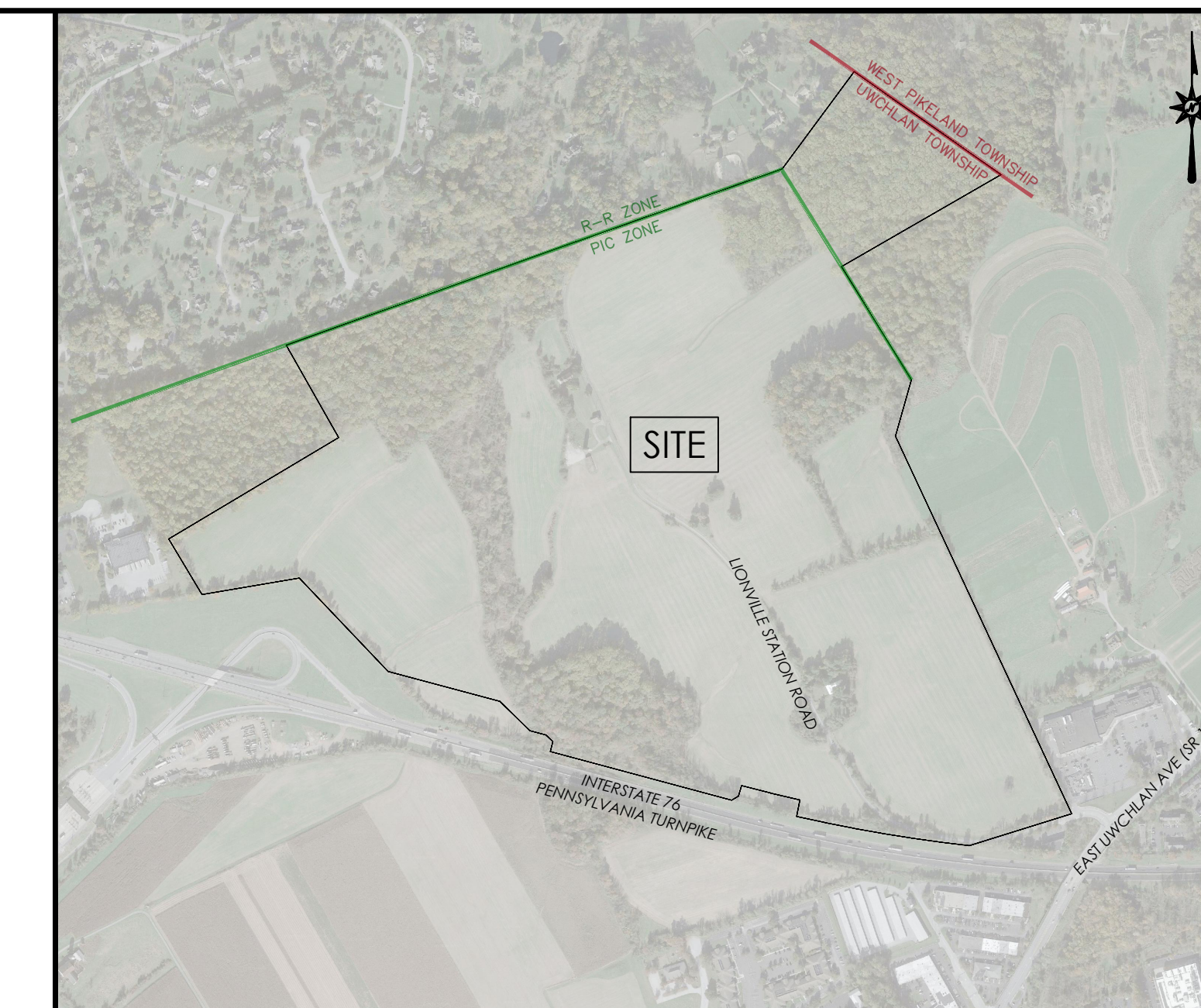


LOCATION MAP
SCALE: 1"=800'



VICINITY MAP
SCALE: 1"=800'

SKETCH PLAN SUBMISSION

LIONVILLE TRADE CENTER UWCHLAN TOWNSHIP, PA

PREPARED FOR:



AUDUBON LAND
DEVELOPMENT
2620 EGYPT ROAD
AUDUBON, PA 19403

PREPARED BY:



1100 First Avenue, Suite 104
King Of Prussia, Pennsylvania 19406
(610) 337-3630
(610) 337-3642 Fax

PROJECT NARRATIVE

THE PROPOSED SITE IS LOCATED ALONG LIONVILLE ROAD IN UWCHLAN TOWNSHIP, PENNSYLVANIA AND IS APPROXIMATELY 237 ACRES. THE SITE IS BOUNDED TO THE NORTH BY RESIDENTIAL PROPERTIES, ADJACENT FARM LAND TO THE EAST, THE PENNSYLVANIA TURNPIKE (INTERSTATE 76) TO THE SOUTH AND ADJACENT INDUSTRIAL PROPERTIES TO THE WEST. THE PARCEL IS CURRENTLY UNDEVELOPED CONSISTING OF AGRICULTURAL FIELDS, LIONVILLE STATION ROAD AND LIMITED STORMWATER AND UTILITIES. THE PROPERTY IS ZONED BY UWCHLAN TOWNSHIP AND IS WITHIN THE PLANNED INDUSTRIAL COMMERCIAL (PIC) DISTRICT.

THE PURPOSE OF THIS SKETCH PLAN IS THE DEVELOPMENT OF FOUR (4) CLASS "A" WAREHOUSES WITH ASSOCIATED OFFICE SPACE, ROADWAYS, EMPLOYEE AND DISTRIBUTION PARKING AND LOADING, UTILITIES AND STORMWATER CONVEYANCE. THE PROPOSED USE OF WAREHOUSING IS A PERMITTED USE WITHIN THE ZONE. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO MEET THE CURRENT AND FUTURE TOWNSHIP, REGIONAL AND SURROUNDING COMMUNITIES' NEEDS. THE OFF-SITE TRAFFIC IMPROVEMENTS HAVE INITIALLY BEEN EVALUATED FOR THIS PROPOSED DEVELOPMENT AND THE RECOMMENDATION HAVE BEEN INCORPORATED. IN ADDITION TO THE WAREHOUSE DEVELOPMENT, A PARK, AND THE PRESERVATION OF HISTORICAL STRUCTURES HAS BEEN INCORPORATED INTO THE DESIGN.

Tax Parcel Number	
UPI	PARCEL ID
33-1-25	3301 00250000
33-1-26	3301 00260000
33-1-27	3301 00270000
33-1-28	3301 00280000
33-1-28.1	3301 00280100

LEGAL OWNER:
DOWNTOWN AREA SCHOOL DISTRICT
540 TRESTLE PLACE
DOWNTOWN, PA 19335

EQUITABLE OWNER:
AUDUBON MANAGEMENT CORP.
2620 EGYPT ROAD
NORRISTOWN, PA 19403
PHONE: 610-650-9600

DEVELOPER/APPLICANT:
AUDUBON LAND DEVELOPMENT CORP.
2620 EGYPT ROAD
NORRISTOWN, PA 19403
PHONE: 610-650-9600

ENGINEER / SURVEYOR:
BL COMPANIES
1100 FIRST AVENUE, SUITE 104
KING OF PRUSSIA, PA 19406
PHONE: 610-337-3630

LANDSCAPE ARCHITECT (PUBLIC PARK):
STUART + ASSOCIATES
860 FIRST AVENUE #9B
KING OF PRUSSIA, PA 19406
PHONE: 610-337-2100

CONTENTS

TITLE SHEET	
CP-0	OVERALL SITE SKETCH LAYOUT PLAN
CP-1 TO CP-8	SITE SKETCH LAYOUT PLAN

DATES

ISSUE DATE: FEBRUARY 6, 2023

SHEET NUMBER: 1 OF 10

ZONING INFORMATION

LOCATION: UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA				
ZONE: PIC (PLANNED INDUSTRIAL COMMERCIAL)				
USE: WAREHOUSE (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA (TOTAL)	5 ACRES	±10,007,320 S.F.** (±229.7 AC.)	NO
1.A	PARK AREA	5 ACRES	±972,907 S.F. (±22.3 AC.)	NO
1.B	BUILDING 1	5 ACRES	±4,527,052 S.F. (±103.9 AC.)	NO
1.C	BUILDING 2 / 3 / 4	5 ACRES	±4,507,361 S.F. (±103.5 AC.)	NO
2	MINIMUM LOT WIDTH	200 FEET	625 FEET	NO
3	MINIMUM FRONT SETBACK	40 FEET *150 FEET AGAINST RESIDENTIAL	121 FEET	NO
5	MINIMUM SIDE SETBACK	*150 FEET AGAINST RESIDENTIAL	78 FEET	NO
6	MINIMUM REAR SETBACK	15 FEET *150 FEET AGAINST RESIDENTIAL	374 FEET	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	47 FEET***	NO

* DENOTES CHANGE IN SETBACK WHEN ABUTTING A DIFFERENT ZONE.
 ** THE PROPOSED LOT AREA DOES NOT INCLUDE THE PARK DEVELOPMENT AND THE ROW FOR LIONVILLE STATION ROAD.
 ***CONDITIONAL USE FOR A BUILDING HEIGHT GREATER THAN 35 FEET WILL BE APPLIED FOR WHICH REDUCES THE ALLOWED MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS COVERAGE AS CALCULATED.
 NOTES:
 1. TRUCK LOADING IS NOT PERMITTED ON THE FRONTAGE OF A LOT. A VARIANCE FOR THE TRUCK LOADING IS REQUIRED ON BUILDING 1.
 2. WAREHOUSING IS AN APPROVED USE WITHIN THE ZONE, HOWEVER THE TOTAL SQUARE FOOTAGE AND TOTAL PARKING SPACES IS A CONDITIONAL USE REQUIRING TOWNSHIP APPROVAL.

BUILDING AND IMPERVIOUS COVERAGE

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MAX. IMPERVIOUS COVERAGE	65% (ADJUSTED 56.6%)	BLDG 1 = 51.8% BLDG 2,3,4 = 42.9%	NO
2	MAX. BUILDING COVERAGE	50% (ADJUSTED 41.6%)	BLDG 1 = 26.1% BLDG 2,3,4 = 17.3%	NO
3	BUILDING HEIGHT: PENALTY THRESHOLD	35 FT	47 FT	NO
4	BUILDING HEIGHT: PENALTY	0.7% PER FT	0.7% PER FT	NO
5	MAX. BUILDING HEIGHT:	65 FT	65 FT	NO

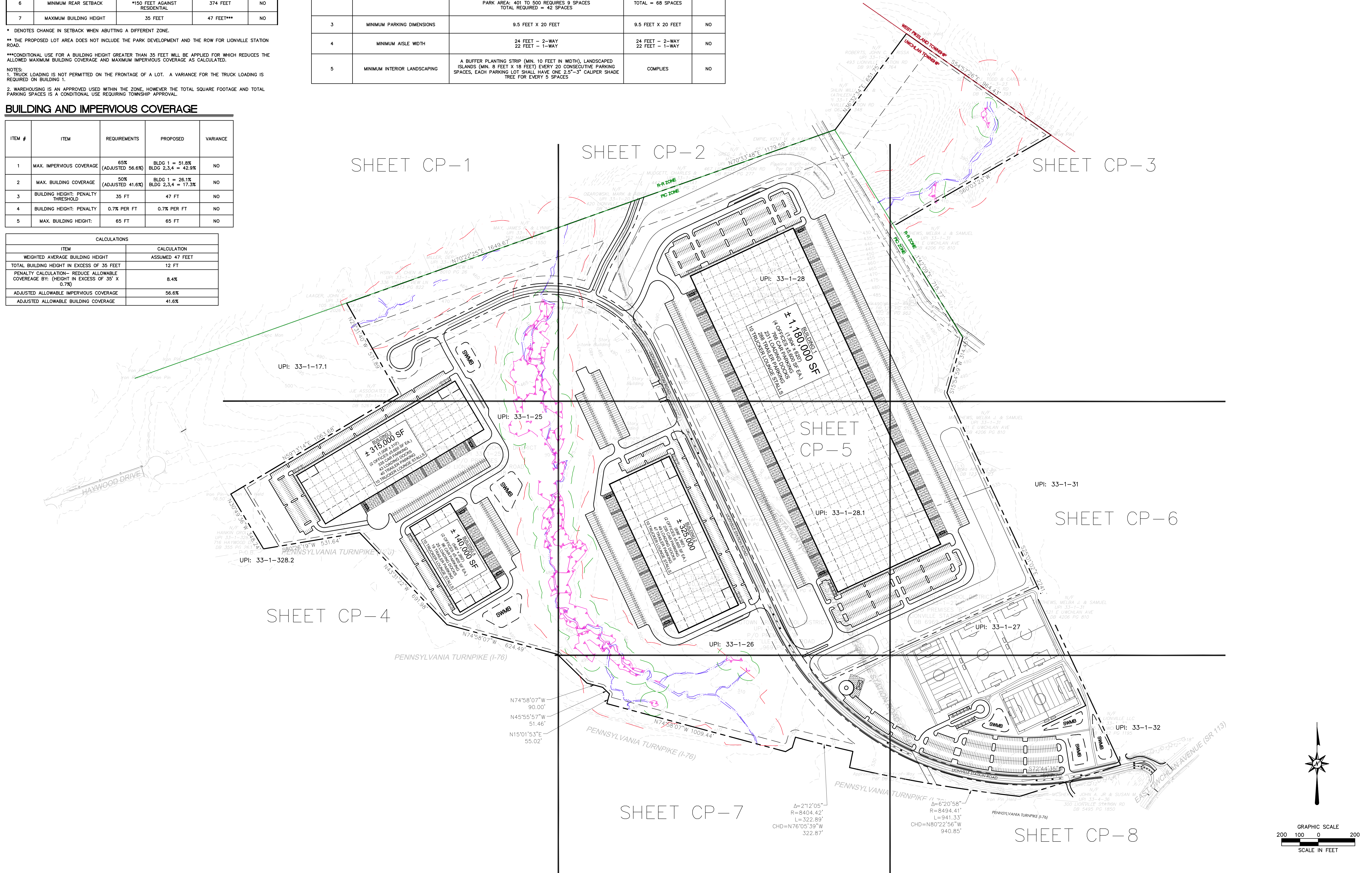
CALCULATIONS	
ITEM	CALCULATION
WEIGHTED AVERAGE BUILDING HEIGHT	ASSUMED 47 FEET
TOTAL BUILDING HEIGHT IN EXCESS OF 35 FEET	12 FT
PENALTY CALCULATION- REDUCE ALLOWABLE COVERAGE BY: (HEIGHT IN EXCESS OF 35' X 0.7%)	8.4%
ADJUSTED ALLOWABLE IMPERVIOUS COVERAGE	56.6%
ADJUSTED ALLOWABLE BUILDING COVERAGE	41.6%

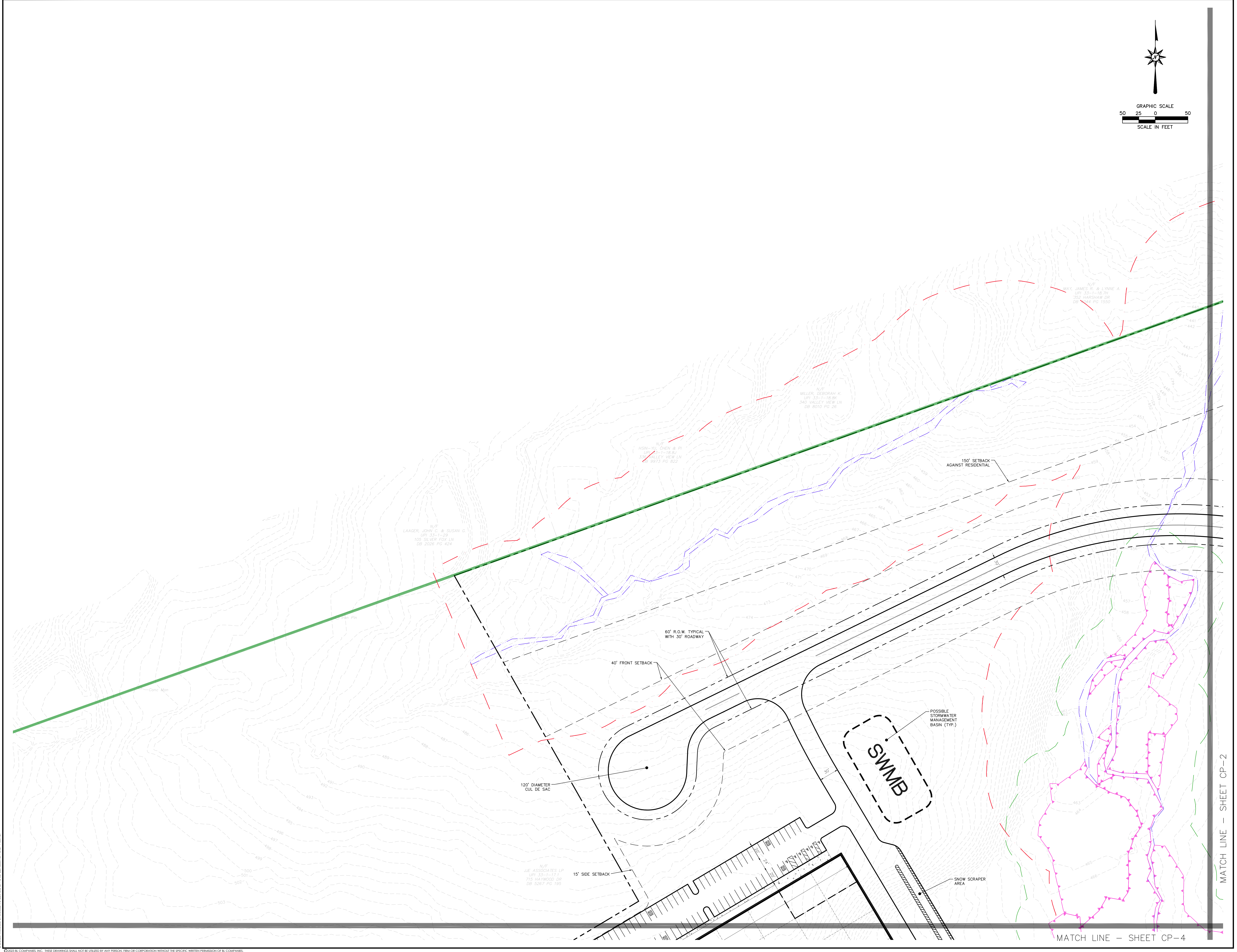
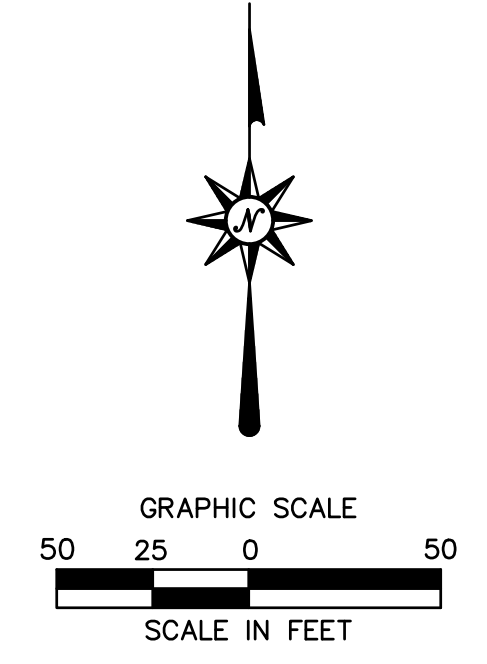
PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING REQUIRED	INDUSTRIAL AND OTHER RELATED USES: 1 FOR EACH EMPLOYEE ON THE COMBINED MAJOR AND NEXT LARGEST SHIFT	-	
1A	PARKING REQUIRED FOR BUILDING 1	BUILDING 1: 675 TOTAL EMPLOYEES; 625 COMBINED MAJOR AND NEXT LARGEST SHIFT = 625 SPACES	766 SPACES	
1B	PARKING REQUIRED FOR BUILDING 2	BUILDING 2: 175 TOTAL EMPLOYEES; 160 COMBINED MAJOR AND NEXT LARGEST SHIFT = 160 SPACES	235 SPACES	
1C	PARKING REQUIRED FOR BUILDING 3	BUILDING 3: 175 MAJOR AND NEXT LARGEST SHIFT = 160 SPACES	335 SPACES	
1D	PARKING REQUIRED FOR BUILDING 4	BUILDING 4: 75 TOTAL EMPLOYEES; 60 COMBINED MAJOR AND NEXT LARGEST SHIFT = 60 SPACES	96 SPACES	
1E	PARKING FOR PARK AREA		487 SPACES	
2	MINIMUM ACCESSIBLE PARKING SPACES REQUIRED	IN ACCORDANCE WITH THE ICC-ANSI REGULATIONS CURRENTLY ENFORCED AS ADOPTED BY THE COMMONWEALTH OF PENNSYLVANIA 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN BUILDING 1: 500 TO 1000 REQUIRES 2% OF TOTAL PARKING = 16 REQ. BUILDING 2: 201 TO 500 REQUIRES 2 SPACES BUILDING 3: 301 TO 400 REQUIRES 8 SPACES BUILDING 4: 76 TO 100 REQUIRES 4 SPACES PARK AREA: 401 TO 500 REQUIRES 9 SPACES TOTAL REQUIRED = 42 SPACES	BUILDING 1: 16 SPACES BUILDING 2: 12 SPACES BUILDING 3: 12 SPACES BUILDING 4: 8 SPACES PARK AREA: 20 SPACES TOTAL = 68 SPACES	
3	MINIMUM PARKING DIMENSIONS	9.5 FEET X 20 FEET	9.5 FEET X 20 FEET	
4	MINIMUM AISLE WIDTH	24 FEET - 2-WAY 22 FEET - 1-WAY	24 FEET - 2-WAY 22 FEET - 1-WAY	
5	MINIMUM INTERIOR LANDSCAPING	A BUFFER PLANTING STRIP (MIN. 10 FEET IN WIDTH), LANDSCAPED ISLANDS (MIN. 8 FEET X 18 FEET) EVERY 20 CONSECUTIVE PARKING SPACES, EACH PARKING LOT SHALL HAVE ONE 2.5"-3" CALIPER SHADE TREE FOR EVERY 5 SPACES	COMPLIES	

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- WETLANDS LIMIT
- STREAM LIMIT
- WETLAND BUFFER
- STREAM BUFFER





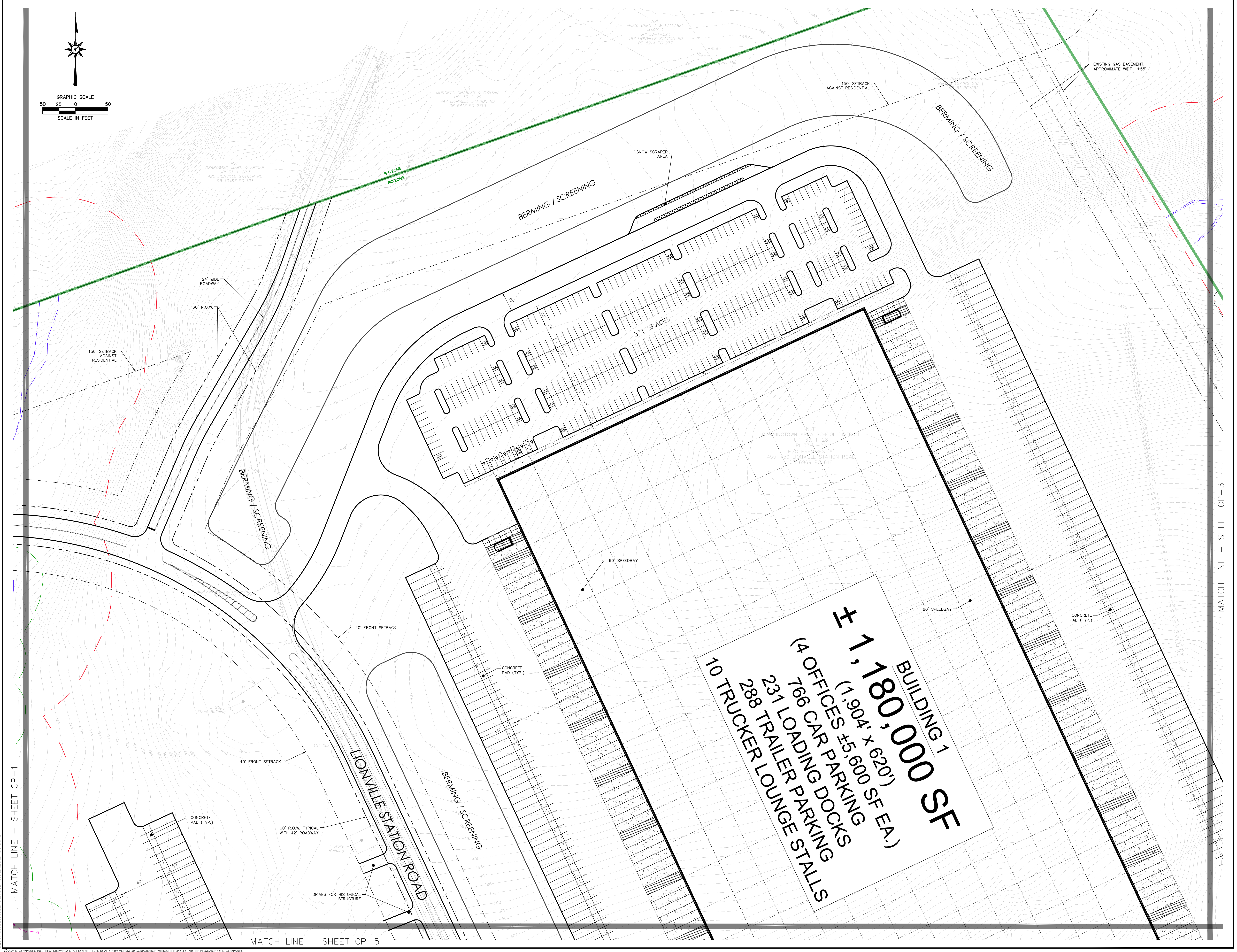
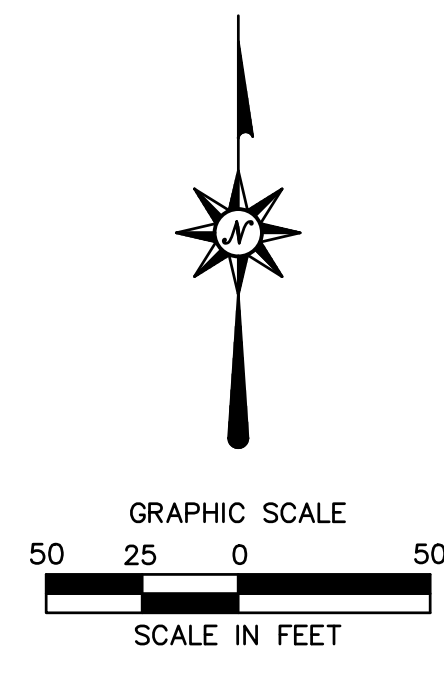
MATCH LINE - SHEET CP-2

MATCH LINE - SHEET CP-4

REVISED	No.	Date	Disc.
Designed			K.A.K.
Drawn			K.A.K.
Reviewed			
Scale			1"=50'
Project No.			2201268
Date			02/06/25
CAD File:			CP220126801

**SITE SKETCH
LAYOUT PLAN**

Sheet No.



BUILDING 1
± 1,180,000 SF
 (1,904' x 620')
 (4 OFFICES ±5,600 SF EA.)
 766 CAR PARKING
 231 TRAILER PARKING
 288 TRUCKER LOUNGE STALLS
 10 TRUCKER LOUNGE STALLS

MATCH LINE - SHEET CP-1

MATCH LINE - SHEET CP-3

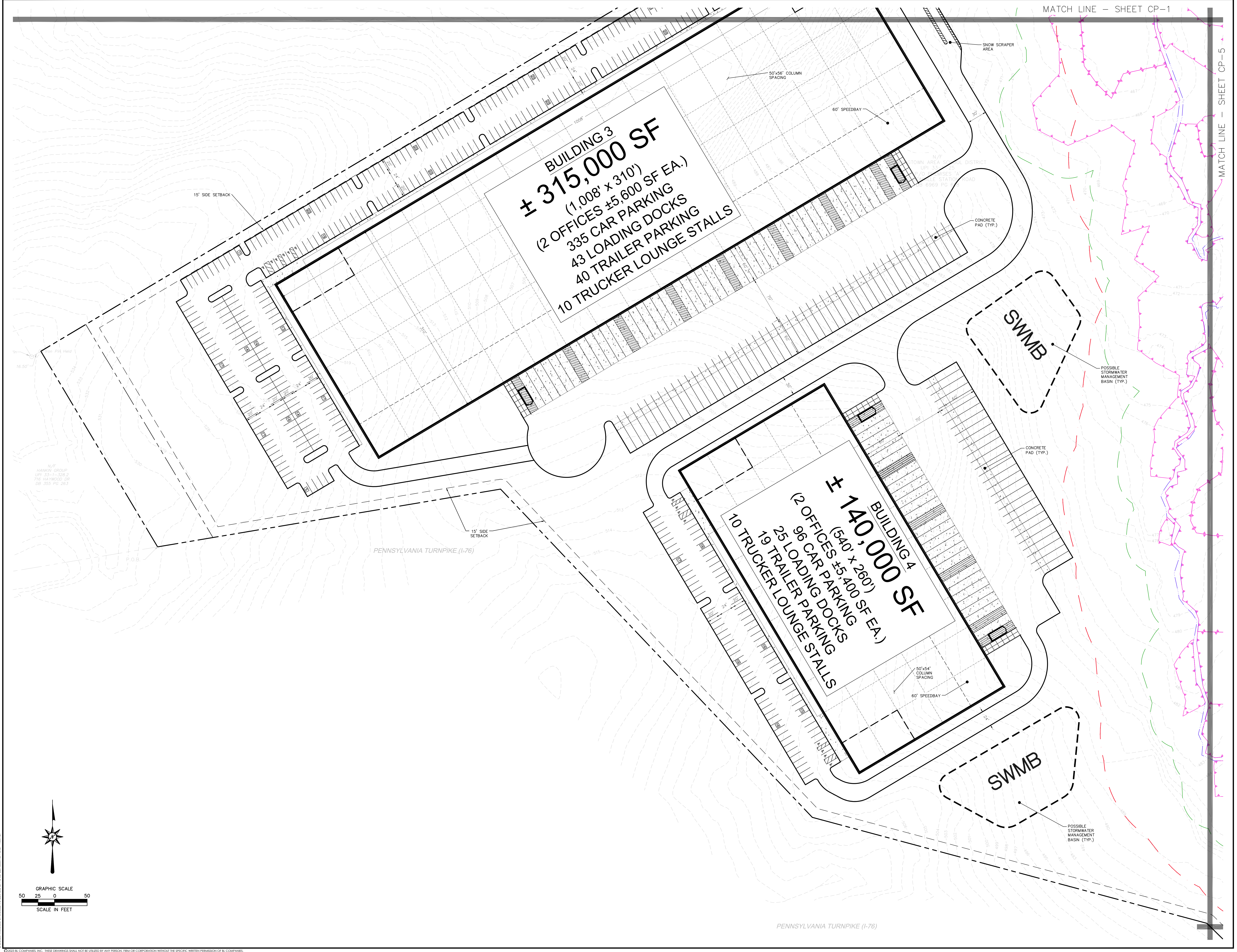
MATCH LINE - SHEET CP-5

REV'S	No.	Date	Disc.
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DRAWN			K.A.K.
REVIEWED			1"=50'
SCALE			2201268
PROJECT NO.			02/06/23
DATE			
CAD FILE			CP220126801

**SITE SKETCH
LAYOUT PLAN**

Sheet No.

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BUILDING 3
± 315,000 SF
 (1,008' x 310')
 (2 OFFICES ±5,600 SF EA.)
 335 CAR PARKING
 43 LOADING DOCKS
 40 TRAILER PARKING
 10 TRUCKER LOUNGE STALLS

BUILDING 4
± 140,000 SF
 (540' x 260')
 (2 OFFICES ±5,400 SF EA.)
 96 CAR PARKING
 25 LOADING DOCKS
 19 TRAILER PARKING
 10 TRUCKER LOUNGE STALLS

SWMB

SWMB

POSSIBLE STORMWATER MANAGEMENT BASIN (TYP.)

POSSIBLE STORMWATER MANAGEMENT BASIN (TYP.)

SNOW SCRAPER AREA

50'x56' COLUMN SPACING

60' SPEEDBAY

CONCRETE PAD (TYP.)

CONCRETE PAD (TYP.)

50'x54' COLUMN SPACING

60' SPEEDBAY

15' SIDE SETBACK

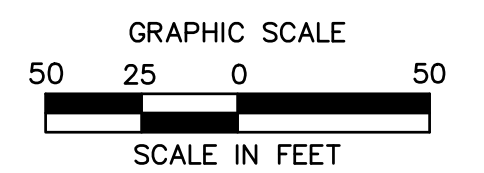
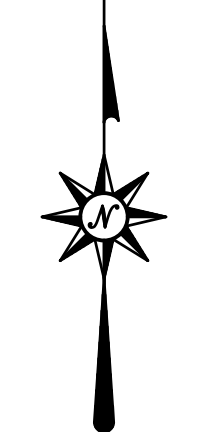
15' SIDE SETBACK

PENNSYLVANIA TURNPIKE (I-76)

PENNSYLVANIA TURNPIKE (I-76)

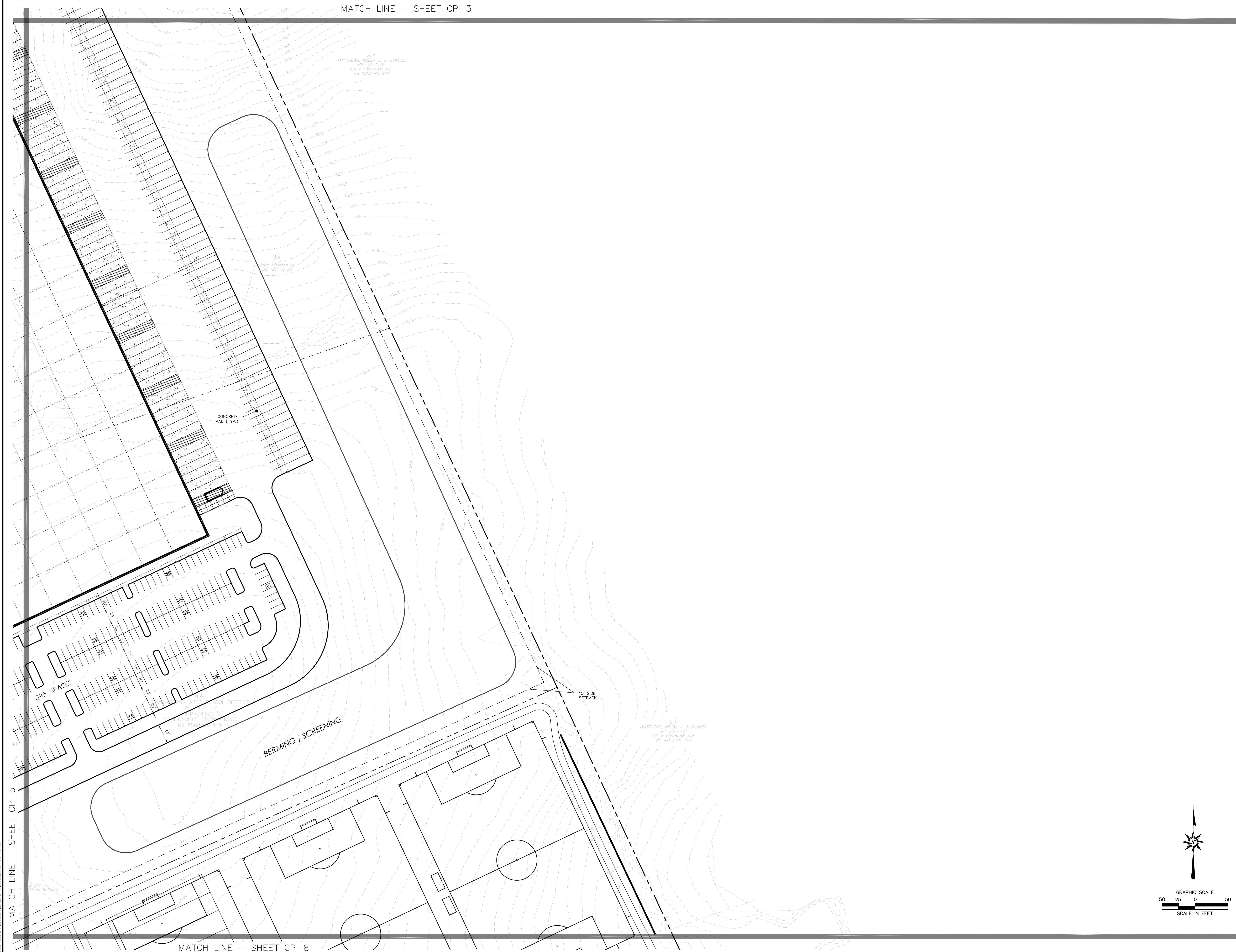
MATCH LINE - SHEET CP-1

MATCH LINE - SHEET CP-5



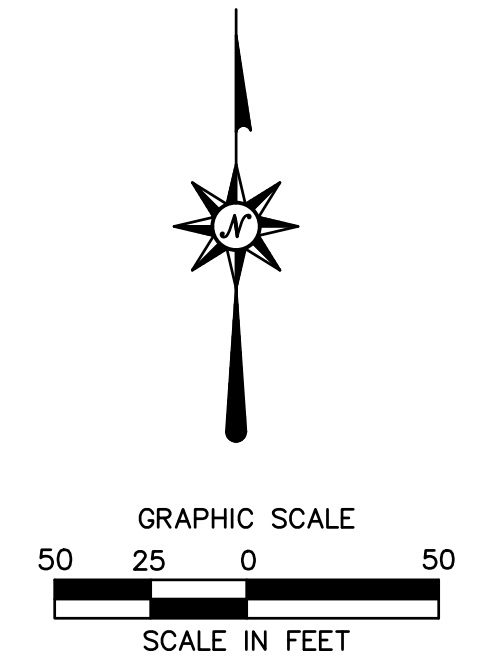
REV'S	No.	Date	Desc.

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MATCH LINE - SHEET CP-5

MATCH LINE - SHEET CP-8



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**SITE SKETCH
LAYOUT PLAN**

Sheet No.

BERMING / SCREED

40' FRONT SETBACK

15' SIDE SETBACK

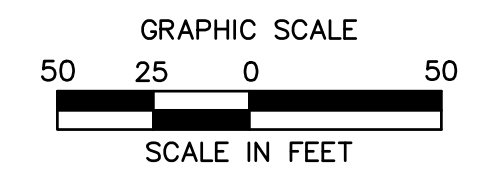
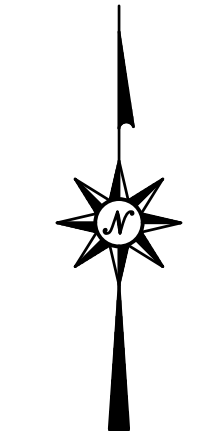
60' R.O.W. TYPICAL WITH 42' ROADWAY

40' FRONT SETBACK

PENNSYLVANIA TURNPIKE (I-76)

PENNSYLVANIA TUI

MATCH LINE - SHEET CP-8



1100 First Avenue
Suite 104
King of Prussia, PA 19406
(610) 994-4608
(610) 337-3642 Fax



LIONVILLE TRADE CENTER
LIONVILLE STATION ROAD
UWCHLAN TOWNSHIP, PENNSYLVANIA

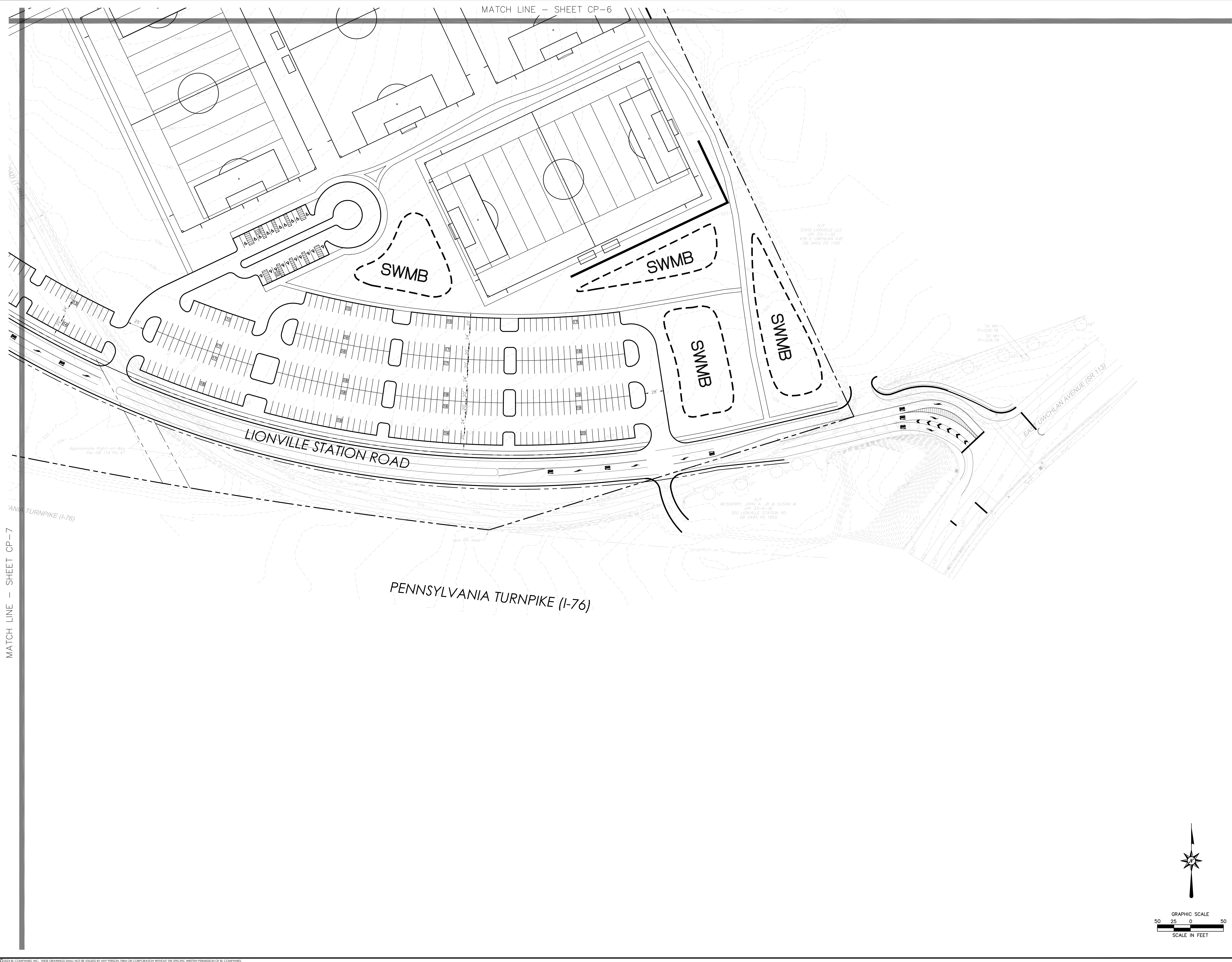
REV'S	No.	Date	Desc.
DESIGNED			
DRAWN			
REVIEWED			
SCALE			
PROJECT NO.			
DATE			
CAD FILE			

TITLE: SITE SKETCH LAYOUT PLAN

SHEET NO.

CP-7
9 OF 10

MATCH LINE - SHEET CP-6



MATCH LINE - SHEET CP-7

PENNSYLVANIA TURNPIKE (I-76)

LIONVILLE STATION ROAD

UWCHLAN AVENUE (SR 113)

SWMB

SWMB

SWMB

SWMB

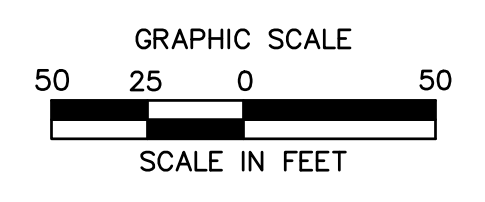
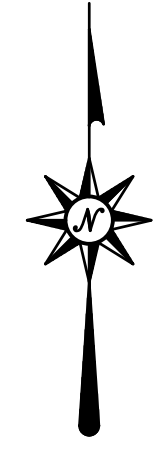
N/E/ ECHO LIONVILLE LLC
UPN 33-1-52
435 E UWCHLAN AVE
DB 9452 PG 1195

N/E/ MCHERRY, JOHN A JR & SUSAN M
UPN 33-4-36
300 LIONVILLE STATION RD
DB 9469 PG 1950

Tot MH
TF=526.78
Tot MH
TF=526.78

Approximate Right-of-Way
Per DB 119 PG 47

PENNSYLVANIA TURNPIKE (I-76)



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