

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF MONTGOMERY:

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BEFORE ME, \_\_\_\_\_, THE  
UNDERSIGNED OFFICER, A NOTARY PUBLIC, PERSONALLY  
APPEARED \_\_\_\_\_, KNOW TO ME OR  
SATISFACTORILY PROVEN TO BE THE \_\_\_\_\_ OF  
\_\_\_\_\_, WHOSE NAME IS SUBSCRIBED TO THE  
WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED  
THE SAME ON BEHALF OF THE CORPORATION FOR THE PURPOSES  
THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND  
OFFICIAL SEAL.

SEAL \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY:

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BEFORE ME, \_\_\_\_\_, THE  
UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_,  
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT,  
(HERSELF) TO BE THE \_\_\_\_\_ OF \_\_\_\_\_, A  
CORPORATION, AND THAT HE/SHE, AS SUCH, BEING  
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT  
FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF  
THE CORPORATION BY HIMSELF (HERSELF) AS

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND  
OFFICIAL SEAL.

SEAL \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

DEVELOPER

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE DEVELOPER OF  
THE LAND HEREIN DEVELOPED AND I DO HEREBY ADOPT THIS PLAN.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

APPROVAL OF WHITPAIN TOWNSHIP PLANNING COMMISSION

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SECRETARY

APPROVAL BY TOWNSHIP ENGINEER

APPROVED BY THE TOWNSHIP ENGINEER ON THIS DAY OF \_\_\_\_\_,  
20\_\_\_\_.

TOWNSHIP ENGINEER

APPROVAL OF BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

RECORDER OF DEEDS

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE  
OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY  
OF MONTGOMERY OR NORRISTOWN, PENNSYLVANIA, IN PLAN FILE  
CASE \_\_\_\_\_, D.B. NO. \_\_\_\_\_, PAGE \_\_\_\_\_.

PLAN NOTES:  
OWNER'S RECORD:  
1 SKIPPACK PIKE AMBLER, PA BLOCK 23A - UNIT 073  
MAGAZZI, LLC  
P.O. BOX 736  
FORT WASHINGTON, PA 19034  
TAX PARCEL # 66-00-06436-00-5  
DEED BOOK 9228 PAGE 1629  
ORIGINAL TRACT AREA = 407.82 S.F. / 0.9355 AC TO TITLE LINE.  
27715 S.F. / 0.6392 AC TO LEGAL R/W

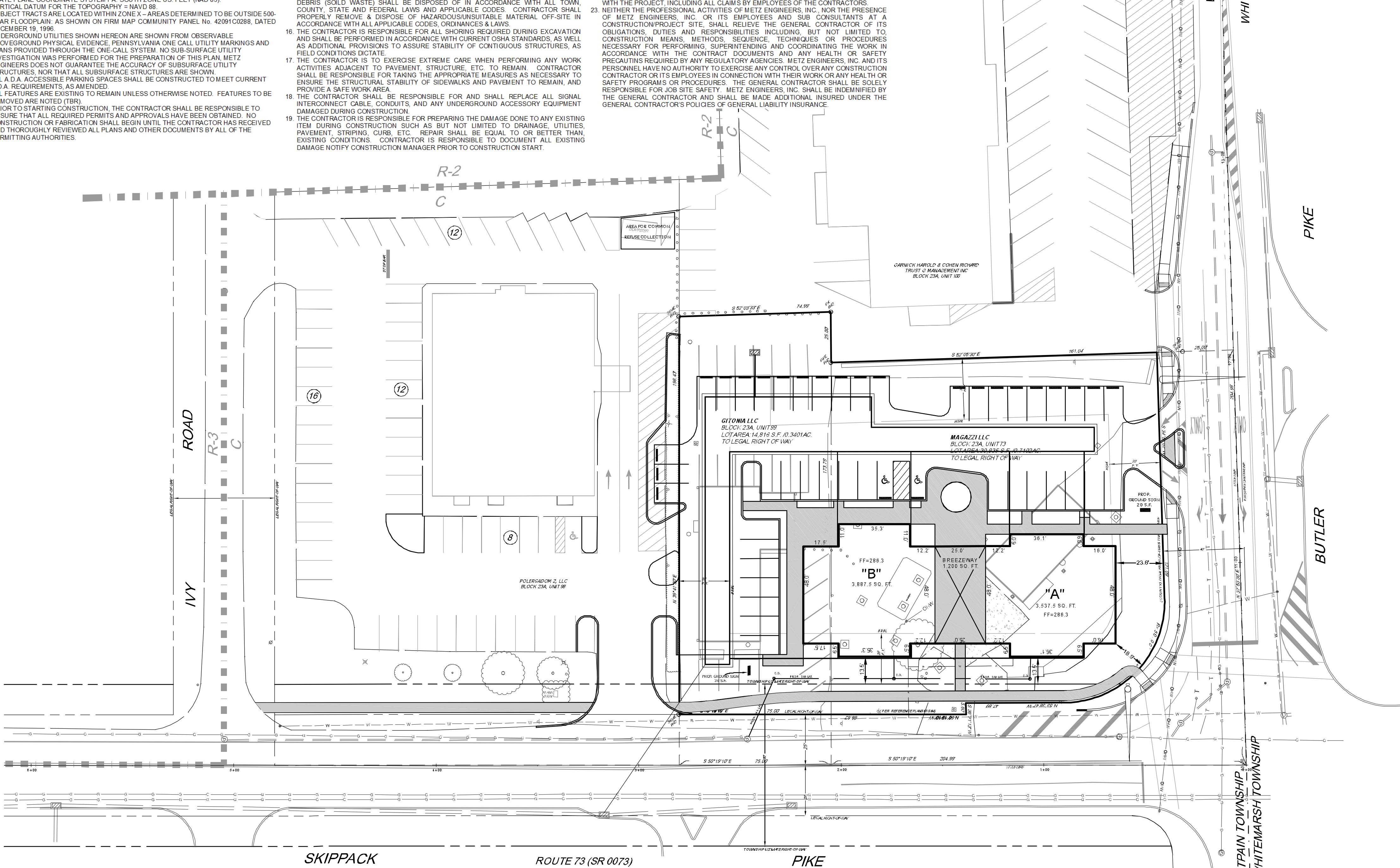
11 SKIPPACK PIKE AMBLER, PA BLOCK 23A - UNIT 079  
GITONIA, LLC  
P.O. BOX 736  
FORT WASHINGTON, PA 19034  
TAX PARCEL # 66-00-06439-00-2  
DEED BOOK 9244 PAGE 2084  
ORIGINAL TRACT AREA = 38,691 S.F. / 0.8832 ACRES TO TITLE LINE.  
18815 S.F. / 0.4301 AC TO LEGAL R/W

- BOUNDARY INFORMATION WAS TAKEN FROM DEEDS AND PLANS OF RECORD PROVIDED FROM THE MONTGOMERY COUNTY COURTHOUSE, TOWNSHIP RECORDS AND OWNERS RECORDS AND A FIELD RETRACEMENT SURVEY WAS PERFORMED FOR THE COMPILATION OF THIS PLAN BY THIS OFFICE, OCTOBER 2012, SUPPLEMENTED BY BUTLER PIKE WIDENING AS-BUILT PLANS BY THE CROSSROADS GROUP, LLC LAST REVISED 01-28-19, AND A LOT LINE ADJUSTMENT PLAN OF 25 SKIPPACK PIKE BY WOODROW & ASSOCIATES, INC. LAST REVISED 04-15-14.
- TOPOGRAPHIC INFORMATION SHOWN FROM A FIELD TOPOGRAPHIC SURVEY BY THIS OFFICE, OCTOBER 2012, AND SUPPLEMENTED BY BUTLER PIKE WIDENING AS-BUILT PLANS BY THE CROSSROADS GROUP, LLC LAST REVISED 01-28-19, AND A LOT LINE ADJUSTMENT PLAN OF 25 SKIPPACK PIKE BY WOODROW & ASSOCIATES, INC. LAST REVISED 04-15-14.
- HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA, SOUTH ZONE US FEET (NAD 83). VERTICAL DATUM FOR THE TOPOGRAPHY = NAVD 88.
- SUBJECT TRACTS ARE LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS SHOWN ON FIRM MAP COMMUNITY PANEL No. 42091C0288, DATED DECEMBER 19, 1996.
- UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN FROM OBSERVABLE ABOVEGROUND PHYSICAL EVIDENCE, PENNSYLVANIA ONE CALL UTILITY MARKINGS AND PLANS PROVIDED THROUGH THE ONE-CALL SYSTEM. NO SUB-SURFACE UTILITY INVESTIGATION WAS PERFORMED FOR THE PREPARATION OF THIS PLAN. METZ ENGINEERS DOES NOT GUARANTEE THE ACCURACY OF SUBSURFACE UTILITY STRUCTURES, NOR THAT ALL SUBSURFACE STRUCTURES ARE SHOWN.
- ALL A.D.A. ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED TO MEET CURRENT A.D.A. REQUIREMENTS AS AMENDED.
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. FEATURES TO BE REMOVED ARE NOTED (RBR).
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATION OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSE-OUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN SOILS REPORT & PLANS, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE & DISPOSE OF HAZARDOUS/UNSATURABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES & LAWS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN, AND PROVIDE A SAFE WORK AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

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- THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS AND REFERENCED DOCUMENTS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS MEANS FOR COMPLETION OF THE WORK DEPICED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR RESPONSIBLE FOR DETERMINING METHODS MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME METZ ENGINEERS, INC. ITS SUB CONSULTANTS AS AN ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH METZ ENGINEERS, INC. WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS METZ ENGINEERS, INC. AND ITS SUB CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF METZ ENGINEERS, INC. NOR THE PRESENCE OF METZ ENGINEERS, INC. OR ITS EMPLOYEES AND SUB CONSULTANTS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING BUT NOT LIMITED TO CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. METZ ENGINEERS, INC. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. METZ ENGINEERS, INC. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

- METZ ENGINEERS, INC. SHALL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOWLER ENGINEERS REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT METZ ENGINEERS, INC. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. METZ ENGINEERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF METZ ENGINEERS, INC. IN WRITING BY THE CONTRACTOR. METZ ENGINEERS, INC. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.
- LOADING AND GARBAGE COLLECTION WILL OCCUR ONLY DURING OFF-PEAK AND/OR NON BUSINESS HOURS. ALL REFUSE FOR 1 SKIPPACK PIKE, 11 SKIPPACK PIKE AND 25 SKIPPACK PIKE IS TO BE ACCOMMODATED IN THE FACILITY ON 25 SKIPPACK PIKE.
- THE DEVELOPER HEREBY CERTIFIES THAT PROFILES AND CROSS SECTIONS ARE MADE A PART OF THE PLAN.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.



**PROJECT ACKNOWLEDGEMENT:**  
PROPOSED LOT CONFIGURATION, BUILDINGS & PARKING FACILITIES AS PRESENTED ARE UNDER THE FOLLOWING ACKNOWLEDGMENT BY THE OWNERS.

1) 1 & 11 SKIPPACK PIKE ARE TO BE DEVELOPED AS A SINGLE LOT.  
2) 25 SKIPPACK PIKE WILL REMAIN A SEPARATE LOT OF RECORD.  
3) OWNER ACKNOWLEDGES THAT EASEMENTS OR AGREEMENTS WILL BE REQUIRED FOR SHARED PARKING, SHARED DRIVEWAY FOR INGRESS, EGRESS AND REGRESS, SHARED REFUSE COLLECTION AREA.

PARKING STALL TABULATION FOR 1 & 11 SKIPPACK PIKE				
USE	CALCULATION	REQUIRED	PROPOSED ON 1 & 11 SKIPPACK	SHARED FROM 25 SKIPPACK PIKE
RETAIL	900 S.F. / 150	6	6	0
RETAIL EMPLOYEE PARKING	1-PER FULL TIME EMPLOYEE	3	0	3
RESTAURANT	6,525 S.F. / 75	87	38	49
<b>TOTALS</b>		<b>96</b>	<b>44</b>	<b>52</b>

HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

JEFFREY A. WERT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
66-33027-E



**PROPOSED SITE COVERAGE STATISTICS TO LEGAL RIGHT-OF-WAY**

COVERAGE STATISTICS ARE FOR A CONSOLIDATED 1 & 11 SKIPPACK PIKE

TOTAL SITE AREA LEGAL R/W -	42,530 S.F. / 0.9754 AC.
BUILDING COVERAGE -	8,475 S.F. / 20% <small>(INCLUDES COVERED 1,200 SQ. FT. BREEZEWAY)</small>
IMPERVIOUS COVERAGE	24,206 S.F. / 57% <small>(TO LEGAL R/W)</small>
OPEN SPACE/GREEN AREA	(LOT) 15,720 S.F. / 37% (PARKING LOT) 2,590 S.F. / 6%
<b>TOTAL GREEN SPACE</b>	<b>18,310 S.F. / 43%</b>

- ZONING RELIEF REQUESTED**
- SECTION 160-121.C FRONT YARD**  
25 FEET MINIMUM:  
VARIANCE TO ALLOW 13.5 +/- FEET ON SKIPPACK PIKE  
VARIANCE TO ALLOW 23.6 +/- FEET ON BUTLER PIKE  
VARIANCE TO ALLOW 16.8 +/- FEET ON RADIUS AT INTERSECTION OF SKIPPACK PIKE & BUTLER PIKE
- SECTION 160-192.B.(2)(e) OFF STREET PARKING**  
REQUIRED PARKING FOR RETAIL 1/150 SF TFA - 900 SF = 1/150 SF TFA = 6 SPACES PLUS 3-EMPLOYEES TOTALING 9-SPACES
- SECTION 160-192.B.(2)(ii) OFF STREET PARKING**  
REQUIRED PARKING FOR RESTAURANT 1/75 SF TFA - 6,525 SF = 1/75 SF TFA = 6,525/75 = 87 SPACES
- TOTAL REQUIRED PARKING FOR 1 & 11 = 96 SPACES  
PROPOSED PARKING FOR 1 & 11 = 44 SPACES  
SHARED PARKING FROM 25 SKIPPACK PIKE = 52 SPACES
- SECTION 160-193.A PARKING AREAS FOR TWO OR MORE ESTABLISHMENTS**  
SPECIAL EXCEPTION TO PERMIT JOINT USE PARKING FOR TWO OR MORE ESTABLISHMENTS (1 & 11 & 25 SKIPPACK PIKE)
- SECTION 160-191.D SIGNAGE FOR SC, C, C-1 AND VC DISTRICTS**  
VARIANCE TO PERMIT THE GROUND SIGN SIZE PERMITTED AT 50 SQUARE FEET (S.F.) ON A CORNER LOT PER SUBSECTION (3) TO BE SPLIT BETWEEN TWO GROUND SIGNS AT 20 S.F. AND 30 S.F. TO BE PLACED ON EACH OF THE TWO STREET FRONTAGES.
- 30 15 0 30 60 90  
SCALE IN FEET

No.	REVISIONS	DATE
	DATE OF ISSUE	01-08-19

**SITE RECORD PLAN**  
1 & 11 SKIPPACK PIKE  
PREPARED FOR  
**MAGAZZI, LLC & GITONIA, LLC**  
LAND SITUATE  
WHITPAIN TWP., MONTGOMERY CO. PA.

PROJECT MANAGER  
**MRF**

PROJECT NUMBER  
**M7575**

REFERENCE NUMBER

SCALE  
**1"=30'**  
01-M7575-Rec\_Plan.dwg

PLAN SHEET NUMBER  
**1 of 13**

Metz Engineers  
410 Derstine Ave., PO Box 847, Lansdale PA 19448-0847  
Civil Engineers & Land Surveyors  
(215) 956-3111