

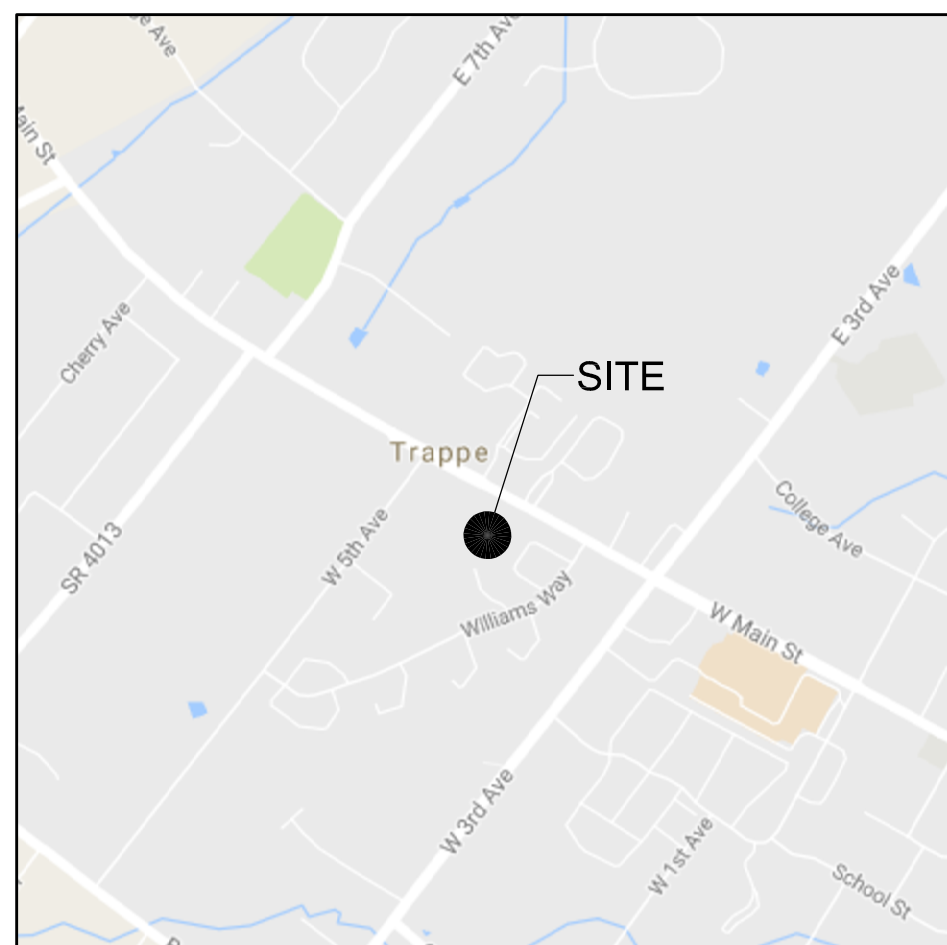
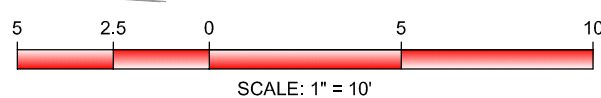
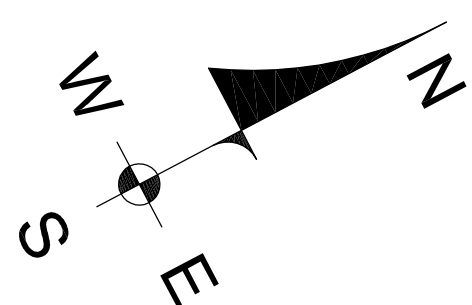
N/L
RITTENHOUSE SQUARE PHASE VI
HOMEOWNERS ASSN
23-00-01650-001
DB 5548 PG 2728

N/L
RALPH W. ZOLLERS
23-00-00640-003
DB 5432 PG 2338

N/L
JOLINDA M. KUSY
23-00-00643-009
DB 5397 PG 2446

N/L
JOLINDA M. KUSY
23-00-00646-015
DB 5688 PG 1524

N/L
MARTIN/DAVIS GROUP
23-00-01650-019
DB 5427 PG 2399



SITE MAP

GENERAL NOTES

1. LOT IDENTIFICATION
APN # 23-00-00642-001
 2. EQUITABLE OWNER & APPLICANT
FOUR WINDS HOLDINGS LLC
382 WEST MAIN STREET
TRAPPE, PA 19426
 3. LOT AREA
25,698 SF
0.5900 AC
 4. ZONING
VC - VILLAGE COMMERCIAL
 5. EXISTING USE
EXISTING TWO-STORY DWELLING CURRENTLY UTILIZED FOR OFFICE AND STORAGE SPACE WITH ASSOCIATED GARAGE, INGROUND POOL, SHED, AND DRIVEWAY.
 6. PROPOSED USE
PROPOSED 4,975 SQUARE FOOT BUILDING WITH ASSOCIATED ACCESS AND 12 PARKING SPACES (10 NET).
- PROPOSED BUILDING WILL BE USED FOR A SPA, OFFICES, AND ASSOCIATED STORAGE AS A CLASS 1 CONDITIONAL USE UNDER SECTION 340-29.A.5.

ZONING DATA - VILLAGE COMMERCIAL

MINIMUM LOT SIZE	10,000 SF	25,698 SF
MINIMUM LOT WIDTH	60 FEET	~119.5 FEET (AT BUILDING LINE)
MINIMUM FRONT YARD	15 FEET	15 FEET
MINIMUM REAR YARD	20 FEET	25 FEET
MINIMUM SIDE YARD	10 FEET	10 FEET
MAXIMUM BUILDING FOOTPRINT*	5000 S.F.	~4,975 S.F.
MAXIMUM BUILDING COVERAGE*	20%	~19.4%
MAXIMUM IMPERVIOUS COVERAGE*	65%	~60.0%

* BASED ON CLASS 1 CONDITIONAL USES

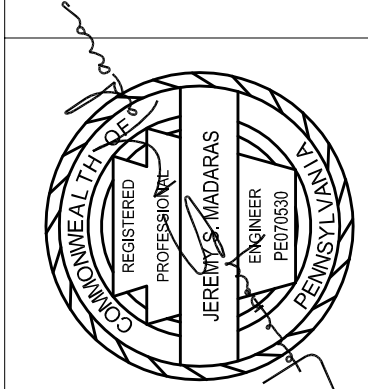
PLAN NOTES

1. EXISTING BUILDING PROPOSED TO BE REMOVED UNDER SECTION 340-33.C.1.c
2. EXSITING VEGETATION PROPOSED TO BE REMOVED AND REPLACED PER SECTION 295.25.

PROJECT NUMBER:

1721

J. S. MADARAS
CONSULTING, LLC
**CIVIL ENGINEERING &
LAND DEVELOPMENT**
250 INDIAN LANE, ROYERTOWN, PA 19512
(484) 686-7756

[illegible]

**FOUR WINDS
HOLDINGS LLC**
382 WEST MAIN STREET
TRAPPE, PA 19426

CLIENT:

PLAN TITLE:
DEMOLITION PLAN

DRAWN BY:	
-----------	--

CHECKED BY:

SCALE:

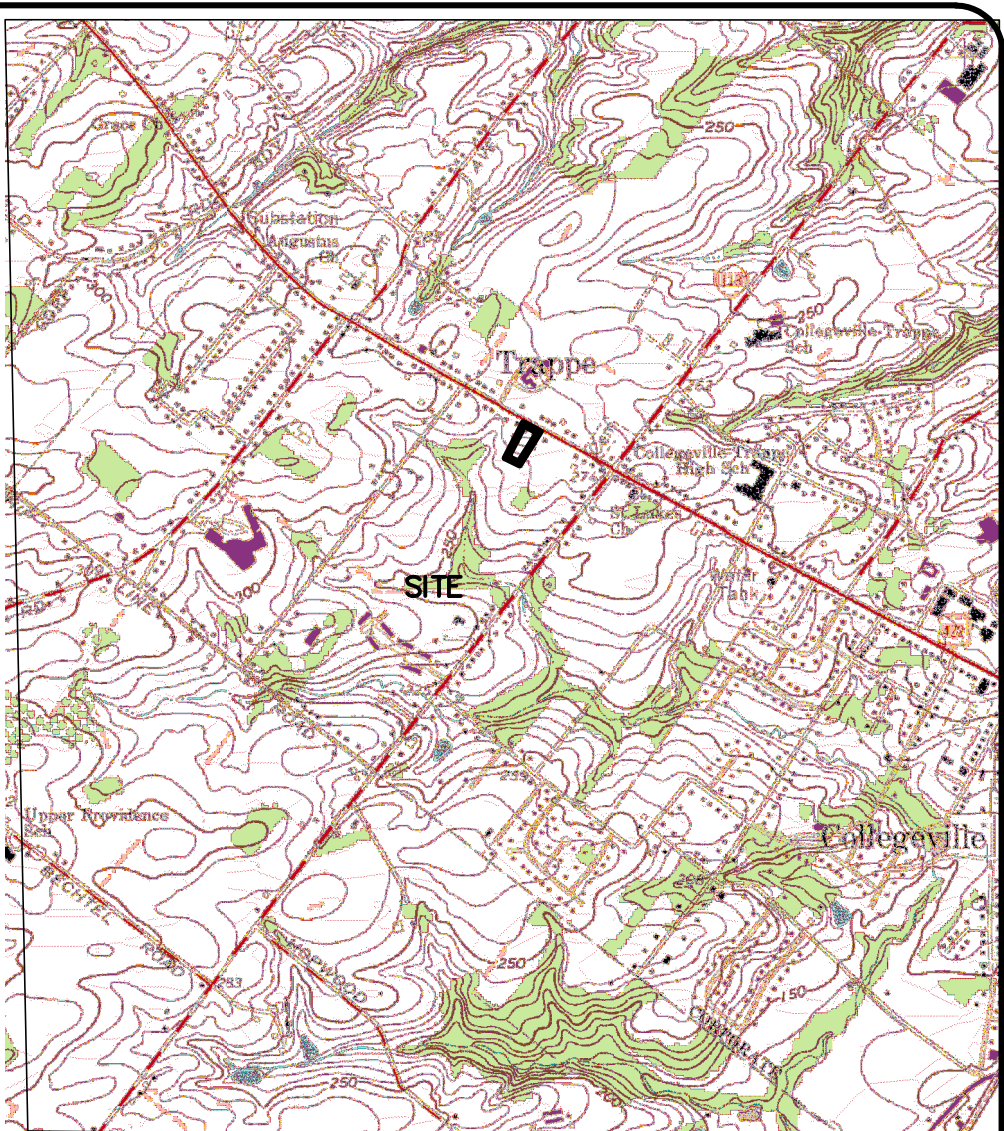
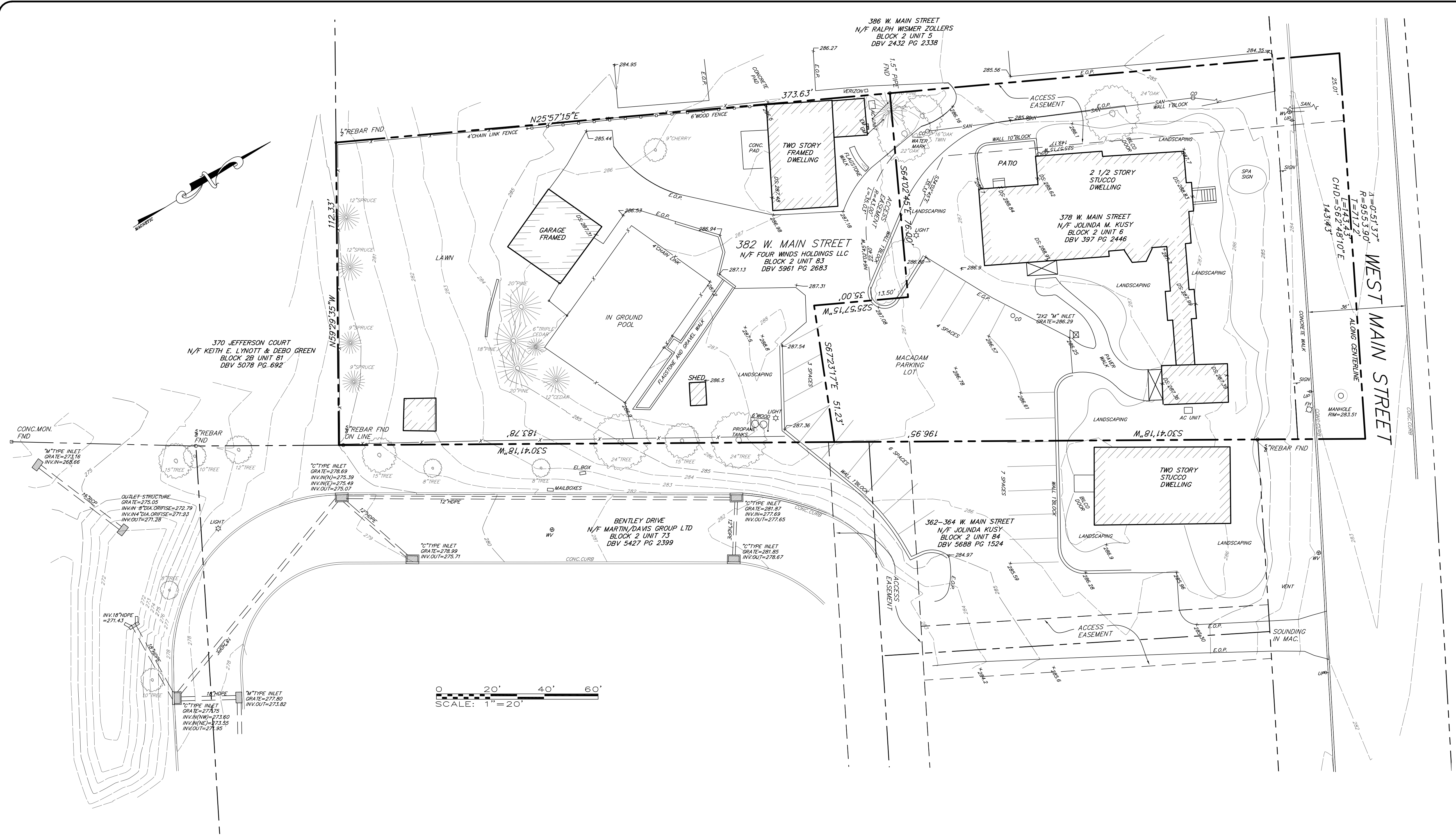
1 - 10

DRAWING NUMBER

A-

SHEET NUMBER:	TOTAL SHEETS
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02 OF 07



LOCATION MAP
SCALE 1"=2000'

DATUM
THE ELEVATIONS SHOWN ARE NAVD88 BASED UPON GPS OBSERVATIONS AT THE SITE ON MAY 15th, 2017.

SURVEY NOTES
1. ANY DISCREPANCIES FOUND DURING THE RECONCILIATION OF RECORD INFORMATION WITH FIELD MEASUREMENTS SHOWN ON THIS SURVEY ARE DUE TO THE PROFESSIONAL EVALUATION OF SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, DEED CALLS, LOCATIONS OF CORNER MONUMENTATION, LOCATIONS OF LONG STANDING POSSESSION LINES OR OTHER BOUNDARY LINE EVIDENCE, CART WAY LOCATIONS (ROADS), INTENT OF ORIGINAL SURVEY, SENIORITY OF TITLE, AND ERROR IN RECORD MEASUREMENTS/CLOSURES.

REFERENCE PLANS:

- SUBDIVISION PLAN OF 378 MAIN STREET LOT 1 & 2 TRAPPE, PA. PREPARED BY KEVIN O'CONNOR AND DATED NOVEMBER 15th, 1990. RECORDED IN MONTGOMERY COUNTY IN PLAN BOOK A-52 PAGE 425.
- RECORD/SUBDIVON PLAN OF 360 MAIN STREET TRAPPE, PA. PREPARED BY CZOP SPECTER INC. AND DATED JUNE 23rd, 1995. RECORDED IN MONTGOMERY COUNTY IN PLAN BOOK A-56 PAGE 210.
- DEVELOPMENT PLAN OF RITTENHOUSE SQUARE 775 MAIN STREET TRAPPE, PA. PREPARED BY CZOP SPECTER INC. AND DATED MARCH 30th, 1989. RECORDED IN MONTGOMERY COUNTY IN PLAN BOOK 1 PAGE 203.

GENERAL NOTES

- PROPERTY SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, AND RESTRICTIONS OF RECORD.
- THIS BOUNDARY AND TOPOGRAPHIC SURVEY PLAN WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. B.I.A. ASSUMES NO LIABILITY FOR ITEMS DISCLOSED IN A TITLE REPORT OR OTHER DOCUMENTS/PRIVATE RECORDS NOT DISCLOSED AT THE TIME OF THIS SURVEY.
- THIS DRAWING HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. B.I.A., INC. HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

SURVEYOR'S DECLARATION
I HEREBY DECLARE TO JOLINDA KUSY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS THE 5th DAY OF JUNE, 2017 THIS PLAT AND SURVEY WAS PREPARED IN ACCORDANCE WITH THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 10, 1998.

ROBERT J. BEERS, P.L.S. DATE LICENSE NO. SU-046637-E

BOUNDARY and TOPOGRAPHIC SURVEY		382 WEST MAIN STREET BOROUGH OF TRAPPE, MONTGOMERY COUNTY PENNSYLVANIA	
DATE:	05/15/2017	DSGN:	
SCALE:	1"=20'	CHK:	RJB
DRAWN:	RJW	APPRD:	
JOB:	1029117.000	P MGR:	RJB
COPYRIGHT 2017			
SHEET:			
SU-1			

Barry Isett & Associates, Inc.

610.398.0904
barryissett.com

MAINTENANCE ENGINEERS AND CONSULTANTS