

LOCATION MAP
SCALE: 1"=1000'

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the ____ day of _____, 20____, before me the subscriber, a notary public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____ who acknowledged this plan to be the official plan of the highways and property shown hereon situate in the Township of Upper Merion, 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.

Notary Public _____

My commission expires _____

Recorded this ____ day of _____, 20____, in the office for the recording deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania, in Plan Book No. _____ Page _____.

Recorder _____

I hereby certify that this plan represents a survey made by me, that the monuments shown hereon exist as located and that all dimensional and geodetic details are correct.

Dated _____ Registered Surveyor _____

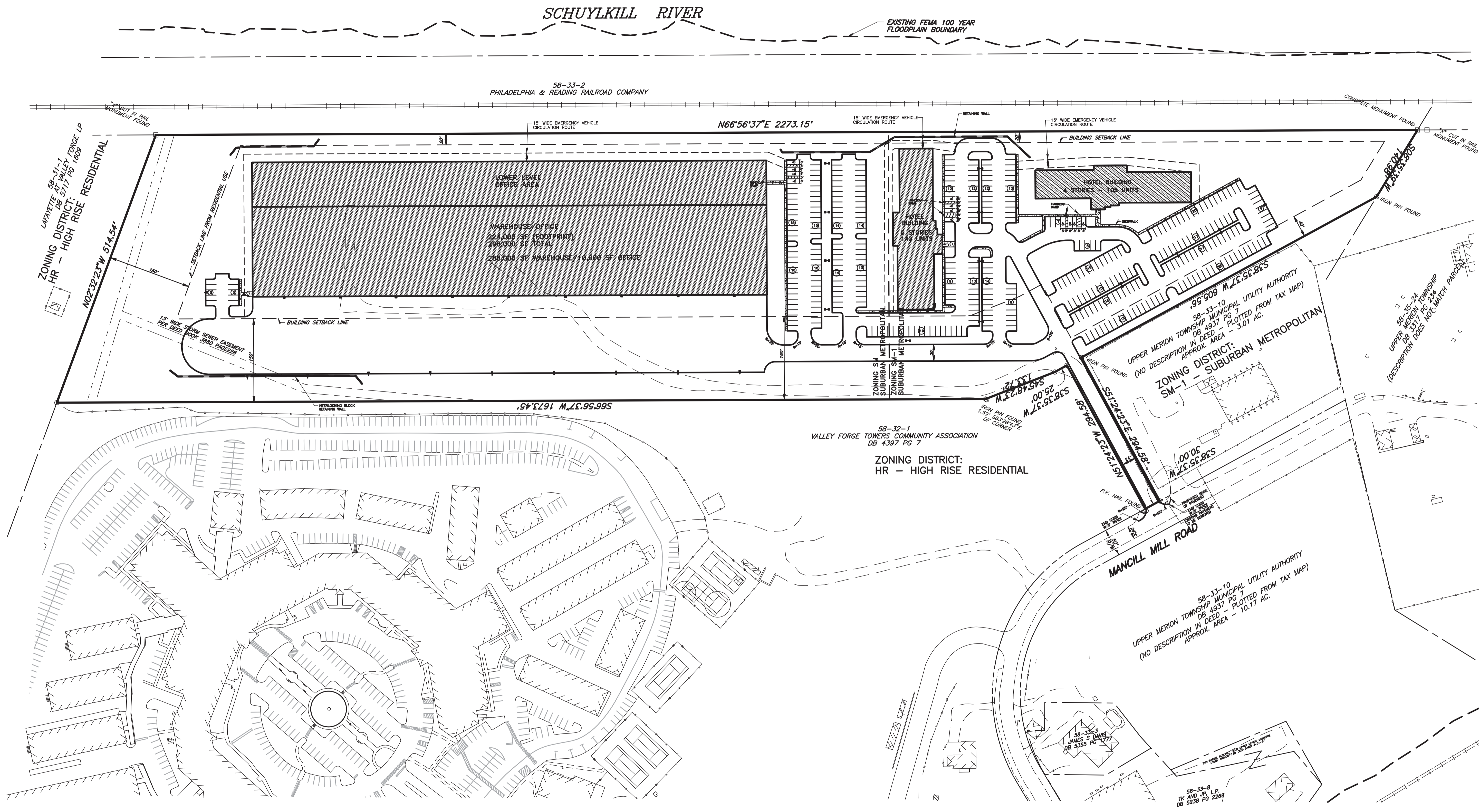
I hereby certify that _____ is the registered owner of the land herein subdivided or developed and that I do hereby adopt this plan.

(Title) _____

Approved by the Board of Commissioners of Upper Merion Township this ____ day of _____, 20____.

President _____

Secretary _____



ACT 287 SERIAL NUMBER:
EDWARD B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES E. B. WALSH & ASSOC., INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.
CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

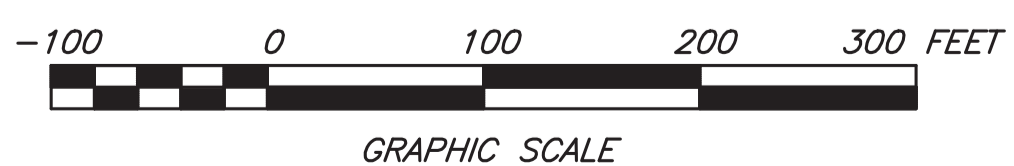
UTILITIES NOTIFIED
ADVENET COMMUNICATIONS INC.
AMERIGAS PROPANE LP
AQUA PENNSYLVANIA INC
AT&T ATLANTA
AT&T LOCAL SERVICES
CAVALIER TELEPHONE
COMCAST CABLE
COMCAST CABLE COMMUNICATIONS
LEVEL 3 COMMUNICATIONS LLC
MCI/VERIZON BUSINESS
PECO ENERGY
PENNSYLVANIA AMERICAN WATER
QUEST COMMUNICATIONS
UPPER MERION TOWNSHIP
UPPER MERION TWP MUNICIPAL UTILITY AUTHORITY
VERIZON PENNSYLVANIA INC
XO COMMUNICATIONS INC
ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC

- GENERAL NOTES:
- BOUNDARY SURVEY BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA) IN ACCORDANCE WITH DESCRIPTION CONTAINED IN DEED BOOK 5717, PAGE 1609. THE MERIDIAN WAS ADOPTED FROM A SURVEY PERFORMED IN DECEMBER 2008 BY EARTH DESIGN GROUP. EBWA SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
 - TOTAL TRACT AREA: 22,826 AC.
 - TOPOGRAPHY WAS PHOTOGRAMMERICALLY COMPILED DECEMBER, 2011 BY PROMAPS, INC. MOORESTOWN, NJ FROM NEW AERIAL SURVEYS CONTROLLED BY AND SUPPLEMENTED WITH GROUND SURVEYS BY EBWA.
 - PROJECT BENCH MARK IS DESIGNATED AS NGS NO. KV 1854 - (0.9 MI. EAST ALONG READING CO. RAILROAD FROM FORT KENNEDY STATION, BENCH MARK DISC SET IN TOP OF NW CORNER OF CONCRETE BASE OF SIGNAL GANTRY, 24 FT. SOUTH OF THE SOUTH RAIL OF THE SOUTH SET OF MAIN LINE TRACKS.)
ELEVATION: 83.57 DATUM: NAVD 88
 - THE PROPOSED DEVELOPMENT/USES WILL UTILIZE THE PUBLIC WATER AND SANITARY SEWER SYSTEM.
 - THERE ARE NO WETLANDS OR 100 YEAR FLOODPLAIN LOCATED ON THE TRACT.
 - THE PORTION OF THE SITE THAT HAS CONTAMINATED SOILS WILL BE DEVELOPED IN ACCORDANCE WITH THE CLEANUP PLAN AS APPROVED BY D.E.P., FEBRUARY, 2012.
 - IMPROVEMENTS TO THE INTERSECTION OF MANCILL MILL ROAD AND WEST VALLEY FORGE ROAD AS NOTED IN THE TRAFFIC IMPACT STUDY PREPARED BY TRAFFIC PLANNING AND DESIGN WILL BE COMPLETED BY THE APPLICANT. A HIGHWAY OCCUPANCY PERMIT AND SIGNAL PERMIT WILL BE REQUIRED FROM PENNDOT FOR THE REQUIRED IMPROVEMENTS TO THE INTERSECTION.
 - THE STORMWATER MANAGEMENT FACILITIES PROPOSED FOR THIS PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. A DEED RESTRICTION MUST BE RECORDED TO PROHIBIT THE REMOVAL OR ALTERATION OF THE FACILITIES.
 - A BLANKET EASEMENT ON THE PROPERTY SHALL BE GRANTED TO THE TOWNSHIP TO PROVIDE THE RIGHT BUT NOT OBLIGATION TO ENTER AND IMPROVE STORMWATER MANAGEMENT FACILITIES.

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APPLICANT/OWNER
MANCILL MILL ROAD COMPANY
401 SOUTH SCHUYLKILL AVENUE
NORRISTOWN, PA. 19403
610-630-7911



PARCELS NO. 58-0013346-00-6 & 58-00-13345-90-7 (PER DEED)

PRELIMINARY OVERALL SITE PLAN

LAND DEVELOPMENT PLAN FOR
MANCILL MILL ROAD COMPANY
UPPER MERION TOWNSHIP MONTGOMERY COUNTY, PA.
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 DOWLIN FORGE ROAD
EXTON, PENNSYLVANIA 19341
PHONE (610) 903-0060
FAX (610) 903-0080

Project- 3755
Date- 7-9-14
Scale- 1"= 100'
Drawn- R.F.N.
Checked- A.J.B.
Sheet- 1 OF 21
Plotted: 7/28/2014 File: F:\JB\3755\3755-B3.pro Ver.- 000