

# PRELIMINARY/FINAL PLANS

## OF

# STONEBROOK AT UPPER MERION

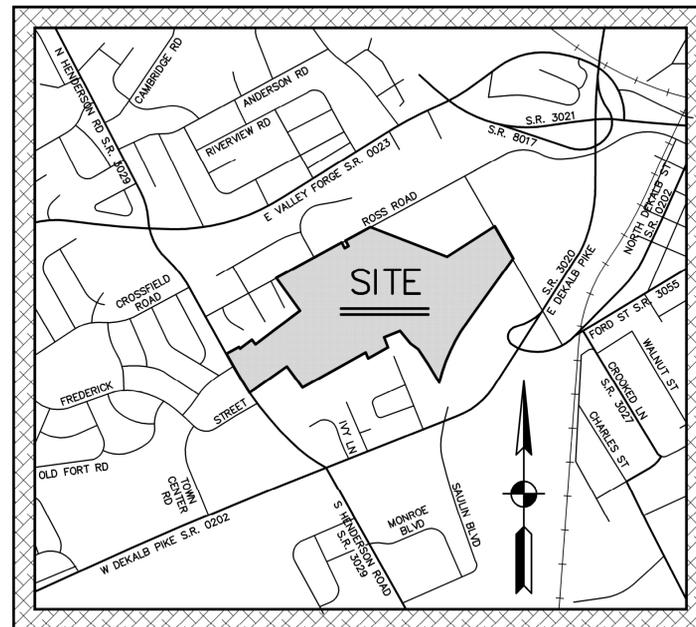
SITE SITUATE IN UPPER MERION TOWNSHIP, MONTGOMERY COUNTY

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### 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)  
TRACT AREA = 78.1700 AC. (TO LEGAL/ULT. R/W)  
NET TRACT AREA = 74.9347 AC. (EXCLUDES PARCEL 1 & PARCEL 2 AS DEPICTED UPON PARCEL PLAN SHEET 1 OF 1)



SITE LOCATION MAP 1" = 1000'

PREPARED FOR

# GLASGOW, INC.

c/o RICHARD P. McBRIDE, Esq.  
714 N. BETHLEHEM PIKE, SUITE 101  
LOWER GWYNEDD, PA 19002

### ACT 50 UTILITY NOTE

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBERS: 20183341909, 20183341937 & 2019081279.

- |  |  |   |
|--|--|---|
| WINDSTREAM<br>929 MARTHAS WAY<br>WYOMING, IA 52233<br>LOCATE DESK PERSONNEL<br>locate.desk@windstream.com<br>PH: 855-852-9400  | UPPER MERION TWP<br>175 W VALLEY FORGE ROAD<br>KING OF PRUSSIA, PA. 19406<br>TODD LACHENMAYER<br>tlochenmayer@uppermerion.org<br>PH: 215-265-2600                            | PECO ENERGY C/O USIC<br>450 S HENDERSON RD SUITE B<br>KING OF PRUSSIA, PA. 19406<br>NIKOLA SAMPKINS<br>nikola.sampkins@peco.com<br>PH: 215-345-9300         |
| PENNSYLVANIA AMERICAN WATER<br>4 WILMINGTON BLVD<br>WYOMISSING, PA. 19610<br>AL ROSS<br>alross@amwater.com<br>PH: 215-279-8616 | UPPER MERION SANITARY AND<br>STORMWATER AUTHORITY<br>175 WEST VALLEY FORGE RD<br>KING OF PRUSSIA, PA. 19406<br>DAN LEGERTON<br>dlegerton@uppermerion.org<br>PH: 215-265-2600 | VERIZON PENNSYLVANIA LLC<br>1050 VIRGINIA DR<br>FORSYTH WASHINGTON, PA. 19034<br>LAURA LIPPINCOTT<br>laura.m.lippincott@one.verizon.com<br>PH: 215-963-6000 |
| AT&T<br>361 GEES MILL<br>BUSINESS PKWY NE<br>CONOVER, GA. 30013<br>NANCY SPENCE<br>nspence@att.com<br>PH: 800-555-8111         | COMCAST<br>4400 WAYNE AVENUE<br>PHILADELPHIA, PA. 19140<br>ROBERT HARVEY<br>rob.harvey@comcast.com<br>PH: 215-673-8600   | BASF CORPORATION<br>310 BROWNLE RD<br>KING OF PRUSSIA, PA. 19406<br>FRED GOELZ<br>fred.goelz@basf.com<br>PH: 800-558-1072                                   |
| TERRADEX INC<br>850 EL CAMINO REAL<br>#309<br>PALO ALTO, CA. 94301<br>KEITH HOOPER<br>khooper@terradex.com<br>PH: 650-227-3250 | AQUA AMERICA<br>762 W LANCASTER AVE<br>BRYN MAWR, PA. 19010<br>STEEVE PIZZ<br>stpizz@aquaamerica.com<br>PH: 610-645-1191   | TRANSCONTINENTAL GAS/WILLIAMS GAS<br>89 FARMER ROAD<br>PRINCETON, NJ 08540<br>DAN SCHWETZER<br>dan.schwetzer@williams.com<br>PH: 609-951-9990               |

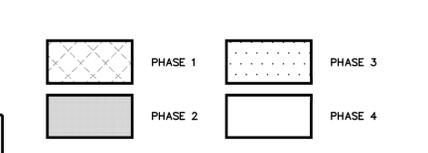
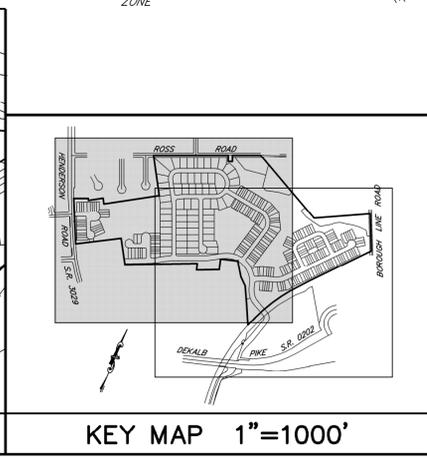
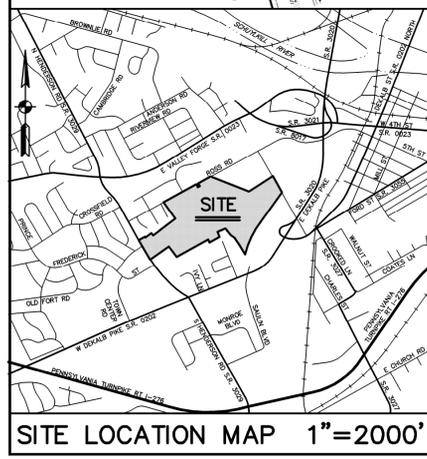
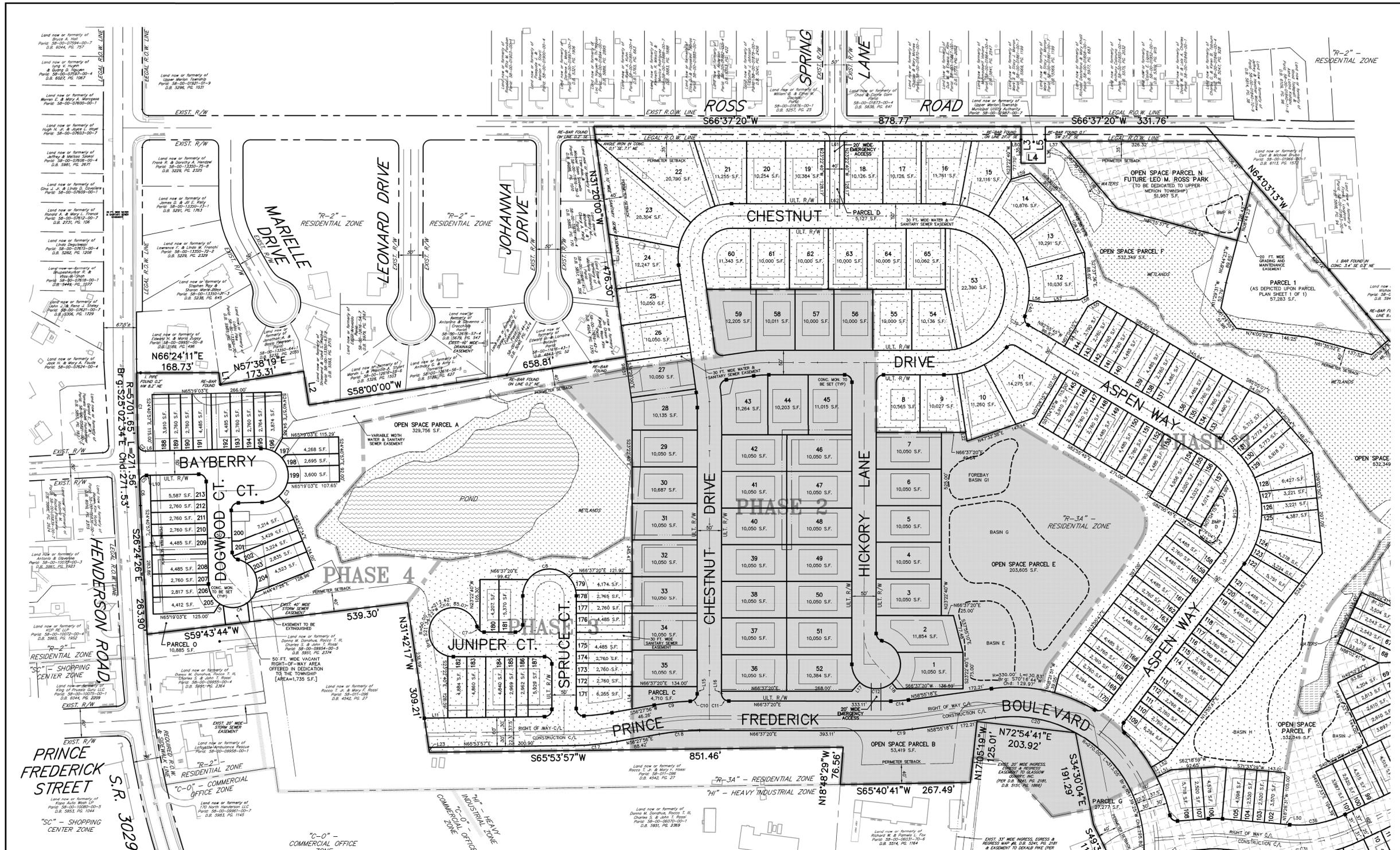


- SUPPORTING DOCUMENTS SUBMITTED TO UPPER MERION TOWNSHIP:
- POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN NARRATIVE REPORT PREPARED BY S.T.A. ENGINEERING, INC. DEC. 17, 2019
  - STORMWATER INFILTRATION REPORT PREPARED BY DAVID BLACKMORE & ASSOCIATES, INC. JULY 18, 2019
  - EROSION & SEDIMENT CONTROL PLAN NARRATIVE REPORT PREPARED BY S.T.A. ENGINEERING, INC. DEC. 17, 2019

- SUPPORTING DOCUMENTS SUBMITTED TO PENNDOT:
- HOP PLANS FOR HENDERSON ROAD, S.R. 3029 JULY 19, 2019
  - TRAFFIC IMPACT ASSESSMENT PREPARED BY PENNDOT ASSOCIATES, INC. SEPT. 20, 2019

**S T A**  
Engineering, Inc.  
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





| OPEN SPACE SUMMARY                       |                          |
|--|--------------------------|
| TOTAL TRACT AREA (TO TITLE LINES):       | 79.18 AC.                |
| REQUIRED OPEN SPACE (20% OF TRACT AREA): | 15.84 AC.                |
| PROVIDED OPEN SPACE:                     |                          |
| PARCEL A -                               | 329,756 S.F. 7.57 AC.    |
| PARCEL B -                               | 53,419 S.F. 1.23 AC.     |
| PARCEL E -                               | 203,605 S.F. 4.67 AC.    |
| PARCEL F -                               | 532,349 S.F. 12.22 AC.   |
| PARCEL N -                               | 51,957 S.F. 1.19 AC.     |
| TOTAL OPEN SPACE:                        | 1,171,086 S.F. 26.88 AC. |

| SITE STATISTICS  |  |
|--|--|
| 1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:                               |  |
| UPPER MERION TOWNSHIP  |  |
| PARCEL: 58-00-01969-00-7   |  |
| PARCEL: 58-00-01969-00-1   |  |
| 2. 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. |  |
| PARCEL: 58-00-01969-00-7 D.B. 3761, PG. 287  |  |
| PARCEL: 58-00-01969-00-1 D.B. 3761, PG. 287  |  |
| 3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:   |  |
| GLASGOW, INC.  |  |
| C/O RICHARD P. MURPHY, ENR.  |  |
| 714 N. BETHLEHEM PIKE, SUITE 101   |  |
| LOWER Gwynedd, PA 19002  |  |
| 4. AREA STATISTICS:  |  |
| TOTAL TRACT AREA = 79.1774 AC. (TO DEED TITLE LINES)   |  |
| TRACT AREA = 78.1700 TO LEGAL (A.L.T. R/W)   |  |
| NET TRACT AREA = 74.9347 AC. (EXCLUDES PARCEL 1 & PARCEL 2 AS DEPICTED UPON PARCEL PLAN SHEET 1 OF 1)                        |  |

**SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY**

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

CLIFFORD T. STOUT, P.L.S. DATE: \_\_\_\_\_  
 REGISTRATION NO. 282-A

**ENGINEER CERTIFICATION**

I, SUSAN A. RICE, P.E., A CERTIFIED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION.

SUSAN A. RICE, P.E. REGISTRATION NO. PE-0754508

**RECORDING ACKNOWLEDGEMENTS**

COMMONWEALTH OF PENNSYLVANIA )  
 COUNTY OF MONTGOMERY )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED GREGORY J. LOGRECA, WHO ACKNOWLEDGED HIMSELF TO BE THE SR. VICE PRESIDENT OF TOLL MID-ATLANTIC L.P. COMPANY, INC. A DELAWARE CORP., AND BEING AUTHORIZED TO DO SO, ACKNOWLEDGES THIS PLAN TO BE THE OFFICIAL PLAN OF LOTS AND PROPERTY SHOWN HEREON SITUATED IN THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

**OWNER CERTIFICATE**

TOLL MID-ATLANTIC L.P. COMPANY, INC. A DELAWARE CORP., HAVE Laid UPON OUR LANDS SITUATED IN THE TOWNSHIP OF UPPER MERION, MONTGOMERY COUNTY, PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANIED PLAN WHICH IS INTENDED TO BE RECORDED.

TOLL MID-ATLANTIC L.P. COMPANY, INC. A DELAWARE CORPORATION

BY: GREGORY J. LOGRECA, SR. VICE PRESIDENT

**TOWNSHIP SUPERVISORS**

APPROVED BY THE TOWNSHIP SUPERVISORS OF THE TOWNSHIP OF UPPER MERION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON \_\_\_\_\_ TOWNSHIP MANAGER \_\_\_\_\_

**TOWNSHIP ENGINEER**

REVIEWED BY THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF UPPER MERION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOWNSHIP ENGINEER \_\_\_\_\_

**RECORDER OF DEEDS**

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_ ON \_\_\_\_\_, 20\_\_\_\_.

RECORDER OF DEEDS \_\_\_\_\_

MPSC NO. 19-0016-001

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

**PARKING REQUIREMENTS**

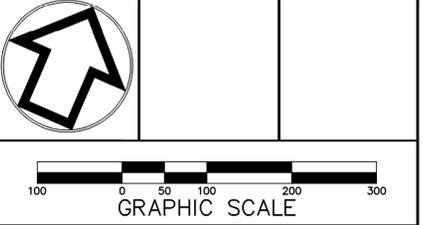
1. THE FIRST SPACE LOCATED WITHIN A GARAGE CANNOT BE COUNTED TOWARD THE REQUIRED MINIMUM NUMBER OF PARKING SPACES.

2. ALL DETACHED DWELLINGS ARE PROPOSED TO BE 4 BEDROOMS AND ALL ATTACHED DWELLINGS ARE PROPOSED TO BE 3 BEDROOMS.

3. ON-STREET PARKING IS PROPOSED ON ONE SIDE OF THE STREET.

4. 65 SINGLE-FAMILY DETACHED AND 213 SINGLE-FAMILY ATTACHED DWELLINGS ARE PROPOSED.

| CRITERIA                | REQUIRED        | PROVIDED   |
|-------------------------|-----------------|--|
| SINGLE FAMILY 3 SP/3 DU | 195 SP          | 195 SP (2 PER DRIVEWAY + 1 PER GARAGE)   |
| TOTAL                   | 1 SP/3 DU 22 SP | 22+ SP (ON-STREET)   |
| TOTAL                   | 217 SP          | 217 SP   |
| TOWNHOMES: 2 SP/2 DU    | 428 SP          | 204 SP (1 PER DRIVEWAY + 1 PER GAR. OR 2 PER DRIVEWAY FOR END UNITS)                     |
| TOTAL                   | 112 SP          | 112 SP (1 PER DRIVEWAY FOR INTERIOR UNITS)   |
| TOTAL                   | 4 SP            | 4 SP (2 PER DRIVEWAY FOR INTERIOR UNITS)   |
| TOTAL                   | 53 SP           | 53 SP (STREET AND PERPENDICULAR)   |
| TOTAL                   | 53 SP           | 53 SP (INTERIOR W/ 2-CAR GAR. OR 2-CAR DRIVEWAY OR END W/ 2 CAR GAR. AND 2 CAR DRIVEWAY) |
| TOTAL                   | 1 SP/3 DU 71 SP | 71 SP (STREET AND PERPENDICULAR)   |
| TOTAL                   | 497 SP          | 497 SP   |



| NO. | REVISIONS                                      | DATE          |
|-----|--|---------------|
| 2   | ACH PER VARIOUS REVIEWS                        | OCT. 18, 2019 |
| 1   | ACH PER VARIOUS REVIEWS & COORDINATION EFFORTS | JULY 19, 2019 |
| No  | INT  | DATE          |
|     | S.T.A. PLAN ORIGINATION DATE                   | DEC. 17, 2018 |

**OVERALL RECORD PLAN OF SUBDIVISION**

OF THE  
**STONEBROOK AT UPPER MERION**

PREPARED FOR  
**GLASGOW, INC.**

SITE SITUATION  
 UPPER MERION TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA

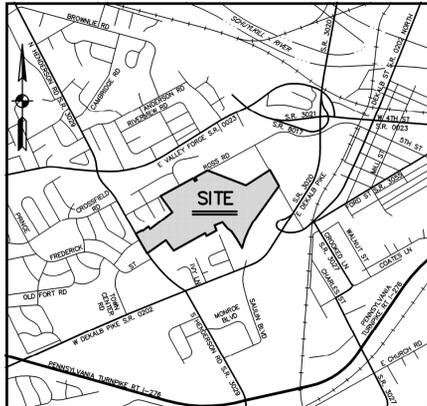
**S T A**

Engineering, Inc.

**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 |
|------------|----------------|---------------------|-------------------|
| 1"=100'    | A.C.H.         | S.A.R.              | 1 OF 102          |
|            | PROJECT NUMBER | DRAWING FILE NUMBER |                   |
|            | 5674           | 5674SUB             |                   |

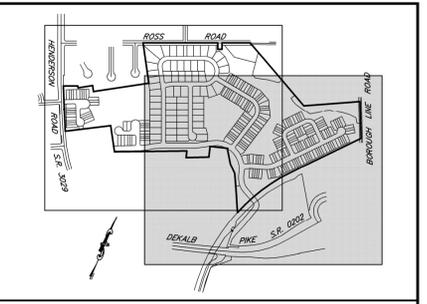
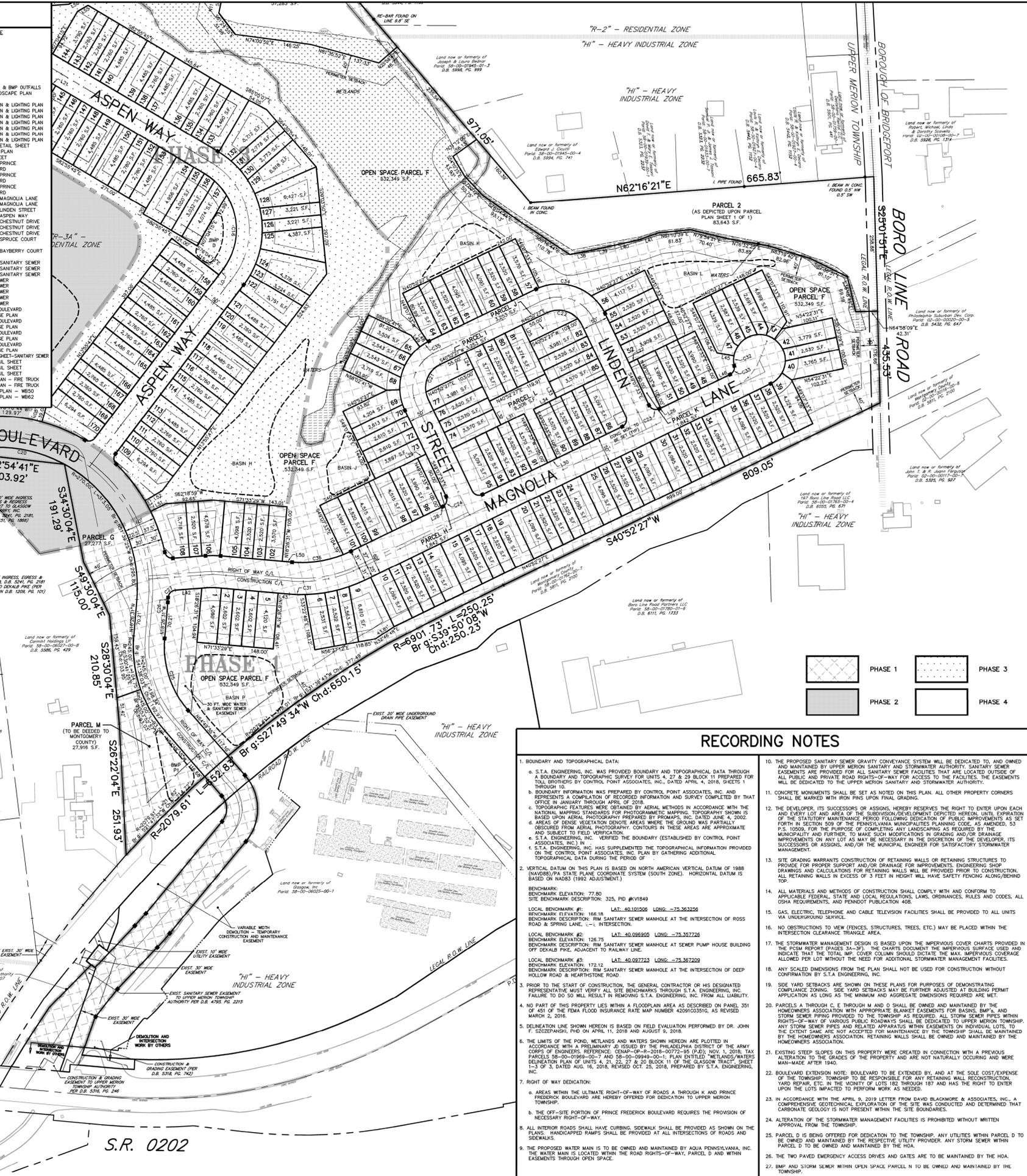


**SITE LOCATION MAP 1"=2000'**  
**R-3A DEVELOPMENT DATA**

| PROPOSED USES                                 | REQUIRED S.F.D. & TH          | PROPOSED S.F.D. & TH                      |
|---|-------------------------------|---|
| MIN. TRACT AREA                               | 5.0 ACRES                     | 79.18 ACRES                               |
| WETLANDS/WATER AREAS                          |                               | (-) 7.21 ACRES                            |
| EXISTING RIGHTS OF WAY                        |                               | (-) 1.01 ACRES                            |
| DEVELOPABLE AREA (D.A.)                       |                               | 67.63 ACRES                               |
| MAX. NO. DU @ 6 PER D.A.                      | 405.8 DU                      | 278 DU                                    |
| SINGLE FAMILY DETACHED TOWNHOMES              |                               | 65 DU (4 BEDROOMS)<br>213 DU (3 BEDROOMS) |
| MAX. D.A. DENSITY                             | 6 DU PER DEV. AC.             | 4.12 DU PER DEV. AC.                      |
| MIN. OPEN SPACE                               | 30% OF TRACT AREA / 15.84 AC. | 34.0% / 26.88 AC.                         |
| MIN. PERIMETER SETBACKS                       | 35 FT.                        | 35 FT.                                    |
| OTHER PROPERTY LINES                          | 40 FT.                        | 40 FT.                                    |
| MIN. PERIMETER BUFFER                         | 15 FT.                        | 15 FT. WHERE DEDICATED NECESSARY          |
| MAX. BLDG. HEIGHT                             | 35 FT.                        | 35 FT.                                    |
| MAX. DU PER BUILDING                          | 6 DU                          | 5 DU                                      |
| MIN. LOT SIZE                                 |                               |   |
| SINGLE FAMILY DETACHED @ 4 BEDROOMS           | 10,000 S.F.                   | 10,000 S.F.                               |
| TOWNHOMES @ 3 BEDROOMS                        | 2,000 S.F.                    | 2,520 S.F.                                |
| MIN. LOT WIDTH                                |                               |   |
| SINGLE FAMILY DETACHED TOWNHOMES @ 3 BEDROOMS | 70 FT.                        | 70 FT.                                    |
| SINGLE FAMILY DETACHED TOWNHOMES              | 20 FT.                        | 24 FT.                                    |
| MIN. FRONT YARD                               |                               |   |
| SINGLE FAMILY DETACHED TOWNHOMES              | 30 FT.                        | 30 FT.                                    |
| TOWNHOMES                                     | N/A                           | N/A                                       |
| MIN. SIDE YARD                                |                               |   |
| SINGLE FAMILY DETACHED                        | 10 FT. MIN. / 75 FT. AGG.     | 10 FT. MIN. / 75 FT. AGG.                 |
| TOWNHOMES                                     | N/A                           | N/A                                       |
| TOWNHOMES-CORNER LOT                          | 25 FT.                        | 25 FT.                                    |
| MIN. REAR YARD                                |                               |   |
| SINGLE FAMILY DETACHED TOWNHOMES              | 25 FT.                        | 25 FT.                                    |
| TOWNHOMES                                     | 20 FT.                        | 20 FT.                                    |
| MIN. BLDG. SEPARATIONS                        |                               |   |
| SINGLE FAMILY DETACHED TOWNHOMES              | 30 FT.                        | 30 FT.                                    |
| TOWNHOMES                                     | 20 FT.                        | 20 FT.                                    |
| MAX. BLDG. COVERAGE                           | 30%                           | 30%                                       |
| SINGLE FAMILY DETACHED TOWNHOMES              | 65%                           | 65%                                       |

**PLAN SHEET INDEX**

| SHEET NO. | PLAN TITLE                         | SHEET NO.  | PLAN TITLE        |
|-----------|------------------------------------|------------|-------------------|
| 1 OF 1    | COVER SHEET                        | 53 OF 102  | PCSM PLAN         |
| 2 OF 102  | OVERALL RECORD PLAN OF SUBDIVISION | 54 OF 102  | PCSM PLAN         |
| 3 OF 102  | RECORD PLAN OF SUBDIVISION         | 55 OF 102  | PCSM PLAN         |
| 4 OF 102  | RECORD PLAN OF SUBDIVISION         | 56 OF 102  | PCSM DETAIL SHEET |
| 5 OF 102  | RECORD PLAN OF SUBDIVISION         | 57 OF 102  | PCSM DETAIL SHEET |
| 6 OF 102  | RECORD PLAN OF SUBDIVISION         | 58 OF 102  | PCSM DETAIL SHEET |
| 7 OF 102  | RECORD PLAN OF SUBDIVISION         | 59 OF 102  | PCSM DETAIL SHEET |
| 8 OF 102  | RECORD PLAN OF SUBDIVISION         | 60 OF 102  | PCSM DETAIL SHEET |
| 9 OF 102  | RECORD PLAN OF SUBDIVISION         | 61 OF 102  | PCSM DETAIL SHEET |
| 10 OF 102 | RECORD PLAN OF SUBDIVISION         | 62 OF 102  | PCSM DETAIL SHEET |
| 11 OF 102 | RECORD PLAN OF SUBDIVISION         | 63 OF 102  | PCSM DETAIL SHEET |
| 12 OF 102 | RECORD PLAN OF SUBDIVISION         | 64 OF 102  | PCSM DETAIL SHEET |
| 13 OF 102 | RECORD PLAN OF SUBDIVISION         | 65 OF 102  | PCSM DETAIL SHEET |
| 14 OF 102 | RECORD PLAN OF SUBDIVISION         | 66 OF 102  | PCSM DETAIL SHEET |
| 15 OF 102 | RECORD PLAN OF SUBDIVISION         | 67 OF 102  | PCSM DETAIL SHEET |
| 16 OF 102 | RECORD PLAN OF SUBDIVISION         | 68 OF 102  | PCSM DETAIL SHEET |
| 17 OF 102 | RECORD PLAN OF SUBDIVISION         | 69 OF 102  | PCSM DETAIL SHEET |
| 18 OF 102 | RECORD PLAN OF SUBDIVISION         | 70 OF 102  | PCSM DETAIL SHEET |
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| 23 OF 102 | RECORD PLAN OF SUBDIVISION         | 75 OF 102  | PCSM DETAIL SHEET |
| 24 OF 102 | RECORD PLAN OF SUBDIVISION         | 76 OF 102  | PCSM DETAIL SHEET |
| 25 OF 102 | RECORD PLAN OF SUBDIVISION         | 77 OF 102  | PCSM DETAIL SHEET |
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| 32 OF 102 | RECORD PLAN OF SUBDIVISION         | 84 OF 102  | PCSM DETAIL SHEET |
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| 34 OF 102 | RECORD PLAN OF SUBDIVISION         | 86 OF 102  | PCSM DETAIL SHEET |
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| 47 OF 102 | RECORD PLAN OF SUBDIVISION         | 99 OF 102  | PCSM DETAIL SHEET |
| 48 OF 102 | RECORD PLAN OF SUBDIVISION         | 100 OF 102 | PCSM DETAIL SHEET |
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| 50 OF 102 | RECORD PLAN OF SUBDIVISION         | 102 OF 102 | PCSM DETAIL SHEET |



**KEY MAP 1"=1000'**  
**PROPOSED STREET LENGTHS**

|                             |  |                 |           |
|-----------------------------|--|-----------------|-----------|
| MAGNOLIA LANE:              | 1,312 FT.  | CHESTNUT DRIVE: | 2,448 FT. |
| LINDEN STREET:              | 908 FT.  | SPRUCE COURT:   | 445 FT.   |
| ASPEN WAY:                  | 1,173 FT.  | BAYBERRY COURT: | 429 FT.   |
| HICKORY LANE:               | 649 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| JUNIPER COURT:              | 259 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| DOGWOOD COURT:              | 281 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| PRINCE FREDERICK BOULEVARD: | 2,843 FT. FROM C/L ROAD 202 TO PROPERTY LINE                           |                 |           |

**WAIVERS**

- FROM §145-10.E WHICH REQUIRES A MINIMUM HORIZONTAL CURVATURE OF 300'0" (RADIUS OF 191.00 FEET).
- FROM §145-14.D WHICH REQUIRES SIDE LOT LINES TO BE AT RIGHT ANGLES OR RADIAL TO THE RIGHT-OF-WAY LINE.
- FROM §145-20.C(1) WHICH REQUIRES CONCRETE CURB.
- FROM §145-20.C(2) WHICH REQUIRES CONCRETE CURB AND SIDEWALK ALONG ALL EXISTING STREETS AND ALONG BOTH SIDES OF NEW INTERIOR STREETS.
- FROM §145-27.A(13) WHICH REQUIRES THAT THE LOCATION OF THE SPECIES AND SIZE OF ALL TREES SIX INCHES OR MORE IN DIAMETER BE PROVIDED ON THE PLAN.
- FROM §145-27.B WHICH REQUIRES A TRAFFIC IMPACT STUDY.
- FROM §140A-13.B (2)(a)(2)(i) WHICH REQUIRES THE FLOOR OF A DETENTION BASIN TO HAVE A MINIMUM GRADE OF 2% OR 1% WITH A LOW FLOW CHANNEL.
- FROM §140A-13.B (2)(a)(2)(ii) WHICH REQUIRES THE AVERAGE LENGTH OF A DETENTION BASIN TO BE AT LEAST TWICE THE AVERAGE WIDTH.

**PROPOSED STREET LEGEND**

|                           |                           |
|---------------------------|---------------------------|
| ROAD 'A' - MAGNOLIA LANE  | ROAD 'G' - SPRUCE COURT   |
| ROAD 'B' - LINDEN STREET  | ROAD 'H' - JUNIPER COURT  |
| ROAD 'C' - ASPEN WAY      | ROAD 'J' - BAYBERRY COURT |
| ROAD 'E' - HICKORY LANE   | ROAD 'K' - DOGWOOD COURT  |
| ROAD 'F' - CHESTNUT DRIVE |                           |

**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 24.25  | S31°32'40"E |
| L2   | 70.09  | S32°12'43"E |
| L3   | 75.00  | S23°22'40"E |
| L4   | 50.00  | N66°37'20"E |
| L5   | 75.00  | N23°22'40"W |
| L6   | 16.45  | S65°19'03"W |
| L8   | 33.30  | S63°49'39"E |
| L9   | 21.57  | N09°17'43"E |
| L10  | 7.47   | S65°19'03"W |
| L11  | 48.34  | N65°53'57"E |
| L13  | 11.54  | N22°53'21"E |
| L14  | 45.82  | N23°22'40"W |
| L15  | 14.72  | S23°22'40"E |
| L16  | 5.00   | S23°22'40"E |
| L17  | 24.33  | S18°53'45"W |
| L18  | 15.21  | S63°19'03"E |
| L20  | 12.06  | S07°04'15"W |
| L21  | 15.00  | S82°55'45"E |
| L22  | 18.14  | S32°01'18"E |
| L23  | 10.09  | S31°42'17"E |
| L24  | 36.00  | N49°07'33"W |
| L25  | 36.00  | N49°07'33"W |
| L26  | 3.00   | N40°52'27"E |
| L27  | 18.00  | S40°52'27"W |
| L28  | 3.00   | N40°52'27"E |
| L29  | 18.00  | N40°52'27"E |
| L30  | 19.91  | S40°52'27"W |
| L31  | 50.00  | S40°52'27"W |
| L32  | 51.00  | N49°07'33"W |
| L33  | 47.21  | N49°07'33"E |
| L34  | 50.00  | S40°52'27"W |
| L35  | 45.00  | S23°22'40"E |
| L36  | 45.00  | N23°22'40"W |
| L37  | 31.22  | N66°37'20"E |
| L38  | 42.99  | N55°22'02"E |
| L39  | 45.44  | N54°14'13"E |
| L40  | 47.21  | N47°32'28"E |
| L41  | 41.33  | N47°32'28"E |
| L42  | 51.59  | N62°18'59"E |
| L43  | 21.76  | N71°33'29"E |
| L44  | 22.98  | N12°02'33"E |
| L45  | 33.49  | N76°18'02"E |
| L46  | 24.79  | N40°52'27"E |
| L48  | 24.31  | S57°41'43"E |
| L49  | 27.82  | S61°03'33"E |
| L50  | 18.93  | N71°33'29"E |
| L51  | 32.44  | S40°16'38"W |
| L52  | 39.05  | N36°13'24"E |
| L55  | 23.46  | N37°15'50"E |

**LINE TABLE**

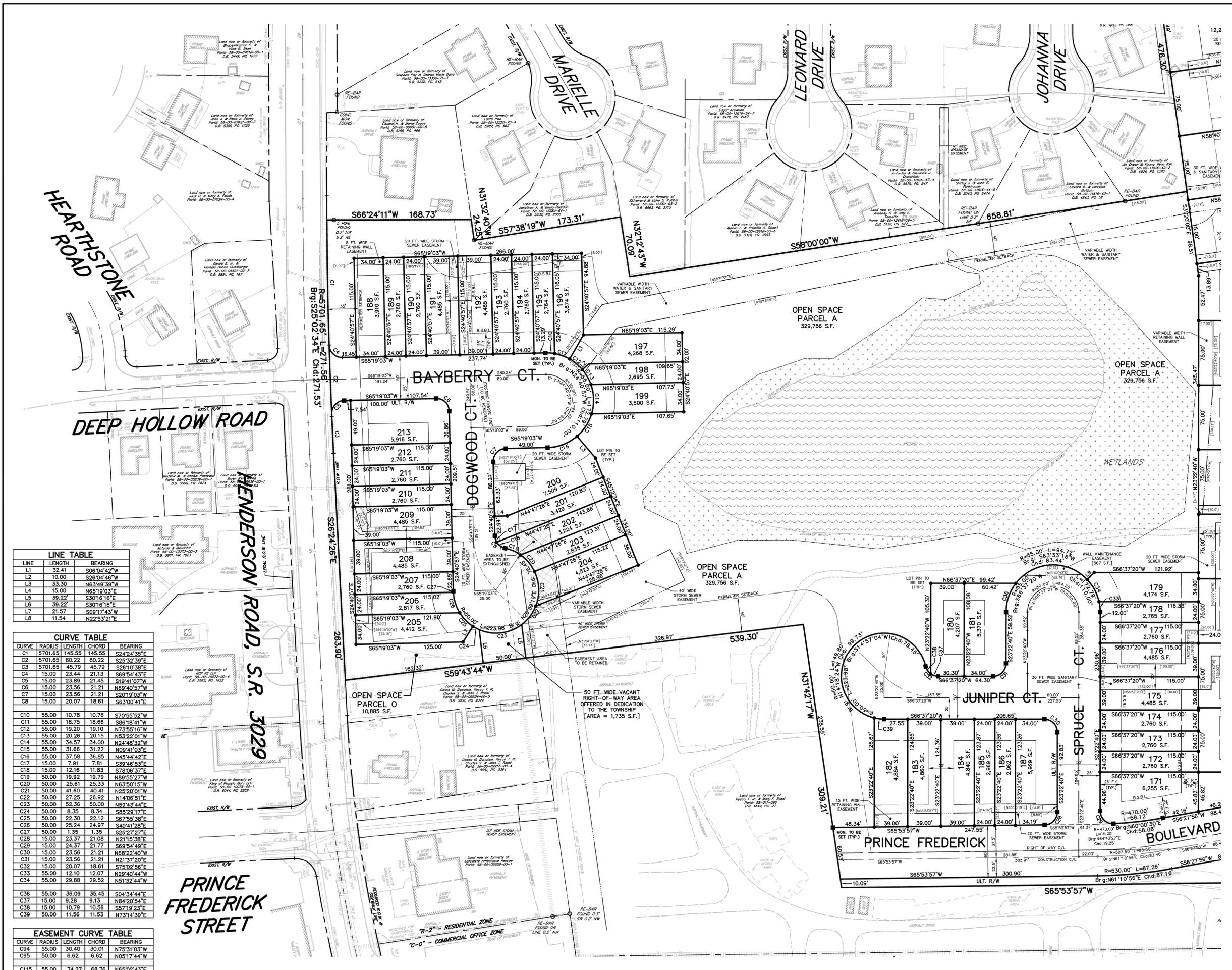
| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L56  | 30.00  | N74°01'22"E |
| L57  | 75.51  | N62°57'22"E |
| L58  | 18.90  | N37°15'50"E |
| L59  | 41.73  | N49°58'22"E |
| L60  | 20.00  | N66°37'20"E |
| L61  | 40.00  | N66°37'20"E |
| L62  | 40.00  | N66°37'20"E |

**CURVE TABLE**

| CURVE | RADIUS  | LENGTH | CHORD  | BEARING     |
|-------|---------|--------|--------|-------------|
| C1    | 5701.65 | 145.55 | 145.55 | S24°24'35"E |
| C2    | 15.00   | 23.44  | 21.13  | S69°54'43"E |
| C3    | 55.00   | 31.66  | 31.22  | N09°41'03"E |
| C4    | 50.00   | 87.56  | 77.05  | N48°53'50"E |
| C5    | 15.00   | 23.89  | 21.45  | S19°41'07"W |
| C6    | 5701.65 | 45.79  | 45.79  | S26°10'38"E |
| C7    | 15.00   | 10.79  | 10.56  | S57°19'23"E |
| C8    | 55.00   | 94.72  | 83.44  | S63°33'16"W |
| C9    | 530.00  | 74.50  | 74.44  | S60°29'32"W |
| C10   | 15.00   | 23.01  | 20.82  | N20°34'14"E |
| C11   | 15.00   | 23.56  | 21.21  | S68°22'40"E |
| C12   | 50.00   | 71.74  | 65.75  | N67°47'21"E |
| C14   | 270.00  | 36.29  | 36.26  | N62°46'19"E |
| C16   | 124.16  | 150.99 | 141.86 | N20°54'39"W |
| C17   | 530.01  | 87.26  | 87.16  | N61°10'56"E |
| C18   | 470.00  | 122.48 | 122.30 | S44°54'43"E |
| C19   | 330.00  | 44.35  | 44.32  | N52°48'19"E |
| C20   | 270.00  | 170.62 | 167.79 | S77°01'20"W |
| C21   | 50.00   | 64.35  | 60.00  | S04°00'15"W |
| C22   | 50.00   | 64.35  | 60.00  | S77°44'39"W |
| C23   | 15.00   | 23.56  | 21.21  | N85°52'27"E |
| C24   | 15.00   | 23.56  | 21.21  | N04°07'33"W |
| C25   | 150.00  | 149.77 | 145.71 | S41°38'03"E |
| C26   | 330.00  | 9.10   | 9.10   | N19°13'54"W |
| C27   | 15.00   | 21.56  | 19.75  | S21°08'51"W |
| C31   | 281.00  | 30.70  | 30.68  | N68°25'43"E |
| C32   | 150.00  | 22.48  | 22.30  | S24°54'43"E |
| C33   | 15.00   | 20.07  | 18.61  | S24°32'43"E |
| C34   | 100.00  | 107.69 | 102.56 | S75°11'24"W |
| C35   | 100.00  | 18.40  | 18.38  | S34°12'47"W |
| C36   | 219.00  | 100.91 | 100.02 | N58°21'29"E |
| C37   | 330.00  | 23.35  | 23.34  | N51°44'59"W |
| C39   | 15.00   | 20.38  | 18.85  | S44°00'21"E |
| C40   | 175.00  | 33.28  | 33.23  | N10°31'47"W |

**RECORDING NOTES**

- BOUNDARY AND TOPOGRAPHICAL DATA:
  - S.T.A. ENGINEERING, INC. HAS PROVIDED BOUNDARY AND TOPOGRAPHICAL DATA THROUGH BOUNDARY AND TOPOGRAPHICAL SURVEY PLANS 4, 27 & 29 BLOCK 11 PREPARED FOR THE FRONTIERS BY CONTROL POINT ASSOCIATES, INC. DATED APRIL 4, 2014, SHEETS 1 THROUGH 11.
  - 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 2014.
  - TOPOGRAPHICAL 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.
  - AREAS OF DENSE VEGETATION (DENSE AREAS) WHERE THE GROUND WAS PARTIALLY OCCURRED FROM AERIAL PHOTOGRAPHY. CONTOURS IN THESE AREAS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.
  - S.T.A. ENGINEERING, INC. VERIFIED THE BOUNDARY (ESTABLISHED BY CONTROL POINT ASSOCIATES, INC.)
  - S.T.A. ENGINEERING, INC. HAS SUPPLEMENTED THE TOPOGRAPHICAL INFORMATION PROVIDED ON THE CONTROL POINT ASSOCIATES, INC. PLAN BY TYPING ADDITIONAL TOPOGRAPHICAL DATA DURING THE PERIOD OF
- VERTICAL DATUM ON THIS PLAN IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)/PA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE). HORIZONTAL DATUM IS BASED ON NAD83 (1982 ADJUSTMENT).
- BENCHMARK: BENCHMARK ELEVATION: 77.80 LAT. 40.1012056 LONG. -75.363256 SITE BENCHMARK DESCRIPTION: 325, PD #V1849 LOCAL BENCHMARK #1: LAT. 40.1012056 LONG. -75.363256 BENCHMARK ELEVATION: 166.18 BENCHMARK DESCRIPTION: RM SANITARY SEWER MANHOLE AT THE INTERSECTION OF ROSS ROAD & SPRING LANE, ( ) INTERSECTION. LOCAL BENCHMARK #2: LAT. 40.098905 LONG. -75.367726 BENCHMARK ELEVATION: 126.75 BENCHMARK DESCRIPTION: RM SANITARY SEWER MANHOLE AT SEWER PUMP HOUSE BUILDING OFF CENTER FIRE ACCESS TO REAL WALK LINE LOCAL BENCHMARK #3: BENCHMARK ELEVATION: 172.12 BENCHMARK DESCRIPTION: RM SANITARY SEWER MANHOLE AT THE INTERSECTION OF DEEP HOLLOW ROAD & HEARTHSTONE ROAD.
  - 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 REMOVALS S.T.A. ENGINEERING, INC. FROM ALL LIABILITY.
  - DELINITION 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 FLOOD, WETLANDS AND WATERS SHOWN HEREON ARE PLOTTED IN ACCORDANCE WITH A PRELIMINARY 40 ISSUED BY THE PHILADELPHIA DISTRICT OF THE ARMY CORPS OF ENGINEERS. REFERENCE: COMAP-09-R-2018-0072-09 (P.D.) NOV. 1, 2018. TAX PARCELS 58-00-0080-00-1 AND 58-00-0080-00-1, PLAN ENTITLED "WETLANDS/WATERS DELINEATION PLAN OF UNITS 4, 21, 22, 27 & 28 BLOCK 11 OF THE GLASGOW TRACT, SHEET 1-3 OF 2, DATED AUG. 16, 2016, REVISED OCT. 25, 2016, PREPARED BY S.T.A. ENGINEERING, INC.
  - EXISTING SLOPES ON THIS PROPERTY WERE CREATED IN CONNECTION WITH A PREVIOUS ALTERATION TO THE GRADES OF THE PROPERTY AND ARE NOT NATURALLY OCCURRING AND WERE MAN-MADE AFTER 1940.
  - BOULEVARD EXTENSION NOTE: BOULEVARD TO BE EXTENDED BY AND AT THE SOLE COST/EXPENSE OF THE TOWNSHIP. TOWNSHIP TO BE RESPONSIBLE FOR ANY RETAINING WALL RECONSTRUCTION, YARD REPAIR, ETC. IN THE VICINITY OF LOTS 182 THROUGH 187 AND HAS THE RIGHT TO ENTER UPON THE LOTS IMPACTED TO PERFORM WORK AS NEEDED.
  - IN ACCORDANCE WITH THE APRIL 9, 2018 LETTER FROM DAVID BLACKMORE & ASSOCIATES, INC., A COMPREHENSIVE GEOTECHNICAL EXPLORATION OF THE SITE WAS CONDUCTED AND DETERMINED THAT CARBONATE GEOLOGY IS NOT PRESENT WITHIN THE SITE BOUNDARIES.
  - ALTERATION OF THE STORMWATER MANAGEMENT FACILITIES IS PROHIBITED WITHOUT APPROVAL FROM THE TOWNSHIP.
  - PARCEL D IS BEING OFFERED FOR DEDICATION TO THE TOWNSHIP. ANY UTILITIES WITHIN PARCEL D TO BE OWNED AND MAINTAINED BY THE RESPECTIVE UTILITY PROVIDER. ANY STORM SEWER WITHIN PARCEL D TO BE OWNED AND MAINTAINED BY THE TOWNSHIP.
  - THE TWO PAVED EMERGENCY ACCESS DRIVES AND GATES ARE TO BE MAINTAINED BY THE HOA.
  - THE WATER MAIN IS LOCATED WITHIN THE ROAD RIGHTS-OF-WAY, PARCEL D AND WITHIN EASEMENTS THROUGH OPEN SPACE.
- AREAS WITHIN THE ULTIMATE RIGHT-OF-WAY OF ROADS A THROUGH K AND PRINCE FREDERICK BOULEVARD ARE HEREBY OFFERED FOR DEDICATION TO UPPER MERION TOWNSHIP.
  - THE OFF-SITE PORTION OF PRINCE FREDERICK BOULEVARD REQUIRES THE PRESENTATION OF NECESSARY RIGHT-OF-WAY.
  - ALL INTERIOR ROADS SHALL HAVE CURBING, SIDEWALKS SHALL BE PROVIDED AS SHOWN ON THE PLAN. MANICURED RAMPS SHALL BE PROVIDED AT THE INTERSECTION OF THE ROADS.
  - THE PROPOSED WATER MAIN IS TO BE OWNED AND MAINTAINED BY AQUA PENNSYLVANIA, INC. THE WATER MAIN IS LOCATED WITHIN THE ROAD RIGHTS-OF-WAY, PARCEL D AND WITHIN EASEMENTS THROUGH OPEN SPACE.
- CONCRETE MONUMENTS SHALL BE SET AS NOTED ON THIS PLAN. ALL OTHER PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS UPON FINAL GRADING.
- THE DEVELOPER, HIS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/DEVELOPMENT DEPICED HEREON, UNLESS EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH IN SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES AND ORDINANCES ACT, AS AMENDED, 53 P.S. 100509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR BRUSHING IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, HIS SUCCESSORS OR ASSIGNS, AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORMWATER MANAGEMENT.
- THE STORMWATER MANAGEMENT DESIGN IS BASED UPON THE IMPERVIOUS COVER CHARTS PROVIDED IN THE PCSM REPORT (PAGES 24-27). THE CHARTS SHOW THAT THE IMPERVIOUS SURFACE USED AND INDICATE THAT THE TOTAL IMP. COVER COLUMN SHOULD DICTATE THE MAX. IMPERVIOUS COVER ALLOWED PER LOT WITHOUT THE NEED FOR ADDITIONAL STORMWATER MANAGEMENT FACILITIES.
- ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.
- SIDE YARD SETBACKS ARE SHOWN ON THESE PLANS FOR PURPOSES OF DEMONSTRATING COMPLIANCE WITH A PRELIMINARY 40 ISSUED BY THE PHILADELPHIA DISTRICT OF THE ARMY CORPS OF ENGINEERS AS LONG AS THE MINIMUM AND AGGREGATE DIMENSIONS REQUIRED ARE MET.
- NO OBSTRUCTIONS TO VIEW (FENCES, STRUCTURES, TREES, ETC.) MAY BE PLACED WITHIN THE INTERSECTION CLEARANCE TRIANGLE AREA.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, ALL OSHA REQUIREMENTS, AND PERMITS



**LINE TABLE**

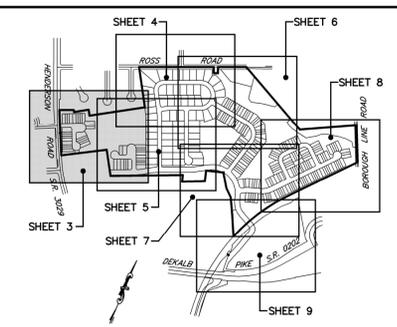
| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 32.41  | S06°04'42"W |
| L2   | 10.00  | S26°04'46"W |
| L3   | 33.30  | N63°49'03"W |
| L4   | 15.00  | N65°19'03"E |
| L5   | 39.22  | S30°18'16"E |
| L6   | 39.22  | S30°18'16"E |
| L7   | 21.57  | S09°17'43"W |
| L8   | 11.54  | N22°53'21"E |

**CURVE TABLE**

| CURVE | RADIUS  | LENGTH | CHORD  | BEARING     |
|-------|---------|--------|--------|-------------|
| C1    | 5701.65 | 145.55 | 145.55 | S24°24'35"E |
| C2    | 5701.65 | 80.22  | 80.22  | S25°32'39"E |
| C3    | 5701.65 | 45.79  | 45.79  | S26°10'38"E |
| C4    | 15.00   | 23.44  | 21.13  | S69°54'43"E |
| C5    | 15.00   | 23.89  | 21.45  | N63°49'03"W |
| C6    | 15.00   | 23.56  | 21.21  | N69°40'57"W |
| C7    | 15.00   | 23.56  | 21.21  | S20°19'03"W |
| C8    | 15.00   | 20.07  | 18.61  | S63°00'41"E |
| C10   | 55.00   | 10.78  | 10.76  | S70°55'52"W |
| C11   | 55.00   | 18.75  | 18.66  | S96°18'41"W |
| C12   | 55.00   | 19.20  | 19.10  | N73°55'16"W |
| C13   | 55.00   | 20.26  | 20.15  | N63°22'01"W |
| C14   | 55.00   | 34.57  | 34.00  | N24°48'32"W |
| C15   | 55.00   | 31.66  | 31.22  | N09°41'03"E |
| C16   | 55.00   | 37.58  | 36.85  | N45°44'42"E |
| C17   | 15.00   | 7.91   | 7.81   | S39°48'53"E |
| C18   | 15.00   | 12.16  | 11.83  | N73°06'37"E |
| C19   | 50.00   | 19.92  | 19.79  | N69°55'27"W |
| C20   | 50.00   | 25.61  | 25.33  | N63°50'15"W |
| C21   | 50.00   | 41.60  | 40.41  | N25°20'01"W |
| C22   | 50.00   | 27.25  | 26.92  | N14°06'51"E |
| C23   | 50.00   | 52.36  | 50.00  | N59°43'44"E |
| C24   | 50.00   | 8.35   | 8.34   | S85°29'17"E |
| C25   | 50.00   | 23.30  | 22.12  | S67°55'38"E |
| C26   | 50.00   | 25.24  | 24.97  | S40°41'28"E |
| C27   | 50.00   | 1.35   | 1.35   | S25°27'27"E |
| C28   | 15.00   | 23.37  | 21.08  | N21°15'38"E |
| C29   | 15.00   | 24.37  | 21.77  | S69°54'49"E |
| C30   | 15.00   | 23.56  | 21.21  | N68°22'40"W |
| C31   | 15.00   | 23.56  | 21.21  | N21°37'20"E |
| C32   | 15.00   | 20.07  | 18.61  | S78°52'56"E |
| C33   | 55.00   | 12.10  | 12.07  | N28°40'44"W |
| C34   | 55.00   | 29.88  | 29.52  | N51°32'44"W |
| C36   | 55.00   | 36.09  | 35.45  | S04°34'44"E |
| C37   | 15.00   | 9.28   | 9.13   | N84°20'54"E |
| C38   | 15.00   | 10.79  | 10.56  | S57°19'23"E |
| C39   | 50.00   | 11.56  | 11.53  | N73°14'39"E |

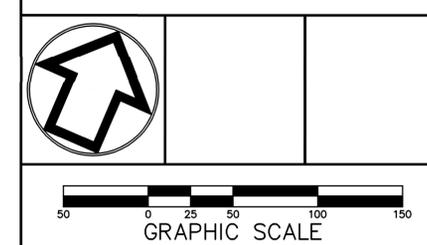
**EASEMENT CURVE TABLE**

| CURVE | RADIUS | LENGTH | CHORD | BEARING     |
|-------|--------|--------|-------|-------------|
| C94   | 55.00  | 30.40  | 30.01 | N75°31'03"W |
| C95   | 50.00  | 6.62   | 6.62  | N05°17'44"W |
| C115  | 55.00  | 74.27  | 68.76 | N65°02'43"E |



**KEY MAP 1"=1000'**  
**PROPOSED STREET LENGTHS**

|                             |  |                 |           |
|-----------------------------|--|-----------------|-----------|
| MAGNOLIA LANE:              | 1,312 FT.  | CHESTNUT DRIVE: | 2,448 FT. |
| LINDEN STREET:              | 908 FT.  | SPRUCE COURT:   | 445 FT.   |
| ASPEN WAY:                  | 1,173 FT.  | BAYBERRY COURT: | 429 FT.   |
| HICKORY LANE:               | 649 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| JUNIPER COURT:              | 259 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| DOGWOOD COURT:              | 281 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| PRINCE FREDERICK BOULEVARD: | 2,843 FT. FROM C/L ROUTE 202 TO PROPERTY LINE                          |                 |           |



|     |      |  |               |
|-----|------|--|---------------|
| 2   | ACH  | PER VARIOUS REVIEWS                        | OCT. 18, 2019 |
| 1   | ACH  | PER VARIOUS REVIEWS & COORDINATION EFFORTS | JULY 19, 2019 |
| No. | INT. | REVISIONS                                  | DATE          |
|     |      | S.T.A. PLAN ORIGINATOR DATE                | DEC. 17, 2018 |

**RECORD PLAN OF SUBDIVISION**  
OF THE  
**STONEBROOK AT UPPER MERION**  
PREPARED FOR  
**GLASGOW, INC.**  
SITE SITUATE IN  
UPPER MERION TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

**S T A**  
Engineering, Inc.  
**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  | DRAWN BY       | PROJECT MANAGER     | PLAN SHEET NUMBER |
|-------------|----------------|---------------------|-------------------|
| HORIZONTAL: | A.C.H.         | S.A.R.              |                   |
| 1"=50'      | PROJECT NUMBER | DRAWING FILE NUMBER |                   |
|             | 5674           | 5674SUB             | 3 OF 102          |

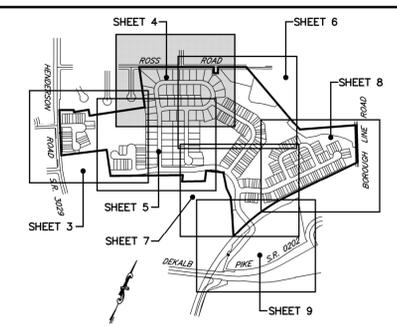
THE PROPOSED 20' WIDE EMERGENCY ACCESS WITHIN PARCEL D MAY BE CONVERTED TO REGULAR VEHICULAR ACCESS IF, OR WHEN THE TOWNSHIP FINDS IT TO BE NECESSARY TO CONVERT.

| EASEMENT CURVE TABLE |        |        |       |             |
|----------------------|--------|--------|-------|-------------|
| CURVE                | RADIUS | LENGTH | CHORD | BEARING     |
| C96                  | 225.00 | 2.44   | 2.44  | N31°01'22"W |
| C97                  | 275.00 | 13.40  | 13.40 | N23°55'14"W |
| C98                  | 110.00 | 10.01  | 10.01 | S46°05'52"W |
| C99                  | 110.00 | 10.01  | 10.01 | S51°18'49"W |
| C100                 | 125.00 | 10.02  | 10.02 | S70°03'26"W |
| C101                 | 175.00 | 15.02  | 15.01 | S74°42'54"W |
| C102                 | 175.00 | 15.02  | 15.01 | S79°37'55"W |
| C103                 | 175.00 | 10.01  | 10.00 | N60°40'00"W |
| C104                 | 175.00 | 10.01  | 10.00 | N57°31'47"W |
| C105                 | 125.00 | 10.02  | 10.02 | N51°58'09"E |
| C106                 | 125.00 | 10.00  | 10.00 | N56°30'31"E |
| C107                 | 175.00 | 10.01  | 10.00 | N56°20'25"E |
| C108                 | 175.00 | 10.01  | 10.00 | N59°36'58"E |

| CURVE TABLE |        |        |       |             |
|-------------|--------|--------|-------|-------------|
| CURVE       | RADIUS | LENGTH | CHORD | BEARING     |
| C44         | 225.00 | 31.24  | 31.22 | N27°21'20"W |
| C45         | 275.00 | 38.18  | 38.15 | N22°21'20"W |
| C46         | 15.00  | 23.69  | 21.30 | S13°25'25"W |
| C47         | 15.00  | 23.56  | 21.21 | S76°20'00"E |
| C48         | 15.00  | 20.38  | 18.85 | S44°00'21"E |
| C49         | 15.00  | 20.38  | 18.85 | S58°08'51"W |
| C50         | 15.00  | 23.56  | 21.21 | S21°37'20"W |
| C51         | 15.00  | 23.56  | 21.21 | N69°24'40"W |
| C52         | 275.00 | 38.18  | 38.15 | S63°34'40"W |
| C53         | 225.00 | 31.24  | 31.22 | S62°38'40"W |
| C54         | 110.00 | 35.84  | 35.69 | S21°59'54"E |
| C55         | 110.00 | 57.03  | 56.39 | S02°11'22"W |
| C56         | 110.00 | 60.79  | 60.02 | S32°52'26"W |
| C57         | 110.00 | 34.40  | 34.26 | S57°39'50"W |
| C58         | 125.00 | 2.48   | 2.48  | S67°11'28"W |
| C59         | 175.00 | 32.23  | 32.18 | S71°53'52"W |
| C60         | 175.00 | 63.83  | 63.48 | S87°37'23"W |

| CURVE TABLE |        |        |       |             |
|-------------|--------|--------|-------|-------------|
| CURVE       | RADIUS | LENGTH | CHORD | BEARING     |
| C61         | 175.00 | 69.92  | 69.46 | N70°28'51"W |
| C62         | 175.00 | 63.80  | 63.45 | N49°35'23"W |
| C63         | 175.00 | 67.71  | 67.29 | N27°03'41"W |
| C64         | 175.00 | 33.28  | 33.23 | N10°31'47"W |
| C65         | 175.00 | 59.76  | 58.34 | N28°49'08"E |
| C66         | 175.00 | 59.76  | 59.47 | N48°11'46"E |
| C67         | 175.00 | 26.40  | 26.38 | N62°18'01"E |
| C68         | 125.00 | 27.07  | 27.01 | N60°25'08"E |
| C69         | 275.00 | 26.11  | 26.10 | S33°41'09"W |
| C70         | 275.00 | 12.08  | 12.08 | S59°55'28"W |
| C71         | 225.00 | 29.21  | 29.19 | S62°23'10"W |
| C72         | 225.00 | 2.03   | 2.03  | S66°21'50"W |
| C73         | 15.00  | 20.07  | 18.61 | S61°42'24"E |
| C74         | 50.00  | 40.72  | 39.60 | N76°42'24"W |
| C75         | 50.00  | 69.87  | 64.32 | N13°20'51"W |
| C76         | 50.00  | 71.74  | 65.75 | N67°47'21"E |
| C77         | 50.00  | 41.65  | 40.46 | S47°14'27"E |

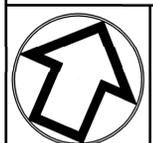
| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L10        | 2.46'  | S31°20'00"E |



KEY MAP 1"=1000'

PROPOSED STREET LENGTHS

|                             |  |                 |           |
|-----------------------------|--|-----------------|-----------|
| MAGNOLIA LANE:              | 1,312 FT.  | CHESTNUT DRIVE: | 2,448 FT. |
| LINDEN STREET:              | 908 FT.  | SPRUCE COURT:   | 445 FT.   |
| ASPEN WAY:                  | 1,173 FT.  | BAYBERRY COURT: | 429 FT.   |
| HICKORY LANE:               | 649 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| JUNIPER COURT:              | 259 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| DOGWOOD COURT:              | 281 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| PRINCE FREDERICK BOULEVARD: | 2,843 FT. FROM C/L ROUTE 202 TO PROPERTY LINE                          |                 |           |



| No. | DESCRIPTION                                | DATE          |
|-----|--|---------------|
| 2   | PER VARIOUS REVIEWS                        | OCT. 18, 2019 |
| 1   | PER VARIOUS REVIEWS & COORDINATION EFFORTS | JULY 19, 2019 |
| No. | REVISIONS                                  | DATE          |
|     | S.T.A. PLAN ORIGINATOR DATE                | DEC. 17, 2018 |

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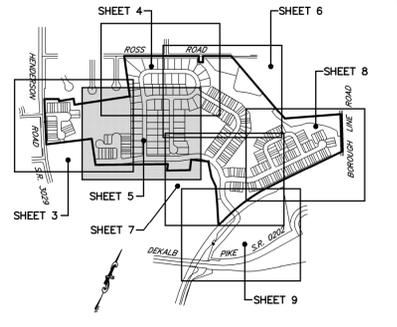
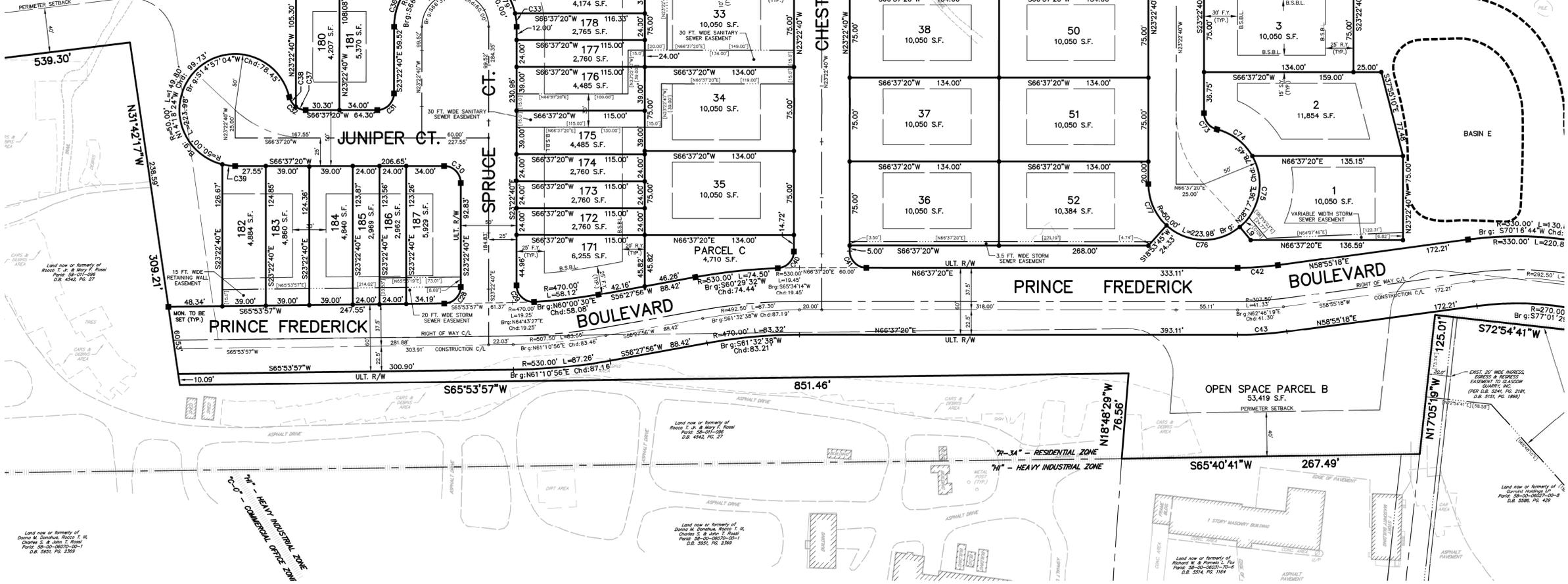
| PLAN SCALE | DRAWN BY               | PROJECT MANAGER                | PLAN SHEET NUMBER |
|------------|------------------------|--------------------------------|-------------------|
| HORIZONTAL | A.C.H.                 | S.A.R.                         |                   |
| 1"=50'     | PROJECT NUMBER<br>5674 | DRAWING FILE NUMBER<br>5674SUB | 4 OF 102          |

| EASEMENT CURVE TABLE |        |        |       |             |
|----------------------|--------|--------|-------|-------------|
| CURVE                | RADIUS | LENGTH | CHORD | BEARING     |
| C96                  | 225.00 | 2.44   | 2.44  | N31°01'22"W |
| C97                  | 275.00 | 13.40  | 13.40 | N29°36'14"W |
| C105                 | 125.00 | 10.02  | 10.02 | N51°55'09"E |
| C106                 | 125.00 | 10.00  | 10.00 | N56°30'31"E |
| C107                 | 175.00 | 10.01  | 10.00 | N56°20'25"E |
| C108                 | 175.00 | 10.01  | 10.00 | N59°36'58"E |
| C109                 | 50.00  | 12.12  | 12.09 | N19°44'22"E |
| C115                 | 55.00  | 74.27  | 68.76 | N65°02'43"E |

| CURVE TABLE |        |        |       |             |
|-------------|--------|--------|-------|-------------|
| CURVE       | RADIUS | LENGTH | CHORD | BEARING     |
| C28         | 15.00  | 23.37  | 21.08 | N11°15'38"E |
| C29         | 15.00  | 24.37  | 21.77 | S69°54'40"W |
| C30         | 15.00  | 23.56  | 21.21 | N68°22'40"W |
| C31         | 15.00  | 23.56  | 21.21 | N21°37'20"E |
| C32         | 15.00  | 20.07  | 18.61 | N75°02'56"E |
| C33         | 55.00  | 12.10  | 12.07 | N29°40'44"W |
| C34         | 55.00  | 29.88  | 29.52 | N51°32'44"W |
| C36         | 55.00  | 36.09  | 35.45 | S04°34'44"E |
| C37         | 15.00  | 9.28   | 9.13  | N84°20'54"E |
| C38         | 15.00  | 10.79  | 10.56 | S57°19'23"E |
| C39         | 50.00  | 11.56  | 11.53 | N73°14'39"E |
| C40         | 15.00  | 23.01  | 20.82 | N20°34'14"E |
| C41         | 15.00  | 23.56  | 21.21 | S68°22'40"E |
| C42         | 270.00 | 36.29  | 36.26 | N82°06'51"W |
| C43         | 330.00 | 44.35  | 44.32 | N62°46'19"E |
| C44         | 225.00 | 31.24  | 31.22 | N27°21'20"W |
| C45         | 275.00 | 38.18  | 38.15 | N27°21'20"W |
| C46         | 15.00  | 23.69  | 21.30 | S13°25'25"W |
| C47         | 15.00  | 23.56  | 21.21 | S76°20'00"E |
| C48         | 15.00  | 20.38  | 18.85 | S44°00'21"E |
| C49         | 15.00  | 20.38  | 18.85 | S82°06'51"W |
| C50         | 15.00  | 23.56  | 21.21 | S21°37'20"W |
| C51         | 15.00  | 23.56  | 21.21 | N68°22'40"W |
| C52         | 275.00 | 38.18  | 38.15 | S62°38'40"W |
| C53         | 225.00 | 31.24  | 31.22 | S62°38'40"W |
| C65         | 175.00 | 58.61  | 58.34 | N28°49'08"E |
| C66         | 175.00 | 59.76  | 59.47 | N48°11'48"E |
| C67         | 175.00 | 26.40  | 26.38 | N62°18'01"E |
| C68         | 125.00 | 27.07  | 27.01 | N60°25'08"E |
| C69         | 275.00 | 26.11  | 26.10 | S63°54'09"W |
| C70         | 275.00 | 12.08  | 12.08 | S59°55'29"W |
| C71         | 225.00 | 29.21  | 29.19 | S62°23'10"W |
| C72         | 225.00 | 2.03   | 2.03  | S69°21'59"W |
| C73         | 15.00  | 20.07  | 18.61 | S81°42'24"E |
| C74         | 50.00  | 40.72  | 39.60 | N76°42'24"W |
| C75         | 50.00  | 69.87  | 64.32 | N13°20'51"W |
| C76         | 50.00  | 71.74  | 65.75 | N67°42'21"E |
| C77         | 50.00  | 41.65  | 40.46 | S47°14'27"E |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L8         | 11.54  | N22°53'21"E |
| L9         | 15.21  | S63°19'03"E |
| L10        | 2.46   | S31°20'00"E |

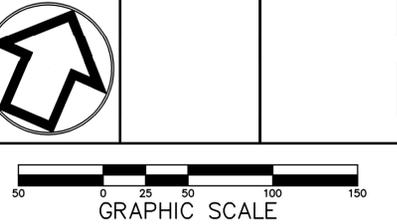
EN SPACE  
ARCEL A  
329,756 S.F.



KEY MAP 1"=1000'

PROPOSED STREET LENGTHS

|                             |  |                 |           |
|-----------------------------|--|-----------------|-----------|
| MAGNOLIA LANE:              | 1,312 FT.  | CHESTNUT DRIVE: | 2,448 FT. |
| LINDEN STREET:              | 908 FT.  | SPRUCE COURT:   | 445 FT.   |
| ASPEN WAY:                  | 1,173 FT.  | BAYBERRY COURT: | 429 FT.   |
| HICKORY LANE:               | 649 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| JUNIPER COURT:              | 259 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| DOGWOOD COURT:              | 281 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| PRINCE FREDERICK BOULEVARD: | 2,843 FT. FROM C/L ROUTE 202 TO PROPERTY LINE                          |                 |           |

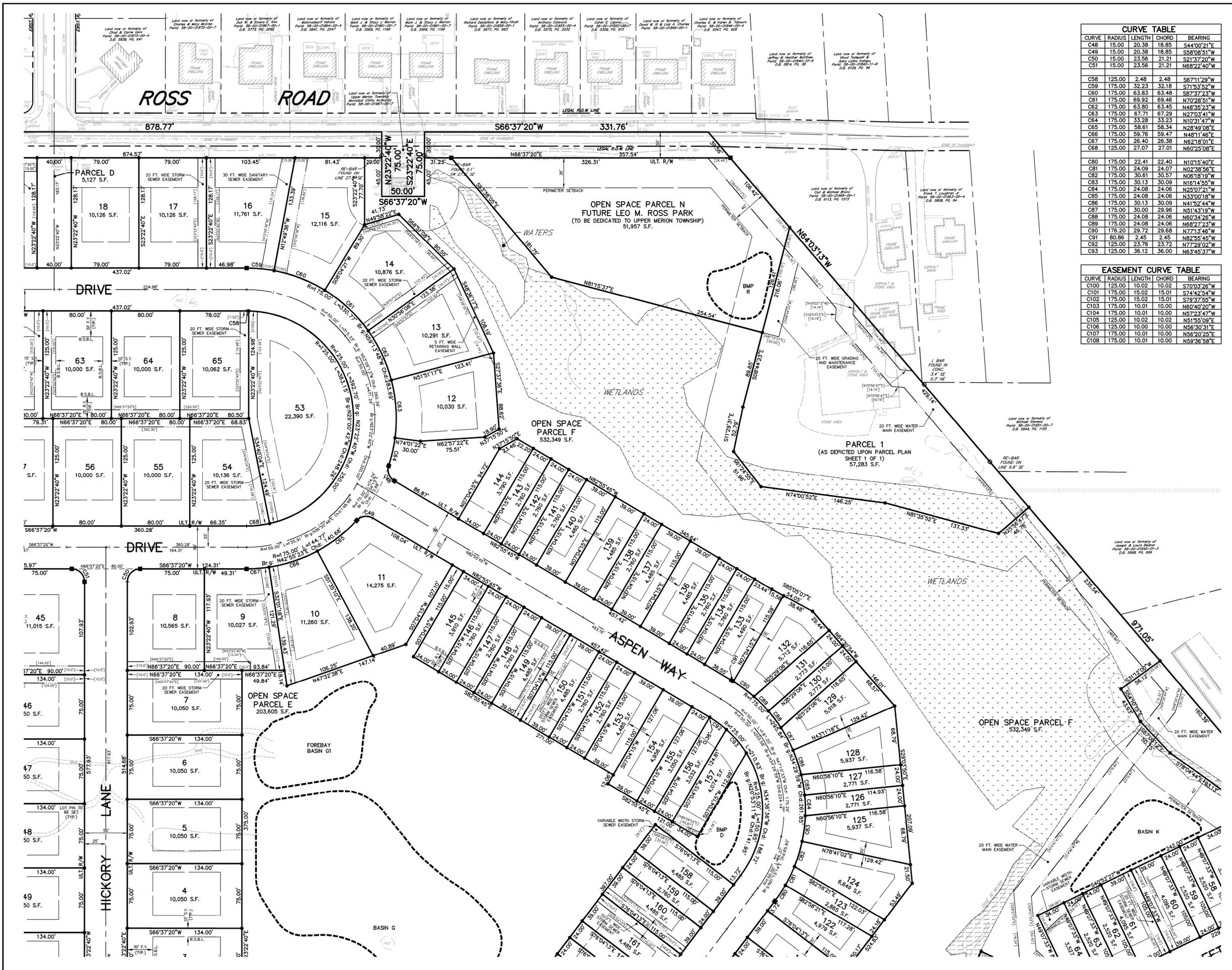


| No. | INT. | REVISIONS                                  | DATE          |
|-----|------|--|---------------|
| 2   | ACH  | PER VARIOUS REVIEWS                        | OCT. 18, 2019 |
| 1   | ACH  | PER VARIOUS REVIEWS & COORDINATION EFFORTS | JULY 19, 2019 |
|     |      | S.T.A. PLAN ORIGINATOR DATE                | DEC. 17, 2018 |

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SITE SITUATE IN  
UPPER MERION TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

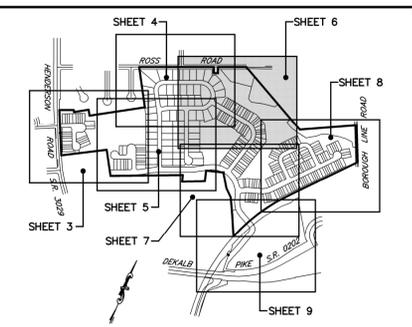
**S T A**  
Engineering, Inc.  
Civil Engineers • Land Surveyors  
2499 KNIGHT ROAD, PENNSBURG, PA 18073  
MAILING: P.O. BOX 87, RED HILL, PA 18076  
PH: (215) 679-0200; www.stotac.com

| PLAN SCALE | DRAWN BY       | PROJECT MANAGER     | PLAN SHEET NUMBER |
|------------|----------------|---------------------|-------------------|
| 1"=50'     | A.C.H.         | S.A.R.              | 5 OF 102          |
|            | PROJECT NUMBER | DRAWING FILE NUMBER |                   |
|            | 5674           | 5674.SUB            |                   |



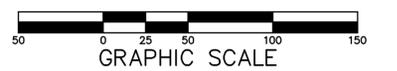
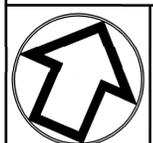
| CURVE | RADIUS | LENGTH | CHORD | BEARING     |
|-------|--------|--------|-------|-------------|
| C49   | 15.00  | 20.38  | 18.85 | S44°00'21"E |
| C49   | 15.00  | 20.38  | 18.85 | S58°05'51"W |
| C50   | 15.00  | 23.56  | 21.21 | S21°37'20"W |
| C51   | 15.00  | 23.56  | 21.21 | N68°22'40"W |
| C58   | 125.00 | 2.48   | 2.48  | S67°11'29"W |
| C59   | 175.00 | 32.23  | 32.18 | S71°53'52"W |
| C60   | 175.00 | 63.83  | 63.48 | S87°37'23"W |
| C61   | 175.00 | 69.92  | 69.46 | N70°28'51"W |
| C62   | 175.00 | 63.80  | 63.45 | N48°35'23"W |
| C63   | 175.00 | 67.71  | 67.29 | N27°03'41"W |
| C64   | 175.00 | 33.28  | 33.23 | N10°31'47"W |
| C65   | 175.00 | 58.61  | 58.34 | N28°49'08"E |
| C66   | 175.00 | 59.76  | 59.47 | N48°11'46"E |
| C67   | 175.00 | 26.40  | 26.38 | N62°18'01"E |
| C68   | 125.00 | 27.07  | 27.01 | N60°25'08"E |
| C80   | 175.00 | 22.41  | 22.40 | N10°15'40"E |
| C81   | 175.00 | 24.09  | 24.07 | N02°38'56"E |
| C82   | 175.00 | 30.61  | 30.57 | N06°18'19"W |
| C83   | 175.00 | 30.13  | 30.09 | N16°14'55"W |
| C84   | 175.00 | 24.08  | 24.06 | N25°07'21"W |
| C85   | 175.00 | 24.08  | 24.06 | N33°00'18"W |
| C86   | 175.00 | 30.13  | 30.09 | N41°52'44"W |
| C87   | 175.00 | 30.00  | 29.96 | N51°43'19"W |
| C88   | 175.00 | 24.08  | 24.06 | N60°34'26"W |
| C89   | 175.00 | 24.08  | 24.06 | N68°27'23"W |
| C90   | 175.00 | 28.72  | 28.68 | N77°13'46"W |
| C91   | 80.00  | 2.45   | 2.45  | N82°55'45"W |
| C92   | 125.00 | 23.76  | 23.72 | N77°29'02"W |
| C93   | 125.00 | 36.12  | 36.00 | N63°45'37"W |

| CURVE | RADIUS | LENGTH | CHORD | BEARING     |
|-------|--------|--------|-------|-------------|
| C100  | 125.00 | 10.02  | 10.02 | S70°03'26"W |
| C101  | 175.00 | 15.02  | 15.01 | S74°42'54"W |
| C102  | 175.00 | 15.02  | 15.01 | S79°37'55"W |
| C103  | 175.00 | 10.01  | 10.00 | N60°40'20"W |
| C104  | 175.00 | 10.01  | 10.00 | N57°23'47"W |
| C105  | 125.00 | 10.02  | 10.02 | N51°55'09"E |
| C106  | 125.00 | 10.00  | 10.00 | N56°30'31"E |
| C107  | 175.00 | 10.01  | 10.00 | N52°20'25"E |
| C108  | 175.00 | 10.01  | 10.00 | N59°36'58"E |



**KEY MAP 1"=1000'**  
**PROPOSED STREET LENGTHS**

|                             |  |                 |           |
|-----------------------------|--|-----------------|-----------|
| MAGNOLIA LANE:              | 1,312 FT.  | CHESTNUT DRIVE: | 2,448 FT. |
| LINDEN STREET:              | 908 FT.  | SPRUCE COURT:   | 445 FT.   |
| ASPEN WAY:                  | 1,173 FT.  | BAYBERRY COURT: | 429 FT.   |
| HICKORY LANE:               | 649 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| JUNIPER COURT:              | 259 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| DOGWOOD COURT:              | 281 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| PRINCE FREDERICK BOULEVARD: | 2,843 FT. FROM C/L ROUTE 202 TO PROPERTY LINE                          |                 |           |



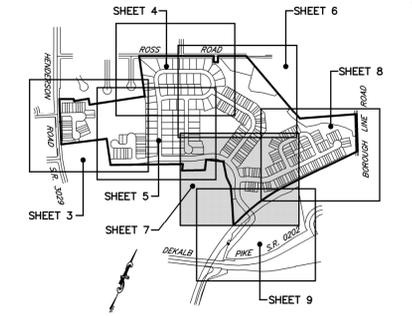
| No. | INT. | REVISIONS                                  | DATE          |
|-----|------|--|---------------|
| 2   | ACH  | PER VARIOUS REVIEWS                        | OCT. 18, 2019 |
| 1   | ACH  | PER VARIOUS REVIEWS & COORDINATION EFFORTS | JULY 19, 2019 |
| No. | INT. | REVISIONS                                  | DATE          |
|     |      | S.T.A. PLAN ORIGINATION DATE               | DEC. 17, 2018 |

**RECORD PLAN OF SUBDIVISION**  
OF THE  
**STONEBROOK AT UPPER MERION**  
PREPARED FOR  
**GLASGOW, INC.**  
SITE SITUATE IN  
UPPER MERION TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

**S T A**  
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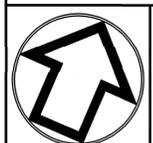
| PLAN SCALE  | DRAFTED BY     | PROJECT MANAGER     | PLAN SHEET NUMBER |
|-------------|----------------|---------------------|-------------------|
| HORIZONTAL: | A.C.H.         | S.A.R.              |                   |
| 1"=50'      | PROJECT NUMBER | DRAWING FILE NUMBER |                   |
|             | 5674           | 5674SUB             | 6 OF 102          |





**KEY MAP 1"=1000'**  
**PROPOSED STREET LENGTHS**

|                             |  |                 |           |
|-----------------------------|--|-----------------|-----------|
| MAGNOLIA LANE:              | 1,312 FT.  | CHESTNUT DRIVE: | 2,448 FT. |
| LINDEN STREET:              | 908 FT.  | SPRUCE COURT:   | 445 FT.   |
| ASPEN WAY:                  | 1,173 FT.  | BAYBERRY COURT: | 429 FT.   |
| HICKORY LANE:               | 649 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| JUNIPER COURT:              | 259 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| DOGWOOD COURT:              | 281 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| PRINCE FREDERICK BOULEVARD: | 2,843 FT. FROM C/L ROUTE 202 TO PROPERTY LINE                          |                 |           |



|     |      |  |               |
|-----|------|--|---------------|
| No. | INT. | REVISIONS                                  | DATE          |
| 2   | ACH  | PER VARIOUS REVIEWS                        | OCT. 18, 2019 |
| 1   | ACH  | PER VARIOUS REVIEWS & COORDINATION EFFORTS | JULY 19, 2019 |
|     |      | S.T.A. PLAN ORIGINATOR DATE                | DEC. 17, 2018 |

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OF THE  
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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           | 5674SUB             | 7 OF 102          |



**LINE TABLE**

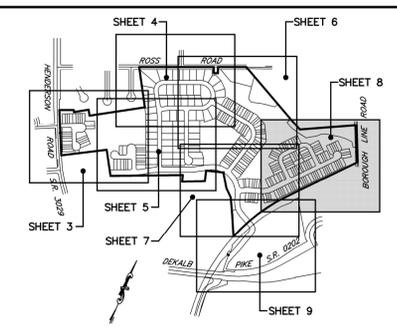
| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 25.32  | S64°23'15"W |
| L2   | 27.82  | N61°03'33"W |
| L3   | 24.31  | N57°41'33"W |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | CHORD | BEARING     |
|-------|--------|--------|-------|-------------|
| C42   | 270.00 | 36.29  | 36.26 | N62°46'19"E |
| C43   | 330.00 | 44.35  | 44.32 | N62°46'19"E |
| C73   | 15.00  | 20.07  | 18.61 | S61°42'24"E |
| C74   | 50.00  | 40.72  | 39.60 | N76°42'24"W |
| C75   | 50.00  | 69.87  | 64.32 | N13°20'51"W |
| C76   | 50.00  | 71.74  | 65.75 | N87°42'21"E |
| C77   | 50.00  | 41.85  | 40.46 | S47°42'27"E |
| C78   | 15.00  | 21.82  | 19.95 | N55°36'03"E |
| C79   | 15.00  | 21.82  | 19.95 | S27°44'29"E |
| C84   | 330.00 | 23.35  | 23.34 | N51°44'59"W |
| C85   | 330.00 | 90.06  | 89.78 | S89°27'14"W |
| C86   | 330.00 | 90.06  | 89.78 | N61°35'40"W |
| C1    | 15.00  | 21.56  | 19.75 | S76°30'53"E |
| C2    | 15.00  | 21.56  | 19.75 | S21°08'51"W |
| C3    | 330.00 | 9.10   | 9.10  | N19°13'54"W |
| C4    | 181.00 | 29.20  | 29.16 | S66°56'14"W |
| C5    | 119.00 | 19.19  | 19.17 | S68°56'14"W |
| C6    | 15.00  | 23.56  | 21.21 | N04°03'23"W |
| C7    | 15.00  | 23.56  | 21.21 | N85°52'27"E |
| C11   | 181.00 | 28.02  | 27.99 | S66°45'05"W |
| C12   | 181.00 | 1.17   | 1.17  | S71°22'21"W |
| C13   | 219.00 | 16.37  | 16.37 | N43°00'58"E |
| C14   | 281.00 | 30.70  | 30.68 | N68°25'43"E |
| C15   | 281.00 | 38.16  | 38.13 | N61°24'33"E |
| C16   | 281.00 | 24.02  | 24.01 | N55°04'10"E |
| C17   | 281.00 | 24.16  | 24.15 | N50°09'29"E |
| C18   | 281.00 | 33.45  | 33.43 | N44°17'04"E |
| C19   | 50.00  | 14.19  | 14.14 | S40°59'45"E |
| C20   | 50.00  | 64.35  | 60.00 | S04°00'15"W |
| C21   | 100.00 | 12.03  | 12.02 | S45°40'47"E |
| C22   | 100.00 | 29.01  | 28.91 | S33°52'33"E |
| C23   | 100.00 | 23.88  | 23.82 | S18°46'19"E |
| C24   | 100.00 | 24.24  | 24.18 | S04°59'17"E |
| C25   | 100.00 | 24.24  | 24.18 | S08°53'55"W |
| C26   | 100.00 | 22.86  | 22.81 | S22°23'29"W |
| C27   | 100.00 | 18.40  | 18.38 | S34°12'47"W |
| C28   | 100.00 | 2.42   | 2.42  | S40°10'47"W |

**EASEMENT CURVE TABLE**

| CURVE | RADIUS | LENGTH | CHORD | BEARING     |
|-------|--------|--------|-------|-------------|
| C109  | 50.00  | 12.12  | 12.09 | N19°44'22"E |
| C110  | 15.00  | 12.89  | 12.50 | N38°33'22"E |
| C111  | 15.00  | 12.44  | 12.09 | S08°50'12"E |
| C112  | 185.00 | 36.90  | 36.84 | S59°06'45"E |
| C116  | 330.00 | 9.98   | 9.98  | N36°12'45"W |



**KEY MAP 1"=1000'**  
**PROPOSED STREET LENGTHS**

|                             |  |                 |           |
|-----------------------------|--|-----------------|-----------|
| MAGNOLIA LANE:              | 1,312 FT.  | CHESTNUT DRIVE: | 2,448 FT. |
| LINDEN STREET:              | 908 FT.  | SPRUCE COURT:   | 445 FT.   |
| ASPEN WAY:                  | 1,173 FT.  | BAYBERRY COURT: | 429 FT.   |
| HICKORY LANE:               | 649 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| JUNIPER COURT:              | 259 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| DOGWOOD COURT:              | 281 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| PRINCE FREDERICK BOULEVARD: | 2,843 FT. FROM C/L ROUTE 202 TO PROPERTY LINE                          |                 |           |

**EASEMENT LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L11  | 18.78  | S40°52'27"W |
| L12  | 20.00  | N49°07'33"W |
| L13  | 21.25  | N40°52'27"E |
| L14  | 11.75  | S49°07'33"E |
| L15  | 30.90  | N19°38'47"E |

**EASEMENT CURVE TABLE**

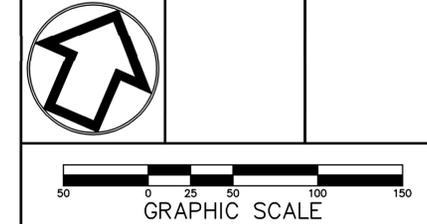
| CURVE | RADIUS | LENGTH | CHORD | BEARING     |
|-------|--------|--------|-------|-------------|
| C13   | 15.00  | 8.74   | 8.61  | N32°26'32"W |
| C14   | 50.00  | 19.20  | 19.09 | N87°00'31"W |

**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 25.32  | N64°23'15"E |
| L2   | 27.82  | S61°03'33"E |
| L3   | 24.31  | S57°41'43"E |
| L4   | 33.49  | N76°18'02"E |
| L5   | 9.50   | S79°26'28"E |
| L6   | 13.82  | N08°00'41"W |
| L7   | 41.28  | N12°02'33"E |
| L8   | 24.25  | N12°02'33"E |
| L9   | 17.04  | N12°02'33"E |
| L10  | 22.78  | S78°09'44"E |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | CHORD | BEARING     |
|-------|--------|--------|-------|-------------|
| C6    | 15.00  | 23.56  | 21.21 | N04°07'33"W |
| C7    | 15.00  | 23.56  | 21.21 | N85°52'27"E |
| C8    | 15.00  | 23.56  | 21.21 | N04°07'33"W |
| C9    | 15.00  | 23.56  | 21.21 | N85°52'27"E |
| C10   | 15.00  | 20.07  | 18.61 | N02°32'43"E |

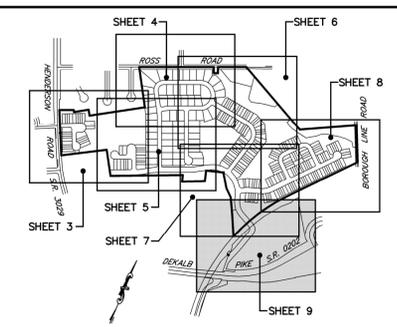
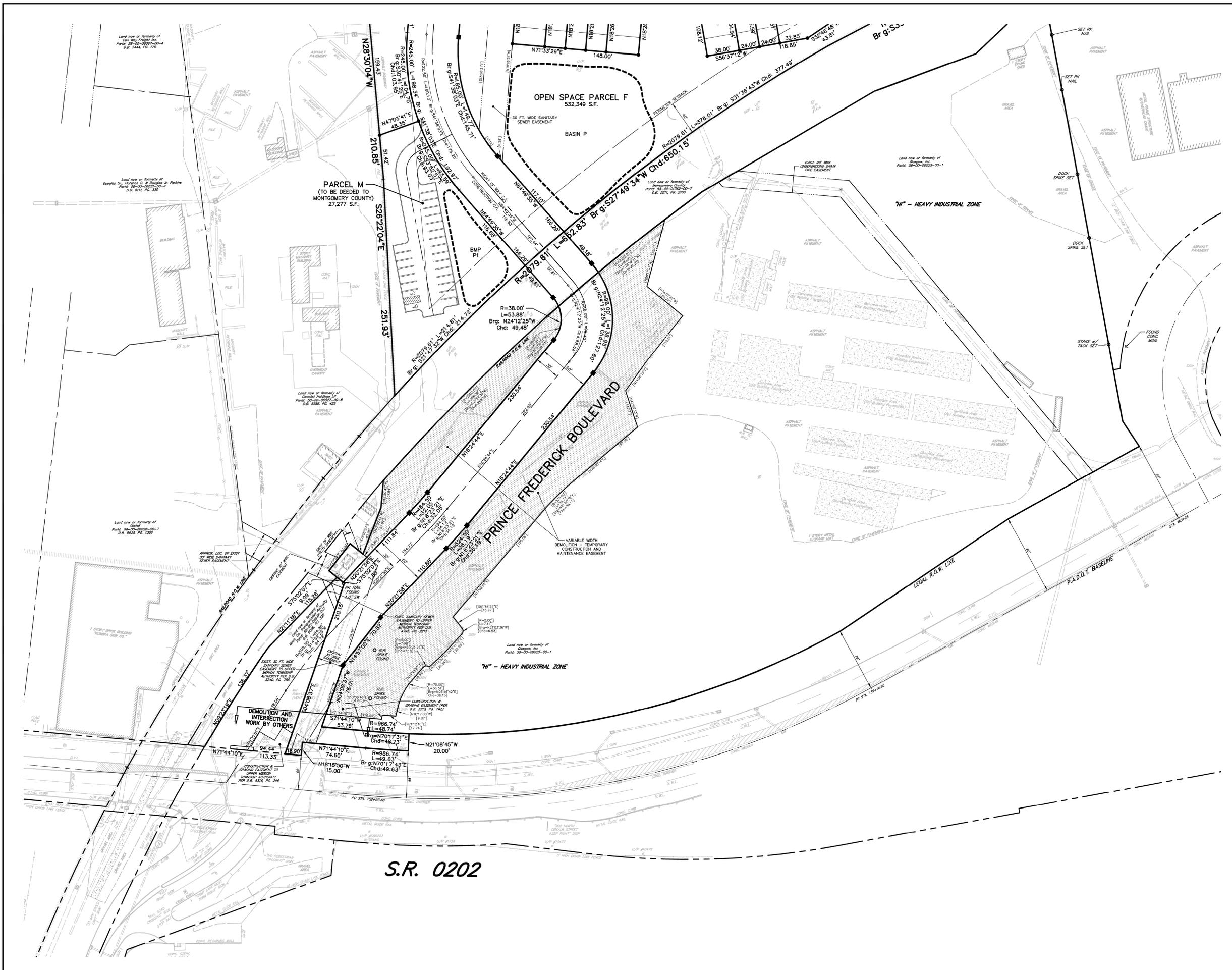


|     |      |  |               |
|-----|------|--|---------------|
| 2   | ACH  | PER VARIOUS REVIEWS                        | OCT. 18, 2019 |
| 1   | ACH  | PER VARIOUS REVIEWS & COORDINATION EFFORTS | JULY 19, 2019 |
| No. | INT. | REVISIONS                                  | DATE          |
|     |      | S.T.A. PLAN ORIGINATOR DATE                | DEC. 17, 2018 |

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OF THE  
**STONEBROOK AT UPPER MERION**  
PREPARED FOR  
**GLASGOW, INC.**  
SITE SITUATE IN  
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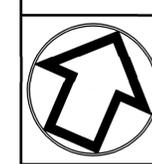
|            |                |                     |                   |
|------------|----------------|---------------------|-------------------|
| PLAN SCALE | DRAFTED BY     | PROJECT MANAGER     | PLAN SHEET NUMBER |
| HORIZONTAL | A.C.H.         | S.A.R.              |                   |
| 1"=50'     | PROJECT NUMBER | DRAWING FILE NUMBER |                   |
|            | 5674           | 5674SUB             | 8 OF 102          |



**KEY MAP 1"=1000'**

**PROPOSED STREET LENGTHS**

|                             |  |                 |           |
|-----------------------------|--|-----------------|-----------|
| MAGNOLIA LANE:              | 1,312 FT.  | CHESTNUT DRIVE: | 2,448 FT. |
| LINDEN STREET:              | 908 FT.  | SPRUCE COURT:   | 445 FT.   |
| ASPEN WAY:                  | 1,173 FT.  | BAYBERRY COURT: | 429 FT.   |
| HICKORY LANE:               | 649 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| JUNIPER COURT:              | 259 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| DOGWOOD COURT:              | 281 FT. FROM CURB OF INTERSECTING STREET TO FACE OF CURB IN CUL-DE-SAC |                 |           |
| PRINCE FREDERICK BOULEVARD: | 2,843 FT. FROM C/L ROUTE 202 TO PROPERTY LINE                          |                 |           |



|                              |      |  |               |
|------------------------------|------|--|---------------|
| 2                            | ACH  | PER VARIOUS REVIEWS                        | OCT. 18, 2019 |
| 1                            | ACH  | PER VARIOUS REVIEWS & COORDINATION EFFORTS | JULY 19, 2019 |
| No.                          | INT. | REVISIONS                                  | DATE          |
| S.T.A. PLAN ORIGINATION DATE |      |  | DEC. 17, 2018 |

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|               |                |                     |                   |
|---------------|----------------|---------------------|-------------------|
| PLAN SCALE    | DRAFTED BY     | PROJECT MANAGER     | PLAN SHEET NUMBER |
| HORIZONTAL    | A.C.H.         | S.A.R.              |                   |
| <b>1"=50'</b> | PROJECT NUMBER | DRAWING FILE NUMBER |                   |
|               | 5674           | 5674SUB             | 9 OF 102          |