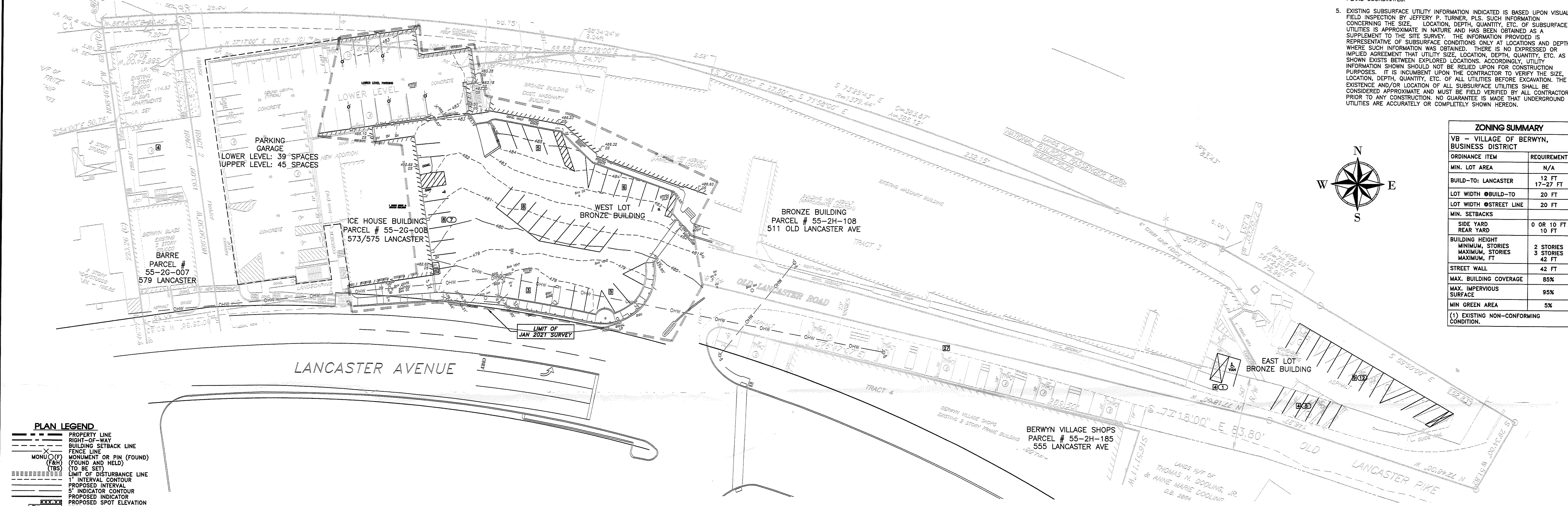
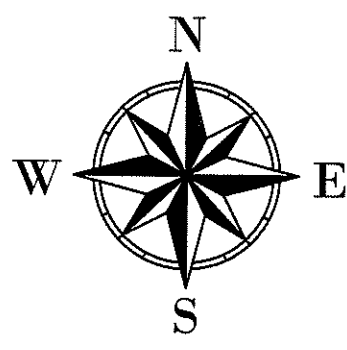


BASE MAP NOTES

1. BASE MAP: ASBUILT PLAN BERWYN VILLAGE & BRONZ BUILDING PARKING FOR EADEH FAMILY LIMITED PARTNERSHIP, PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC, EXTON, PA, DATED JULY 13, 2007, NO REVISIONS.
2. OUTLINED PROJECT AREA BASED ON TOPOGRAPHIC FIELD SURVEY CONDUCTED IN JANUARY, 2021 BY JEFFREY P. TURNER, PLS. SURVEY DATA OUTSIDE OF THE PROJECT AND BOUNDARY CONDITIONS ARE APPROXIMATED BASED ON REFERENCED PLANS.
3. CONTOURS PLOTTED FROM FIELD RUN SURVEY. APPROXIMATE ELEVATION BENCHMARK BASED ON CHESTER COUNTY GIS DATUM.
4. ORIENTATION USED IS BASED ON A MERIDIAN ESTABLISHED USING PA STATE PLANE COORDINATES.
5. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFREY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO ANY CONSTRUCTION. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.

| ZONING SUMMARY | |
|---|-------------|
| VB - VILLAGE OF BERWYN, BUSINESS DISTRICT | |
| ORDINANCE ITEM | REQUIREMENT |
| MIN. LOT AREA | N/A |
| BUILD-TO: LANCASTER | 12 FT |
| LOT WIDTH @BUILD-TO | 17-27 FT |
| LOT WIDTH @STREET LINE | 20 FT |
| MIN. SETBACKS | |
| SIDE YARD | 0 OR 10 FT |
| REAR YARD | 10 FT |
| BUILDING HEIGHT | |
| MINIMUM, STORIES | 2 STORIES |
| MAXIMUM, STORIES | 3 STORIES |
| MAXIMUM, FT | 42 FT |
| STREET WALL | 42 FT |
| MAX. BUILDING COVERAGE | 85% |
| MAX. IMPERVIOUS SURFACE | 95% |
| MIN GREEN AREA | 5% |
| (1) EXISTING NON-CONFORMING CONDITION. | |



PLAN LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- FENCE LINE
- MONUMENT OR PIN (FOUND)
- (FAH) FOUND AND HELD
- (TBS) (TO BE SET)
- LIMIT OF DISTURBANCE LINE
- INTERVAL CONTOUR
- PROPOSED INTERVAL
- 5' INDICATOR CONTOUR
- PROPOSED INDICATOR
- PROPOSED SPOT ELEVATION
- PROPOSED WALL, STAIRS, RAMPS
- ELEVATIONS REPRESENT FINAL GRACES
- SPOT ELEVATION
- DOOR SILL
- GARAGE SILL
- STORM SEWER PIPING
- STORMWATER MANHOLE
- STORMWATER INLET
- STORM CLEAN OUT
- DOWNSPOUT
- SANITARY SEWER PIPING
- GAS MAIN
- WATER MAIN / SERVICE
- UNDERGROUND ELECTRIC
- OVERHEAD WIRES
- COMMUNICATIONS
- HYDRANT
- WATER VALVE
- WATER METER
- SANITARY VENT
- SANITARY CLEAN OUT
- SANITARY MANHOLE
- GAS METER
- GAS VALVE
- 2007 # OF STALLS IN ROW
- 2021 # OF SPACE (IF DIFFERENT)

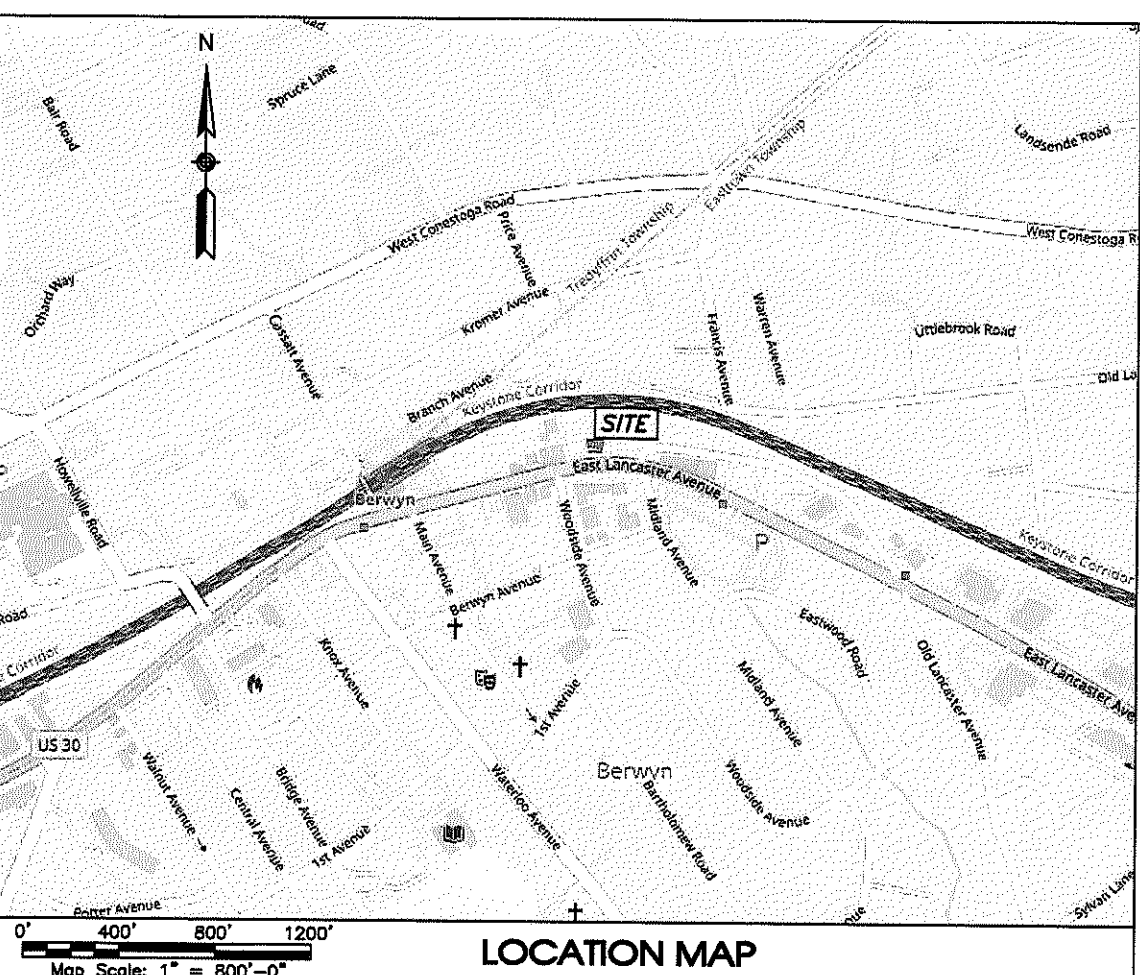
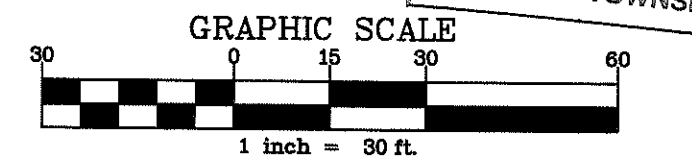
CURRENT PARKING REQUIREMENTS SUMMARY FOR PROPERTIES ASSOCIATED WITH THE EADEH PARKING GARAGE

| BUILDING AREA LOCATION | TENANT | USE | SPACE REQUIRED PER UNIT | # OF UNITS | SPACES REQUIRED BY USE | 455-74-H EMPLOYEE SPACES | TOTAL PARKING SPACES REQUIRED |
|--|-------------------------|------------------------------|------------------------------------|------------|------------------------|--------------------------|-------------------------------|
| PARKING REQUIREMENTS FOR PARCEL 55-02G-007 (579 LANCASTER AVE) | | | | | | | |
| FRONT | BARRE SALON | PERSONAL SERVICE | 4 PER 1,000 SF OF GROSS USEABLE | 2400 | 9.6 | 4.0 | 13.6 |
| BACK | STORAGE | WAREHOUSE | 1 PER 1,000 SF OF GROSS USEABLE | 2400 | 2.4 | 2.0 | 4.4 |
| ALL | Apartments | RESIDENTIAL | 1.75 PER 1,000 SF OF GROSS USEABLE | 4 | 7.0 | n/a | 7.0 |
| PARKING REQUIREMENTS FOR PARCEL 55-02G-008 AKA ICE HOUSE | | | | | | | |
| WEST | KRAMER DRIVE RETAIL | RETAIL NON-PERISHABLE | 4 PER 1,000 SF OF SALES AREA | 500 | 2.0 | 10.0 | 12.0 |
| EAST | HANDEL'S ICE CREAM | RETAIL PERISHABLE | 3 PER 1,000 SF OF SALES AREA | 955 | 2.9 | 4.0 | 6.9 |
| PARKING REQUIREMENTS FOR PARCEL 55-02H-108 (BRONZE BUILDING, 511 OLD LANCASTER AVE) | | | | | | | |
| 1 | CLASSIC MAN BARBER | PERSONAL SERVICE | 4 PER 1,000 SF OF GROSS USEABLE | 2000 | 8.0 | 4.0 | 12.0 |
| 2 | AERA DRY CLEANING | PERSONAL SERVICE | 4 PER 1,000 SF OF GROSS USEABLE | 3000 | 12.0 | 2.0 | 14.0 |
| 3 | FULTON DOG GROOMING | PERSONAL SERVICE | 4 PER 1,000 SF OF GROSS USEABLE | 1500 | 6.0 | 3.0 | 9.0 |
| 4 | SCHOOL OF ROCK LESSONS | MUSIC SCHOOL | 1 PER 20 STUDENTS | 8 | 0.4 | 8.0 | 8.4 |
| 586 | SCHOOL OF ROCK VENUE | THEATER | 1 PER 3 SEATS | 200 | 66.7 | 0.0 | 66.7 |
| 7 | SCHOOL OF ROCK OFFICE | OFFICE AND BUSINESS SERVICES | 4 PER 1,000 SF OF OFFICE SPACE | 1200 | 4.8 | n/a | 4.8 |
| 8 | ARCHITECTS | OFFICE AND BUSINESS SERVICES | 4 PER 1,000 SF OF OFFICE SPACE | 3000 | 12.0 | n/a | 12.0 |
| 9 | EADEH OFFICE | OFFICE AND BUSINESS SERVICES | 4 PER 1,000 SF OF OFFICE SPACE | 3500 | 14.0 | n/a | 14.0 |
| 10 | ROLLED STEEL | OFFICE AND BUSINESS SERVICES | 4 PER 1,000 SF OF OFFICE SPACE | 800 | 3.2 | n/a | 3.2 |
| 11 | ALL STATE INSURANCE | OFFICE AND BUSINESS SERVICES | 4 PER 1,000 SF OF OFFICE SPACE | 1200 | 4.8 | n/a | 4.8 |
| 12 | BERWYN CARPET SHOWROOM | RETAIL NON-PERISHABLE | 4 PER 1,000 SF OF SALES AREA | 1000 | 4.0 | 3.0 | 7.0 |
| 13 | BERWYN CARPET WAREHOUSE | WAREHOUSE | 1 PER 1,000 SF OF GROSS USEABLE | 3000 | 3.0 | 2.0 | 5.0 |
| 14 | ROCK STEADY FITNESS | PERSONAL SERVICE | 4 PER 1,000 SF OF GROSS USEABLE | 4500 | 18.0 | 3.0 | 21.0 |
| 15 | SPRINGHOUSE TUTORING | PERSONAL SERVICE | 4 PER 1,000 SF OF GROSS USEABLE | 3750 | 15.0 | 6.0 | 21.0 |
| PARKING REQUIREMENTS FOR PARCEL 55-02H-185 (BERWYN VILLAGE SHOPS, 555 LANCASTER AVE) | | | | | | | |
| 1 | Papa John's | RETAIL PERISHABLE | 3 PER 1,000 SF OF SALES AREA | 800 | 2.4 | 3.0 | 5.4 |
| 2 | Salon 555 | PERSONAL SERVICE | 3 PER 1,000 SF OF GROSS USEABLE | 1600 | 6.4 | 3.0 | 9.4 |
| 3 | Empty (Rustic Brush) | RETAIL NON-PERISHABLE | 3 PER 1,000 SF OF SALES AREA | 1600 | 6.4 | 3.0 | 9.4 |
| 4 | Empty | PERSONAL SERVICE | 3 PER 1,000 SF OF GROSS USEABLE | 1200 | 4.8 | 3.0 | 7.8 |
| 5 | Dance Studio | MUSIC SCHOOL | 1 PER 20 STUDENTS | 8 | 0.4 | 8.0 | 8.4 |
| 6 | Anderson Windows | RETAIL NON-PERISHABLE | 4 PER 1,000 SF OF SALES AREA | 1800 | 7.2 | 3.0 | 10.2 |
| 7 | Empty | OFFICE AND BUSINESS SERVICES | 4 PER 1,000 SF OF OFFICE SPACE | 1600 | 6.4 | N/A | 6.4 |
| TOTAL FOR ASSOCIATED PROPERTIES | | | | 233 | 76 | 309 | |

PARKING SUMMARY

| ADDRESS | PARCEL ID | NAME | PROVIDED ⁽¹⁾ | | | REQUIRED ⁽²⁾ | | | PEAK ULI DEMAND ⁽³⁾ |
|-----------------------|---------------------------|----------------------------|-------------------------|------------|------------|-------------------------|------------|------------|--------------------------------|
| | | | 2007 | 2021 | PROPOSED | 2007 | 2021 | PROPOSED | |
| 579/581 LANCASTER AVE | 55-02G-007 ⁽⁴⁾ | BARRE | 4 | 4 | 4 | 22 | 25 | 25 | 7 |
| 573/575 LANCASTER AVE | 55-02G-008 ⁽⁵⁾ | ICE HOUSE W/PARKING GARAGE | 92 | 91 | 84 | 54 | 22 | 19 | 18 |
| 511 OLD LANCASTER AVE | 55-2H-108 | BRONZE BUILDING | 48 | 44 | 39 | 104 | 208 | 208 | 96 |
| 555 LANCASTER AVE | 55-2H-185 | BERWYN VILLAGE SHOPS | 27 | 27 | 27 | 48 | 57 | 57 | 27 |
| TOTAL | | | 171 | 166 | 154 | 228 | 312 | 309 | 148 |

- (1) 2007 PROVIDED SPACES PER BASE MAP. LOCATION OF 2021 SPACES APPROXIMATED BASED ON JULY 2021 SITE VISIT. ADA CODE COMPLIANCE REQUIRED RE-STRIPING OF LOTS.
- (2) 2007 REQUIRED SPACES PER BASE MAP'S REFERENCE #5 PLAN PLUS 2007 USE CHANGE PER ZONING HEARING APPLICATION. 2021 REQUIREMENTS PER PARKING SUMMARY TABLE.
- (3) ONCE A YEAR WEEKEND PEAK.
- (4) 2007 ZONING DECISION REFERRED TO THIS PROPERTY AS 55-02G-008.
- (5) 2007 ZONING DECISION REFERRED TO THIS PROPERTY AS 55-02G-007 AND LISTS THE NUMBER OF EXISTING SPACES INCORRECTLY.



NUM. DATE REVISION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
 P.O. BOX 1992
 SOUTHEASTERN, PA 19399
 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
EADEH ENTERPRISES
 573/575 LANCASTER AVE
 BERWYN, PA 19312

EASTTOWN TOWNSHIP CHESTER COUNTY PENNSYLVANIA
 DATE: JULY 29, 2021

EADEH GARAGE PARKING EXHIBIT SHEET 1 of 1
 SCALE: AS SHOWN