIVITY EVENT SETBACK	100'
OUTDOOR ACTIVITY EVENT PARKING SETBACK WITH BUFFER	150'

- GENERAL NOTES:**
- THE PROPERTY BOUNDARY WAS COMPUTED FROM DEEDS AND RECORD PLAN # 14042
 - TOPOGRAPHY HAS BEEN OBTAINED THROUGH AVAILABLE GIS INFORMATION.
 - WETLANDS SHOWN HEREIN HAVE BEEN OBTAINED FROM RECORD PLAN #14042.
 - THE PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD ZONE PER THE FIRM NUMBER 4202R03756 FOR CHESTER COUNTY, PENNSYLVANIA, DATED SEPTEMBER 24, 2017.
 - SOILS ARE FROM USDA SCS CHESTER & DELAWARE COUNTY SOIL SURVEY REPORT.
 - ALL WORKMANSHIP AND MATERIALS MUST BE IN CONFORMANCE WITH THE MINIMUM REQUIREMENTS OF FRANKLIN TOWNSHIP AND/OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AND/OR ANY OTHER GOVERNING AGENCY.
 - THERE IS NO OUTDOOR STORAGE FOR THE BREWERY PROPOSED WITH THIS PLAN.
 - DELIVERIES TO THIS SITE WILL BE MADE BY FULL SIZE TRUCKS (WB-50). THESE TRUCKS WILL SAFELY MANUEVER IN THE PARKING AREA BY MEANS OF K-TURNS.
 - SINCE THIS IS NOT A SUBDIVISION PLAN, THERE ARE NO MONUMENTS PROPOSED AS A PART OF THIS PLAN.
 - ALL IMPROVEMENTS SHOWN HEREIN ARE TO BE RE-USED AS PART OF PROPOSED USE.
 - ALL WORK PERFORMED WITHIN THE STATE LEGAL RIGHT OF WAY MUST BE IN ACCORDANCE WITH PENNDOT PUBLICATION T2M, STANDARDS FOR ROADWAY CONSTRUCTION, RC-0M TO 100M, AS AMENDED.
 - NO CONSTRUCTION IS BEING PROPOSED AS PART OF THIS APPLICATION.

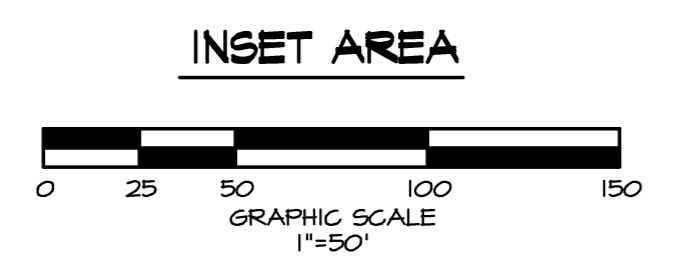
PARKING SUMMARY:
 PARKING SPACES REQUIRED: 10 FOR MINERY USE
 PERMANENT PARKING SPACES PROVIDED: 126

OCCUPANCY CALCULATION
 INTERIOR/ EXTERIOR OCCUPANCY WILL BE BASED UPON PERMANENT PARKING PROVIDED, WHICH CURRENTLY IS 126 SPACES.
 126 SPACES X 3.5 PEOPLE PER SPACE = 441 INDOOR/ EXTERIOR EVENT OCCUPANCY

LEGEND:

PROPERTY BOUNDARY	---	EXISTING BUILDING	▬
ADJOINING PROPERTY BOUNDARY	- - -	EXISTING PARKING	▬
EVENT / FARM BLDG SETBACK LINE	----	AREA DESIGNATED FOR CROPS	▨
PARKING SETBACK LINE	----		
TOWNSHIP/ ZONING BOUNDARY LINE	-----		
EXISTING EASEMENT	----		
EXISTING RIGHT OF WAY	----		
EXISTING EASEMENT	----		
WETLANDS	W L		
STREAM	----		
RESOURCE BUFFER	----		
EXISTING PROPERTY CORNER	○		
EXISTING CONTOUR	----		
EXISTING INDEX CONTOUR	----		

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
 CALL 1-800-242-1776
 PA ACT 187 REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.
PA ONE CALL SYSTEM, INC.
 SERIAL #



HILLCREST ASSOCIATES
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 SURVEYING
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 HOCKESSIN, DE 19707
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SEAL

CONDITIONAL USE EXHIBIT
 13 CHISEL CREEK DRIVE
 FRANKLIN TOWNSHIP
 CHESTER COUNTY, PENNSYLVANIA

DATE:	3-2-20
DRAWN BY:	TAS
CHECKD. BY:	AJH
PROJ. NO.:	17193
SCALE:	AS NOTED
CAD FILE NAME:	17193CONUSEXPRO
DWG. NO.	1