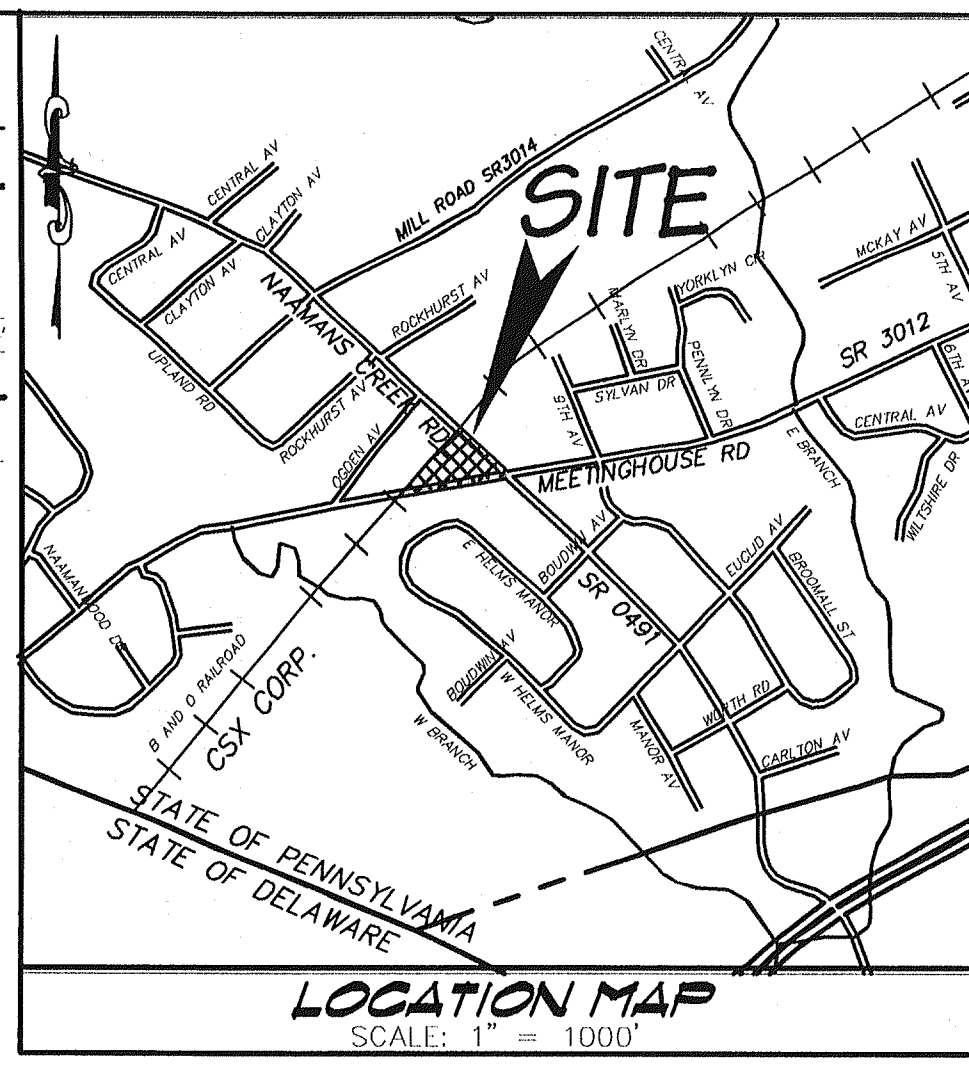


FEE-IN-LIEU DEDICATION
 THE APPLICANT IS AWARE OF THE REQUIREMENT FOR RECREATION AND OPEN SPACE DEDICATION OUTLINED IN SLD SECTION 310, AND INTENDS TO SATISFY THE REQUIREMENTS BY PROVIDING A FEE IN LIEU OF DEDICATION IN ACCORDANCE WITH SECTION 310.5.

EXISTING	LEGEND	PROPOSED
---	CONCRETE CURB	---
---	HANDICAP RAMP	---
---	CONC. SIDEWALK	---
---	RIGHT OF WAY	---
---	SETBACK LINE	---
---	IRON PIN TO BE SET	---



STATEMENT OF INTENT

IT IS THE PURPOSE OF THIS PLAN TO PROVIDE FOR THE CONSTRUCTION OF A 9,750 SF BUILDING AND ASSOCIATED IMPROVEMENTS (PARKING, STORMWATER, UTILITIES) TO SERVE AS A RETAIL PHARMACY WITH DRIVE-THROUGH.
MUNICIPAL AGREEMENTS
 THE APPLICANT IS REQUIRED TO EXECUTE A "DEVELOPER'S AGREEMENT" AND A "MUNICIPAL IMPROVEMENT SECURITY AGREEMENT" WITH UPPER CHICHESTER TOWNSHIP AS PART OF THIS PROJECT.

ZONING DATA

C-1 ZONING (NEIGHBORHOOD COMMERCIAL DISTRICT)		
	REQUIRED	PROPOSED
MIN. LOT AREA =	12,000 SQ.FT.	53,128 S.F. (1.219 ACRES NET)
MIN. LOT WIDTH =	75 FT	341.98 FT (@ SETBACK)
MIN. FRONT YARD =	45 FT	* 36 FT (MEETINGHOUSE ROAD)
MIN. SIDE YARD =	10 FT	* 41 FT (NAAMAN'S CREEK ROAD)
MIN. REAR YARD =	35 FT	N/A
MAX. BLDG COVERAGE =	30% OF LOT AREA	35 FT
MAX. IMPERVIOUS COVERAGE =	75% OF LOT AREA	18.4%
MAX. BLDG HEIGHT =	35 FT (2 STORIES)	71.4%
		ONE STORY (<35')

* ZONING VARIANCE GRANTED 08/06/03

SITE DATA

TRACT AREA =	1.366 ACRES GROSS ; 1.219 ACRES NET
ZONING DISTRICT =	C-1 COMMERCIAL
METHOD OF SEWAGE DISPOSAL =	PUBLIC SEWER
METHOD OF WATER SUPPLY =	PUBLIC WATER
PARKING SPACES REQUIRED =	49 (*34 SPACES PROPOSED)
(1 SPACE/200 SF GROSS BUILDING AREA)	
FOLIO NUMBER =	09-00-02491-00
TAX PARCEL NUMBER =	09-27-073.00
SITE ADDRESS =	2608 NAAMAN'S CREEK ROAD (NW CORNER, INTERSECTION OF NAAMAN'S CREEK & MEETINGHOUSE ROADS)

* ZONING VARIANCE GRANTED 08/06/03

CORPORATE ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF DELAWARE
 ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED:
ROBERT G. WITIG, who being duly sworn according to LAW, ACKNOWLEDGED HIMSELF TO BE **MANAGING PARTNER** OF **UPPER CHI CROSSING** AND THAT HE AS SUCH OFFICER, AND AUTHORIZED TO DO SO, **UPPER CHI CROSSING** DEPOSES AND SAYS THAT **UPPER CHI CROSSING** IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT ITS DIRECTION, AND ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.
 WITNESS MY HAND AND SEAL THE DAY DATE AND ABOVE WRITTEN.

CORPORATE NAME: _____
 OFFICER: _____
 NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

VARIANCES FROM THE FOLLOWING SECTIONS OF THE UPPER CHICHESTER TOWNSHIP ZONING ORDINANCE WERE GRANTED BY THE ZONING HEARING BOARD IN A DECISION SIGNED JANUARY 8, 2003:

- SECTION 1503.5.g - REQUIRING ONE (1) PARKING SPACE FOR EVERY TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA (ONE (1) PARKING SPACE FOR EVERY TWO HUNDRED AND FORTY-FIVE (245) SQUARE FEET OF GROSS FLOOR AREA PROPOSED)
- SECTION 1508.1.d.1 - REQUIRING A BUFFER PLANTING STRIP A MINIMUM OF TEN (10) FEET IN WIDTH BETWEEN ANY PARKING AREA AND THE STREET LINE (FIVE (5) FEET WIDE BUFFER PLANTING STRIP PROPOSED).
- SECTION 1508.1.d.2 - REQUIRING PLANTED VISUAL SCREENS TO BE OF SUFFICIENT HEIGHT AND DENSITY TO CONSTITUTE A CONTINUOUS VISUAL SCREEN SIX (6) FEET IN HEIGHT AT THE TIME OF PLANTING. (PLANTINGS MAY BE LESS THAN SIX (6) FEET IN HEIGHT).
- SECTION 1508.2.d - REQUIRING AN ISLAND THE LENGTH AND WIDTH OF A PARKING SPACE AT THE END OF EACH ROW (FOUR (4) FEET MINIMUM ISLAND WIDTH PROPOSED).
- SECTION 2108 - REQUIRING THE APPLICANT TO OBTAIN A BUILDING PERMIT WITHIN SIX (6) MONTHS FROM THE DATE OF AUTHORIZATION FOR A ZONING VARIANCE (THE APPLICANT IS REQUESTING AN EXTENSION TO TWELVE (12) MONTHS FROM THE DATE OF AUTHORIZATION FOR THE REQUESTED ZONING VARIANCES).

VARIANCES FROM THE FOLLOWING SECTIONS OF THE UPPER CHICHESTER TOWNSHIP ZONING ORDINANCE WERE GRANTED BY THE ZONING HEARING BOARD AT A MEETING ON AUGUST 6, 2003:

- SECTION 805.1.e - REQUIRING A MINIMUM FRONT YARD/BUILDING SETBACK OF 45 FEET. IF MEASURED FROM THE ULTIMATE RIGHT OF WAY, THE PROPOSED BUILDING LOCATION PROVIDES A 36.5' SETBACK ALONG MEETINGHOUSE ROAD AND A 41.5' SETBACK ALONG NAAMAN'S CREEK ROAD.
- SECTION 1503.5.g - REQUIRING ONE (1) PARKING SPACE FOR EVERY TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA (ONE (1) PARKING SPACE FOR EVERY TWO HUNDRED AND EIGHTY-SIX (286) SQUARE FEET OF GROSS FLOOR AREA PROPOSED).

LEGAL OWNER
 SUN EAST FEDERAL CREDIT UNION
 201 PENNELL ROAD
 ASTON, PA 19014
 610-485-2960

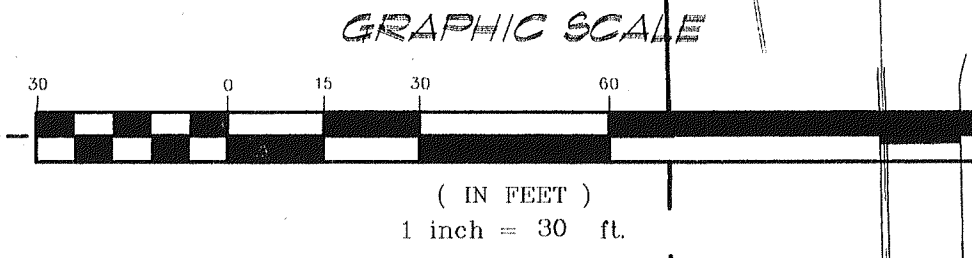
APPLICANT/EQUITABLE OWNER
 UPPER CHI CROSSING, LLC
 404 N. LINCOLN STREET
 WILMINGTON, DE 19805
 (302) 656-1800

APPROVED
 UPPER CHICHESTER TOWNSHIP
 DELAWARE COUNTY, PENNSYLVANIA

Name of Development: _____
 Date: _____
 Township Engineer: _____
 Planning Commission: _____
 Board of Commissioners: _____
 President _____
 Secretary _____

I HEREBY CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE ORDINANCES OF THIS TOWNSHIP, AND HAVE BEEN PREPARED IN ACCORDANCE WITH ACT 367 OF THE COMMONWEALTH OF PENNSYLVANIA, KNOWN AS THE "ENGINEER, LAND SURVEYOR, AND GEOLGIST REGISTRATION LAW" (P.L. 913, No. 367), AS AMENDED.

SIGNATURE OF ENGINEER: _____
 P.E. LICENSE NUMBER: _____



SITE PLAN
 FOR
PROPOSED PHARMACY

UPPER CHICHESTER TOWNSHIP DELAWARE COUNTY, PA.

PROJECT NO: 2002-601-07
 SCALE: 1" = 30'
 DATE: 03/21/03
 DRAWN BY: JAE
 CHECKED BY: WJS
 PROJECTED BY: WJS

PREPARED BY:
VOLLMER ASSOCIATES LLP
 188 Pennell Road
 Aston, PA 19014-3012
 Tel: 610.494.3636 Fax: 610.494.1187

PROJECT NO: 0927 073000
 FOLIO NO: 09-00-02491-00
 DRAWING NO: _____
 SHEET NO: SITE01
 SHEET NO: 2 of 12