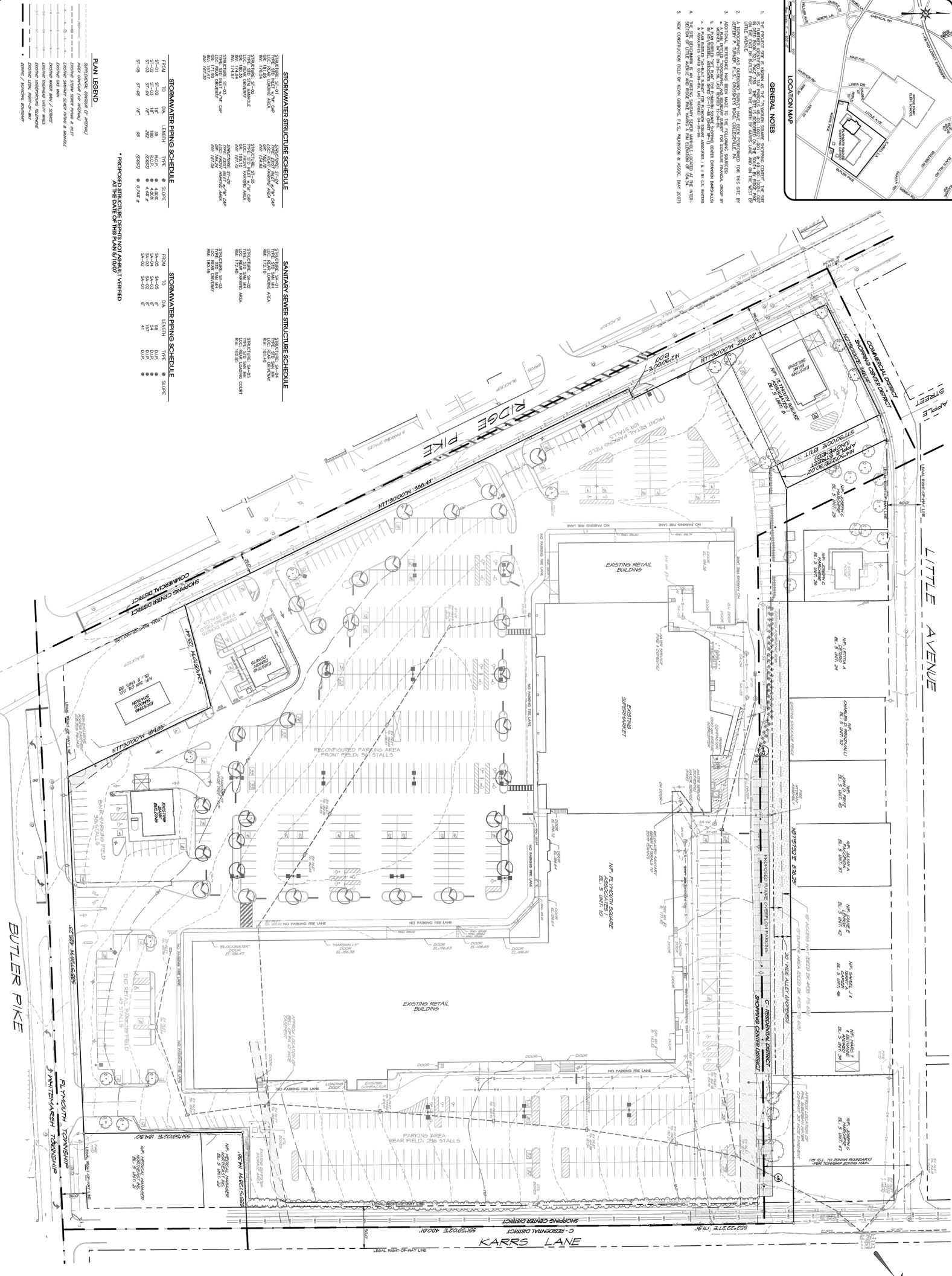


- GENERAL NOTES**
1. THE ENGINEER HAS CONDUCTED VISUAL GENERAL SURVEY OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED WORK. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE TO VERIFY THE EXISTING CONDITIONS OR TO DETERMINE THE EXACT LOCATION OF UTILITIES OR STRUCTURES. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE TO DETERMINE THE EXACT LOCATION OF UTILITIES OR STRUCTURES.
 2. A PRELIMINARY AND APPROXIMATE SURVEY HAS BEEN CONDUCTED FOR THIS SITE BY THE ENGINEER. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE TO VERIFY THE EXISTING CONDITIONS OR TO DETERMINE THE EXACT LOCATION OF UTILITIES OR STRUCTURES.
 3. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE TO VERIFY THE EXISTING CONDITIONS OR TO DETERMINE THE EXACT LOCATION OF UTILITIES OR STRUCTURES.
 4. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE TO VERIFY THE EXISTING CONDITIONS OR TO DETERMINE THE EXACT LOCATION OF UTILITIES OR STRUCTURES.
 5. NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PENNSYLVANIA CONSTRUCTION CODE, 26 PA.C.S. § 2601.



PLAN LEGEND

- SANITARY SEWER
- STORMWATER
- EXISTING SANITARY SEWER
- EXISTING STORMWATER
- EXISTING SANITARY SEWER PUMP & MANHOLE
- EXISTING STORMWATER PUMP & MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING STORMWATER MAIN
- EXISTING SANITARY SEWER BRANCH
- EXISTING STORMWATER BRANCH
- EXISTING SANITARY SEWER FITTING
- EXISTING STORMWATER FITTING
- EXISTING SANITARY SEWER VALVE
- EXISTING STORMWATER VALVE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING STORMWATER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORMWATER MANHOLE
- EXISTING SANITARY SEWER INLET
- EXISTING STORMWATER INLET
- EXISTING SANITARY SEWER OUTLET
- EXISTING STORMWATER OUTLET
- EXISTING SANITARY SEWER CONNECTION
- EXISTING STORMWATER CONNECTION
- EXISTING SANITARY SEWER TIE
- EXISTING STORMWATER TIE
- EXISTING SANITARY SEWER CROSSING
- EXISTING STORMWATER CROSSING
- EXISTING SANITARY SEWER UNDERPASS
- EXISTING STORMWATER UNDERPASS
- EXISTING SANITARY SEWER OVERPASS
- EXISTING STORMWATER OVERPASS
- EXISTING SANITARY SEWER TRENCH
- EXISTING STORMWATER TRENCH
- EXISTING SANITARY SEWER DUCT
- EXISTING STORMWATER DUCT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORMWATER CONDUIT
- EXISTING SANITARY SEWER PIPE
- EXISTING STORMWATER PIPE
- EXISTING SANITARY SEWER FITTING
- EXISTING STORMWATER FITTING
- EXISTING SANITARY SEWER VALVE
- EXISTING STORMWATER VALVE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING STORMWATER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORMWATER MANHOLE
- EXISTING SANITARY SEWER INLET
- EXISTING STORMWATER INLET
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- EXISTING STORMWATER DUCT
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORMWATER CONDUIT
- EXISTING SANITARY SEWER PIPE
- EXISTING STORMWATER PIPE

STORMWATER STRUCTURE SCHEDULE

ITEM NO.	DESCRIPTION	TYPE	SIZE	DEPTH	DIAMETER	LENGTH	WIDTH	HEIGHT	AREA	PERIMETER	NOTE
ST-01	STORMWATER MANHOLE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
ST-02	STORMWATER MANHOLE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
ST-03	STORMWATER MANHOLE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
ST-04	STORMWATER MANHOLE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
ST-05	STORMWATER MANHOLE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN

SANITARY SEWER STRUCTURE SCHEDULE

ITEM NO.	DESCRIPTION	TYPE	SIZE	DEPTH	DIAMETER	LENGTH	WIDTH	HEIGHT	AREA	PERIMETER	NOTE
SS-01	SANITARY SEWER MANHOLE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SS-02	SANITARY SEWER MANHOLE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SS-03	SANITARY SEWER MANHOLE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SS-04	SANITARY SEWER MANHOLE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SS-05	SANITARY SEWER MANHOLE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN

STORMWATER PIPING SCHEDULE

ITEM NO.	DESCRIPTION	TYPE	SIZE	DEPTH	DIAMETER	LENGTH	WIDTH	HEIGHT	AREA	PERIMETER	NOTE
SW-01	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-02	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-03	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-04	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-05	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN

STORMWATER PIPING SCHEDULE

ITEM NO.	DESCRIPTION	TYPE	SIZE	DEPTH	DIAMETER	LENGTH	WIDTH	HEIGHT	AREA	PERIMETER	NOTE
SW-06	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-07	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-08	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-09	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-10	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN

STORMWATER PIPING SCHEDULE

ITEM NO.	DESCRIPTION	TYPE	SIZE	DEPTH	DIAMETER	LENGTH	WIDTH	HEIGHT	AREA	PERIMETER	NOTE
SW-11	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-12	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-13	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-14	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-15	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN

STORMWATER PIPING SCHEDULE

ITEM NO.	DESCRIPTION	TYPE	SIZE	DEPTH	DIAMETER	LENGTH	WIDTH	HEIGHT	AREA	PERIMETER	NOTE
SW-16	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-17	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-18	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-19	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN
SW-20	STORMWATER PIPE	CONCRETE	36"	48"	36"	36"	36"	48"	1296	144"	SEE PLAN

PROPOSED STRUCTURE DEPICTS NOT AS-BUILT VERIFIED AT THE DATE OF THIS PLAN 6/10/07

WOODROW & ASSOCIATES, INC.
 MUNICIPAL/CIVIL CONSULTING ENGINEERS
 1454 BETHLEHEM PIKE - NORTH WEALES - PENNSYLVANIA 19454
 PHONE: (610) 540-5649 FAX: (610) 540-5670

PLMOUTH SQUARE SHOPPING CENTER
 PLMOUTH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

OWNER: PLMOUTH SQUARE ASSOCIATES, INC.
 CONSULTING ENGINEERS
 CONROESKOPF, PA 19428

PROJECT NO: 1004-007 Block 5 Unit #1 & 2
 48-00-1004-007-001 Block 5 Unit #1 & 2
 48-00-1004-007-002 Block 5 Unit #1 & 2
 GROSS AREA: 16,5328 Acres

SCALE: 1" = 40'-0"

REVISIONS

NO.	DATE	DESCRIPTION

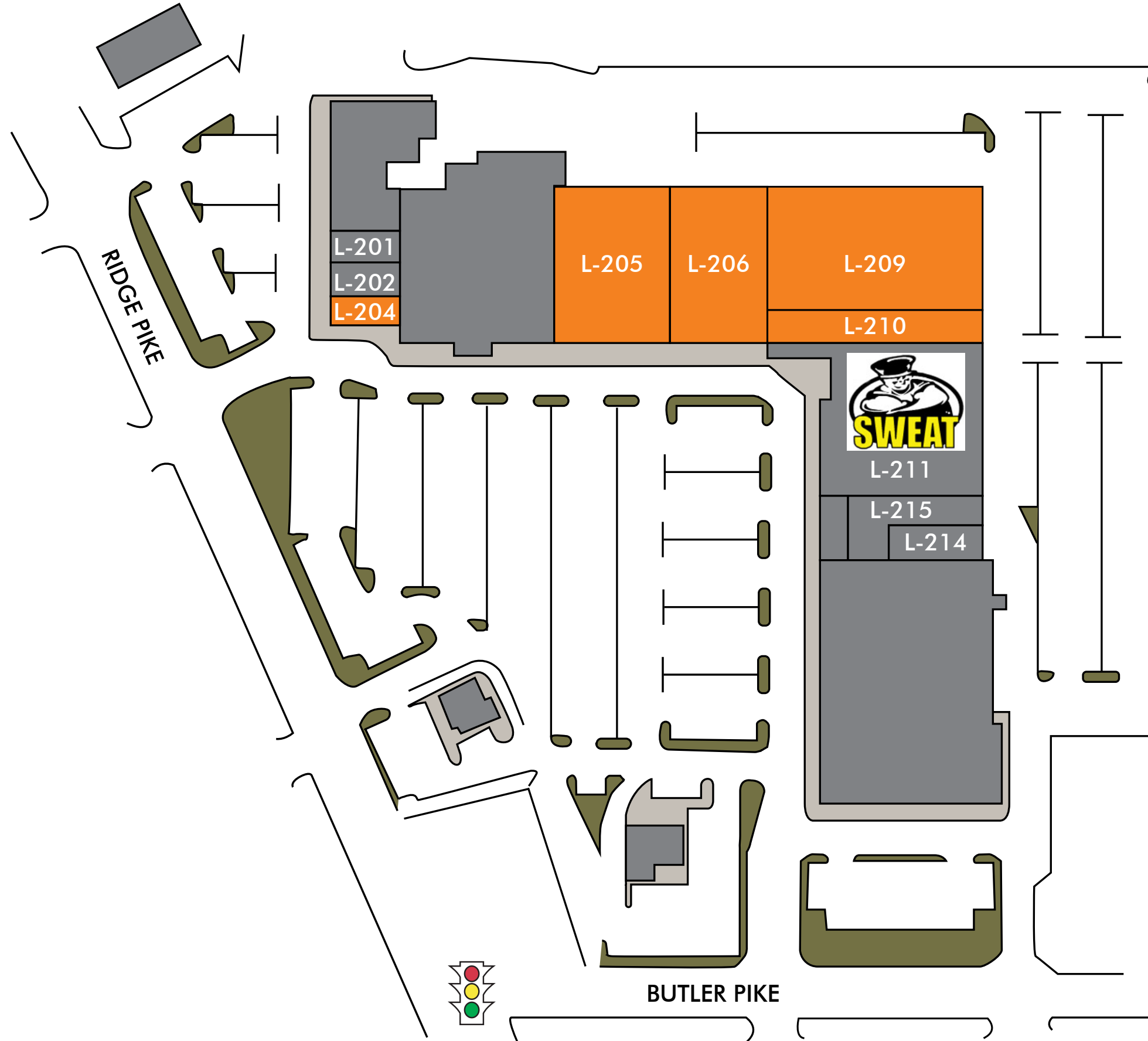
ASBUILT PLAN
 SHEET NO. 1 OF 1



TENANT LIST

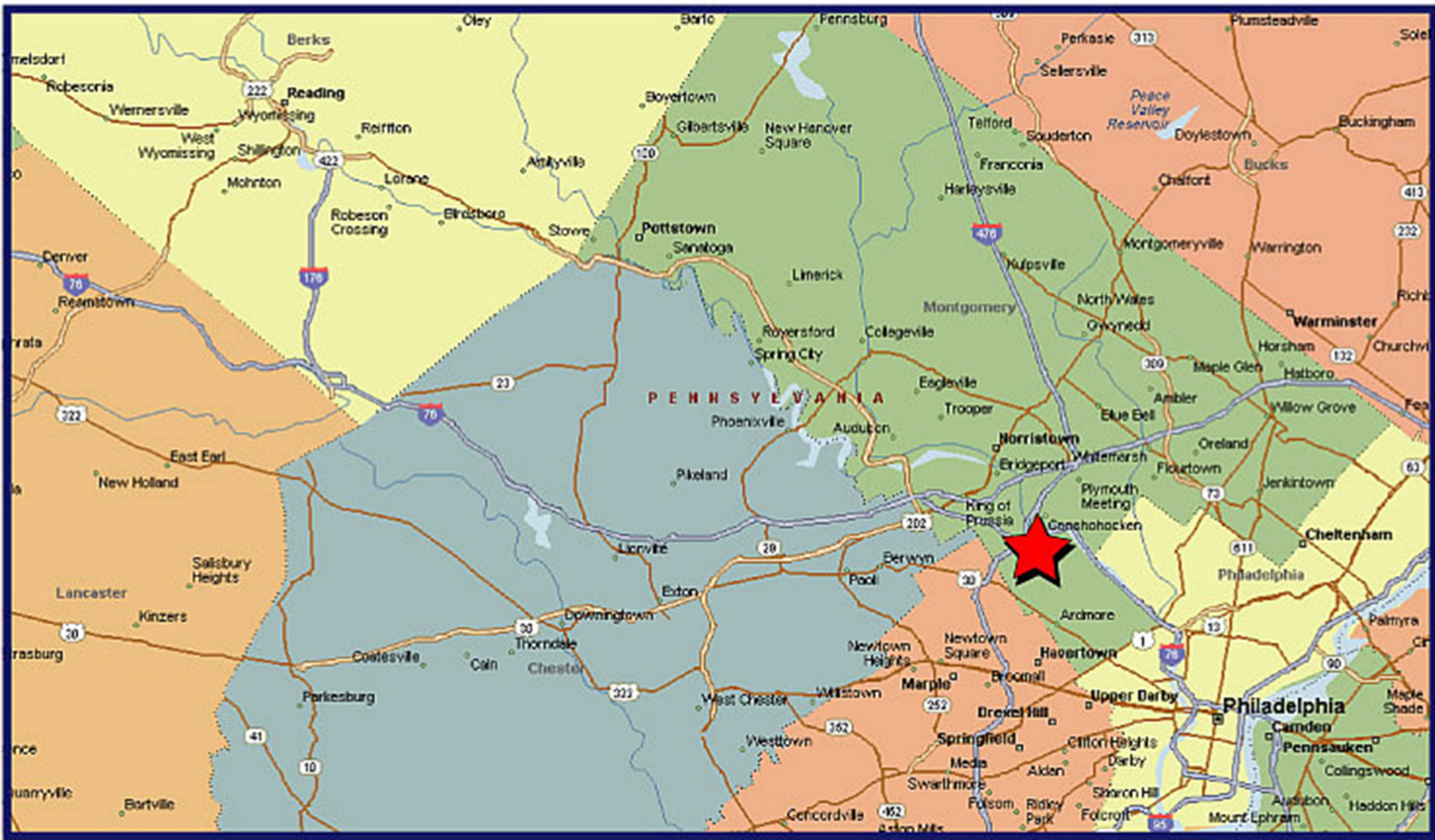
STORE #	TENANT
101	Saladworks
102	AVAILABLE - 2,369 SF
103	Butera's Barber Shop
104	AVAILABLE - 2,634 SF
105	Universal Nails
106	Hair Cuttery
107	Happy Maki
108	Qdoba
110 & 111	Weis Markets
112	Rite Aid
115	REI
117	AVAILABLE - 8,100 SF
118	Whitemarsh Jeweler
119	Music Training Center
120	Golden Dragon Chinese Restaurant
121	AVAILABLE - 3,850 SF
122	AVAILABLE - 8,855 SF
123	Marshalls
125 A/B	Hand & Stone
125 C	Five Guys Burgers & Fries
125 D	Michelle Cleaners
126	UPS Store
127	AT&T
128	Subway
129	Conshohocken Dental
130	Tony A's Pizza
PAD A	Citizen's Bank
PAD B	Dunkin' Donuts
PAD C	TruMark Financial

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TENANT LIST

STORE #	TENANT
L-201	Leroux Dance Studio
L-202	Celebrity Massage
L-204	AVAILABLE - 878 SF
L-205	AVAILABLE - 11,800 SF
L-206	AVAILABLE - 12,500 SF
L-209	AVAILABLE - 21,298 SF
L-210	AVAILABLE - 7,600 SF
L-211	Sweat Fitness
L-214	San Beverage
L-215	BJ Billiards

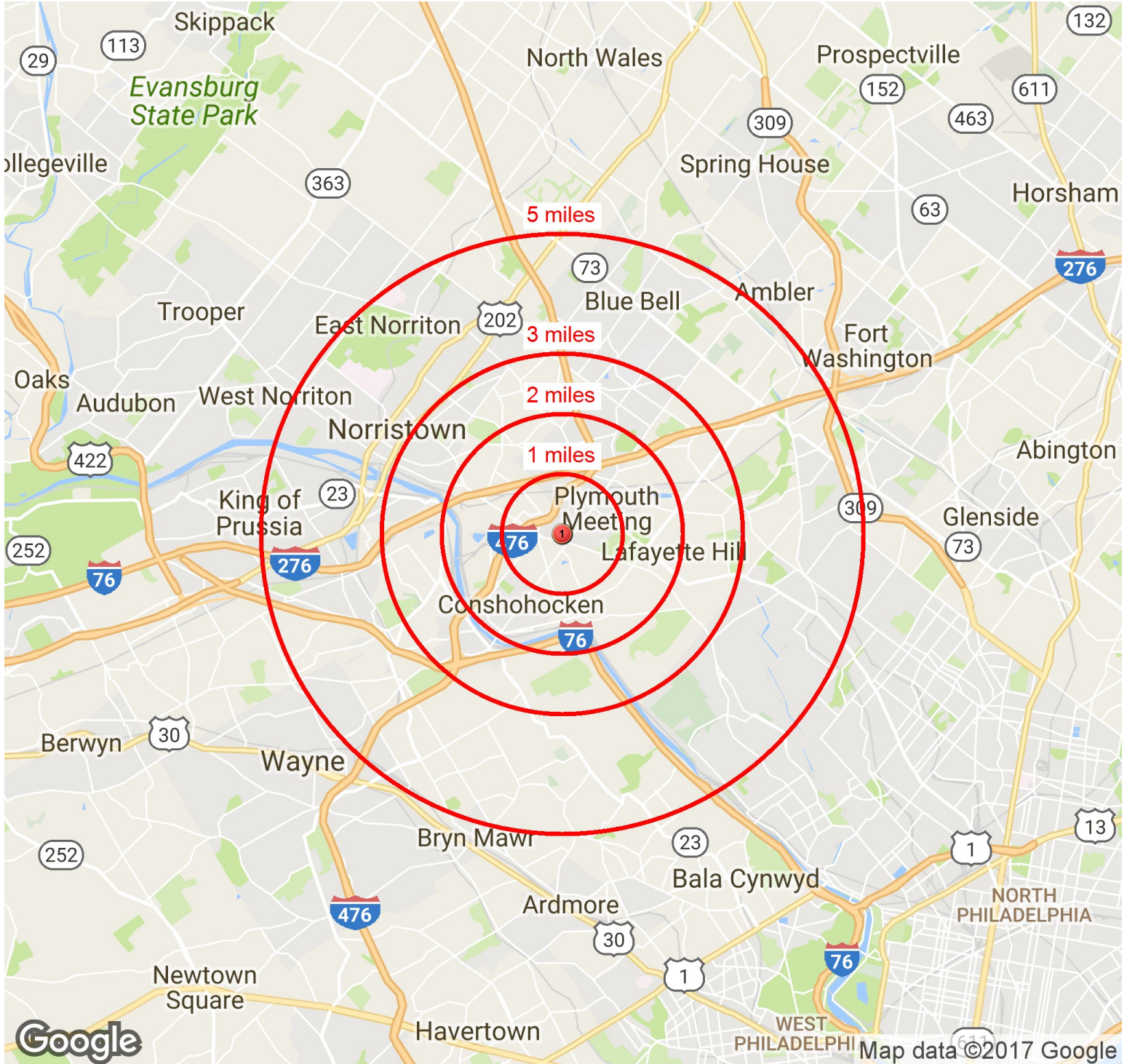


CONSHOHOCKEN, PA



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40.096191,-75.287676



NAME	LATITUDE	LONGITUDE
1	40.096191,-75.287676	40.096191 -75.287676

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DEMOGRAPHIC PROFILE

40.096191,-75.287676

Prepared By: CBRE

PLACE OF WORK

	1 MILE	2 MILES	3 MILES	5 MILES
2016 Businesses	501	2,470	4,291	9,914
2016 Employees	7,237	37,872	67,085	147,235

POPULATION

	1 MILE	2 MILES	3 MILES	5 MILES
2016 Population - Current Year Estimate	8,545	31,526	61,635	181,484
2021 Population - Five Year Projection	8,771	32,793	63,723	185,432
2010 Population - Census	8,318	29,762	58,820	176,900
2000 Population - Census	8,317	28,844	56,931	172,375
2010-2016 Annual Population Growth Rate	0.43%	0.93%	0.75%	0.41%
2016-2021 Annual Population Growth Rate	0.52%	0.79%	0.67%	0.43%







AGE

2016 Population	8,545		31,526		61,635		181,484	
Age 0-4	444	5.2%	1,557	4.9%	3,147	5.1%	9,857	5.4%
Age 5-9	434	5.1%	1,591	5.0%	3,276	5.3%	10,420	5.7%
Age 10-14	439	5.1%	1,612	5.1%	3,381	5.5%	10,359	5.7%
Age 15-19	446	5.2%	1,578	5.0%	3,180	5.2%	10,573	5.8%
Age 20-24	580	6.8%	1,994	6.3%	3,534	5.7%	11,860	6.5%
Age 25-29	772	9.0%	2,683	8.5%	4,592	7.5%	12,620	7.0%
Age 30-34	792	9.3%	2,910	9.2%	5,070	8.2%	13,090	7.2%
Age 35-39	686	8.0%	2,433	7.7%	4,501	7.3%	12,002	6.6%
Age 40-44	593	6.9%	2,015	6.4%	3,885	6.3%	11,079	6.1%
Age 45-49	549	6.4%	2,002	6.4%	3,896	6.3%	11,253	6.2%
Age 50-54	599	7.0%	2,150	6.8%	4,225	6.9%	12,277	6.8%
Age 55-59	610	7.1%	2,191	6.9%	4,300	7.0%	12,518	6.9%
Age 60-64	506	5.9%	1,927	6.1%	3,836	6.2%	11,396	6.3%
Age 65-69	370	4.3%	1,497	4.7%	3,152	5.1%	9,750	5.4%
Age 70-74	249	2.9%	1,078	3.4%	2,389	3.9%	7,348	4.0%
Age 75-79	176	2.1%	846	2.7%	1,856	3.0%	5,405	3.0%
Age 80-84	139	1.6%	665	2.1%	1,512	2.5%	4,276	2.4%
Age 85 and Older	160	1.9%	798	2.5%	1,902	3.1%	5,402	3.0%
2016 Median Age	37.7		38.8		40.2		40.0	


RACE AND ETHNICITY


2016 Population	8,545		31,526		61,635		181,484	
White	7,157	83.8%	26,616	84.4%	48,264	78.3%	132,643	73.1%
Black or African American	469	5.5%	2,027	6.4%	6,726	10.9%	24,187	13.3%
Asian	694	8.1%	1,929	6.1%	3,418	5.5%	11,179	6.2%
American Indian or Alaska Native	8	0.1%	39	0.1%	91	0.1%	333	0.2%
Pacific Islander	3	0.0%	3	0.0%	16	0.0%	80	0.0%
Other Race	56	0.7%	298	0.9%	1,758	2.9%	8,128	4.5%
Two or More Races	159	1.9%	614	1.9%	1,362	2.2%	4,934	2.7%
Hispanic	237	2.8%	1,007	3.2%	3,996	6.5%	16,846	9.3%
White Non-Hispanic	7,008	82.0%	26,029	82.6%	46,411	75.3%	125,747	69.3%


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	1 MILE		2 MILES		3 MILES		5 MILES	
 EDUCATION								
2016 Population 25 and Over	6,201		23,195		45,117		128,415	
Less than 9th Grade	83	1.3%	319	1.4%	971	2.2%	3,369	2.6%
9-12th Grade - No Diploma	211	3.4%	897	3.9%	1,848	4.1%	5,728	4.5%
High School Diploma	1,211	19.5%	4,631	20.0%	9,851	21.8%	27,487	21.4%
GED or Alternative Credential	64	1.0%	263	1.1%	734	1.6%	2,472	1.9%
Some College - No Degree	998	16.1%	3,168	13.7%	6,460	14.3%	17,989	14.0%
Associate`s Degree	381	6.1%	1,245	5.4%	2,586	5.7%	7,330	5.7%
Bachelor`s Degree	1,911	30.8%	7,163	30.9%	12,898	28.6%	34,871	27.2%
Graduate or Professional Degree	1,342	21.6%	5,509	23.8%	9,769	21.7%	29,169	22.7%
 GENDER								
2016 Population	8,545		31,526		61,635		181,484	
Males	4,181	48.9%	15,519	49.2%	30,161	48.9%	87,707	48.3%
Females	4,364	51.1%	16,006	50.8%	31,475	51.1%	93,778	51.7%
 MARITAL STATUS								
2016 Population 15+	7,228		26,767		51,831		150,849	
Never Married	2,690	37.2%	9,932	37.1%	19,077	36.8%	55,406	36.7%
Married	3,549	49.1%	13,144	49.1%	25,111	48.4%	73,345	48.6%
Widowed	380	5.3%	1,513	5.7%	3,264	6.3%	9,686	6.4%
Divorced	609	8.4%	2,178	8.1%	4,379	8.4%	12,412	8.2%
 EMPLOYMENT STATUS								
2016 Civilian Population 16+ in Labor Force	5,367		19,834		37,027		101,531	
2016 Employed Civilian Population 16+	5,076	94.6%	18,894	95.3%	35,112	94.8%	96,155	94.7%
2016 Unemployed Population 16+	291	5.4%	940	4.7%	1,915	5.2%	5,376	5.3%
 CLASS OF WORKER								
2016 Employed Civilian Population 16+	5,076		18,894		35,112		96,155	
White Collar	3,938	77.6%	14,526	76.9%	25,868	73.7%	70,476	73.3%
Services	517	10.2%	2,084	11.0%	4,474	12.7%	13,523	14.1%
Blue Collar	622	12.3%	2,284	12.1%	4,770	13.6%	12,156	12.6%
 DAYTIME POPULATION								
2016 Daytime Population	10,474		47,276		86,018		219,194	
Daytime Workers	6,895	65.8%	34,280	72.5%	58,800	68.4%	131,947	60.2%
Daytime Residents	3,579	34.2%	12,996	27.5%	27,218	31.6%	87,247	39.8%

40.096191,-75.287676

 HOUSEHOLDS	1 MILE	2 MILES	3 MILES	5 MILES
2016 Households - Current Year Estimate	3,613	13,522	25,466	71,809
2021 Households - Five Year Projection	3,702	14,067	26,289	73,227
2010 Households - Census	3,525	12,761	24,367	70,474
2000 Households - Census	3,442	11,748	22,775	68,282
2010-2016 Annual Household Growth Rate	0.40%	0.93%	0.71%	0.30%
2016-2021 Annual Household Growth Rate	0.49%	0.79%	0.64%	0.39%
2016 Average Household Size	2.37	2.32	2.38	2.44

 HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES	5 MILES
2016 Households	3,613	13,522	25,466	71,809
Under \$15,000	132 3.7%	798 5.9%	1,837 7.2%	5,697 7.9%
\$15,000-\$24,999	148 4.1%	751 5.6%	1,714 6.7%	4,650 6.5%
\$25,000-\$34,999	295 8.2%	999 7.4%	2,016 7.9%	5,483 7.6%
\$35,000-\$49,999	416 11.5%	1,427 10.6%	2,636 10.4%	7,742 10.8%
\$50,000-\$74,999	657 18.2%	2,184 16.2%	4,087 16.0%	11,321 15.8%
\$75,000-\$99,999	617 17.1%	1,882 13.9%	3,285 12.9%	9,175 12.8%
\$100,000-\$149,999	679 18.8%	2,642 19.5%	4,635 18.2%	12,453 17.3%
\$150,000-\$199,999	384 10.6%	1,488 11.0%	2,469 9.7%	6,483 9.0%
\$200,000 and Over	286 7.9%	1,350 10.0%	2,786 10.9%	8,806 12.3%
2016 Average Household Income	\$100,613	\$106,531	\$106,757	\$111,248
2021 Average Household Income	\$110,679	\$117,010	\$116,922	\$121,067
2016 Median Household Income	\$79,990	\$81,495	\$77,615	\$77,129
2021 Median Household Income	\$89,662	\$93,481	\$87,961	\$86,565
2016 Per Capita Income	\$42,815	\$45,818	\$44,934	\$45,274
2021 Per Capita Income	\$47,017	\$50,252	\$49,082	\$49,082

 HOUSING VALUE	1 MILE	2 MILES	3 MILES	5 MILES
2016 Owner Occupied Housing Units	2,116	8,680	16,323	45,267
Under \$50,000	22 1.0%	133 1.5%	267 1.6%	765 1.7%
\$50,000-\$99,999	11 0.5%	65 0.7%	290 1.8%	1,083 2.4%
\$100,000-\$149,999	54 2.6%	262 3.0%	711 4.4%	2,192 4.8%
\$150,000-\$199,999	122 5.8%	487 5.6%	1,543 9.5%	4,134 9.1%
\$200,000-\$249,999	305 14.4%	1,430 16.5%	2,372 14.5%	6,376 14.1%
\$250,000-\$299,999	351 16.6%	1,509 17.4%	2,381 14.6%	6,210 13.7%
\$300,000-\$399,999	705 33.3%	2,465 28.4%	4,090 25.1%	9,583 21.2%
\$400,000-\$499,999	350 16.5%	1,139 13.1%	1,931 11.8%	5,044 11.1%
\$500,000-\$749,999	178 8.4%	728 8.4%	1,503 9.2%	4,309 9.5%
\$750,000-\$999,999	5 0.2%	356 4.1%	822 5.0%	3,212 7.1%
\$1,000,000 and Over	12 0.6%	105 1.2%	414 2.5%	2,359 5.2%
2016 Median Value of Owner Occ. Housing Units	\$327,305	\$318,398	\$314,621	\$319,550
2016 Average Value of Owner Occ. Housing Units	\$344,917	\$361,326	\$370,765	\$404,630