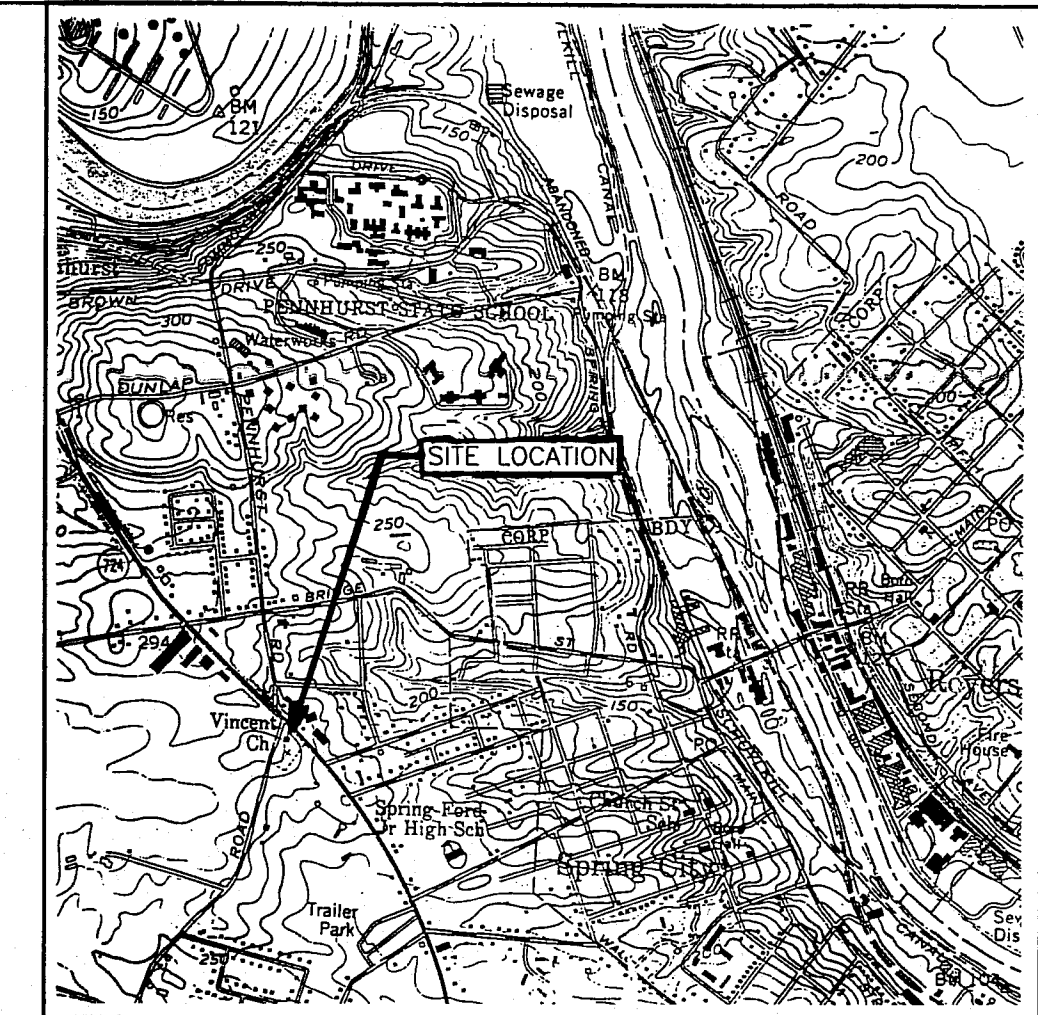


GENERAL NOTES

- THIS PLAN REFERENCES PLANS BY:
 EARL R. EWING, INC., SUBDIVISION PLAN FOR VINCENT MENNONITE CHURCH DATED JULY 17, 1975
 BOHLER ENGINEERING, INC., SKETCH PLAN FOR U.S. SUPPLY COMPANY, INC. DATED MAY 4, 2000
 PENNDOT ROW MAP FOR EAST VINCENT TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA PENNDOT DISTRICT 6, ROUTE 201, SECTION 5 78A OF 86, DATED 9/14/77
- PROPERTY OWNER
 HY & COLLEEN MAYERSON
 3540 SCHUYLKILL ROAD
 SPRING CITY, PENNSYLVANIA 19475
 (610) 948-4800
- DEVELOPER:
 TCPI
 436 CREAMERY WAY
 SUITE H, EXTON PA 19341
 (610) 524-5621
- RIGHT-OF-WAY SHOWN ON PLAN IS APPROXIMATE, AND MUST BE VERIFIED BY EAST VINCENT TOWNSHIP PRIOR TO THE START OF CONSTRUCTION.
- ZONING INFORMATION:

LOT AREA	
NET TO EXISTING R/W LINE	21,534 S.F. 0.49 AC ±
GROSS TO TITLE LINE	44,500 S.F. 1.02 AC ±
- ZONING REGULATIONS:
 DISTRICT: C-2 GENERAL COMMERCIAL DISTRICT

	REQ'D.	EXISTING	PROPOSED
MIN. LOT AREA TO PROP LINE:	1.0 ACRES	1.02 ACRES	1.02 ACRES
MIN. LOT AREA TO ROW:	1.0 ACRES	0.49 ACRES	0.49 ACRES
MIN. LOT WIDTH:	150'	152'	152' (BASED ON APPROX. LEGAL R/W)
MIN. FRONT YARD:	50'	26'	26'
MIN. SETBACK FROM RT. 724	100'	43'	33'
MIN. SIDE YARD:	25'	9'	9'
MIN. REAR YARD:	50'	212'	187'
MAX IMPERVIOUS:	50%	64%	67% (BASED ON APPROX. LEGAL R/W)
MAX BLDG. HEIGHT:	35'	34'	32'
PARKING:			
OFFICE:	12 SPACES	22 SPACES	22 SPACES (BASED ON 1 SPACE PER 300 S.F., 2700 S.F. EXISTING, 875 S.F. PROPOSED)
EMPLOYEE:	22 SPACES		(BASED ON 1 SPACE PER EMPLOYEE, 18 EXISTING, 4 PROPOSED)
TOTAL REQUIRED:	34 SPACES	72 SPACES	22 SPACES
ADA:	2 SPACES	4 SPACES	2 SPACES
- TAX REFERENCE:
 LOT 37.1 BLOCK 21-5

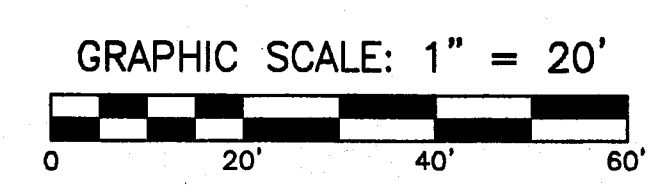


LOCATION MAP
NO SCALE



PENNSYLVANIA ACT 187 (1986) REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

- LEGEND**
- NOTES: INDICATES NEW WORK TO BE PERFORMED UNDER THIS CONTRACT
 - 176- EXISTING GRADES
 - PROPERTY LINE
 - G- GAS
 - ST- STORM SEWER
 - W- WATER
 - T- TELEPHONE
 - E- ELECTRIC
 - OH- OVERHEAD LINES
 - CL- CHAIN LINK FENCE
 - SF- STOCKADE FENCE
 - PR- POST & RAIL FENCE
 - GR- GUIDE RAIL
 - ⊕ UTILITY POLE



SKETCH PLAN
 HY & COLLEEN MAYERSON PROPERTY
 3540 SCHUYLKILL ROAD
 SPRING CITY, PENNSYLVANIA 19475

COMPU ENGINEERING
 A Division of CompuDraft, Inc.
 436 Creamery Way
 Suite H
 Exton, PA 19341
 (610) 524-1357

DRAWN BY: J.N.A.	DATE: 7/7/00
CHECKED BY: D.S.D.	SCALE: 1" = 20'
APP. BY: D.S.D.	DWG. NO. S-1

REV.	BY	DATE	DESCRIPTION

CD # 011625 C00211
 CD WORK FLOW # 011625