

**GRADING AND DRAINAGE PLAN NOTES**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
3. HDPE - HIGH DENSITY POLYETHYLENE PIPE  
RCP - REINFORCED CONCRETE PIPE
4. STORM DRAINAGE PIPING TO UTILIZE WATER TIGHT JOINTS WHERE INDICATED.
5. SEE DRAWING NO. 28.01 FOR ALL PROPOSED STRUCTURE DETAILS.
6. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AS LATEST REVISED.
7. COMPACTION CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MOISTURE PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:
 

FILL AREA	PERCENT OF MAXIMUM MOISTURE PROCTOR DRY DENSITY
BUILDING FOOTPRINT	95%
PAVEMENT AND ROADWAYS	95%
SIDEWALKS	95%
LANDSCAPE AREAS	92%
TRENCH BACKFILL	SAME AS SURROUNDING AREA
8. PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
9. REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS SECTION.
10. ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE A MINIMUM OF 4,000 PSI.
11. GLENVILLE SILT LOAM IS CLASSIFIED AS A WATER HAZARD SOIL. ALL STRUCTURES WITHIN THIS WATER HAZARD DISTRICT MUST BE FLOOD-PROOFED.

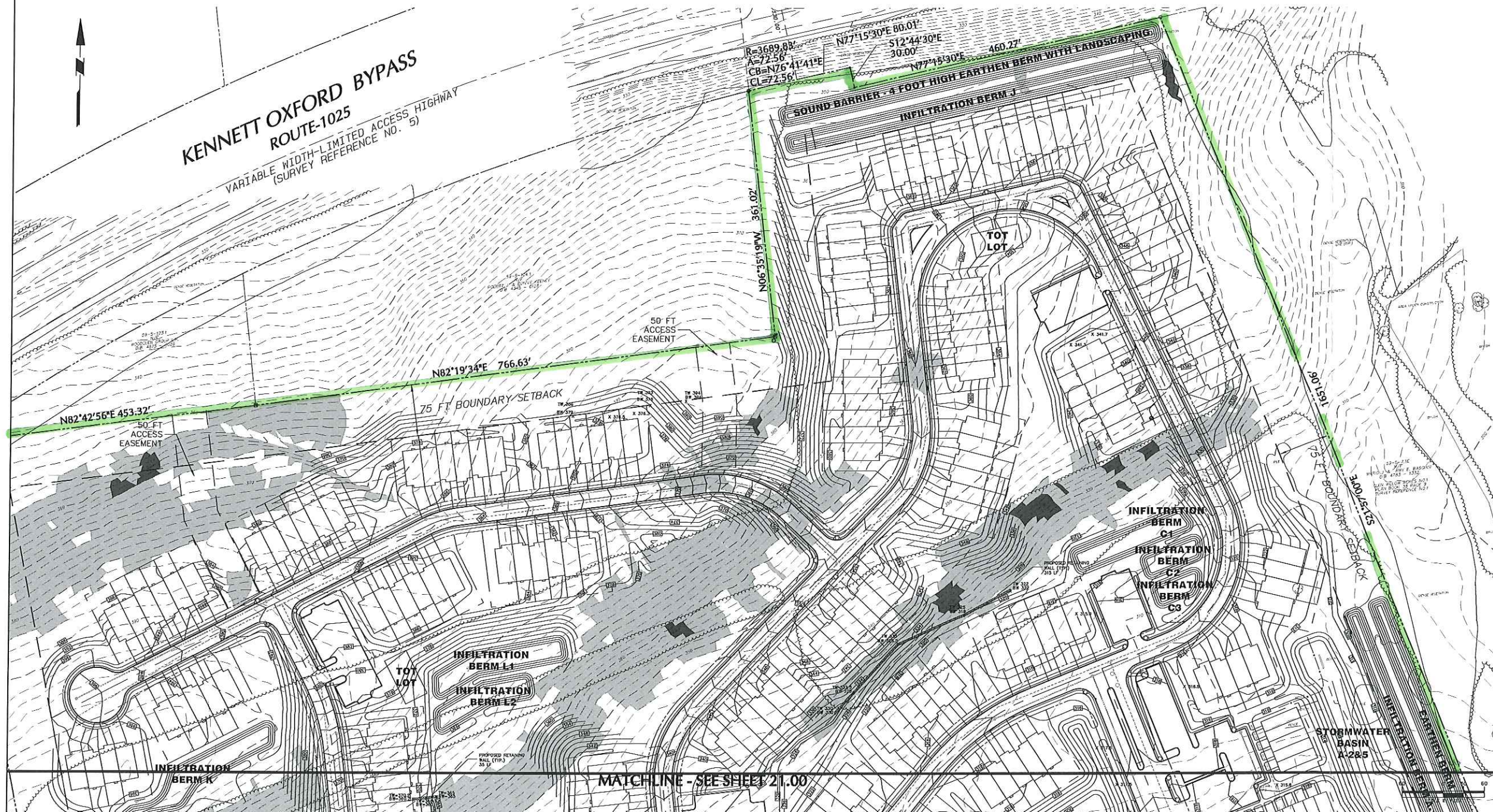
LEGEND	
<b>SITE SYMBOLS</b>	<b>GRADING SYMBOLS</b>
CURB LINE	EXISTING CONTOUR
EXISTING EDGE OF PAVEMENT LINE	PROPOSED CONTOUR
PROPOSED BUILDING LINE	EXISTING SPOT ELEVATION
PROPERTY LINE	PROPOSED SPOT ELEVATION
LOT LINE	
<b>UTILITY SYMBOLS</b>	
EXISTING STORM SEWER	EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER	EXISTING FIRE HYDRANT
EXISTING GAS MAIN	EXISTING GAS VALVE
EXISTING WATER MAIN	EXISTING GARDEN BASIN
PROPOSED STORM SEWER	EXISTING WATER VALVE
PROPOSED SANITARY SEWER	EXISTING MANHOLE
PROPOSED GAS MAIN	EXISTING MANHOLE
PROPOSED TELEPHONE AND ELECTRIC	EXISTING ELECTRIC POLE
PROPOSED WATER MAIN	

**YEATMAN TRACT  
STEEP SLOPE DISTURBANCE**

SLOPE	TOTAL AREA (ACRE)	DISTURBED AREA (ACRE)	DISTURBED PERCENTAGE
15-25%	6.5	2.1	33.1%
25-100%	0.4	0.0	0.0%

**STEEP SLOPES LEGEND**

	15% TO 25%
	25% AND GREATER



Date	Description	No.
05-21-07	Corrected unit count to be 374	4
11-17-05	Revised layout	3
11-10-05	Revised layout	2
10-30-03	Revised per 8-15-03 Tap Engineer Letter	1

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**YEATMAN TRACT  
TMP # 59-05-126**

CHESTER COUNTY  
LONDON GROVE TWP. PENNSYLVANIA

**GRADING AND  
DRAINAGE PLAN**

Job No. 3579001	Drawing No. 21.01
Date JULY 9, 2003	
Scale 1"=60'	
Drn. By JDM	
Chkd. By GME	

**GENERAL LANDSCAPE NOTES**

1. NAMES OF PLANTS AS DEPICTED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 14th EDITION, PUBLISHED BY THE AMERICAN SOCIETY OF HORTICULTURAL SCIENTISTS. NAMES OF PLANT MATERIALS NOT INCLUDED HEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN HORTICULTURE.
2. UPON COMPLETION OF A PROJECT, ALL EXPOSED GROUND SURFACES THAT ARE NOT PART OF A SUBDIVISION OR LAND DEVELOPMENT, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTINGS OR SEEDS AS SPECIFIED, SHALL BE COVERED BY A FINISH GRADE THAT WILL PREVENT SOIL EROSION AND THE DRAINAGE OF WATER.
3. NO PLANT SHALL BE PUT INTO THE GROUND UNLESS PROPER GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
4. STANDARDS FOR TREE, SHRUB, BUSH, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH "STANDARDS FOR THE AMERICAN ASSOCIATION OF NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERY STOCK. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE FROM DISEASES AND INSECT PESTS.
5. NEW PLANT MATERIAL SHALL BE HANDLED GROWN UNLESS SPECIFIED OTHERWISE. PLANTS SHALL BE OF SPECIFIC QUALITY, SYMMETRICAL ON ALL SIDES, TIGHTLY AND NEATLY TRIMMED AND HAVE STRONG, VIGOROUS LEAVES. PLANTS SHALL BE PLANTED TO FINISHED GRADE AS THE PLANTS' ORIGINAL GROUND BEFORE DIGGING.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND SHALL MARK THEM BEFORE THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OTHER MEMBERS OF ALL CONTACTS BEFORE BEGINS PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE BEGINS WORK. BEFORE PLANTING, THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR TO THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR SPECIES, SPECIES, VARIETY, SIZE AND QUALITY. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER PLANT MATERIALS FOR SIZE AND CONDITION OF BARK AND ROOT SYSTEM, POSITIVE, NEGATIVE, AND LATENT DEFECTS, AND TO REJECT UNDESIRABLE OR DEFECTIVE MATERIAL, AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE, AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
10. DELIVERY, STORAGE, AND HANDLING
  - A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED BY CONTAINER SHOWING WEIGHT ANALYSIS, AND INVOICE OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DEGRADATION DURING DELIVERY AND WHILE STORED AT SITE.
  - B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS TO BE USED FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PLANT PRIOR TO GROWING SEASON UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BURY OR BURIAL TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BURN, WOUND, OR DESTROY BARK OR SOIL. PROVIDE PROTECTIVE COVERING ALONG SHOULDER, DO NOT TRIP SHOULDER AND UNWRAPPED STOCK DURING DELIVERY OR HANDLING.
  - C. ALL PLANTS SHALL BE TRIMMED AND REPAIRED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL BRUSHES AND EXCESS MATERIAL, BARK OF BRUSHES OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS BENTED WITH A BEE, REMOVE BENTED THE ROOT BALL. THE BEE MUST BE CUT AND FILLED DOWN 6 INCHES INTO THE PLANTING HOLE. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING TO THE ROOT BALL. THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
11. LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNDESIRABLE DEBRIS. SOIL SHOULD BE THE GROUND BEFORE AREA IS PLANTED OR MULCHED.
12. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND COMPANY SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
13. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL PLANTED TO BE UNHEALTHY, DIED OR DEAD DURING THIS PERIOD, SHALL BE REPLANTED AND REPLACED IN PLACE BY THE CONTRACTOR AT NO CHARGE TO THE OWNER.
14. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF ANY AND ALL EXCESS MATERIALS ON UNPAVED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
15. ALL PLANTS SHALL BE WATERED REGULARLY DURING THE FIRST 24 - HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED DAILY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
16. THE SHOULDER AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
17. AFTER PLANT IS PLANTED IN THE PLANTING HOLE, ALL TREE AND SHRUB ROOT BALLS TOGETHER SHOULD BE COMPLETELY COVERED AND THE BURLAP SHOULD BE FILLED DOWN SO 1/2 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
18. PLANT MATERIALS OF THE SAME SPECIES AND SPECIES AS THE SAME SITE SHOULD BE SIMILAR IN SHAPE, COLOR AND SHADE. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HAZY OF THAT SPECIES.
19. ALL THE GROUND AREAS SHOULD BE HAND RAZED SMOOTH ELIMINATING ANY CLUMPS AND NO MOUND OR DEPRESSION SHOULD BE FORMING THE TRUNK OF THE TRUNK ABOVE THE ROOT COLLAR.
20. MOUND SHOULD NOT BE FILLED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MOUND OR DEPRESSION SHOULD BE FORMING THE TRUNK OF THE TRUNK ABOVE THE ROOT COLLAR.
21. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSING, OR PAVING WORK.
22. CONTRACTOR TO COORDINATE FENCE INSTALLATION WITH OTHER TRADES INVOLVED WITH SITE WORK.
23. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL FENCE POST INSTALLATION WITH EXISTING AND PROPOSED UTILITIES.
24. GROUND AND BEDS SHOULD BE NO LAWN OR GROUND COVER PLANTING SHALL BE MAINTAINED AS NOTED.
25. THE FOLLOWING SEED MIX SHALL BE USED WHEN APPLYING:
  - A. GROUND COVER: (MIX A MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - B. LEGUMES: (MIX B MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - C. LEGUMES: (MIX C MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - D. LEGUMES: (MIX D MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - E. LEGUMES: (MIX E MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - F. LEGUMES: (MIX F MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - G. LEGUMES: (MIX G MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - H. LEGUMES: (MIX H MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - I. LEGUMES: (MIX I MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - J. LEGUMES: (MIX J MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - K. LEGUMES: (MIX K MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - L. LEGUMES: (MIX L MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - M. LEGUMES: (MIX M MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - N. LEGUMES: (MIX N MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - O. LEGUMES: (MIX O MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
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  - S. LEGUMES: (MIX S MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - T. LEGUMES: (MIX T MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - U. LEGUMES: (MIX U MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - V. LEGUMES: (MIX V MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - W. LEGUMES: (MIX W MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - X. LEGUMES: (MIX X MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - Y. LEGUMES: (MIX Y MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - Z. LEGUMES: (MIX Z MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
26. SOIL IN BEDS AND PLANTING PLACES OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRAGILE, WELL DRAINED, AND FREE OF DEBRIS INCLUDING STONES AND TRASH.
  - A. GROUND COVER: (MIX A MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
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  - X. LEGUMES: (MIX X MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - Y. LEGUMES: (MIX Y MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
  - Z. LEGUMES: (MIX Z MIX OF 80% OF GRASS AND 20% OF LEGUMES CARBONATED)
27. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE TO OWNER SITE SPECIFICATION GUIDELINES

**LEGEND**

- DECIDUOUS TREE (765 proposed)
- EVERGREEN TREE (342 proposed)
- ⊙ ORNAMENTAL TREE (57 proposed)
- ⊗ SHRUBS (640 proposed)



Date	Description	No.
11/17/00	REVISED PLAN	2.
10/9/00	REVISED PLAN	1.

Revisions		
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Project: **YEATMAN TRACT**  
 TMP # 59-05-126  
 CHESTER COUNTY LONDON GROVE TWP. PENNSYLVANIA  
 Drawing Title

<b>LANDSCAPE PLAN</b>	
Project No. 3579001	Drawing No.
Date: SEPTEMBER 17, 2002	<b>24.00</b>
Scale: 1"=60'	
Des. By: JDM NB	
Last Revised: TV	Of