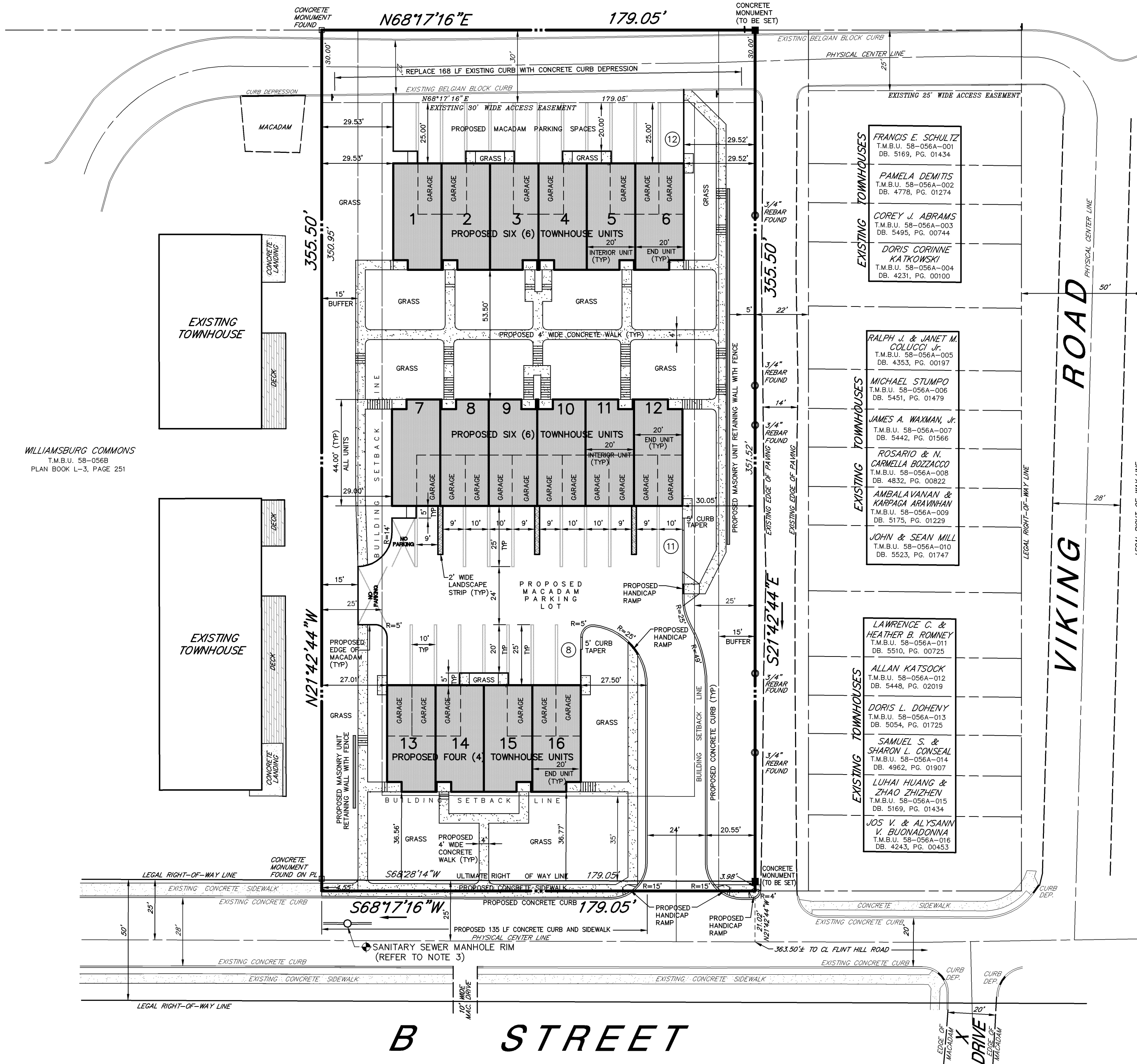


RENAISSANCE AT GULPH MILL
T.M.B.U. 58-056-008
DB. 5238, PG. 01162

EXISTING ACCESS DRIVE



WILLIAMSBURG COMMONS
T.M.B.U. 58-056B
PLAN BOOK L-3, PAGE 251

B STREET

VIKING ROAD

GENERAL NOTES:

- BOUNDARY ESTABLISHED FROM A BOUNDARY SURVEY BY URWILER & WALTER, INC. IN MARCH 2003, WITHOUT THE AID OF A TITLE REPORT.
- TOPOGRAPHICAL SURVEY PERFORMED FOR THIS SITE IN MARCH 2005.
- BENCHMARK: ELEVATION - 138.66
DESCRIPTION - EXISTING SANITARY SEWER MANHOLE RIM LOCATED ALONG SITE FRONTAGE WITHIN 8' STREET NEAR UNIT 13
DATUM - TOWNSHIP SEWER DATUM
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING ACT 187 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACT 187.
REFERENCE NUMBER: 076558B - B STREET
0765610 - BRENTWOOD COURT
- A BLANKET EASEMENT OVER THE ENTIRE SITE (OTHER THAN THE BUILDINGS) SHALL BE PROVIDED TO UPPER MERION TOWNSHIP FOR ACCESS AND MAINTENANCE OF ALL SANITARY SEWER, WATER MAINS AND STORM SEWER FACILITIES.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF ANY EASEMENT NECESSARY FOR ACCESS TO AND MAINTENANCE OF ANY UTILITY OR DRAINAGE WAY CONTAINED WITHIN THAT EASEMENT.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATION PUBLICATION 408 STANDARDS, UPPER MERION TOWNSHIP MODIFICATIONS TO THE STANDARDS NOTED, IF ANY, SHALL BE APPROVED BY THE GOVERNING AGENCY.
- ALL CONTRACTORS PROVIDING CONSTRUCTION SERVICES AT THIS SITE (OR SITE RELATED CONSTRUCTION) SHALL BE RESPONSIBLE FOR CONFORMANCE WITH APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS AND REGULATIONS. URWILER & WALTER, INC. WILL NOT BE RESPONSIBLE FOR ANY DAMAGES OR LIABILITY ARISING FROM THE FAILURE OF ANY PARTY TO CONFORM WITH THE APPLICABLE OSHA STANDARDS AND REGULATIONS.
- ALL UNITS TO BE PROVIDED WITH PUBLIC SANITARY SEWER AND WATER.
- WATER TO BE PROVIDED BY AQUA PENNSYLVANIA.
- B STREET RIGHT OF WAY IS HEREBY OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION OVER THE STREET AT THE TIME OF PLAN APPROVAL.
- CONCRETE MONUMENTS AS INDICATED ON THE LAND DEVELOPMENT PLAN SHALL BE SET AT THE COMPLETION OF FINAL GRADING.
- ALL PROPOSED UTILITIES, ELECTRIC, GAS, TELEPHONE, CABLE, ECT. SHALL BE INSTALLED UNDERGROUND AND IN STRICT ACCORDANCE WITH THE OPERATING AUTHORITY'S SPECIFICATIONS.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS AUTHORIZED BY THE TOWNSHIP.
- THE TOWNSHIP ENGINEER SHALL BE NOTIFIED A MINIMUM OF 72 HOURS IN ADVANCE OF ANY CONSTRUCTION.
- A STRUCTURAL DESIGN FOR THE PROPOSED RETAINING WALL ALONG THE EASTERN PROPERTY LINE SHALL BE SUBMITTED AND APPROVED BY THE UPPER MERION TOWNSHIP, PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE DIRECTED BY THE TRAFFIC SAFETY UNIT, THE NORTH SIDE OF B STREET ADJACENT TO THE SITE SHALL BE SIGNED "NO PARKING".
- THE DEVELOPER SHALL INSTALL THE NECESSARY TRAFFIC CONTROL AND PARKING SIGNS AS DIRECTED BY THE TRAFFIC SAFETY UNIT AND THE FIRE MARSHALL.
- ALL PROPOSED OUTDOOR LIGHTING SHALL NOT PRODUCE UNREASONABLE GLARE OR HAZARDOUS INTERFERENCE ON ADJUTING PROPERTIES OR HIGHWAYS.
- THE CONDOMINIUM ASSOCIATION SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES. NO CHANGES SHALL BE MADE TO THE STORMWATER MANAGEMENT FACILITIES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS 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 CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.
- THE UNITS SHOWN SHALL BE SOLD IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT. A CONDOMINIUM PLAN MUST BE SUBMITTED FOR REVIEW BY THE TOWNSHIP SOLICITOR.
- A BUILDING MOUNTED LIGHT WITH PHOTOCCELL SHALL BE PROVIDED AT EACH GARAGE DOOR AREA.
- ALL DWELLING UNITS SHALL DEED RESTRICT CONVERSIONS OF GARAGE SPACE. ALL GARAGES SHALL REMAIN AS GARAGE SPACE FOR A VEHICLE.
- THIS SITE SHALL BE SERVICED BY INDIVIDUAL REFUSE COLLECTION, NO OUTDOOR COLLECTION STATIONS WILL BE PROVIDED.
- ALL SUMP PUMPS, FOUNDATION DRAINS AND ROOF DRAINS SHALL BE CONNECTED DIRECTLY TO THE STORM SEWER SYSTEM.
- AN EVALUATION MUST BE PERFORMED BY THE TOWNSHIP AFTER CONSTRUCTION (DURING THE MAINTENANCE PERIOD) TO DETERMINE IF ANY OF THE EXISTING TREES HAVE BEEN DAMAGED OR HAVE DIED DUE TO THIS DEVELOPMENT AND NEED TO BE REPLACED. THE REPLACEMENT OF ANY SUCH TREES WILL BE THE RESPONSIBILITY OF THE DEVELOPER AT HIS EXPENSE.
- PRIOR TO FINAL PLAN APPROVAL THE APPLICANT SHALL SUBMIT DESIGN CALCULATIONS PREPARED BY A PROFESSIONAL ENGINEER FOR THE RETAINING WALL.
- HAND RAILINGS SHALL BE PROVIDED AT STEPS ALONG ALL COMMON AREA WALKWAYS.
- SIGNS WILL BE PROVIDED TO DIRECT VISITORS TO UNITS 1 THROUGH 12.

ZONING DATA

R-3 RESIDENTIAL DISTRICT
PROPOSED USE - (3) TOWNHOUSE BUILDINGS, (16) UNITS TOTAL WITH (3) BEDROOMS PER UNIT

DEVELOPMENT STANDARDS - SECT. 165-62	REQUIRED	PROPOSED
MAXIMUM LOT AREA	10 ACRES	1.461 ACRES GROSS, 1.33 ACRES NET (MINUS ACCESS EASEMENT & ULTIMATE RIGHT-OF-WAY)
MAXIMUM LOT DENSITY	12 DWELLING UNITS PER ACRE	16 DWELLING UNITS / 1.33 ACRE = 12.0 DU/ACRE
MINIMUM DISTANCE BETWEEN BUILDINGS	25 FEET	51.50 FEET
MAXIMUM BUILDING COVERAGE	25 PERCENT	23.6 PERCENT (13,696 S.F.)
BUILDING SETBACK FROM ULTIMATE ROW	35 FEET	36.56 FEET
BUILDING SETBACK FROM TRACT PERIMETER PARKING	25 FEET	27.01 FEET
SETBACK FROM ULTIMATE ROW [3 SPACES+]	15 FEET	N/A
PARKING SETBACK FROM TRACT PERIMETER [3 SPACES+]	25 FEET	N/A
MINIMUM BUFFER	15 FEET	15 FEET
MINIMUM RECREATION & OPEN SPACE	20 PERCENT * SEE NOTE BELOW	FEE IN LIEU OF OPEN SPACE PROPOSED
MINIMUM REQUIRED PARKING	2 SPACES PER UNIT	24 GARAGES & 31 SPACES = 55 SPACES [3.4 SPACES/UNIT]
MINIMUM GREEN AREA	25 PERCENT	53.1 PERCENT (30,790 S.F.)

* AT THE SOLE DISCRETION OF THE BOARD OF SUPERVISORS, THE APPLICANT MAY SATISFY THE OPEN SPACE REQUIREMENT WITH A FEE IN LIEU OF OPEN SPACE

WAIVERS GRANTED

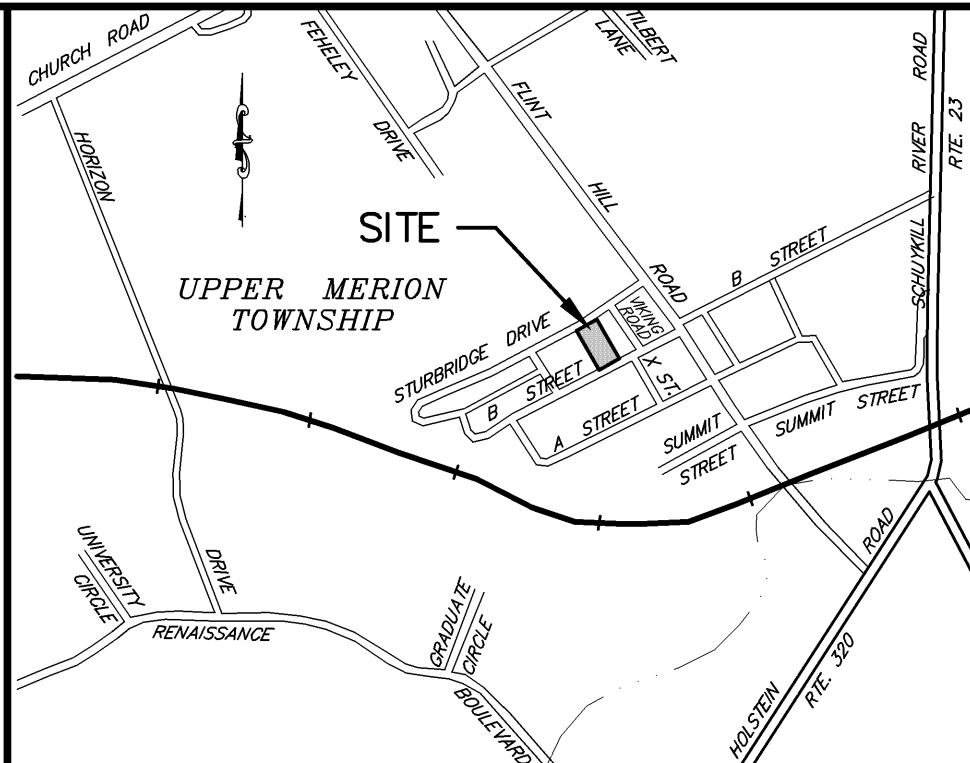
- BY THE UPPER MERION TOWNSHIP BOARD OF SUPERVISORS ON JUNE 15, 2006,
FROM THE UPPER MERION TOWNSHIP SUBDIVISION/LAND DEVELOPMENT ORDINANCE AS LAST AMENDED
- | NUMBER | SECTION | DESCRIPTION |
|--------|--------------|---|
| 1 | 124.1.D.2(c) | REQUIRED: PARKING LOTS WITH 10 OR MORE SPACES SHALL BE LANDSCAPED WITH ONE SHADE TREE FOR EACH 10 SPACES.
PROVIDED: RELOCATE THE TWO REQUIRED TREES FOR UNITS 1-6 ON OTHER PORTIONS OF THE SITE. |
| 2 | 124.1.H(3) | REQUIRED: ALL ATTACHED RESIDENTIAL UNITS SHALL HAVE ONE CANOPY TREE PLANTED FOR EVERY TWO UNITS.
PROVIDED: ALTERNATIVE FOUNDATION PLANTINGS CONSISTING OF SHRUBS. |

TABULATION OF SHEETS

SHEET NUMBER	DESCRIPTION
1	RECORD PLAN
2	SITE PLAN
3	EROSION CONTROL PLAN
4	LANDSCAPING PLAN
5	EXISTING FEATURES PLAN
6	SURROUNDING FEATURES PLAN
7	DEMOLITION PLAN
8	CONSTRUCTION IMPROVEMENT PLAN
9	SANITARY AND STORM SEWER PROFILES PLAN
10	EROSION CONTROL DETAIL PLAN
11	STORM SEWER DETAIL PLAN
12 & 13	CONSTRUCTION DETAIL PLANS
14	LANDSCAPING DETAIL PLAN

OWNER OF RECORD & APPLICANT

DESANTIS DEVELOPMENT CORP.
515 OWNED AVENUE
BLUE BELT, PA 19422
TAX MAP: 58 BLOCK: 56 UNIT: 5
PARCEL No. 58000789007
DEED BOOK 5079, PAGE 0337



LOCATION MAP
SCALE: 1" = 1000'

RECORDING CERTIFICATES

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP ON THE _____ DAY OF _____, 20____

SECRETARY _____ CHAIRMAN _____
REVIEWED BY THE TOWNSHIP ENGINEER _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PA. IN PLAN BOOK NO. _____ PAGE NO. _____ ON THE _____ DAY OF _____, 20____

I HEREBY CERTIFY THAT DESANTIS DEVELOPMENT CORP. IS THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED) AND THAT IT DOES HEREBY ADOPT THIS PLAN AND DESIRES THE SAME TO BE RECORDED

BY: JOSEPH N. DESANTIS, PRESIDENT
JOSEPH N. DESANTIS, SECRETARY

ON THE _____ DAY OF _____, 2007 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JOSEPH N. DESANTIS, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF DESANTIS DEVELOPMENT CORP., A CORPORATION, AND THAT AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID CORPORATION BY HIMSELF AS PRESIDENT, THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED HEREON AND THAT HE, AS SUCH PRESIDENT OF DESANTIS DEVELOPMENT CORP., DESIRES THE FOREGOING PLAN TO BE RECORDED.

My Commission Expires: _____ NOTARY PUBLIC

MCP No. 05-175-01
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

I, ALAN C. BREYER, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS, AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

ALAN C. BREYER, REGISTERED PROFESSIONAL SURVEYOR
022706-E, REGISTRATION NUMBER

REVISIONS

DATE	DESCRIPTION
12-5-07	ADD SECOND GARAGE TO UNITS 8, 9, 10 & 11
8-29-07	OWNER INFORMATION, WORDING OF GENERAL NOTES 5, 6, 10 AND 20.
7-9-07	BUILDING SIZE
6-13-06	TWP. ENGR. LTR. 6-9-06
6-1-06	TWP. ENGR. LTR. 4-27-06
3-24-06	TWP. ENGR. LTR. 7-12-05

RECORD PLAN - (SHEET 1 OF 1)

PREPARED FOR
DESANTIS DEVELOPMENT, CORP.
SITUATE IN
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

APRIL 28, 2005
PROJECT No. 05023A
FILE: 05023A(SHEET1)



URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 269 3126 MAIN STREET SUMNEYTOWN, PA. 18084
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