

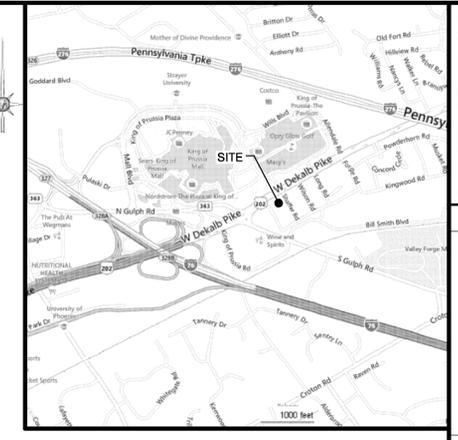
ZONING TABLE (C-O COMMERCIAL OFFICE REQUIREMENTS)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4.25 ACRES	0.946 AC (41,194 SF) *	0.946 AC (41,194 SF) * V
MIN. LOT WIDTH AT BUILDING LINE	300'	300'	300'
MAX. BUILDING COVERAGE	25%	16.0% (6,598 SF)	14.6% (6,020 SF)
MIN. GREEN SPACE	25%	15.8% (6,514 SF) *	25.6% (10,553 SF)
FRONT YARD SETBACK	35'	13.9' *	12.2' V
SIDE YARD SETBACK	15'(35')/35' AGG.	15.9', 76.1	134.9'(79.1')/214.0'
REAR YARD SETBACK	25'	20.6' *	59.0'
MAX. BUILDING HEIGHT	35'	<35'	<35'

* - EXISTING NONCONFORMITY
 V - VARIANCE GRANTED

NOTE: ZONING DATA TABLE NOTES ALL MINIMUM DIMENSIONS. IF MULTIPLE DIMENSIONS APPLY, THE ZONING DATA TABLE NOTES ONLY THE DIMENSION LEAST COMPLIANT WITH THE CODE. SEE PLAN VIEW FOR ALL OTHER APPLICABLE DIMENSIONS.

GENERAL NOTES:

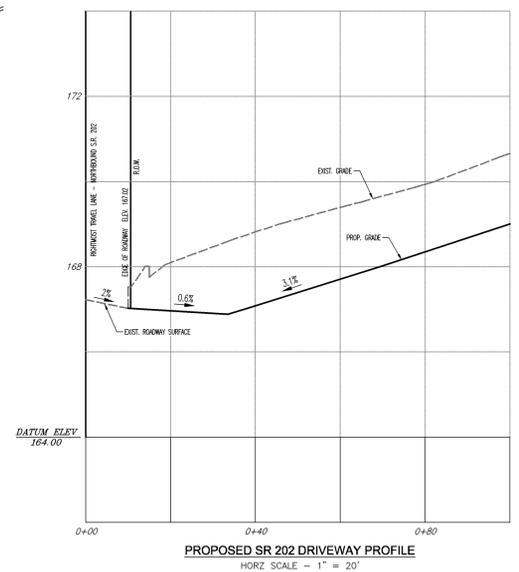
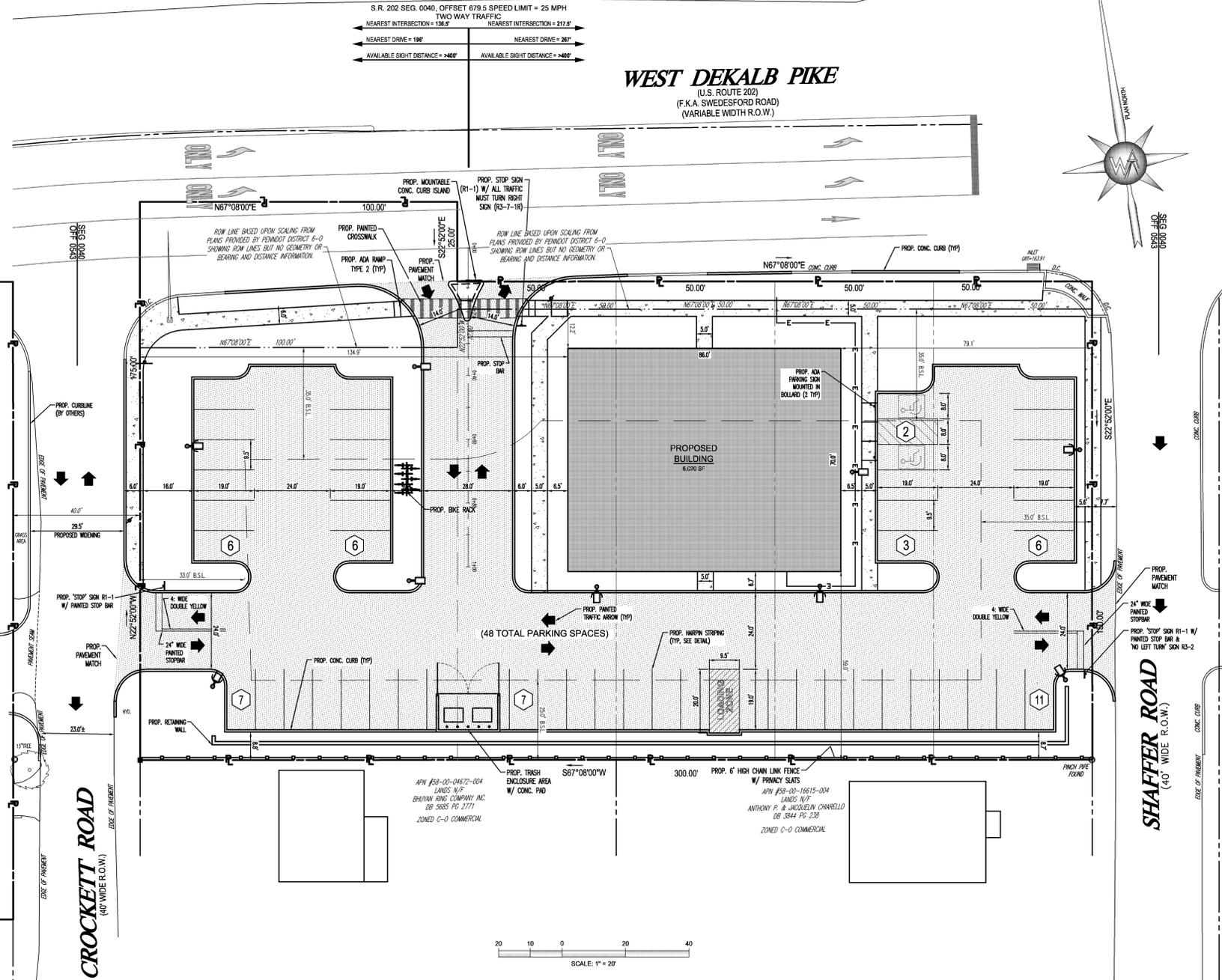
- THIS PLAN REFERENCE: A DRAWING ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY WILKINSON & ASSOCIATES, INC. PROJECT NO. 2014024 DATED 4/1/2014
- EQUITABLE OWNER/APPLICANT: PIKE 705, LLC ADDRESS: 2760 NORTH UNIVERSITY DRIVE, DAVIE, FL 33024
- (TBR) INDICATES ITEM TO BE REMOVED. ALL OTHER ITEMS TO REMAIN UNLESS OTHERWISE NOTED.
- ZONING DATA:
 ZONED: C-O
 PROPOSED USE: RETAIL
- PARKING DATA:
 6035 SF RETAIL USE
 AS PER ORDINANCE SECTION 165-191.B(1)(A)1 RETAIL LESS THAN 20,000 SQUARE FEET GROSS LEASABLE AREA: 4 1/2 SPACES PER 1,000 SQUARE FEET GROSS LEASABLE AREA.
 6,020 SF / 1,000 SF * 4.5 = 27.09 = 28 SPACES REQUIRED
 TOTAL REQUIRED = 28 SPACES
 TOTAL PROVIDED = 48 SPACES
- RATIO OF GROSS LOT AREA TO GROSS FLOOR AREA: (MIN 4:1)
 PROPOSED: 41,194 SF / 6,020 = 6.844. APPLICANT PROPOSES TO PAY FEE-IN-LIEU OF THE REQUIRED OPEN SPACE.
- SITE BENCHMARK IS LIGHT POST ELEV. 171.18
- ALL ELECTRIC, TELEPHONE AND COMMUNICATION SERVICES SHALL BE PROVIDED BY UNDERGROUND CABLES.
- THERE ARE NO TREES GREATER THAN 12" DIAMETER ON SITE PROPOSED TO BE REMOVED.
- THIS PLAN HEREBY GRANTS THE TOWNSHIP A BLANKET EASEMENT FOR THE MAINTENANCE OF ALL UTILITIES INCLUDING OVERHEAD WIRES.



SITE LOCATION MAP
 SCALE 1" = 1500'

HIGHWAY OCCUPANCY PERMIT NOTES

- ALL WORK IN PENNDOT RIGHT-OF-WAY IS TO BE BUILT IN ACCORDANCE TO:
 A. PENNDOT PUBLICATION NUMBER 408 SPECIFICATIONS
 B. PENNDOT PUBLICATION NUMBERS 34, 35, 41 AND 42 (APPROVED CONSTRUCTION MATERIALS)
 C. PENNDOT PUBLICATION NUMBER 72M-STANDARDS FOR ROADWAY CONSTRUCTION:
 RC-25M SHOULDERS (MARCH 30, 2006)
 RC-28M OVERLAY TRANSITIONS AND PAVING NOTCHES (MARCH 30, 2006)
 RC-34M INLETS (MAR. 30, 2006)
 RC-40M SLOPE PROTECTION (MARCH 30, 2006)
 RC-54M CURBS AND GUTTERS (APRIL 21, 2008)
 RC-67M CURB RAMP (APRIL 21, 2008)
 RC-70M EROSION AND SEDIMENT POLLUTION CONTROL (APRIL 15, 2004)
 D. PENNDOT PUBLICATION 292
 E. PENNDOT PUBLICATION 213 (67 PA CODE, CHAPTER 212)
 F. PENNDOT PUBLICATION NUMBER 70
 G. PENNDOT PUBLICATION NUMBER 111
 H. PENNDOT PUBLICATION NUMBER 13
 I. PENNDOT PUBLICATION NUMBER 238M "80TH STANDARD AND METRIC LATEST EDITIONS
 J. PENNSYLVANIA CODE TITLE 67, CHAPTERS 441 AND 459
 K. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION
- FOR PERMITS REQUIRING A STATE INSPECTOR, FOLLOWING THE PERMITEE'S REQUEST, ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COMPLETED WITHOUT TIME INTERRUPTIONS.
- THE PERMITEE SHALL BE THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION AND WILL HAVE RESPONSIBILITY TO PERPETUALLY MAINTAIN ALL STORM SEWER DRAINAGE INSTALLED BY THE PERMIT.
- WHEN THE SAW CUT MUST BE PLACED BEYOND THE SHOULDER DURING SHOULDER UPGRADING TO REMOVE DAMAGED ROADWAY, IT MAY BE NECESSARY TO OVERLAY THE TRAVEL LANE TO PREVENT A JOINT IN A WHEEL PATH.
- CONTRACTOR SHALL NOTIFY THE DISTRICT PADOT PRESS OFFICE AT 610-871-4555 A MINIMUM OF THREE WORKING DAYS PRIOR TO THE CLOSING OF A TRAVEL LANE.
- ALL PROPOSED SPOT GRADES ARE AT BOTTOM OF CURB.
- THE PERMITEE SHALL ENSURE THAT THE SIGHT DISTANCE AT THE DRIVEWAYS SERVING OTHER PROPERTIES OR AT OTHER INTERSECTIONS IS NOT REDUCED UNLESS EXISTING AND PROPOSED VALUES EXCEED THE DESIRABLE VALUES SPECIFIED IN THE PENNSYLVANIA CODE, TITLE 67, TRANSPORTATION, CHAPTER 441.8.A.1] AS A RESULT OF THE WORK PERFORMED IN ACCORDANCE WITH THE STATE HIGHWAY OCCUPANCY PERMIT.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SUCCESSIVE PROPERTY OWNERS TO ENSURE ALL SIGHT TRIANGLES SHALL REMAIN CLEAR OF PLANTINGS AND ARCHITECTURAL ELEMENTS THAT WOULD OBSTRUCT A DRIVER'S LINE OF SIGHT.
- THE PROPOSED USE FOR THIS SITE IS A RETAIL/RESTAURANT.
- ANY AND ALL SUBSTANDARD OR DAMAGED CURB WITHIN THE LIMITS OF WORK MUST BE REPLACED, AS NECESSARY.
- NO UNSUITABLE MATERIAL IS TO BE USED IN ANY PORTION OF THE ROADWAY CONSTRUCTION. REMOVE ANY SUBGRADE THAT CANNOT BE PROPERLY COMPACTED AND CONTAINS UNSUITABLE MATERIAL. UNDERCUTTING AND/OR SUBGRADE STABILIZATION MAY BE REQUIRED.
- SUBGRADE MUST BE APPROVED BY THE PENN DOT INSPECTOR.
- WHERE THE ROADWAY IMPROVEMENTS OCCUR IN FRONT OF ANOTHER PERSON'S PROPERTY/FRONTAGE, THE PERMITEE WILL BE REQUIRED TO PROVIDE EVIDENCE OF THEIR BEING NOTIFIED OF THE PROPOSED WORK.
- THE PERMITEE SHALL BE THE OWNERS OF AND HAVE PERPETUAL RESPONSIBILITY TO MAINTAIN ALL STORM WATER DRAINAGE FACILITIES INSTALLED AS PART OF THIS HOP.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND/OR PROPOSED STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF CONSTRUCTION.
- ALL INLETS WITHIN THE STATE MAINTAINED RIGHT-OF-WAY MUST HAVE STRUCTURAL STEEL BICYCLE SAFE GRATES.
- ALL CURB REVEAL WITHIN THE PENNDOT RIGHT OF WAY MUST BE 8 INCHES.
- MAINTENANCE AND PROTECTION OF TRAFFIC DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE FIGURES PATA 7, 9A11 AND 16 IN PENNDOT PUBLICATION 213, "WORK ZONE TRAFFIC CONTROL GUIDELINES", APRIL 1, 2010 AND TITLE 67 PA CODE, CHAPTER 212, OFFICIAL TRAFFIC CONTROL DEVICES DATED MARCH 2012, OR MOST CURRENT.
- NO TRAFFIC RESTRICTIONS OR LANE CLOSURES ARE PERMITTED ON LEGAL HOLIDAYS AND/OR BETWEEN THE HOURS OF 5:00 AM TO 9:00 AM AND 3:00 PM TO 6:00 PM, MONDAY THROUGH FRIDAY.
- MATCH EXISTING PAVEMENT MARKINGS AT THE LIMITS OF WORK.



PADOT SEQUENCE OF CONSTRUCTION

- INSTALL M&PT SIGNAGE AND DEVICES AS PER PATA 7.
- CONSTRUCT NEW CURB/WIDEN ALLENDALE ROAD.
- CONSTRUCT NEW ENTRANCE ON SR 0202. (CURB AND PAVING)
- INSTALL M&PT SIGNAGE AND DEVICES AS PER PATA 9&11 AND 16 AS REQUIRED.
- CONSTRUCT NEW MEDIAN IN ALLENDALE ROAD.
- REPLACE ALLENDALE ROAD STRIPING AS PER EXISTING CONDITIONS.
- REMOVE M&PT SIGNAGE AND DEVICES.

WAIVERS REQUESTED

- SECTION (146-10.A(2)) FROM GRADING WITHIN 5' OF A PROPERTY LINE.
- SECTION (145-27(B)) AND (145-29(B)) FROM PROVIDING A TRAFFIC IMPACT STUDY & ANALYSIS.
- SECTION (145-24.1.E(1)(9)) FROM PROVIDING STREET TREES.

CERTIFICATION OF ACCURACY

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.

STATE OF _____ : 88
 COUNTY OF _____ : 88
 ON THIS _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE STATE OF _____, RESIDING IN _____ COUNTY, PERSONALLY APPEARED HECTOR R. VIÑAS, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN, WHO UNDER OATH ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING PLAN OF DEVELOPMENT AS THE MANAGER OF AND WITH THE AUTHORITY OF PIKE 705, LLC, THAT LLC IS THE RECORD OWNER OF SAID LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT PIKE 705, LLC, THE OWNER, DESIRES THE FOREGOING PLAN TO BE DULY RECORDED.

(1) SIGNATURE OF THE REGISTERED ENGINEER OR REGISTERED SURVEYOR RESPONSIBLE FOR THE PREPARATION OF THE PLAN.
 (2) APPLY SEAL OF THE REGISTERED ENGINEER OR SURVEYOR.

EXISTING FEATURES LEGEND

- ZONING DISTRICT BOUNDARY
- TRACT (SITE) BOUNDARY
- ADJOINER BOUNDARY
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE

PROPOSED FEATURES LEGEND

- LOT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- ROADWAY CENTERLINE

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP ON THE _____ DAY OF _____, 20____.

CHAIRMAN: _____
 (PRINT NAME)

SECRETARY: _____
 (PRINT NAME)

AS REVIEWED BY THE TOWNSHIP ENGINEER:
 TOWNSHIP ENGINEER: _____
 (PRINT NAME)

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____.

MCPC 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 _____
 (PRINT NAME)
 Montgomery County Planning Commission

CALL BEFORE YOU DIG!
 PENNSYLVANIA PUBLIC UTILITIES CONSTRUCTION PHASE AND TO WORKING STOP CALL
 PENN. UTILITIES INC. 1-800-242-1776

REV.	DATE	DESCRIPTION

WILKINSON & ASSOCIATES, INC.
 1150 GLENVIEW DR.
 SUITE 33 18106
 ALLENTOWN, PA 18106
 PHONE (610) 395-7940
 FAX (610) 395-7959

PIKE 705, LLC
 PROPOSED SITE IMPROVEMENTS
 705-715 WEST DEKALB PIKE & 13 CROCKETT RD
 MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

RECORD PLAN

PROJECT MANAGER JAD	DATE 10-16-2014	PROJECT NO. 2015005	DRAWING NO. 2015005B03
SCALE: 1" = 20'	VERT. SCALE: 1" = 10'	DATE 10-16-2014	PROJECT NO. 2015005
DATE 10-16-2014	PROJECT NO. 2015005	DRAWING NO. 2015005B03	SHEET NO. 02

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