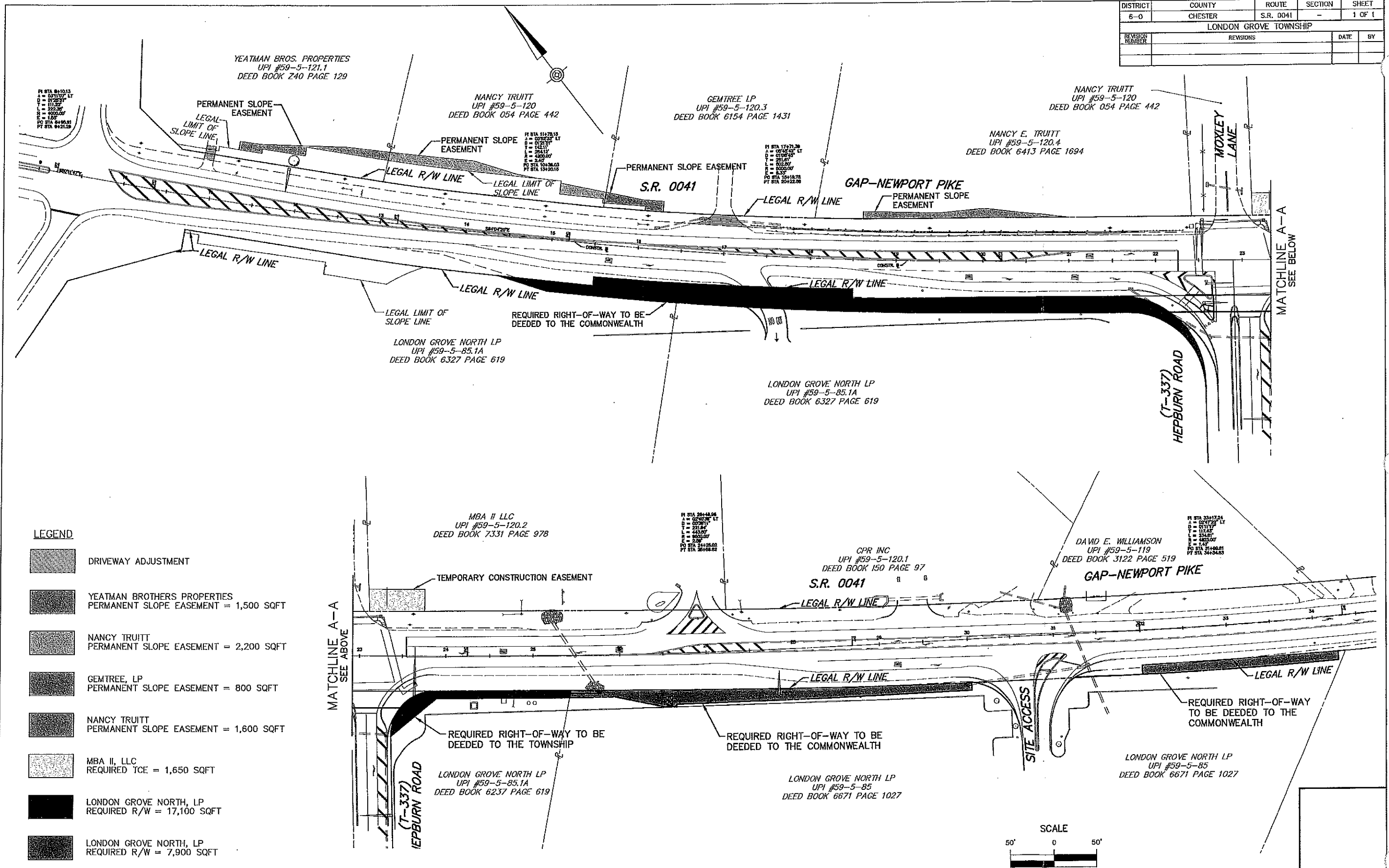
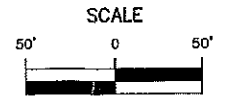


DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	CHESTER	S.R. 0041	-	1 OF 1
LONDON GROVE TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	



- LEGEND**
- DRIVEWAY ADJUSTMENT
 - YEATMAN BROTHERS PROPERTIES PERMANENT SLOPE EASEMENT = 1,500 SQFT
 - NANCY TRUITT PERMANENT SLOPE EASEMENT = 2,200 SQFT
 - GEMTREE, LP PERMANENT SLOPE EASEMENT = 800 SQFT
 - NANCY TRUITT PERMANENT SLOPE EASEMENT = 1,600 SQFT
 - MBA II, LLC REQUIRED TCE = 1,650 SQFT
 - LONDON GROVE NORTH, LP REQUIRED R/W = 17,100 SQFT
 - LONDON GROVE NORTH, LP REQUIRED R/W = 7,900 SQFT



NOTES:

- SOILS INFORMATION IS SHOWN ACCORDING TO THE "SOILS SURVEY FOR CHESTER AND DELAWARE COUNTIES". DEEP TEST HOLES AND PERCOLATION TESTS ARE SUGGESTED TO INSURE CONDITIONS INDICATED.
- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THIS ENTIRE PARCEL NOW LIES WITHIN THE "MIXED USE - INTERCHANGE" ZONING DISTRICT AS ENACTED AND ORDAINED BY THE LONDON GROVE TOWNSHIP BOARD OF SUPERVISORS AS AMENDMENT 60A, DATED JUNE 12, 1991. THE C-2 / I-C ZONING DISTRICT BOUNDARY AS SHOWN ON THE PREVIOUS FINAL PLAN BY CONCORD LAND PLANNERS AND SURVEYORS, DATED 1-9-90, HAS BEEN ELIMINATED BY SAID ZONING ORDINANCE AMENDMENT.
- THE EXISTING STATE POLICE BUILDING WAS CONSTRUCTED PRIOR TO ENACTMENT OF ZONING ORDINANCE AMENDMENT 60A, SUBJECT TO THE PROVISIONS OF THE C-2 ZONING DISTRICT WITH A 30 FOOT SIDE YARD SETBACK REQUIREMENT.
- CONTOURS SHOWN PER AERIAL TOPOGRAPHIC SURVEY BY A.D.N. ASSOCIATES, INC. FOR REGISTER ASSOC., INC. AS SHOWN ON PLAN W/ DWG. NO. T-271 AND FIELD SURVEYED BY HILLCREST ASSOCIATES, INC.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION AND SEDIMENTATION CONTROLS ARE INSTALLED, STABILIZED, AND FUNCTIONAL BEFORE ANY SITE DISTURBANCE TAKES PLACE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS (SEE DWG. # 3A FOR EROSION AND SEDIMENTATION CONTROLS FOR THIS SITE). THE DEVELOPER IS RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS UNTIL THE SITE IS STABILIZED. MAINTENANCE MUST INCLUDE INSPECTION AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, AND REJECTING MUST BE PERFORMED IMMEDIATELY.
- ALL WORKMANSHIP AND MATERIALS MUST BE IN CONFORMANCE WITH THE VARIOUS REQUIREMENTS OF LONDON GROVE TOWNSHIP, THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AND ANY OTHER GOVERNING AGENCY.
- DEVELOPMENT SHALL BE IN ACCORDANCE WITH DWG. #S 1 - 4, DATED 8-18-93, PREPARED BY HILLCREST ASSOCIATES, INC.
- THERE ARE NO REGULATED FRESHWATER WETLANDS LOCATED WITHIN THE LIMITS OF DISTURBANCE OF THE LAND DEVELOPMENT PROPOSED FOR THIS SITE BY THIS PLAN.
- THE PAVEMENT SECTION FOR THE PROPOSED PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 612.F.(2-5) OF THE LONDON GROVE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

CURVE DATA CHART

CR	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	268.24'	268.11'	44°47'08"	N14°03'28"E	202.85'

SOILS INFORMATION AS PER SOILS SURVEY SHEET NO. 62

TYPE	SLOPE	SUITABILITY FOR ON-SITE SEWAGE SYSTEM
GcC3	2 - 8 %	SUITABLE
GcC	8 - 15 %	VARIABLE
GcD3	8 - 15 %	VARIABLE
GcD3	15 - 25 %	UNSUITABLE
MgB2	3 - 8 %	VARIABLE

COMMON ACCESS EASEMENT CHART

EA BEARING	DISTANCE
E1 S 02°00'00" W	50.00'
E2 S 02°00'00" W	257.13'
E3 S 01°50'50" W	50.00'
E4 N 02°00'00" W	257.13'

DRAWING LIST

DWG. #	TITLE
1	PRELIMINARY LAND DEVELOPMENT PLAN
2	MASTER GRADING AND SEPTIC DESIGN
3A	EROSION AND SEDIMENTATION CONTROL PLAN
3B-3C	NOTES AND DETAILS
4A	DRAINAGE AREA PLAN
4B	STORMWATER MANAGEMENT PLAN
5A	STORM DRAINAGE PROFILE AND DETAILS
5B	STORM DRAINAGE DETAILS
5C	STORM DRAINAGE PLAN
6	LANDSCAPE PLAN

THE OFFER OF DEDICATION

I, THE UNDERSIGNED, OWNER OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE Laid OFF, PLATED AND SUBDIVIDED, AND HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT, AND THAT THE RIGHTS-OF-WAY SHOWN ALONG PENNSYLVANIA ROUTE 41 ARE DEDICATED TO THE COMMONWEALTH OF PENNSYLVANIA AND ITS SUCCESSORS IN INTEREST. THIS OFFER OF DEDICATION DOES NOT INCLUDE EXISTING OR PROPOSED DRIVEWAYS, ACCESSWAYS OR PARKING AREAS.

Nancy E. Truitt
NANCY TRUITT
DATE: 11/19/93

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGEMENT OF SUBMISSION AND LAND DEVELOPMENT PLANS

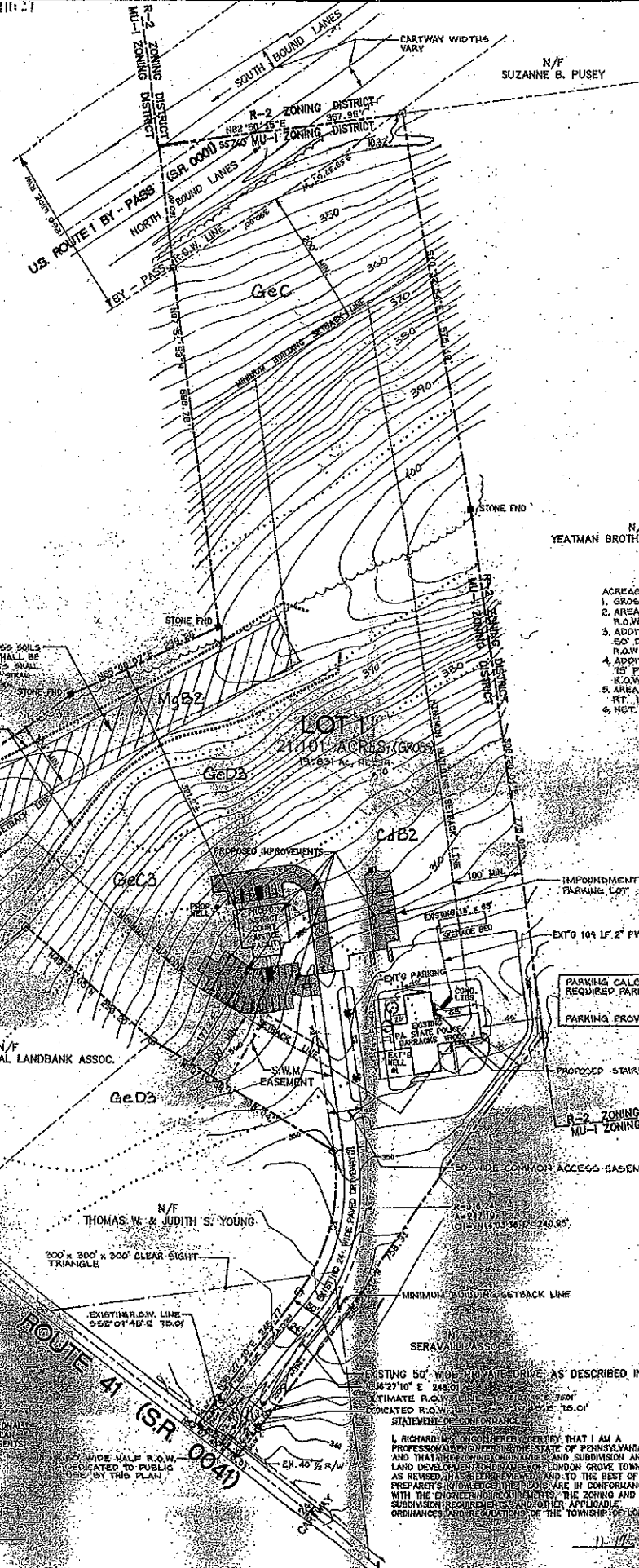
ON THIS, THE 17th DAY OF NOV, 1993, BEFORE ME, UNDESIGNED OFFICER, PERSONALLY APPEARED, *Nancy E. Truitt* (NAME OF OWNER) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES: 4-15-95
Shirley A. King
(NOTARY PUBLIC OR OTHER OFFICER)

NOTE: INFORMATION SHOWN FOR THE RT. 1 BYPASS AND SR 41 IS TAKEN FROM PLANS SUPPLIED BY PENNDOT AND DOES NOT REPRESENT A HIGHWAY SURVEY BY HILLCREST ASSOC. INC.

I, RICHARD L. BRITTINGHAM, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF PENNSYLVANIA, AND THAT THE PLAN SHOWN AND DESCRIBED HEREON, CONSISTING OF ONE SHEET, REPRESENTS A SURVEY MADE BY HILLCREST ASSOCIATES, INC. AND IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE LONDON GROVE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, SUBDIVISION AND LAND DEVELOPMENT ORDINANCES TO THE EXTENT THAT IT DESCRIBES THE BEARINGS AND DISTANCES OF THE SUBDIVIDED LANDS, AND THAT THE CORNER MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE ACCURATELY SHOWN.

Richard L. Brittingham
PROFESSIONAL LAND SURVEYOR

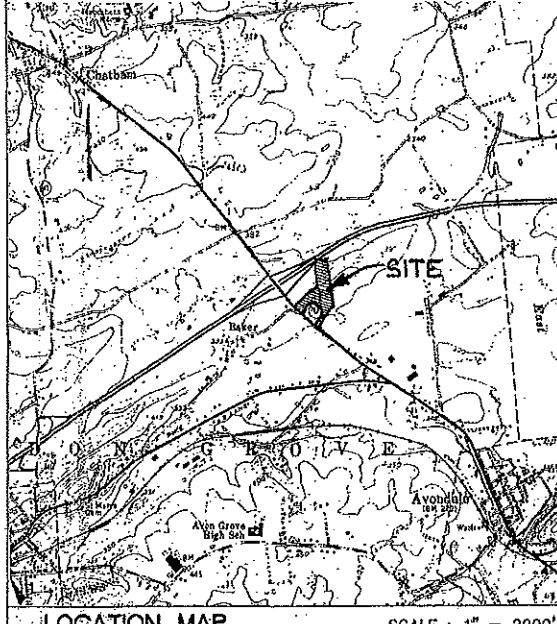


ACREAGE BREAKDOWN:

- GROSS PARCEL ACREAGE: 21.101 ACRES
- AREA WITHIN EXISTING R.O.W. ALONG RT. 41: 0.658 ACRES
- ADDITIONAL AREA IN 50' DEDICATED HALF R.O.W. ALONG RT. 41: 0.017 ACRES
- ADDITIONAL AREA WITHIN 75' PROPOSED ULTIMATE R.O.W. ALONG RT. 41: 0.142 ACRES
- AREA WITHIN EXISTING RT. 1 BYPASS R.O.W.: 0.650 ACRES
- NET PARCEL ACREAGE: 19.891 ACRES

DATA COLUMN

- GROSS ACREAGE: 21.101 ACRES
- TAX PARCEL NUMBER: 59 - 5 - 120
- SOURCE OF TITLE: DP G-54; PG 442
- DATUM: U.S.C.S.
- EXISTING ZONING: MU - 1
- MINIMUM ZONING REQUIREMENTS:
 - MINIMUM LOT AREA: 10,000 ACRES
 - MINIMUM LOT WIDTH BUILDING LINE: 500 FEET
 - MINIMUM LOT WIDTH STREET LINE: 500 FEET
 - MINIMUM FRONT YARD SETBACK: 200 FEET
 - MINIMUM SIDE YARD SETBACK: 100 FEET
 - MINIMUM REAR YARD SETBACK: 100 FEET
 - MAXIMUM BUILDING COVERAGE: 25%
 - MAXIMUM BUILDING HEIGHT: THREE (3) STORES OR 35' MAXIMUM
 - MAXIMUM PERMISSIBLE SURFACE LIMITATION (PERCENTAGE OF LOT AREA): 40%
- PROPOSED SOURCE OF WATER SUPPLY: INDIVIDUAL WELL
- PROPOSED TYPE OF SEWER DISPOSAL: TIE INTO EXISTING SEPTIC SYSTEM
- TOTAL NUMBER OF EXISTING MONUMENTS (M): 3
- TOTAL NUMBER OF PROPOSED MONUMENTS (C): 14
- OFF-STREET PARKING REQUIREMENTS:
 - OFFICE USE: 1 SPACE PER EMPLOYEE, PLUS SPACE PER 400 S.F. FLOOR AREA.
 - NUMBER OF EMPLOYEES: 7
 - PROPOSED BUILDING: 4,452 S.F.
 - TOTAL SPACES REQUIRED: 15
 - TOTAL SPACES PROVIDED: 31
 - MINIMUM OFF-STREET PARKING PROVIDED: 10
- LEGAL OWNER: NANCY TRUITT, R.O. # BOX 311, COATESVILLE, PA 19320, (610) 382-1698
- PLANS PREPARED BY: HILLCREST ASSOCIATES, INC., P.O. BOX 7768, NEWARK, DE 19714, (313) 273-0813



CERTIFICATE OF REVIEW BY THE TOWNSHIP PLANNING COMMISSION:
REVIEWED BY RESOLUTION OF THE PLANNING COMMISSION OF LONDON GROVE TOWNSHIP THIS 17th DAY OF Nov, 1993.
Diane East
CHAIRMAN
Joe
VICE CHAIRMAN
SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF SUPERVISORS:
APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF LONDON GROVE TOWNSHIP THIS 17th DAY OF December, 1993.
James C. Ross
CHAIRMAN
John
VICE CHAIRMAN
George F. Jones
SECRETARY

CERTIFICATE OF REVIEW BY CHESTER COUNTY PLANNING COMMISSION:
REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS 17th DAY OF Nov, 1993.
George F. Jones
CHAIRMAN

DATE: 11-19-93
DRAWN BY: RT
CHKD. BY: JMS, FVN, RTB
PROJ. NO. 1377
SCALE: 1" = 100'

DWG. NO. 1

HILLCREST ASSOCIATES, INC.
CIVIL ENGINEERING
SURVEYING • ARCHITECTURE
LAND PLANNING • SITE ANALYSIS
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL ENGINEERING
LAND INVESTMENT CONSULTATION

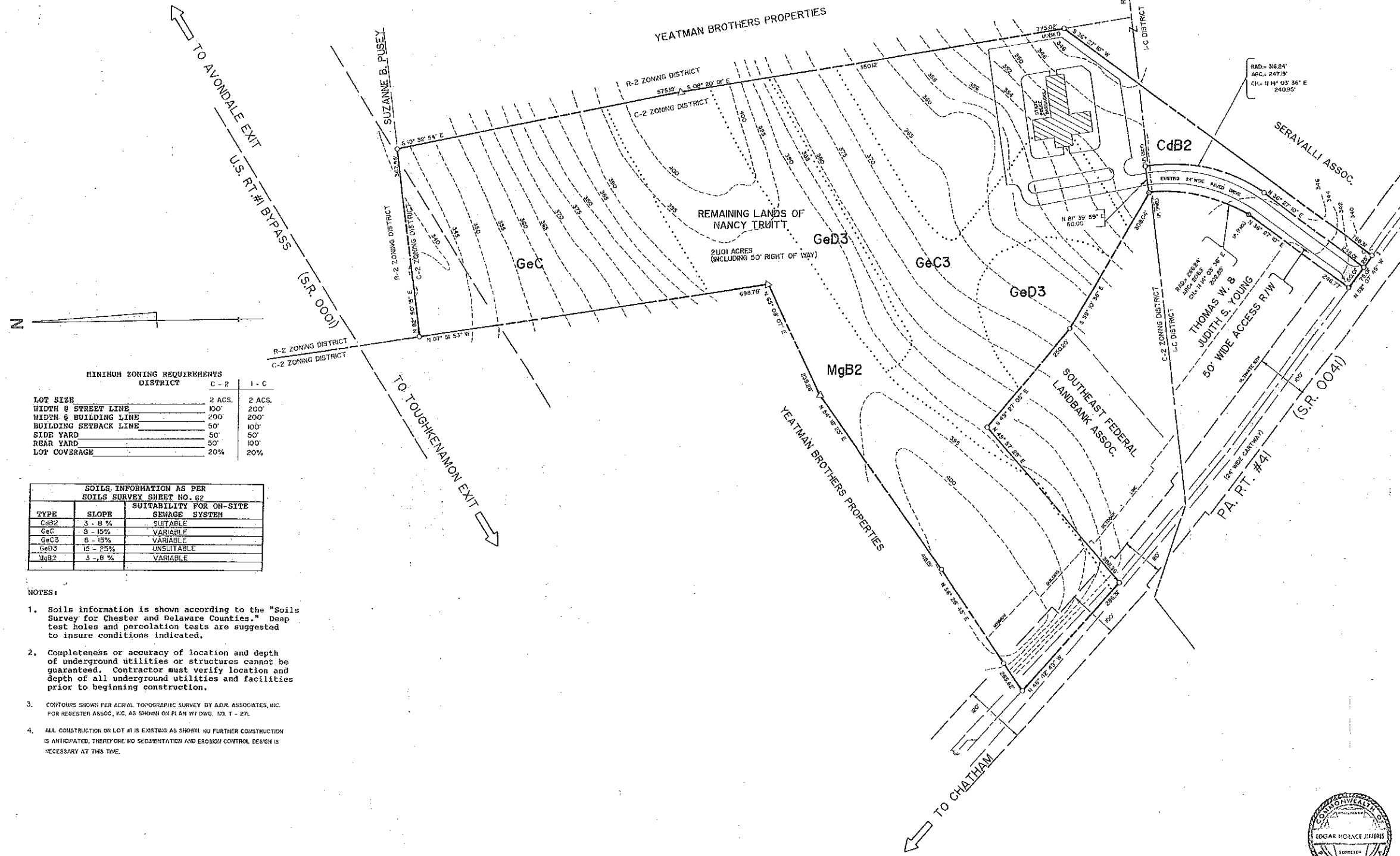
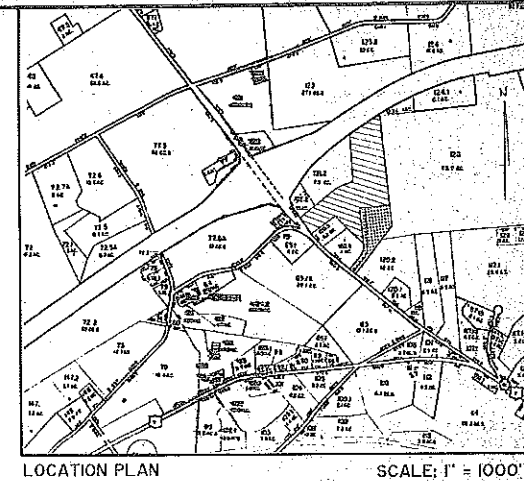
FINAL LAND DEVELOPMENT PLAN
TRUITT PROPERTY
PA. ROUTE 41, LONDON GROVE TWP.
CHESTER COUNTY, PENNSYLVANIA

CONFIDENTIAL

BY _____
ATTEST _____

On this _____ day of _____, 19____, before me, the subscriber, a notary public of the Commonwealth of Pennsylvania, personally appeared _____, who acknowledged himself to be the applicant and owner of the land proposed to be subdivided by this plan, and that he, as such, acknowledges that the subdivision as shown on this final plan is made with his consent and that he desires that this plan be recorded according to law.

Notary Public



MINIMUM ZONING REQUIREMENTS

DISTRICT	C-2	R-2	I-C
LOT SIZE	2 ACS.	2 ACS.	2 ACS.
WIDTH @ STREET LINE	100'	200'	200'
WIDTH @ BUILDING LINE	200'	200'	200'
BUILDING SETBACK LINE	50'	100'	100'
SIDE YARD	50'	50'	50'
REAR YARD	50'	100'	100'
LOT COVERAGE	20%	20%	20%

SOILS INFORMATION AS PER SOILS SURVEY SHEET NO. 62

TYPE	SLOPE	SUITABILITY FOR ON-SITE SEWAGE SYSTEM
CdB2	3 - 8 %	SUITABLE
GeC	8 - 15%	VARIABLE
GeD3	15 - 25%	UNSUITABLE
MgB2	3 - 8 %	VARIABLE

- NOTES:
- Soils information is shown according to the "Soils Survey for Chester and Delaware Counties." Deep test holes and percolation tests are suggested to insure conditions indicated.
 - Completeness or accuracy of location and depth of underground utilities or structures cannot be guaranteed. Contractor must verify location and depth of all underground utilities and facilities prior to beginning construction.
 - CONTOURS SHOWN PER AERIAL TOPOGRAPHIC SURVEY BY A.D.R. ASSOCIATES, INC. FOR RESESTER ASSOC., INC. AS SHOWN ON PLAN W/ DWG. NO. T - 27L.
 - ALL CONSTRUCTION ON LOT #1 IS EASTERS AS SHOWN. NO FURTHER CONSTRUCTION IS ANTICIPATED. THEREFORE NO SEDIMENTATION AND EROSION CONTROL DESIGN IS NECESSARY AT THIS TIME.

Approved by resolution of the Board of Supervisors of LONDON GROVE TOWNSHIP this _____ day of _____, 19____.

Chairman _____
Vice Chairman _____
Secretary _____

Reviewed by resolution of the Planning Commission of LONDON GROVE TOWNSHIP this _____ day of _____, 19____.

Chairman _____
Vice Chairman _____
Secretary _____

Reviewed:
CHESTER COUNTY PLANNING COMMISSION

OWNER / APPLICANT
NANCY TRUITT
C/O HALE TRUITT
P.O. BOX 336
UNIONVILLE, PA. 19375
PHONE: (215) 444-5536

TAX PARCEL NO: 59 - 5 - 120
SOURCE OF TITLE: BOOK 0-54, PAGE 442
TOTAL CONTENTS: 21.01 ACRES

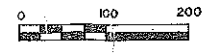
NOTE: PLAN AS SHOWN APPROVED BY LONDON GROVE TOWNSHIP IN 1987

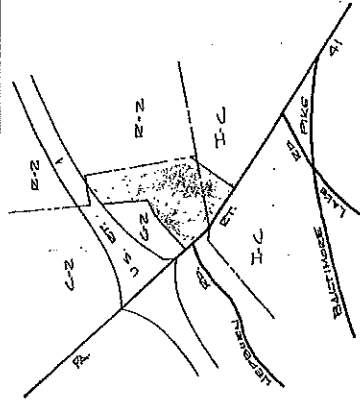
REVISIONS:

PLOT PLAN			
FOR NANCY TRUITT			
LONDON GROVE TOWNSHIP		CHESTER COUNTY, PA.	
Project No.: 8988A		Sheet No.: of	
Scale: 1" = 100'		Date: 1-9-90	
Drawn by: GHAM		Checked by:	

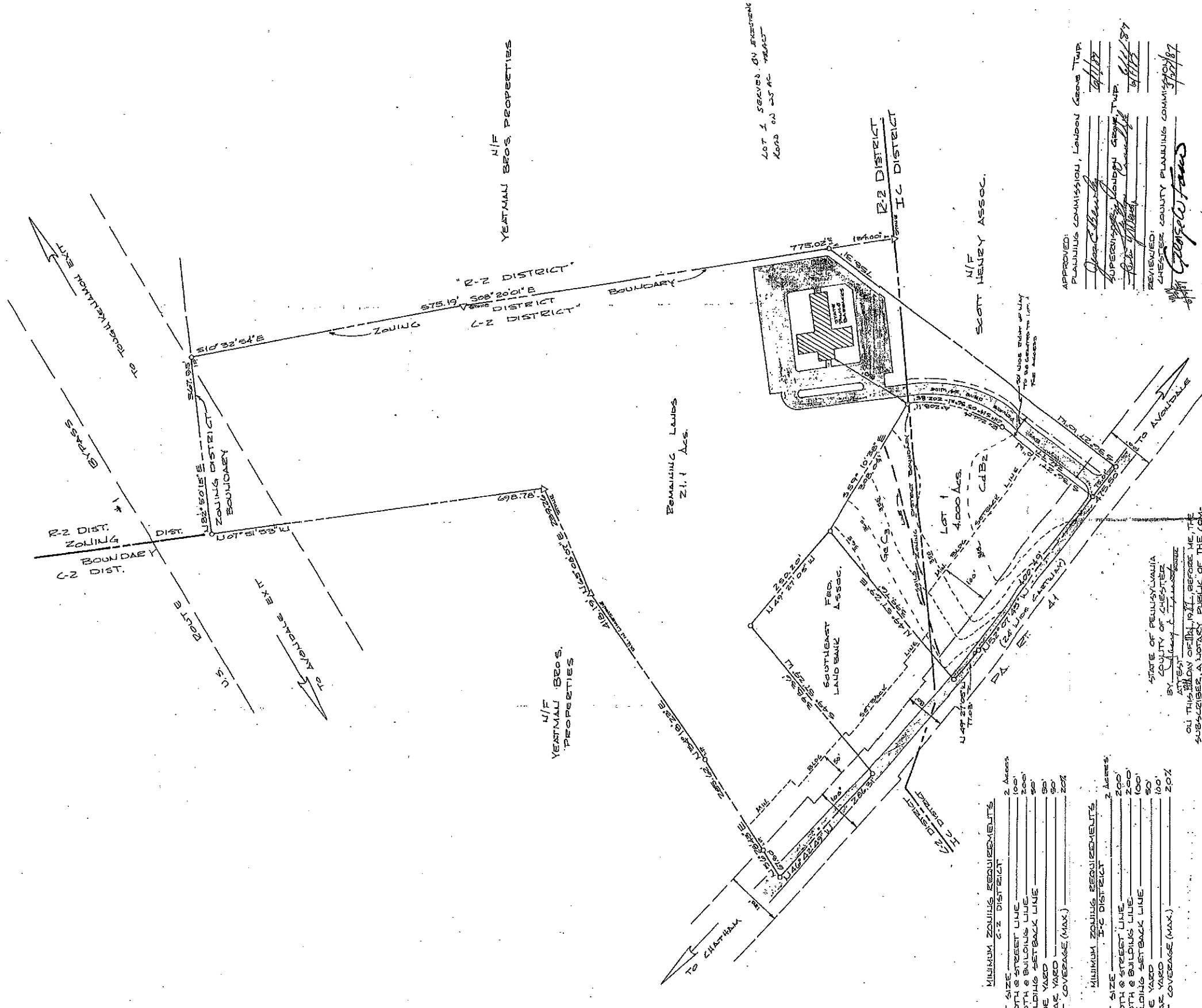
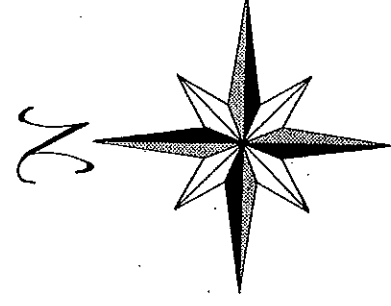


I hereby certify that this plan is in conformance with engineering, zoning, building, sanitation and other applicable Township Ordinances and Regulations.
JAN 9, 1990





LOCATION PLAN
SCALE 1"=1000'



MINIMUM ZONING REQUIREMENTS
C-2 DISTRICT

LOT SIZE	2 Acres
WIDTH OF STREET LINE	100'
WIDTH OF BUILDING LINE	200'
BUILDING SETBACK LINE	200'
SIDE YARD	90'
REAR YARD	90'
LOT COVERAGE (MAX.)	20%

MINIMUM ZONING REQUIREMENTS
I-C DISTRICT

LOT SIZE	2 Acres
WIDTH OF STREET LINE	200'
WIDTH OF BUILDING LINE	200'
BUILDING SETBACK LINE	100'
SIDE YARD	50'
REAR YARD	100'
LOT COVERAGE (MAX.)	20%

NOTES:
 • SOILS INFORMATION IS SHOWN ACCORDING TO THE DEPTH OF UNDERGROUND UTILITIES OR STEEL TUBES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
 • COMPLETENESS OF ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STEEL TUBES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

SOILS INFORMATION AS PER
SOILS SURVEY SHEET NO. 62

TYPE	SUITABILITY FOR USE
C&C	3-15% VARIABLE
C&B	3-2% SUITABLE

STATE OF PENNSYLVANIA
 COUNTY OF CHESTER
 I, MICHAEL V. BENDER, Notary Public, do hereby certify that the above and foregoing is a true and correct copy of the original as the same appears in my office.
 MICHAEL V. BENDER
 Notary Public, Chester, Pa.
 My Commission Expires 12/31/2010

I HEREBY CERTIFY THESE PLANS ARE IN CONFORMANCE WITH EXISTING BUSINESS, ZONING, SANITATION, BUILDING AND OTHER APPLICABLE TOWNSHIP, COUNTY AND STATE REGULATIONS.

 State of Pennsylvania

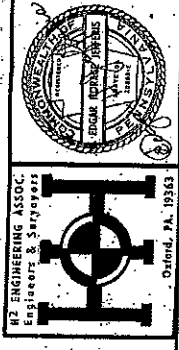
APPROVED:
 PLANNING COMMISSION, Lebanon Grove Twp

 SUPERVISOR

 TOWNSHIP ENGINEER

 REVIEWED:
 CHESTER COUNTY PLANNING COMMISSION

 LAND OWNER / APPLICANT
 NANCY TRUETT
 Box 146, 20442
 Upper Grove, Pa. 19380
 Phone: 610-931-9310



Property of
 Nancy Truett
 Sheet Number: 1 of 1
 Date: 4/1/2011
 Drawn by: NTC
 Revised:
 If It Carried To:
 State of: PENNSYLVANIA
 County: CHESTER
 Drawing Number: ST-02