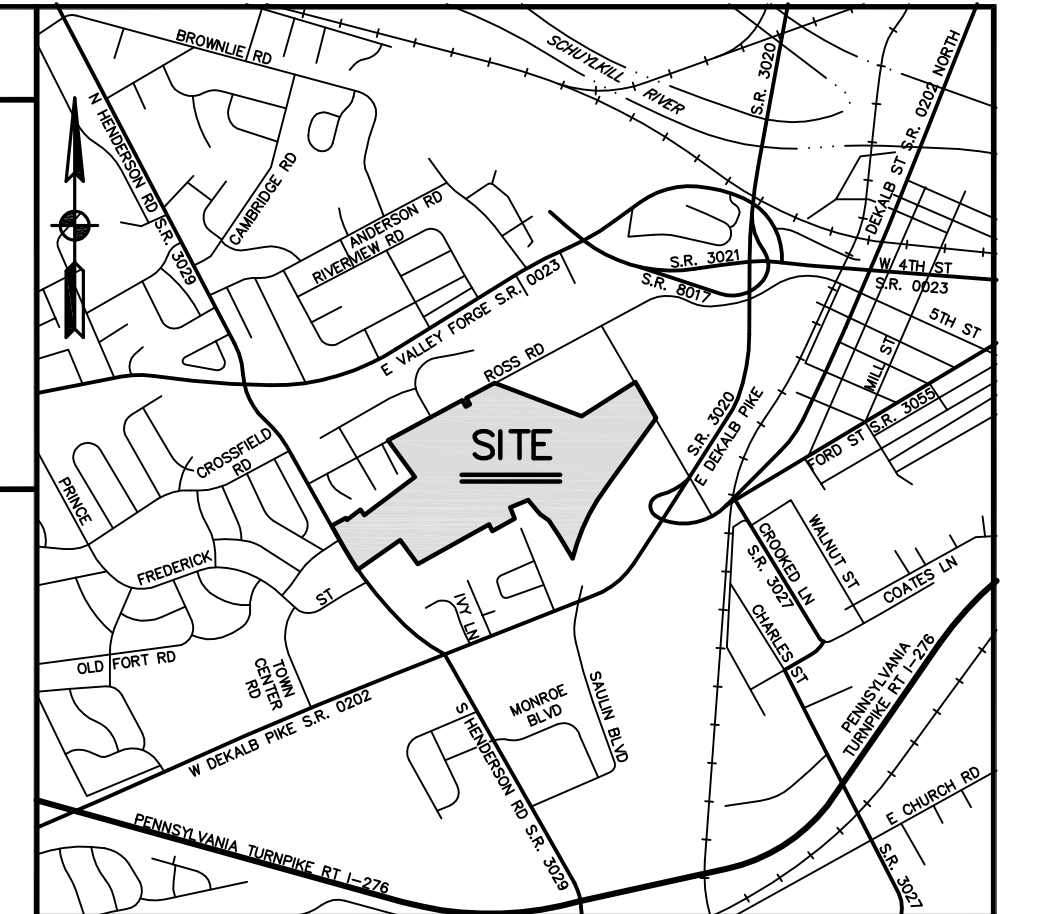


SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.

BwA - BUCKINGHAM SILT LOAM, 0 TO 3 PERCENT SLOPES.
 PIC - PENN-LANSDALE COMPLEX, 8 TO 15 PERCENT SLOPES.
 Pt - PITS, QUARRY.
 Ugb - URBAN LAND, 0 TO 8 PERCENT SLOPES.
 Ugd - URBAN LAND, 8 TO 25 PERCENT SLOPES.
 UrxB - URBAN LAND-PENN COMPLEX, 0 TO 8 PERCENT SLOPES.
 UrxD - URBAN LAND-PENN COMPLEX, 8 TO 25 PERCENT SLOPES.
 UuGB - URBAN LAND-UDORTHENTS, LIMESTONE COMPLEX, 0 TO 8 PERCENT SLOPES.
 UuSD - URBAN LAND-UDORTHENTS, SHALE AND SANDSTONE COMPLEX, 8 TO 25 PERCENT SLOPES.
 W - WATER.



SITE LOCATION MAP 1"=2000'

SITE STATISTICS

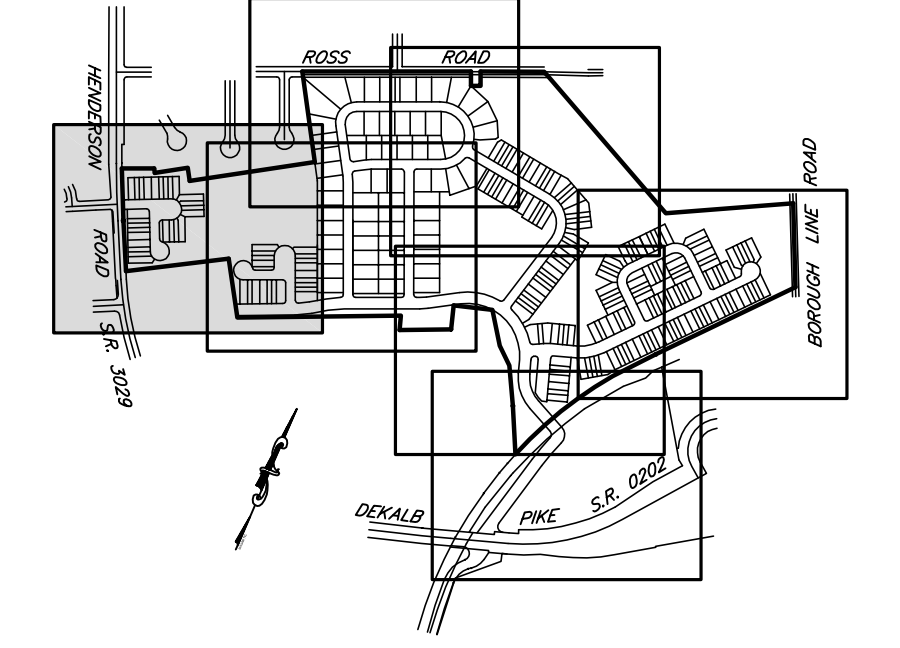
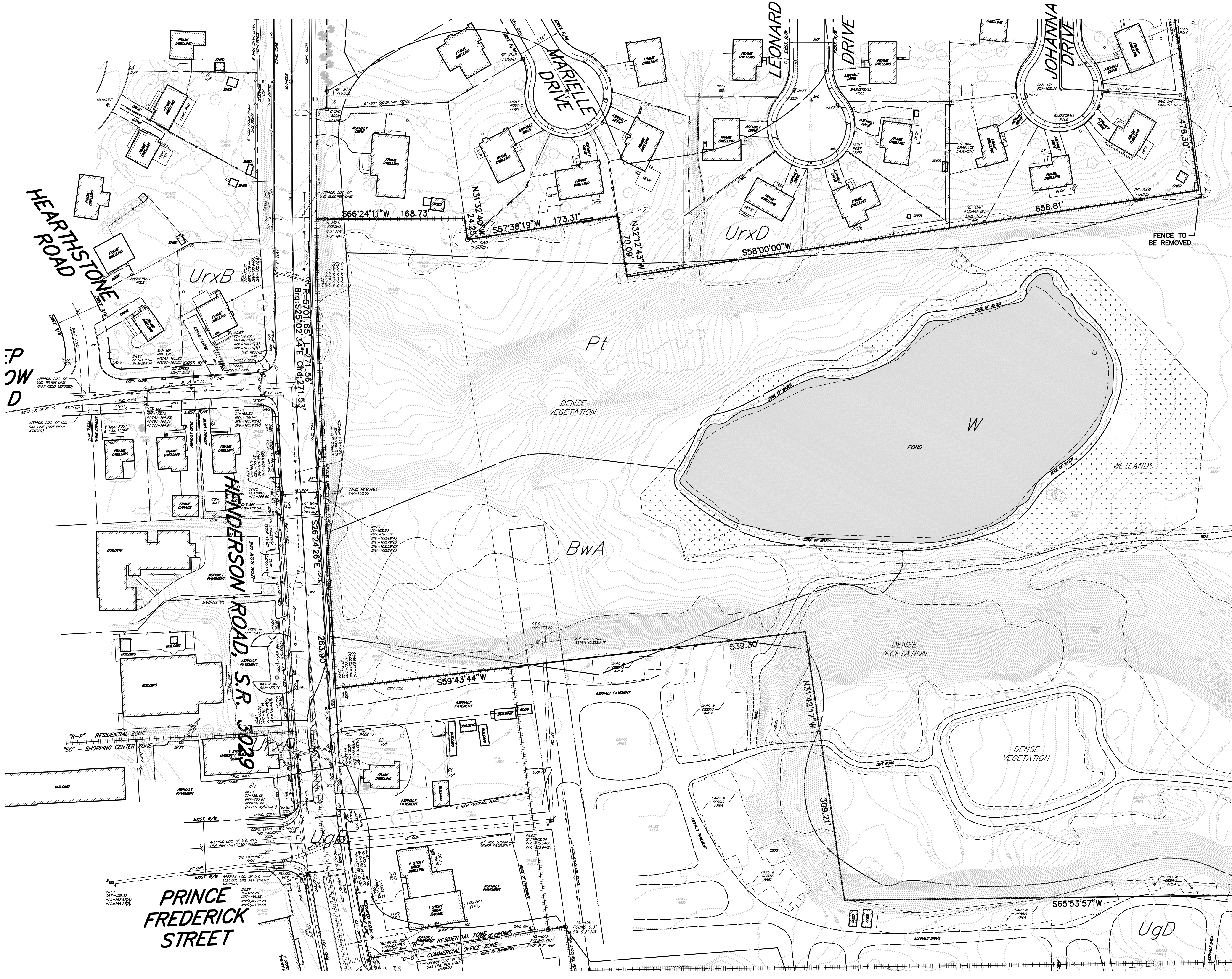
- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
 UPPER MERION TOWNSHIP
 PARID: 58-00-01969-00-7
 PARID: 58-00-09949-00-1
- RECORDED DEED DATA IS AS FOLLOWS:
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA.
 PARID: 58-00-01969-00-7 D.B. 3761, PG. 287
 PARID: 58-00-09949-00-1 D.B. 3761, PG. 287
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
 GLASGOW, INC.
 c/o RICHARD P. McBRIDE, Esq.
 714 N. BETHLEHEM PIKE, SUITE 101
 LOWER GWYNEDD, PA. 19002
- AREA STATISTICS:
 TOTAL TRACT AREA = 79.1774 AC. (TO DEED TITLE LINES)
 NET TRACT AREA = 78.1700 AC. (TO LEGAL/ULT. R/W)

NOTES

- BOUNDARY AND TOPOGRAPHICAL DATA:
 a. S.T.A. ENGINEERING, INC. WAS PROVIDED BOUNDARY AND TOPOGRAPHICAL DATA THROUGH A BOUNDARY AND TOPOGRAPHIC SURVEY FOR UNITS 4, 27 & 29 BLOCK 11 PREPARED FOR TOLL BROTHERS BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 4, 2018, SHEETS 1 THROUGH 10.
 b. BOUNDARY INFORMATION WAS PREPARED BY CONTROL POINT ASSOCIATES, INC. AND REPRESENTS A COMPILATION OF RECORDED INFORMATION AND SURVEY COMPLETED BY THAT OFFICE IN JANUARY THROUGH APRIL OF 2018.
 c. TOPOGRAPHIC FEATURES WERE OBTAINED BY AERIAL METHODS IN ACCORDANCE WITH THE NATIONAL MAPPING STANDARDS FOR PHOTOGRAMMETRIC MAPPING. TOPOGRAPHY SHOWN IS BASED UPON AERIAL PHOTOGRAPHY PREPARED BY PROMAPS, INC. DATED JUNE 4, 2002.
 d. AREAS OF DENSE VEGETATION DENOTE AREAS WHERE THE GROUND WAS PARTIALLY OBTAINED FROM AERIAL PHOTOGRAPHY. CONTOURS IN THESE AREAS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.
 e. S.T.A. ENGINEERING, INC. VERIFIED THE BOUNDARY (ESTABLISHED BY CONTROL POINT ASSOCIATES, INC.) IN
 f. S.T.A. ENGINEERING, INC. HAS SUPPLEMENTED THE TOPOGRAPHICAL INFORMATION PROVIDED ON THE CONTROL POINT ASSOCIATES, INC. PLAN BY GATHERING ADDITIONAL TOPOGRAPHICAL DATA DURING THE PERIOD OF
- CONTOUR DATA SHOWN HEREON IS BASED ON NGVD 29 DATUM.
 BENCHMARK #1:
 BENCHMARK ELEVATION: 77.80
 SITE BENCHMARK DESCRIPTION: 325, PID #KV1849
- PRIOR TO THE START OF CONSTRUCTION, THE GENERAL CONTRACTOR OR HIS DESIGNATED REPRESENTATIVE MUST VERIFY ALL SITE BENCHMARKS THROUGH S.T.A. ENGINEERING, INC. FAILURE TO DO SO WILL RESULT IN REMOVING S.T.A. ENGINEERING, INC. FROM ALL LIABILITY.
- NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 351 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0351G, AS REVISED MARCH 2, 2016.
- DELINEATION LINE SHOWN HEREON IS BASED ON FIELD EVALUATION PERFORMED BY DR. JOHN F. SZCZEPANSKI, PHD ON APRIL 11, 2018 AND AUGUST 9, 2018.
- THE LIMITS OF THE POND, WETLANDS AND WATERS SHOWN HEREON ARE PLOTTED IN ACCORDANCE WITH A PRELIMINARY JD ISSUED BY THE PHILADELPHIA DISTRICT OF THE ARMY CORPS OF ENGINEERS.
 REFERENCE: GENAP-02-02-2018-00772-95 (P.D.); NOV. 1, 2018; TAX PARCELS 58-00-01969-00-7 AND 58-00-09949-00-1; PLAN ENTITLED "WETLANDS/WATERS DELINEATION PLAN OF UNITS 4, 21, 22, 27 & 29 BLOCK 11 OF THE GLASGOW TRACT", SHEET 1-3 OF 3, DATED AUG. 15, 2018, REVISED OCT. 25, 2018, PREPARED BY S.T.A. ENGINEERING, INC.

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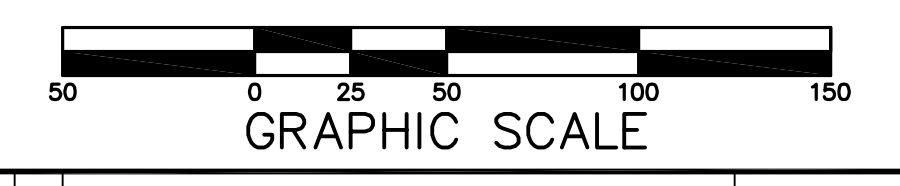
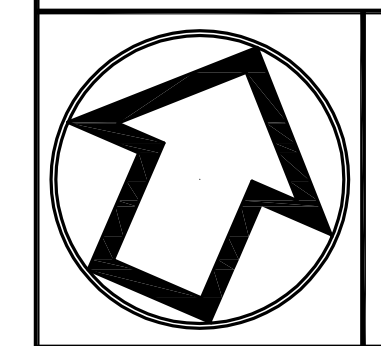


KEY MAP 1"=1000'

DENOTES STRUCTURES AND DRIVEWAYS TO BE DEMOLISHED/REMOVED

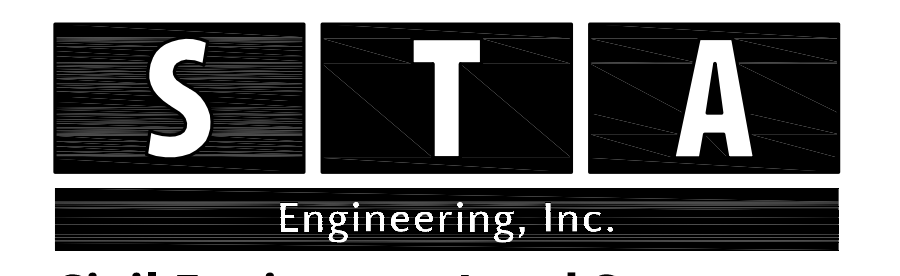
DEMOLITION NOTES

1. A DEMOLITION PERMIT WILL BE REQUIRED FOR ALL BUILDINGS TO BE REMOVED.
2. CONTRACTOR TO COORDINATE THE DISCONNECTION OR ABANDONMENT OF EXISTING UTILITIES WITH APPROPRIATE UTILITY COMPANIES.
3. ALL DEMOLITION TO BE PERFORMED BY A QUALIFIED LICENSED CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP, STATE, AND FEDERAL CODES AND REGULATIONS. ALL DEBRIS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP, STATE, AND FEDERAL REGULATIONS.
4. ALL UTILITIES SHALL BE DISCONNECTED, ABANDONED AND/OR REMOVED IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.



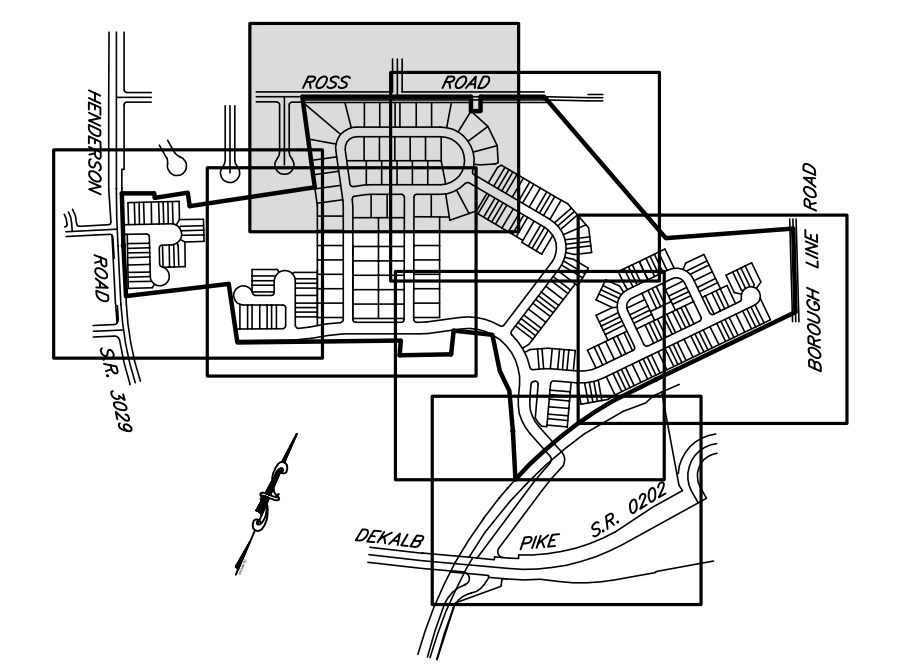
No.	INT.	REVISIONS	DATE
		S.T.A. PLAN ORIGINATION DATE	DEC. 17, 2018

EXISTING FEATURES/DEMOLITION PLAN
OF THE
GLASGOW TRACT
PREPARED FOR
GLASGOW, INC.
SITE SITUATE IN
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



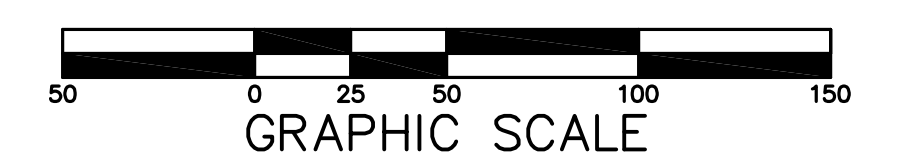
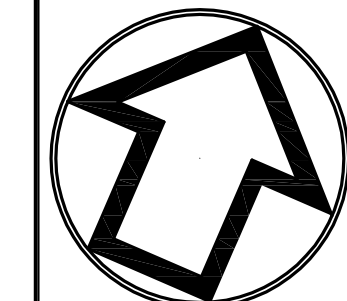
Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	A.C.H.	S.A.R.	
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	11 OF 90
	5674	5674EF	



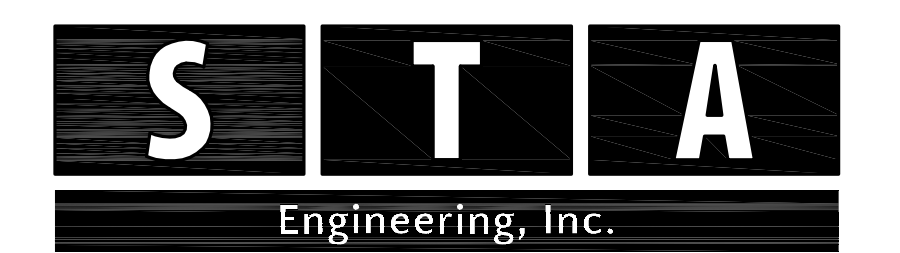
KEY MAP 1"=1000'

 DENOTES STRUCTURES AND DRIVEWAYS TO BE DEMOLISHED/REMOVED



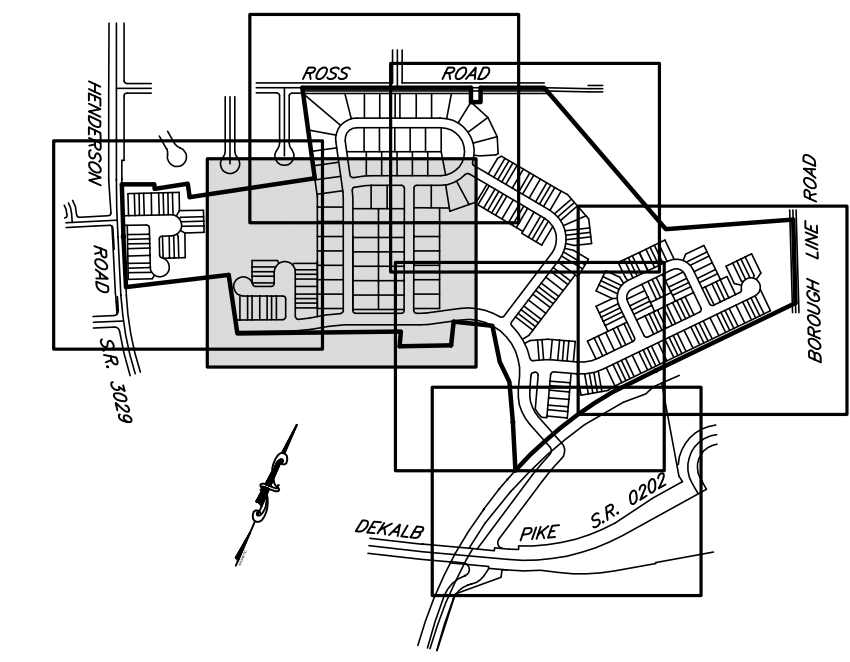
No.	INT.	REVISIONS	DATE
		S.T.A. PLAN ORIGINATION DATE	DEC. 17, 2018

EXISTING FEATURES/DEMOLITION PLAN
OF THE
GLASGOW TRACT
PREPARED FOR
GLASGOW, INC.
SITE SITUATE IN
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

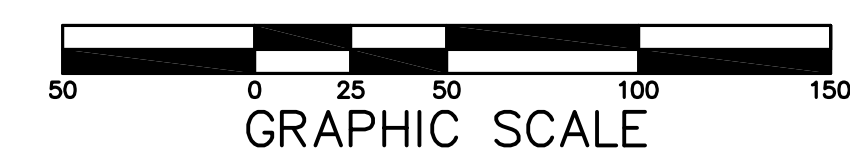
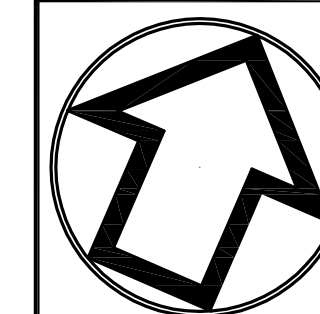


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PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL	A.C.H.	S.A.R.	
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	
	5674	5674EF	12 OF 90

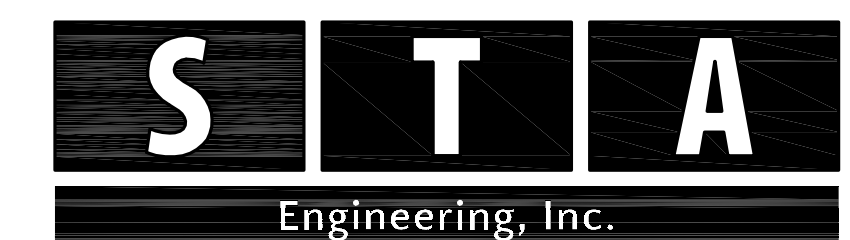


KEY MAP 1"=1000'



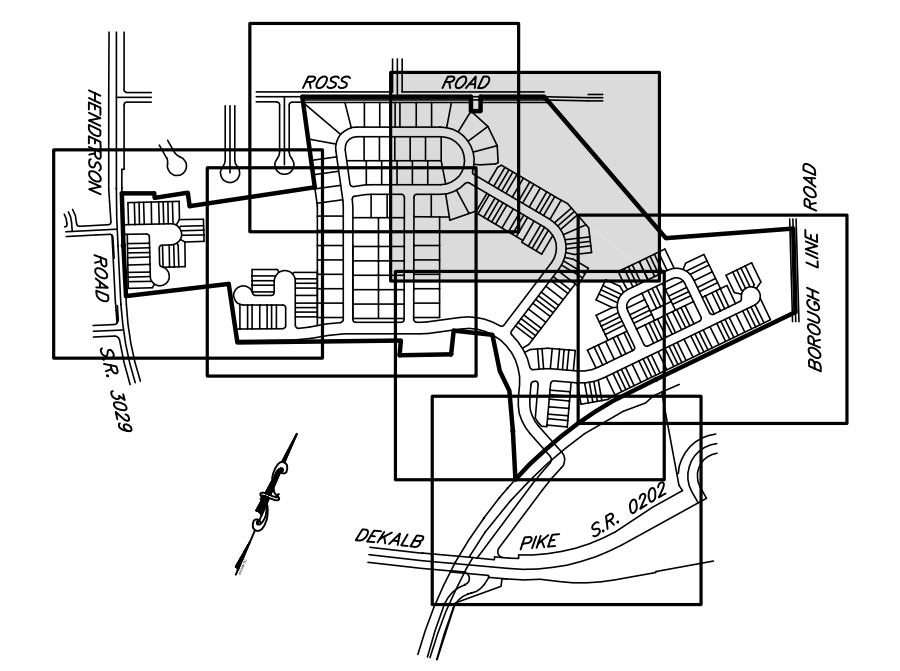
No.	INT.	REVISIONS	DATE
		S.T.A. PLAN ORIGINATION DATE	DEC. 17, 2018

EXISTING FEATURES/DEMOLITION PLAN
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GLASGOW, INC.
 SITE SITUATE IN
 UPPER MERION TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA



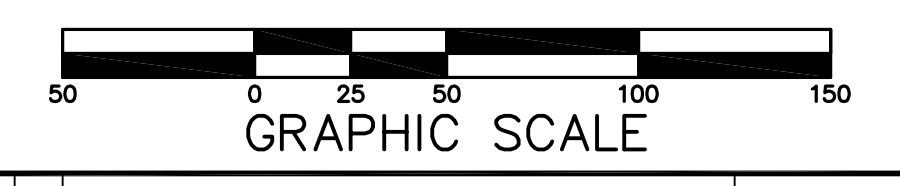
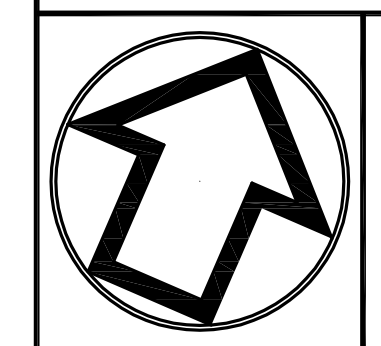
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PLAN SCALE HORIZONTAL:	DRAFTED BY A.C.H.	PROJECT MANAGER S.A.R.	PLAN SHEET NUMBER
1"=50'	PROJECT NUMBER 5674	DRAWING FILE NUMBER 5674EF	13 OF 90



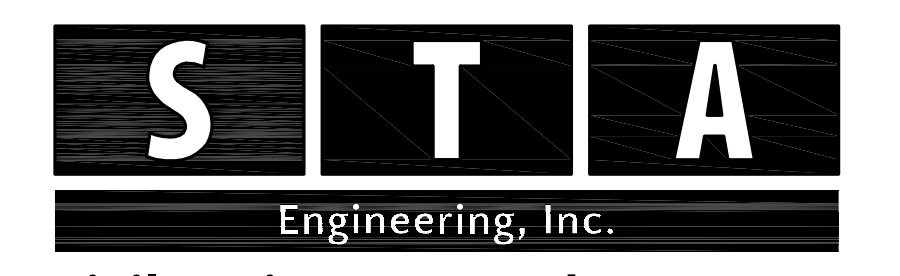
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 DENOTES STRUCTURES AND DRIVEWAYS TO BE DEMOLISHED/REMOVED



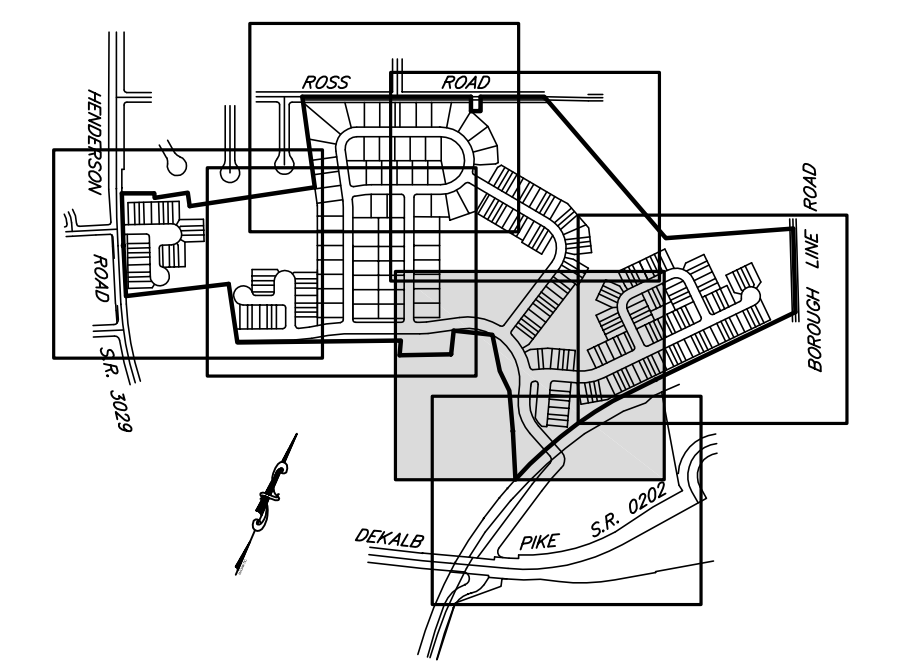
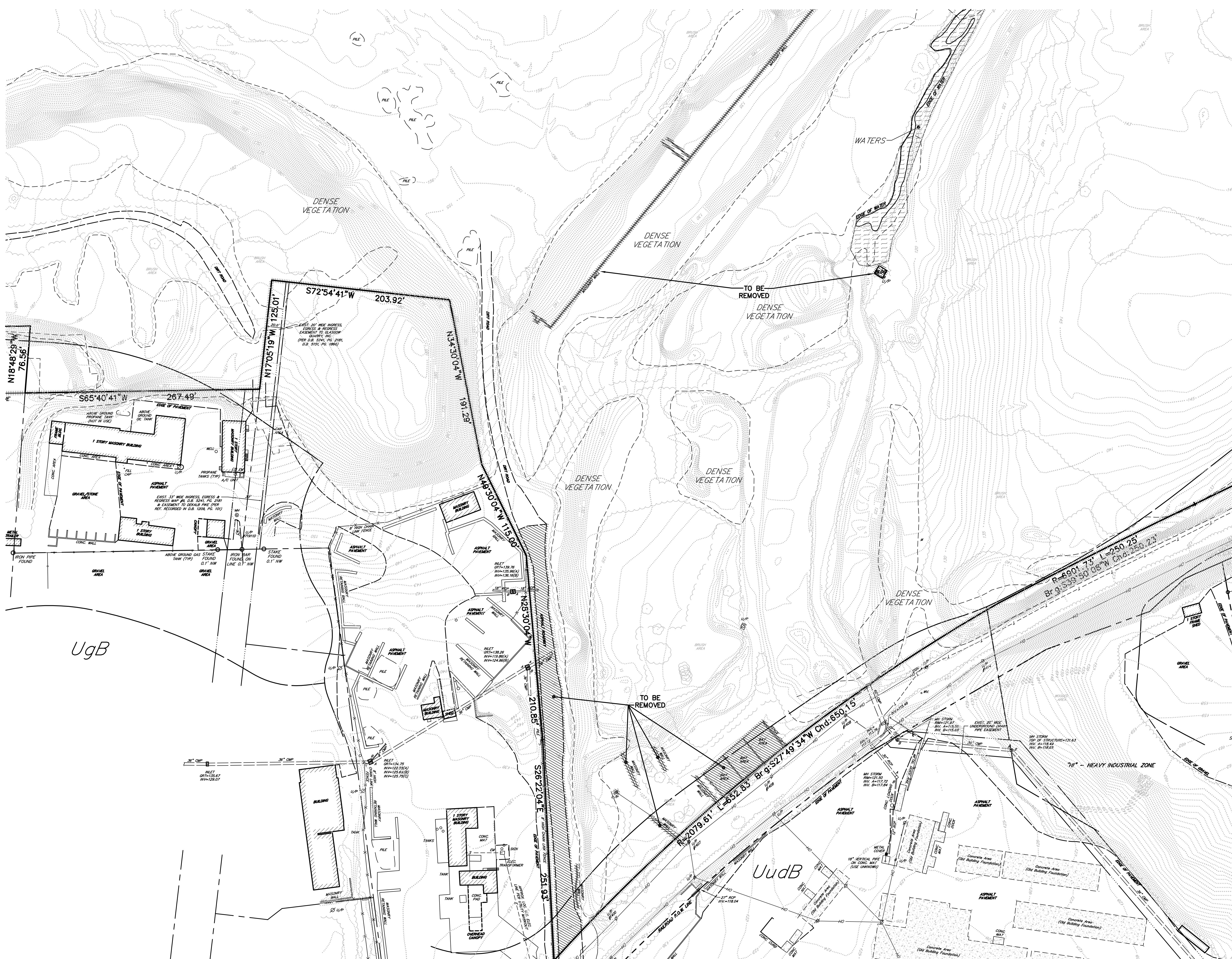
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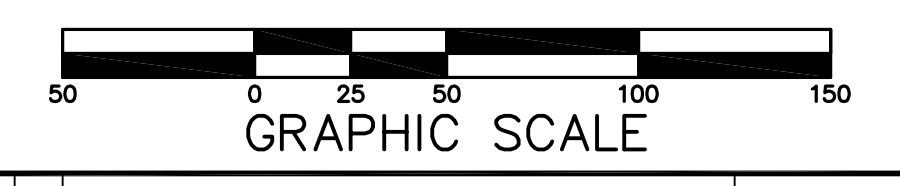
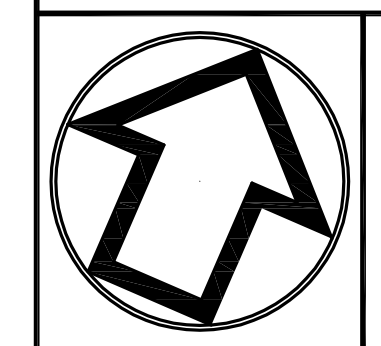
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1"=50'	5674	5674EF	14 OF 90



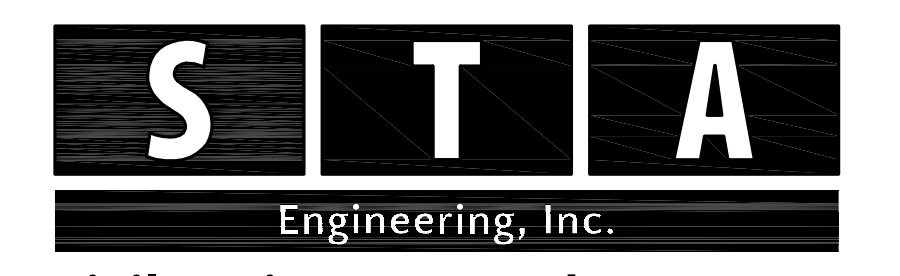
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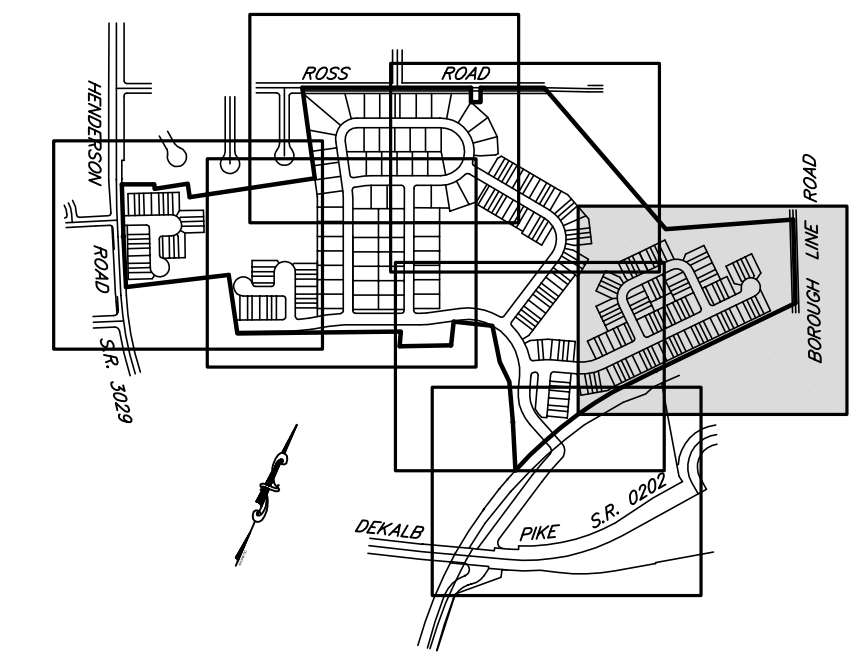
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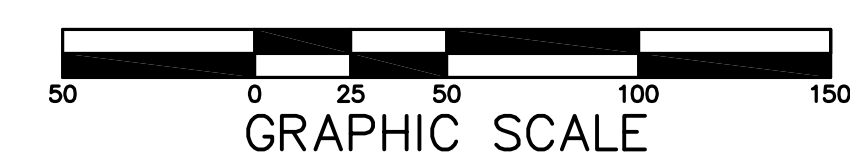
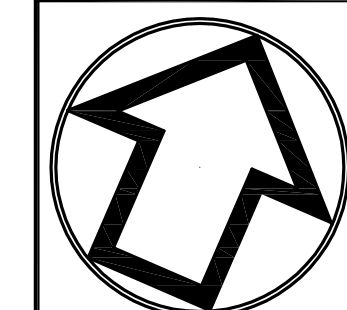
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HORIZONTAL:	A.C.H.	S.A.R.	
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	
	5674	5674EF	15 OF 90



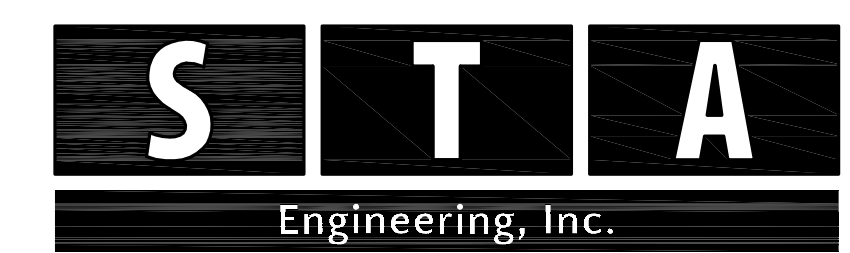
KEY MAP 1"=1000'

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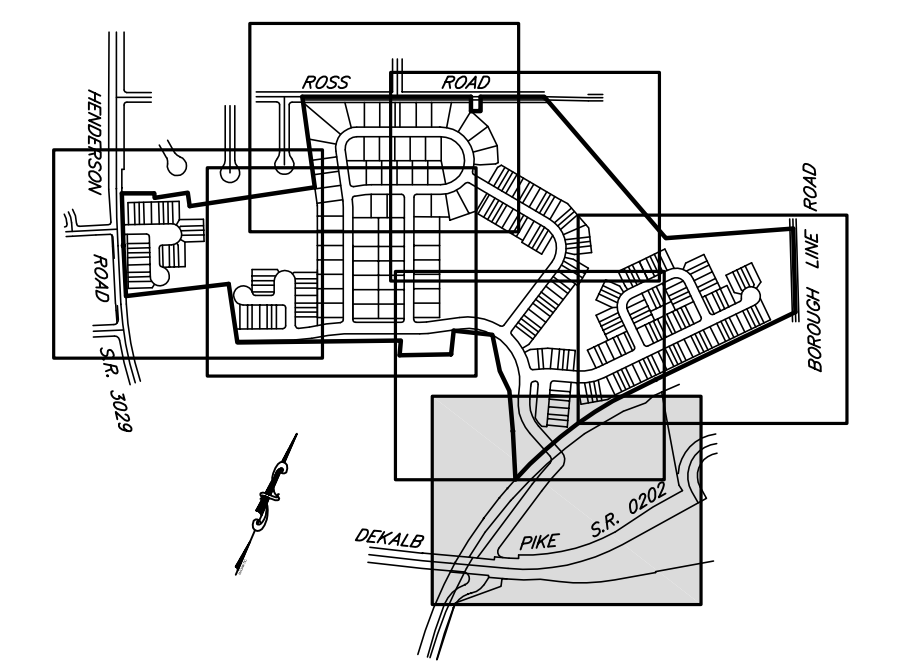
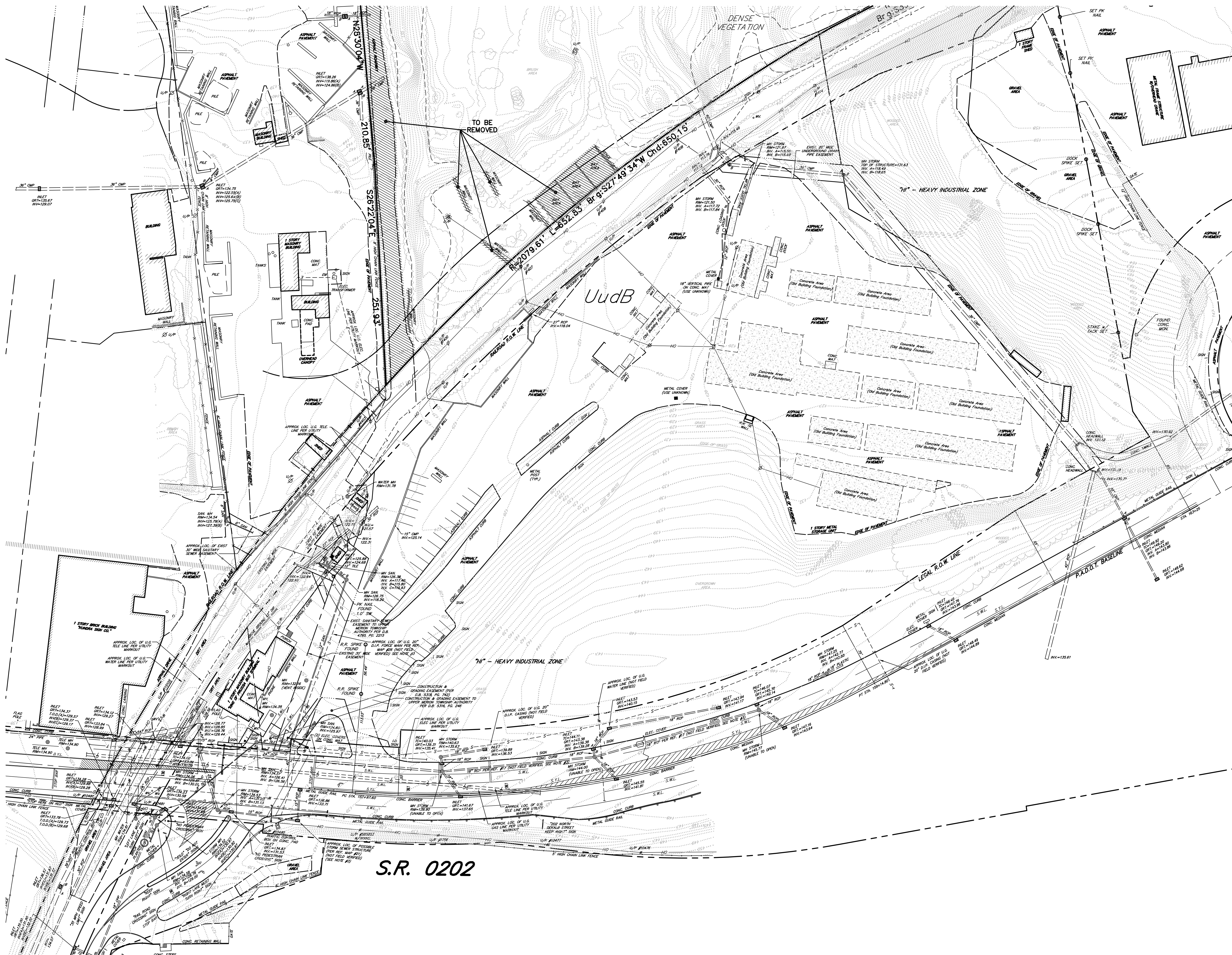
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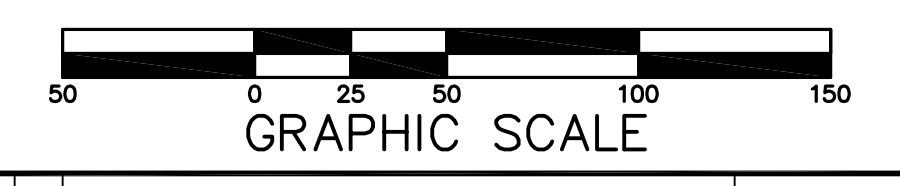
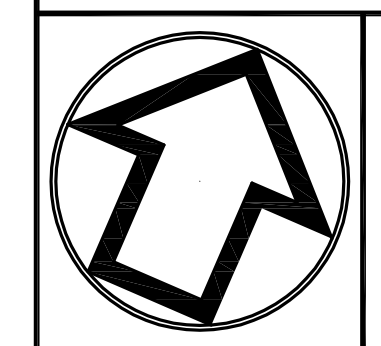
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1"=50'	PROJECT NUMBER 5674	DRAWING FILE NUMBER 5674EF	16 OF 90



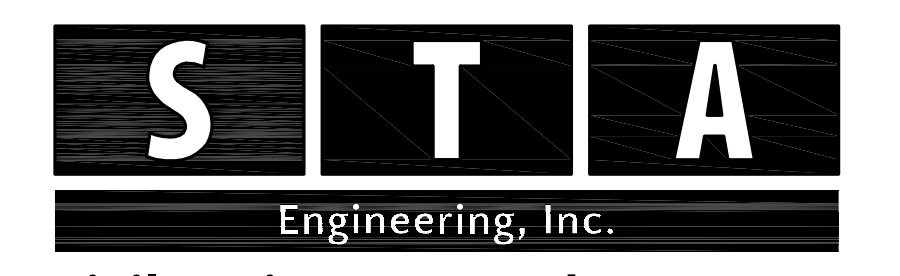
KEY MAP 1"=1000'

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HORIZONTAL	A.C.H.	S.A.R.	
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	
	5674	5674EF	17 OF 90

S.R. 0202