

NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 199 OF 2004.



EXISTING NATURAL FEATURES:

- TOPOGRAPHY: AS SHOWN ON THIS PLAN.
- PONDS, STREAMS, SPRINGS AND NATURAL SWALES: THERE ARE NONE ON THIS SITE.
- FLOOD PLAINS: AS SHOWN. SEE SURVEYOR'S NOTES.
- WETLANDS:
 - NO WETLANDS ARE DEPICTED ON US DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE STUDY, FOR THIS SITE.
 - BASED ON THE MONTGOMERY COUNTY CONSERVATION DISTRICT HYDRIC SOILS LIST, NONE ON SITE ARE HYDRIC.
 - NO WETLANDS OBSERVED ON SITE.
- SOILS: MADE LAND, MBR BASED ON MONTGOMERY CO. SOILS SURVEY MADE LAND, SCHIST AND GNEISS MATERIALS. SLOPING DEPTH TO SEASONABLY HIGH WATER TABLE IS 1-5 FT. DEPTH TO BEDROCK IS 0-15 FT. VARIABLE DEPTH TO SURFACE. DEGREE OF LIMITATION FOR LIGHT INDUSTRIAL/COMMERCIAL USE SEVERE DUE TO SLOPE (N/A ON THIS SITE); FOR ROADS & PARKING: MODERATE TO SEVERE DUE TO VARIABLE DEPTH TO BEDROCK AND SLOPE. HYDROLOGIC SOIL GROUP: TYPE B
- VEGETATION: SHOWN ON PLAN.
- IMPROVEMENTS: SHOWN ON SKETCH PLAN.
- HISTORIC RESOURCES: THIS PROPERTY IS NOT ON THE HISTORIC RESOURCE INVENTORY.
- PATHS AND TRAILS: NONE.
- GEOLOGIC FORMATIONS: GEOLOGIC QUADRANGLE MAPS OF PENNSYLVANIA MAP #1 SHOWS SITE UNDERLAIN WITH Tbn, Bryn Mawr Formations.
- STEEP SLOPES: NONE IN THE VICINITY OF THE PROJECT AREA.

WOODED LOT DATA

NET LOT SQUARE FOOTAGE.....251,994 S.F.
 NUMBER OF TREES TO BE WOODED LOT (1 PER 1500 SF).....168
 NUMBER OF TREES ON LOT.....131
 THIS LOT IS NOT A WOODED LOT

EXISTING WILDLIFE HABITAT:

THIS SITE HAS EVIDENCE OF TYPICAL LOCAL URBAN WILDLIFE INCLUDING: SQUIRREL AND BIRDS.

WATER SUPPLY:

THE SITE IS SERVICED BY POTABLE WATER MAINS IN LANCASTER AVE.

AIR AND SOLID WASTE:

THIS SITE IS SERVICED BY SANITARY SEWER AND REFUSE HAULING CONTRACTOR.

SOLID WASTE COMPOSITION IS NOT EXPECTED TO CHANGE. QUANTITY WILL NOT INCREASE SIGNIFICANTLY DURING CONSTRUCTION. CONSTRUCTION RELATED WASTES WILL BE GENERATED. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE THIS WASTE TO AN APPROPRIATE WASTE MANAGEMENT FACILITY. AIR QUALITY WILL NOT BE AFFECTED BY THE PROPOSED IMPROVEMENTS. AIR QUALITY MAY BE TEMPORARILY IMPACTED BY MINOR DUST ASSOCIATED WITH THE CONSTRUCTION PROCESS.

IMPACT OF PROPOSED CONSTRUCTION:

THE PROPOSED CONSTRUCTION WILL NOT IMPACT ADJACENT PROPERTIES

LEGEND:

- CONC. MONUMENT (FOUND)
- SPIKE (FOUND)
- ✕ DS DOOR SILL
- CO CLEAN-OUT
- ✕ LP LIGHT POLE
- PP POWER POLE
- DWS RAINWATER DOWNSPOUT
- SIGN
- ✕ FH FIRE HYDRANT
- WV WATER VALVE
- EB ELECTRIC BOX/METER
- GV GAS VALVE
- GM GAS METER
- ✕ SI STORM INLET
- M1 MANHOLE
- SMH SANITARY MANHOLE
- SMH STORM MANHOLE
- TEL MH TELEPHONE MANHOLE
- ELEC MH ELECTRIC MANHOLE
- BOLL BOLLARD
- HNDP HANDICAP
- FENCE LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- CONCRETE
- ▨ WALL
- ~ EDGE OF TREE/WOODS LINE

ADA COMPLIANCE

- REQUIRED**
 8 ADA SPACES INCLUDING 1 VAN ACCESSIBLE
- PROPOSED**
 10 ADA SPACES INCLUDING 2 VAN ACCESSIBLE

Wynnewood Square Parking Analysis
 290 East Lancaster Ave, Ardmore, 19003
 Baker Properties

Current Occupant	Occupancy Space	Spaces @ 1,000	Spaces Required
Superfresh	28,732	4	115
Proposed Expansions	4,136	5	20
Caland	8,287	4	36
Supercents	770	4	4
Saladworks	1,955	5	8
Pharmas Brand	4,110	5	20
Pelco	10,334	4	44
Five Below	4,842	4	20
Vitro T's	8,328	5	28
Bank of America	2,840	4	12
Kwik's	6,190	5	28
Proposed State Alone Building	1,900	5	8
Total (see note)	79,965	5	244

Note: Utility factor of 0.9 applied to gross floor area to determine occupancy space for proposed use. Current occupancy space eq ft provided by Baker - assume 0.91 Utility factor included.
 Total Existing Building Sq Ft = 81,307 sq ft; Total Proposed Addition = 6,807 sq ft; Total Proposed Building Sq Ft = 88,114

ZONING REGULATIONS

C 1 Commercial Districts
 Sec. 155-78 Commercial buildings not utilized for dwelling purposes

Building Area	60% (max.)
FRONT YARD	10 FT. (min.)
SIDE YARD	20 FT. (min.) from R 6 & R 7 Districts
REAR YARD	25 FT. (min.)
BUFFER AREA	20 FT. (min.) from Residential Districts
IMPERVIOUS SURFACES	70% (max.)
BUILDING HEIGHT	65 FT. (max.) and conform to provision of Sec. 155-137 for buildings in excess of 35 FT.

FOR COMPLETE ZONING INFORMATION, REFER TO LOWER MERION TOWNSHIP ZONING ORDINANCE, CHAPTER 155.

NOTE CONCERNING YARDS:

THE YARD ASSIGNMENTS AND DIMENSIONS SHOWN ON THIS PLAN ARE YERKES ASSOCIATES, INC. INTERPRETATION OF THE ZONING CODE. PLEASE BE AWARE THAT THE FINAL DETERMINATION OF THESE MATTERS IS MADE BY THE TOWNSHIP AND TOWNSHIP ZONING OFFICER.

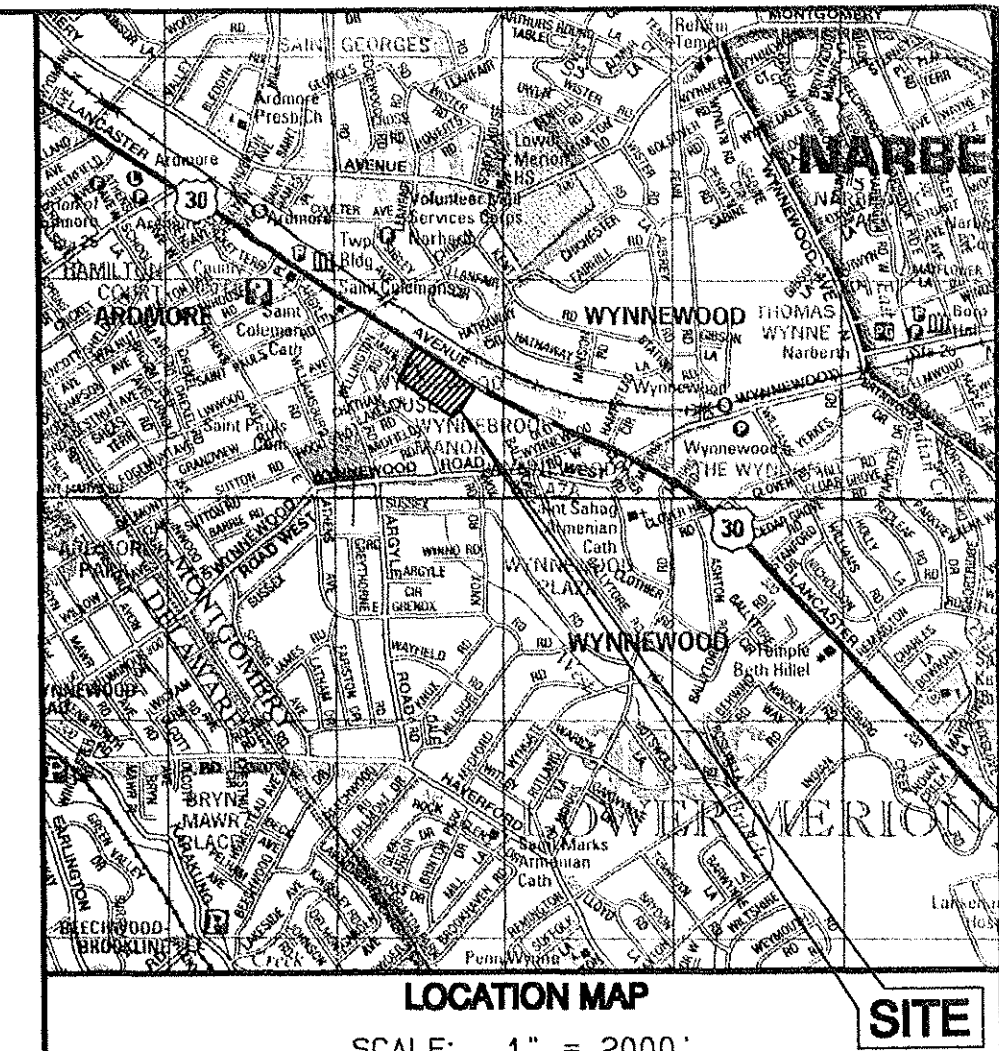
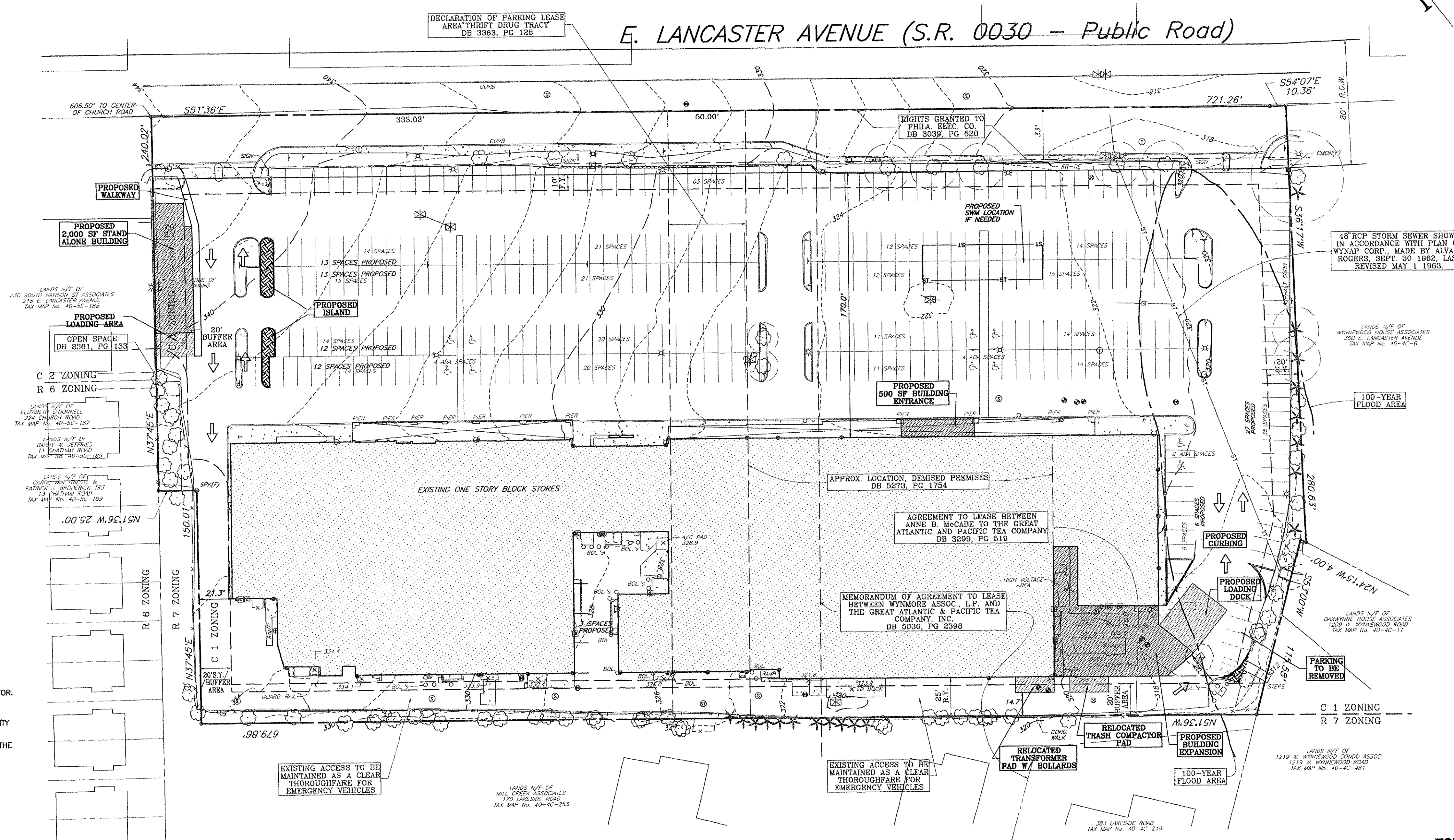
C1 ZONING DATA

ITEM:	REQD:	EXIST:	PROPOSED:
FRONT YARD SETBACK	10.0'	170.0'	170.0'
REAR YARD SETBACK	25.0'	25.0'	25.0'
SIDE YARDS SETBACK	0.0'	21.3'	21.3'
MAX BLDG. HEIGHT	65.0'	<35'	<35'
MAX BLDG. FOOTPRINT	60%	32%(81,307)	35%(87,814)
MAX IMPERVIOUS AREA	70%	96%	96%

CLIENT:

BAKER PROPERTIES, INC.
 Bruce Grossfrien
 Bryn Mawr Square
 763 W. Lancaster Avenue, Suite 250
 Bryn Mawr, PA 19010
 Tel. 610-525-9700
 Fax 610-525-9701

E. LANCASTER AVENUE (S.R. 0030 - Public Road)

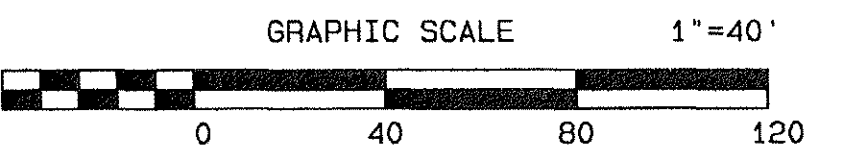


SURVEYOR'S NOTES

- Boundary description is based upon First American Title Insurance Company title report dated September 30, 2003, #NCS-93340-Phila, and a certain plan entitled ALYACUM Land Title Survey Form Prepared for Baker Properties dated July 31, 1995 and last revised July 29, 2004 as prepared by Yerkes Associates, Inc. Rosemont, PA (W-1154).
- Elevations are based upon Lower Merion Township Benchmark No. NA-8, elevation 361.21, disk in steps to Lower Merion Township building, datum NGVD29.
- A portion of the property lies within "Zone A", Special Flood Hazard Area inundated by 100-Year Flood (shown) as designated on "National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Montgomery County, Pennsylvania (All jurisdictions), Panel 368 of 451, Map Number 420100368 E, Effective Date December 19, 1996, Federal Emergency Management Agency.
- The total number of parking spaces is 373 (363 regular, plus 10 handicap spaces).

GENERAL NOTES:

- UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON AVAILABLE PLANS AND INFORMATION. FIELD VERIFY ALL LOCATIONS AND PROTECT OR RELOCATE AS NEEDED PRIOR TO START OF CONSTRUCTION.
- THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER FACILITIES, IF ANY, SHALL BE THE OBLIGATION OF THE DEVELOPER.
- NO GRADING CHANGES SHALL BE SHOWN WITHIN THREE (3') FEET OF THE PROPERTY LINE IN ORDER TO ENSURE TRANSITION TO THE GRADING ON THE ADJOINING PROPERTY.
- ALL SIDEWALK AND CURB ALONG THE PROPERTY FRONTAGE SHALL BE REPAIRED OR REPLACED AS NEEDED AS DIRECTED BY THE TOWNSHIP.
- PROPOSED SITE LAYOUT AND GRADING IS BASED ON THE BUILDING LAYOUT AND FINISHED FLOOR ELEVATIONS PROVIDED BY THE CLIENT. THE ARCHITECT OR THEIR APPOINTED REPRESENTATIVE. A CUT AND FILL ANALYSIS WAS NOT PERFORMED AND MATERIAL BALANCE IS NEITHER IMPLIED NOR GUARANTEED. PROPOSED GRADES MAY NOT NECESSARILY INCORPORATE SPOILING OF CUT MATERIAL. WORK DO THE PRELUDE THE NEED FOR IMPORTING FILL MATERIAL TO OBTAIN THE GRADES SHOWN ON THE PLAN. EXCESS MATERIAL MAY BE SPREAD THROUGHOUT THE PROJECT AREA AFTER CONSULTING WITH THE DESIGN ENGINEER AND TOWNSHIP REGARDING IMPACT TO EXISTING AND PROPOSED DRAINAGE PATTERNS OR STORMWATER FACILITIES. IMPORTED MATERIAL MUST BE CLEAN FILL AS DESIGNATED BY THE PADEP.
- NOT FOR CONSTRUCTION. THIS TENTATIVE SKETCH IS ISSUED FOR TOWNSHIP REVIEW AND COMMENT ONLY.



TOTAL TRACT AREA (TO TITLE LINES): 6.457 ACRES
NET AREA (TO RIGHT-OF-WAY LINE): 5.785 ACRES

0	March 1, 2007	ISSUE FOR INITIAL TOWNSHIP REVIEW
NO.	DATE	REVISION COMMENT

TENTATIVE SITE PLAN

TENTATIVE LAND DEVELOPMENT SKETCH

PREPARED FOR
WYNEWOOD SQUARE SHOPPING CENTER
 290 E. LANCASTER AVENUE
 ARDMORE, PA 19003

Lower Merion Township • Montgomery County • Pennsylvania

Yerkes

YERKES ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • LAND PLANNERS

ROSEMONT BUSINESS CAMPUS • BUILDING 3, SUITE 110
 919 CONESTOGA ROAD • ROSEMONT, PA 19010
 TEL: (610) 525-6200 • FAX: (610) 525-0248

PROJECT -- B-06-5508-002
 DATE -- 3-1-2007
 SCALE -- 1" = 40'
 DRAWN -- MJT
 CHECKED -- LPS
 APPROVED -- LPS
 CAD FILE -- B-06-5508-002
 ROSEMONT PLAN --
 NOTEBOOK -- 623-65
 PLAN NO. **M-40-4C-237**

SHEET 1 OF 1