

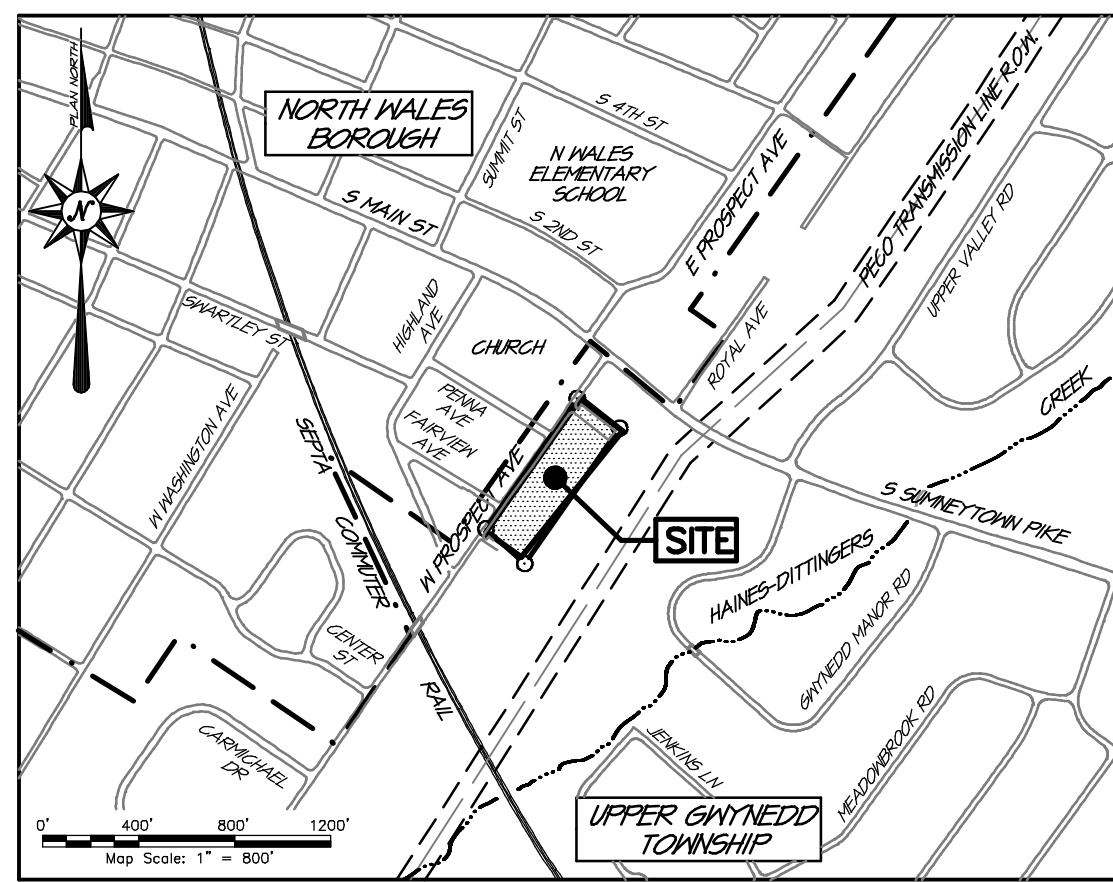
GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

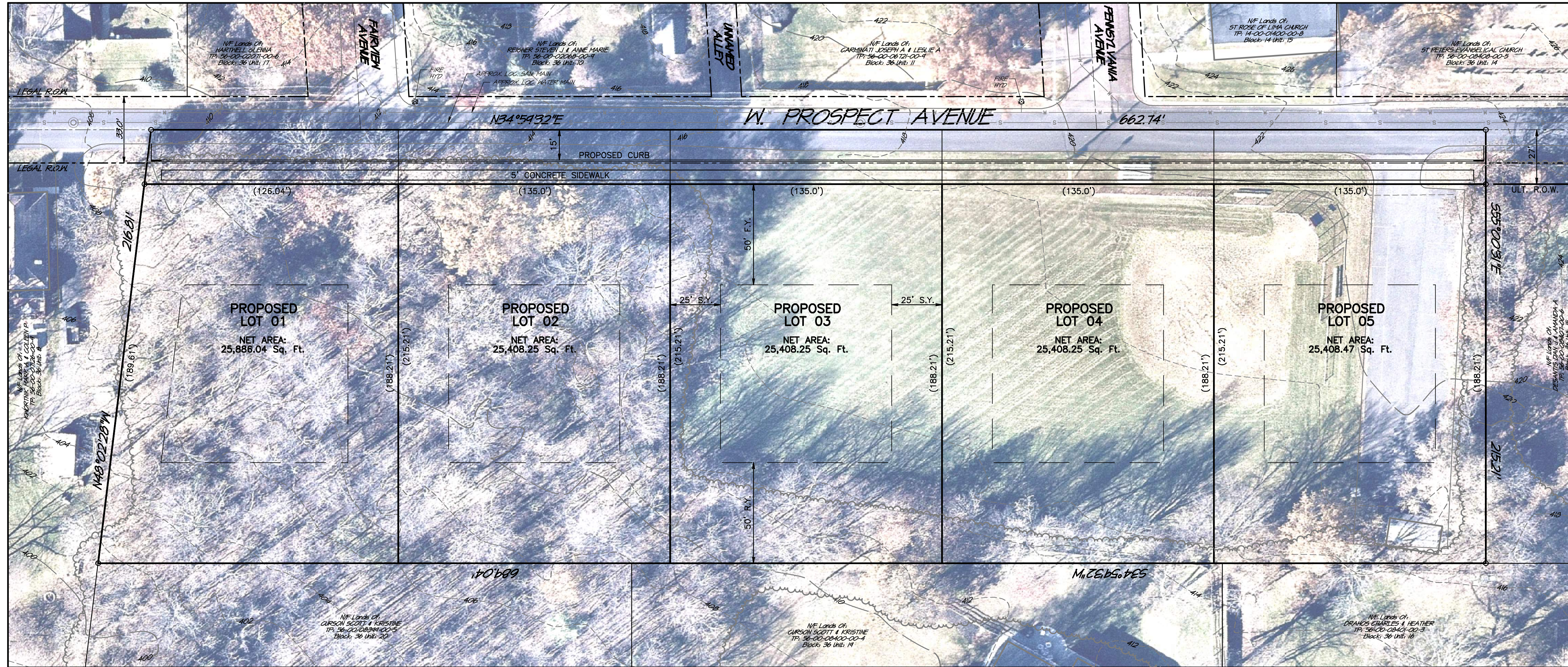
- The metes and bounds illustrated on this plan were prepared from documents of record and without the benefit of a Title Report. This property may be subject to additional rights of others that might be listed in a Title Report. This data has not been verified by field survey and is to be used for planning purposes only. All bearings shown reflect rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
- All topographic and existing features illustrated on this plan were prepared from documents of record and has not been verified by field survey and is to be used for planning purposes only. Site elevation datum is referenced per note 3 below.
- This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum. Flight date was Spring 2008, updated by DWRPC flight 2010.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated November 27, 2017.
- There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091C0259C, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. Information pertaining to: 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 subsurface utility connections exist 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.
- Subject property is Zoned R-2 Residential District as noted on the official Zoning Map.

BASE DEVELOPMENT NOTES:

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Legal rights-of-way width with one per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights-of-Way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
- Contractor to ensure compliance with ADA regulations.
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except laws or suitable low ground cover.
- Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
- Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.



LOCATION MAP

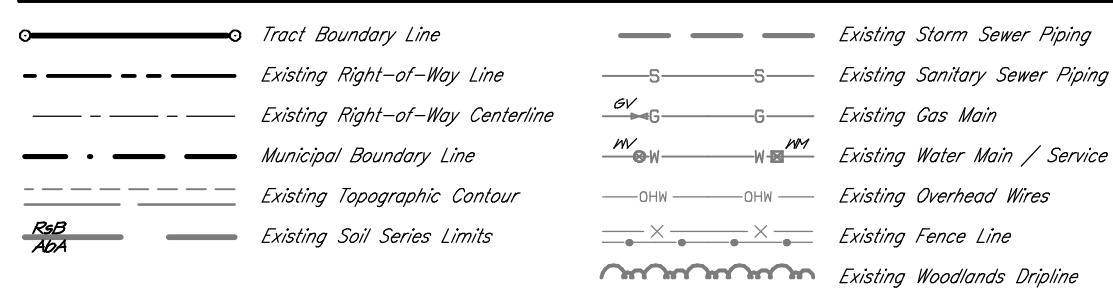


ZONING and SITE DATA SCHEDULE

Zoning District: R-2 RESIDENTIAL DISTRICT			
Item	Section	Requirement	Plan Provided
Permitted Use	195-12.A(1)	Single-Family Detached Residential	
Minimum Lot Area	195-12.B(1)	21,780 Sq. Ft.	>21,780 Sq. Ft.
Minimum Lot Width	195-12.B(1)	120 FT. [1]	>120 FT.
Maximum Bldg Area	195-12.B(2)	20 %	<20 %
Yard Setbacks			
Front Yard	195-12.B(3)	50 Ft.	>50 Ft.
Side Yard	195-12.B(4)	25 Ft.	>25 Ft.
Rear Yard	195-12.B(5)	50 Ft.	>50 Ft.
Accessory	195-12.B(6)	6 Ft.	>6 Ft.
Maximum Bldg Height	195-9.M(1)	35 Ft.	<35 Ft.
Maximum Accessory Height	195-9.M(2)	14 Ft.	<14 Ft.
Required Parking Quantity	195-28.A(1)	2 Spaces per Dwlg	2+ Space per Unit

[1] Lot width measured at the Front Setback Line

PLAN LEGEND



NO.	DATE	DESCRIPTION

Scale in Feet (1" = 30')

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CALL 1-800-242-1776 PROJECT SERIAL NUMBER FOR DESIGN.

CONCEPT LAYOUT 'A'

DEVELOPMENT STUDY EXHIBIT

St Rose of Lima Roman Catholic Church

UPPER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC. MUNICIPAL CIVIL CONSULTING ENGINEERS

1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd, PA 19002

Phone: (215) 542-5548 - Fax: (215) 542-5579

Website: www.woodrowinc.com

Applicant: St Rose of Lima Roman Catholic Church

Parcel Information: St Rose of Lima Roman Catholic Church, 56-00-09401-00-9 Block 06 26 Acres, 2.993 Acres, 2.974 Acres, NET Area

Layer List: Exh_Concept-A

Job No: 18-0302 D

Plan Date: JAN., 2017

Sheet No: 1 of 1

For Review
03/12/2018 4:42:33 PM