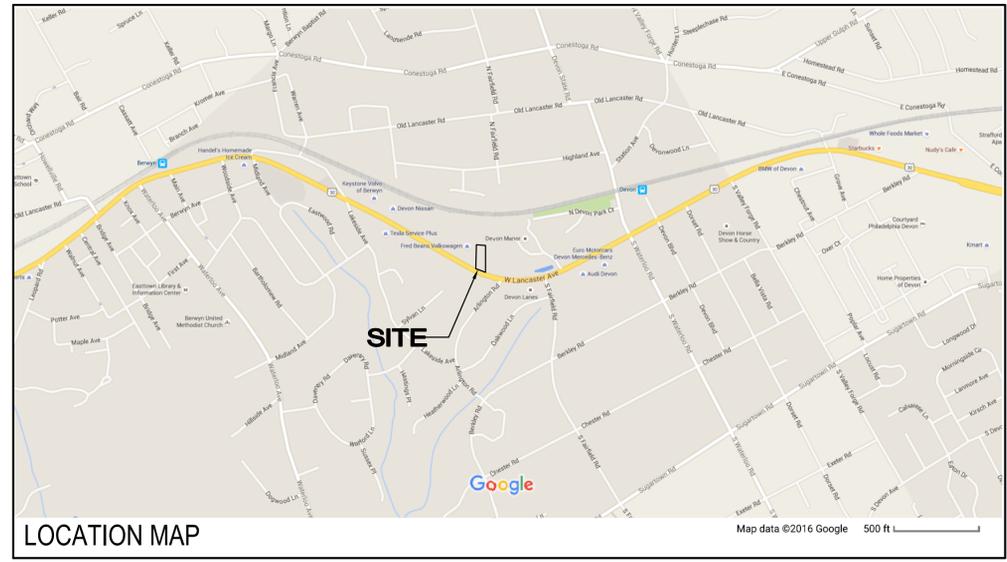
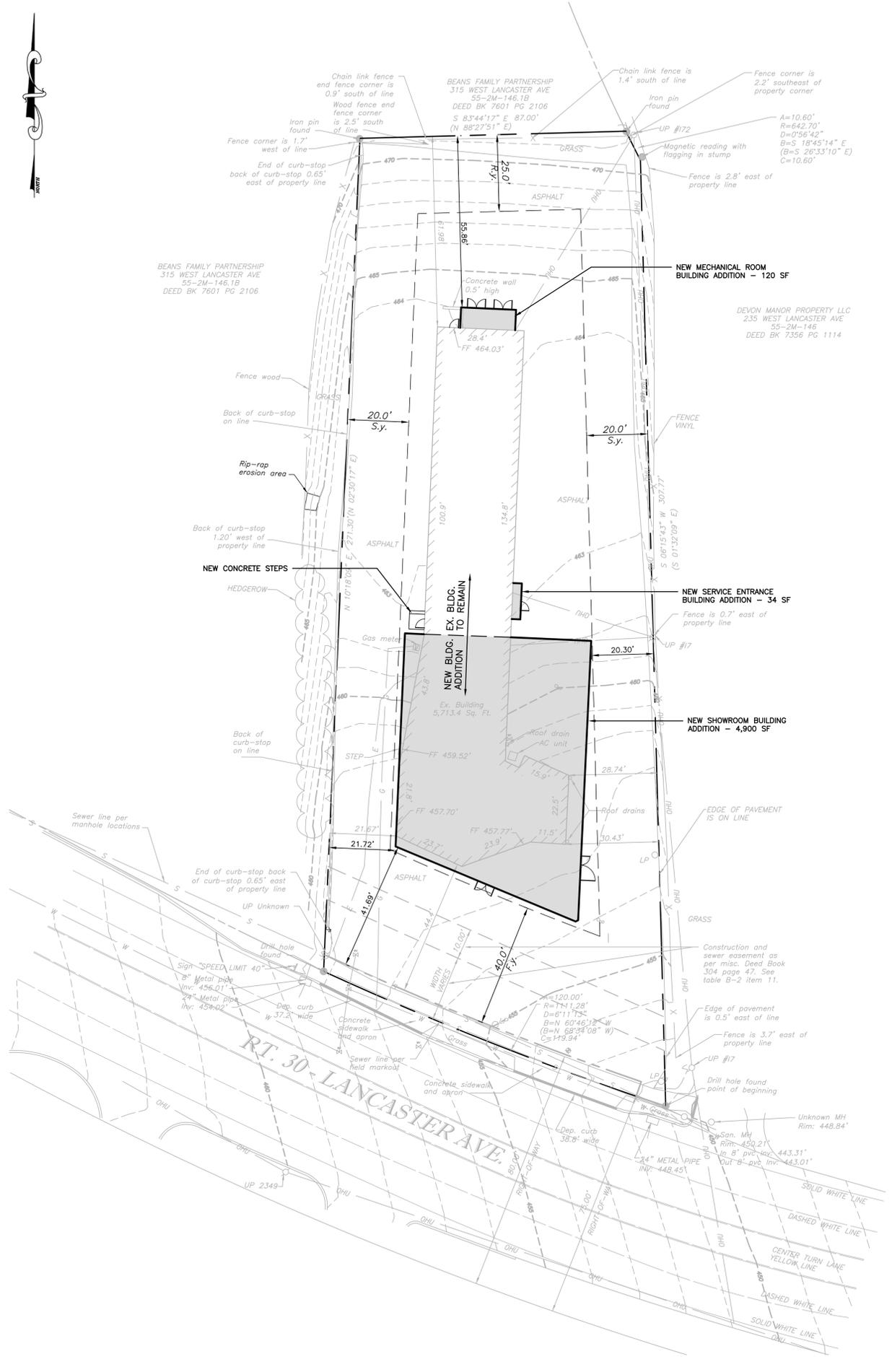


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PROJECT INFORMATION:  
 FILE NAME: MSML00010\_PlanA.dwg  
 LAST SAVED DATE AND TIME: 18 Jul 2016, 10:18AM  
 LAST SAVE BY: gshiel



**PROPERTY INFORMATION:**

OWNER: ROCKHILL REAL ESTATE VI LP  
 ADDRESS: 311 LANCASTER AVE, DEVON, PA  
 TAX PARCEL #: 55-2M-146.1A  
 AREA: 0.61 ACERS (26,708 SQ.FT.)

**SITE DATA:**

EX. LOT AREAS  
 GROSS: 30,044.15 SF± (0.6897 AC.)  
 NET: 29,484.28 SF± (0.6768 AC.)

**ZONING DATA:**

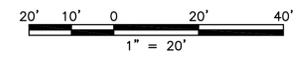
ZONING DISTRICT CLASSIFICATION: PBO PLANNED BUSINESS -- OFFICE DISTRICT

	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT WIDTH (© BLDG. SETBACK)	100 FT.	117.59 FT.	117.59 FT.
MAX. LOT COVERAGE	65%	95% (28,057 SF)*	95% (28,057 SF)*
MIN. FRONT YARD	40 FT.	44.39 FT.	41.69 FT.
MIN. SIDE YARD	20 FT.	21.67 FT.	20.30 FT.
MIN. REAR YARD	25 FT.	61.98 FT.	55.86 FT.
MAX. BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.
<b>BUFFERYARDS</b>			
FRONT	10 FT.	4.35 FT.*	4.35 FT.*
SIDE	10 FT.	0 FT.*	0 FT.*
REAR	10 FT.	1.58 FT.*	1.58 FT.*

\* EXISTING NON-CONFORMITY

**BUILDING COVERAGES**

EXISTING: 5,713.40 SF  
 TO BE REMOVED: 2,878.70 SF  
 PROPOSED ADDITIONS: 5,054.00 SF  
 PROPOSED TOTAL: 7,888.70 SF  
 NET INCREASE: 2,175.30 SF



NO.	BY	REVISIONS	DATE


NEW CAR DEALERSHIP  
 311 WEST LANCASTER AVE, DEVON, PA  
 EASTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

**SKETCH / ZONING  
 COMPLIANCE PLAN**

525 PLYMOUTH ROAD, SUITE 315  
 PLYMOUTH MEETING, PA 19462  
 TEL 484-530-1270  
 FAX 484-530-1277  
 www.tandmassociates.com

OFFICES LOCATED IN:  
 DELAWARE, INDIANA, KENTUCKY,  
 MASSACHUSETTS, MICHIGAN, NEW JERSEY,  
 OHIO AND PENNSYLVANIA

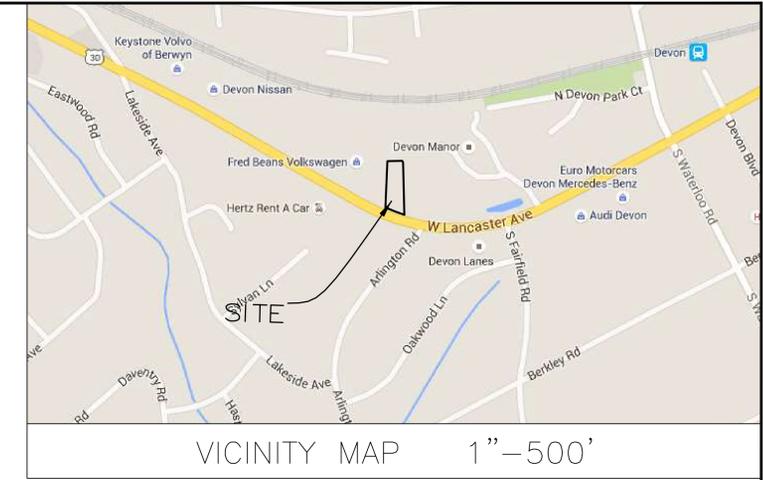
DESIGNED BY	GBR	DRAWING	<b>CSP</b>
CHECKED BY	EJS	SHEET	
DRAWN BY	GBR	DATE	07/18/2016
SCALE	1"=20'	NO.	1
PROJ. NO.	MSML00010	OF	1

**LEGEND:**

- MAJOR CONTOUR LINE -----190
- MINOR CONTOUR LINE -----189
- OVERHEAD UTILITY LINE -----OHU
- UNDERGROUND UTILITY LINE -----UOU
- WATER LINE -----W
- SANITARY SEWER LINE -----SAW
- UNDERGROUND GAS LINE -----G
- STORM SEWER LINE -----S
- TREE/BRUSH LINE -----T
- PROPERTY LINE -----N 85°24'15" W
- PHYSICAL CENTER LINE -----PCL
- RIGHT-OF-WAY LINE -----ROW
- CURB DEPRESSION -----CD
- FENCE -----F
- UTILITY POLE -----UP
- WATER VALVE -----WV
- GAS VALVE -----GV
- SIGN -----S
- PROPERTY CORNER-- AS NOTED -----PC
- ROOF DRAIN -----RD
- BENCHMARK -----BM

BEANS FAMILY PARTNERSHIP  
315 WEST LANCASTER AVE  
55-2M-146.1B  
DEED BK 7601 PG 2106

DEVON MANOR PROPERTY LLC  
235 WEST LANCASTER AVE  
55-2M-146  
DEED BK 7356 PG 1114



- GENERAL NOTES:**
- EXISTING FEATURES SHOWN ARE BASED ON FIELD SURVEY BY ASH ASSOCIATES, INC. PERFORMED JANUARY 18, 2016 AND IS LIMITED TO FEATURES OF INTEREST.
  - PROPERTY BOUNDARY INFORMATION SHOWN PER DEEDS OF RECORD AND MONUMENTATION LOCATED DURING THE FIELD SURVEY BY ASH ASSOCIATES.
  - VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BENCHMARK IS A SPIKE SET IN THE ASPHALT DRIVE AS NOTED. ELEVATION = 453.63'
  - HORIZONTAL DATUM IS BASED ON DEED OF RECORD, NAD 83, STATE PLANE BEARINGS ARE SHOWN IN PARENTHESIS.
  - NO WETLANDS INVESTIGATION WAS PERFORMED AS PART OF THIS SURVEY.
  - NO INVESTIGATION OF THE PRESENCE OF HAZARDOUS MATERIALS WAS PERFORMED AS A PART OF THIS SURVEY.
  - UTILITIES SHOWN PER FIELD LOCATIONS FROM ABOVE GROUND INSPECTION OF THE SITE AND UTILITY MARK-OUTS IN THE FIELD. UTILITIES THAT EXIST MAY NOT BE SHOWN.
  - THE PROPERTY WAS DETERMINED TO BE IN A FLOODZONE X AS PER FLOOD INSURANCE RATE MAPPING FOR CHESTER COUNTY, PENNSYLVANIA, MAP NUMBER 4022920707, EFFECTIVE DATE SEPTEMBER 29, 2006. AREAS IN FLOOD ZONE X ARE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
  - ZONING DESIGNATION AND INFORMATION SUPPLIED BY CLIENT.
  - THIS SURVEY WAS MADE WITH THE BENEFIT OF TITLE REPORT PREPARED BY FIRST TITLE INSURANCE COMPANY, FILE 51155CD-02, COMMITMENT DATE OCTOBER 7, 2015 EXCEPTIONS SEE BELOW.

- SCHEDULE B-2**
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY ISSUE)
  - RIGHTS OR CLAIMS BY PARTIES IN POSSESSION OR UNDER THE TERMS OF ANY UNRECORDED LEASE OR AGREEMENT(S) OF SALE. (NOT A SURVEY ISSUE)
  - EASEMENTS OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS. (NONE OBSERVED)
  - ANY VARIATION IN LOCATION OF LINES OR DIMENSIONS OR OTHER MATTERS WHICH AN ACCURATE SURVEY WOULD DISCLOSE. (SURVEY PERFORMED HEREIN)
  - POSSIBLE TAX INCREASE BASED ON ADDITIONAL ASSESSMENTS, NOT YET DUE AND PAYABLE. (NOT A SURVEY ISSUE)
  - TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN. (RIGHT-OF-WAYS SHOWN)
  - ACCURACY OF AREA CONTENT NOT INSURED. (SURVEY PERFORMED HEREIN)
  - TAXES, ASSESSMENTS AND GOVERNMENT UTILITY LIENS AS FOLLOWS: (NOT A SURVEY ISSUE)  
COUNTY TAXES PAID THRU \_\_\_\_\_; SEWER PAID THRU \_\_\_\_\_;  
SCHOOL TAXES PAID THRU \_\_\_\_\_; WATER PAID THRU \_\_\_\_\_;  
MUNICIPAL TAXES PAID THRU \_\_\_\_\_; OTHER \_\_\_\_\_  
NOTE:  
TOWNSHIP/BOROUGH/CITY AND COUNTY TAXES COVER 1/1 - 12/31.  
SCHOOL TAXES COVER 7/1 - 6/30.  
PLEASE SEE TAX CERTIFICATION FOR DUE DATES.  
NOTICE: COMPANY DOES NOT ASSUME ANY LIABILITY FOR OR MAKE ANY REPRESENTATION REGARDING COMPLIANCE WITH TITLE 72 P.S., SUBSECTION 1403 OF THE FISCAL CODE. (OWNERS POLICY ONLY - WHEN A CORPORATION OR LLC IS DISPOSING OF MORE THAN ONE-HALF OF ITS REAL ESTATE IN PENNSYLVANIA.) (NOT A SURVEY ISSUE)
  - RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA AS SET FORTH IN MISC. DEED BOOK 71, PAGE 597. (BLANKET IN NATURE AND AFFECTS THE ENTIRE PROPERTY AND REFERS TO THE UNINTERRUPTED RIGHTS, PRIVILEGE AND AUTHORITY TO PLACE, RENEW, RELOCATE, OPERATE AND MAINTAIN ON, UNDER AND ALONG THE VARIOUS HIGHWAYS AS NOW EXISTING OR AS MAY BE SUBSEQUENTLY ESTABLISHED INTERSECTING AND ADJUTING.)
  - RESTRICTIONS AND OTHER MATTERS, IF ANY, APPEARING OF RECORD IN DEED BOOK M-15, PAGE 398, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (BLANKET IN NATURE AND AFFECTS THE ENTIRE PROPERTY AND REFERS TO RESTRICTIONS CONCERNING STRUCTURES AND TYPE OF BUSINESS THAT CAN BE ERECTED)
  - RIGHTS GRANTED TO EASTTOWN MUNICIPAL AUTHORITY AS SET FORTH IN MISC. DEED BOOK 304, PAGE 47. (SEWER EASEMENT AS SHOWN ON PLAN.)
  - AGREEMENT AS SET FORTH IN MISC. DEED BOOK 107, PAGE 526. (AGREEMENT FOR AN ABANDONED PROPOSED ROAD. DESCRIPTION OF ROAD IS AMBIGUOUS AND ORIGINAL LOCATION OF ROAD IS NOT ASCERTAINED BY THIS DOCUMENT)

**LEGAL DESCRIPTION:**

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF LINCOLN HIGHWAY (75 FEET WIDE), SAID POINT BEING MEASURED BY THE 3 FOLLOWING COURSES AND DISTANCES FROM THE POINT OF INTERSECTION OF THE TITLE LINE IN THE BED OF LINCOLN HIGHWAY AND THE CENTER LINE OF WATERLOO ROAD (1) WESTWARDLY ALONG THE TITLE LINE THROUGH THE BED OF LINCOLN HIGHWAY EIGHT HUNDRED SIXTY AND FORTY FIVE ONE HUNDREDTHS FEET TO A POINT (2) WESTWARDLY ALONG LAND NOW OR LATE OF DEVON MANOR FOR CONVALESCENTS ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF SIX HUNDRED FORTY TWO AND SEVENTY ONE HUNDREDTHS FEET THE ARC DISTANCE OF THREE HUNDRED FIFTY FOUR AND FORTY EIGHT ONE HUNDREDTHS FEET TO AN IRON PIN ON THE NORTHERLY SIDE OF LINCOLN HIGHWAY AND (3) WESTWARDLY AND NORTHWESTWARDLY PARTLY ALONG THE NORTHERLY AND PARTLY ALONG THE NORTHEASTERLY SIDES OF LINCOLN HIGHWAY ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF ONE THOUSAND ONE HUNDRED ELEVEN AND TWENTY EIGHT ONE HUNDREDTHS FEET THE ARC DISTANCE OF FIVE HUNDRED THIRTY FIVE FEET TO THE POINT OF BEGINNING; THENCE EXTENDING FROM SAID POINT OF BEGINNING NORTHWESTWARDLY ALONG THE NORTHEASTERLY SIDE OF LINCOLN HIGHWAY ON THE ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF ONE THOUSAND ONE HUNDRED ELEVEN AND TWENTY EIGHT ONE HUNDREDTHS FEET THE ARC DISTANCE OF ONE HUNDRED TWENTY FEET (THE CHORD OF SAID ARC BEARING NORTH 60 DEGREES 46 MINUTES 16 SECONDS WEST ONE HUNDRED NINETEEN AND NINETY FOUR ONE HUNDREDTHS FEET TO A POINT; THENCE EXTENDING NORTH 10 DEGREES 18 MINUTES 09 SECONDS EAST CROSSING THE ULTIMATE RIGHT OF WAY LINE OF LINCOLN HIGHWAY TWO HUNDRED SEVENTY ONE AND THIRTY ONE HUNDREDTHS FEET TO A POINT (THE NORTHEASTERLY ULTIMATE RIGHT OF WAY LINE BEING FIVE FEET NORTHEASTWARDLY AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTHEASTERLY SIDE OF LINCOLN HIGHWAY) THENCE EXTENDING SOUTH 88 DEGREES 44 MINUTES 17 SECONDS EAST EIGHTY SEVEN FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF DEVON MANOR FOR CONVALESCENTS AFORESAID; THENCE EXTENDING SOUTHEASTWARDLY ALONG THE ULTIMATE RIGHT OF WAY LINE OF LINCOLN HIGHWAY THREE HUNDRED SEVEN AND SEVENTY SEVEN ONE HUNDREDTHS FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING

**PA ONE-CALL RESPONSES:**

PA ONE-CALL SERIAL NUMBER 20160290448 WAS PLACED ON JANUARY 29, 2016. UTILITY COMPANY RESPONSES ARE AS FOLLOWS:

UTILITY RESPONSE =====	CLEAR - NO FACILITIES.
AT&T LOCAL SVCS (EI)	CLEAR - NO FACILITIES.
EASTTOWN TOWNSHIP (GX1)	CLEAR - NO FACILITIES.
COMCAST CABLE (HRN)	CONFLICT - PLAN RECEIVED AND PLOTTED.
AQUA PA (HTD)	CLEAR - NO FACILITIES.
COMCAST CABLE COMMUNICATIONS INC.	CLEAR - NO FACILITIES.
PECO ENERGY (KF)	CONFLICT - PLAN RECEIVED AND PLOTTED.
LEVEL 3 COMM (LKC)	CLEAR - NO FACILITIES.
VERIZON BUSINESS FORMERLY PPL (MI)	CLEAR - NO FACILITIES.
ZAYO BANDWIDTH (PL)	CLEAR - NO FACILITIES.
VERIZON PENNSYLVANIA (YI)	CONFLICT - LINE NEARBY, PLANS NOT RECEIVED.

**ZONING DATA:**

ZONING DISTRICT CLASSIFICATION:  
P80 PLANNED BUSINESS - OFFICE DISTRICT  
OUTLINED IN CHAPTER 455-ARTICLE IV / SS455.15-SS.455-19

**PROPERTY INFORMATION:**

OWNER: ROCKHILL REAL ESTATE VI LP  
A PA LIMITED LIABILITY COMPANY.  
ADDRESS: 311 LANCASTER AVE, DEVON, PA  
TAX PARCEL # 55-2M-146.1A  
AREA: 0.61 ACERS (26,709 SQ.FT.)  
DEED: DEED BOOK 9247, PAGE 1835

**SURVEYOR CERTIFICATION**

TO MASERATI OF MAINLINE AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7, 8, 9, 11a, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 18, 2016.

London J. Woodward  
SU060787  
Registration Number



No.	Date	Revisions
2.	7/18/16	UPDATE OWNER INFO
1.	3/01/16	PA ONE CALL RESPONSES
1.	2/16/16	PA ONE CALL RESPONSES
No.	Date	Remarks



PLAN OF EXISTING FEATURES PREPARED FOR  
**MASERATI OF MAINLINE**  
311 WEST LANCASTER AVE, DEVON, PA  
EASTTOWN TOWNSHIP CHESTER COUNTY, PENNSYLVANIA

**ASH ASSOCIATES, INC.**  
765 TENNIS AVENUE  
AMBLER, PA 19002  
PH: 215.367.5261  
WWW.ASHASSOCIATES.NET

Scale: 1" = 20'  
Date Issued: 7/18/2016  
Project No: 2978  
Drawing No: 1 OF 1

