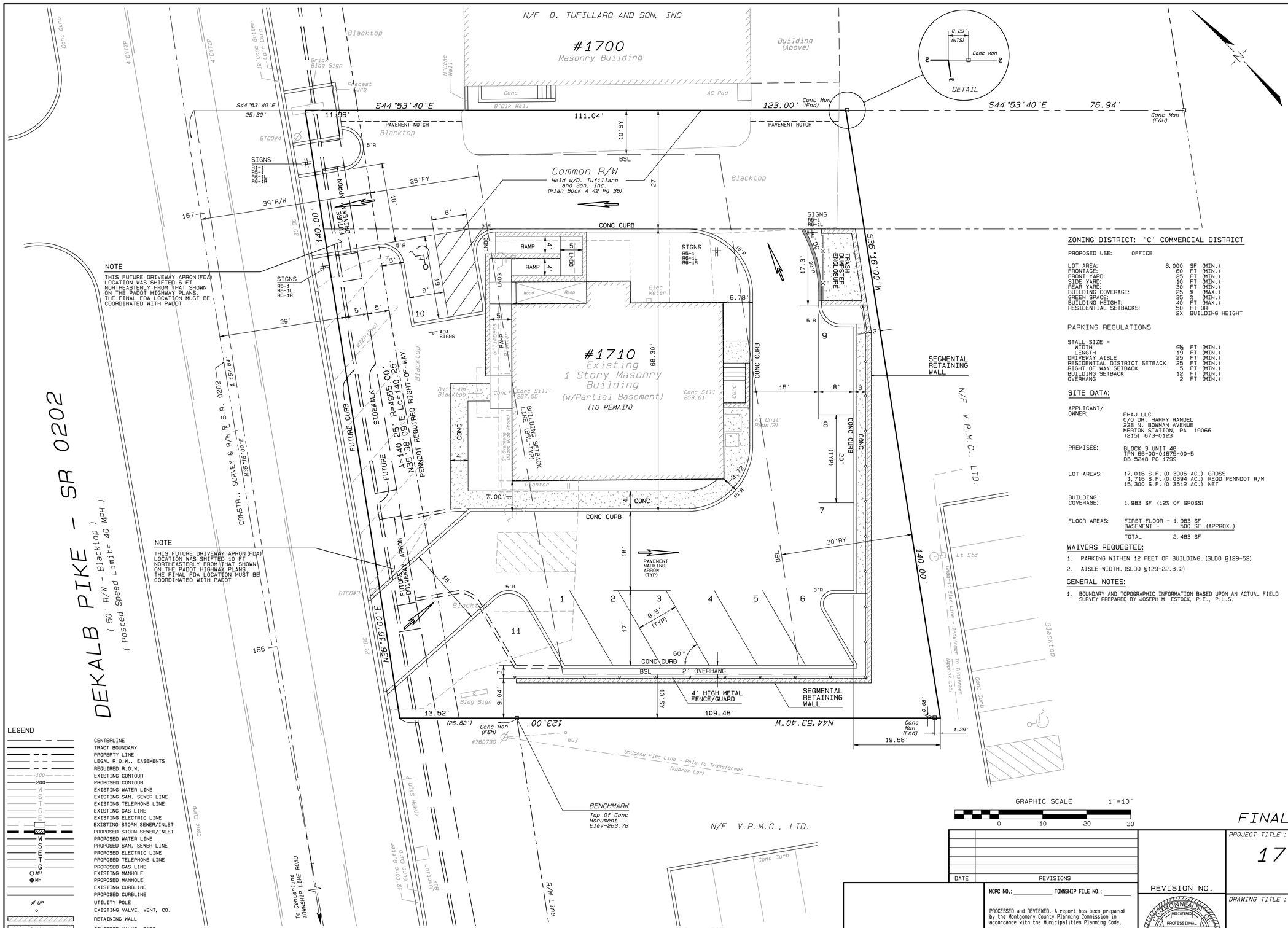

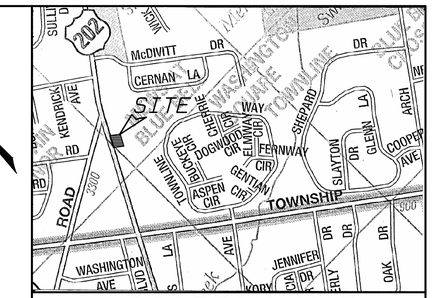

LOCATION MAP

SCALE : 1" = 800'

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20000686

ZONING DISTRICT: 'C' COMMERCIAL DISTRICT

PROPOSED USE: OFFICE

LOT AREA:	6,000	SF	(MIN.)
FRONTAGE:	60	FT	(MIN.)
FRONT YARD:	25	FT	(MIN.)
SIDE YARD:	10	FT	(MIN.)
REAR YARD:	30	FT	(MIN.)
BUILDING COVERAGE:	25	%	(MAX.)
GREEN SPACE:	35	%	(MIN.)
BUILDING HEIGHT:	40	FT	(MAX.)
RESIDENTIAL SETBACKS:	50	FT	OR
	2X	BUILDING HEIGHT	

PARKING REGULATIONS

STALL SIZE -			
WIDTH	9½	FT	(MIN.)
LENGTH	19	FT	(MIN.)
DRIVEWAY AISLE	25	FT	(MIN.)
RESIDENTIAL DISTRICT SETBACK	25	FT	(MIN.)
RIGHT OF WAY SETBACK	5	FT	(MIN.)
BUILDING SETBACK	12	FT	(MIN.)
OVERHANG	2	FT	(MIN.)

SITE DATA:

APPLICANT/OWNER: PHAJ LLC
C/O DR. HARRY RANDEL
228 N. BOWMAN AVENUE
MERION STATION, PA 19066
(215) 673-0123

PREMISES: BLOCK 3 UNIT 48
TPN 66-00-01675-00-5
DB 5248 PG 1799

LOT AREAS: 17,016 S.F. (0.3906 AC.) GROSS
1,716 S.F. (0.0394 AC.) REQD PENNDOT R/W
15,300 S.F. (0.3512 AC.) NET

BUILDING COVERAGE: 1,983 SF (12% OF GROSS)

FLOOR AREAS: FIRST FLOOR - 1,983 SF
BASEMENT - 500 SF (APPROX.)
TOTAL 2,483 SF

WAIVERS REQUESTED:

1. PARKING WITHIN 12 FEET OF BUILDING. (SLDO §129-52)
2. AISLE WIDTH. (SLDO §129-22.B.2)

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION BASED UPON AN ACTUAL FIELD SURVEY PREPARED BY JOSEPH M. ESTOCK, P.E., P.L.S.

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY: SS:

ON THE _____ DAY OF _____, 20__, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN, _____, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____ AND THAT AS SUCH _____ BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING HIS NAME. THAT _____ IS THE OWNER OF THE DESIGNATED LAND, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN TO BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES:

_____ 20____ _____
NOTARY PUBLIC

I HEREBY CERTIFY THAT PHAJ LLC IS THE DEVELOPER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I HEREBY ADOPT THIS PLAN.

_____
OWNER

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

_____
SECRETARY,
WHITPAIN TOWNSHIP
PLANNING COMMISSION

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

_____
TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS _____ DAY OF _____, 20___.

_____
CHAIRMAN

_____
SECRETARY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

_____
PROFESSIONAL LAND SURVEYOR

RECORDED THIS _____ DAY OF _____, 20_____ IN THE OFFICE OF RECORDER OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NO. _____, PAGE NO. _____ ON THE _____ DAY OF _____ 20___.

_____
RECORDER

THE STORMWATER MANAGEMENT FACILITIES AND BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP.

_____ _____
DATE OWNER

LEGEND

	CENTERLINE
	TRACT BOUNDARY
	PROPERTY LINE
	LEGAL R.O.W., EASEMENTS
	REQUIRED R.O.W.
100	EXISTING CONTOUR
200	PROPOSED CONTOUR
W	EXISTING WATER LINE
S	EXISTING SAN. SEWER LINE
T	EXISTING TELEPHONE LINE
G	EXISTING GAS LINE
E	EXISTING ELECTRIC LINE
	EXISTING STORM SEWER/INLET
	PROPOSED STORM SEWER/INLET
W	PROPOSED WATER LINE
S	PROPOSED SAN. SEWER LINE
E	PROPOSED ELECTRIC LINE
T	PROPOSED TELEPHONE LINE
G	PROPOSED GAS LINE
MH	EXISTING MANHOLE
MH	PROPOSED MANHOLE
	EXISTING CURBLINE
	PROPOSED CURBLINE
UP	UTILITY POLE
	EXISTING VALVE, VENT, CO.
	RETAINING WALL
	CONCRETE WALKS, PADS
SIDEWALK / CURB	FUTURE CURB & SIDEWALK (BY PADOT)
	FUTURE CURB

SIGN LEGEND

NOMENCLATURE	DESCRIPTION	SIZE
R1-1	STOP	24"x24"
R5-1	DO NOT ENTER	30"x30"
R6-1L	HORIZONTAL LEFT ONE-WAY	36"x12"
R6-1R	HORIZONTAL RIGHT ONE-WAY	36"x12"

PARKING REQUIREMENTS

PERMITTED USE	GFA	PARKING STANDARD*	PARKING REQUIRED BASE + EMPLOYEES	= TOTAL
PROFESSIONAL OFFICE	2,483 SF	(3A)	10 + 0	= 10
OR				
PROFESSIONAL OFFICE	2,483 SF	(3B)	5 + 4	= 9
PARKING PROVIDED: 10 REGULAR SPACES + 1 ACCESSIBLE SPACE				= 11

(*) PARKING STANDARDS - ZONING ORDINANCE § 160-183

1. RETAIL STORE = 1 PS PER 150 SF + 1 PS PER FULL TIME/DAY SHIFT EMPLOYEE
2. OFFICE BUILDING = 1 PS PER 250 SF
3. MEDICAL OR DENTAL OFFICE = THE GREATER OF THE FOLLOWING FORMULAS
   3A. = 1 PS PER 250 SF OR
   3B. = 5 PS PER PROFESSIONAL PRACTITIONER + 1 PS PER EMPLOYEE
4. RESTAURANT = 1 PS PER 75 SF

PLAN LIST

SHEET TITLE	SHEET NO.
RECORD PLAN	1 OF 9
EXISTING FEATURES PLAN	2 OF 9
EROSION AND SEDIMENT CONTROL PLAN	3 OF 9
EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS	4 OF 9
PCSM PLAN	5 OF 9
LANDSCAPE/LIGHTING PLAN	6 OF 9
GREEN AREA PLAN	7 OF 9
STORMWATER DETAILS	8 OF 9
CONSTRUCTION DETAILS	9 OF 9

GRAPHIC SCALE 1"=10'
0 10 20 30

FINAL LAND DEVELOPMENT PLAN

DATE	REVISIONS	REVISION NO.

RECORDER OF DEEDS

MCPC NO.: _____ TOWNSHIP FILE 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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH M. ESTOCK
LAND SURVEYOR
46525-E

PROJECT TITLE :

1710 DEKALB PIKE

WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

DRAWING TITLE :

RECORD PLAN

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 10'	31 JAN. 2016	06048	292	1 OF 9