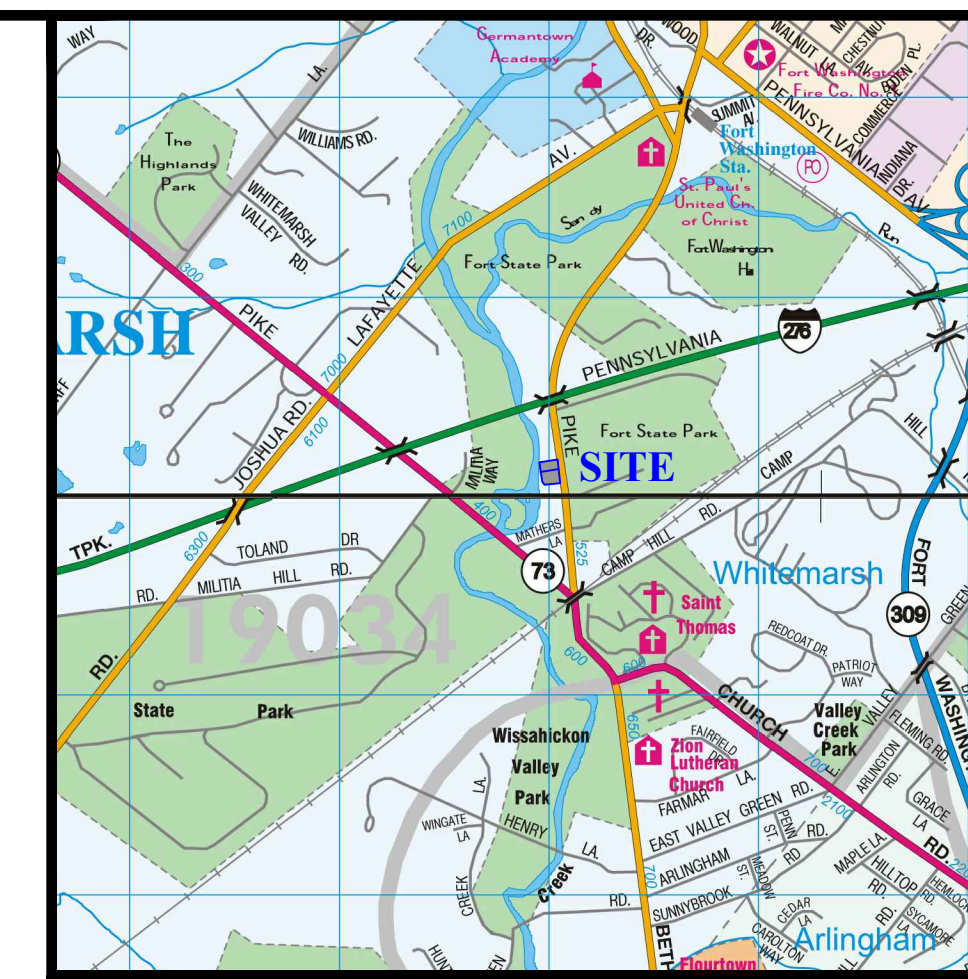


PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR 548 S. BETHLEHEM PIKE FORT WASHINGTON, PA, 19034 WHITEMARSH TOWNSHIP • MONTGOMERY COUNTY • PA

SHEET LIST

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	TITLE PLAN
3	EXISTING FEATURES & DEMOLITION PLAN
4	GRADING & UTILITIES & PCSM PLAN
5	EROSION & SEDIMENT CONTROL PLAN
6	EROSION & SEDIMENT CONTROL DETAILS PLAN
7	LANDSCAPING & LIGHTING PLAN
8	CONSTRUCTION DETAILS PLAN



LOCATION MAP
SCALE: 1" = 200'

GENERAL NOTES:

- TAX PARCEL NUMBERS: 65-00-00814-00-3 & 65-00-00811-00-6.
- SOURCE OF TITLE: DEED BOOK 6086, PG. 1337.
- BOUNDARY INFORMATION SHOWN PER PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2018 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
- A COMBINATION OF THE TWO TAX PARCELS IS PROPOSED BY REMOVING THE COMMON PROPERTY LINE BETWEEN THEM.
- TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2018 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FEET.
- ELEVATIONS BASED ON NAVD88 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON AUGUST 23, 2018.
- THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN SHOWN AS ZONE AE WITH A BASE FLOOD ELEVATION OF 157.1, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42091C0289G, EFFECTIVE MARCH 2, 2016.
- PER THE PRINCETON HYDRO WISSAHICKON CREEK FLOODPLAIN STUDY DATED FEBRUARY 1, 2010, REMOVAL OF THE EXISTING ON-SITE IMPROVEMENTS AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS WILL NOT HAVE AN IMPACT ON THE ELEVATION OF THE FLOODPLAIN.
- THE PURPOSE OF THE PROPOSED IMPROVEMENTS IS TO CONSTRUCT AND OCCUPY A LIVE/WORK UNIT FOR ARTISANS.
- SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
- SITE GEOLOGY IS CHARACTERIZED AS LEDGER FORMATION: CL.
- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
- GRANTED ZONING VARIANCES ARE LISTED ON SHEET 2.
- ON-LOT SEWAGE DISPOSAL SYSTEM PERMIT TO BE ACQUIRED FROM MONTGOMERY COUNTY HEALTH DEPARTMENT.
- PROPOSED USE TO BE SERVED BY PUBLIC WATER (AQUA).
- PECO TO PROVIDE CONNECTIONS TO EXISTING GAS AND ELECTRIC SERVICES OR PROVIDE NEW SERVICES AS DIRECTED BY PECO.
- THE EXISTING ON-SITE PENNDOT DRAINAGE PIPE(S) ARE TO REMAIN IN PLACE UNDISTURBED.

COMMONWEALTH OF PENNSYLVANIA : : SS
COUNTY OF MONTGOMERY : :
ON THE DAY OF _____, A.D. 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____, A PENNSYLVANIA CORPORATION, THE _____ OF _____, A CORPORATION, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID CORPORATION BY HIMSELF AS THAT SAID CORPORATION IS THE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THIS PLAN BE DULY RECORDED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

I, _____, ACKNOWLEDGE MYSELF TO BE THE _____ OF _____, A CORPORATION, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE CORPORATION IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THAT SAME TO BE RECORDED. I, ON BEHALF OF THE CORPORATION, DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF UPPER PROVIDENCE AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT REPRESENTED BY THIS PLAN FOR WHATEVER REASON, PRESENT OR FUTURE.

CORPORATE OFFICIAL _____ OFFICE _____

TOWNSHIP SUPERVISORS CERTIFICATION
THIS PLAN HAS BEEN APPROVED BY UPPER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____.

CHAIRMAN _____ DATE _____
ATTESTED: _____

TOWNSHIP MANAGER _____ DATE _____

MCPC: 19-0172-001
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
MONTGOMERY COUNTY PLANNING COMMISSION

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER PROVIDENCE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION, FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENT A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

WILLIAM R. CUJDIK, PLS
NO. S1075215

(DATE) _____

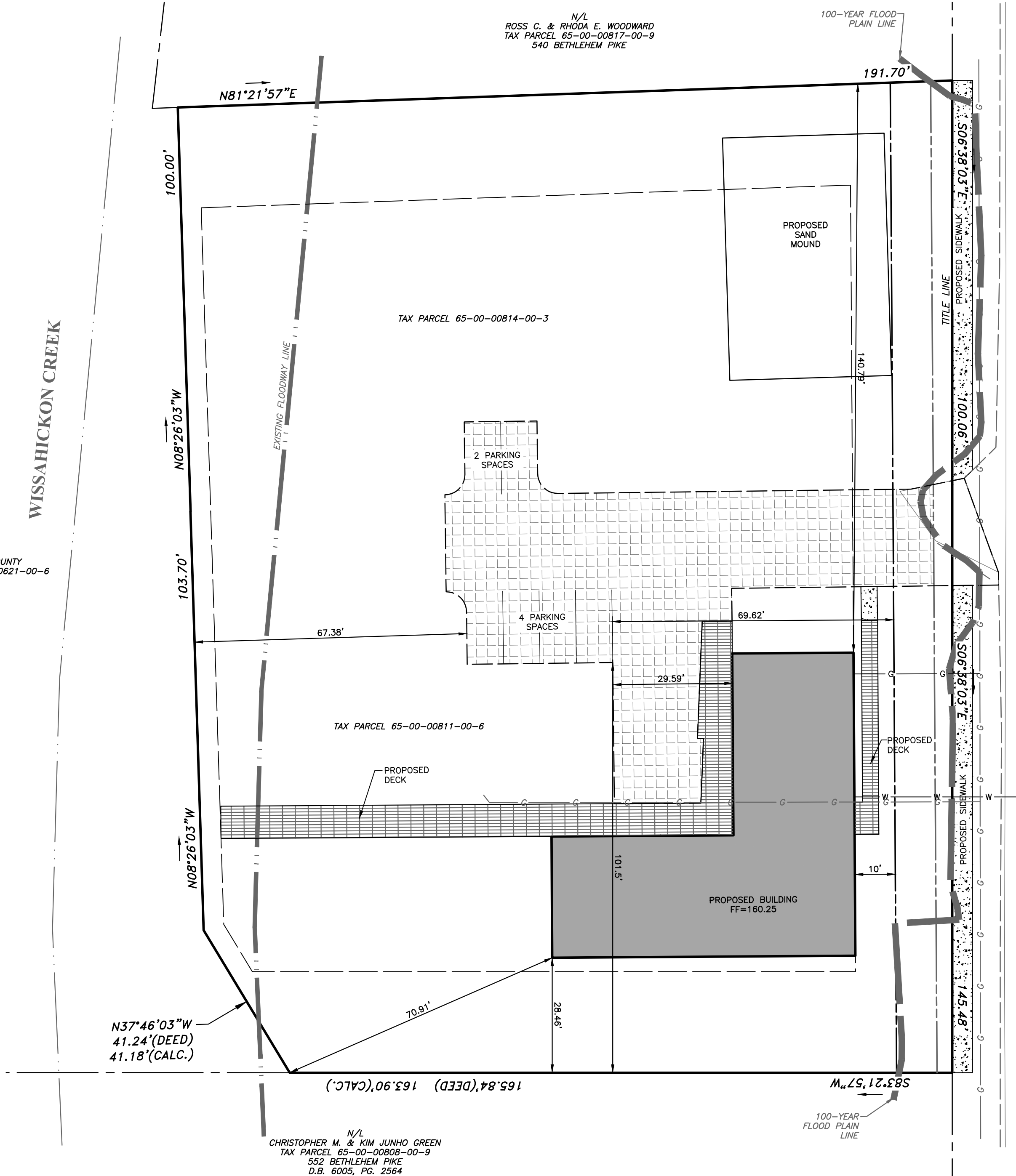
COUNTY RECORDING NOTE
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, ON THE _____ DAY OF _____, 20____.

PARKING TABULATION:

DESCRIPTION	SPACES
LIVE/WORK UNITS: 3 ARTISANS	3 SPACES REQUIRED
COMMUTER EMPLOYEES: 2	2 SPACES REQUIRED
CUSTOMER BY APPOINTMENT ONLY: 1	1 SPACE REQUIRED
PARKING SPACES REQUIRED	6
PARKING SPACES PROVIDED	6

ZONING DATA - VC-2 VILLAGE COMMERCIAL DISTRICT (LOT AREA LESS THAN 2 ACRES) - LOT AREA 41,583 S.F. = 0.955 AC.

	REQUIRED (PERMITTED USES)	REQUIRED (CONDITIONAL USES)	EXISTING (COMBINED PARCELS)	PROPOSED (COMBINED PARCELS)
MAXIMUM NON-RESIDENTIAL BUILDING FOOTPRINT FOR NEW CONSTRUCTION ONLY	6,000 S.F.	8,000 S.F. (EXCEPT FOR RETAIL, IN WHICH A MAXIMUM OF 10,000 S.F. IS PERMITTED)	N/A	N/A
MAXIMUM RESIDENTIAL BUILDING FOOTPRINT FOR NEW CONSTRUCTION ONLY	4,000 S.F.	8,000 S.F.	N/A	3,600 S.F.
MAXIMUM BUILDING FOOTPRINT FOR A PRE-1940 BUILDING WITH ADDITIONS	8,000 S.F.	10,000 S.F.	2,406 S.F.	N/A
MAXIMUM BUILDING HEIGHT	42 FEET OR 3 STORIES	42 FEET OR 3 STORIES	EXISTING	<42 FEET
MAXIMUM BUILDING FRONT FACADE WIDTH	75 FEET	75 FEET	24.1 FEET	75 FEET
MAXIMUM BUILDING COVERAGE	30%	40%	5.6% (2,407 S.F.)	8.66% (3,600 S.F.)
MAXIMUM IMPERVIOUS COVERAGE	50%	65%	12.5% (5,364 S.F.)	20.42% (8,490 S.F.)
MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING	50%	35%	87.5% (37,557 S.F.)	79.58% (32,958 S.F.)
MINIMUM LOT WIDTH @ BUILDING SETBACK LINE	100 FEET	100 FEET	244.66 FEET	244.66 FEET
MINIMUM STREET FRONTAGE	50 FEET	50 FEET	245.01 FEET	245.01 FEET
MINIMUM BUILDING SEPARATION	15 FEET	15 FEET	21.5 FEET	N/A
FRONT YARD REQUIREMENTS	MINIMUM OF 50% AND A MAXIMUM OF 90% OF THE BUILDING FACADE(S) SHALL BE LOCATED 10 FEET FROM THE ULTIMATE RIGHT OF WAY, WITH REMAINING FACADE SETBACK FURTHER		EXISTING	VARIES
SIDE/REAR YARD REQUIREMENTS	IF WHEN ADJACENT TO A RESIDENTIALLY ZONED AND/OR USED PROPERTY, THE MINIMUM SETBACK SHALL BE 25 FEET. IN ALL OTHER CASES, MINIMUM SIDE/REAR YARD SETBACKS SHALL BE FIVE FEET		EXISTING	28.46'
MINIMUM SIDE/REAR YARD PARKING SETBACK WHEN ADJACENT TO RESIDENTIALLY ZONED AND/OR USED PROPERTY	20 FEET		N/A	101.5 FEET SIDE YARD 67.38 FEET REAR YARD
MINIMUM FRONT YARD PARKING SETBACK	10 FEET FROM ULTIMATE RIGHT OF WAY		N/A	69.62 FEET
MINIMUM PARKING SETBACK FROM BUILDINGS	10 FEET		N/A	29.59 FEET



BETHLEHEM PIKE
(S.R. 2018)

WAIVER REQUESTS:

- SECTION 105-14 PRELIMINARY PLANS - A WAIVER IS REQUESTED TO HAVE THE PROJECT BE REVIEWED AS PRELIMINARY AND FINAL AS THE SAME TIME.
- SECTION 105-21.B. PRELIMINARY PLANS - A WAIVER IS REQUESTED FROM SHOWING ALL OF THE REQUIRED INFORMATION. THE LOCATIONS MAP SHOW THE PROJECT RELATIVE TO THE SURROUNDING AREA AND MANY OF THE ADJACENT IMPROVEMENTS.
- SECTION 105-69.C. STREETS - A WAIVER IS REQUESTED FOR STREET IMPROVEMENTS TO SOUTH BETHLEHEM PIKE. A MINIMUM USE DRIVEWAY PERMIT WILL BE OBTAINED FROM PENNDOT. IMPROVEMENTS TO THE DRIVEWAY AND ROAD FRONTAGE WILL BE PER THE PENNDOT PERMIT.
- SECTION 105-71 STREETLIGHTS - A WAIVER IS REQUESTED FROM INSTALLING STREETLIGHTS ALONG S. BETHLEHEM PIKE. THERE ARE NO STREETLIGHTS ALONG S. BETHLEHEM PIKE IN THIS AREA AND THE BUILDING AND SITE WILL BE HAVING LIGHTING.
- SECTION 105-74 CURBS - A WAIVER IS REQUESTED FROM INSTALLING CURBING. THERE IS NO CURB ALONG S. BETHLEHEM PIKE AND A PENNDOT PERMIT WILL BE OBTAINED FOR THE MINIMUM USE DRIVEWAY. REQUIRED IMPROVEMENTS IN THE PENNDOT RIGHT-OF-WAY WILL BE PER PENNDOT. IMPROVEMENTS TO THE DRIVEWAY AND ROAD FRONTAGE WILL BE PER THE PENNDOT PERMIT. ON-SITE CURBS IS NOT NECESSARY FOR THE PREVIOUS PAVERS IN THE DRIVEWAY AND PARKING SPACES.
- SECTION 105-75 STORM SEWERAGE SYSTEM - A WAIVERS IS BEING REQUESTED FROM INSTALLING STORM SEWER IN AND ALONG S. BETHLEHEM PIKE. WORK WITHIN THE PENNDOT RIGHT-OF-WAY WILL BE PERFORMED IN ACCORDANCE WITH THE PENNDOT DRIVEWAY PERMIT. ON-SITE STORM SEWER IS NOT NECESSARY AS THE PROPOSED IMPERVIOUS SURFACE IS LESS THAN THE EXISTING IMPERVIOUS SURFACE.

APPLICANT/OWNER:

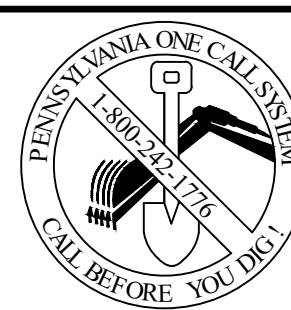
CREEK'S EDGE PROJECT LLC
ATTN: TIM HUENKE
2104 CAROLTON WAY
FLOURTOWN, PA 19031
(215)-206-2872

SITE ADDRESS:
548 S. BETHLEHEM PIKE
FORT WASHINGTON, PA 19034

AREA OF TRACT

	TAX PARCEL 65-00-00814-00-3	TAX PARCEL 65-00-00811-00-6	COMBINED PARCELS
GROSS LOT AREA	18,512 S.F. (0.425 ACRES)	25,253 S.F. (0.586 ACRES)	44,035 S.F. (1.011 ACRES)
AREA WITHIN RIGHT OF WAY	1,001 S.F. (0.023 ACRES)	1,452 S.F. (0.033 ACRES)	2,453 S.F. (0.0563 ACRES)
NET LOT AREA	17,511 S.F. (0.402 ACRES)	24,071 S.F. (0.553 ACRES)	41,583 S.F. (0.955 ACRES)

COPYRIGHT
Inland Design, LLC expressly reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are and shall remain the property of Inland Design, LLC. They are to be used only in respect to this project and are neither to be used on any other project, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Inland Design, LLC. Any reuse without written permission, verification, consent or adaptation by Inland Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to Inland Design, LLC. The third party shall further indemnify and hold harmless Inland Design, LLC from all claims, damages, losses, and expenses arising thereon or resulting therefrom.

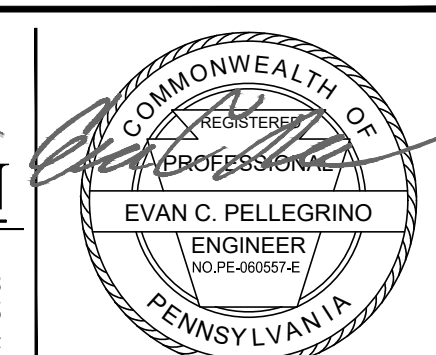


Pennsylvania One Call System
PA. act 172 of 1986 requires
three working days notice
Serial Numbers
20182271516

PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that any subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

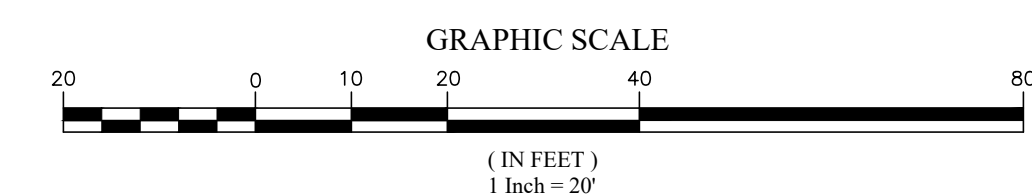
INLAND DESIGN

Civil Engineers, Surveyors & Land Development Consultants
16 Hagerty Blvd.
West Chester, PA 19382
www.InlandDesign.net
Phone: (484) 947-2928
Fax: (484) 947-2946
Info@InlandDesign.net



No.	Date:	Description:

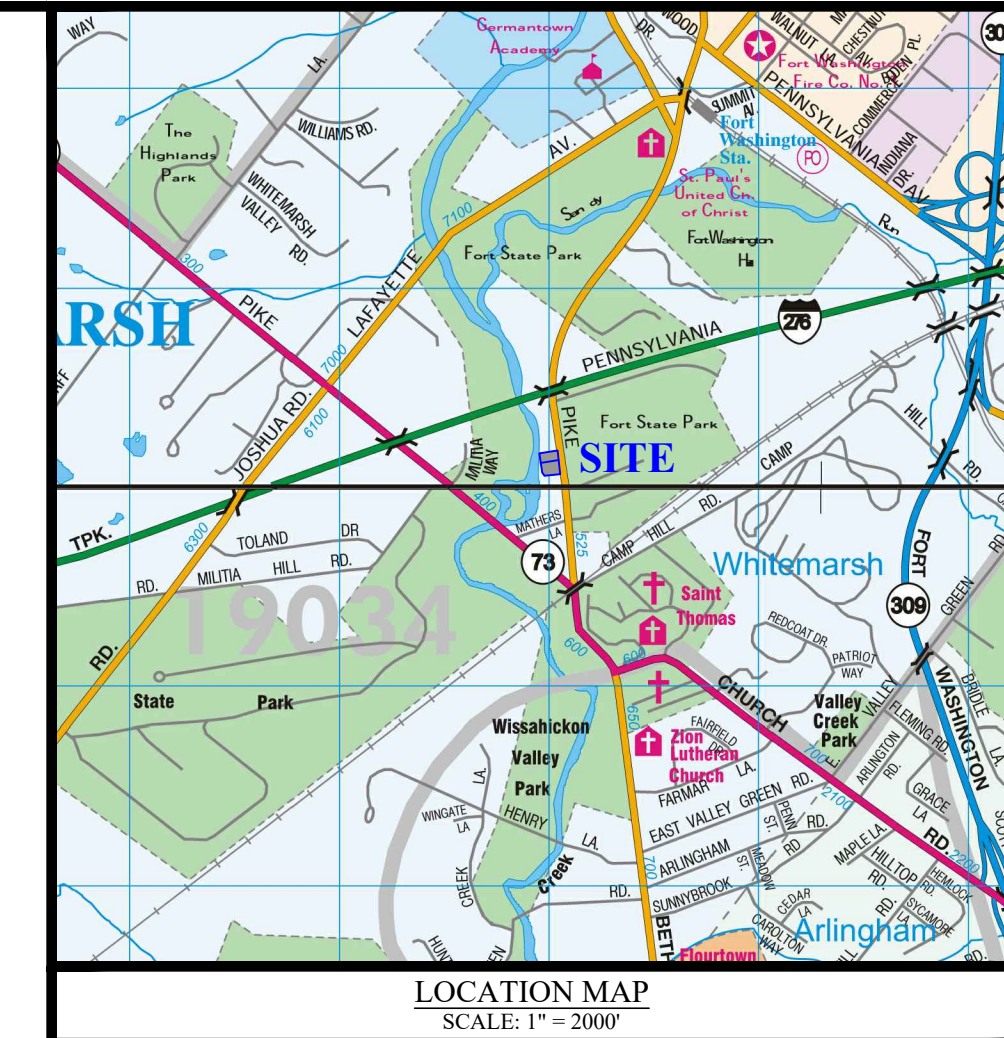
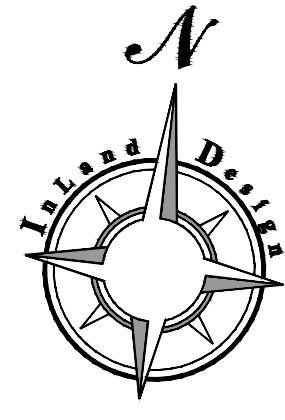
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN



Date: 09/27/2021
Scale: 1" = 20'
Drawn by: PCD
Checked by: ECP
Project No. **11256**

COVER SHEET
FOR
CREEK'S EDGE PROJECT LLC
548 S. BETHLEHEM PIKE
FORT WASHINGTON, PA 19034
WHITEMARSH TOWNSHIP • MONTGOMERY COUNTY • PA

SHEET
1
OF 8



LOCATION MAP
SCALE: 1" = 200'

GENERAL NOTES:

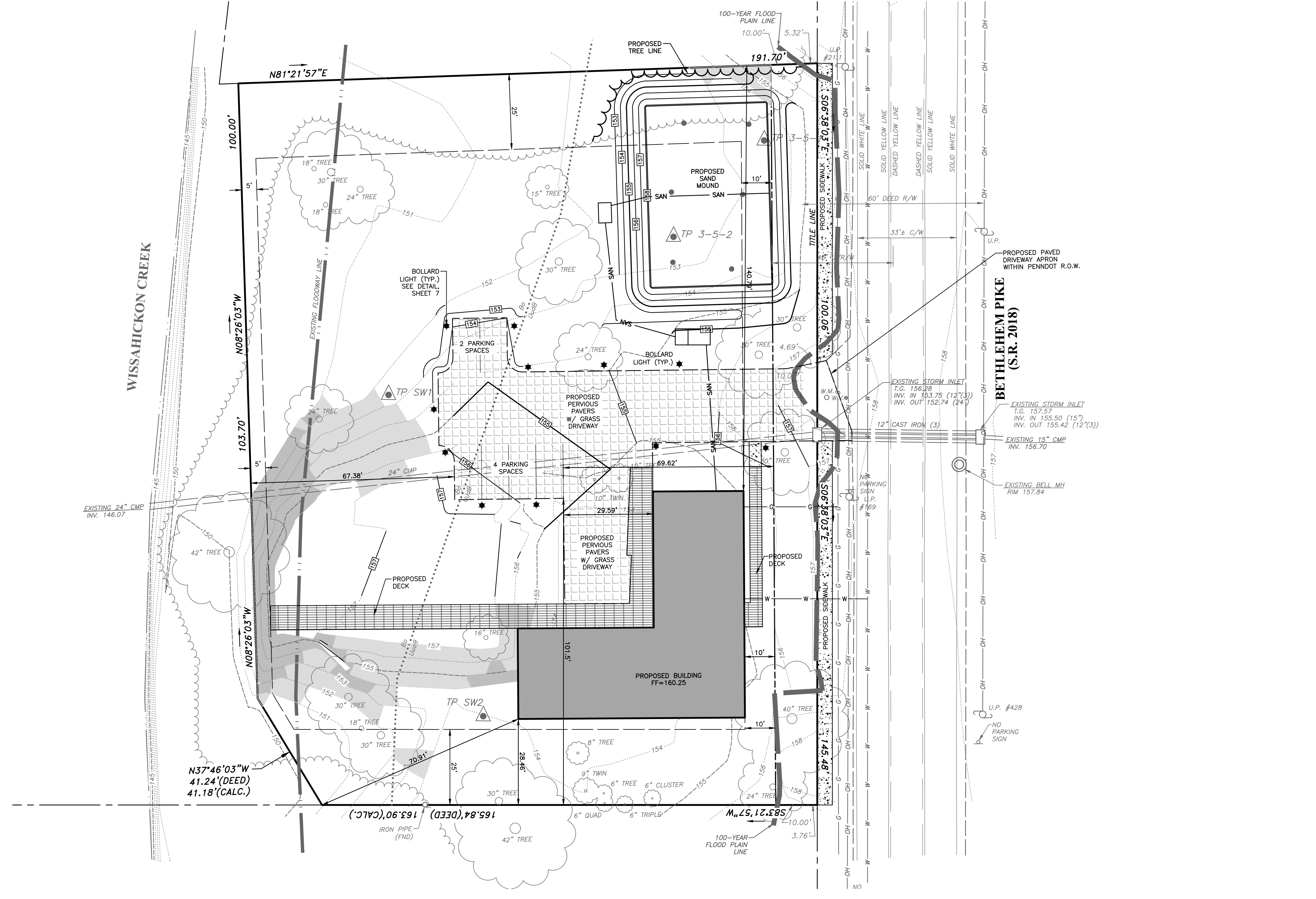
- TAX PARCEL NUMBERS: 65-00-00814-00-3 & 65-00-00811-00-6.
- SOURCE OF TITLE: DEED BOOK 6086, PG. 1337.
- BOUNDARY INFORMATION SHOWN PER PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2018 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
- A COMBINATION OF THE TWO TAX PARCELS IS PROPOSED BY REMOVING THE COMMON PROPERTY LINE BETWEEN THEM.
- TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2018 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FEET.
- ELEVATIONS BASED ON NAVD88 DATUM, VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON AUGUST 23, 2018.
- THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN SHOWN AS ZONE AE WITH A BASE FLOOD ELEVATION OF 157.1, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42091C0289G, EFFECTIVE MARCH 2, 2016.
- PER THE PRINCETON HYDRO WISSAHICKON CREEK FLOODPLAIN STUDY DATED FEBRUARY 1, 2021 REMOVAL OF THE EXISTING ON-SITE IMPROVEMENTS AND CONSTRUCTION OF THE PROPOSED IMPROVEMENTS WILL NOT HAVE AN IMPACT ON THE ELEVATION OF THE FLOODPLAIN.
- THE PURPOSE OF THE PROPOSED IMPROVEMENTS IS TO CONSTRUCT AND OCCUPY A LIVE/WORK UNIT FOR ARTISANS.
- SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
- SITE GEOLOGY IS CHARACTERIZED AS LEDGER FORMATION: C1.
- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
- GRANTED ZONING VARIANCES ARE LISTED ON SHEET 2.
- ON-LOT SEWAGE DISPOSAL SYSTEM PERMIT TO BE ACQUIRED FROM MONTGOMERY COUNTY HEALTH DEPARTMENT.
- PROPOSED USE TO BE SERVED BY PUBLIC WATER (AQUA).
- PECO TO PROVIDE CONNECTIONS TO EXISTING GAS AND ELECTRIC SERVICES OR PROVIDE NEW SERVICES AS DIRECTED BY PECO.
- THE EXISTING ON-SITE PENNDOT DRAINAGE PIPE(S) ARE TO REMAIN IN PLACE UNDISTURBED.

STORMWATER MANAGEMENT NOTES:

- THE SITE IS TRIBUTARY TO THE WISSAHICKON CREEK; USE DESCRIPTION TS/FM (TROUT STOCKING FISH/MIGRATORY FISH).
- THE IMPERVIOUS AREA ON SITE IS BEING REDUCED BY 1731 SF.
- THE RECONSTRUCTED DRIVEWAY AND PARKING AREAS ARE PROPOSED TO BE A PERVIOUS GRASS PAVER AQUASTORM BLOCKS OVER 1" SAND BASE OVER 12" CLEAN WASHED GRAVEL.
- ROOF DRAINS FOR 3,600 SF OF ROOF SHALL DISCHARGE TO VEGETATIVE AREAS.
- RIPARIAN BUFFER RESTORATION AND EXTENSIVE LANDSCAPING IS PROPOSED ON SITE. THIS WILL ALSO REDUCE STORMWATER VOLUME, ENHANCE WATER QUALITY AND HELP PROTECT THE STREAM BANK FROM EROSION DURING SEVERE FLOOD EVENTS.
- NO UNDERGROUND OR STRUCTURAL STORMWATER BMP(S) (IN ADDITION TO THE GRASS DRIVEWAY PAVERS) ARE PROPOSED FOR THIS SITE.
- REFERENCE CONSTRUCTION DETAILS ON SHEET 8.

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- FLOOD PLAIN LINE
- TEST PIT LOCATION
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING 2' CONTOUR W/ ELEVATION
- EXISTING 10' CONTOUR W/ ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CONCRETE
- EXISTING TREELINE
- EXISTING TREE SYMBOLS
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FENCE LINE
- SOILS LINE AND DESCRIPTION
- STEEP SLOPE 15% - 25%
- STEEP SLOPE 25% - UP
- WETLAND AREA
- EXISTING STORM STRUCTURES & PIPE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING STONE DRIVE
- EXISTING SANITARY LATERAL
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE
- PROPOSED TREELINE
- PROPOSED WATER VALVE
- PROPOSED FENCE LINE
- PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED DRIVEWAY
- PROPOSED WALL
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE



EXISTING IMPERVIOUS COVERAGE (COMBINED PARCELS)

DWELLING	1,436 S.F.
GARAGE	971 S.F.
PAVING	54 S.F.
GRAVEL DRIVE	1,697 S.F.
FLAGSTONE	722 S.F.
CONCRETE	77 S.F.
DECK	284 S.F.
BLOCK WALL	24 S.F.
CONCRETE WALLS	44 S.F.
STONE WALL	31 S.F.
RR TIE WALL	24 S.F.
TOTAL EXISTING IMPERVIOUS	5,364 S.F.

PROPOSED IMPERVIOUS COVERAGE (COMBINED PARCELS)

BUILDING	3,600 S.F.
PERVIOUS PAVING (GRASS PAVERS)*	5,100 S.F.
CONCRETE	33 S.F.
DECKS*	1,598 S.F.
TOTAL PROPOSED IMPERVIOUS*	3,633 S.F.
NET CHANGE	-1,731 S.F.
*EXCLUDES GRASS PAVER RS, DECKS	

PARKING TABULATION:

DESCRIPTION	SPACES
LIVE/WORK UNITS: 3 ARTISANS	3 SPACES REQUIRED
COMMUTER EMPLOYEES: 2	2 SPACES REQUIRED
CUSTOMER BY APPOINTMENT ONLY: 1	1 SPACE REQUIRED
PARKING SPACES REQUIRED	6
PARKING SPACES PROVIDED	6

APPLICANT/OWNER:

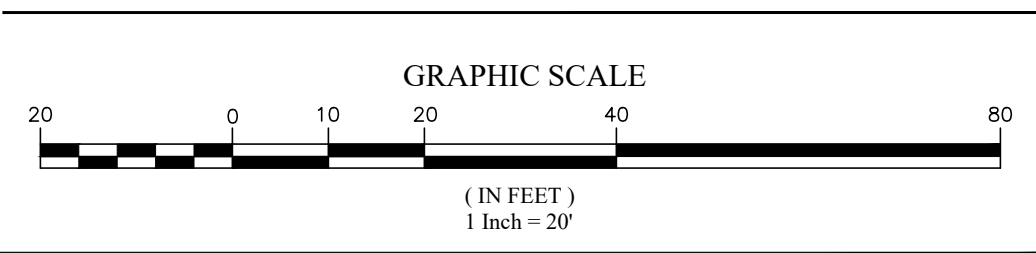
CREEK'S EDGE PROJECT LLC
 ATTN: TIM HUENKE
 2104 CAROLTON WAY
 FLOURTOWN, PA 19031
 (215)-206-2872

SITE ADDRESS:
 548 S. BETHLEHEM PIKE
 FORT WASHINGTON, PA 19034

GEOTECHNICAL TESTING FOR STORMWATER DATA

TEST NO.	EX. GROUND ELEVATION	TEST ELEVATION	MEASURED INFILTRATION RATE (IN./HR.)	ELEVATION OF LZ
1	152.77	151.77	1.50	150.77
2	153.50	152.50	0.25	151.50

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN



Date: 09/27/2021
 Scale: 1" = 20'
 Drawn by: PCJ
 Checked by: ECP
 Project No. 11256

GRADING & UTILITIES & PCSM PLAN FOR CREEK'S EDGE PROJECT LLC
 548 S. BETHLEHEM PIKE
 FORT WASHINGTON, PA, 19034
 WHITEMARSH TOWNSHIP • MONTGOMERY COUNTY • PA

SHEET 4 OF 8

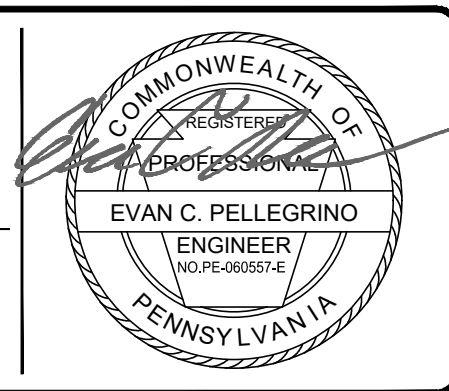
COPYRIGHT
 Inland Design, LLC expressly reserves its common law copyright and all other proprietary rights in these plans. All drawings, specifications and copies thereof are and shall remain the property of Inland Design, LLC. They are to be used only in respect to this project and are neither to be used on any other project, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Inland Design, LLC. Any use without written permission, verification, consent or adaptation by Inland Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to Inland Design, LLC. The third party shall further indemnify and hold harmless Inland Design, LLC from all claims, damages, losses, and expenses arising therefrom or resulting therefrom.

PARCEL NO. 65-00-814-00-3 & 65-00-811-00-6 | D.B. 6086 | PG. 1337

Pennsylvania One Call System
 PA. act 172 of 1986 requires three working days notice
 Serial Numbers:
 20182271516

PENNSYLVANIA ACT 187 REQUIREMENTS:
 Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

INLAND DESIGN
 Civil Engineers, Surveyors & Land Development Consultants
 16 Hagerty Blvd. Phone: (484) 947-2928
 West Chester, PA 19382 Fax: (484) 947-2946
 www.InlandDesign.net Info@InlandDesign.net



No.	Date:	Description: