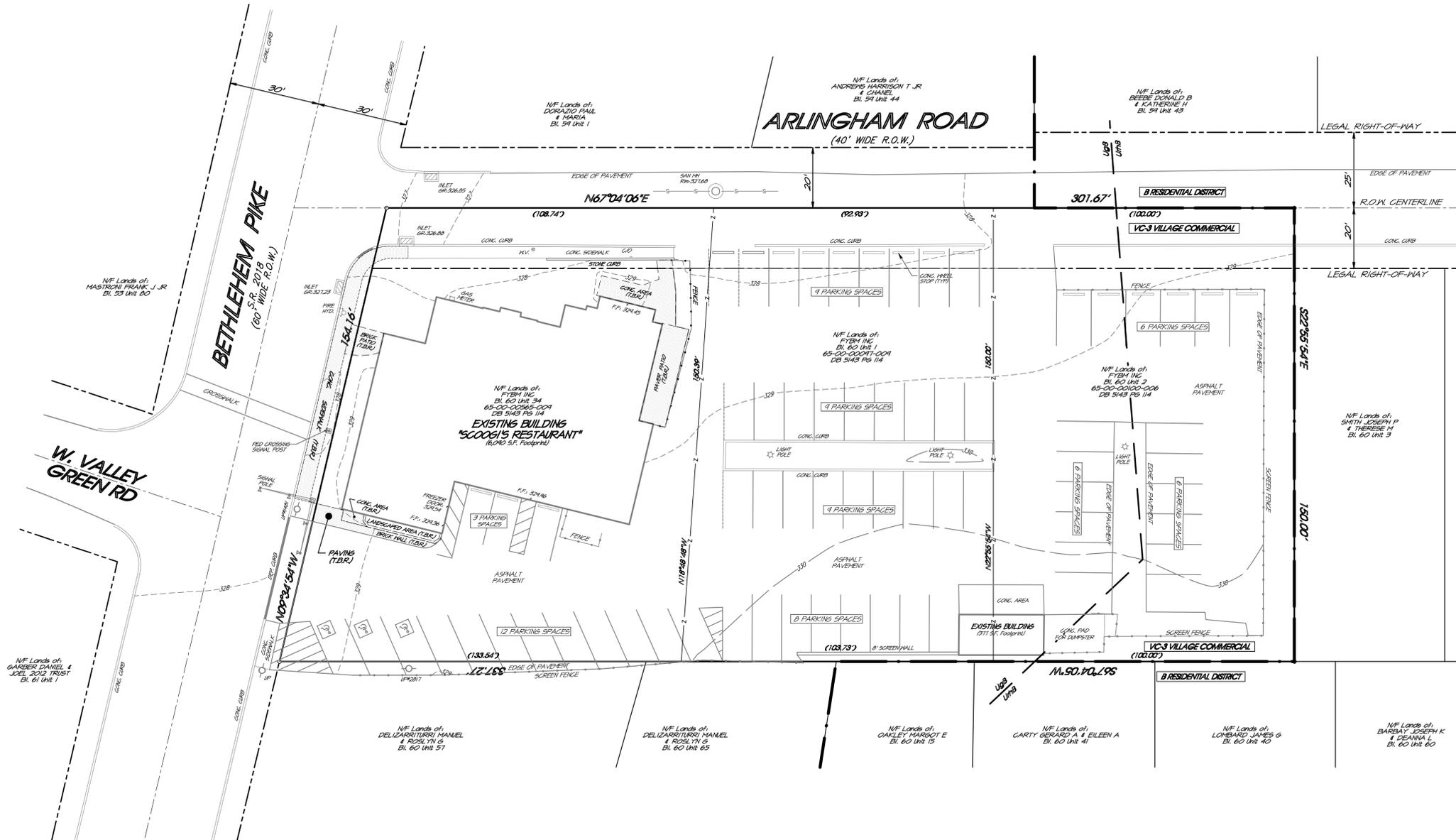


LOCATION MAP

GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

- The project site is identified as: Record Owner: FYBM INC
Site Address: 738 Bethlehem Pike
Flourtown, PA 19031-1318
Parcel ID: Block 60, Unit(s) 1, 2, 34
D.B. 5143 Pg. 114
Gross Area: 47,920.96 Sq. Ft.
- The property outbound and existing features were taken from a plan prepared by Johnson Surveying, Easton, PA entitled SITE PLAN prepared for SCOOGI'S RESTAURANT, dated 03/22/2012 (no revisions). Information was provided by the applicant in electronic format.
- This plan was prepared without the benefit of a Title Report. This property may be subject to additional rights of others that might be listed in a Title Report.
- 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 Penn State, College of Agricultural Sciences, Cooperative Extension web site. (<http://soilmap.psu.edu>)
 - Site Flood Plain information has been obtained from the FEMA Map Service Center web site. (<http://msc.fema.gov>).
 - Wetlands inventory research data collected from the Wetlands Online Mapper provided by the U.S. Fish & Wildlife Service (<http://www.fws.gov/wetlands/dota/Mapper.html>).
 - Aerial photography and additional 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 DVRPC flight 2010.
- 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 the (X) Flood Plain Zone as illustrated on Community Panel Number 420712-0377-G, effective date March 02, 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 PA Act 181, 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.paconect.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.



SITE IMPERVIOUS

Based on Tract Area of: 41,840.04 Sq. Ft.

EXISTING SITE:	Area (Sq. Ft.)	Percentage (%)
BUILDINGS AND STRUCTURES:	6,467	15.46 %
CONCRETE (WALKS/PADS/HARDSCAPE):	1,188	Sq. Ft.
ASPHALT PAVING:	27,830	Sq. Ft.
SITE TOTAL:	35,485	84.81 %

PLAN LEGEND

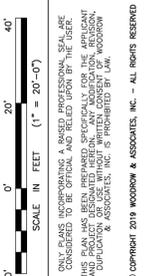
- Tract Boundary Line
- Legal Right-of-Way Line
- Existing Roadway Centerline
- Zoning District Boundary
- Existing Topographic Contour
- Existing Soil Series Limits
- Existing Storm Sewer Piping
- Existing Sanitary Sewer Piping
- Existing Fence Line

PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
UgB Urban Land	0 to 8 percent	10-98" to Lithic Bedrock	Unlisted	B
UuB Urban Land-Duffield Complex	0 to 8 percent	48-120" to Lithic Bedrock	80"+	B

REVISIONS

No.	DATE	DESCRIPTION
1	03/28/19	Updated to replace near proposed Pave w/0 Bar
2	03/28/19	Updated to replace near proposed Pave w/0 Bar
3	03/28/19	Updated to replace near proposed Pave w/0 Bar



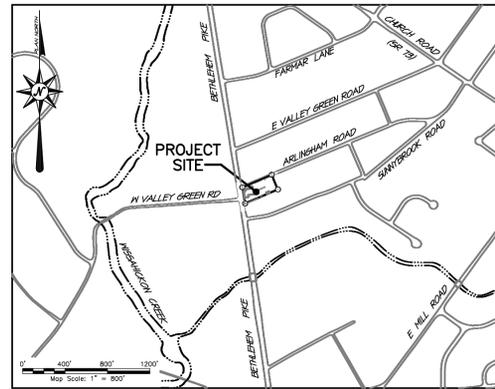
Parcel Information:
Block 60 Unit 1, TP 65-00-00097-009
Block 60 Unit 2, TP 65-00-00100-006
Block 60 Unit 34, TP 65-00-00103-003
Gross Tract: 47,920.96 Sq. Ft.
41,840.04 Sq. Ft.

Record Owner & Applicant:
FYBM INC.
738 Bethlehem Pike
Flourtown, PA 19031

EXISTING FEATURES AND DEMOLITION PLAN
SCOOGI'S RESTAURANT
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
MUNICIPAL/CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (610) 542-5646 - Fax: (215) 342-5679
www.woodrowassociates.com



Layer List:
Exh_Sht1_ExFea
Plan Date:
Jan. 22, 2014
Job No:
13-1208 D
Design Mgr:
J.H.K.
Proj. Mgr:
T.P.W.
Sheet No:
1
of 2

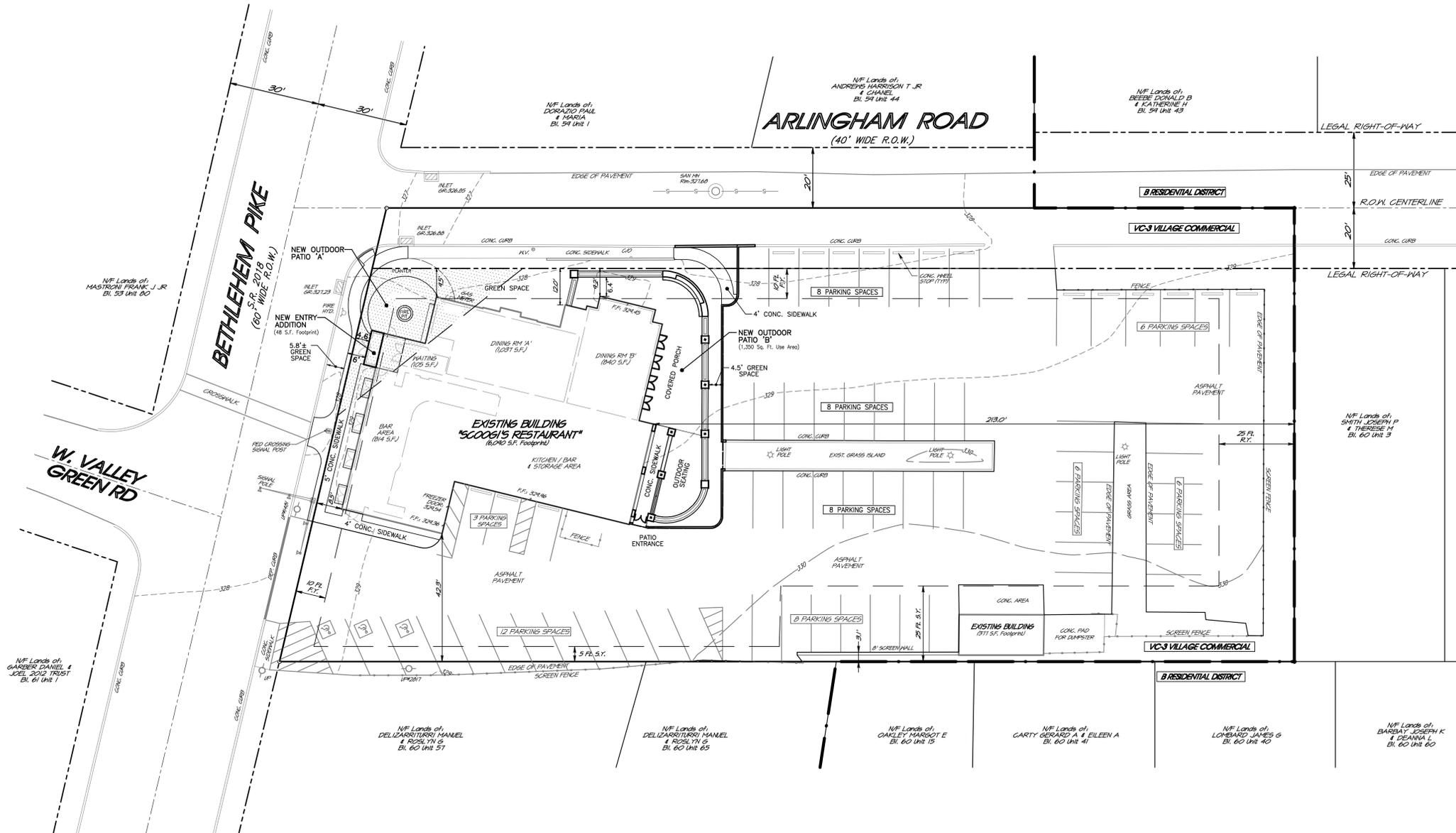


LOCATION MAP

GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

- The project site is identified as: Record Owner: FYBM INC
Site Address: 738 Bethlehem Pike
Parcel ID: Block 60, Unit(s) 1, 2, 34
D.B. 5143, Pg. 114
Gross Area: 47,920.96 Sq. Ft.
- The property outbound and existing features were taken from a plan prepared by Johnson Surveying, Easton, PA entitled SITE PLAN prepared for SCOOGI'S RESTAURANT, dated 03/22/2012 (no revisions). Information was provided by the applicant in electronic format.
- This plan was prepared without the benefit of a Title Report. This property may be subject to additional rights of others that might be listed in a Title Report.
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 - Aerial photography and additional 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 DVRPC flight 2010.
- 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 the (X) Flood Plain Zone as illustrated on Community Panel Number 420712-0377-E, effective date December 19, 1996 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 PA Act 181, 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.pencil.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.



ZONING and SITE DATA SCHEDULE

Zoning District: VC-3 Village Commercial District			
Item	Section	Requirement	Plan Provided
Permitted Use	116-290.B(10)	Restaurant (by Conditional Use)	[1]
Maximum Non-Residential Bldg. Footprint (New Construction)	116-294.1	8,000 Sq. Ft.	225 Sq. Ft. (NEW) 6,692 Sq. Ft. (TOTAL)
Maximum Residential Bldg. Footprint (New Construction)	116-294.2	8,000 Sq. Ft.	N / A
Max. Bldg. Footprint for a Pre-1942 Bldg. w/Additions	116-294.3	10,000 Sq. Ft.	N / A
Maximum Bldg. Height	116-294.4	3 Stories	[2]
Maximum Bldg. Front Facade Width	116-294.5	75 Ft.	66.9 Ft.
Maximum Bldg. Coverage	116-294.6	40 %	15.57 %
Maximum Impervious Coverage	116-294.7	65 %	84.62 %
Maximum Vegetated Open Space	116-294.9	35 %	15.38 %
Minimum Lot Width (at Bldg Line)	116-294.10	100 Ft.	> 100 Ft.
Minimum Street Frontage	116-294.11	50 Ft.	> 50 Ft.
Minimum Bldg. Separation	116-294.12	15 Ft.	N / A
Front Yard Requirements	116-295	10 Ft. [3]	4.6 Ft. Both Pk (Proposed) 0.5 Ft. / 4.2 Ft. (EXIST)
Side/Rear Yard Requirements	116-295	25 Ft. [4]	> 25 Ft.
Parking Setbacks - To a Residential Property Line	116-296.B	20 Ft.	3.1 Ft.
Parking Setback From Any Principal Structure	116-296.D	10 Ft. [5]	0 Ft.

- [1] For VC-3, per 116-290.D and E: Provided the floor space devoted to patron use shall not exceed 2,000 square feet.
 [2] Provided the Bldg. height does not exceed 42 Ft.
 [3] A Min. of 50%, and a Max. of 90% of the Bldg. Facade Shall be located 10 Ft. from the UT, R.O.W. with the remaining facade set back further.
 [4] When adjacent to a Residentially Zoned and/or Used property, the Min. Setback shall be 25 Ft., in all other cases, Min. side/rear yard setbacks shall be 5 Ft.
 [5] May be reduced to 7 Ft. with approval of the Fire Marshal

PARKING SCHEDULE:

Per Z.O. §116-184.D(6) for Restaurants, cafes, taverns bars and caberets.

Required parking space quantity is based on whichever number of parking spaces is greater of the (3) following criteria:

- 1 Space per 50 S.F. floor space devoted to Patron Use: [6]
 - Waiting Area: 125 S.F. / 50 = 2.5 Spaces
 - Dining Room 'A': 1,037 S.F. / 50 = 20.8 Spaces
 - Dining Room 'B': 862 S.F. / 50 = 17.3 Spaces
 - Bar Area: 1,116 S.F. / 50 = 22.4 Spaces
 - Patio 'B' (Outdoor): 1,350 S.F. / 50 = 27.0 Spaces
 - TOTAL REQUIRED: 4,490 S.F. / 50 = 90.0 Spaces
- 1 Space per every 3 persons of design capacity: [6]
 - Waiting Area: 105 S.F. / 7 / 3 = 5.0 Spaces
 - Dining Room 'A': 983 S.F. / 15 / 3 = 21.9 Spaces
 - Dining Room 'B': 840 S.F. / 15 / 3 = 18.7 Spaces
 - Bar Area: 192 S.F. / 7 / 3 = 9.2 Spaces
 - Patio 'B' (Outdoor): 822 S.F. / 15 / 3 = 30.0 Spaces
 - TOTAL REQUIRED: 1,350 S.F. / 15 / 3 = 106.0 Spaces
- Maximum occupancy allowance under provisions of Whitmarsh Township Fire Prevention Code: [7]
 - Waiting Area: 29 / 3 = 9.7 Spaces
 - Dining Room 'A': 72 / 3 = 24.0 Spaces
 - Dining Room 'B': 57 / 3 = 19.0 Spaces
 - Bar Area: 73 / 3 = 24.4 Spaces
 - Patio 'B' (Outdoor): 78 / 3 = 26.0 Spaces
 - TOTAL REQUIRED: 78.0 Spaces

TOTAL PROVIDED ON-SITE: 65 Spaces

- [6] Floor area and design capacity derived from Architectural data.
 [7] Maximum occupancy as determined by Fire Marshal per IBC 1004.1.1 (7/1/2014)

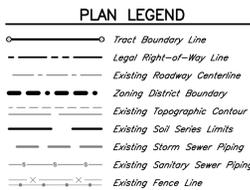
SITE IMPERVIOUS:

Based on Tract Area to Legal Right-of-Way: 41,840.04 Sq. Ft.

EXISTING SITE:	
BUILDINGS AND STRUCTURES:	6,467 Sq. Ft. / 15.46 %
CONCRETE (WALKS/PADS/HARDSCAPE):	1,188 Sq. Ft.
ASPHALT PAVING:	27,830 Sq. Ft.
SITE TOTAL:	35,485 Sq. Ft. / 84.81 %
PROPOSED SITE:	
BUILDINGS AND STRUCTURES:	6,515 Sq. Ft. / 15.57 %
CONCRETE (WALKS/PADS/HARDSCAPE):	2,971 Sq. Ft.
ASPHALT PAVING:	25,920 Sq. Ft.
SITE TOTAL:	35,406 Sq. Ft. / 84.62 %

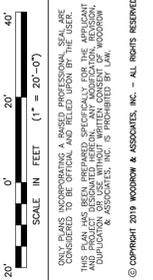
per Z.O. Section 116-290.G Use Regulations:

A nonconforming structure may be permitted to be expanded in the VC District without relief from the Zoning Hearing Board from the provisions of §116-184B(1) or from the VC District setback requirements, provided that parking, landscaping, applicable public space requirements, impervious coverage limitations, and all required setbacks from residential uses or districts are met. This exemption from Zoning Hearing Board approval shall not be applicable to parcels with a lot area of five acres or greater.



REVISIONS

No.	DATE	DESCRIPTION
1	03/28/19	Updated to replace near proposed Patio w/d Bar
2	03/28/19	Updated to replace near proposed Patio w/d Bar
3	03/28/19	Updated to replace near proposed Patio w/d Bar



Parcel Information:
 Block 60 Unit 1, TP 85-00-0097-009
 Block 60 Unit 2, TP 85-00-0100-006
 Block 60 Unit 34, TP 85-00-0103-003
 Gross Tract: 47,920.96 Sq. Ft.
 41,840.04 Sq. Ft.

Record Owner & Applicant:
FYBM INC.
 738 Bethlehem Pike
 Flourtown, PA 19031

PROPOSED SITE IMPROVEMENTS PLAN
SITE IMPROVEMENTS PLAN
SCOOGI'S RESTAURANT
 WHITE MARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gateway - PA 19002
 Phone: (610) 515-5646 - Fax: (610) 515-5679
 Website: www.woodrow.com

Layer List:
 Exh_Sht2_Sketch
 Plan Date:
 Jan. 22, 2014
 Job No:
 13-1208 D
 Design Mgr:
 J.H.K.
 Proj. Mgr:
 T.P.W.
 Sheet No:
 2
 of 2