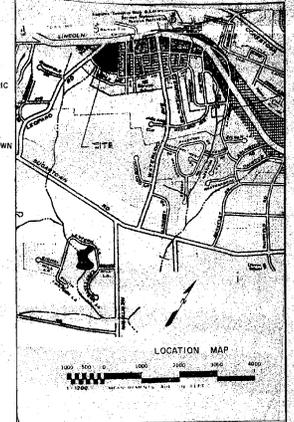
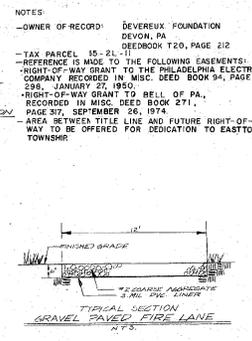
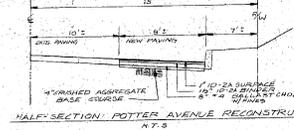
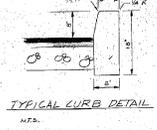
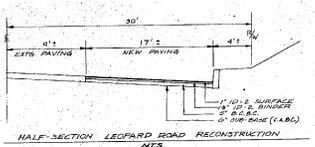


REVISED 9/15/79



TO ALL TO WHOM THESE PRESENTS MAY COME IN RECORDS, BEING THAT WE HAVE LATELY BY UPON THE LAND SITUATED IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STRIPS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREBY TO BE FORWARDED RECORDS.

Robert B. Bess
 COMMONWEALTH OF PENNSYLVANIA, SS COUNTY OF CHESTER, I, ROBERT B. BESS, the undersigned, a Notary Public in and for the County of Chester, do hereby certify that the Official Plan of Streets and Highways shown thereon situated in the Township of Easttown, County of Chester, Commonwealth of Pennsylvania, and shown that this plan be recorded according to law.

REVIEWED AND APPROVED BY THE SUPERVISORS OF EASTTOWN TOWNSHIP, THIS 24 DAY OF Sept 1979.

REVIEWED AND APPROVED BY THE TOWNSHIP ENGINEER ON THE 24 DAY OF Sept 1979.

REVIEWED AND APPROVED BY THE TOWNSHIP PLANNING COMMISSION ON THE 19 DAY OF Sept 1979.

REVIEWED BY THE COUNTY PLANNING COMMISSION ON THE 19 DAY OF Sept 1979.

NOTARY PUBLIC
 JOHN W. HICKEY, Notary Public
 Easttown, Pa. 19327
 My Comm. Expires April 23, 1981

APPROVED BY THE SUPERVISORS OF EASTTOWN TOWNSHIP, THIS 24 DAY OF Sept 1979.

APPROVED BY THE TOWNSHIP ENGINEER ON THE 24 DAY OF Sept 1979.

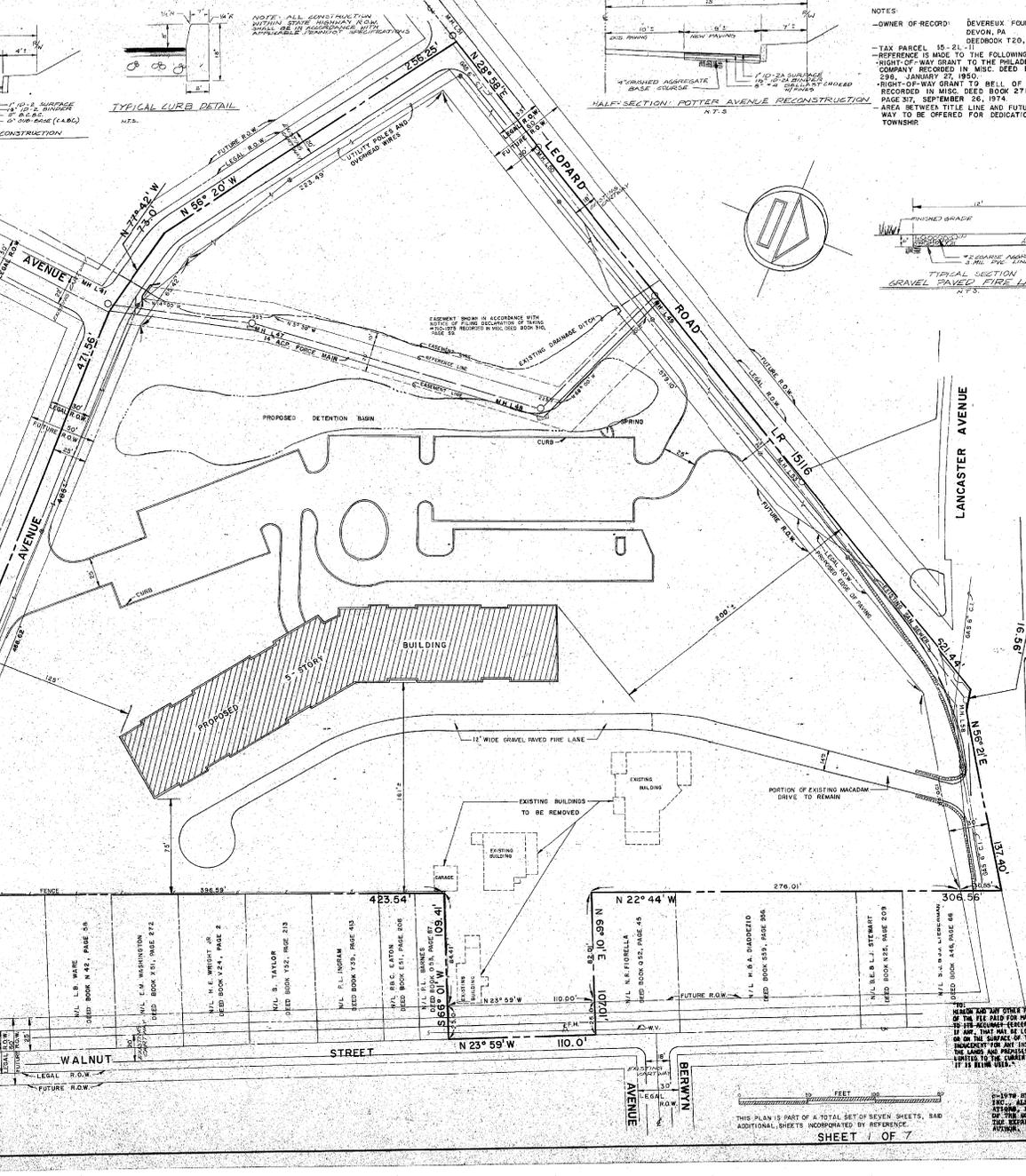
APPROVED BY THE TOWNSHIP PLANNING COMMISSION ON THE 19 DAY OF Sept 1979.

APPROVED BY THE COUNTY PLANNING COMMISSION ON THE 19 DAY OF Sept 1979.

TO ALL TO WHOM THESE PRESENTS MAY COME IN RECORDS, BEING THAT WE HAVE LATELY BY UPON THE LAND SITUATED IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STRIPS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREBY TO BE FORWARDED RECORDS.

TO ALL TO WHOM THESE PRESENTS MAY COME IN RECORDS, BEING THAT WE HAVE LATELY BY UPON THE LAND SITUATED IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STRIPS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREBY TO BE FORWARDED RECORDS.

TO ALL TO WHOM THESE PRESENTS MAY COME IN RECORDS, BEING THAT WE HAVE LATELY BY UPON THE LAND SITUATED IN THE TOWNSHIP OF EASTTOWN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STRIPS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREBY TO BE FORWARDED RECORDS.



SITE DATA

GROSS PROPERTY AREA	7.916 ACRES
AREA TO FUTURE R.O.W.	6.089 ACRES
BUILDING AREA	16,880 S.F.
IMPERVIOUS SURFACE RATIO	32.1 %
TOTAL NUMBER OF PARKING SPACES	75 SPACES
TOTAL NUMBER OF DWELLING UNITS	133 D.U.
DENSITY (D.U./NET ACRE)	19.3

TRINITY HOUSE
 HOUSING FOR THE ELDERLY
 BERWYN, PA.
 P.H.F.A. Project No. R-371-BE

STUART A. KESSLER, R.I.B.A.
 ARCHITECT AND PLANNER
 NEW YORK, PENNSYLVANIA

CLAPP AND HOLMES
 STRUCTURAL ENGINEERS
 HARRISBURG, PA.

FILSON-MINNICH ASSOCIATES
 MECH AND ELEC. ENGINEERS
 HARRISBURG, PA.

ALON ENGINEERING ASSOC.
 SITE ENGINEERS
 SOUTHAMPTON, PA.



DATE	BY	REVISION
9-11-79	J.T.	ROAD SECTION
9-10-79	G.K.	DETAILS

RECORDED IN CHESTER CO. PA.
 PLAN # 100000000

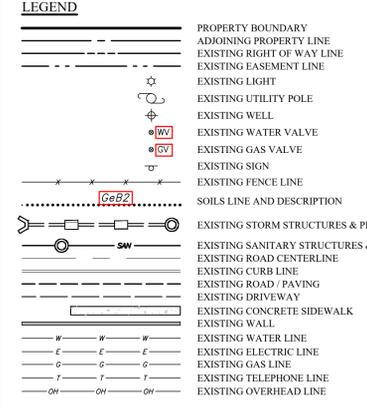
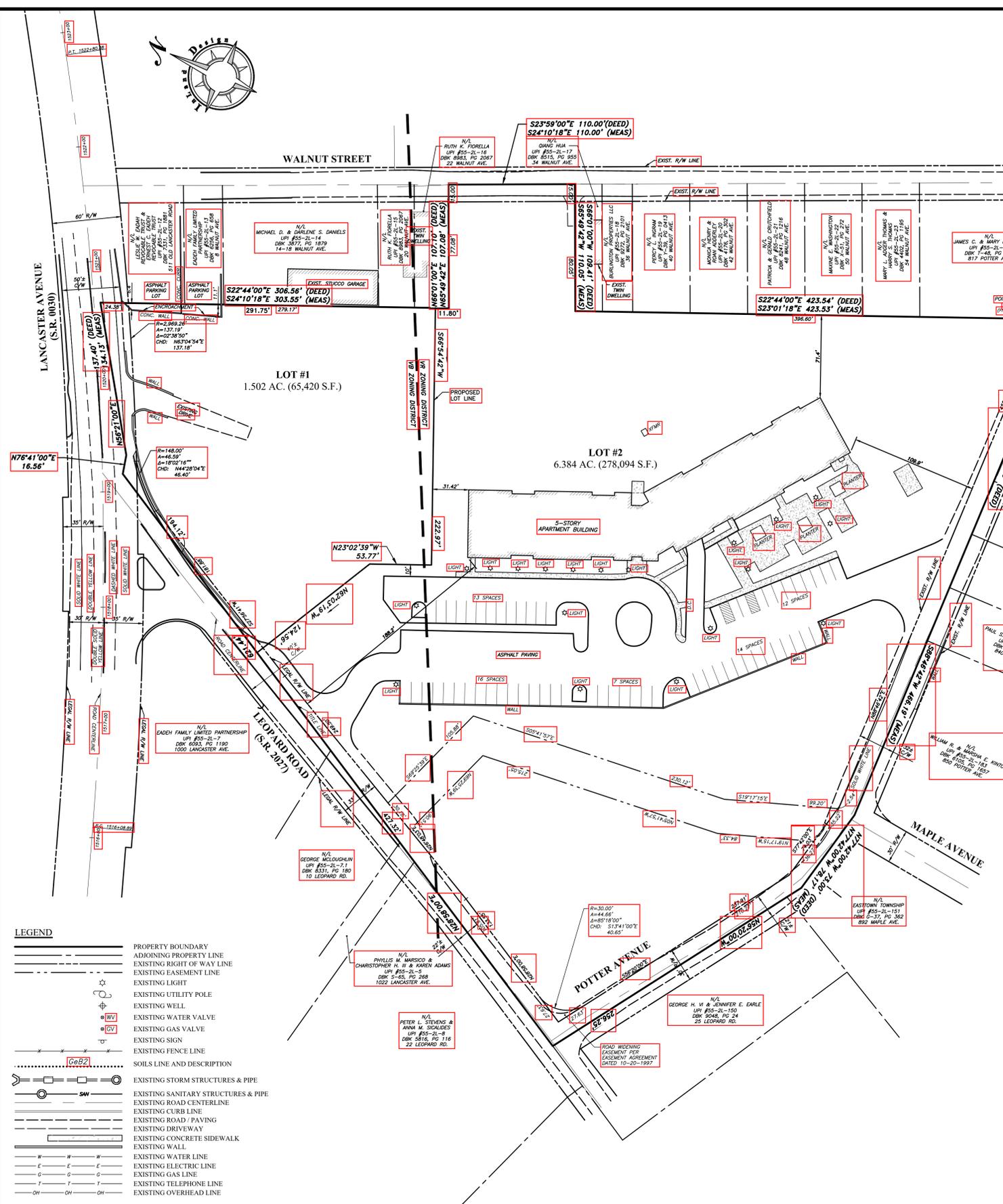
PLAN OF PROPERTY
 EASTTOWN TOWNSHIP
 CHESTER COUNTY
 PENNSYLVANIA

SCALE: 1" = 30'
 JOB NO: 4407
 SHEET NO: 6 of 8
 DATE: 7-20-79
 DRAWN BY: J.T.
 CHECKED BY: P-1

THIS PLAN IS PART OF A TOTAL SET OF SEVEN SHEETS, SAID ADDITIONAL SHEETS UNIFORMED BY REFERENCE TO SHEET 1 OF 7

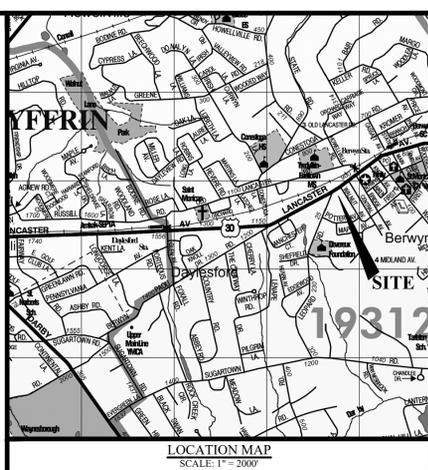
ANY INDEMNITY OF TITLE RELATING TO THE LAND OPEN TO THE PUBLIC, IN CONNECTION WITH THE SALE OF THIS PROPERTY, I HEREBY CERTIFY TO BE THE ASSUMPTION OF THE LAND AND NOT VISIBLE TO THE SURFACE OF THE LAND, AND I WILL BE RESPONSIBLE FOR ANY LOSSES OF TITLE TO THE LAND AND PROCEEDS THEREFROM, THE RESPONSIBILITY BEING TO THE COUNTY, TOWNSHIP AND TITLES FOR WHICH IT IS MADE.

BY ALON ENGINEERING ASSOCIATES, INC., ALL RIGHTS RESERVED. NO ALTERATION, REPRODUCTION OR USE OF ANY PART OF THIS DOCUMENT MAY BE MADE WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR.



GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW A 2 LOT SUBDIVISION OF UPE: 55-2L-11, NO LAND DEVELOPMENT IS PROPOSED.
- CHESTER COUNTY UPI #: 55-2L-11.
- SITE ADDRESS: 15 LEOPARD ROAD, BERWYN, PA 19312.
- GROSS LAND AREA: 343,514 SQ. FT. (7.886 ACS). NET LAND AREA: 321,106 SQ. FT. (NET OF EXISTING AND LEGAL ROAD RIGHTS-OF-WAY). GROUND FLOOR BUILDING AREA: 19,366 SQ. FT.
- BUILDING HEIGHT FROM FINISHED FLOOR OF MAIN ENTRANCE TO TOP OF BUILDING IS 50.95 FEET.
- BOUNDARY INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED APRIL AND MAY, 2016 BY INLAND DESIGN, LLC. IN ACCORDANCE WITH COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 32577-FPA, DATED MARCH 31, 2016 AND THE FOLLOWING PLANS:
 - PLAN OF PROPERTY FOR TRINITY HOUSE, DATED JULY 20, 1979, AND LAST REVISED SEPTEMBER 10, 1979, PREPARED BY ALON ENGINEERING ASSOC., SOUTHAMPTON, PA.
 - DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 6000, SECTION M05, SHEETS 92 & 94, PREPARED FOR THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, DATED MARCH 27, 2001, SIGNED BY THE SECRETARY OF TRANSPORTATION ON BEHALF OF THE GOVERNOR ON APRIL 19, 2001.
- RIGHT-OF-WAY FOR LANCASTER AVENUE TAKEN FROM EASTTOWN TOWNSHIP ZONING DISTRICTS: VR (VILLAGE RESIDENTIAL) & VB (VILLAGE BUSINESS).
- NUMBER OF PAVED PARKING SPACES - 62 SPACES (INCLUDES 4 HANDICAP SPACES).
- THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS AND RESTRICTIONS AS LISTED IN SCHEDULE 'B' - SECTION 2 OF THE TITLE REPORT CITED ABOVE:
 - RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY IN MISC. DEED BOOK 94 PAGE 298. (NOT PLOTTABLE).
 - NOTICE OF FILING OF DECLARATION OF TAKING, CONDEMNATION OF SEWER RIGHT-OF-WAY BY EASTTOWN MUNICIPAL AUTHORITY RECORDED 12-10-1975 IN MISC. DEED BOOK 310 PAGE 59. (SEWER EASEMENT PLOTTED).
 - RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY IN MISC. DEED BOOK 532 PAGE 227. (NOT PLOTTABLE).
 - RIGHT GRANTED TO HARRON COMMUNICATIONS CORP. IN RECORD BOOK 4098 PAGE 462. (NOT PLOTTABLE).
 - ASSIGNMENT AND ASSUMPTION AGREEMENT BETWEEN HARRON COMMUNICATIONS CORP AND HARRON CABLEVISION OF PENNSYLVANIA, INC. IN RECORD BOOK 4291 PAGE 1515. (NOT PLOTTABLE).
 - RIGHTS GRANTED TO COMCAST OF SOUTHEAST PENNSYLVANIA, LLC IN RECORD BOOK 8851 PAGE 1001 (NOT PLOTTABLE).
 - CONDITIONS DISCLOSED BY SURVEY MADE BY ALON ENGINEERING ASSOC. DATED 7-20-79, LAST REVISED 6-31-79 AND RECORDED AS PLAN 2821: BUILDING SET BACK LINE, FUTURE R.O.W. OF ROAD, EXISTING DRAINAGE DITCH, SEWER EASEMENT, PROPOSED DETENTION BASIN, UTILITY POLES AND OVERHEAD WIRES, 12" WIDE GRAVEL PAVED FIRE LANE (BUILDING SETBACK LINE, SEWER EASEMENT, UTILITY POLES AND OVERHEAD WIRES PLOTTED).
- ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PENNSYLVANIA, MAP NUMBER 4202C0165F, THERE IS NO 100-YEAR FLOOD PLAIN LOCATED ON THIS PROPERTY.
- ACCORDING TO THE NATIONAL WETLAND INVENTORY MAP, THERE ARE NO WETLANDS LOCATED WITHIN THE AREA OF THE SITE.
- ACCORDING TO THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, THE GEOLOGY OF THE SITE IS CHARACTERIZED AS ALBITE-CHLORITE SCHIST (X0), THE OCTORARO FORMATION IS A PHYLLITE THAT CONTAINS SOME SCHIST, HORNBLENDE GNEISS, AND GRANITIZED MEMBERS.
- THE SITE'S WATER RESOURCE IS AN UNNAMED TRIBUTARY TO DARBY CREEK WATERSHED WHICH IS DESIGNATED AT (CWF) COOL WATER FISHES BY CHAPTER 93.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON FIELD SURVEY OF ABOVE-GROUND, VISIBLE STRUCTURES, AND PLOTTING OF UTILITY INFORMATION CONTAINED IN PLANS AVAILABLE AT THE TIME OF SURVEY, AS LISTED IN THE UTILITY REFERENCE PLANS. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, DEPTH, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- EXISTING FIRE LANE WILL BE RELOCATED FOR LOT 2 AND WILL PROVIDE ACCESS FROM LANCASTER AVENUE OUT TO WALNUT STREET.
- A BLANKET EASEMENT SHALL BE PROVIDED TO EASTTOWN TOWNSHIP AND THE OWNERS OF LOTS 1 & 2, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSOR AND ASSIGNS, OVER THE PROPOSED ROADWAYS AS SHOWN ON THIS PLAN, FOR ACCESS AND THE USE BY THE TOWNSHIP, ITS RESIDENTS, EMERGENCY VEHICLES, UTILITY COMPANIES AND OTHER SERVICE VEHICLES AS NECESSARY FOR THE CONTINUED SAFETY AND OPERATION OF THE ROADWAY AND UTILITIES CONTAINED WITH THE PROPOSED DEVELOPMENT PARCEL AND OVER ALL OPEN PORTIONS OF LOTS 1 AND 2 FOR THE CONSTRUCTION AND MAINTENANCE OF ALL STORM WATER MANAGEMENT FACILITIES.
- THERE IS NO LAND DEVELOPMENT PROPOSED WITH THIS PLAN. ALL EASTTOWN TOWNSHIP ORDINANCES WILL HAVE TO BE APPROVED BY EASTTOWN TOWNSHIP PRIOR TO ANY DEVELOPMENT ON LOTS 1 & 2.



COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF CHESTER
 ON THE _____ DAY OF _____ A.D. 2016 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED
 _____ WHO ACKNOWLEDGES HIMSELF TO BE THE MANAGING MEMBER OF _____ A LIMITED LIABILITY CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF.
 MANAGING MEMBER
 WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.
 NOTARY PUBLIC

CHESTER COUNTY PLANNING COMMISSION
 PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE CHESTER COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
 CERTIFIED THIS DATE _____
 _____ FOR THE DIRECTOR
 RECORDED IN THE CHESTER COUNTY COURTHOUSE THIS _____ DAY OF _____, 2016, IN PLAN BOOK _____ PAGE _____

EASTTOWN TOWNSHIP ZONING OFFICER:
 I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE EASTTOWN TOWNSHIP ZONING OFFICER.
 EASTTOWN TOWNSHIP ZONING OFFICER _____ DATE _____
 EASTTOWN TOWNSHIP ENGINEER:
 I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE EASTTOWN TOWNSHIP ENGINEER.
 EASTTOWN TOWNSHIP ENGINEER _____ DATE _____
 EASTTOWN TOWNSHIP BOARD OF COMMISSIONERS:
 I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED AND APPROVED BY THE EASTTOWN TOWNSHIP BOARD OF COMMISSIONERS.
 PRESIDENT _____ DATE _____
 SECRETARY _____ DATE _____

ZONING CHART (VB & VR VILLAGE BUSINESS ZONING DISTRICTS)

DESCRIPTION	VB ZONING DISTRICT	VR ZONING DISTRICT	LOT #1	LOT #2
MINIMUM LOT SIZE	THERE IS NO MINIMUM LOT SIZE	5,000 S.F. PER DWELLING UNIT	65,420 S.F.	278,094 S.F.
BUILD TO LINE (MIN.) (1, 2 & 3)	ALONG LANCASTER AVE: 12 FT. ALONG LEOPARD ROAD: 15 FT. ALL OTHER ROADS: 10 FT.	20 FT.	EXISTING	EXISTING
LOT WIDTH AT THE BUILD TO LINE (MIN.)	20 FT.	50 FT.	441 FT.	1,132 FT.
LOT WIDTH AT THE STREET LINE (MIN.)	20 FT.	N/A	441 FT.	1,132 FT.
SIDE YARD (MIN.)	0 FT. (4)	SINGLE FAMILY: 5 FT. TOWNHOUSE / TWIN: 0 FT. (5) ALL OTHER USES: 12 FT.	N/A	31.42 FT.
REAR YARD SETBACK (MIN.)	10 FT.	10 FT.	N/A	71.4 FT.
BUILDING COVERAGE (MAX.)	85%	MUST FIT WITHIN TOTAL IMPERVIOUS SURFACE COVERAGE	N/A	EXISTING
IMPERVIOUS COVERAGE (MAX.)	95%	45%	EXISTING	EXISTING
GREEN AREA (BASED ON NET LOT AREA)	5%	NO MINIMUM REQUIREMENT	EXISTING	EXISTING
MINIMUM BUILDING HEIGHT	2 STORIES	N/A	N/A	EXISTING
BUILDING STREET WALL HEIGHT (MAX.)	3 STORIES (42 FT.)	35 FT.	N/A	EXISTING
TOTAL BUILDING HEIGHT (MAX.)	3 STORIES (42 FT.)	35 FT.	N/A	EXISTING

- THE BUILD-TO LINE SHALL BE EITHER THE STREET RIGHT-OF-WAY LINE OR A DIMENSION MEASURED FROM THE CURBLINE/CARTWAY AS LISTED FOR SPECIFIED STREETS IN EACH DISTRICT BELOW, WHICHEVER IS FURTHER FROM THE CURBLINE/CARTWAY.
- A BUILDING MAY BE SET BACK FROM THE BUILD-TO LINE BY A DISTANCE OF FIVE FEET TO 15 FEET FOR THE PURPOSES OF A VILLAGE GARDEN, PLAZA, SQUARE, COURTYARD, RECESSED ENTRANCE, OR OUTDOOR DINING AREA CONSISTENT WITH THE STREETScape STANDARDS IN CHAPTER 274, NATURAL RESOURCES PROTECTION, ARTICLE XII.
- PRIMARY PEDESTRIAN ACCESS MUST BE PLACED ALONG THE BUILD-TO LINE AND NOT THE REAR OR SIDE OF THE BUILDING. ADDITIONAL PEDESTRIAN ACCESS POINTS MAY BE LOCATED ON OTHER FACADES.
- IN THE VB DISTRICT, THERE IS NO REQUIRED MINIMUM SIDE YARD SETBACK. HOWEVER, IF A NEW OR EXPANDED STRUCTURE IS NOT BUILT UP TO THE SIDE LOT LINE, THE NEW OR EXPANDED PORTION OF THE BUILDING MUST BE SET BACK A MINIMUM OF 10 FEET FROM THE SIDE LOT LINE.
- TOWNHOUSE DWELLINGS AND TWO-FAMILY DWELLINGS (TWIN OR DUPLEX); NO MINIMUM SIDE YARD SETBACK. HOWEVER, IF THE BUILDING IS NOT BUILT UP TO THE SIDE LOT LINE, IT MUST BE SET BACK A MINIMUM OF 10 FEET FROM THE SIDE LOT LINE.

RECORD OWNER
 TRINITY ASSOCIATES
 15 LEOPARD ROAD
 BERWYN, PA 19312

EQUITABLE OWNER/APPLICANT
 BENSON HOMES AND DEVELOPMENT, LLC
 110 PHOENIXVILLE PIKE
 SUITE 100
 MALVERN, PA 19355
 (610) 296-8175

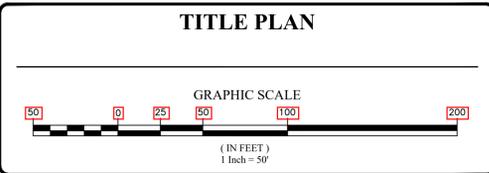
COPYRIGHT
 Inland Design, LLC expressly reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are and shall remain the property of Inland Design, LLC. They are to be used only in respect to this project and are neither to be used on any other project, nor they are to be assigned to any third party without first obtaining the expressed written permission and consent of Inland Design, LLC. Any re-use without written permission, verification, consent or adaptation by Inland Design, LLC for the specific purposes intended, will be at the third party's sole risk and without liability or legal exposure to Inland Design, LLC. The third party shall further indemnify and hold harmless Inland Design, LLC from all claims, damages, losses, and expenses arising therefrom or resulting therefrom.

Pennsylvania One Call System
 PA. act 172 of 1986 requires three working days notice
 Serial Numbers:
 PENNSYLVANIA ACT 187 REQUIREMENTS:
 Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the Plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

INLAND DESIGN
 Civil Engineers, Surveyors & Land Development Consultants
 16 Hagerty Blvd. West Chester, PA 19382
 Phone: (484) 947-2928 Fax: (484) 947-2946
 www.InlandDesign.net info@InlandDesign.net

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL SURVEYOR
 ROMAN W. DYCHDALA
 LAND SURVEYOR LICENSE # 1115

No.	Date:	Description:



Date: 5/19/2016
 Scale: 1" = 50'
 Drawn by: TAJ
 Checked by: RWD
 Project No. 10567

TWO LOT SUBDIVISION FOR 15 LEOPARD ROAD BERWYN, PA 19312
 EASTTOWN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

SHEET 1 OF 1

