

LEGENDS AT GROVE CITY

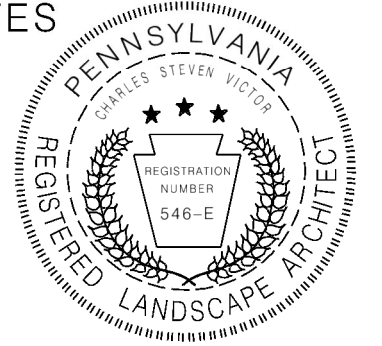
LIBERTY & PINE TOWNSHIPS, MERCER COUNTY, PENNSYLVANIA

SITE PLAN REVISION - LAYOUT & SPACING OF THE RESIDENTIAL UNIT BUILDINGS - 2023

DATE: APRIL 19, 2013
 REVISED: MARCH 23, 2020
 REVISED: JULY 27, 2023

OWNER:
 LEGEND CAPITAL HOLDINGS, LLC
 687 COVERED BRIDGE ROAD
 VOLANT, PA 16156

LANDSCAPE ARCHITECT:
 VICTOR-WETZEL ASSOCIATES
 409 BROAD STREET
 SUITE 270
 SEWICKLEY, PA 15143
 PH# 412-741-2290



ARCHITECT:
 INDOVINA ASSOCIATES ARCHITECTS
 5880 ELLSWORTH AVE.
 PITTSBURGH, PA 15232
 PH# 412-363-3800

DRAWING SCHEDULE

- SHT - 1 COVER SHEET
- SHT - 2 SITE PLAN

APPROVED DATE: _____
 MERCER COUNTY REGIONAL PLANNING COMMISSION

SECRETARY _____ CHAIRMAN _____

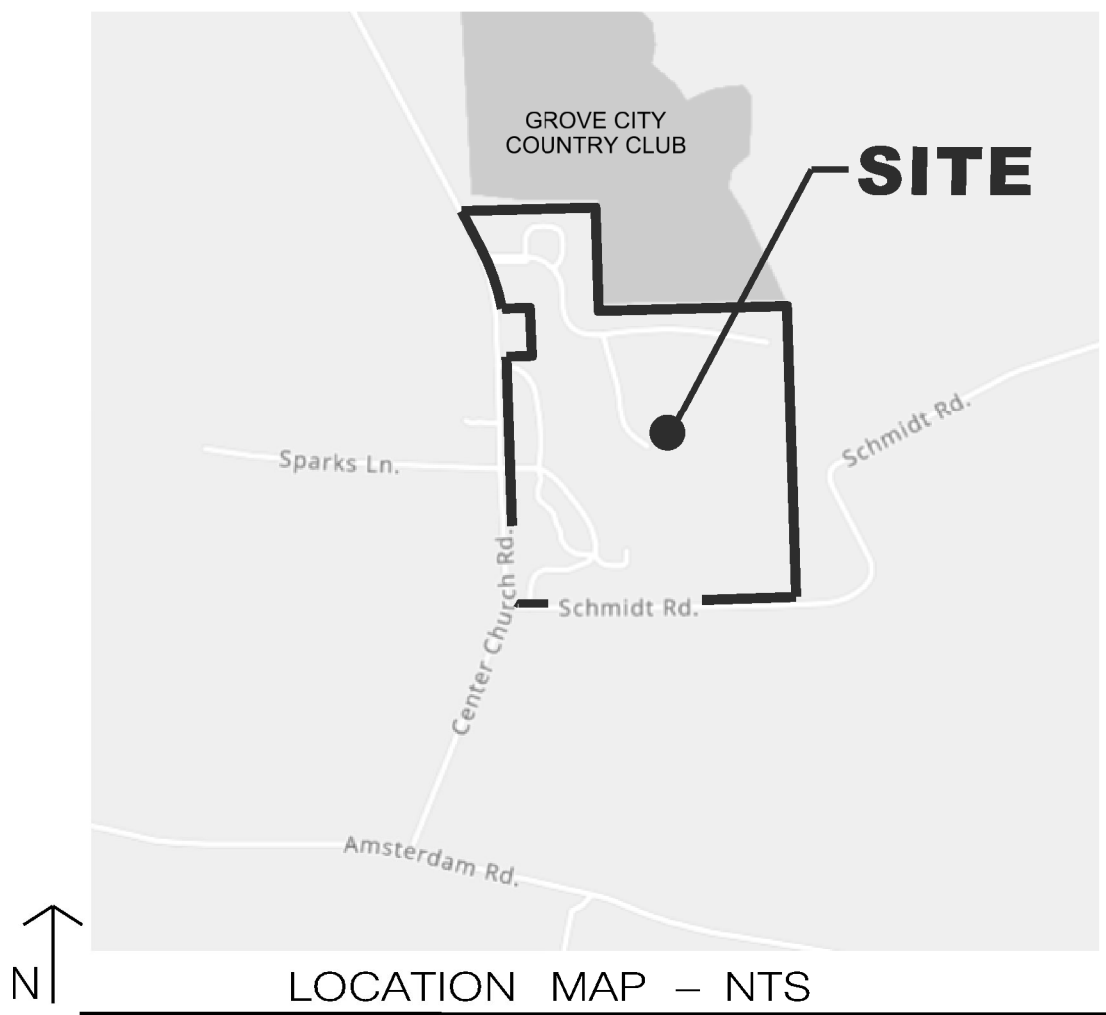
CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
 COUNTY OF _____ } SS:
 On this the _____ day of _____ A.D. 20____, before me,
 a notary public is and for said County and Commonwealth, personally appeared
 _____ of Legend Capital Holdings, LLC who
 being duly sworn, deposes and says that he was personally present at the
 execution, of the adoption, release and dedication and saw the common and
 corporate seal of the said corporation duly sign and sealed by and as for the act
 and deed of the said Legend Capital Holdings, LLC.

SECRETARY _____ PRESIDENT _____

WITNESS my hand and official seal this _____ day of _____, 2023.

NOTARY PUBLIC
 My commission expires the _____ day of _____, 2025.



SITE DATA: (APPROVED 6-11-2012)

TOTAL UNITS PERMITTED - 136 TOTAL UNITS
 (BASED ON HAMPTON TECH PLANS)

APPROVED PLAN

PHASE 1 -	60 UNITS
PHASE 2 -	76 UNITS
TOTAL	136 UNITS

PHASE 1 & 2 PLAN REVISIONS - (APPROVED 2020)

PARCEL A -	52 - PATIO HOME UNITS (8 UNITS REMOVED FROM ORIGINAL PLAN)
	20 - QUAD PLEX UNITS
	4 - DUPLEX UNITS
	76 UNITS - PARCEL A
PARCEL 1 -	60 - APARTMENT UNITS - (12 UNIT APT BLDG)
	136 TOTAL UNITS

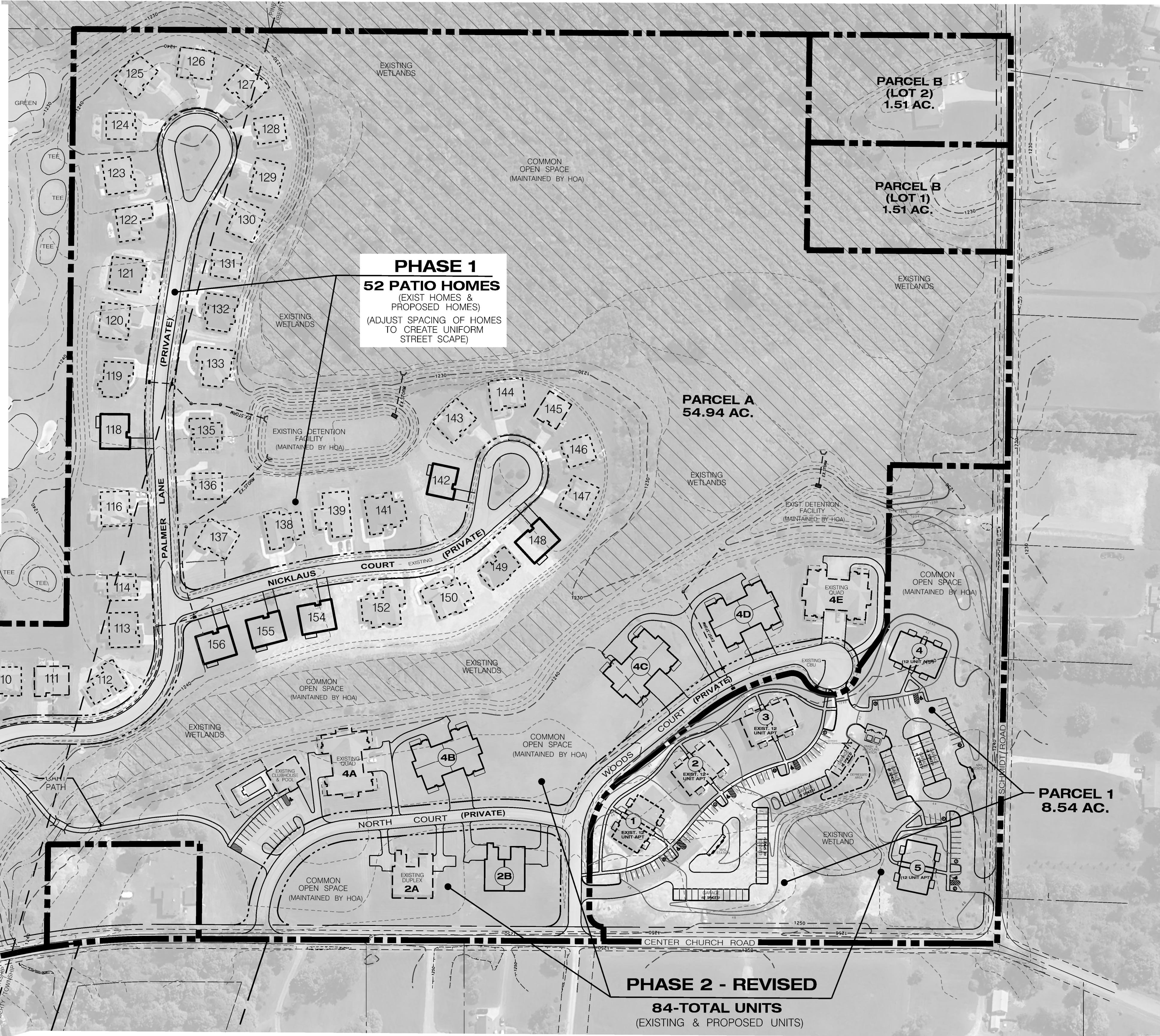
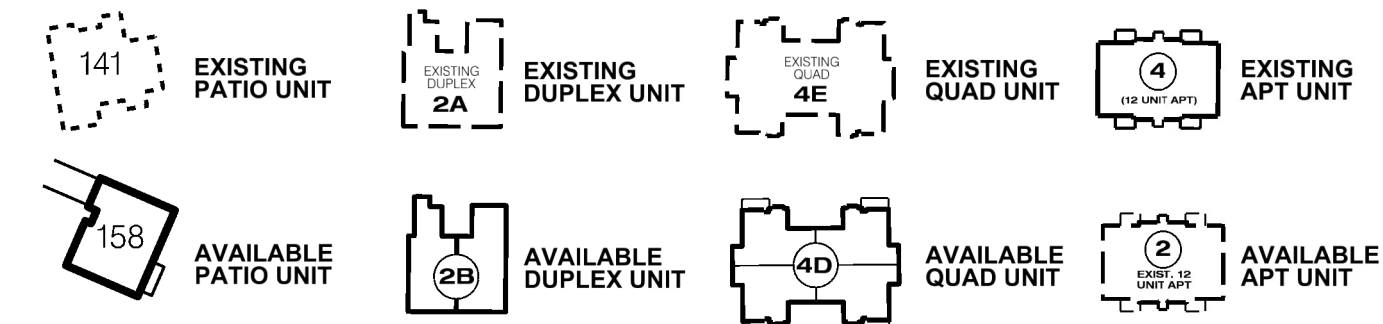
LIST OF REMOVED UNIT NUMBERS:

115, 117, 134, 140, 151, 153, 157, 160

PRIOR RECORDED PLANS:

- 2004-18939 - ORIGINAL VILLAS OF GROVE CITY PLAN APPROVAL
- 2005-1521 - CONDOMINIUM DECLARATION
- 2005-1627 - PRIVATE STREET MAINTENANCE AGREEMENT
- 2020-4184 - SUBDIVISION PLAN PARCEL #1
- 2020-4185 - PRIOR SITE PLAN - REPLACED BY THIS REVISION

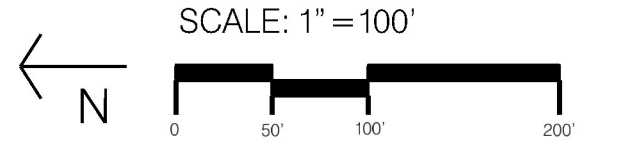
INDEX FOR RESIDENTIAL UNITS:



PHASE 1
 52 PATIO HOMES
 (EXIST HOMES & PROPOSED HOMES)
 (ADJUST SPACING OF HOMES TO CREATE UNIFORM STREET SCAPE)

PHASE 2 - REVISED
 84-TOTAL UNITS
 (EXISTING & PROPOSED UNITS)

SITE PLAN



AERIAL DATE: JUNE 2023

NOTICE: The utility locations shown on this plan are approximate and are not intended to be used for construction purposes. The utility locations shown on this plan are approximate and are not intended to be used for construction purposes. The utility locations shown on this plan are approximate and are not intended to be used for construction purposes.