

GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

- A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. This survey was prepared during the month of February, 2017.
- A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmark for this project is the rim elevation of a BICO Manhole located approximately 30 feet south of subject property, having an elev. of 176.28. This survey was prepared during the month of February, 2017.
- This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Flight date was Spring 2008, updated by DVMC flight 2010.
 - Aerial imagery used for base plan reference provided by Nearmap, Inc. Imagery from flight dated Nov. 23, 2017.
- There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-0249-C, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by Act 191. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. Information pertaining to: size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid for the project design. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- EXISTING TREES:** Tree locations and Caliper noted on plans per field survey. Trees with health identified as "In Decline" shall not be subject to replacement criteria of the Whittemarsh Township Code, as noted during a site meeting held during the month of May 2017.
- ZONING:** Existing Zoning District Boundary interpolated from Whittemarsh Township Zoning Map dated Sept. 18, 2015.
- LEGAL RIGHT-OF-WAY:** The Legal Right-of-Way illustrated was based on physical cartway location. Per contact with PennDOT, no Highway Plans were available for this section of S. Bethlehem Pike (SR 2018, Segment 80).

BASE DEVELOPMENT NOTES:

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- ULTIMATE RIGHT-OF-WAY:** Ultimate right-of-way width was derived from municipal ordinances. The area between the project Title Line and the Ultimate Right-of-Way is (are) offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
- This project shall be served by the existing & proposed on-site septic systems. Public water services provided by Aquo PA.
- Sheets 1 & 6 through 8 shall be on record at Whittemarsh Township and shall be considered a part of the approved Final Plan as if recorded with some.
- The subject parcels comprising this Land Development are subject to any/all recorded restrictions including but not limited to the following: Building Setback Lines, Ultimate/Required Rights-of-Way widths, Easements of Record and all pertinent Zoning & Subdivision Ordinances and Building Codes. No known restrictions will adversely impact this application.
- The permanent removal of topsoil from the land within Whittemarsh Township shall be prohibited.
- The lot improvements illustrated on these plans, including but not limited to the Dwelling footprint and driveway locations are shown as a design potential for each lot. Final lot development is subject to individual lot grading permit plans to be submitted to the Township for review and approval.
- As-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (DWG) formats.
- A pre-construction conference with the Township Shade Tree Commission is required prior to start of construction. After the inspection is complete, the Shade Tree Commission shall notify the Township in writing. Upon Township approval, demolition, grading, and construction may proceed.
- Stormwater facilities shall be owned and maintained by the property owner. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- No person shall modify, remove, fill landscape or alter any existing Stormwater BMP, unless it is part of an approved maintenance program, without the written approval of the Township Engineer.
- No changes shall be made in contour of the land, no grading excavation, removal of topsoil, trees or other other vegetation cover until such time, that a plan for minimizing erosion and sedimentation has been reviewed and approved by the Township Engineer.
- A pre-construction conference with the Whittemarsh Township Shade Tree Commission prior to the start of construction.
- Whenever sedimentation is caused by an earth disturbance activity, it shall be the responsibility of the causing such sedimentation to remove it from all affected surfaces, drainage systems and watercourses on site and off site, and to repair any damage at his expense immediately.
- Plans for Earth Disturbance activity, bearing the stamp of approval of the Township Engineer, shall be maintained at the site during the progress of the permitted grading work until such time all work is completed and approved by the Township Engineer.
- Contractor to ensure compliance with ADA regulations.
- The permit holder shall notify the Township Engineer in order to obtain inspections at least 48 hours before the inspection is to be made for: initial inspection, rough grading, drainage facilities, BMP's, special structures and final inspection.

ACCESS EASEMENTS: A blanket easement will be provided for the purposes of ingress and egress through Tax Map Parcel 65-00-00652-00-1 in favor of Tax Map Parcel 65-00-00648-00-6.

ZONING and SITE DATA SCHEDULE

Zoning District: VC-1 Village Commercial District

Item	Section	Requirement	UNIT 9 Provided	UNIT 10 Provided
Permitted Use	116-290.	Residential Use	Residential Use	Residential Use
Max Residential Building Footprint:	116-294.1	4,000 Sq. Ft.	64,810.71 S.F.	34,550.53 S.F.
Max Building Height:	116-294.4	3 Story/42 Ft.	< 3 Story/42 Ft.	< 3 Story/42 Ft.
Max Building Front Facade:	116-294.5	75 Ft.	47.34 Ft.	54.00 Ft.
Max Building Coverage:	116-294.6	30 %	9.10 %	4.83 %
Max Impervious Coverage:	116-294.7	50 % (By-right)	30.81 %	11.58 %
Min Vegetated Open Space, Trees or Landscaping:	116-294.9	50 % (By-right)	69.19 %	88.42 %
Min Lot Width @ B.S.L.:	116-294.10	100 Ft.	232.85 Ft.	261.54 Ft.
Min Street Frontage:	116-294.11	50 Ft.	236.34 Ft.	270.36 Ft.
Min Building Separation:	116-294.12	10 Ft.	>15 Ft.	>15 Ft.
Front Yard Requirements:	116-295.	10 Ft.	57.8 FT.	61.89 FT.
Side/Rear Yard Requirements:		5 Ft. (NON RES.) 25 Ft. (RESIDENTIAL)	6.3 Ft. (NON RES.) 107.9 Ft. (RESIDENTIAL)	63.91 Ft. (NON RES.) 47.00 Ft. (RESIDENTIAL)

PROJECT WAIVERS LIST:

- 105-21.8.1(c). Existing features (i.e., buildings, driveways, roadways, etc.) within 500 ft. of, and within the site, should be shown on the plans.
- 105-21.8(12)(a). Requirement to provide neighborhood context map showing existing features within 1,000 feet. Use of Aerial Image in lieu of requirement.
- 105-21.8(13). Requirement to provide Existing Resources and Site Analysis Plan (ERSAP) to show existing conditions within 500 feet of the tract.
- 105-30.(A)(4). Requires continuous pedestrian circulation. This is a waiver to not construct sidewalks along S. Bethlehem Pike.
- 105-48. Requires street trees be planted along all streets within any land development or major subdivision.
- 105-56.A(1)(a). Requires cartways to be limited to a minimum of 32 Feet.
- 105-69.C. Requires Applicant provide for improvements to the abutting streets.
- 105-73. Requires sidewalks to be constructed along all new and existing streets.
- 105-74. Requires curbs to be constructed along all new and existing streets.
- Res 2004-8, II(C)(3). Requires Soil Cover Complex Method as set forth in the U.S. Department of Agriculture, Soil Conservation Service Publication entitled, "Urban Hydrology for Small Watersheds, Technical Release #55 or latest edition thereof".
- Res 2004-8, II(C)(2)(g)(iv). Requires all outlet pipes to be minimum diameter of 18", and material to be of reinforced concrete.
- Chapter 55 Tree Protection Standards - Request relief from full Tree Replacement quantity as noted in Landscape Schedule.

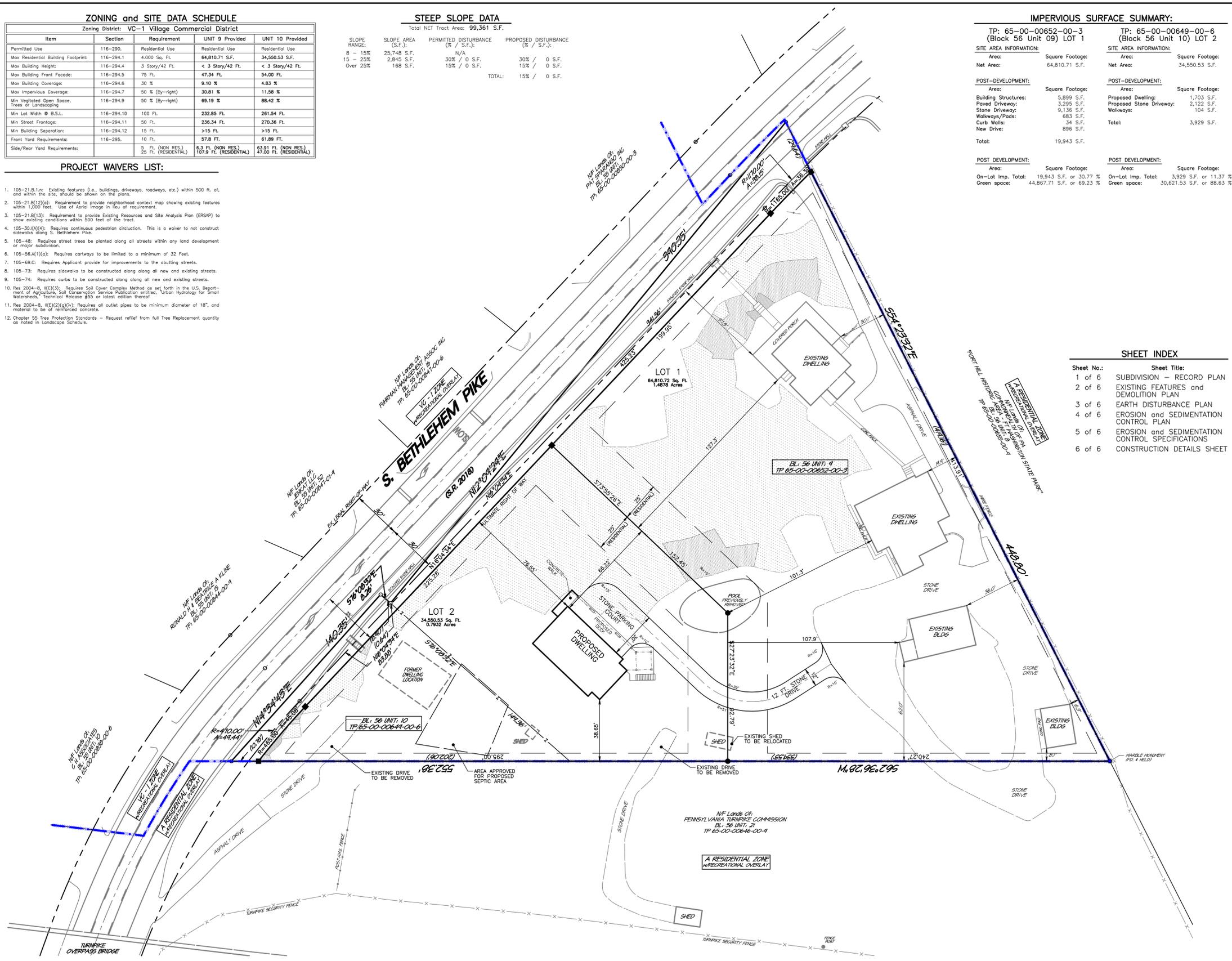
STEEP SLOPE DATA

Total NET Tract Area: 99,361 S.F.

SLOPE RANGE:	SLOPE AREA (S.F.):	PERMITTED DISTURBANCE (% / S.F.):	PROPOSED DISTURBANCE (% / S.F.):
8 - 15%	25,748 S.F.	N/A	30% / 0 S.F.
15 - 25%	2,943 S.F.	30% / 0 S.F.	15% / 0 S.F.
Over 25%	168 S.F.	15% / 0 S.F.	15% / 0 S.F.
TOTAL:			15% / 0 S.F.

IMPERVIOUS SURFACE SUMMARY:

TP: 65-00-00652-00-3 (Block 56 Unit 09) LOT 1	TP: 65-00-00649-00-6 (Block 56 Unit 10) LOT 2
SITE AREA INFORMATION:	SITE AREA INFORMATION:
Area: Square Footage: 64,810.71 S.F.	Area: Square Footage: 34,550.53 S.F.
POST-DEVELOPMENT:	POST-DEVELOPMENT:
Area: Square Footage: 19,943 S.F.	Area: Square Footage: 3,929 S.F.
Building Structures: 5,999 S.F.	Proposed Dwelling: 1,703 S.F.
Paved Driveway: 3,295 S.F.	Proposed Stone Driveway: 2,122 S.F.
Stone Driveway: 9,136 S.F.	Walkways: 104 S.F.
Walkways/Pods: 683 S.F.	
Curb Walls: 34 S.F.	
New Drive: 896 S.F.	
Total:	Total: 3,929 S.F.
POST DEVELOPMENT:	POST DEVELOPMENT:
Area: Square Footage: 19,943 S.F. or 30.77 %	Area: Square Footage: 3,929 S.F. or 11.37 %
On-Lot Imp. Total: 44,867.71 S.F. or 69.23 %	On-Lot Imp. Total: 30,621.53 S.F. or 86.63 %
Green space:	Green space:

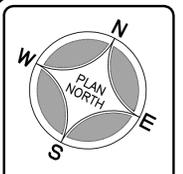


SHEET INDEX

Sheet No.:	Sheet Title:
1 of 6	SUBDIVISION - RECORD PLAN
2 of 6	EXISTING FEATURES and DEMOLITION PLAN
3 of 6	EARTH DISTURBANCE PLAN
4 of 6	EROSION and SEDIMENTATION CONTROL PLAN
5 of 6	EROSION and SEDIMENTATION CONTROL SPECIFICATIONS
6 of 6	CONSTRUCTION DETAILS SHEET

REVISIONS

No.	DATE	DESCRIPTION
1	03/17/18	REVISED PER TOWNSHIP ENGINEERS REVIEW LETTER DATED 02/04/17

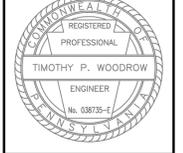


ONLY PLANS INCORPORATING A RAISED PROFESSIONAL SEAL ARE CONSIDERED TO BE OFFICIAL AND BELIED UPON BY THE USER.

THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE ABOVE PROJECT DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PROHIBITED.

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CALL 1-800-242-1776
PROJECT SERIAL NUMBER FOR DESIGN: 2017 0470927
February 16, 2017



Record Owner & Applicant:
ROCKCORP 508S, LP
c/o David S. Rocchino
Blue Bell, PA 19422

Parcel Information:
65-00-00648-00-3 & 65-00-00649-00-6 (Block 56 Unit 10)
Gross Tract Area: 108,245.32 Sq. Ft.

WOODROW & ASSOCIATES, INC.
MUNICIPAL CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike, Suite 500, Lower Merion, PA 19082
Phone: (215) 542-5548 Fax: (215) 542-5579
www.woodrowassoc.com

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:

I, KEVIN R. GIBBONS, a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, Registration No. 644250-E, do hereby certify to the best of my knowledge, the existing features, topography metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors in July of 1998 (or as subsequently adopted).

(Signature of Registered Professional Land Surveyor)

DEVELOPER CERTIFICATION:

COMMONWEALTH OF PENNSYLVANIA : SS.
COUNTY OF MONTGOMERY

On the _____ day of _____, 20____, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania residing in _____ who acknowledged his plan to be the official plan of the highways and property shown thereon situated in Township of Whittemarsh, Montgomery County, Pennsylvania and desired that this plan be recorded according to law. Witness my hand and notaries seal the day and year aforesaid.

(Notary Public)

In witness whereof, the said corporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its secretary, this _____ day of _____, 20____.

(Name of Company)

(Signature) (Witness)

RECORDER OWNER CERTIFICATION:

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(Notary Public)

(I/We), _____ [Owner(s)] of BLOCK 27 UNIT 3 and BLOCK 27 UNIT 4, do hereby certify that the title of the property is in the name of _____, Page _____, Recorder of Deeds Office.

(Owner)

TOWNSHIP BOARD OF SUPERVISORS:

This subdivision (land development) plan was approved by the Whittemarsh Township Board of Supervisors this _____ day of _____, 20____.

(President) (Secretary)

REVIEWED BY THE TOWNSHIP ENGINEER:

This subdivision (land development) plan was reviewed by the Whittemarsh Township Engineer on this _____ day of _____, 20____.

(Township Engineer)

PROFESSIONAL ENGINEER'S CERTIFICATION:

I certify that the proposed facility is underlain by areas of limestone.

(Signature of Registered Professional Engineer)

RECORDER OF DEEDS - MONTGOMERY COUNTY:

Recorded _____ day of _____, 20____, in the Office for the Recording of Deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book _____, Page _____.

(Recorder of Deeds)

Township File No.: _____

MPCC No.: _____

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: _____

For the Director
Montgomery County Planning Commission

Preliminary / FINAL PLAN

SUBDIVISION - RECORD PLAN

509 + 515 SOUTH BETHLEHEM PIKE

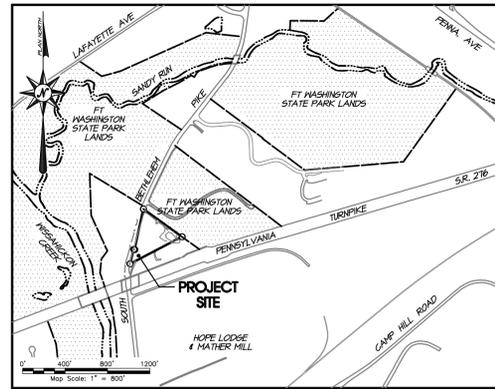
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

Layer List:
Sh01_PIP

Job No: 16-0101 D

Plan Date: Feb. 16, 2018

Sheet No: 1 of 6

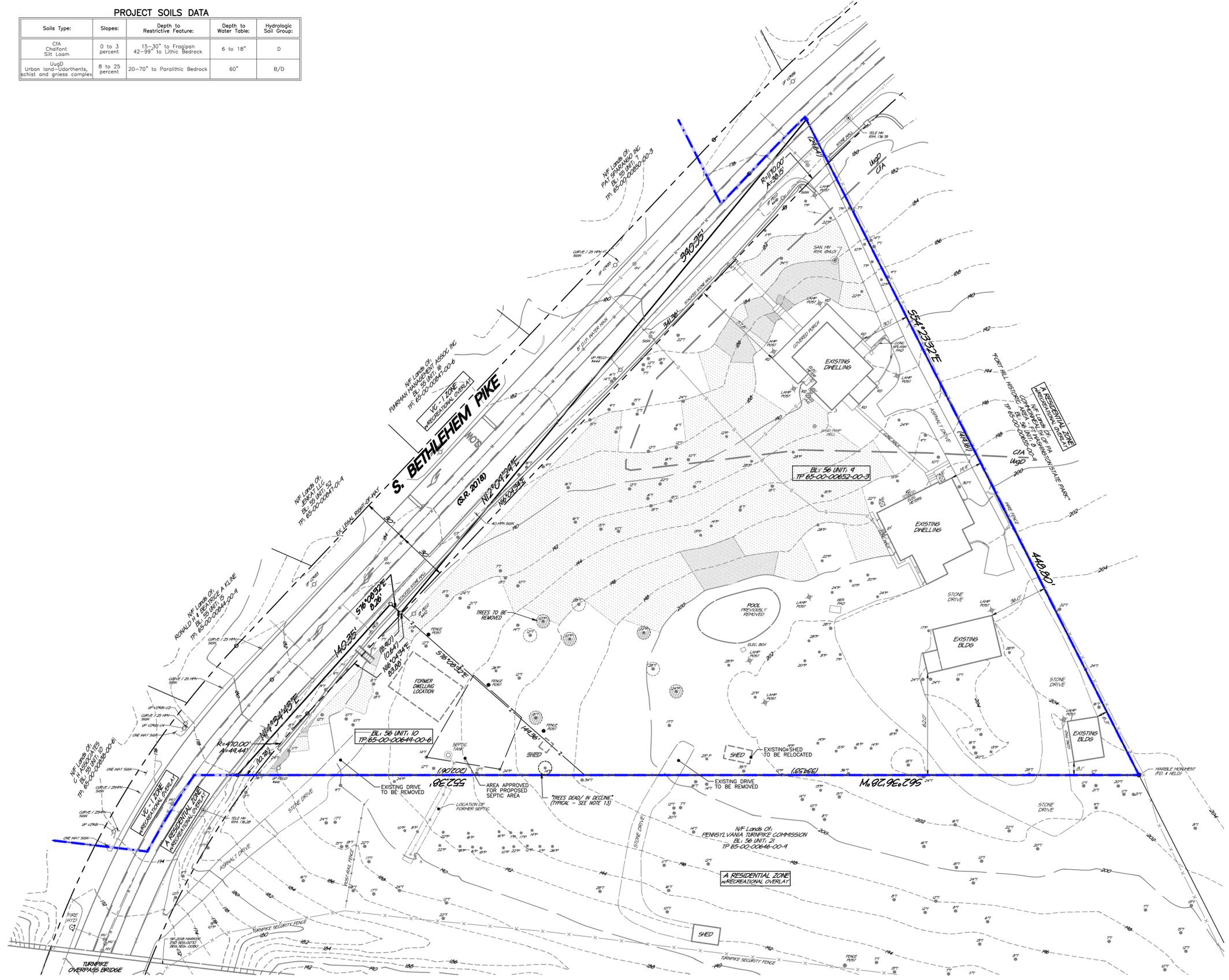


LOCATION MAP
GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

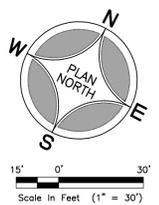
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Bearings shown reflect a -04 Deg. 23 Min. 32 Sec. clockwise rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
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Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
CIA Chalfont Silt Loam	0 to 3 percent	15-30" to Fragipan 42-99" to Lithic Bedrock	6 to 18"	D
UuqD Urban land-Lithic, silt and gneiss complex	8 to 25 percent	20-70" to Paralic Bedrock	60"	B/D



PLAN LEGEND

NO.	DATE	REVISIONS
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Record Owner & Applicant:
ROCKCORP 5085, LP
c/o David S. Rocchino
Blue Bell, PA 19022
Parcel Information:
04-00855-00-3
(Block 56 Unit 03) &
04-00855-00-6
(Block 56 Unit 10)
Gross Tract Area: 106,245.32 Sq. Ft.

Preliminary / FINAL PLAN
EXISTING FEATURES AND DEMOLITION PLAN
509 + 515 SOUTH BETHLEHEM PIKE
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Layer List: Sht02_ExtFeo
Job No: 16-0101 D
Plan Date: Feb., 2018
Sheet No: