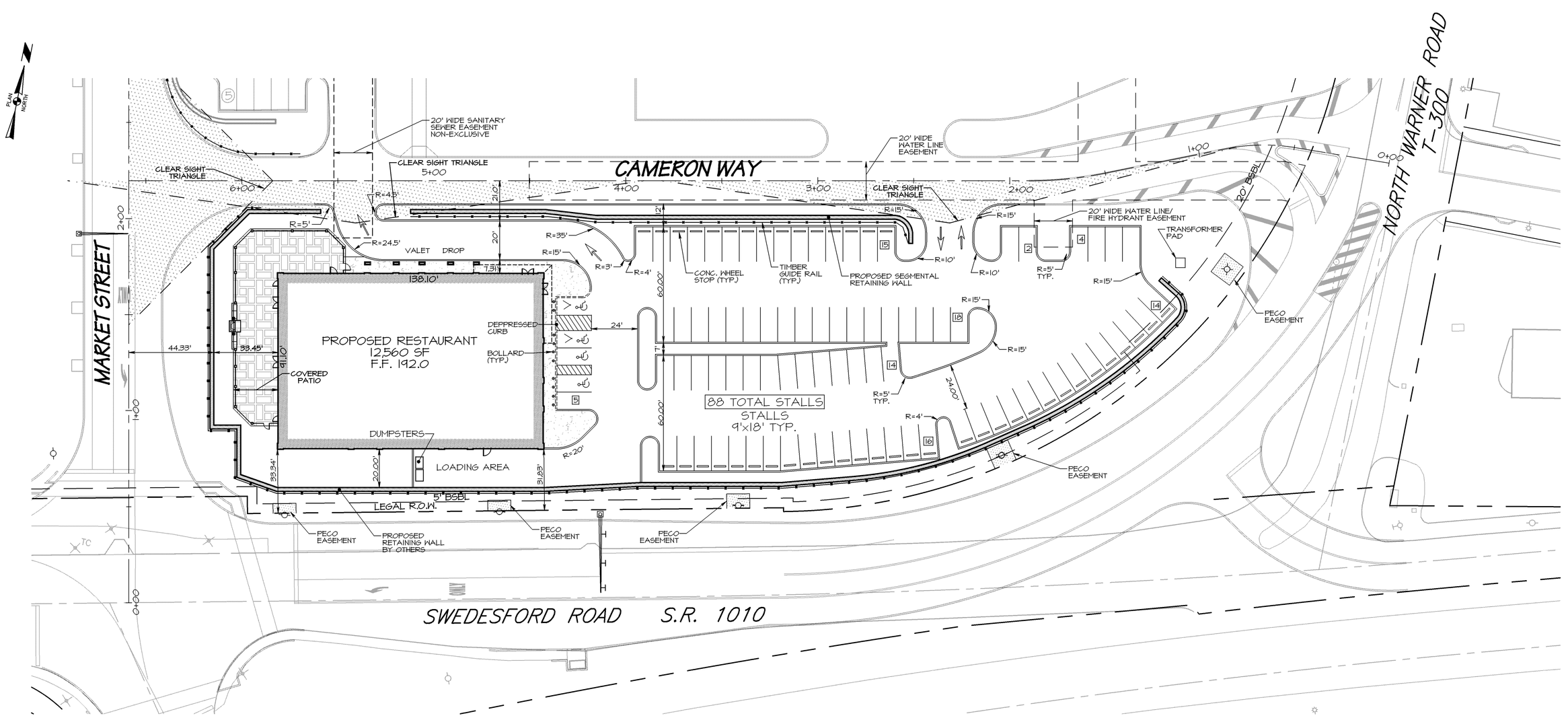

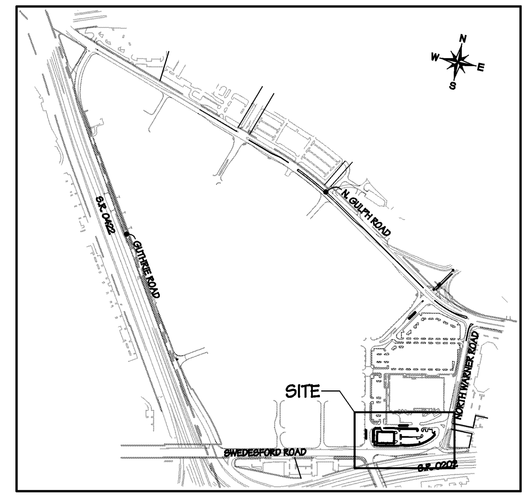

LOCATION MAP

LEGEND

	EXISTING	PROPOSED
LEGAL RIGHT-OF-WAY LINE		
ULTIMATE RIGHT-OF-WAY LINE		
PROPERTY LINE		
CURB		
EDGE OF PAVING		

PARKING REQUIREMENTS (SEE NOTE #1)

ENT./RESTAURANT		REQUIRED	PROVIDED
9,943 SF (NET LEASABLE)	6 SPACES PER 1000 SF	60 +10 RESERVE* TO TOTAL	88

* PER AGREEMENT 4.03(1)(b)

NOTES:

1. THE MANUAL OF SITE DEVELOPMENT STANDARDS, TOGETHER WITH THE SETTLEMENT AGREEMENT (EXECUTED APRIL 20, 2006), SHALL SUPERSEDE THE REQUIREMENTS OF CHAPTERS 140 (STORMWATER MANAGEMENT), 141 (STREET AND SIDEWALKS), 145 (SUBDIVISION AND LAND DEVELOPMENT), AND 165 (ZONING) OF THE CODE OF THE TOWNSHIP OF UPPER MERION TOWNSHIP ("CODE") AND SHALL GOVERN ALL ASPECTS OF DEVELOPMENT, USE, OCCUPANCY OR REDEVELOPMENT OF THE TOWN CENTER DEVELOPMENT, INCLUDING THE PAYMENT OF ANY APPLICATION AND REVIEW FEES AND IMPACT FEES. TO THE EXTENT THAT THIS MANUAL SPECIFICALLY INCORPORATES CODE REQUIREMENTS, SUCH REQUIREMENTS SHALL BE THE CODE REQUIREMENTS IN EFFECT ON THE DATE THAT THE SETTLEMENT AGREEMENT WAS EXECUTED.
2. THE STORMWATER CONVEYANCE SYSTEMS FOR THIS PROJECT ARE AN EXTENSION OF THE PREVIOUSLY APPROVED AND CONSTRUCTED STORMWATER MANAGEMENT AND CONVEYANCE SYSTEM FOR THE ENTIRE VILLAGE AT VALLEY FORGE. THIS PROJECT (APPROX. 1.8 ACRES) WAS INCLUDED AS FULLY DEVELOPED IN THE PREVIOUSLY APPROVED CALCULATIONS FOR STORMWATER CONVEYANCE, STORM WATER MANAGEMENT, AND THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. NO CHANGES TO THE OFF-SITE STORMWATER MANAGEMENT FACILITIES ARE PROPOSED BY THIS PLAN.
3. EXTERNAL ROADWAY IMPROVEMENTS HAVE BEEN CONSTRUCTED PER PLANS PREPARED BY TRAFFIC PLANNING & DESIGN, INC. FOR WHICH PENNDOT PERMIT # 06074851, DATED AUG. 18, 2009 WAS OBTAINED.
4. THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE MAINTENANCE OF ALL THE PERMANENT STORMWATER MANAGEMENT FACILITIES. NO CHANGES SHALL BE MADE TO THE STORMWATER MANAGEMENT FACILITIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP AND PA DEP. A BLANKET EASEMENT IS HEREBY GRANTED GIVING THE TOWNSHIP THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP.
5. RETAINING WALLS EXCEEDING 4 FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGNS SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER.
6. ALL PROPOSED SIGNS MUST BE SUBMITTED TO THE TOWNSHIP ZONING OFFICER FOR REVIEW PRIOR TO PLACEMENT.
7. ALL INFORMATION FROM THE CURBLINE BACK TO THE BUILDING WILL BE SHOWN ON ARCHITECTURAL PLANS PREPARED BY NEXT DOOR BAR & GRILL AND SUBMITTED TO TOWNSHIP BUILDING DEPARTMENT AND TOWNSHIP ENGINEER FOR REVIEW.
8. SEE "ALTA/ACSM LAND TITLE SURVEY, WEGMANS FOOD MARKET, INC. DATED 11-10-2010 FOR OUTBOUNDS AND RIGHT-OF-WAY ANNOTATION.
9. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE GUIDANCE AND RECOMMENDATIONS PROVIDED BY GEO-TECHNOLOGY ASSOCIATES, INC IN THEIR "GEOTECHNICAL ENGINEERING REPORT" DATED NOVEMBER 2011.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

OWNER/CORPORATE CERTIFICATION

I DO HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT MY CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT I DESIRE THE SAME TO BE RECORDED.

REALEN VALLEY FORGE GREENES ASSOCIATIONS, a Pennsylvania general partnership
By: REALEN GOLF COMMUNITIES, L.P., a Pennsylvania limited partnership, a partner
By: Realen Golf Development Corp., its general partner

By: _____
Dennis Malcomlan, President

NOTARY PUBLIC

Commonwealth of Pennsylvania
County of Montgomery

On the _____ day of _____, A.D. 201___, before me, the undersigned Notary Public, personally appeared Dennis Malcomlan, who acknowledged himself/herself to be the President of Realen Golf Development Corp., the general partner of Realen Golf Communities, L.P., a Pennsylvania limited partnership, which is a partner in Realen Valley Forge Greenes Associates, a Pennsylvania general partnership , and he/she, as such President of the general partner which is a partner in Realen Valley Forge Greenes Associates, being authorized to do so, affixed his name to this plan on Behalf of Realen Valley Forge Greenes Associates, a Pennsylvania General Partnership, by signing the name of the general Partner of Realen Golf Communities, L.P., a partner in Realen Valley Forge Greenes Associates by himself/herself as President thereof.

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

Notary Public: _____

My commission expires _____

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP ON THE _____ DAY OF _____, 201___.

SECRETARY _____ CHAIRMAN _____

TOWNSHIP ENGINEER (Reviewed By) _____

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

COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NO._____ PAGE NO._____ ON THE _____DAY OF_____, 201___.

COUNTY RECORDER OF DEEDS

SURVEYOR

I, _____, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THE MONUMENTS SHOWN THEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____ DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

OWNER:	REV.	DESCRIPTION	DATE	BY
REALEN VALLEY FORGE GREENES ASSOC 1000 Chesterbrook Blvd. Suite 100 Berwyn PA 19312				
TOWNSHIP FILE No.:	TAX MAP PARCEL NO. 58-00-17494-007	NEXT DOOR BAR & GRILL RECORD PLAN THE VILLAGE AT VALLEY FORGE		
	TOTAL AREA 124.237 Ac.	TOTAL LOTS: 1		
	DATE: 12-21-11	SCALE: 1" = 30'		
		UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA		

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER D. BURKETT NUMBER 043367 E
Christopher D. Burkett
PA#E No. 043367 E

GILMORE & ASSOCIATES INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 (610)-489-4949
www.gilmore-assoc.com

30' 0' 30' 100'
SCALE IN FEET

JOB NO.: 10-04041K

SHEET NO. 3 OF 11

DRN BY:	DES BY:	CHK BY:	APP BY:
T.B.F.	C.D.B.	C.D.B.	C.D.B.

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FOR PLANNING & ZONING USE ONLY

Dec 21, 2011 9:24AM
N:\Data\2010\2010-04041K Wegmans Restaurant\2 Land Design\2.5 Drawings\2.5J Pros\10-04041k.pro