

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 survey may be subject to additional rights of others that might be listed in a Title Report. This survey was prepared during the month of March, 2016.
 - 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 a sanitary manhole located approximately 50 feet south of the main entrance to subject property having a rim elevation of 173.13. This survey was prepared during the month of March, 2016.
 - 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 DWRPC flight 2010.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated March 24, 2016.
 - 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 420712-03576, 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 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.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. Such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Subject property is Zoned CU - Campus-Type Limited Industrial as noted on the official Zoning Map for this municipality.

- 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.
 - Legal rights-of-way width are per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights-of-Way before offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
 - Contractor to ensure compliance with ADA regulations.
 - This project shall be served by public sanitary sewer by (-list authority here-) and water services by (-list authority here-).
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lanes or suitable low ground cover.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.

ZONING and SITE DATA SCHEDULE

Zoning District: CU Campus-Type Limited Industrial w/Institutional Overlay				
Item	Section	Requirement	PROPOSED LOT 01	PROPOSED LOT 02
Permitted Use	116-120			
Lot Area	116-121.B	10 Acres	10.0000 Acres	12.2240 Acres
Building Height	116-121.C	40 Ft.	40 Ft.	40 Ft.
Yard Setbacks				
Adj. to Res District	116-121.D	150 Ft.	150 Ft.	150 Ft.
Adj. to Non-Res District	116-121.D	50 Ft.	50 Ft.	50 Ft.
Lot Coverage (Bldg)	116-121.E	25 % of Total Lot	7.0 %	3.7 %
Lot Coverage (Total)	116-121.E	50 % of Total Lot	33.8 %	34.6 %
Landscape Buffer	116-122	50 Ft.	50 Ft.	50 Ft.
Parking (Front)	116-123.B	50 Ft. [1]	>50 Ft.	>50 Ft.

[1] No parking is permitted within the front yard, nor closer than 150 Ft. to Residential District, unless authorized by Special Exception, but in no case closer than 50 Ft. to any Residential District/Use, and parking area shall not exceed 25% of the total lot area unless authorized as a Special Exception.

LOT AREA SCHEDULE

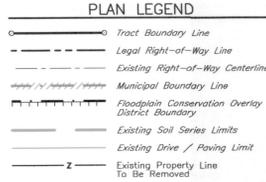
EXISTING COMBINED TRACT (B45 U2B, U45, U47):	
GROSS TRACT:	18.6036 Acres
LEGAL R.O.W.:	0.2829 Acres
ULTIMATE R.O.W.:	0.1410 Acres
NET TRACT:	18.1797 Acres

PROPOSED LOT 01:	
GROSS TRACT:	10.3100 Acres
LEGAL R.O.W.:	0.2066 Acres
ULTIMATE R.O.W.:	0.1034 Acres
NET TRACT:	10.0000 Acres

PROPOSED LOT 02:	
GROSS TRACT:	8.2936 Acres
LEGAL R.O.W.:	0.0763 Acres
ULTIMATE R.O.W.:	0.0376 Acres
NET TRACT:	8.1797 Acres

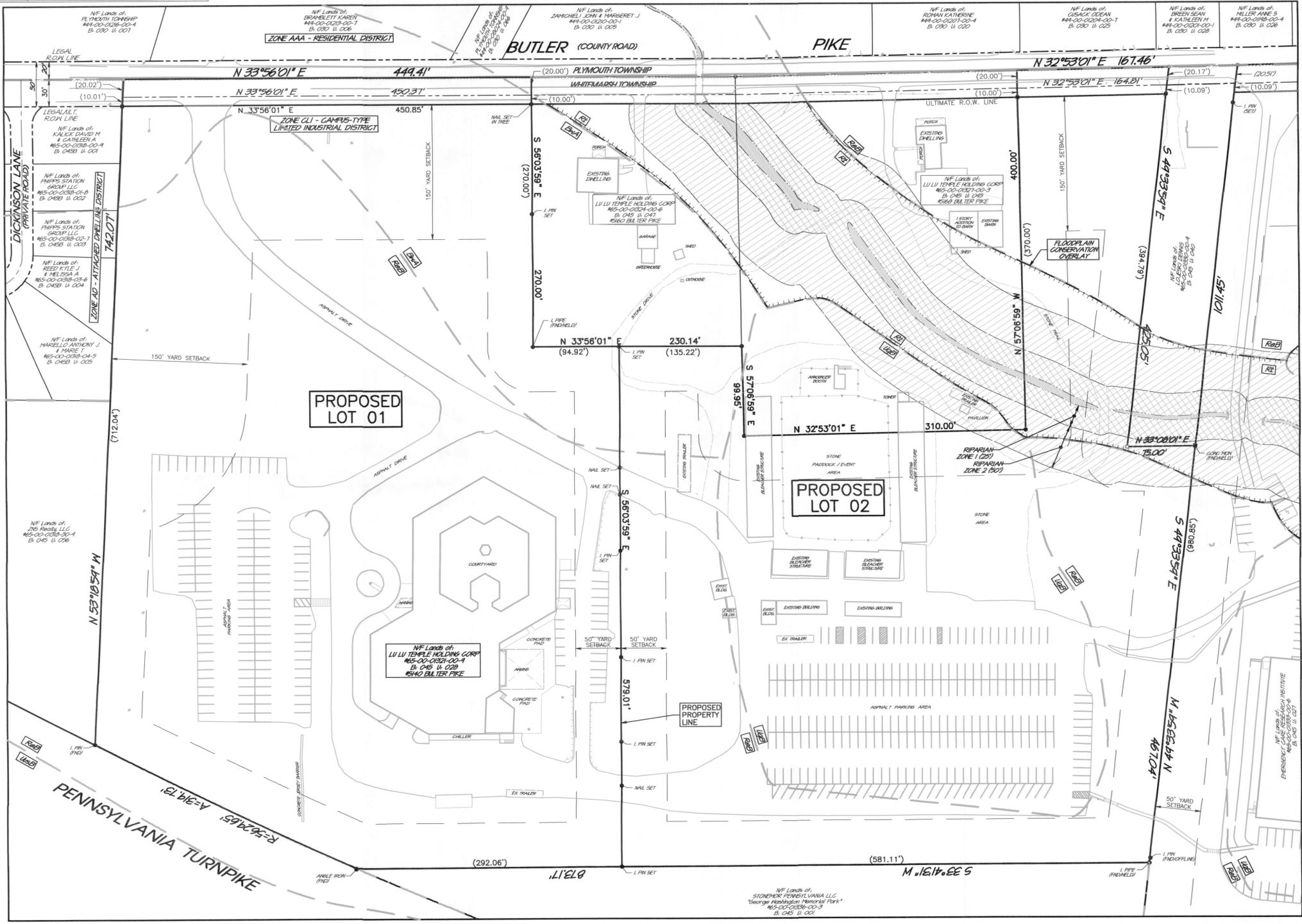
PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
Ba Bomswanville-Kinrosser Silt Loam	N / A	72"-99" to Lithic Bedrock	0 to 18"	C/D
BwA Buckingham silt loam	0 to 3 percent	20"-40" to Fragipan 80"-99" to Lithic Bedrock	6 to 18"	B/D
PdB Penn silt loam	3 to 8 percent	20"-27" to Fragipan 27"-33" to Lithic Bedrock	More than 80"	B
RbB Readington Silt Loam	3 to 8 percent	20"-36" to Fragipan 40"-60" to Lithic Bedrock	18 to 36"	C
Rt Rowland silt loam	terrace	60"-99" to Lithic Bedrock	12 to 36"	C
UgB Urban land	0 to 8 percent			



THIS APPLICATION IS TO PROPOSED SUBDIVIDING EXISTING PARCEL (Block 48 Unit 28) INTO TWO (2) NEW PARCELS - NO NEW CONSTRUCTION IS PROPOSED WITH THIS APPLICATION

LOT CONSOLIDATION:
UPON APPROVAL OF THIS SUBDIVISION, PROPOSED LOT 02 SHALL BE MERGED WITH THE ADJOINING T.P. 65-00-01333-00-6 (Block 48 Unit 27) (N/F EMERGENCY CARE RESEARCH INSTITUTE)



TOWNSHIP BOARD OF SUPERVISORS:
This subdivision (land development) plan was approved by the Whitmarsh Township Board of Supervisors this _____ day of _____, 20____.

(Chairman) (Secretary)

REVIEWED BY THE TOWNSHIP ENGINEER:
This subdivision (land development) plan was reviewed by the Whitmarsh Township Engineer on this _____ day of _____, 20____.

(Township Engineer)

COMMONWEALTH OF PENNSYLVANIA : SS.
COUNTY OF MONTGOMERY

On this _____ day of _____, 2015, before me, the undersigned, a Notary Public for the Commonwealth of Pennsylvania, personally appeared Eduardo D. Gonzalez, who acknowledged that he is the owner of the designated land, that all necessary approvals of the Plan have been obtained and are endorsed hereon and that he desires the foregoing Plan to be duly recorded.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(Notary Public)
My Commission Expires: _____

RECORD OWNER CERTIFICATION:
I hereby certify that I am the registered owner of part of the land herein developed and that I adopt this Plan and desire the same to be recorded.

Eduardo D. Gonzalez

RECORDED 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)

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:
I, KEVIN R. GIBBONS, a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, Registration No. 048550-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)

PROFESSIONAL ENGINEER'S CERTIFICATION:
I certify that the proposed facility is underlain by areas of limestone.

(Signature of Registered Professional Engineer)

Township File No.: _____
MCPC 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

REVISIONS

Scale in Feet (1" = 80')

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

THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE PROJECT AND PROJECT DESIGNATED HEREON. REPRODUCTION, COPIING, REUSE, DISTRIBUTION OR USE WITHOUT WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PROHIBITED.

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PROFESSIONAL SEAL OF KEVIN R. GIBBONS, REGISTERED PROFESSIONAL LAND SURVEYOR, PENNSYLVANIA, REG. NO. 048550-E.

CALL 1-800-242-1776
PROJECT SERIAL NUMBER FOR DESIGN: 20161660482
JUNE 14, 2016

WOODROW & ASSOCIATES, INC.
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MINOR SUBDIVISION - RECORD PLAN
5140 BUTLER PIKE
MONTGOMERY COUNTY - PENNSYLVANIA

Layer List:
Ext_Lulu-Sub
Job No: 06-1108 D
Plan Date: Dec. 02, 2016
Sheet No: 1 of 1