



- GENERAL NOTES**
- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
 - CONTROL POINT ASSOCIATES, INC. 1600 MARKER DRIVE, SUITE 100 CHALFONT, PA 18914 ENTITLED: "ALTAIRCSA LAND TITLE SURVEY" PREPARED FOR: HARTFORD PROPERTIES FILE NO. CP15059 DATED: 06/10/2015 REVISED: 07/21/2016
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL SPECIFIC RESOURCES, TECHNICAL REPORTS, AND DESIGN DOCUMENTS RELATED TO THIS PROJECT AND FAMILIARIZE HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.
 - ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDWORK. ELEVATIONS ARE BASED UPON NGVD 1929, REFERENCE BM: RM176 ELEV. = 161.807.
 - APPLICANT/EQUITABLE OWNER: HARTFORD PROPERTIES, LLC 1000 S. LENOLA HILL, BUILDING 2, SUITE 100 MAPLE SHADE, NJ 08052 ATTENTION: ROBERT HILL 856-778-4900
 - PARCEL DATA: TAX MAP PARCEL NOS.: APN #61-00-04405-007 (BLOCK 1 UNIT 17) & #61-00-04408-004 (BLOCK 1 UNIT 20)
 - ALL ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT ADA REQUIREMENTS, AS AMENDED.
 - ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
 - FEATURES TO BE REMOVED ARE NOTED (TBR).
 - MEASUREMENTS ARE TAKEN FROM FACE OF CURB, WHERE APPLICABLE.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (ARJAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 228 OF 4511, MAP NUMBER 4209100228 E, MAP REVISED: DECEMBER 19, 1996.
 - NO DEBRIS SHALL BE BURIED ON-SITE.
 - ALL PUBLIC UTILITIES, INCLUDING WATER AND SEWER ARE CURRENTLY AVAILABLE. SITE IS TO BE SERVICED BY PUBLIC WATER AND SEWER UTILITIES.
 - NO WETLANDS EXIST EITHER ON THE PROJECT SITE OR WITHIN THE PROPOSED DEVELOPMENT AREA.
 - PARKING SPACES ARE 9'X18' AND/OR 10'X18' AS SPECIFIED ON THE PLANS.
 - ELEVATIONS ARE BASED UPON NGVD 1929 DATUM, REFERENCE BM RM176 ELEV = 161.807 AS INDICATED ON THE HIGHLAND DEVELOPMENT GROUP, LTD. PLAN THE CONVERSION FROM NGVD 1929 DATUM TO NAVD 1988 DATUM IS -1.07' PER GPS OBSERVATION UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

ZONING REQUIREMENTS:
 ZONING REQUIREMENTS PER THE CODE OF THE TOWNSHIP OF UPPER PROVIDENCE, ORD. NO. 180.
 ZONED: NC - NEIGHBORHOOD CONVENIENCE COMMERCIAL
 EXISTING USE: BLOCK 1 UNIT 20 - VACANT LOT. BLOCK 1 UNIT 17 - DINE-IN RESTAURANT AND VISION CENTER PROPOSED USE: BANK W/ DRIVE-THRU (PERMITTED BY RIGHT), GROCERY STORE (PERMITTED BY RIGHT), & RETAIL (PERMITTED BY RIGHT) - UNIFIED SHOPPING CENTER PER SECTION §182-87

The Shoppes at Upper Providence

1835 E Ridge Pk

Royersford, PA

PARKING REQUIREMENTS

LOT 1 BUILDING GROSS FLOOR AREA (25,400 SF.) REQUIRED PARKING IS 4.5 PER 1,000 SF 25,400 / 1,000 = 25.40 * 4.5 = 115 SPACES	TOTAL PARKING PROVIDED LOT 1 = 115 SPACES (4.5 SPACES PER 1,000) (SURPLUS 47 PARKING SPACES)
LOT 2 BUILDING GROSS FLOOR AREA (37,196 SF.) REQUIRED PARKING IS 4.5 PER 1,000 SF 37,196 / 1,000 = 37.20 * 4.5 = 167 SPACES	TOTAL PARKING PROVIDED LOT 2 = 168 SPACES (4.5 SPACES PER 1,000) (SURPLUS 16 PARKING SPACES)
TOTAL BUILDING GROSS FLOOR AREA (62,596 SF.) REQUIRED PARKING IS 4.5 PER 1,000 SF 62,596 / 1,000 = 62.60 * 4.5 = 282 SPACES	TOTAL PARKING PROVIDED = 283 SPACES (4.5 SPACES PER 1,000) (SURPLUS 16 PARKING SPACES)

LOT CLOSURE ERROR:
 LOT 1 - PRECISION 1: 2,640,347.14
 LOT 2 - PRECISION 1: 1,717,096.67

GENERAL BLANKET COMMON ACCESS AND UTILITY EASEMENT NOTE:
 BLANKET EASEMENTS ARE TO BE ESTABLISHED FOR COMMON ACCESS AND UTILITIES FOR PROPOSED LOTS 1 & 2 ACROSS THE ENTIRE LOTS UNLESS OTHERWISE SPECIFIED ON THIS PLAN.

NOTE:

- THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT WATER DETENTION BASIN, BASIN OUTLET STRUCTURES AND PIPES WHICH ARE LOCATED ON HIS PROPERTY. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER THE LOT TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PREVIOUSLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LEAVE THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.
- THE DEVELOPER OR PROPERTY OWNER SHALL PAY TO THE TOWNSHIP AND TO THE AUTHORITY WHICH TREATS THE SEWAGE THE CURRENT FEES FOR THE TREATMENT AND COLLECTION OF SEWAGE WHEN SUCH FACILITIES ARE MADE AVAILABLE TO THE APPLICANT'S SITE.

STORMWATER BLANKET EASEMENT

A BLANKET STORMWATER EASEMENT IN FAVOR OF UPPER PROVIDENCE TOWNSHIP IS PROVIDED FOR ACCESS AND MAINTENANCE PURPOSES ON AND OVER THE PROPERTY. EXCEPT FOR THE PORTIONS OF THE PROPERTY ON WHICH BUILDINGS OR OTHER VERTICAL STRUCTURES HAVE BEEN ERRECTED, THE TOWNSHIP OF UPPER PROVIDENCE SHALL HAVE THE RIGHT TO INSPECT ALL STORMWATER MANAGEMENT FEATURE AND FACILITIES AND TO REQUIRE REPAIRS, BUT NOT THE OBLIGATION TO MAKE SUCH REPAIRS.

NOTE:
 THE PROPOSED ACCESS AND UTILITY EASEMENT THROUGH LOT 1 AND LOT 2 AS SHOWN AND DESCRIBED ON SHEET NUMBER C4 IS HEREBY OFFERED FOR DEDICATION TO UPPER PROVIDENCE TOWNSHIP. THE PROPOSED SANITARY SEWER MAIN TO BE INSTALLED WITHIN THIS EASEMENT FROM EXISTING SANITARY MANHOLE #P-136165.3 TO SANITARY MANHOLE #P-136165.3A TO SANITARY MANHOLE #P-136165.3B TO SANITARY MANHOLE #P-136165.3C TO SANITARY MANHOLE #P-136165.3D TO SANITARY MANHOLE #P-136165.3E TO SANITARY MANHOLE #P-136165.3F IS ALSO HEREBY OFFERED FOR DEDICATION TO UPPER PROVIDENCE TOWNSHIP.

SEE PLANS PREPARED BY:
 TRAFFIC PLANNING AND DESIGN, INC. FOR ALL WORK WITHIN THE PENNDOT R.O.W., WORK PER PENNDOT HOP #109282.

MPC No.: (15-0199-001)
 PROCESSED AND REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
 Certified this date _____
 Montgomery County Planning Commission

DRAWING LEGEND

PROPERTY BOUNDARY	HYDRANT
EXISTING PAVEMENT	WATER VALVE
OVERHEAD WIRES	GAS VALVE
BUFFER SETBACK LINE	UTILITY POLE
BUILDING SETBACK LINE	PROPERTY CORNER (EVIDENCE)
EXISTING EASEMENT	SIGN
PROPOSED SAWCUT LINE	PROP. CONCRETE
PROPOSED CONCRETE CURB	PROPOSED "I" STORM INLET
PROPOSED FLUSH CURB	PROPOSED "C" STORM INLET
	PROPOSED ENDWALL/HEADWALL
	PROPOSED MANHOLE
	PROPOSED LIGHT POLE
	PROPOSED WATER VALVE

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE
 LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
 SUSTAINABLE DESIGN

CHARLOTTE, NC
 CHICAGO, IL
 COLUMBIA, SC
 DALLAS, TX
 DENVER, CO
 HOUSTON, TX
 INDIANAPOLIS, IN
 JACKSONVILLE, FL
 KANSAS CITY, MO
 LOS ANGELES, CA
 MEMPHIS, TN
 MIAMI, FL
 MINNEAPOLIS, MN
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 SAN ANTONIO, TX
 TAMPA, FL
 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	6/4/18	REV PER TENNANT COMMENT	EAS

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA1
 1-800-242-1776

POCS SERIAL NUMBER: 20151350344

PROJECT No.: PY180784
 DRAWN BY: TRA
 CHECKED BY: MEJ
 DATE: 5/14/18
 SCALE: AS NOTED
 CAD I.D.: PY180784 LANDDEV-1

AMENDED LAND DEVELOPMENT PLANS

FOR

THE SHOPPES AT UPPER PROVIDENCE

LIDL US, LLC

RIDGE PIKE
 UPPER PROVIDENCE TOWNSHIP
 MONTGOMERY COUNTY, PA

BOHLER ENGINEERING

74 W. BROAD STREET, SUITE 500
 BETHLEHEM, PENNSYLVANIA 18018
 Phone: (610) 709-9971
 Fax: (610) 709-9976
 www.BohlerEngineering.com

M.E. JEITNER

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE055733

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-1
 OF 1

REVISION 1