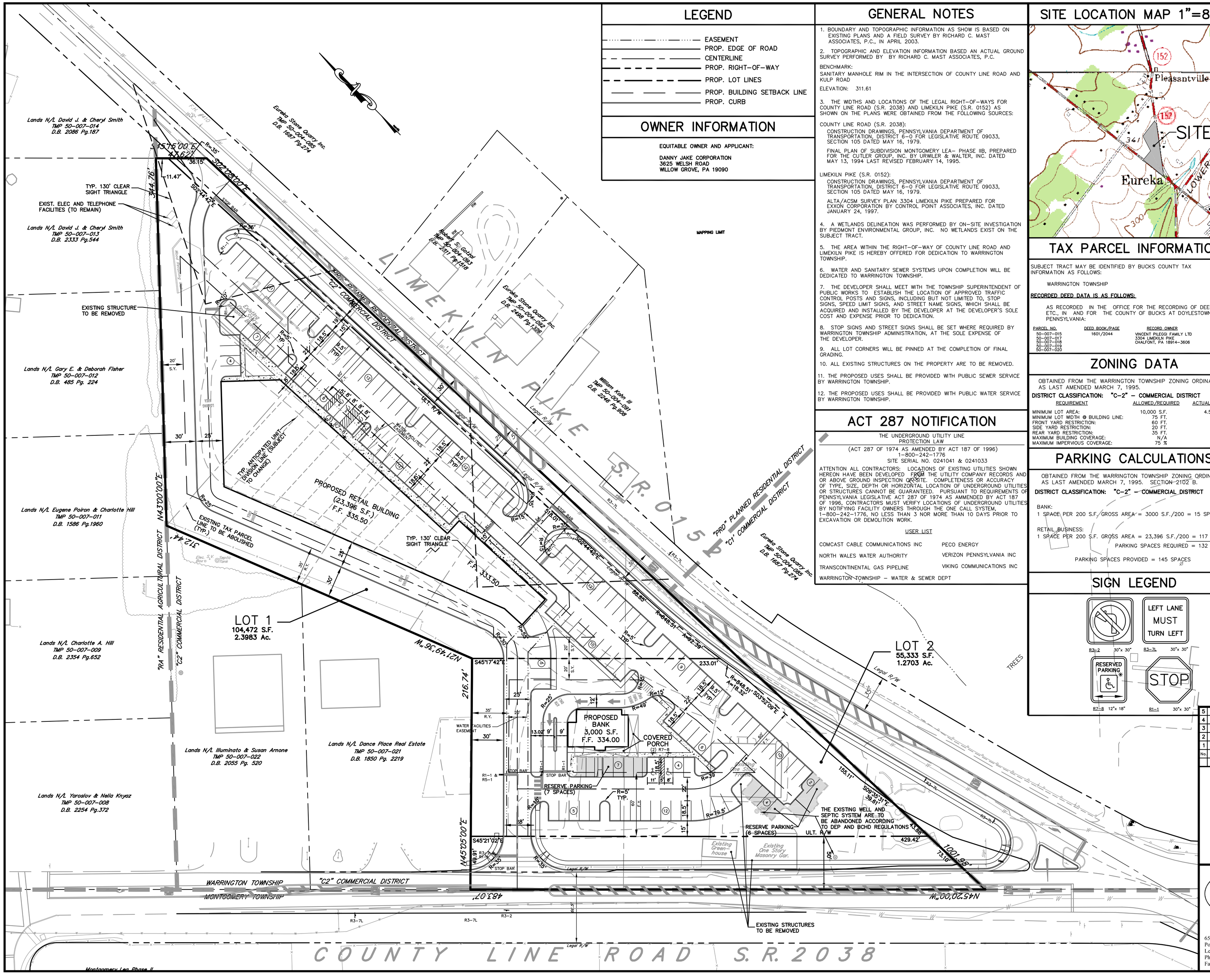


LEGEND

- EASEMENT
- PROP. EDGE OF ROAD
- CENTERLINE
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. BUILDING SETBACK LINE
- PROP. CURB

OWNER INFORMATION

EQUITABLE OWNER AND APPLICANT:

DANNY JAKE CORPORATION
3625 WELSH ROAD
WILLOW GROVE, PA 19090

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION AS SHOW IS BASED ON EXISTING PLANS AND A FIELD SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., IN APRIL 2003.

2. TOPOGRAPHIC AND ELEVATION INFORMATION BASED AN ACTUAL GROUND SURVEY PERFORMED BY BY RICHARD C. MAST ASSOCIATES, P.C.

BENCHMARK:
SANITARY MANHOLE RIM IN THE INTERSECTION OF COUNTY LINE ROAD AND KULP ROAD

ELEVATION: 311.61

3. THE WIDTHS AND LOCATIONS OF THE LEGAL RIGHT-OF-WAYS FOR COUNTY LINE ROAD (S.R. 2038) AND LIMEKILN PIKE (S.R. 0152) AS SHOWN ON THE PLANS WERE OBTAINED FROM THE FOLLOWING SOURCES:

COUNTY LINE ROAD (S.R. 2038):
CONSTRUCTION DRAWINGS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DISTRICT 6-0 FOR LEGISLATIVE ROUTE 09033, SECTION 105 DATED MAY 16, 1979.

FINAL PLAN OF SUBDIVISION MONTGOMERY LEA- PHASE IIB, PREPARED FOR THE CUTLER GROUP, INC. BY URWILER & WALTER, INC. DATED MAY 13, 1994 LAST REVISED FEBRUARY 14, 1995.

LIMEKILN PIKE (S.R. 0152):
CONSTRUCTION DRAWINGS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DISTRICT 6-0 FOR LEGISLATIVE ROUTE 09033, SECTION 105 DATED MAY 16, 1979.

ALTA/ACSM SURVEY PLAN 3304 LIMEKILN PIKE PREPARED FOR EXXON CORPORATION BY CONTROL POINT ASSOCIATES, INC. DATED JANUARY 24, 1997.

4. A WETLANDS DELINEATION WAS PERFORMED BY ON-SITE INVESTIGATION BY PIEDMONT ENVIRONMENTAL GROUP, INC. NO WETLANDS EXIST ON THE SUBJECT TRACT.

5. THE AREA WITHIN THE RIGHT-OF-WAY OF COUNTY LINE ROAD AND LIMEKILN PIKE IS HEREBY OFFERED FOR DEDICATION TO WARRINGTON TOWNSHIP.

6. WATER AND SANITARY SEWER SYSTEMS UPON COMPLETION WILL BE DEDICATED TO WARRINGTON TOWNSHIP.

7. THE DEVELOPER SHALL MEET WITH THE TOWNSHIP SUPERINTENDENT OF PUBLIC WORKS TO ESTABLISH THE LOCATION OF APPROVED TRAFFIC CONTROL POSTS AND SIGNS, INCLUDING BUT NOT LIMITED TO, STOP SIGNS, SPEED LIMIT SIGNS, AND STREET NAME SIGNS, WHICH SHALL BE ACQUIRED AND INSTALLED BY THE DEVELOPER AT THE DEVELOPER'S SOLE COST AND EXPENSE PRIOR TO DEDICATION.

8. STOP SIGNS AND STREET SIGNS SHALL BE SET WHERE REQUIRED BY WARRINGTON TOWNSHIP ADMINISTRATION, AT THE SOLE EXPENSE OF THE DEVELOPER.

9. ALL LOT CORNERS WILL BE PINNED AT THE COMPLETION OF FINAL GRADING.

10. ALL EXISTING STRUCTURES ON THE PROPERTY ARE TO BE REMOVED.

11. THE PROPOSED USES SHALL BE PROVIDED WITH PUBLIC SEWER SERVICE BY WARRINGTON TOWNSHIP.

12. THE PROPOSED USES SHALL BE PROVIDED WITH PUBLIC WATER SERVICE BY WARRINGTON TOWNSHIP.

ACT 287 NOTIFICATION

THE UNDERGROUND UTILITY LINE PROTECTION LAW

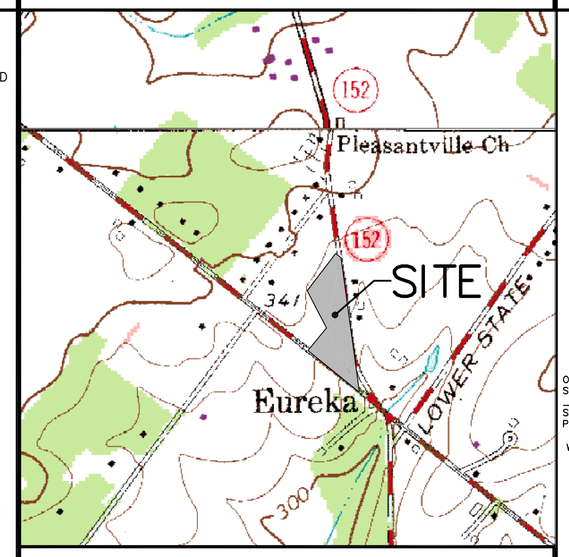
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996)
1-800-242-1776
SITE SERIAL NO. 0241041 & 0241033

ATTENTION ALL CONTRACTORS: LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM THE UTILITY COMPANY RECORDS AND OR ABOVE GROUND INSPECTION ONSITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974 AS AMMENDED BY ACT 187 OF 1996, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3 NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

USER LIST

COMCAST CABLE COMMUNICATIONS INC	PECO ENERGY
NORTH WALES WATER AUTHORITY	VERIZON PENNSYLVANIA INC
TRANSCONTINENTAL GAS PIPELINE	VIKING COMMUNICATIONS INC
WARRINGTON TOWNSHIP - WATER & SEWER DEPT	

SITE LOCATION MAP 1"=800'



TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX INFORMATION AS FOLLOWS:

WARRINGTON TOWNSHIP

RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN PENNSYLVANIA:

PARCEL NO.	DEED BOOK/PAGE	RECORD OWNER	TOTAL TRACT AREA
50-007-015 50-007-017 50-007-018 50-007-019 50-007-020	1601/2044	VINCENT PILEGGI FAMILY LTD 3304 LIMEKILN PIKE CHALFONT, PA 18914-3606	4.5507 Ac. (BY SURVEY)

ZONING DATA

OBTAINED FROM THE WARRINGTON TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED MARCH 7, 1995.

DISTRICT CLASSIFICATION: "C-2" - COMMERCIAL DISTRICT

REQUIREMENT	ALLOWED/REQUIRED	ACTUAL/PROPOSED
MINIMUM LOT AREA:	10,000 S.F.	4.5507 ACRES
MINIMUM LOT WIDTH @ BUILDING LINE:	75 FT.	365.80 FT.
FRONT YARD RESTRICTION:	60 FT.	60 FT.
SIDE YARD RESTRICTION:	20 FT.	55 FT.
REAR YARD RESTRICTION:	35 FT.	45 FT.
MAXIMUM BUILDING COVERAGE:	N/A	16.51 %
MAXIMUM IMPERVIOUS COVERAGE:	75 %	69.28 %

PARKING CALCULATIONS

OBTAINED FROM THE WARRINGTON TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED MARCH 7, 1995. SECTION 2102 B.

DISTRICT CLASSIFICATION: "C-2" - COMMERCIAL DISTRICT

BANK:
1 SPACE PER 200 S.F. GROSS AREA = 3000 S.F./200 = 15 SPACES

RETAIL BUSINESS:
1 SPACE PER 200 S.F. GROSS AREA = 23,396 S.F./200 = 117 SPACES

PARKING SPACES REQUIRED = 132 SPACES

PARKING SPACES PROVIDED = 145 SPACES

SIGN LEGEND

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUCKS)

OWNERS CERTIFICATE OF INTENT

KNOW ALL MEN BY THESE PRESENT, THAT THE DANNY JAKE CORPORATION, DOES HEREBY ADOPT THIS AS THEIR PLAN OF LOTS OF ITS PROPERTY SITUATED IN THE TOWNSHIP OF WARRINGTON, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN OPENED THOUGHT LEGAL PROCEEDINGS, AND IN CONSIDERATION OF APPROVAL OF SAID PLAN BY THE TOWNSHIP OF WARRINGTON, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE TOWNSHIP OF WARRINGTON AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, OR THE TOWNSHIP OF WARRINGTON HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS, DOES RELEASE AND FOREVER DISCHARGE SAID TOWNSHIP OF WARRINGTON, ITS SUCCESSORS AND ASSIGN FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISH AND ANY SLOPES REQUIRED FOR THE SUPPORT AND MAINTENANCE THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE DANNY JAKE CORPORATION, ITS SUCCESSORS, AND ASSIGNS AND PURCHASERS OF LOTS IN THE PLAN.

DANNY JAKE CORPORATION
PRESIDENT

DATE

ON THIS THE ____ DAY OF _____ 200____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF LOTS AND PROPERTY SHOWN THERETO SITUATED IN THE TOWNSHIP OF WARRINGTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20 ____.

BY: _____ ATTEST: _____
PRESIDENT

NOTARY PUBLIC
(SEAL)

APPROVAL OF THE WARRINGTON TOWNSHIP PLANNING COMMISSION.

THIS SUBDIVISION PLAN WAS APPROVED BY THE WARRINGTON TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____ 200____.

ATTEST: _____ CHAIRMAN

APPROVAL OF THE BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP.

THIS SUBDIVISION PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF WARRINGTON TOWNSHIP ON THIS _____ DAY OF _____ 200____.

ATTEST: TOWNSHIP SECRETARY _____ CHAIRMAN _____

TOWNSHIP WAIVER OF RESPONSIBILITY

THE TOWNSHIP OF WARRINGTON HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATION LEGAL OR OTHERWISE, EXPRESS OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

ATTEST:SECRETARY _____ CHAIRMAN, BOARD OF SUPERVISORS _____
(SEAL)

APPROVAL OF THE TOWNSHIP ENGINEER, WARRINGTON TOWNSHIP

THIS SUBDIVISION PLAN WAS APPROVED BY _____ P.E., THE APPOINTED TOWNSHIP ENGINEER FOR WARRINGTON TOWNSHIP ON THIS _____ DAY OF _____ 200____.

TOWNSHIP ENGINEER

REVIEW BY THE BUCKS COUNTY PLANNING COMMISSION.

THIS SUBDIVISION PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 200____.

CHAIRMAN _____ DIRECTOR _____

CERTIFICATION FOR RECORDING

THIS SUBDIVISION PLAN WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____ 200____.

BY: _____
RECORDER OF DEEDS

PROFESSIONAL ENGINEER'S CERTIFICATION.

I RICHARD C. MAST, P.E., CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION, LAND DEVELOPMENT OR PLANNED RESIDENTIAL DEVELOPMENT PLAN, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF WARRINGTON IN WHICH THIS SUBDIVISION IS LOCATED.

RICHARD C. MAST, P.E.
REGISTRATION NUMBER 044720-E

PROFESSIONAL SURVEYOR'S CERTIFICATION.

I, EDWARD M. HUBER, P.L.S., A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAY EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS AND AGENTS.

EDWARD M. HUBER, P.L.S
REGISTRATION NO. SU-040378-R

No.	REVISIONS	
5	ALTERNATE LAYOUT FOR 7/11	APRIL 26, 2005
4	PER TOWNSHIP ENGINEER'S REVIEW (4/15/04)	SEPT. 27, 2004
3	PER PADOT REVIEW DATED APRIL 20, 2004	JULY 19, 2004
2	PER TOWNSHIP ENGINEER'S REVIEW	FEB. 23, 2004
1	PER TOWNSHIP ENGINEER AND FIRE MARSHAL REVIEWS	DEC. 18, 2003
	PLAN ORIGINATION DATE	July 31, 2003

SUBDIVISION/LAND DEVELOPMENT PLAN
PREPARED AS PART OF THE
WARRINGTON SHOPPING CENTER
PREPARED FOR THE
DANNY JAKE CORPORATION
SITE SITUATE IN
WARRINGTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

RICHARD C. MAST RCMA ASSOCIATES, P.C.
Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
658 Harleysville Pike
Post Office Box 117
Lederach, PA 19450-0117
Phone: (215) 513-2100
Fax: (215) 513-2101

Graphic Scale
40 0 20 40 80 120

DRAFTED BY	PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
R.A.F.	R.A.F.	1"=40'	1 OF 23
PROJECT NO. 1745	FILE NAME 1745ZLD		