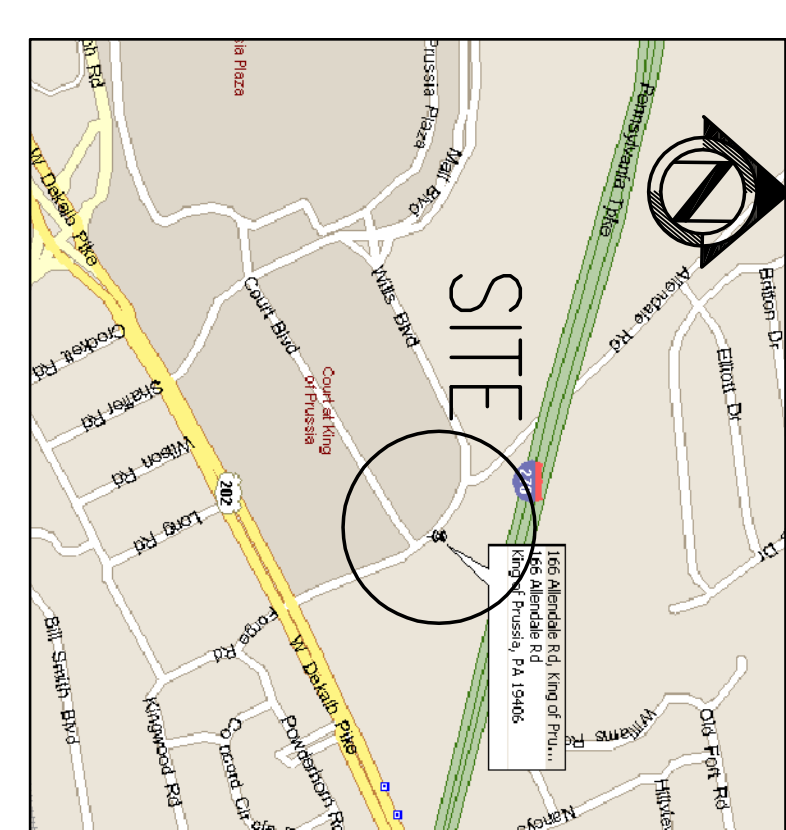
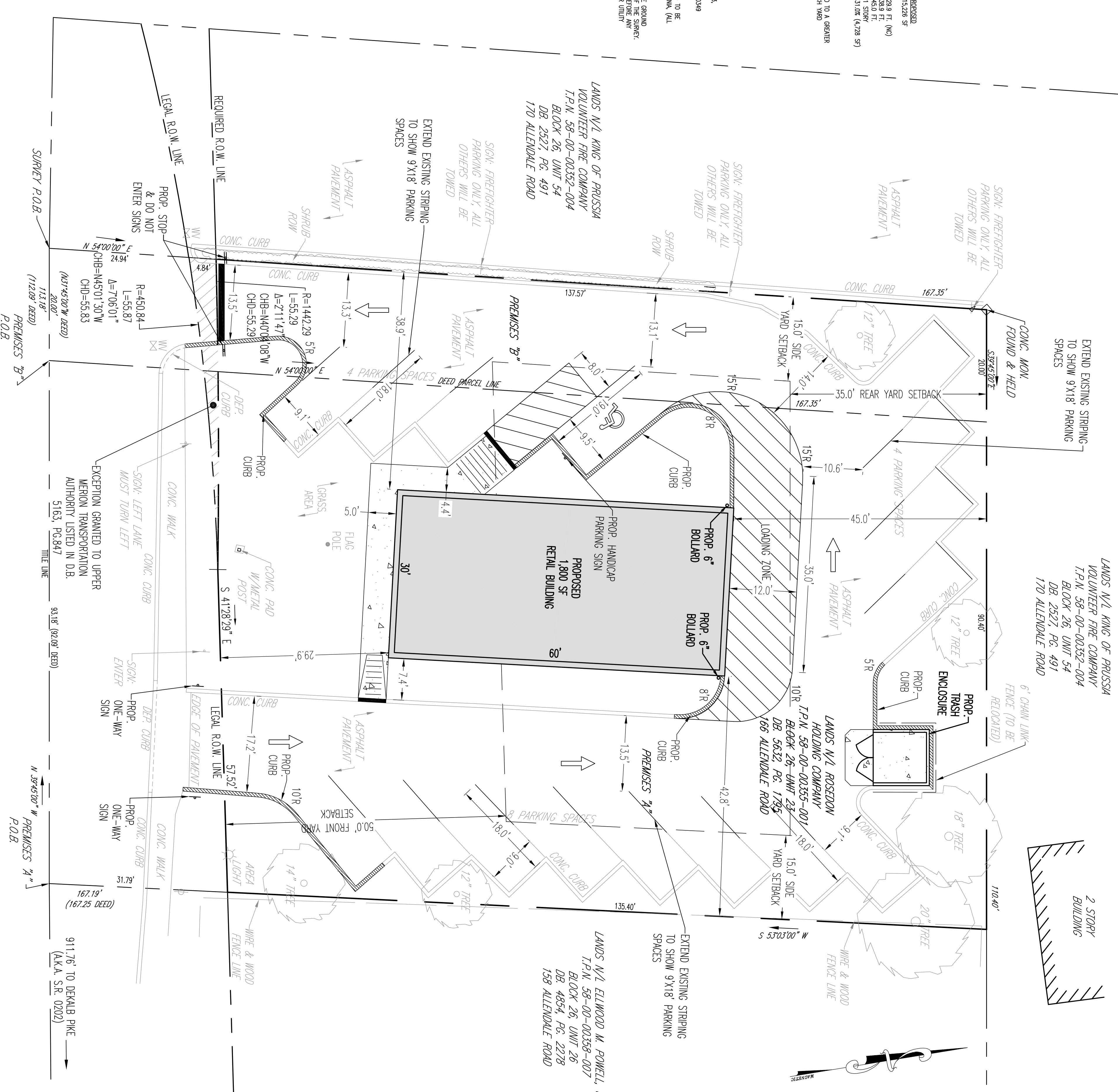
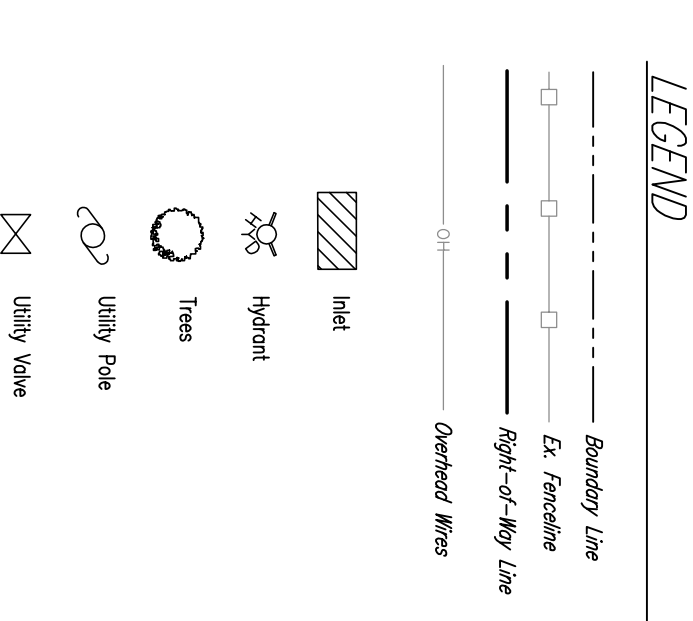


GENERAL NOTES

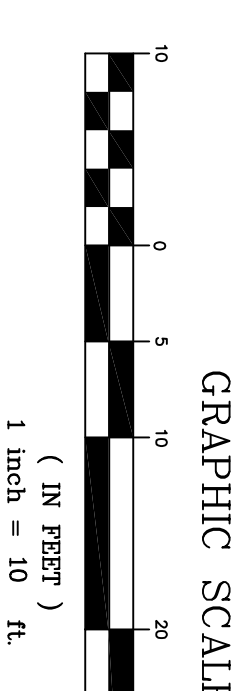
- THIS PLAN REFERENCE A SURVEY PLAN BY: **ROSEDON & ASSOCIATES, INC.**
 THE COMMONS AT WALLEY FORD
 UNIT 25, P.O. BOX 892
 TITLED: ALLENDALE AND TITE SURVEY
 DATED: 10-12-07
 ROSEDON DEVELOPMENT COMPANY
 166 PENNSYLVANIA AVE.
 WILKES-BARE, PA 18987
 MINE: PA 19887
 MINE: GEORGIA 50000
- OWNER/APPLICANT:
ROSEDON DEVELOPMENT COMPANY
 166 PENNSYLVANIA AVE.
 WILKES-BARE, PA 18987
 MINE: PA 19887
 MINE: GEORGIA 50000
- PROJECT LOCATION INFORMATION:
 PARCEL: 498-00-00355-01
 BLOCK: 26, UNIT: 25
 TOWN: MERION TOWNSHIP
 COUNTY: MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA
- ZONING INFORMATION:
 ZONING DISTRICT: C-1 COMMERCIAL DISTRICT
 EXISTING USE: TWO AND HALF (2.5) STORY RETAIL BUILDING (ABANDONED)
 PROPOSED USE: RETAIL BUILDING (PERMITTED)
- ZONING BULK AND AREA REQUIREMENTS:
 C1 - COMMERCIAL ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/A*	15,226 SF	15,226 SF
MIN. FRONT YARD SETBACK LINES	N/A*	25.8 FT. (NO)	29.9 FT. (NO)
MIN. FRONT YARD	N/A*	15 FT.	38.0 FT.
MIN. SIDE YARD	N/A*	35 FT.	42.0 FT.
MIN. REAR YARD	N/A*	35 FT. (2 STORIES)/65 FT.**	30.0 FT. (4.981 SF)
MIN. GREEN AREA	N/A*	15%	31.0% (4.28 SF)

*LOT TO BE SERVICED WITH PUBLIC WATER AND SANITARY SEWER
 **PERMITTED MAXIMUM BUILDING HEIGHT: TWO (2) STORIES OR 25 FEET, EXCEPT THAT A BUILDING OR STRUCTURE MAY BE INCREASED TO A GREATER HEIGHT, PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF 25 FEET, THERE SHALL BE ADDED ONE FOOT OF DEPTH TO EACH YARD REQUIREMENT; BUT IN NO CASE SHALL THE MAXIMUM HEIGHT EXCEED 65 FEET.
- ENGINE REQUIREMENTS:
 REQUIRED PARKING: 16 PER 1,000 SF OF GFA
 PROPOSED PARKING: 16 PARKING SPACES (INCLUDING 1 HANDICAP ACCESSIBLE SPACE)
- LOAD AREA REQUIREMENTS:
 REQUIRED LOADING AREA: ONE (1) 20' X 35' (7) 10' LOADING AREA FOR THE FIRST 3,000 SF OF GFA
 PROPOSED LOADING AREA: ONE (1) 20' X 35' (7) 10' LOADING AREA FOR THE FIRST 3,000 SF OF GFA
- ALL USERS OF THIS PLAN ARE REFERRED TO AND CONTROLLED BY THE PLAN AS AMENDED BY PA ACT 172, 188, 254X, 254Y, 254Z, 254AA, 254AB, 254AC, 254AD, 254AE, 254AF, 254AG, 254AH, 254AI, 254AJ, 254AK, 254AL, 254AM, 254AN, 254AO, 254AP, 254AQ, 254AR, 254AS, 254AT, 254AU, 254AV, 254AW, 254AX, 254AY, 254AZ, 254BA, 254BB, 254BC, 254BD, 254BE, 254BF, 254BG, 254BH, 254BI, 254BJ, 254BK, 254BL, 254BM, 254BN, 254BO, 254BP, 254BQ, 254BR, 254BS, 254BT, 254BU, 254BV, 254BW, 254BX, 254BY, 254BZ, 254CA, 254CB, 254CC, 254CD, 254CE, 254CF, 254CG, 254CH, 254CI, 254CJ, 254CK, 254CL, 254CM, 254CN, 254CO, 254CP, 254CQ, 254CR, 254CS, 254CT, 254CU, 254CV, 254CW, 254CX, 254CY, 254CZ, 254DA, 254DB, 254DC, 254DD, 254DE, 254DF, 254DG, 254DH, 254DI, 254DJ, 254DK, 254DL, 254DM, 254DN, 254DO, 254DP, 254DQ, 254DR, 254DS, 254DT, 254DU, 254DV, 254DW, 254DX, 254DY, 254DZ, 254EA, 254EB, 254EC, 254ED, 254EE, 254EF, 254EG, 254EH, 254EI, 254EJ, 254EK, 254EL, 254EM, 254EN, 254EO, 254EP, 254EQ, 254ER, 254ES, 254ET, 254EU, 254EV, 254EW, 254EX, 254EY, 254EZ, 254FA, 254FB, 254FC, 254FD, 254FE, 254FF, 254FG, 254FH, 254FI, 254FJ, 254FK, 254FL, 254FM, 254FN, 254FO, 254FP, 254FQ, 254FR, 254FS, 254FT, 254FU, 254FV, 254FW, 254FX, 254FY, 254FZ, 254GA, 254GB, 254GC, 254GD, 254GE, 254GF, 254GG, 254GH, 254GI, 254GJ, 254GK, 254GL, 254GM, 254GN, 254GO, 254GP, 254GQ, 254GR, 254GS, 254GT, 254GU, 254GV, 254GW, 254GX, 254GY, 254GZ, 254HA, 254HB, 254HC, 254HD, 254HE, 254HF, 254HG, 254HH, 254HI, 254HJ, 254HK, 254HL, 254HM, 254HN, 254HO, 254HP, 254HQ, 254HR, 254HS, 254HT, 254HU, 254HV, 254HW, 254HX, 254HY, 254HZ, 254IA, 254IB, 254IC, 254ID, 254IE, 254IF, 254IG, 254IH, 254II, 254IJ, 254IK, 254IL, 254IM, 254IN, 254IO, 254IP, 254IQ, 254IR, 254IS, 254IT, 254IU, 254IV, 254IW, 254IX, 254IY, 254IZ, 254JA, 254JB, 254JC, 254JD, 254JE, 254JF, 254JG, 254JH, 254JI, 254JJ, 254JK, 254JL, 254JM, 254JN, 254JO, 254JP, 254JQ, 254JR, 254JS, 254JT, 254JU, 254JV, 254JW, 254JX, 254JY, 254JZ, 254KA, 254KB, 254KC, 254KD, 254KE, 254KF, 254KG, 254KH, 254KI, 254KJ, 254KK, 254KL, 254KM, 254KN, 254KO, 254KP, 254KQ, 254KR, 254KS, 254KT, 254KU, 254KV, 254KW, 254KX, 254KY, 254KZ, 254LA, 254LB, 254LC, 254LD, 254LE, 254LF, 254LG, 254LH, 254LI, 254LJ, 254LK, 254LL, 254LM, 254LN, 254LO, 254LP, 254LQ, 254LR, 254LS, 254LT, 254LU, 254LV, 254LW, 254LX, 254LY, 254LZ, 254MA, 254MB, 254MC, 254MD, 254ME, 254MF, 254MG, 254MH, 254MI, 254MJ, 254MK, 254ML, 254MM, 254MN, 254MO, 254MP, 254MQ, 254MR, 254MS, 254MT, 254MU, 254MV, 254MW, 254MX, 254MY, 254MZ, 254NA, 254NB, 254NC, 254ND, 254NE, 254NF, 254NG, 254NH, 254NI, 254NJ, 254NK, 254NL, 254NM, 254NN, 254NO, 254NP, 254NQ, 254NR, 254NS, 254NT, 254NU, 254NV, 254NW, 254NX, 254NY, 254NZ, 254OA, 254OB, 254OC, 254OD, 254OE, 254OF, 254OG, 254OH, 254OI, 254OJ, 254OK, 254OL, 254OM, 254ON, 254OO, 254OP, 254OQ, 254OR, 254OS, 254OT, 254OU, 254OV, 254OW, 254OX, 254OY, 254OZ, 254PA, 254PB, 254PC, 254PD, 254PE, 254PF, 254PG, 254PH, 254PI, 254PJ, 254PK, 254PL, 254PM, 254PN, 254PO, 254PP, 254PQ, 254PR, 254PS, 254PT, 254PU, 254PV, 254PW, 254PX, 254PY, 254PZ, 254QA, 254QB, 254QC, 254QD, 254QE, 254QF, 254QG, 254QH, 254QI, 254QJ, 254QK, 254QL, 254QM, 254QN, 254QO, 254QP, 254QQ, 254QR, 254QS, 254QT, 254QU, 254QV, 254QW, 254QX, 254QY, 254QZ, 254RA, 254RB, 254RC, 254RD, 254RE, 254RF, 254RG, 254RH, 254RI, 254RJ, 254RK, 254RL, 254RM, 254RN, 254RO, 254RP, 254RQ, 254RR, 254RS, 254RT, 254RU, 254RV, 254RW, 254RX, 254RY, 254RZ, 254SA, 254SB, 254SC, 254SD, 254SE, 254SF, 254SG, 254SH, 254SI, 254SJ, 254SK, 254SL, 254SM, 254SN, 254SO, 254SP, 254SQ, 254SR, 254SS, 254ST, 254SU, 254SV, 254SW, 254SX, 254SY, 254SZ, 254TA, 254TB, 254TC, 254TD, 254TE, 254TF, 254TG, 254TH, 254TI, 254TJ, 254TK, 254TL, 254TM, 254TN, 254TO, 254TP, 254TQ, 254TR, 254TS, 254TT, 254TU, 254TV, 254TW, 254TX, 254TY, 254TZ, 254UA, 254UB, 254UC, 254UD, 254UE, 254UF, 254UG, 254UH, 254UI, 254UJ, 254UK, 254UL, 254UM, 254UN, 254UO, 254UP, 254UQ, 254UR, 254US, 254UT, 254UU, 254UV, 254UW, 254UX, 254UY, 254UZ, 254VA, 254VB, 254VC, 254VD, 254VE, 254VF, 254VG, 254VH, 254VI, 254VJ, 254VK, 254VL, 254VM, 254VN, 254VO, 254VP, 254VQ, 254VR, 254VS, 254VT, 254VU, 254VV, 254VW, 254VX, 254VY, 254VZ, 254WA, 254WB, 254WC, 254WD, 254WE, 254WF, 254WG, 254WH, 254WI, 254WJ, 254WK, 254WL, 254WM, 254WN, 254WO, 254WP, 254WQ, 254WR, 254WS, 254WT, 254WU, 254WV, 254WW, 254WX, 254WY, 254WZ, 254XA, 254XB, 254XC, 254XD, 254XE, 254XF, 254XG, 254XH, 254XI, 254XJ, 254XK, 254XL, 254XM, 254XN, 254XO, 254XP, 254XQ, 254XR, 254XS, 254XT, 254XU, 254XV, 254XW, 254XX, 254XY, 254XZ, 254YA, 254YB, 254YC, 254YD, 254YE, 254YF, 254YG, 254YH, 254YI, 254YJ, 254YK, 254YL, 254YM, 254YN, 254YO, 254YP, 254YQ, 254YR, 254YS, 254YT, 254YU, 254YV, 254YW, 254YX, 254YY, 254YZ, 254ZA, 254ZB, 254ZC, 254ZD, 254ZE, 254ZF, 254ZG, 254ZH, 254ZI, 254ZJ, 254ZK, 254ZL, 254ZM, 254ZN, 254ZO, 254ZP, 254ZQ, 254ZR, 254ZS, 254ZT, 254ZU, 254ZV, 254ZW, 254ZX, 254ZY, 254ZZ
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND DEPTHS ARE BASED ON UTILITY MAPS, QUERIES, SOME GROUND SURVEYS THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY WORKOUT DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.



ALLENDALE ROAD
 (P.K.A. BUNICK ROAD)
 (VARIABLE WIDTH ROW)



<p>CLIENT DATA</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO	BY	DESCRIPTION	DATE				
NO	BY	DESCRIPTION	DATE								
<p>STEVEN J. ROMICH PENNSYLVANIA PROFESSIONAL LAND SURVEYOR PENNSYLVANIA LICENSE NO. SA097806</p>		<p>J.B. ANDERSON PROFESSIONAL ENGINEER DELAWARE LICENSE NO. PE 1588 PENNSYLVANIA LICENSE NO. PE 001588 PENNSYLVANIA LICENSE NO. PE 001588 PENNSYLVANIA LICENSE NO. PE 001588 PENNSYLVANIA LICENSE NO. PE 001588</p>									
<p>PROJECT LOCATION</p> <p>MINOR SITE PLAN PROPOSED RETAIL BUILDING PROPOSED DEVELOPMENT COMPANY ROSEDON DEVELOPMENT COMPANY 166 PENNSYLVANIA AVE. WILKES-BARE, PA 18987 COMMONWEALTH OF PENNSYLVANIA</p>		<p>TITLE</p> <p>SITE PLAN</p>									
<p>PROJ. # 064077 DATE 11/28/08</p> <p>CON'D BY 064077 DRAWN BY LAC</p> <p>SCALE AS SHOWN CHK'D BY JBA</p>		<p>SHEET 1 OF 2</p> <p>ROSEDON</p>									

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