

STOP-CALL BEFORE YOU DIG!

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING THE ONE-CALL SYSTEM THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACT 287 AS AMENDED BY ACT 191 (2006). TELE. #. 1-800-242-1776 OR 811.



WORK LOCATION NO.:

NOTES:

- 1. BOUNDARY AND TOPOGRAPHY COMPILED FROM VARIOUS FIELD SURVEYS PERFORMED BY BRICK BIERHARDT & MENTUS, INC.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
4. THE ULTIMATE RIGHT-OF-WAY FOR THE EXISTING ROADS ARE HEREBY OFFERED FOR DEDICATION TO WHITEMARSH TOWNSHIP.
5. ALL UTILITIES ARE HEREBY OFFERED FOR DEDICATION TO WHITEMARSH TOWNSHIP. AUTHORITY AND PA AMERICAN WATER COMPANY.
6. PERMANENT CONCRETE MONUMENTS SHALL BE PLACED AT ALL PROPERTY CORNERS NOT EXISTING, AT ANGLE POINTS, P.C.'S AND P.T.'S OF CURVES AS INDICATED ON THE PLAN BY THE SYMBOL.
7. AT LEAST 3/4" DIAMETER THAT HAVE AN IDENTIFYING TOP STRUCTURE. MONUMENTS WILL BE PLACED UPON COMPLETION OF FINAL GRADING, AND FLUSH TO GROUND WITH TOPS IDENTIFYING THEIR FUNCTION.
8. NO EASEMENTS SHALL NOT BE PLANTED WITH TREES OR SHRUBS OR BUILT UPON. STORM DRAINAGE AND ENVIRONMENTAL PROTECTION EASEMENTS SHALL NOT BE CONSTRUCTED UPON OR FILLED IN WITH EARTH OR DEBRIS.
9. ALL UTILITIES SERVICES ARE TO BE UNDERGROUND.
10. THE DEVELOPER SHALL INSTALL ALL REQUIRED STREET AND REGULATORY SIGNS.
11. THE DWELLINGS SHOWN ON THESE PLANS ARE SUBJECT TO ALL TOWNSHIP ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
12. LOCATIONS AND ELEVATIONS SHALL BE DETERMINED WHEN APPLICATION FOR THE INDIVIDUAL BUILDING PERMIT IS MADE.
13. A HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN THE COMBINED CONSERVATION DESIGN PARCEL, ALL REMAINING OPEN AREAS AND THE INDIVIDUAL STORM PIPES AND INLETS OUTSIDE OF THE TOWNSHIP RIGHTS OF WAY. HOMEOWNERS ASSOCIATION DOCUMENTATION SHALL INCLUDE A LAND PRESERVATION/PROTECTION AGREEMENT, DEED RESTRICTION OR OTHER ENFORCEABLE INSTRUMENT THAT ENSURES AND DEFINES MAINTENANCE OF THE SWALES, BASINS AND OTHER PERMANENT BMPs AS NOTED ON THE ADDITIONAL INFORMATION.
14. LOT #13 SHALL HAVE A POLE LIGHT AT THE DRIVEWAY. LOCATED 5 FEET TO THE EDGE OF PAVING. REFER TO DETAIL PLANS.
15. SANITARY SEWERS SHALL BE DEDICATED TO WHITEMARSH TOWNSHIP AUTHORITY, AT THE COMPLETION OF THE 18 MONTH MAINTENANCE PERIOD. NO WATER HEATER BLOWOFFS OR HEATER OR AIR CONDITIONER CONDENSER CONDENSATE LINES MAY BE CONNECTED TO THE SANITARY SEWER.
16. STRUCTURES, INCLUDING BUT NOT LIMITED TO MAILBOXES, FENCES AND POLES, SHALL NOT BE ERRECTED WITHIN STREET RIGHTS OF WAY.

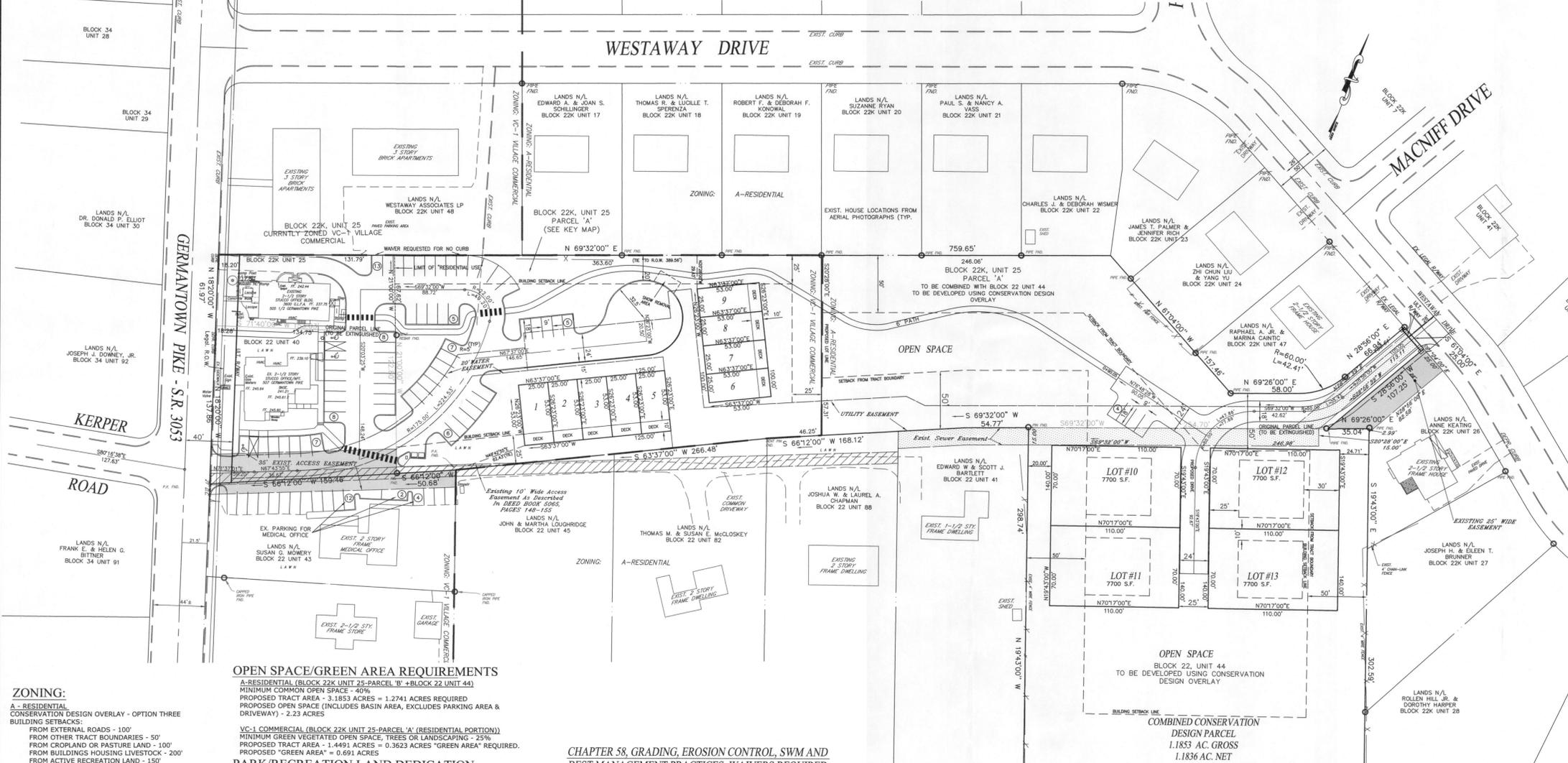
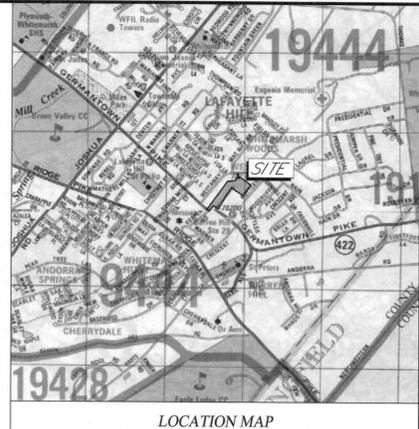
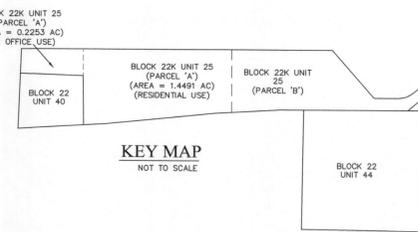
PARKING REQUIREMENTS

BLOCK 22 UNIT 44 (A-RESIDENTIAL)
USE: RESIDENTIAL - PROP 4 SINGLE FAMILY DETACHED HOMES
REQUIRED: 2 SPACES/UNIT - 8 SPACES REQUIRED
PROPOSED - 4 SPACES PER UNIT (2 IN GARAGE/2 IN DRIVEWAY)
PLUS 4 OVERFLOW SPACES
TOTAL PROVIDED = 20 SPACES
BLOCK 22K UNIT 25 (VC-1)
USE: RESIDENTIAL - PROPOSED TOWNHOMES - 9 UNITS
REQUIRED - 2 SPACES/UNIT = 18 SPACES REQUIRED
PROPOSED - 4 SPACES/UNIT (2 IN GARAGE/2 IN DRIVEWAY)
USE: OFFICE (EXISTING) 505 1/2 GERMANTOWN PIKE
REQUIRED - 1 SPACE/200 S.F. GROSS FLOOR AREA
3600 S.F. GROSS FLOOR AREA = 18 SPACES
PROPOSED - 23 SPACES
BLOCK 22K UNIT 40 (VC-1) 507 GERMANTOWN PIKE
USE: OFFICE (EXISTING)
REQUIRED - 1 SPACE/200 S.F. GROSS FLOOR AREA
5940 S.F. GROSS FLOOR AREA = 25 SPACES
PROPOSED - 23 SPACES
USE: RESIDENTIAL - EX. APARTMENT (1 BEDROOM)
REQUIRED - 2 SPACES/UNIT
PROPOSED - 2 SPACES/UNIT
TOTAL SPACES REQUIRED: 23+2+25 OVERFLOW = 50 SPACES
TOTAL SPACES PROVIDED: 63 SPACES
REFER TO THE PLAN FOR PARKING SPACES RELATED TO BLOCK 22 UNIT 43, EXISTING MEDICAL OFFICE

SITE STATISTICS:

GROSS TRACT AREA:
BLOCK 22K UNIT 25 = 2.8602 ACRES (PAR. 'A': 1.6744 AC + PAR. 'B': 1.1858 AC)
BLOCK 22 UNIT 40 = 0.4646 ACRES
BLOCK 22 UNIT 44 = 1.9985 ACRES
TOTAL = 5.3243 ACRES
U/LT. R/WAY
WESTWAY DRIVE = 0.0017 ACRES
GERMANTOWN PIKE = 0.0839 ACRES
NET DEVE. AREA = 5.2387 ACRES
EXISTING USES:
BLOCK 22K UNIT 25: 2 1/2-STORY OFFICE BUILDING - 3600 GFA
BLOCK 22 UNIT 40: 1 APARTMENT
BLOCK 22 UNIT 44: 2 1/2-STORY OFFICE BUILDING - 5040 GFA
VACANT
PROPOSED NEW USES (EX. OFFICE USES REMAIN):
BLOCK 22K UNIT 25: 9 TOWNHOMES
BLOCK 22 UNIT 44: 4 SINGLE-FAMILY DETACHED HOMES

KEY MAP



OPEN SPACE/GREEN AREA REQUIREMENTS

A-RESIDENTIAL (BLOCK 22K UNIT 25-PARCEL 'B' +BLOCK 22 UNIT 44)
MINIMUM COMMON OPEN SPACE - 40%
PROPOSED TRACT AREA - 3.1853 ACRES = 1.2741 ACRES REQUIRED
PROPOSED OPEN SPACE (INCLUDES BASIN AREA, EXCLUDES PARKING AREA & DRIVEWAY) - 2.23 ACRES
VC-1 COMMERCIAL (BLOCK 22K UNIT 25-PARCEL 'A' (RESIDENTIAL PORTION))
MINIMUM GREEN VEGETATED OPEN SPACE, TREES OR LANDSCAPING - 25%
PROPOSED TRACT AREA - 1.4491 ACRES = 0.3623 ACRES "GREEN AREA" REQUIRED.
PROPOSED "GREEN AREA" = 0.691 ACRES
PARK/RECREATION LAND DEDICATION
REQUIRED - 10% OF TOTAL SITE AREA - 4.6344 ACRES X .10 = .46344 ACRES
PROPOSED OPEN SPACE - 2.23 ACRES

DENSITY CALCULATIONS

A-RESIDENTIAL (BLOCK 22K UNIT 25-PARCEL 'B' + BLOCK 22 UNIT 44)
MAXIMUM DENSITY - 2.8 UNITS/ACRE
PROPOSED TRACT AREA 3.1853 ACRES X 2.8 = 8 UNITS PERMITTED
VC-1 COMMERCIAL (BLOCK 22K UNIT 25-PARCEL 'A' (RESIDENTIAL PORTION))
MAXIMUM DENSITY BY UNIT PER ACRE OF AREA OF SITE USED FOR RESIDENTIAL DEVELOPMENT
RESIDENTIAL PORTION - 1.4491 ACRES X 8 UNITS/ACRE - 11 UNITS PERMITTED

ZONING VARIANCES GRANTED:

THE FOLLOWING VARIANCES WERE GRANTED BY THE WHITEMARSH TOWNSHIP ZONING HEARING BOARD 7/13/2016:
A - RESIDENTIAL PORTION OF SITE
1.16-31: 50' MINIMUM LOT FRONTAGE ON A PUBLIC OR PRIVATE STREET LINE. (PROVIDED:0'0")
VC-1 PORTION OF SITE
1.16-29: FRONT YARD SETBACK REQUIREMENT. (PROVIDED: 17.8', EX. 505 1/2 BLDG)
1.16-296.B.: REQUIRING A 20' MINIMUM PARKING SETBACK FROM ADJACENT RESIDENTIALLY ZONED AND/OR USED PROPERTY. (PROVIDED: 0.0 FEET AT BLOCK 22K, UNIT 48)

CHAPTER 58. GRADING, EROSION CONTROL, SWM AND BEST MANAGEMENT PRACTICES WAIVERS REQUIRED

SECTION 11.D.(8)-REQUIRES 3 FEET BETWEEN THE SPILLWAY AND TOP OF BERM. TWO FEET IS PROVIDED IN THIS DESIGN.

SALDO WAIVERS REQUIRED:

THE FOLLOWING WAIVERS WILL BE REQUIRED FROM THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
1. 105-28(G) & 105-31 - CUL-DE-SAC TURNAROUND REQUIRED
2. 105-30 A - STREET STANDARDS - COURTS - 50' MINIMUM RIGHT-OF-WAY, 30' PAVEMENT, CURB, SIDEWALK & TREE ZONE
3. 105-30.1 B. - CONSERVATION DESIGN SUBDIVISION STREET STANDARDS
4. 105-31 B. - CUL-DE-SACS - MINIMUM TURNAROUND - 50' R.O.W. RADII, 40' PAVEMENT RADII
5. 105-32 B. RIGHT-OF-WAY TO BE CONSISTENT WITH PUBLIC STREET
6. 105-33 B.(1) MINIMUM CENTERLINE RADII - 150'
7. 105-33 C. MINIMUM TANGENT - 100'
8. 105-36 C. PRIVATE DRIVEWAY TO TAKE ACCESS FROM LOWER CLASSIFICATION STREET
9. 105-38 (H) - PARKING SETBACK FROM PROPERTY LINES - 15'
10. 105-44 (B) - RESIDENTIAL LOTS SHALL FRONT ON EXISTING OR PROPOSED STREET.
11. 105-46-REQUIRES CURB BE PROVIDED IN ALL SUBDIVISIONS AND LAND DEVELOPMENTS (PARTIAL WAIVER)
12. 105-47 (A), 56(G) & 73 - SIDEWALKS REQUIRED THROUGHOUT SUBDIVISIONS AND LAND DEVELOPMENTS (PARTIAL WAIVER).

OWNERS OF RECORD:

BLOCK 22K, UNIT 25
505 GERMANTOWN PIKE ASSOC., L.P.
P.O. BOX 1181
BLUE BELL, PA 19422
TMP 650004330003
D.B. 5287 PG 0264
PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS & DEED RESTRICTIONS
BLOCK 22, UNIT 40
507 GERMANTOWN PIKE ASSOC., L.P.
P.O. BOX 1181
BLUE BELL, PA 19422
TMP 650004330006
D.B. 5428 PG 0642
BLOCK 22, UNIT 44
MICHAEL A. NOLEN
P.O. BOX 1181
BLUE BELL, PA 19422
TMP 650004330006
D.B. 5428 PG 0694

APPLICANT:

505A GERMANTOWN PIKE ASSOC., L.P.
P.O. BOX 1181
BLUE BELL, PA 19422
610-825-3435

PROJECT DESCRIPTION

THIS PROJECT ENTAILS THE SUBDIVISION AND CONSTRUCTION OF NINE NEW TOWNHOUSE UNITS, FOUR SINGLE FAMILY DETACHED HOMES AND REQUIRED PARKING FACILITIES TO BE SHARED WITH EXISTING OFFICE BUILDINGS AT 505 1/2 & 507 GERMANTOWN PIKE ALONG WITH ASSOCIATED INFRASTRUCTURE.

SHEET# TITLE

Table with 2 columns: SHEET# and TITLE. Lists sheets 1 through 19 including Land Development Plan, Site Improvement Plan, Utility Plan, etc.

OWNER CERTIFICATIONS

505A GERMANTOWN PIKE ASSOC., L.P.
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THE ___ DAY OF ___, A.D., 201_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED ___ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE GENERAL PARTNER OF 505A GERMANTOWN PIKE ASSOC., L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID LIMITED PARTNERSHIP BY THE LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED PARTNERSHIP AN EQUITABLE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP DESIRE THAT THIS PLAN BE DULY RECORDED.

NOTARY PUBLIC MY COMMISSION EXPIRES
I, ___ ACKNOWLEDGE MYSELF TO BE THE GENERAL PARTNER OF 505A GERMANTOWN PIKE ASSOC., L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE LIMITED PARTNERSHIP IS AN EQUITABLE OWNER OF THE LAND SHOWN HEREIN DESCRIBED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THAT SAME TO BE RECORDED. I, ON BEHALF OF THE LIMITED PARTNERSHIP, AND ITS SUCCESSORS AND ASSIGNS, DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF UPPER PROVIDENCE AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT REPRESENTED BY THIS PLAN FOR WHATEVER REASON, PRESENT OR FUTURE.

505A GERMANTOWN PIKE ASSOC., L.P.
BY: MICHAEL A. NOLEN, ITS GENERAL PARTNER

MICHAEL A. NOLEN
STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS DAY OF ___, A.D. 201_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MICHAEL A. NOLEN, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT HE IS THE OWNER OF RECORD OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE SUBDIVISION/LAND DEVELOPMENT PLAN HEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS AND ALL OTHER PUBLIC IMPROVEMENTS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

MICHAEL A. NOLEN ATTEST:

TOWNSHIP APPROVAL CERTIFICATION
THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF THE SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH THIS ___ DAY OF ___, 20__.

(CHAIRMAN) (SECRETARY)

TOWNSHIP ENGINEER'S REVIEW
THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH THIS ___ DAY OF ___, 20__.

(TOWNSHIP ENGINEER)

RECORDER OF DEEDS CERTIFICATION
CERTIFICATION OF THE COUNTY RECORDER OF DEEDS.

RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR MONTGOMERY COUNTY, AT NORRISTOWN, PENNSYLVANIA, THIS ___ DAY OF ___, 20__ IN PLAN BOOK ___ PAGE ___

"WESTWAY"
SCALE: 1" = 50'

PRELIMINARY PLAN-NOT TO BE RECORDED

Table with 2 columns: REVISION DATE and DESCRIPTION.

RECEIVED APR 11 2017
WHITEMARSH TOWNSHIP ZONING & ENGINEERING

DATE: MARCH 21, 2017
MANAGER: ETE 14-03
DRAWN BY: RFI
SCALE: 1" = 50' 1 OF 19

LAND DEVELOPMENT PLAN
PREPARED FOR
505A GERMANTOWN PIKE ASSOCIATES, L.P.
SITUAUE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA
Ipek & Berhardt Mentus INCORPORATED