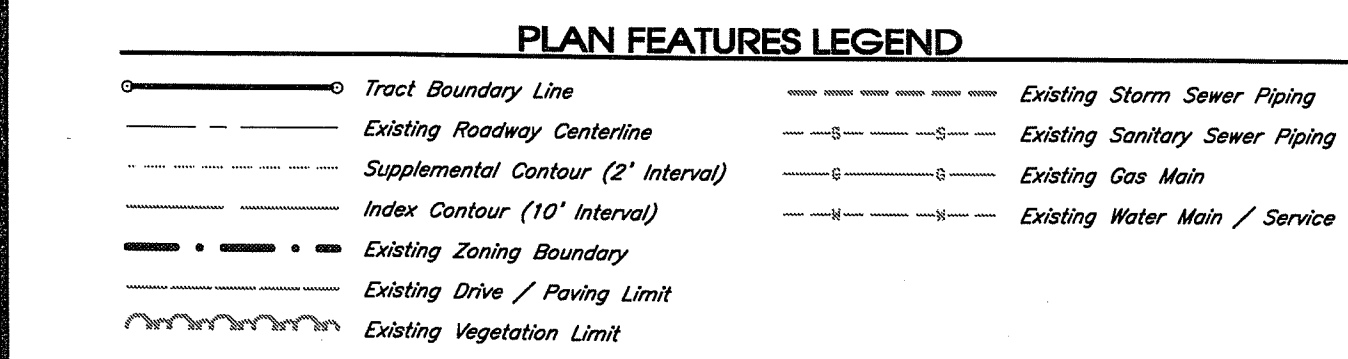


GENERAL NOTES

- Base Existing Features and Survey Notes**
- The project site is identified as: Record Owner: PAREC REALTY PARTNERS; Site Address: 731 Skippack Pike, Whitpain Township; Block / Unit: 15 / 065; Tax Parcel No.: 68-00-0655-002; Deed Bk / Page: 5152 / 1718; Gross Area: 1.7292 Acres.
 - A metes and bounds survey was not performed by Woodrow & Associates, Inc.
 - A topographic survey was not performed for this site by Woodrow & Associates, Inc.
 - This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Montgomery County Recorder of Deeds and Tax Assessors Offices, Norristown, PA.
 - Site Flood Plain information has been obtained from the FEMA Map Service Center web site (<http://msc.fema.gov>).
 - A plan entitled "731 Skippack Pike Record and Grading Plan" prepared by Robert E. Blue, Consulting Engineers, P.C., Blue Bell PA, dated November 24, 1998, last revised June 14, 2000.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the Penn State, College of Agricultural Sciences, Cooperative Extension web site. (<http://soilmop.psu.edu>)
 - There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils.
 - This site is NOT located within any Flood Plain Zone as illustrated on Community Panel Number 420713-0265-E, effective date December 19, 1996 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed as a part of this plan preparation.
 - All contractors working on this project shall comply with the requirements of PA Act 287 of 1974 as amended by PA Act 181 of 2006 (Pennsylvania One Call system). All contractors working on this site shall obtain a PA One Call serial number for construction purposes not less than three (3) nor more than ten (10) working days prior to construction.
 - Existing subsurface utility information illustrated on these plans are based upon visual field inspection by Woodrow & Associates, Inc. Information pertaining to the size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid for the project design. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that utility size, location, depth, etc. as shown, exists between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - The purpose of this plan is to illustrate a lot line change. No construction is proposed.
 - PARCEL 'B': Parcel 'B' is intended for the perpetual use of the adjacent golf course for green open space and golf operations. No structures shall be placed upon this parcel. This condition is to be memorialized through execution and recording of a deed restriction.
 - The real property described herein shall: (i) remain undeveloped green space in perpetuity; (ii) be considered in the undeveloped green space calculation only with respect to the development of real estate designated Montgomery County Parcel No. 68-00-00475-00-8; and (iii) not be considered in the undeveloped green space calculation in connection with the development of Meadowlands Golf Club or any subdivision thereof. The covenants and restrictions set forth herein are intended to, and shall, run with the land in perpetuity.



ZONING and SITE DATA SCHEDULE

Item	Zoning District: R-1 Residential District			
	Section	Requirement	Existing	Proposed Parcel 'A'
Permitted Use	160-11.A	SINGLE-FAMILY DETACHED DWELLING		Proposed Parcel 'B'
Min. Lot Area	160-12.	30,000 S.F.	68,266.98 S.F.	55,982.17 S.F.
Min. Lot Width	160-12.	150 FT.	179.73 FT.	179.73 FT.
Max. Imperv. Cover - Exist.	160-203	14,841.79 S.F. [1]	21,350.36 S.F. [4]	
Max. Imperv. Cover - 'A'	160-203	12,442.81 S.F. [2]		21,350.36 S.F.
Max. Imperv. Cover - 'B'	160-203	4,620.94 S.F. [3]		0 S.F.
Yard Setbacks				
Front Yard	160-13.	50 FT.	21.24 FT. [4]	21.24 FT. [4]
Side Yard	160-15.	45 FT. (100 FT. AGG.)	40.00 FT.	40.00 FT.
Rear Yard	160-17.	75 FT.	163.76 FT.	93.76 FT.
Max. Bldg Height	160-20.	40 FT.	<40 FT.	<40 FT.

[1] 0.179(68,266.98) + 2,422 (per 160-203)
 [2] 0.179(55,982.17) + 2,422 (per 160-203)
 [3] 0.179(12,284.59) + 2,422 (per 160-203)
 [4] Existing Non-Conforming Condition

REVISIONS

No.	DATE	DESCRIPTION
1	07/07/12	Added Note 11
2	10/25/11	Added Note 10 and the Location



Lead Engineer: T.P.P.
 Lead CAD: R.J.N.
 Scale: 1" = 20'-0"

PAREC REALTY PARTNERS
 731 Skippack Pike
 Blue Bell, PA 19422
 Phone: (215) 646-8850

WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Meridian Street, Suite 200
 Norristown, PA 19380
 Phone: (215) 522-5248 Fax: (215) 522-5279
 www.woodrowinc.com

Job No: 11-0608D
 Plan Date: June 22, 2011
SHEET No.:
 1 of 1

S-1-12