

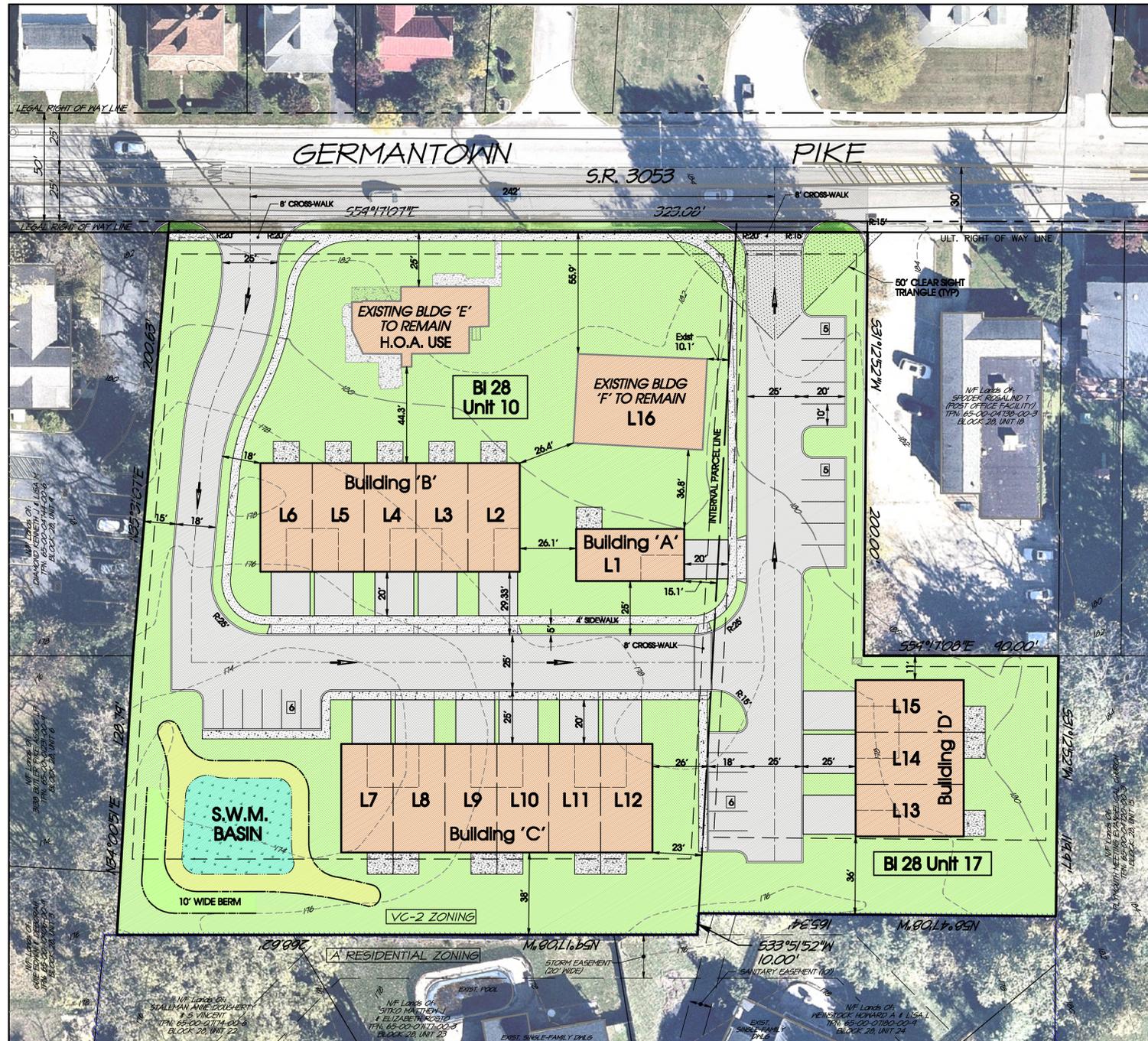
GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

- The metes and bounds illustrated on this plan was prepared from documents of record and 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 data has not been verified by field survey and is to be used for planning purposes only. All Bearings shown reflect rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
- All topographic and existing features illustrated on this plan was prepared from documents of record and has not been verified by field survey and is to be used for planning purposes only. Site elevation datum is referenced per note 3 below.
- This plan was prepared utilizing the following references:
 - a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - b. 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.
 - c. Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum. Flight date was Spring 2008, updated by DVRPC flight 2010.
 - d. Aerial Imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated October 25, 2018.
- Existing Conditions Plan prepared for 14 E. Germantown Pike by Aquo Economics, Blue Bell, PA dated June 29, 2018 (no revisions)
- 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 42091-00357-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 PA 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. 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.
- Subject property is Zoned Village Commercial (VC-2) as noted on the official Whitmarsh Township Zoning Map dated 11-09-2017.

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 is/are 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.
- 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.
- 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 Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality 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.
- Permanent removal of topsoil from the land within the Township is prohibited.
- The project tract contains no identified steep slopes (8%+).



ZONING AND SITE DATA SCHEDULE

Zoning District: VC-2 VILLAGE COMMERCIAL DISTRICT				
Item	Section	Requirement	Provided (UNIT 10)	Provided (UNIT 17)
Permitted Use	116-290.B(1)	Townhomes [1]	Townhomes Single-Family Detached HOA Building	Townhomes
Maximum Building Length	116-291.B(3)	120 Ft.	144 Ft. (Bldg C)	72 Ft. (Bldg D)
Maximum Density (Townhomes)	116-292.D	8 DU/Acres [2]	6.57 DU/Ac. (13)	4.05 DU/Ac. (3)
Max. Residential Bldg Footprint	116-294	8,000 Sq. Ft.	7,200 Sq. Ft.	3,600 Sq. Ft.
Max. Building Height	116-294	3 Story / 42 Ft.	3 Story / <42 Ft.	3 Story / <42 Ft.
Max. Building Front Facade Width	116-294	75 Ft.	Ex Bldg 'E' = 63 Ft.	N / A
Max. Building Coverage	116-294	40 %	21.53 %	11.20 %
Max. Lot Impervious	116-294	65 %	47.47 %	52.70 %
Min. Vegetated Open Space	116-294	35 %	52.53 %	47.30 %
Min. Lot Width	116-294	100 Ft.	282.9 Ft.	61.3 Ft.
Min. Street Frontage	116-294	50 Ft.	282.9 Ft.	60.9 Ft.
Min. Building Separation	116-294	15 Ft.	≥15 Ft.	≥15 Ft.
Min. Front Yard	116-295	10 Ft.	≥10 Ft.	≥10 Ft.
Min. Side/Rear Yard	116-295	5 Ft. / 35 Ft. [3]	10.8 Ft. / 36 Ft.	11 Ft. / 36 Ft.

- [1] Permitted as a Conditional Use
- [2] Unit 10 Allowed: 1.98 Ac. (Existing) • 8 = 15.84 Sq. Ft.
Unit 17 Allowed: 0.74 Ac. (Existing) • 5 = 3.70 Sq. Ft.
- [3] If/when adjacent to a residentially zoned and/or used property, the minimum setback shall be 35 feet. In all other cases, minimum side/rear yard setbacks shall be five feet.

SITE IMPERVIOUS

	Block 28 Unit 10:	Block 28 Unit 17:
Existing Buildings:	4,175 Sq. Ft.	0 Sq. Ft.
Proposed Buildings:	14,400 Sq. Ft.	3,600 Sq. Ft.
TOTAL BUILDINGS:	18,575 Sq. Ft.	3,600 Sq. Ft.
Asphalt Paved Driveways:	4,310 Sq. Ft.	1,400 Sq. Ft.
Asphalt Paved Roadway:	11,430 Sq. Ft.	10,860 Sq. Ft.
Concrete / Hardscape:	6,630 Sq. Ft.	1,075 Sq. Ft.
SITE TOTAL:	40,945 Sq. Ft.	16,935 Sq. Ft.

PARCEL AREA SCHEDULE:

	Block 28 Unit 10:	Block 28 Unit 17:
GROSS Deed Area:	87,573 Sq. Ft.	32,436 Sq. Ft.
ULT Right-Of-Way Area:	1,313 Sq. Ft.	304 Sq. Ft.
NET Deed Area:	86,260 Sq. Ft.	32,132 Sq. Ft.
	(1.98 Acres)	(0.74 Acres)

CONCEPT PLAN STATISTICS:

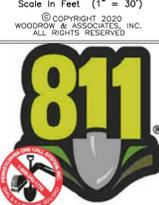
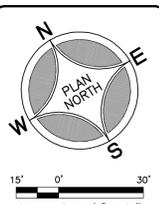
Total Parcels:	2
Combined Net Area:	2.72 Acres
Total Building:	6
Total Dwelling Units:	16 DU
Total Building Coverage:	18.73 %
Total Impervious Coverage:	48.89 %
Provided Parking Spaces:	67 *

- * 30 Spaces - In Unit drives (2 per Unit)
- 15 Spaces - In Unit Garages
- 22 Spaces - Shared Offstreet Guest Spaces

PLAN LEGEND

- Tract Boundary Line
- Existing Right-of-Way Line
- Existing Right-of-Way Centerline
- Existing Zoning Boundary
- Existing Topographic Contour

REVISIONS	
No.	DATE
3	08/20/20
2	07/15/19
1	06/20/18



Parcel Information:

65-00-04741-00-9	Block 28 Unit 10
65-00-04735-00-6	Block 28 Unit 17
Deed Area:	2,7590 Ac.
Legal RW:	N/A
Ult. RW:	0.0371 Ac.
NET Area:	2.7179 Ac.

Applicant:
14 EAST GERMANTOWN LLC
P.O. BOX 428
Vilanova, PA 19085

SEAL

CONDITIONAL USE EXHIBIT
TOWNHOUSE DEVELOPMENT STUDY
14 E. GERMANTOWN PIKE
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1105 N. Walnut St., Suite 400
Philadelphia, PA 19102
Phone: (215) 542-6488
Web: www.woodrowinc.com

Layer List:
Exh_Concept-F
Job No:
18-1112 D
Plan Date:
JULY 29, 2020
Sheet No:
1 of 1