GRAPHIC SCALE 1"=30'

30 0 30 60 90

ZONING DATA (FC DISTRICT)

	REQ.	PROP.
MAX. TRACT DENSITY (FAR)	.6	.07
MIN. TRACT AREA	20,000 S.F.	47,916 S.F. (1.1 AC.)
MAX. BLDG. COV.	35%	>.42%
MAX. IMP. COV.	55%	55%
MAX. HEIGHT	35'	<35'
MIN. LOT WIDTH		
● R.O.W.	60'	225'
● BLDG. SETBACK	80'	225'
MIN. BLDG. SETBACK COLLECTOR OR LOCAL STREET	40'	52'
PARKING TO R.O.W.	15'	30'
PARKING TO BLDG.	10'	10'
MIN. PERIMETER SETBACK		
LIKED ZONED TRACTS	15'	20'
RES. DISTRICTS	35'	90'
OTHER DISTRICTS	20'	N/A
MIN. PARKING SETBACK		
LIKED ZONED TRACTS	10'	10'
RES. DISTRICTS	30'	30'
OTHER DISTRICTS	15'	N/A

NOTES:
1. THE PROPOSED PROJECT IS FOR A MICRO-BREWERY WITH RESTAURANT AND OUTDOOR PAVILLION AND PATIO.
2. THE SITE WILL BE SERVED BY PUBLIC SEWER AND WATER.

PARKING DATA

REQ. 1 SP/100 S.F. FLOOR AREA
3500/100 = 35 SP.

PROV. 55 SPACES

"SKETCH/CONCEPT PLAN"

PLAN OF PROPERTY
FOR
HOOFF BREWERY

EAST WHITELAND TOWNSHIP — CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone: (610) 903-0060
Fax: (610) 903-0080

PROJECT #4525
DATE: 10/24/2019
SCALE: 1" = 30'
DRAWN: M.F.
CHECKED: A.E
SHEET: 1 OF 1

Plotted: 11/1/2019 File: F:\JB\4525\4525-AERIAL.DWG