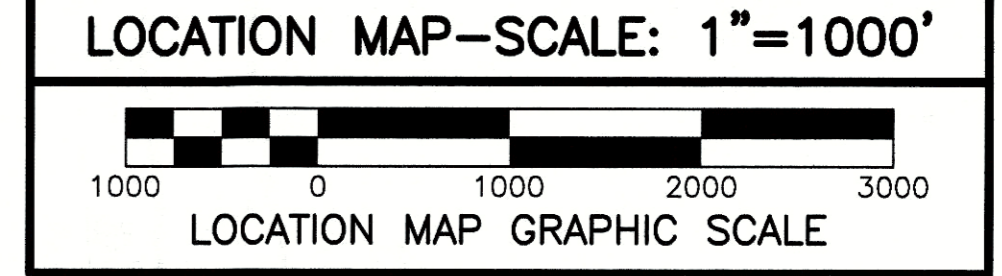
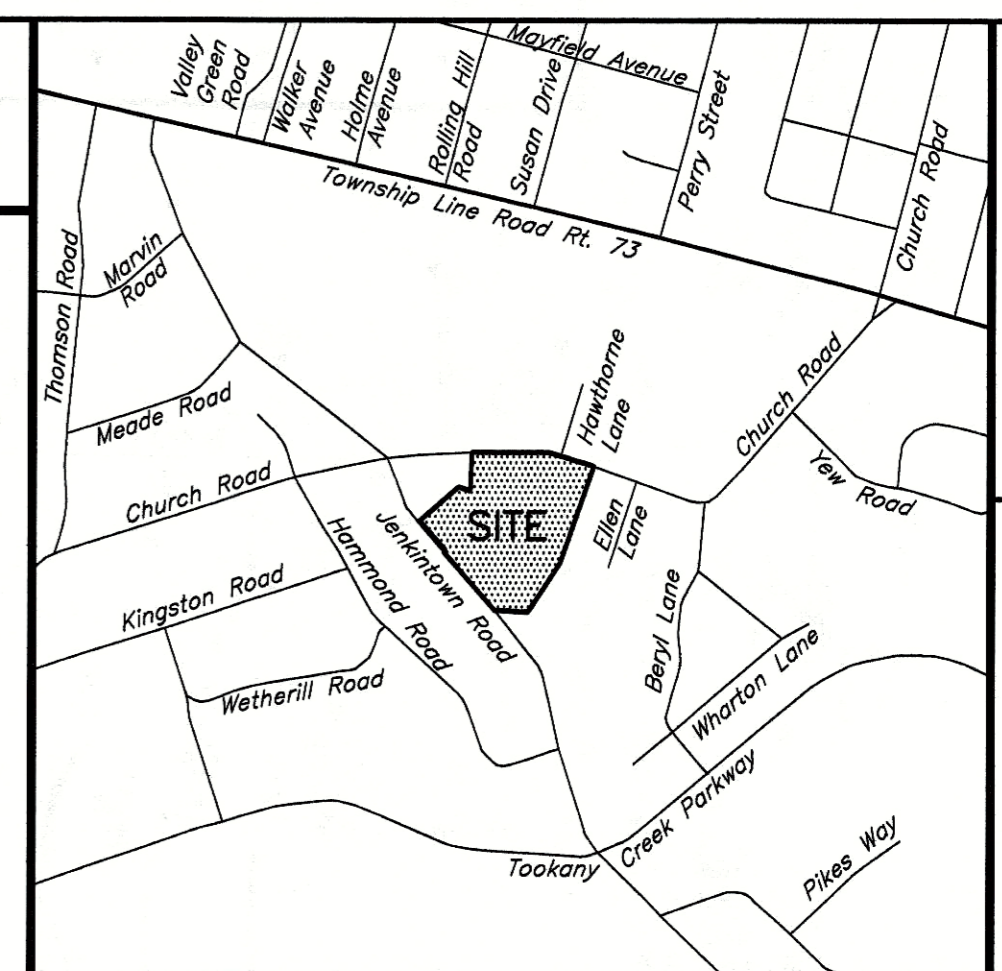
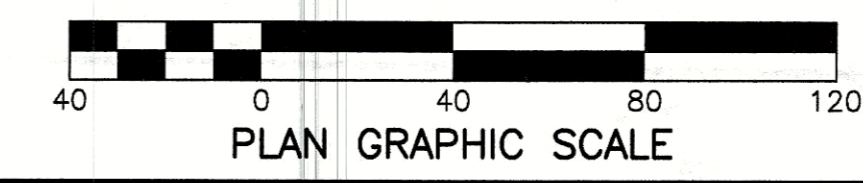
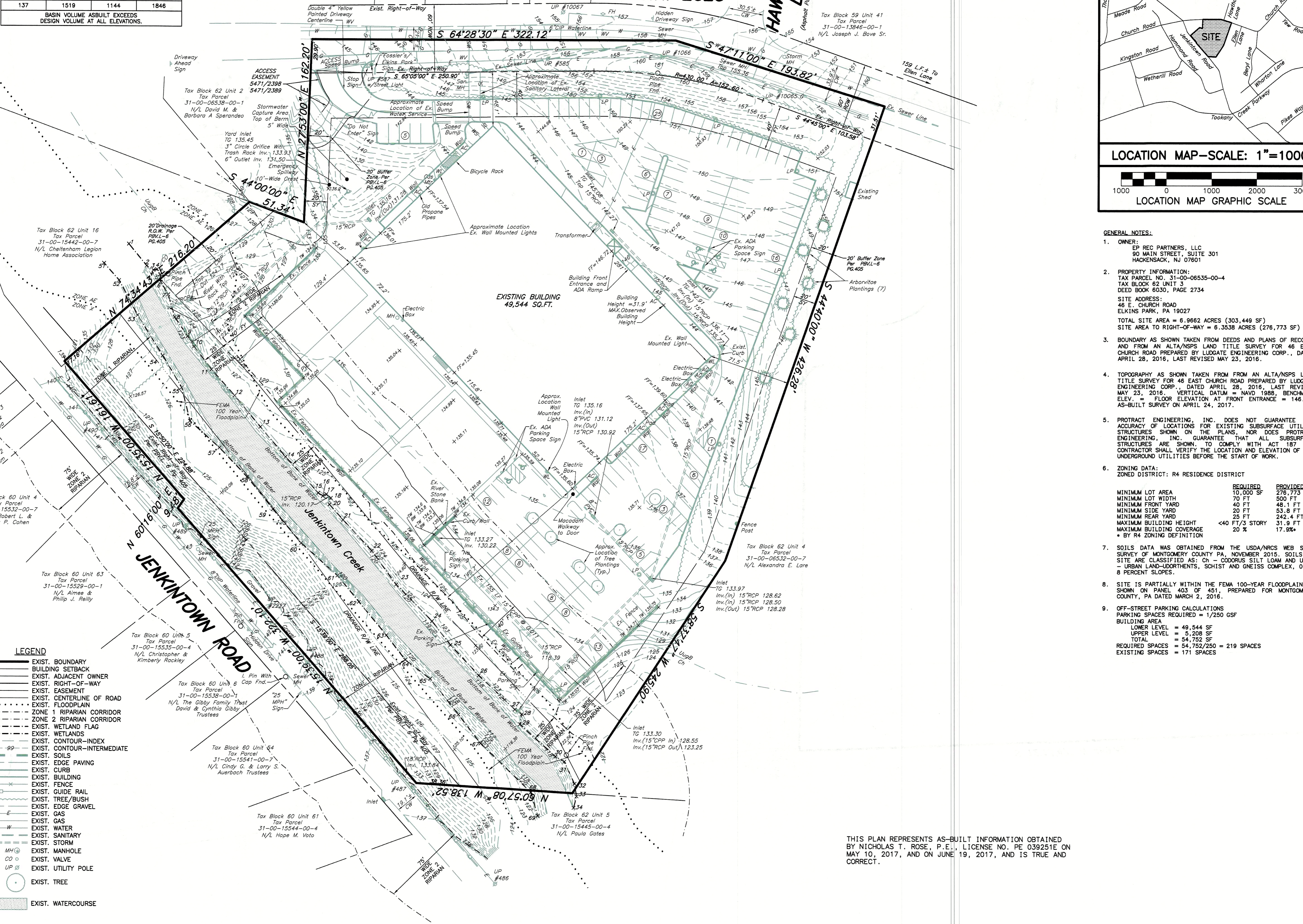


ASBUILT STAGE STORAGE			
ELEVATION	CONTOUR AREA	INCR. VOLUME	CUMULATIVE VOLUME
133.93	0	0	0
135	307	164	164
136	770	538	702
137	1519	1144	1846

BASIN VOLUME ASBUILT EXCEEDS DESIGN VOLUME AT ALL ELEVATIONS.



CHURCH ROAD S.R. 2023



LEGEND

- EXIST. BOUNDARY
- EXIST. BUILDING SETBACK
- EXIST. ADJACENT OWNER
- EXIST. RIGHT-OF-WAY
- EXIST. EASEMENT
- EXIST. CENTERLINE OF ROAD
- EXIST. FLOODPLAIN
- ZONE 1 RIPARIAN CORRIDOR
- ZONE 2 RIPARIAN CORRIDOR
- EXIST. WETLAND FLAG
- EXIST. WETLANDS
- EXIST. CONTOUR-INDEX
- EXIST. CONTOUR-INTERMEDIATE
- EXIST. SOILS
- EXIST. EDGE PAVING
- EXIST. CURB
- EXIST. BUILDING
- EXIST. FENCE
- EXIST. GUIDE RAIL
- EXIST. TREE/BUSH
- EXIST. EDGE GRAVEL
- EXIST. GAS
- EXIST. GAS
- EXIST. WATER
- EXIST. SANITARY
- EXIST. STORM
- EXIST. MANHOLE
- EXIST. VALVE
- EXIST. UTILITY POLE
- EXIST. TREE
- EXIST. WATERCOURSE

- GENERAL NOTES:**
- OWNER: REC PARTNERS, LLC
90 MAIN STREET, SUITE 301
HACKENSACK, NJ 07601
 - PROPERTY INFORMATION:
TAX PARCEL NO. 31-00-06535-00-4
TAX BLOCK 62 UNIT 3
DEED BOOK 6050, PAGE 2734
SITE ADDRESS:
46 E. CHURCH ROAD
ELKINS PARK, PA 19027
TOTAL SITE AREA = 6.9662 ACRES (303,449 SF)
SITE AREA TO RIGHT-OF-WAY = 6.3538 ACRES (276,773 SF)
 - BOUNDARY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND FROM AN ALTA/NSPS LAND TITLE SURVEY FOR 46 EAST CHURCH ROAD PREPARED BY LUDGATE ENGINEERING CORP., DATED APRIL 28, 2016, LAST REVISED MAY 23, 2016.
 - TOPOGRAPHY AS SHOWN TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY FOR 46 EAST CHURCH ROAD PREPARED BY LUDGATE ENGINEERING CORP., DATED APRIL 28, 2016, LAST REVISED MAY 23, 2016. VERTICAL DATUM = MVD 1985; BENCHMARK ELEV. = FLOOR ELEVATION AT FRONT ENTRANCE = 146.72. AS-BUILT SURVEY ON APRIL 24, 2017.
 - PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
 - ZONING DATA:
ZONED DISTRICT: R4 RESIDENCE DISTRICT

	REQUIRED	PROVIDED
MINIMUM LOT AREA	10,000 SF	276,773 SF
MINIMUM LOT WIDTH	70 FT	500 FT
MINIMUM FRONT YARD	40 FT	48.1 FT
MINIMUM SIDE YARD	20 FT	53.8 FT
MINIMUM REAR YARD	25 FT	242.4 FT
MAXIMUM BUILDING HEIGHT	<40 FT/3 STORY	31.9 FT
MAXIMUM BUILDING COVERAGE	20 %	17.9%

 - SOILS DATA WAS OBTAINED FROM THE USDA/NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY PA, NOVEMBER 2015. SOILS ON SITE ARE CLASSIFIED AS: Ch - COODRUS SILT LOAM AND UuB - URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES.
 - SITE IS PARTIALLY WITHIN THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANEL 403 OF 451, PREPARED FOR MONTGOMERY COUNTY, PA DATED MARCH 2, 2016.
 - OFF-STREET PARKING CALCULATIONS
PARKING SPACES REQUIRED = 1/250 GSF
BUILDING AREA
LOWER LEVEL = 49,544 SF
UPPER LEVEL = 5,208 SF
TOTAL = 54,752 SF
REQUIRED SPACES = 54,752/250 = 219 SPACES
EXISTING SPACES = 171 SPACES

Township	County	Date	Scale	Sheet Number	Project Number	Drawn/Engineer	By
CHELTENHAM	MONTGOMERY	5-10-17	1"=40'	1 of 1	H2335	ASBUILT.DWG	JCB/NTR

THIS PLAN REPRESENTS AS-BUILT INFORMATION OBTAINED BY NICHOLAS T. ROSE, P.E., LICENSE NO. PE 039251E ON MAY 10, 2017, AND ON JUNE 19, 2017, AND IS TRUE AND CORRECT.

AS-BUILT PLAN
PREPARED FOR
46 E. CHURCH ROAD

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 68
Havertown, Pennsylvania 19040
Phone (215)445-0230
Fax (215)445-0238