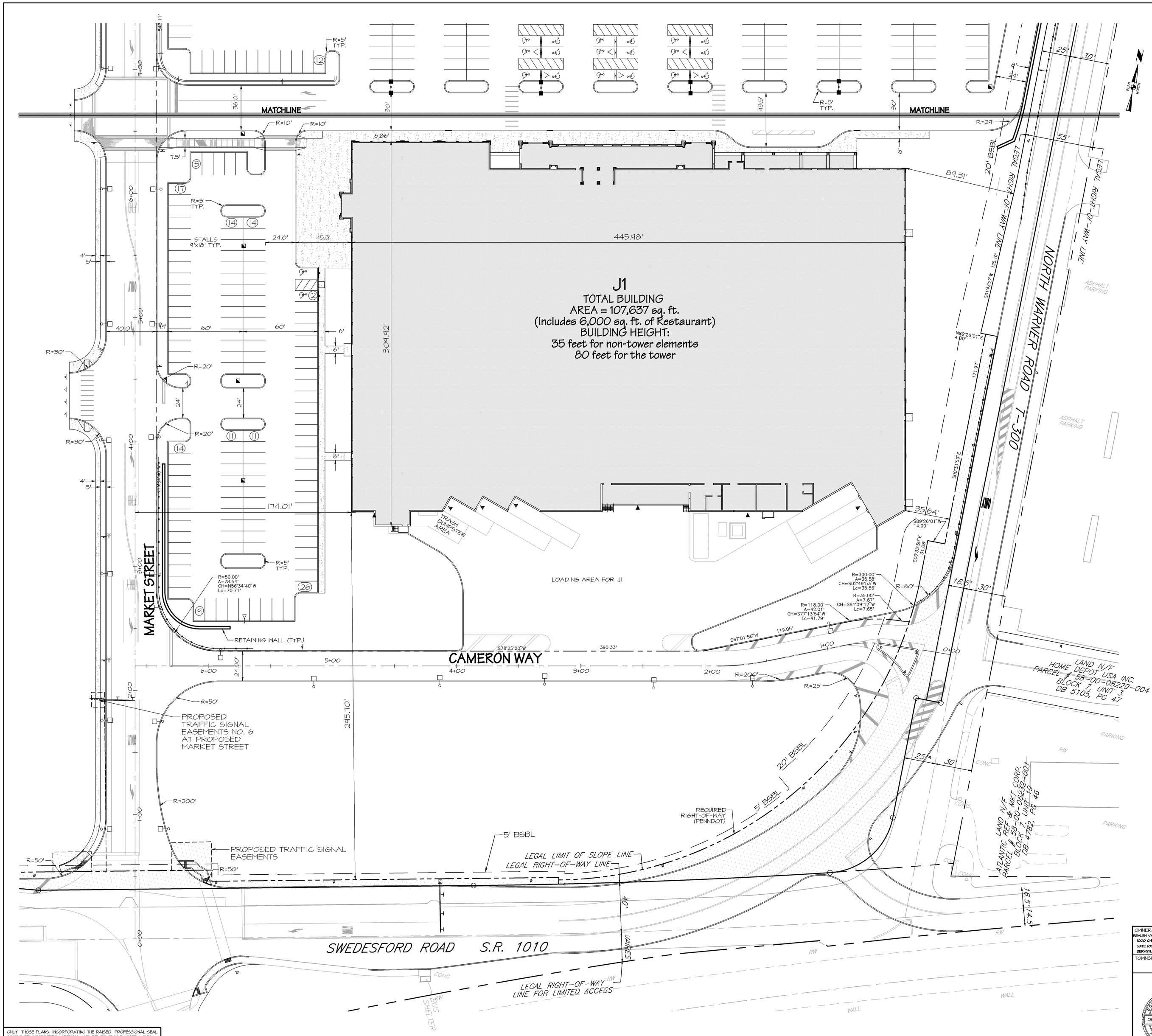

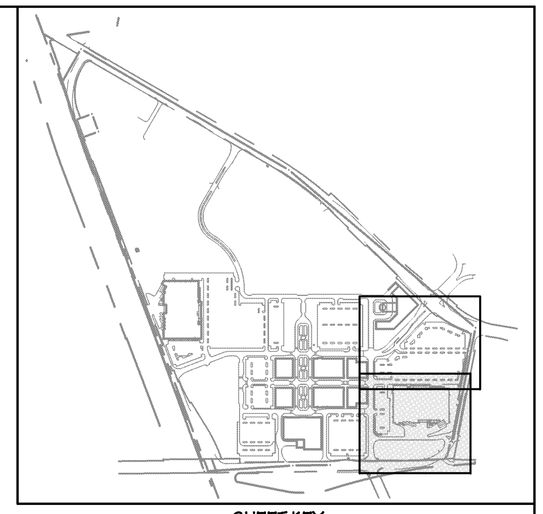

SHEET KEY

LEGEND

	EXISTING	PROPOSED
IRON PIN		
LEGAL RIGHT-OF-WAY LINE		
ULTIMATE RIGHT-OF-WAY LINE		
PROPERTY LINE		
CURB		
EDGE OF PAVING		
STREET SIGN		

NOTES:

1. SEE TRAFFIC PLANNING AND DESIGN'S H.O.P. PLAN SET, LATEST VERSION, FOR EXTERNAL ROADWAY IMPROVEMENTS AND R.O.W. PLANS.
2. SEE WELLS & ASSOCIATES SIGNING AND PAVEMENT MARKING PLAN, LATEST VERSION, FOR INTERNAL ROADWAY SIGNAGE AND STRIPING.
3. FENCE MAY BE REQUIRED ANY STORMWATER MANAGEMENT FACILITY BASED UPON ITS PROXIMITY TO FUTURE BUILDINGS AND/OR PEDESTRIAN ACCESS TO THE FACILITY.
4. RETAINING WALLS EXCEEDING 4 FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGNS SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER.
5. THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE MAINTENANCE OF ALL THE PERMANENT STORMWATER MANAGEMENT FACILITIES. NO CHANGES SHALL BE MADE TO THE STORMWATER MANAGEMENT FACILITIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP AND PA DEP. A BLANKET EASEMENT IS HEREBY GRANTED GIVING THE TOWNSHIP THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

OWNER/CORPORATE CERTIFICATION

(I/WE) DO HEREBY CERTIFY THAT (I/WE) ARE THE REGISTERED OWNERS OF THE LAND HEREIN SUBDIVIDED AND THAT (MY/OUR) CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT (I/WE) DESIRE THE SAME TO BE RECORDED.

_____

_____
OWNER/CORPORATE OFFICER

NOTARY PUBLIC

ON THIS THE_____ DAY OF_____ 200____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, IN AND FOR THE COUNTY OF MONTGOMERY AND STATE OF PENNSYLVANIA, RESIDING IN_____ CAME_____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SIGNED TO THE PLAN AND ACKNOWLEDGE THAT THEY (HE) EXECUTED THE SAME AND DESIRE THAT THE SAME BE RECORDED AS SUCH.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

IN WITNESS

WHEREOF_____ HAVE HEREUNTO SET MY HAND AND SEALS THIS_____ DAY OF_____A.D. 200_____.

_____ (SEAL)

_____ (SEAL)

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN HAS APPROVED AS TO LAYOUT AND LOCATION BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AT A MEETING HELD ON THIS _____ DAY OF _____ 200 ____.

_____ _____
CHAIRMAN SECRETARY

UPPER MERION TOWNSHIP PLANNING COMMISSION

THIS PLAN HAS REVIEWED AS TO LAYOUT AND LOCATION BY THE PLANNING COMMISSION OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AT A MEETING HELD ON THIS _____ DAY OF _____ 200____.

_____
CHAIRPERSON

TOWNSHIP ENGINEER

THE PLANS HAVE BEEN REVIEWED BY THE TOWNSHIP ENGINEER ON THIS_____ DAY OF_____20____.

_____
UPPER MERION TOWNSHIP ENGINEER/CONSULTANT

COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK_____ PAGE_____ON THE_____DAY OF_____, 2010.

COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS

REV.	DESCRIPTION	DATE	BY
2	REVISED PER REVIEW COMMENTS	5-12-10	T.B.F.
1	REVISED PER BID QUESTIONS	4-23-10	T.B.F.

OWNER:
REALEN VALLEY FORGE GREENES ASSOC.
1000 CHESTERBROOK BLVD.
SUITE 100
BERWYN, PA 19312

TOWNSHIP FILE No.:

TAX MAP PARCEL NO.: 58-00-17494-007

TOTAL AREA: 124.237 Ac. | TOTAL LOTS: 1

DATE: 3-2-10 | SCALE: 1"=30'

WEGMANS PERMIT PLANS

RECORD PLAN
THE VILLAGE AT VALLEY FORGE

NORTH GULPH ROAD

UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER JAMES RUFO
ENGINEER No. 054178-E
Christopher James Rufo
PAPE No.:054178-E

GILMORE & ASSOCIATES INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 (610)-489-4949
www.gilmore-assoc.com

30' 0' 30' 60'
SCALE IN FEET

JOB NO.: 04-0124K

SHEET NO. 2 OF 10

DRN BY:	DES BY:	CHK BY:	APP BY:
T.B.F.	C.J.R.	C.J.R.	C.D.B

ONLY THOSE PLANS INCORPORATING THE RAISED PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
© COPYRIGHT 2010 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

May 12, 2010 3:04PM
H:\Data\2004\04-0124K2\Project Pros\30 Scales\Wegman 30.pro