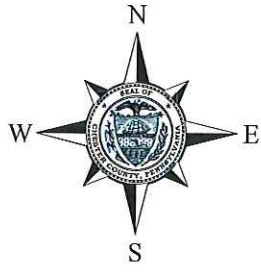


1204 Gap Newport Pike



Legend

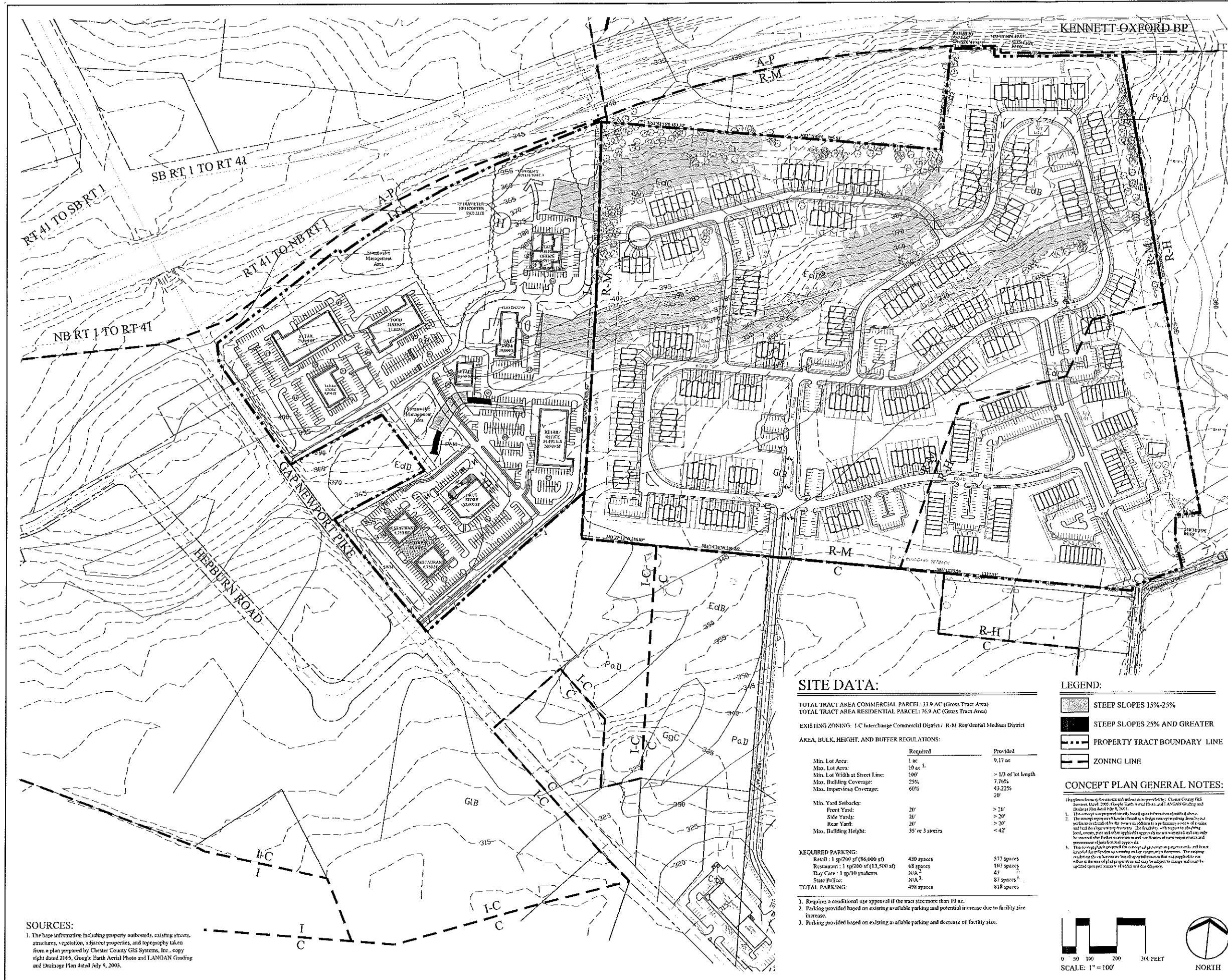
- 5 Foot Contours
- Rivers and Streams
- Roads
- Parcels of Interest
- Parcel Boundaries
- Ponds and Lakes
- Wetlands
- Soils
- Slope**
 - Moderate - 15% to 25%
 - Steep - Over 25%
- 2013 FEMA Floodplains**
 - 100-Year Not Engineered
 - 100-Year Engineered
 - 500-Yr Floodplain



NOTES: Not for engineering purposes
 Address data source: Chester County GIS Department
 Landbase Source: Planimetric features have been compiled to meet the National Map Accuracy Standard of 1:24,000 scale mapping using first order, fully analytical digital stereoplotters, from aerial photography dated Spring, 2010, controlled analytically from ground points captured using first order GPS equipment. Planimetric coordinates were based on the PA State Plane Coordinate System South Zone and North American Datum 1983.
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SOURCES:
1. The base information including property boundaries, existing streets, structures, vegetation, adjacent properties, and topography taken from a plan prepared by Chester County GIS Systems, Inc., copy right dated 2005, Google Earth Aerial Photo and LANGAN Grading and Drainage Plan dated July 9, 2005.

SITE DATA:

TOTAL TRACT AREA COMMERCIAL PARCEL: 33.9 AC (Gross Tract Area)
TOTAL TRACT AREA RESIDENTIAL PARCEL: 76.9 AC (Gross Tract Area)

EXISTING ZONING: I-C Interchange Commercial District / R-M Residential Medium Density

AREA, BULK, HEIGHT, AND BUFFER REGULATIONS:

	Required	Provided
Min. Lot Area:	1 ac	9.17 ac
Max. Lot Area:	10 ac ¹	
Min. Lot Width at Street Line:	100'	> 103' of lot length
Max. Building Coverage:	25%	7.35%
Max. Impervious Coverage:	60%	43.22%
Min. Yard Setbacks:		20'
Front Yard:	20'	> 20'
Side Yard:	20'	> 20'
Rear Yard:	20'	> 20'
Max. Building Height:	35' or 3 stories	< 42'

REQUIRED PARKING:

Retail: 1 sp/200 sf (86,000 sf)	430 spaces	577 spaces
Restaurant: 1 sp/200 sf (113,500 sf)	68 spaces	107 spaces
Day Care: 1 sp/10 students	N/A ²	47
State Police	N/A ³	87 spaces ³
TOTAL PARKING:	498 spaces	818 spaces

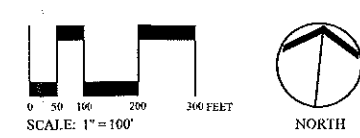
- Requires a conditional use approval if the tract size more than 10 ac.
- Parking provided based on existing available parking and potential increase due to facility size increase.
- Parking provided based on existing available parking and decrease of facility size.

LEGEND:

- STEEP SLOPES 15%-25%
- STEEP SLOPES 25% AND GREATER
- PROPERTY TRACT BOUNDARY LINE
- ZONING LINE

CONCEPT PLAN GENERAL NOTES:

- This plan is a preliminary site plan and is not intended to be used for construction purposes. It is intended to be used for informational purposes only.
- The concept plan is based on the best available information and is not intended to be used for construction purposes. It is intended to be used for informational purposes only.
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SKETCH PLAN
Route 41 - London Grove
LONDON GROVE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 04/15/15 (GP)
REV: 05/28/15 (SP)

PROJECT #: 15-029

Sketch Plan

SHEET:

SP

1. The base information including property boundaries, existing streets, structures, vegetation, adjacent properties, and topography taken from a plan prepared by Chester County GIS Systems, Inc., copy right dated 2005, Google Earth Aerial Photo and LANGAN Grading and Drainage Plan dated July 9, 2005.