



**U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE**

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 4/14/2021
 ORM Number: NAP-2020-00865-95
 Associated JDs: N/A
 Review Area Location¹: State/Territory: Pennsylvania City: Glenmoore/West Brandywine Township
 County/Parish/Borough: Chester
 Center Coordinates of Review Area: Latitude 40.049383°N Longitude -75.786515°W

II. FINDINGS

- A. Summary:** Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.
- The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
 - There are “navigable waters of the United States” within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
 - There are “waters of the United States” within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
 - There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)²

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A.	N/A.	N/A.	N/A.

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters): ³			
(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A.	N/A.	N/A.	N/A.

Tributaries ((a)(2) waters):			
(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A.	N/A.	N/A.	N/A.

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):			
(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A.	N/A.	N/A.	N/A.

¹ Map(s)/figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.



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Adjacent wetlands ((a)(4) waters):			
(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
Wetland Area #1	0.210 acre(s)	(a)(4) Wetland separated from an (a)(1)-(a)(3) water only by an artificial structure allowing a direct hydrologic surface connection between the wetland and the (a)(1)-(a)(3) water, in a typical year.	Wetland Area #1 connects to an unnamed offsite perennial stream to the east via a culvert beneath Springton Road; which directly flows to the southeast to an unnamed perennial pond feature; which directly flows to the east via a subsurface culvert to an unnamed perennial tributary of Culbertson Run; which directly flows to the south to Culbertson Run; which directly flows east/northeast to East Branch Brandywine Creek; which flows south/southeast to Brandywine Creek, an (a)(2) waterway.

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12)): ⁴			
Exclusion Name	Exclusion Size	Exclusion ⁵	Rationale for Exclusion Determination
Wetland Area #2	0.090 acre(s)	(b)(1) Non-adjacent wetland.	Wetland Area #2 was determined to be a freshwater non-adjacent wetland. Rationale for this determination is the absence of a hydrological connection between Wetland Area #2 and Waters of the U.S. as per the definition of "adjacent wetland" in the 22 June 2020 Navigable Waters Protection Rule.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

Information submitted by, or on behalf of, the applicant/consultant: Plan Sheet drawings E-1 through E-3, entitled "NAP-2020-00865-95 Boundary and Topographic Survey, Horseshoe Pike Realty, LP", prepared by Control Point Associates, Inc., Sheets E-1 through E-3, April 1, 2021, last revised April 14, 2021; data sheets prepared by Jason J. Mease dated March 22, 2021.

This information is sufficient for purposes of this AJD.

Rationale: N/A

Data sheets prepared by the Corps: N/A

Photographs: Aerial and Other: Site Photos dated January 8, 2021; and April 13, 2021; GoogleEarth Aerial Photography dated 16 October 2020, 14 October 2019, 08 February 2019, 06 September 2015, 24 April 2013, 09 May, 2010, 05 June 2004, and 13 April 1993.

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



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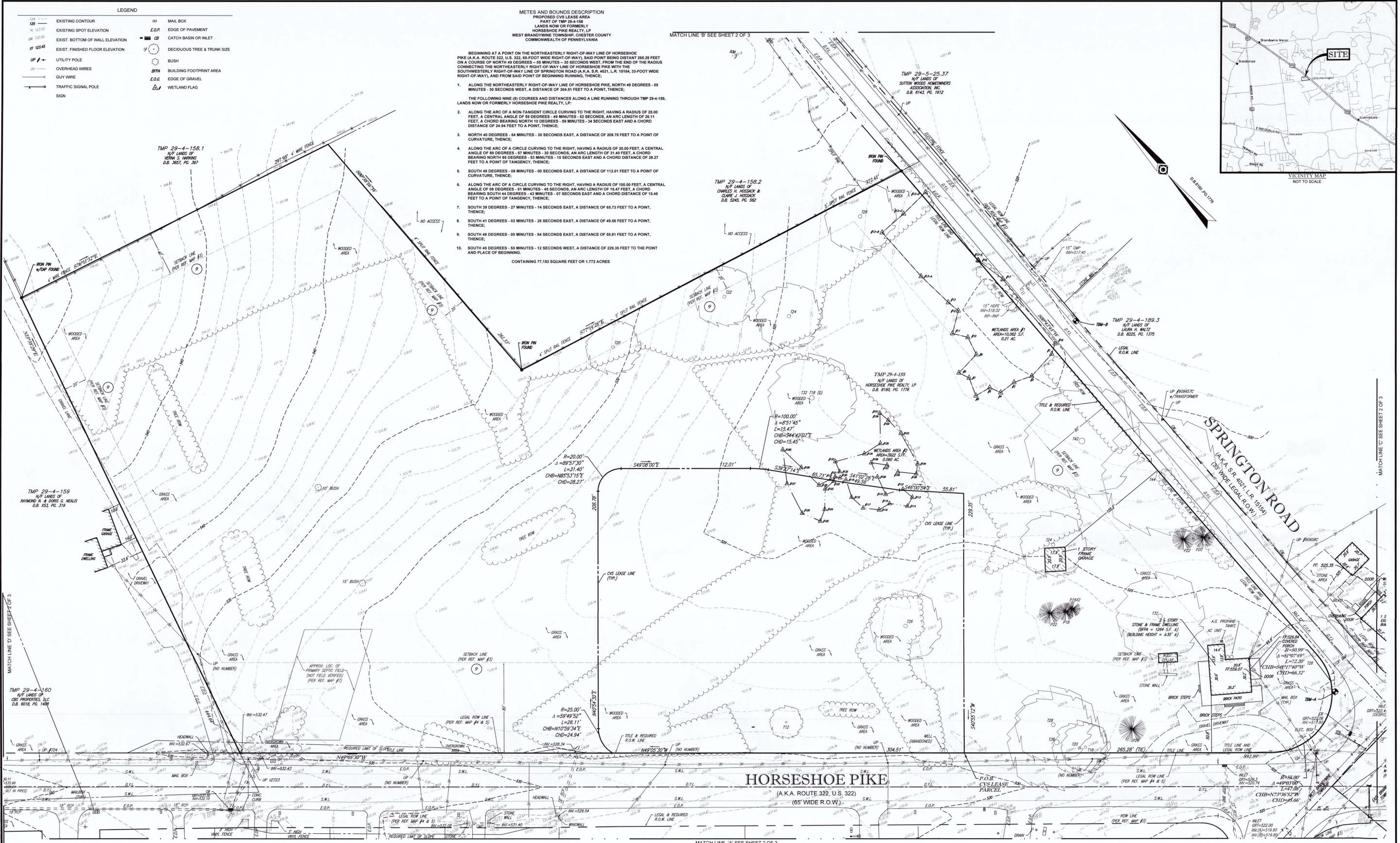
- Corps site visit(s) conducted on: [January 08, 2021](#) by [Michael H. Hayduk](#), Chief, Applications Section II, CENAP-Regulatory Branch; and [Robert Youhas](#), Biologist, CENAP-Regulatory Branch, Applications Section II. [April 13, 2021](#) by [Robert Youhas](#).
- Previous Jurisdictional Determinations (AJDs or PJDs): [N/A](#)
- Antecedent Precipitation Tool: [provide detailed discussion in Section III.B.](#)
- USDA NRCS Soil Survey: [Chester County, PA Soil Survey Sheet #18.](#)
- USFWS NWI maps: [NWI Wetlands Map \(Wagontown, PA Quadrangle\).](#)
- USGS topographic maps: [Wagontown, PA Quadrangle.](#)

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): : [USACE's Antecedent Precipitation Tool \(Antecedent Precipitation versus Normal Range based on NOAA's Daily Global Historical Climatology Network\)](#) was utilized to evaluate local historical precipitation data for a "typical year" based on thirty years of precipitation data. The 08 January 2021 field investigation site score was a 17; and the 13 April 2021 field investigation site score was a 14. A score of 10-14 is viewed as a normal year for precipitation. A score below 10 is considered to be drier than normal. A score above 14 is considered to be wetter than normal.

C. Additional comments to support AJD: [N/A.](#)

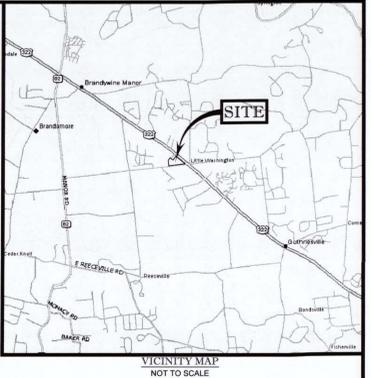


METES AND BOUNDS DESCRIPTION
 PROPOSED CVS LEASE AREA
 PART OF TMP 29-4-158
 LANDS NOW OR FORMERLY
 HORSESHOE PIKE REALTY, LP
 WEST BRANDYVINE TOWNSHIP, CHESTER COUNTY
 COMMONWEALTH OF PENNSYLVANIA

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HORSESHOE PIKE (A.K.A. ROUTE 322, U.S. 322, 66-FOOT WIDE RIGHT-OF-WAY), SAID POINT BEING DISTANT 265.28 FEET ON A COURSE OF NORTH 49 DEGREES - 05 MINUTES - 30 SECONDS WEST, FROM THE END OF THE RADIUS CONNECTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HORSESHOE PIKE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPRINGTOWN ROAD (A.K.A. S.R. 4021, L.R. 15154, 33-FOOT WIDE RIGHT-OF-WAY), AND FROM SAID POINT OF BEGINNING, THENCE:

- ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HORSESHOE PIKE, NORTH 49 DEGREES - 05 MINUTES - 30 SECONDS WEST, A DISTANCE OF 30.51 FEET TO A POINT, THENCE;
- ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES - 49 MINUTES - 52 SECONDS, AN ARC LENGTH OF 26.11 FEET, A CHORD BEARING NORTH 10 DEGREES - 59 MINUTES - 34 SECONDS EAST AND A CHORD DISTANCE OF 24.94 FEET TO A POINT, THENCE;
- NORTH 40 DEGREES - 54 MINUTES - 30 SECONDS EAST, A DISTANCE OF 209.78 FEET TO A POINT OF CURVATURE, THENCE;
- ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89 DEGREES - 57 MINUTES - 30 SECONDS, AN ARC LENGTH OF 31.40 FEET, A CHORD BEARING NORTH 85 DEGREES - 53 MINUTES - 15 SECONDS EAST AND A CHORD DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY, THENCE;
- SOUTH 49 DEGREES - 08 MINUTES - 00 SECONDS EAST, A DISTANCE OF 112.01 FEET TO A POINT OF CURVATURE, THENCE;
- ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 88 DEGREES - 51 MINUTES - 45 SECONDS, AN ARC LENGTH OF 15.47 FEET, A CHORD BEARING SOUTH 44 DEGREES - 42 MINUTES - 07 SECONDS EAST AND A CHORD DISTANCE OF 15.45 FEET TO A POINT OF TANGENCY, THENCE;
- SOUTH 39 DEGREES - 27 MINUTES - 14 SECONDS EAST, A DISTANCE OF 65.73 FEET TO A POINT, THENCE;
- SOUTH 41 DEGREES - 02 MINUTES - 28 SECONDS EAST, A DISTANCE OF 49.56 FEET TO A POINT, THENCE;
- SOUTH 48 DEGREES - 00 MINUTES - 54 SECONDS EAST, A DISTANCE OF 55.81 FEET TO A POINT, THENCE;
- SOUTH 40 DEGREES - 55 MINUTES - 12 SECONDS WEST, A DISTANCE OF 229.35 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 77.163 SQUARE FEET OR 1.772 ACRES



- LEGEND**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - EXIST. BOTTOM OF WALL ELEVATION
 - EXIST. FINISHED FLOOR ELEVATION
 - UTILITY POLE
 - OVERHEAD WIRES
 - GUY WIRE
 - TRAFFIC SIGNAL POLE
 - SIGN
 - MAIL BOX
 - E.O.P. EDGE OF PAVEMENT
 - CATCH BASIN OR INLET
 - DECIDUOUS TREE & TRUNK SIZE
 - BUSH
 - BUILDING FOOTPRINT AREA
 - E.O.G. EDGE OF GRAVEL
 - WETLAND FLAG

SUMMERS LANE
 (PRIVATE ROAD)

UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND UTILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBERS: 20142191161 & 20142191162

UTILITY COMPANY

AQUA PENNSYLVANIA, INC.
 610-525-1400

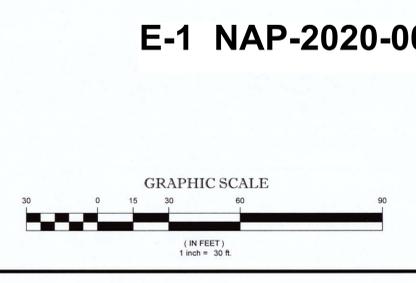
BUCKEYE PIPELINE CORP.
 610-828-3832

COMCAST CABLE COMMUNICATIONS, INC.
 610-844-5000

VERIZON
 610-380-8200

WEST BRANDYVINE TOWNSHIP
 610-289-8230

SUNOCO PIPELINE
 215-869-3332



E-1 NAP-2020-00865-95 14 April 2021

HORSESHOE PIKE
 (A.K.A. ROUTE 322, U.S. 322)
 (65' WIDE R.O.W.)

NO.	REVISION	DATE	BY	APP.	
10	REVISED PER COMMENTS	NA	J.A.A.	J.C.W.	
9	REVISED PER METEASUREMENTS	P.S.	J.A.A.	J.R.A.	
8	ADDED SITE BENCHMARKS	NA	J.A.A.	J.R.A.	
7	UPDATE TREE LOCATIONS	R.T.	N.F.B.	J.A.A.	
6	UPDATE TOPOGRAPHY AT FORMER BARN LOCATION	C.S.	N.F.B.	J.A.A.	
5	ADD PIPE INVERT	A.A.	E.A.S.	J.A.A.	
4	REVISED PER UPDATED CVS LEASE PARCEL	M.C.B.	M.F.D.	8-24-2019	
3	REVISED PER UPDATED TITLE COMMITMENT REPORT	M.F.D.	J.F.H.	8-9-2019	
2	REVISED TO SHOW ADDITIONAL ROADWAY INFO.	E.B.	M.C.B.	5-29-2019	
1	REVISED TO SHOW ADDITIONAL ROADWAY INFO.	D.C.G.N.	M.C.B.	2-28-2019	
NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

JAMES C. WEED
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NO. SU075200

DATE: 4/2/2021

BOUNDARY AND TOPOGRAPHIC SURVEY
HORSESHOE PIKE REALTY, LP
 1403 HORSESHOE PIKE
 T.M.P. # 29-4-158
 WEST BRANDYVINE TOWNSHIP, CHESTER COUNTY
 COMMONWEALTH OF PENNSYLVANIA

CONTROL POINT ASSOCIATES, INC.
 300 MAIN STREET, SUITE 200
 CHESTER, PA 19380
 WWW.CONTROLPOINTINC.COM

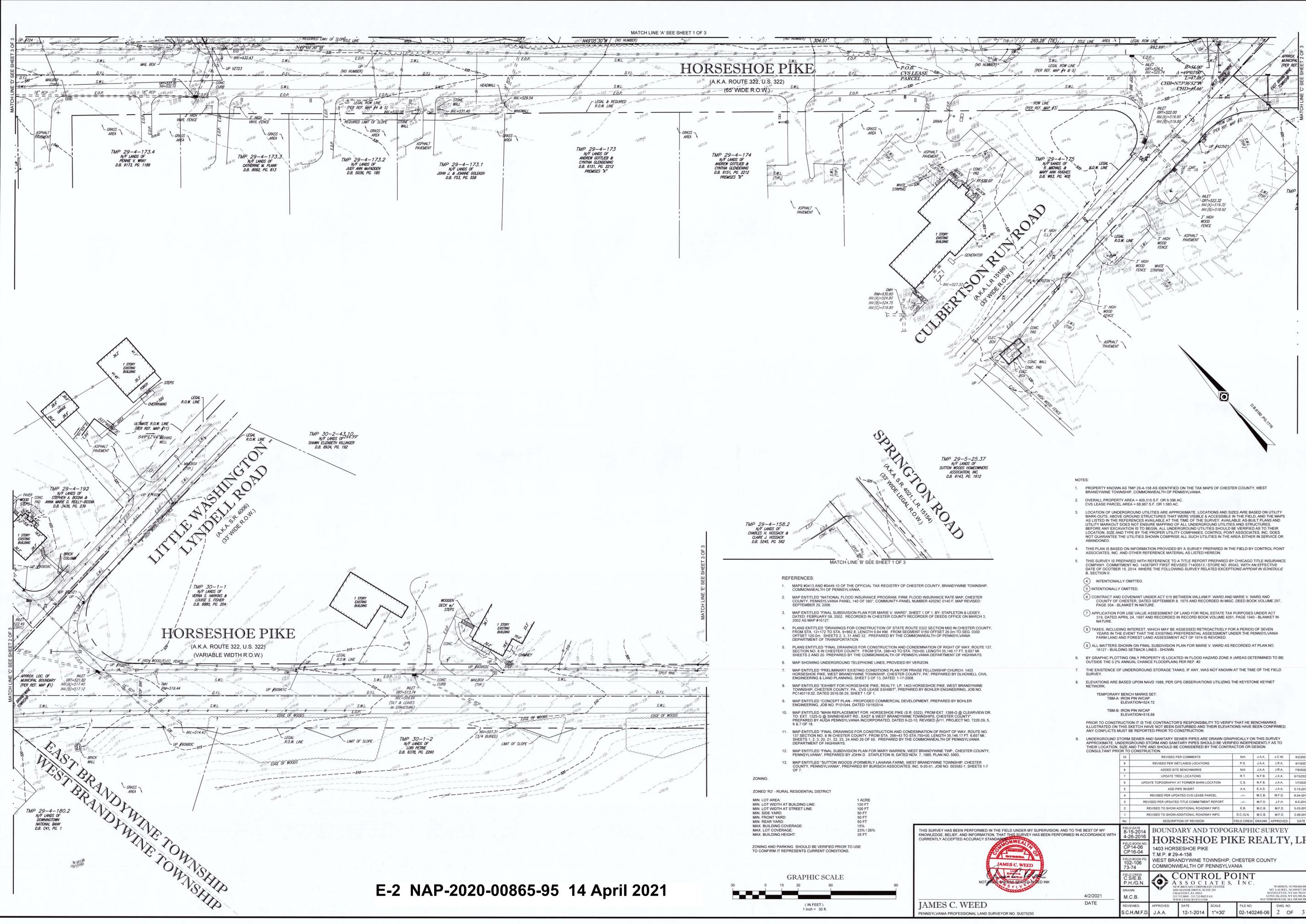
FIELD DATE: 8-15-2014
 4-25-2021

FIELD BOOK NO: CP14-06
 CP16-04

FIELD BOOK PGS: 102-106
 73-74

DATE: 4/2/2021

APPROVED: J.A.A. DATE: 12-1-2014 SCALE: 1"=30' FILE NO: 02-140246-06 DWS NO: 1 OF 3



HORSESHOE PIKE
(A.K.A. ROUTE 322, U.S. 322)
(65' WIDE R.O.W.)

CULBERTSON RUN ROAD
(A.K.A. L.R. 15188)
(35' WIDE R.O.W.)

SPRINGTON ROAD
(A.K.A. S.R. 4021, L.R. 15184)
(35' WIDE LEGAL R.O.W.)

**LITTLE WASHINGTON
LYNDELL ROAD**
(A.K.A. S.R. 4008)
(35' WIDE R.O.W.)

HORSESHOE PIKE
(A.K.A. ROUTE 322, U.S. 322)
(VARIABLE WIDTH R.O.W.)

**EAST BRANDYWINE TOWNSHIP
WEST BRANDYWINE TOWNSHIP**

REFERENCES:

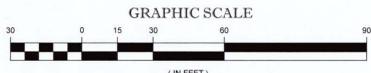
- MAPS #0413 AND #0448-10 OF THE OFFICIAL TAX REGISTRY OF CHESTER COUNTY, BRANDYWINE TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, CHESTER COUNTY, PENNSYLVANIA, PANEL 140 OF 387, COMMUNITY PANEL NUMBER 42020, DATED MARCH 3, 2002 AS MAP #16127.
- MAP ENTITLED "FINAL SUBDIVISION PLAN FOR MARIE V. WARD", SHEET 1 OF 1, BY STAPLETON & LEISEY, DATED FEBRUARY 06, 2002. RECORDED IN CHESTER COUNTY RECORDS OF DEEDS OFFICE ON MARCH 3, 2002 AS MAP #16127.
- PLANS ENTITLED "DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 0322 SECTION 800 IN CHESTER COUNTY, FROM STA. 12+17.2 TO STA. 14+02.4, LENGTH 9.84 KM. FROM SEGMENT 0160 OFFSET 26.0m TO SEG. 0300 OFFSET 120.0m. SHEETS 2, 3, 31 AND 32. PREPARED BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
- PLANS ENTITLED "FINAL DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY, ROUTE 137, SECTION NO. 8 IN CHESTER COUNTY, FROM STA. 388+43 TO STA. 750+00, LENGTH 35,146.17 FT. 6,657 MI. SHEETS 2 AND 20. PREPARED BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS.
- MAP SHOWING UNDERGROUND TELEPHONE LINES, PROVIDED BY VERIZON.
- MAP ENTITLED "PRELIMINARY EXISTING CONDITIONS PLAN FOR PRATSE FELLOWSHIP CHURCH, 1403 HORSESHOE PIKE, WEST BRANDYWINE TOWNSHIP, CHESTER COUNTY, PA, CIVIL ENGINEERING & LAND PLANNING, SHEET 3 OF 13, DATED 1-17-2008.
- MAP ENTITLED "EXHIBIT FOR HORSESHOE PIKE, REALTY, LP, 1403 HORSESHOE PIKE, WEST BRANDYWINE TOWNSHIP, CHESTER COUNTY, PA, CIVIL ENGINEERING, PREPARED BY BOHLER ENGINEERING, JOB NO. PC140119.02, DATED 2016.06.29, SHEET 1 OF 1.
- MAP ENTITLED "CONCEPT PLAN - PROPOSED COMMERCIAL DEVELOPMENT, PREPARED BY BOHLER ENGINEERING, JOB NO. P101044, DATED 10/15/2014.
- MAP ENTITLED "MAIN REPLACEMENT FOR HORSESHOE PIKE (S.R. 0322), FROM EXT. 1388-G @ CLEARVIEW DR. TO EXT. 1325-G @ SWINEHEART RD. EAST & WEST BRANDYWINE TOWNSHIPS, CHESTER COUNTY", PREPARED BY AUDA PENNSYLVANIA INCORPORATED, DATED 9-22-10, REVISED 8/11, PROJECT NO. 7226.09, 5, 6 & 7 OF 18.
- MAP ENTITLED "FINAL DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY, ROUTE NO. 137, SECTION NO. 8 IN CHESTER COUNTY, FROM STA. 388+43 TO STA. 750+00, LENGTH 35,146.17 FT. 6,657 MI. SHEETS 1, 2, 3, 20, 21, 22, 24 AND 26 OF 26. PREPARED BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS.
- MAP ENTITLED "FINAL SUBDIVISION PLAN FOR MARY WARREN, WEST BRANDYWINE TWP., CHESTER COUNTY, PENNSYLVANIA, PREPARED BY JOHN D. STAPLETON II, DATED NOV. 7, 1985, PLAN NO. 5993.
- MAP ENTITLED "SUTTON WOODS (FORMERLY LAHAWA FARM), WEST BRANDYWINE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, PREPARED BY BURSHCH ASSOCIATES, INC. 6-20-01, JOB NO. 003582-1, SHEETS 1-7 OF 7.

ZONING:

ZONED R2 - RURAL RESIDENTIAL DISTRICT

MIN. LOT AREA: 1 ACRE
 MIN. LOT WIDTH AT BUILDING LINE: 150 FT
 MIN. LOT WIDTH AT STREET LINE: 100 FT
 MIN. SIDE YARD: 50 FT
 MIN. FRONT YARD: 50 FT
 MIN. REAR YARD: 15 FT
 MAX. BUILDING COVERAGE: 15%
 MAX. LOT COVERAGE: 25% / 26%
 MAX. BUILDING HEIGHT: 35 FT

ZONING AND PARKING SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IT REPRESENTS CURRENT CONDITIONS.



- NOTES:**
- PROPERTY KNOWN AS TMP 29-4-158 AS IDENTIFIED ON THE TAX MAPS OF CHESTER COUNTY, WEST BRANDYWINE TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
 - OVERALL PROPERTY AREA = 400,310 S.F. OR 9.306 AC. CIVIL ENGINEERING AREA = 68,967 S.F. OR 1.583 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. 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, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 14030711 FIRST REVISED 7/14/2013 STORE NO. 85042, WITH AN EFFECTIVE DATE OF OCTOBER 15, 2014 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 - INTENTIONALLY OMITTED.
 - INTENTIONALLY OMITTED.
 - CONTRACT AND COVENANT UNDER ACT 518 BETWEEN WILLIAM B. WARD AND MARIE V. WARD AND COUNTY OF CHESTER, DATED SEPTEMBER 8, 1975 AND RECORDED IN MISC. DEED BOOK VOLUME 297, PAGE 304 - BLANKET IN NATURE.
 - APPLICATION FOR USE VALUE ASSESSMENT OF LAND FOR REAL ESTATE TAX PURPOSES UNDER ACT 319, DATED APRIL 24, 1997 AND RECORDED IN RECORD BOOK VOLUME 4261, PAGE 1940 - BLANKET IN NATURE.
 - TAXES, INCLUDING INTEREST, WHICH MAY BE ASSESSED RETROACTIVELY FOR A PERIOD OF SEVEN YEARS IN THE EVENT THAT THE EXISTING PREFERENTIAL ASSESSMENT UNDER PENNSYLVANIA FARM LAND AND FOREST LAND ASSESSMENT ACT OF 1974 IS REVOKED.
 - ALL MATTERS SHOWN ON FINAL SUBDIVISION PLAN FOR MARIE V. WARD AS RECORDED AT PLAN NO. 16127 - BUILDING SETBACK LINES - SHOWN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD NETWORK.

TEMPORARY BENCH MARKS SET:

TBM-A: IRON PIN W/ CAP	ELEVATION=524.72
TBM-B: IRON PIN W/ CAP	ELEVATION=518.88

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT HE BENCHMARKS INDICATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

No.	REVISION	DESCRIPTION OF REVISION	FIELD CHECK	DATE
10	REVISED PER COMMENTS	NA	J.A.A.	12/1/2014
9	REVISED PER METLANDS LOCATIONS	P.S. J.A.A.	J.R.A.	4/1/2011
8	ADDED SITE BENCHMARKS	NA	J.A.A.	7/9/2020
7	UPDATE TREE LOCATIONS	R.T. N.F.B.	J.A.A.	6/15/2020
6	UPDATE TOPOGRAPHY AT FORMER BARN LOCATION	C.S. N.F.B.	J.A.A.	1/7/2020
5	ADD PIPE INVERT	A.A. E.A.S.	J.A.A.	5-13-2019
4	REVISED PER UPDATED CIVIL ENGINEERING	M.C.B.	M.F.D.	8-24-2016
3	REVISED PER UPDATED TITLE COMMITMENT REPORT	M.F.D.	J.F.H.	8-4-2016
2	REVISED TO SHOW ADDITIONAL ROADWAY INFO	E.B.	M.C.B.	5-23-2016
1	REVISED TO SHOW ADDITIONAL ROADWAY INFO	D.C.D.N.	M.C.B.	3-26-2016

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

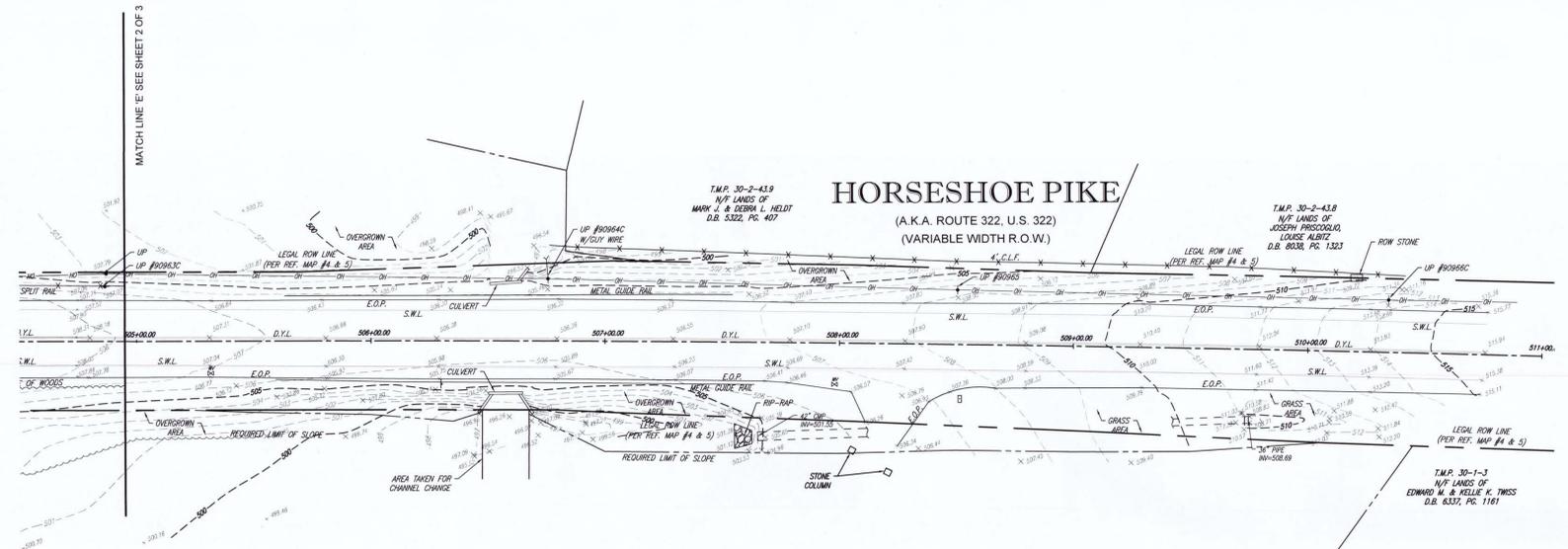
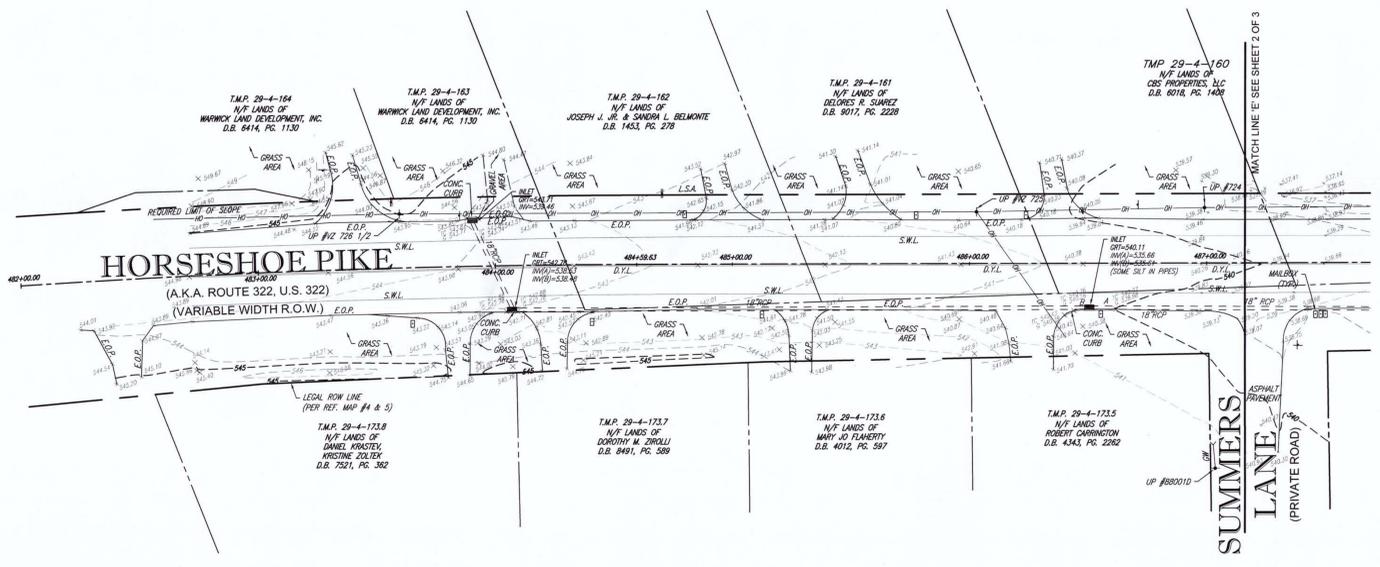
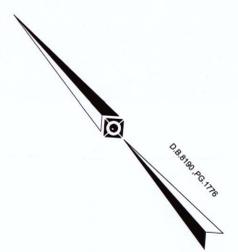
JAMES C. WEED
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NO. SU075250

BOUNDARY AND TOPOGRAPHIC SURVEY
HORSESHOE PIKE REALTY, LP
1403 HORSESHOE PIKE
T.M.P. # 29-4-158
WEST BRANDYWINE TOWNSHIP, CHESTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

CONTROL POINT ASSOCIATES, INC.
1400 MANOR DRIVE, SUITE 200
MANORVILLE, PA 17048
WWW.CONTROLPOINT.COM

DATE: 4/2/2021

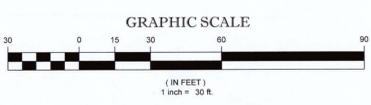
REVIEWED:	APPROVED:	DATE:	SCALE:	FILE NO.:	DWG. NO.:
S.C.H./M.F.D.	J.A.A.	12-1-2014	1"=30'	02-1402-046-06	2 OF 3



LEGEND

- EXISTING CONTOUR
- 125 EXISTING SPOT ELEVATION
- x 23.45 EXIST. BOTTOM OF WALL ELEVATION
- x 122.85 EXIST. FINISHED FLOOR ELEVATION
- x 123.45 EXIST. FINISHED FLOOR ELEVATION
- UP / - UTILITY POLE
- OH - OVERHEAD WIRES
- GW - GUY WIRE
- T - TRAFFIC SIGNAL POLE
- SIGN
- MB - MAIL BOX
- E.O.P. EDGE OF PAVEMENT
- CB - CATCH BASIN OR INLET
- DT - DECIDUOUS TREE & TRUNK SIZE
- BUSH
- B.F.P.A. BUILDING FOOTPRINT AREA
- E.O.G. EDGE OF GRAVEL
- WETLAND FLAG

E-3 NAP-2020-00865-95 14 April 2021



No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
10	REVISED PER COMMENTS	N/A	J.A.A.	J.C.W.	4/2/2021
9	REVISED PER WETLANDS LOCATIONS	P.S.	J.A.A.	J.R.A.	4/1/2021
8	ADDED SITE BENCHMARKS	N/A	J.A.A.	J.R.A.	7/9/2020
7	UPDATE TREE LOCATIONS	R.T.	N.F.B.	J.A.A.	6/10/2020
6	UPDATE TOPOGRAPHY AT FORMER BARN LOCATION	C.S.	N.F.B.	J.A.A.	1/7/2020
5	ADD PIPE INVERT	A.A.	E.A.S.	J.A.A.	5-13-2019
4	REVISED PER UPDATED CIVS LEASE PARCEL	---	M.C.B.	M.F.D.	8-24-2018
3	REVISED PER UPDATED TITLE COMMITMENT REPORT	---	M.F.D.	J.F.H.	8-4-2018
2	REVISED TO SHOW ADDITIONAL ROADWAY INFO.	E.B.	M.C.B.	M.F.D.	5-23-2016
1	REVISED TO SHOW ADDITIONAL ROADWAY INFO.	D.C.J.G.N.	M.C.B.	M.F.D.	2-26-2016

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

JAMES C. WEED
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NO. SU075250

DATE: 4/2/2021

BOUNDARY AND TOPOGRAPHIC SURVEY
HORSESHOE PIKE REALTY, LP
1403 HORSESHOE PIKE
T.M.P. # 29-4-158
WEST BRANDYWINE TOWNSHIP, CHESTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

FIELD DATE: 8-15-2014
4-26-2016
FIELD BOOK NO: CP14-06
CP16-04
FIELD BOOK PG: 102-106
73-74

FIELD CREW: C. DIEB, P. H.C.N.
DRAWN: M.C.B.

APPROVED: J.A.A.
DATE: 12-30-2014
SCALE: 1"=30'
FILE NO: 02-140246-06
DWG. NO: 3 OF 3

THIS SURVEY WAS PERFORMED BY CONTROL POINT ASSOCIATES, INC. IN ACCORDANCE WITH THE PENNSYLVANIA PROFESSIONAL LAND SURVEYING ACT.