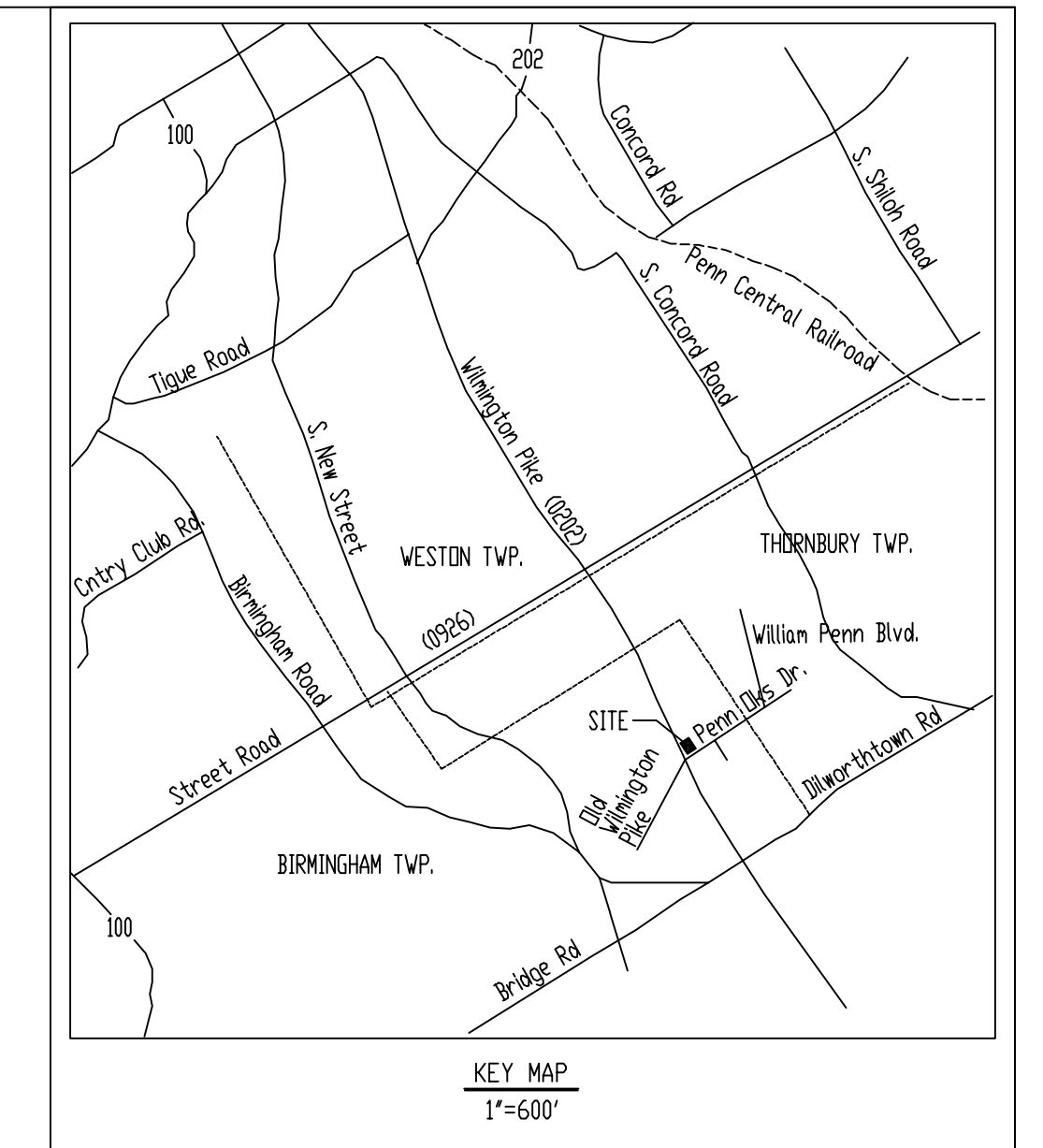


# PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR  
**SUNOCO APLUS**  
RT. 202 AND PENN OAKS DR.  
WEST CHESTER, PA  
BIRMINGHAM TOWNSHIP



SOURCE OF TITLE

- A** BEING THE SAME PROPERTY WHICH ALFRED J. VILONE, INC., A DELAWARE CORPORATION GRANTED AND CONVEYED UNTO ALLAN F. FERVER, JR. AND MARGARET T. FERVER, HUSBAND AND WIFE, BY DEED DATED OCTOBER 15, 1990 AND RECORDED IN RECORD BOOK VOLUME 2213, PAGE 93, CHESTER COUNTY RECORDS. TAX PARCEL NO. 65-4-78
- B** BEING THE SAME PROPERTY WHICH ALLAN F. FERVER AND MARGARET T. FERVER, HIS WIFE GRANTED AND CONVEYED UNTO ALLAN F. FERVER, JR. AND MARGARET T. FERVER, HIS WIFE BY DEED DATED JANUARY 9, 1992 AND RECORDED IN RECORD BOOK VOLUME 2206, PAGE 19, CHESTER COUNTY RECORDS. TAX PARCEL NO. 65-4-78L.

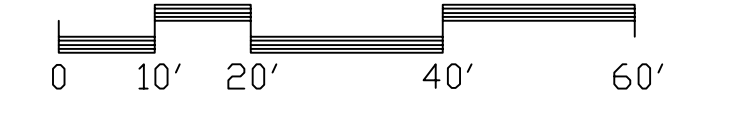
GENERAL NOTES:

- THIS SURVEY PLAN IS BASED ON THE CERTIFIED BOUNDARY & TOPOGRAPHICAL PLAN BY THOMAS R. GIBBONS & ASSOC. INC. DATED NOVEMBER 14, 1996.
- ALL UTILITIES SHOWN ARE FROM FIELD LOCATIONS OR TAKEN FROM PLANS AND MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION AND MAY OR MAY NOT REFLECT ALL OF THE UTILITIES.
- DATUM  
ELEVATIONS REFER TO APPROXIMATE U.S.G.S. DATUM  
BENCHMARK = 2 x 4 C&G TOP OF GRATE.  
ELEVATION = 386.70 TAKEN FROM THE SUBDIVISION PLAN OF BIRMINGHAM AUTO CENTER, PREPARED BY HUGH/DEW ASSOC. INC., PLAN NO. SUB-1.  
TOTAL AREA = 2.436 ACRES  
NET AREA = 2.406 ACRES.

LEGEND

- NOTES**  
INDICATES NEW WORK TO BE PERFORMED UNDER THIS CONTRACT  
**XX** INDICATES CONSTRUCTION NOTE NUMBER OR PLANT CODE DESIGNATION  
S. M. H. SUPER METAL HALIDE  
DISP. PRODUCT DISPENSER  
F. FILL MANHOLE  
ATG. AUTOMATIC TANK GAUGE (FUTURE)  
ASM/RES. ANNULAR SPACE MONITOR/RESERVOIR  
V. VENT  
DB. DRYBREAK MANHOLE  
S/P. SUBMERSIBLE PUMP  
G. GAUGE MANHOLE  
S. SIPHON  
VRI. STAGE I VAPOR RECOVERY  
VRII. STAGE II VAPOR RECOVERY  
TG. TOP OF GRATE  
TW. TOP OF WALL  
BW. BOTTOM OF WALL  
DHW. OVERHEAD WIRE  
TELE. TELEPHONE  
JB. TELEPHONE JUNCTION BOX  
GV. GAS VALVE  
4SV. GAS LINE  
C/O. CLEAN OUT - SEPTIC SYSTEM  
ULT. R.O.W. ULTIMATE RIGHT OF WAY  
TBR. TO BE REMOVED  
NEW CONC. CURB  
CONC. CURB (TO REMAIN)  
CONC. CURB (TO BE REMOVED)  
NEW DEPRESSED CONC. CURB  
DEPRESSED CONC. CURB (TO REMAIN)  
DEPRESSED CONC. CURB (TO BE REMOVED)  
OO. OO. EXISTING GRADES  
PROPOSED GRADES  
SA. SANITARY SEWER  
G. GAS  
ST. STORM SEWER  
W. WATER  
T. TELEPHONE  
E. ELECTRIC  
F. FENCE  
RAIL. GUISSE RAIL  
CONDUITS  
CLEAN OUT  
P. PARKING SPACE NUMBER  
T. TANK NUMBER  
U. UTILITY POLE

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Sunoco, Inc.



7	02-03-00	REVISED PER TOWNSHIP COMMENTS AND PA L&L	TOM	RDH
6	10-29-99	REVISED NOTES AND LEGEND	JGR	RDH
5	9-13-99	ADDED SHEET 15	KCC	RDH
4	8-11-99	ADDED SHEET 14 REVISED AS PER CONDITIONAL USE ORDER	TMS	RDH
3	6-1-99	REVISED PER NEW LAYOUT PLAN	TOM	EAC
2	12-29-98	GENERAL REVISIONS PER TWP. REVIEW	TOM	DDD
1	10-16-98	GENERAL REVISION	TOM	DDD

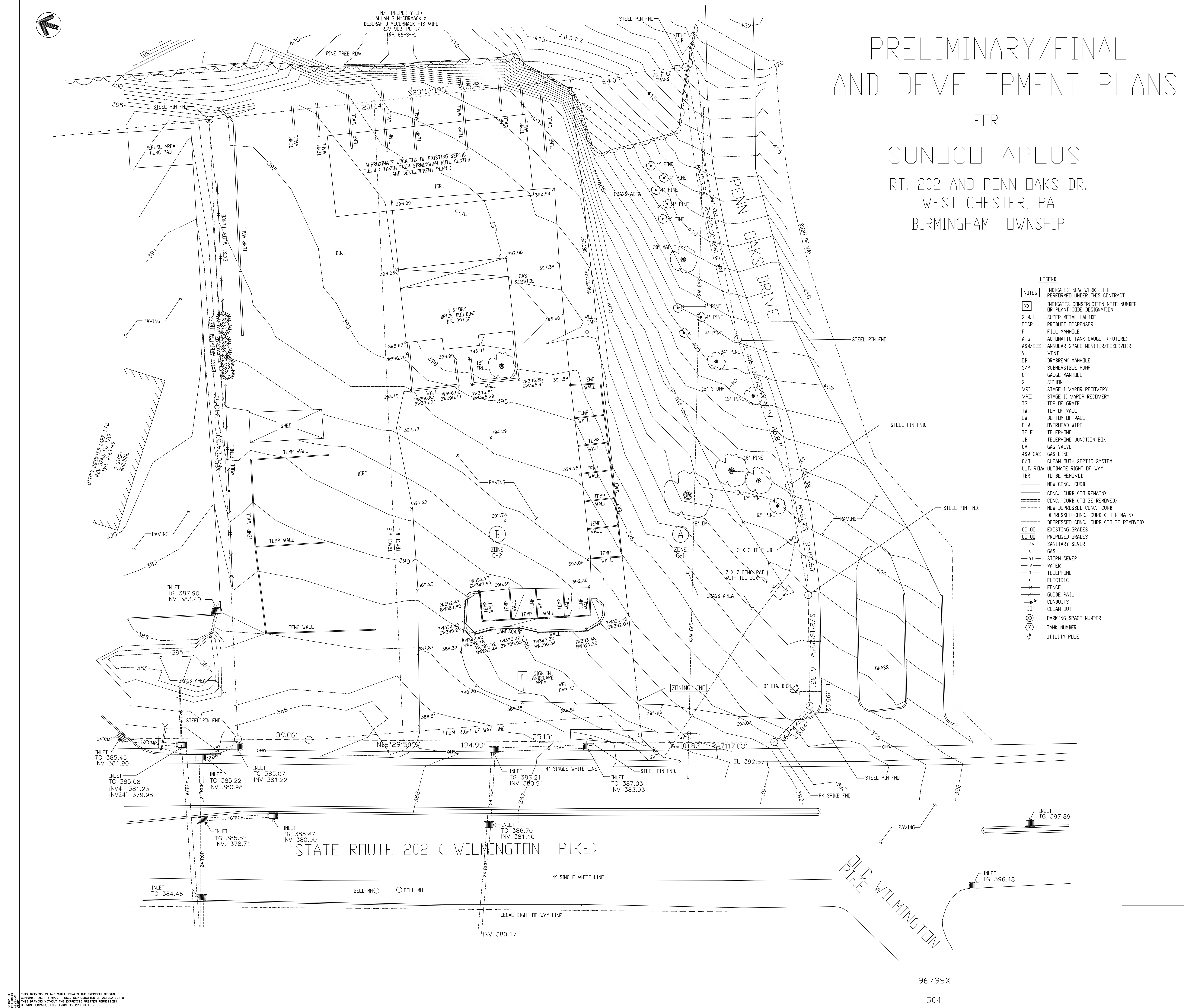
**SUN COMPANY, INC. (R&M)**  
Marketing Engineering Department  
Philadelphia, PA

LOCATION: SUNOCO CENTER  
ROUTE 202 (WILMINGTON PIKE)  
BIRMINGHAM TWP., PA.  
CHESTER COUNTY

PROJECT NO.  
56508

EXISTING CONDITIONS PLAN  
SITE SURVEY  
Sheet 1 of 15  
SCALE 1" = 20'-0"

APPROVED: DEFLAVIS	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED: EAC	0714-0098	SV-1	7
DRAWN: TMS			
DATE: 01-17-97			



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