

LOCATION MAP

GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

- The project site is identified as: Record Owner: Laurel Holdings Group, LLC; Site Address: 633 Germantown Pike, Lafayette, PA 19444; Parcel ID: 65-00-04291-00-9 / Block 22F Unit 083; Gross Area: 0.4697 Acres.
- Topographic and utility information shown on this plan has been taken from a prepared by T&M Associates, Inc. prepared for 633 Germantown Pike Sidewalk Improvements Project, dated May 10, 2013 and partially verified by Woodrow & Associates, Inc. during the month of May 2017.
- Outbound information illustrated on this plan has been derived from the deed of record as found in the Title Report prepared by Fidelity National Title, Entitled Exhibit "A", Commitment Number 193604A.S.
- 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.
- 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.pawatercall.com.
- 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 proposed 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.
- The proposed dumpster location shown on this plan will be restricted to pick up during non-operational hours of business.

BASE DEVELOPMENT:

- Sheets 1 & 10 through 10 shall be on record at Whitmarsh Township and shall be considered a part of the approved Final Plan as if recorded with same.
- Public water and sanitary sewer service connections are to be provided with this Development.
- 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.
- No structure, fence, planting or other structure shall be maintained between a plane two (2) feet above curb level and a plane seven (7) feet above curb level so as to interfere with traffic visibility across the corner sight triangle of the required front yard which is within the clear sight triangle.
- Trash collection shall be via a private hauling contractor.
- All right-of-way dedication areas noted on this plan are hereby offered for dedication to the authority having jurisdiction at time of final plan recording.
- The permanent removal of topsoil from the land within Whitmarsh 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.
- An 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 in perpetuity. 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 and/or maintenance 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 trees 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.
- No changes shall be made in contour of the land, no grading excavation, removal of topsoil, trees or other other vegetative cover shall commence 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 Whitmarsh 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 its 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.

PLAN LEGEND

- Tract Boundary Line
- Legal Right-of-Way Line
- Existing Roadway Centerline
- Mapped Wetlands Limits
- Existing Drive / Paving Limit

ZONING and SITE DATA SCHEDULE

Item	Section	Requirement	Plan Provided
Permitted Use	116-290.	See Tables for Permitted Uses	
Maximum non-res. Building Footprint	116-294.1	6,000 Sq. Ft.-10,000 Sq. Ft.	< 6,000 Sq. Ft.
Maximum Building Height	116-294.4	3 Story/42 Ft.	< 3 Story/42 Ft.
Maximum Building Front Facade	116-294.5	75 Ft.	72.75 Ft.
Maximum Building Coverage	116-294.6	30 %	15.50 %
Maximum Impervious Coverage	116-294.7	50 % (By-right)	72.34 % [4]
Minimum Vegetated Open Space, Trees or Landscaping	116-294.9	50 % (By-right)	27.66 % [3]
Minimum Lot Width @ B.S.L.	116-294.10	100 Ft.	100 Ft.
Minimum Street Frontage	116-294.11	50 Ft.	50 Ft.
Minimum Building Separation	116-294.12	15 Ft.	15 Ft.
Front Yard Requirements	116-295.	See Below [1]	See Below [1]
Side/Rear Yard Requirements	116-295.	See Below [2]	See Below [2]

**Zoning Relief Required or Amended:**  
**Section 116-295:**  
 [1] A minimum of 50% and a maximum of 90% of the building facade(s) shall be located 10 Ft. from the Ultimate right of way with the remaining of the facade setback further.  
**Section 116-294.9:**  
 [2] Existing Non-conformity. Proposed development results in a 3.54% increase.  
**Section 116-294.7:**  
 [3] Existing Non-conformity. Proposed development results in a 3.54% reduction.

USE AND REQUIRED PARKING TABULATION

Use:	Required Parking Calculation:
Office, Medical or Dental Office:	1 space for every 200 s.f. of gross floor area 32 spaces provided x 200 = 6,400 s.f. Max. Office Space 2 story office 3,163 s.f. x 2 = 6,326 s.f.

PARKING NOTES:

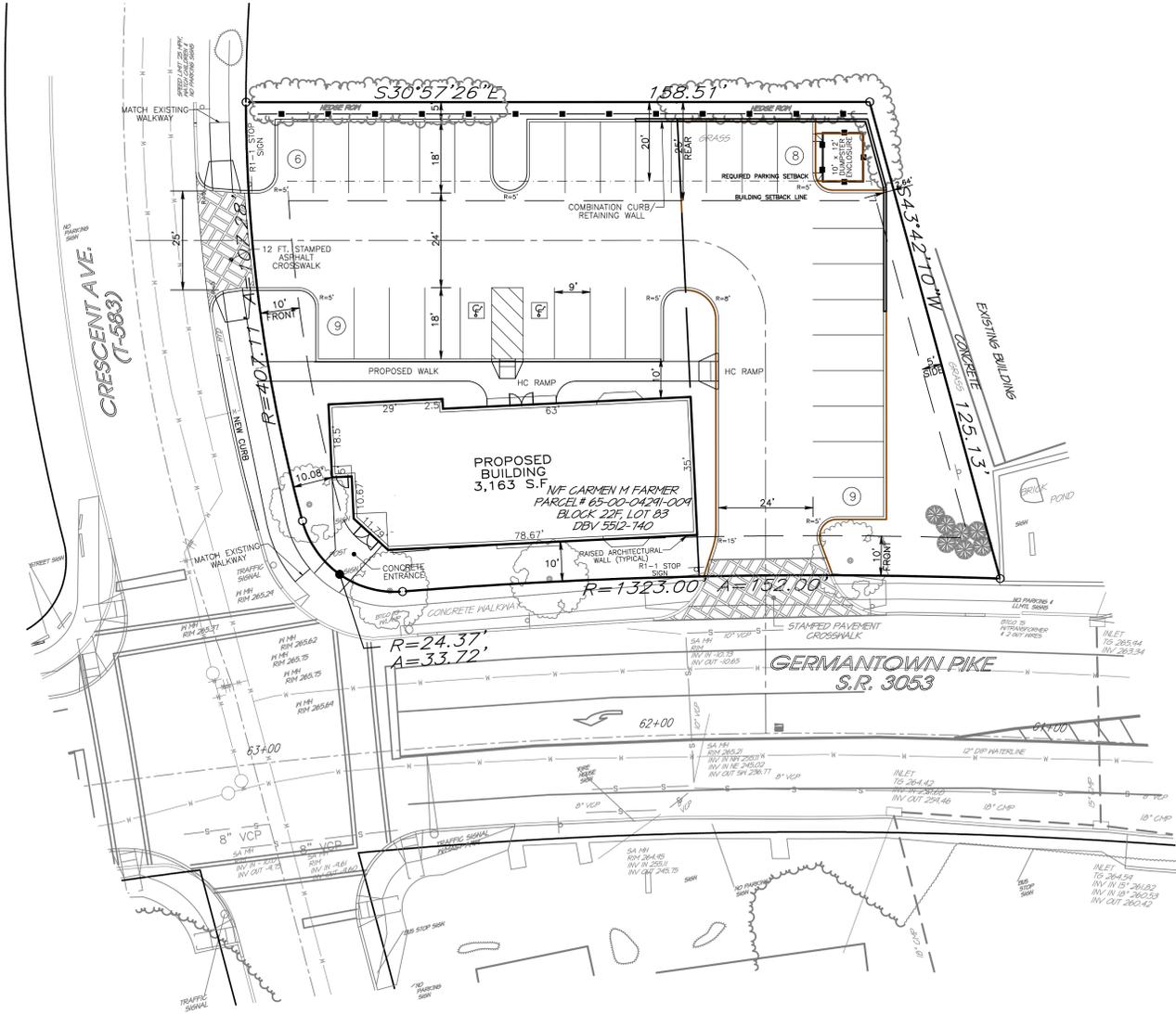
- The proposed uses and required space calculations shown above are based upon uses permitted in the VC-1 District either as by-right or conditional use. This plan will be subject to a Land Development approval and shall meet all applicable Zoning Ordinance requirements for the proposed use and required number of spaces.

IMPERVIOUS SURFACE SUMMARY:

PREDEVELOPMENT:	Area:	Square Footage:	SITE AREA INFORMATION:	Area:	Square Footage:
Garage Building:	2,029.75 S.F.		Net Area:	20,406.49 Sq. Ft. or 0.4685 Acres	
Pavement/Concrete Area:	13,384.32 S.F.				
<b>Total:</b>	<b>15,414.07 S.F.</b>		<b>PREDEVELOPMENT:</b>		
			Area:	Square Footage:	
<b>POST DEVELOPMENT:</b>			On-site Total:	15,414.07 S.F. or 75.53%	
Area:	Square Footage:		Green space:	4,992.36 S.F. or 24.47%	
Building:	3,163.00 S.F.		<b>POST DEVELOPMENT:</b>		
Parking Area:	10,572.48 S.F.		Area:	Square Footage:	
Walkways:	882.27 S.F.		On-site Total:	14,761.41 S.F. or 72.34%	
Pod:	143.68 S.F.		Green space:	5,645.08 S.F. or 27.66%	
<b>Total:</b>	<b>14,761.41 S.F.</b>				
<b>NET CHANGE:</b>			<b>Total Decrease:</b>	<b>-655.66 S.F.</b>	

Zoning Relief Granted:

- The Whitmarsh Township Zoning Hearing Board granted the following zoning relief during its meeting held on September 14, 2016.
- A variance from Section 116-296B, to permit a 5 foot setback from residentially zoned or used property, rather than the 20 foot required.
  - A variance from Section 116-294(7), to permit impervious coverage of 72.34% rather than the 50% required.
  - A variance from Section 116-294(9), to permit open space of 27.66%, rather than the 50% required.
  - A variance from Section 116-2914(7)(a)(4), to permit 13 parking spaces, or 40% of the required parking, to be located between the rear lot line and the rear principal building plane, rather than the 60% required.
  - A variance from Section 116-2918(3)(a), to permit the facade of the main building along Germantown Pike to be 78.85 feet, rather than the 75 feet permitted.
  - A variance from Section 116-291C, to eliminate the requirement to comply with the requirement to comply with the SALDO as to Class B Buffer, except for a 5 foot strip along the northeast property boundary adjacent to residentially-zoned and used property.
  - A variance from Section 116-292A, requiring that any conditional use have either a shared driveway and/or shared parking with any adjacent property.
  - A variance from Section 116-24D(3), to permit accessory uses and structures combined to cover 66.64% of the area between the rear lot line and the rear principal building plane rather than the 30% permitted.



NO.	DATE	REVISIONS
1	07/17/17	REVISED TO REFLECT NEW FOOTPRINT & ZONING RELIEF GRANTED

SCALE IN FEET (1" = 20'-0")

THIS PLAN HAS BEEN PREPARED BY A REGISTERED PROFESSIONAL ENGINEER. THE USER OF THIS PLAN HAS BEEN ADVISED OF THE ENGINEER'S OBLIGATIONS AND THE USER'S OBLIGATIONS. THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE APPLICANT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. © COPYRIGHT 2017 WOODROW & ASSOCIATES, INC. - ALL RIGHTS RESERVED



Parcel Information:  
 65-00-04291-00-9  
 Block 22F Unit 083  
 D.B.: 5512 Pg: 0740

Record or Equitable Owner:  
 Laurel Holdings Group, LLC  
 633 Germantown Pike  
 Lafayette, PA 19444

Applicant:  
 Laurel Holdings Group, LLC  
 633 Germantown Pike  
 Lafayette, PA 19444

Gross Area: 0.4685 Acres  
 Net Area: 0.4685 Acres

PRELIMINARY PLAN (Not To Be Recorded)  
**LAND DEVELOPMENT PLAN**  
**633 GERMANTOWN PIKE**  
 WHITMARTH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

**WOODROW & ASSOCIATES, INC.**  
 MUNICIPAL / CIVIL CONSULTING ENGINEERS  
 1105 North Bethlehem Pike / Suite 3 - Lower Gateway - PA 19002  
 Phone: (610) 542-5648 - Fax: (610) 542-5442-5443-5444-5445  
 Web: www.woodrowinc.com

**PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:**  
 I, KEVIN R. GIBBONS, a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, Registration No. 044500-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)

**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)

**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 Whitmarsh, Montgomery County, Pennsylvania and desired that this plan be recorded according to law. Witness my hand and notaries seal the day and year aforesaid.

(Name of Company)

(Signature) (Witness)

**RECORDER OWNER CERTIFICATION:**  
 COMMONWEALTH OF PENNSYLVANIA : SS.  
 COUNTY OF MONTGOMERY

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(Owner)

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

(President) (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)

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

Layer List: SH01\_LDP

Plan Date: OCTOBER 29, 2015

Job No: 15-0903 D

Design Mgr: R.J.J.

Proj. Mgr: T.P.W.

Sheet No: 1 of 10



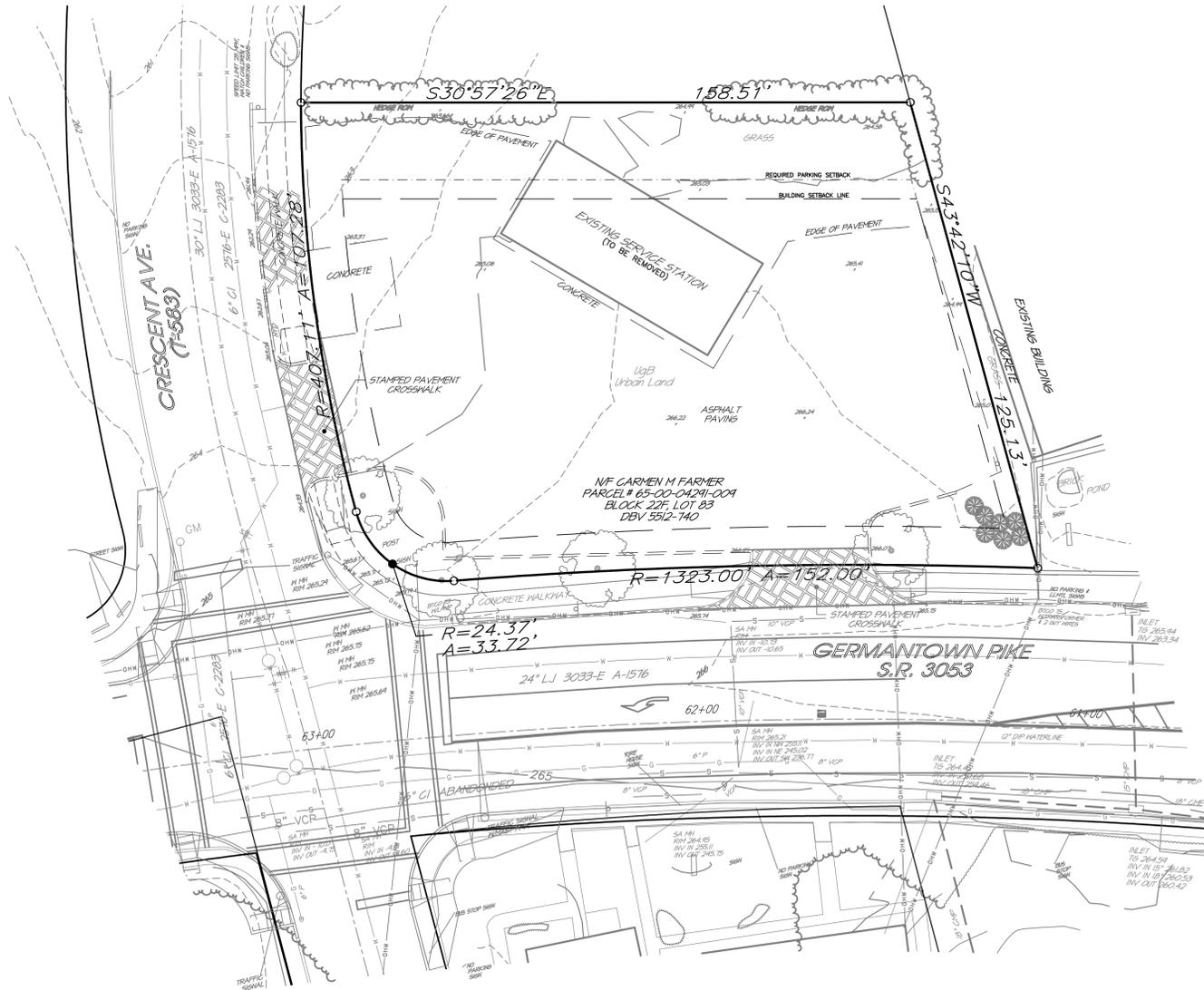
LOCATION MAP

GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

- The project site is identified as: Record Owner: Laurel Holdings Group, LLC  
Site Address: 633 Germantown Pike, Lafayette, PA 19444  
Parcel ID: 65-00-04291-00-9 / Block 22F Unit 083  
D.B.: 5512 Pg: 0740  
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- Outbound information illustrated on this plan has been derived from the deed of record as found in the Title Report prepared by Fidelity National Title, Entitled Exhibit "A", Commitment Number 198604A.S.
- 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.
- 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
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- The proposed dumpster location shown on this plan will be restricted to pick up during non-operational hours of business.

PROJECT SOILS DATA				
Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
UgB Urban Land	0 to 8 percent	Not Available	Not Available	Not Available



PLAN FEATURES LEGEND

	Tract Boundary Line		Existing Storm Sewer Piping
	Legal Right-of-Way Line		Existing Sanitary Sewer Piping
	Existing Roadway Centerline		Existing Gas Main
	Mapped Wetlands Limits		Existing Water Main / Service
	Supplemental Contour		Existing Overhead Utility Wires
	Index Contour		Existing Underground Telephone
	Existing Soil Series Limits		Existing Fence Line
	Existing Drive / Paving Limit		
	Existing Vegetation Limit		

REVISIONS

No.	DATE	DESCRIPTION
1	07/13/17	REVISED TO REFLECT NEW FOOTINGS & ZONING RELIEF GRANTED



Parcel Information:  
65-00-04291-00-9  
Block 22F Unit 083  
D.B.: 5512 Pg: 0740  
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633 Germantown Pike  
Lafayette, PA 19444  
Applicant:  
**Laurel Holdings Group, LLC**  
633 Germantown Pike  
Lafayette, PA 19444

PRELIMINARY PLAN (Not To Be Recorded)  
**EXISTING FEATURES PLAN**  
**633 GERMANTOWN PIKE**  
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA  
**WOODROW & ASSOCIATES, INC.**  
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Layer List: SH02\_EFP  
Plan Date: **OCTOBER 29, 2015**  
Job No: 15-0903 D  
Design Mgr: R.J.J.  
Proj. Mgr: T.P.W.  
Sheet No: **2**  
of 10