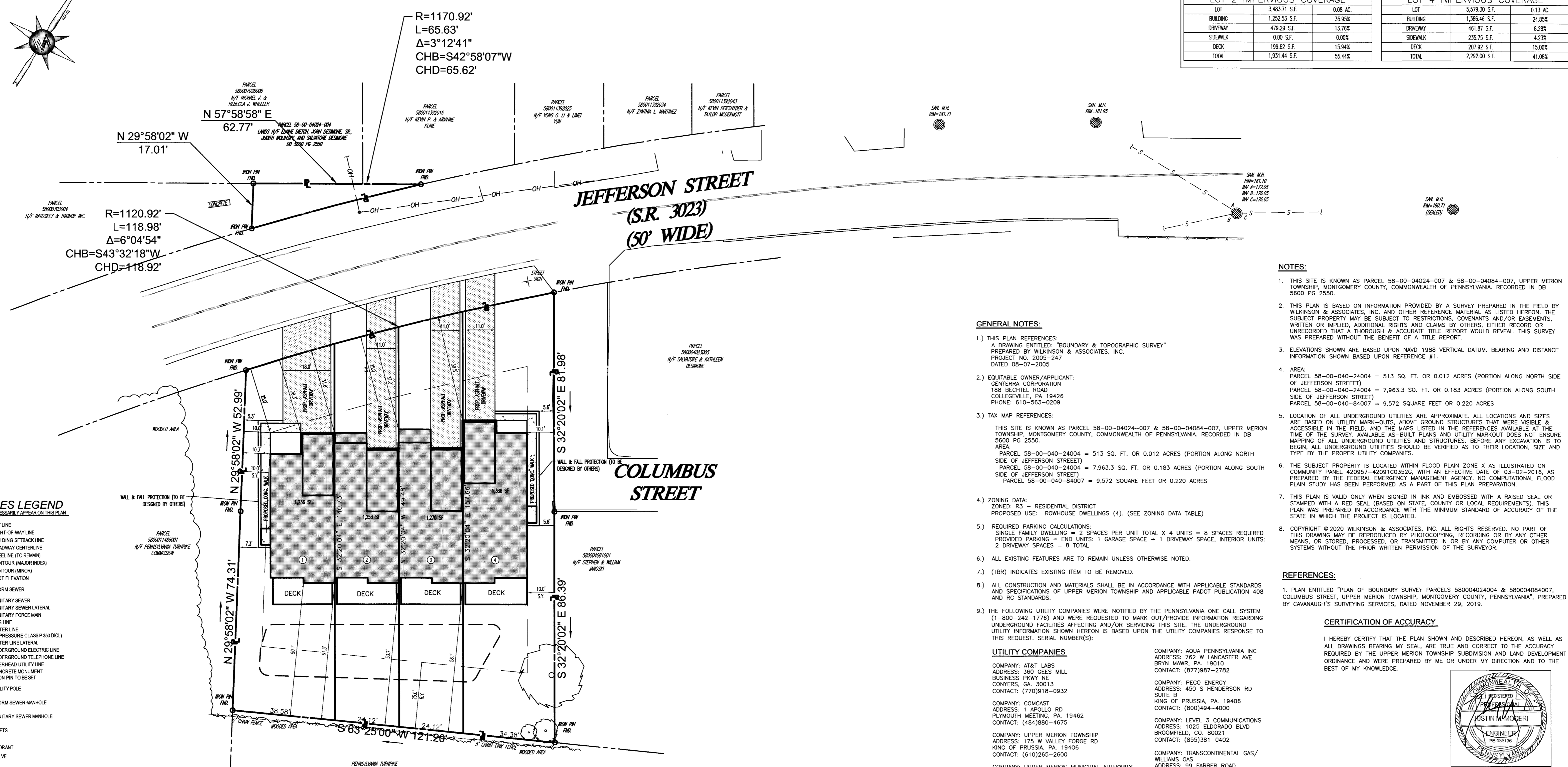
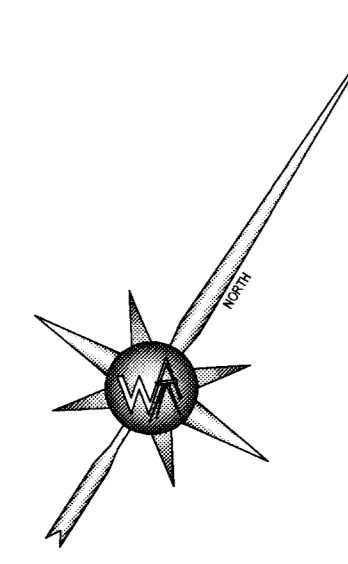


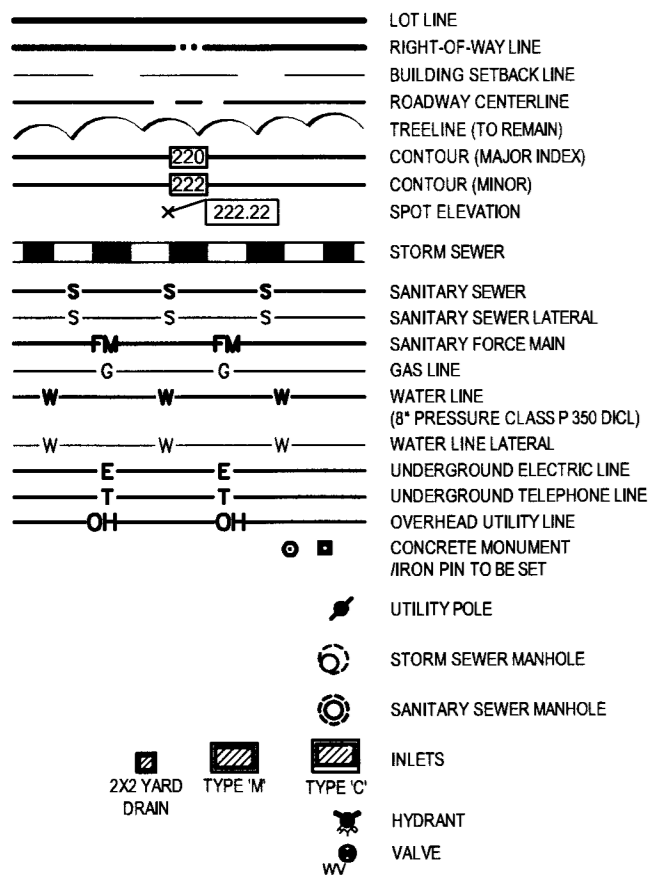
R-3 RESIDENTIAL DISTRICT (ROWHOUSE)				
	REQUIRED	LOT 1 (INTERIOR LOT, END OF ROW)	LOT 2 (INTERIOR LOT)	LOT 4 (CORNER LOT, END OF ROW)
MIN. LOT AREA	1,600 SF	4,785.18 SF	3,483.71 SF	3,686.79 SF
MIN. LOT WIDTH @ BLDG. LINE	20 FT	24.51 FT	24.82 FT	24.68 FT
MAX. BLDG. AREA	VARIES	(40% MAX) 25.94% 25 FT	(50% MAX) 35.95% 31.8 FT	(50% MAX) 34.46% 37.5 FT
MIN. FRONT YARD	25 FT	28.3 FT	31.8 FT	37.5 FT
MIN. SIDE YARD	10 FT	10.3 FT	ON LINE	10.1 FT
MIN. REAR YARD	25 FT	30.1 FT	51.3 FT	56.1 FT
MAX. BLDG. HEIGHT	35 FT	< 35FT	< 35FT	< 35FT

LOT 1 IMPERVIOUS COVERAGE		LOT 2 IMPERVIOUS COVERAGE	
LOT	4,785.18 S.F.	LOT	3,686.79 S.F.
BUILDING	1,236.38 S.F.	BUILDING	1,270.30 S.F.
DRIVEWAY	518.02 S.F.	DRIVEWAY	542.98 S.F.
SIDEWALK	259.66 S.F.	SIDEWALK	0.00 S.F.
DECK	199.66 S.F.	DECK	199.62 S.F.
TOTAL	2,213.72 S.F.	TOTAL	2,012.90 S.F.

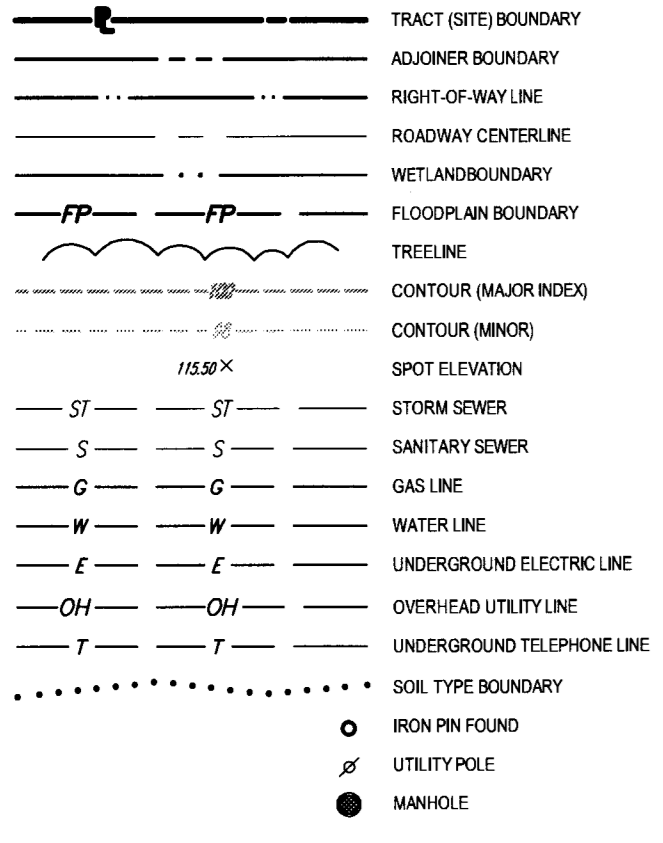
LOT 3 IMPERVIOUS COVERAGE		LOT 4 IMPERVIOUS COVERAGE	
LOT	3,483.71 S.F.	LOT	5,579.30 S.F.
BUILDING	1,252.53 S.F.	BUILDING	1,366.46 S.F.
DRIVEWAY	478.29 S.F.	DRIVEWAY	461.87 S.F.
SIDEWALK	0.00 S.F.	SIDEWALK	235.75 S.F.
DECK	189.63 S.F.	DECK	207.92 S.F.
TOTAL	1,931.44 S.F.	TOTAL	2,282.00 S.F.



PROPOSED FEATURES LEGEND
 NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN



EXISTING FEATURES LEGEND
 NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN



STORMWATER MANAGEMENT NOTES:

- MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES:
 - THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS, WHICH INCLUDE THE STORM SEWER SYSTEMS AND THE DETENTION BASIN, ARE PERMANENT AND ARE NOT TO BE REMOVED. THE OWNERS OF LOTS 1, 2, 3 AND 4 SHALL BE JOINTLY RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES OR PORTIONS THEREOF LOCATED ON THEIR LOT. UPPER MERION TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE PROPERTY(IES) TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER BY THE OWNER(S). THE LOT OWNER(S) SHALL BEAR THE RESPONSIBILITY FOR THE COST OF ANY MAINTENANCE THAT IS PERFORMED BY UPPER MERION TOWNSHIP. A LIEN MAY BE FILED AGAINST THE PROPERTY(IES) FOR THE COSTS OF ALL CORRECTIONS, INCLUDING APPLICABLE ENGINEERING AND/OR ATTORNEY'S FEES; THIS STATEMENT SHALL CONSTITUTE A BLANKET EASEMENT ON THE PROPERTY(IES) FOR THESE PURPOSES.
 - THE OWNERS SHALL EXECUTE A STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT WITH UPPER MERION TOWNSHIP, WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN MONTGOMERY COUNTY, PA. THE AGREEMENT CONSTITUTES A COVENANT RUNNING WITH THE LAND.
 - AN "AS-BUILT" PLAN OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED UPON COMPLETION OF THE FACILITIES.
- WAIVERS REQUESTED**
- SECTION 145-20.0(2) CONSTRUCTION OF CONCRETE CURB AND SIDEWALK ALONG EXISTING STREETS/ROADS AND NEW INTERIOR STREETS.
- SECTION 140-10.A(2) THAT PROHIBITS GRADING WITHIN 5 FEET OF A PROPERTY LINE
- SECTION 145-24.1.B(1) - FROM HAVING LANDSCAPE PLAN SIGNED AND SEALED BY LANDSCAPE ARCHITECT.
- SECTION 145-10.0(1) - FROM HAVING TO WIDEN EXISTING ROADS & RIGHT-OF-WAYS PER 145-10.E

APPROVED BY UPPER MERION TOWNSHIP SUPERVISORS THIS _____ DAY OF _____

CHAIRPERSON: _____

TOWNSHIP MANAGER: _____

RECORDER OF DEEDS

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

RECORD OWNER'S ACKNOWLEDGMENT OF INTENT

GENTERRA CORPORATION IS THE RECORD OWNER OF THE LAND AND HAS LAID OUT UPON ITS LAND SITUATE IN UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN AND DESIRES THAT THE PLAN BE RECORDED AS SUCH ACCORDING TO LAW.

BY: GENTERRA CORPORATION DATE: _____

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC, IN AND FOR THE COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JOHN PANZU, WHO ACKNOWLEDGED HIMSELF TO BE THE SOLE MEMBER OF GENTERRA CORPORATION, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND AS SUCH MEMBER BEING AUTHORIZED TO DO SO EXECUTED THE PLAN FOR THE PURPOSES CONTAINED THEREIN.

NOTARY PUBLIC
 REVIEWED BY THE UPPER MERION TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

BY: _____ TOWNSHIP ENGINEER

GENERAL NOTES:

- THIS PLAN REFERENCES: A DRAWING ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY WILKINSON & ASSOCIATES, INC. PROJECT NO. 2005-247 DATED 08-07-2005
- EQUITABLE OWNER/APPLICANT: GENTERRA CORPORATION 189 BECHTEL ROAD COLLEGEVILLE, PA 19426 PHONE: 610-563-0209
- TAX MAP REFERENCES: THIS SITE IS KNOWN AS PARCEL 58-00-04024-007 & 58-00-04084-007, UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, RECORDED IN DB 5600 PG 2550. AREA: PARCEL 58-00-040-24004 = 513 SQ. FT. OR 0.012 ACRES (PORTION ALONG NORTH SIDE OF JEFFERSON STREET) PARCEL 58-00-040-24004 = 7,963.3 SQ. FT. OR 0.183 ACRES (PORTION ALONG SOUTH SIDE OF JEFFERSON STREET) PARCEL 58-00-040-84007 = 9,572 SQUARE FEET OR 0.220 ACRES

- ZONING DATA: ZONED: R3 - RESIDENTIAL DISTRICT PROPOSED USE: ROWHOUSE DWELLINGS (4). (SEE ZONING DATA TABLE)
- REQUIRED PARKING CALCULATIONS: SINGLE FAMILY DWELLING = 2 SPACES PER UNIT TOTAL 4 UNITS = 8 SPACES REQUIRED PROVIDED PARKING = END UNITS 1 GARAGE SPACE + 1 DRIVEWAY SPACE, INTERIOR UNITS: 2 DRIVEWAY SPACES = 8 TOTAL
- ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- (TBR) INDICATES EXISTING ITEM TO BE REMOVED.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF UPPER MERION TOWNSHIP AND APPLICABLE PADOT PUBLICATION 408 AND RC STANDARDS.
- THE FOLLOWING UTILITY COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND WERE REQUESTED TO MARK OUT/PROVIDE INFORMATION REGARDING UNDERGROUND FACILITIES AFFECTING AND/OR SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S):

- UTILITY COMPANIES**
- COMPANY: AT&T LABS
 ADDRESS: 360 GEES MILL BUSINESS PKWY NE
 CONTERS, CA 95013
 CONTACT: (770)918-0932
- COMPANY: COMCAST
 ADDRESS: 1 APOLLO RD
 PLYMOUTH MEETING, PA 19462
 CONTACT: (484)880-4675
- COMPANY: UPPER MERION TOWNSHIP
 ADDRESS: 175 W VALLEY FORGE RD
 KING OF PRUSSIA, PA 19406
 CONTACT: (610)265-2600
- COMPANY: UPPER MERION MUNICIPAL AUTHORITY
 ADDRESS: 175 WEST VALLEY FORGE RD
 KING OF PRUSSIA, PA 19406
 CONTACT: (610)265-5232
- COMPANY: AQUA PENNSYLVANIA INC
 ADDRESS: 762 W LANCASTER AVE
 BRYN MAWR, PA 19010
 CONTACT: (877)987-2782
- COMPANY: PECO ENERGY
 ADDRESS: 450 S HENDERSON RD
 SUITE B
 KING OF PRUSSIA, PA 19406
 CONTACT: (800)494-4000
- COMPANY: LEVEL 3 COMMUNICATIONS
 ADDRESS: 1025 ELDERADO BLVD
 BROOMFIELD, CO 80021
 CONTACT: (855)381-0402
- COMPANY: TRANSCONTINENTAL GAS/WILLIAMS GAS
 ADDRESS: 99 FARMER ROAD
 PRINCETON, NJ 08540
 CONTACT: (609)951-0990
- COMPANY: VERIZON WIRELESS
 ADDRESS: 1050 VIRGINIA DR
 FORT WASHINGTON, PA 19034
 CONTACT: (215)283-0690

10.) ANY INFORMATION APPEARING ON THESE DRAWINGS AS TO THE UNDERGROUND UTILITY LINES OF A USER, SUCH AS A PUBLIC UTILITY THAT ARE SHOWN HEREON, HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. THE LOCATION OF PUBLIC UNDERGROUND UTILITIES WERE LOCATED SUBSEQUENT TO PA ONE CALL. THE CONTRACTOR, WITHIN THREE DAYS OF THE START OF CONSTRUCTION, SHALL ALSO BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH PA LAW (1-800-242-1776). INFORMATION REGARDING ALL UTILITY COMPANIES WITH SERVICES IN THE AREA OF THE PROJECT SITE IN UPPER MERION TOWNSHIP HAS BEEN LISTED HEREON FOR REFERENCE.

MPCP NO. _____

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

- NOTES:**
- THIS SITE IS KNOWN AS PARCEL 58-00-04024-007 & 58-00-04084-007, UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, RECORDED IN DB 5600 PG 2550.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY WILKINSON & ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THE SUBJECT PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED, ADDITIONAL RIGHTS AND CLAIMS BY OTHERS, EITHER RECORD OR UNRECORDED THAT A THOROUGH AND ACCURATE TITLE REPORT WOULD REVEAL. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - ELEVATIONS SHOWN ARE BASED UPON NAVD 1988 VERTICAL DATUM. BEARING AND DISTANCE INFORMATION SHOWN BASED UPON REFERENCE #1.
 - AREA: PARCEL 58-00-040-24004 = 513 SQ. FT. OR 0.012 ACRES (PORTION ALONG NORTH SIDE OF JEFFERSON STREET) PARCEL 58-00-040-24004 = 7,963.3 SQ. FT. OR 0.183 ACRES (PORTION ALONG SOUTH SIDE OF JEFFERSON STREET) PARCEL 58-00-040-84007 = 9,572 SQUARE FEET OR 0.220 ACRES
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES 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 MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD PLAIN ZONE X AS ILLUSTRATED ON COMMUNITY PANEL 420957-4209103525, WITH AN EFFECTIVE DATE OF 03-02-2016, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO COMPUTATIONAL FLOOD PLAN STUDY HAS BEEN PERFORMED AS A PART OF THIS PREPARATION.
 - THIS PLAN IS VALID ONLY WHEN SIGNED IN INK AND EMBOSSED WITH A RAISED SEAL OR STAMPED WITH A RED SEAL (BASED ON STATE, COUNTY OR LOCAL REQUIREMENTS). THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
 - COPYRIGHT © 2020 WILKINSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR.

REFERENCES:

- PLAN ENTITLED "PLAN OF BOUNDARY SURVEY PARCELS 580004024004 & 580004084007, COLUMBUS STREET, UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA", PREPARED BY CAVANAUGH'S SURVEYING SERVICES, DATED NOVEMBER 29, 2019.

SURVEYORS CERTIFICATION, BOUNDARY & TOPOGRAPHY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER MERION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE.

DATE: _____

JUSTIN M. MOCERI, PED85136

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.

Timothy B. Johnson

DATE: _____

TIMOTHY B. JOHNSON, PLS SU43334

PROJECT MANAGER	DATE	PROJECT NO.	DRAWING NO.	REVISION
DET	04-17-2020	2019323	2019323	01

WILKINSON & ASSOCIATES, INC.
 1220 VALLEY FORGE ROAD
 THE COMMONS AT VALLEY FORGE
 SUITE 22
 PHOENIXVILLE, PA 19460
 PHONE (610) 415-1220
 FAX (610) 415-1224

GENTERRA CORPORATION
 PROPOSED TOWNHOUSE RESIDENCE
 624 COLUMBUS STREET
 UPPER MERION TOWNSHIP
 MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SITE / RECORD PLAN

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SHEET NO. **02** OF 11