ZONING DATA TABULATION

UPPER MERION TOWNSHIP
ZONING ORDINANCE

ARTICLE XX – C-2 COMMERCIAL DISTRICT

SECTION 165-112 – USE REGULATIONS
165-113 – HEIGHT REGULATIONS

	REQUIRED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT	3 STORIES OR 25 FT.	*28 FT.	BUILDING B/BUILDING A *28 FT/<25 FT.

SECTION 165-114 – AREA, WIDTH AND YARD REGULATIONS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	58,304 S.F. 51,187 S.F. (NET OF R/W)	58,304 S.F. 51,187 S.F. (NET OF R/W)
MIN. LOT WIDTH @ BUILDING LINE	70 FT.	390 FT.	390 FT.
MIN. FRONT YARD SETBACK	50 FT.	*3 FT.	59 FT./*5 FT.
MIN. SIDE YARD SETBACK	15 FT.	31 FT.	31 FT./15 FT.
MIN. REAR YARD SETBACK	35 FT.	*34 FT.	*34 FT./35 FT.
MAX. BUILDING COVERAGE	N/A	8.24%	18.14%
MAX. IMPERVIOUS COVERAGE	N/A	73.40%	72.98%
MIN. GREEN SPACE	35%	26.60%	27.02%

*DENOTES EXISTING NON-CONFORMITY

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DETAIL THE PROPOSED SITE IMPROVEMENTS FOR THE PROPOSED 5,765 SF (FOOTPRINT) LAUNDRY FACILITY AND CONVERSION OF AN EXISTING RESTAURANT TO OFFICE SPACE, INCLUDING, BUT NOT LIMITED TO, ACCESS DRIVES, PARKING AREAS, STORMWATER MANAGEMENT, GRADING, EROSION CONTROL, LANDSCAPING, AND LIGHTING.
2. TOPOGRAPHICAL AND BOUNDARY INFORMATION WAS TAKEN FROM PLAN OF PROPERTY FOR PASQUALE PROPERTIES PREPARED BY CHESTER VALLEY ENGINEERS, J. DAVID SHULA, P.L.S. DATED JUNE 2, 2006. DATUM IS APPROX. USGS. NGVD 1929 IS 32.9 FEET LOWER THAN THE ELEVATION OF THE SITE BENCH.
3. THERE ARE NO STREETS, RIGHT-OF-WAYS OR ANY SITES FOR PUBLIC USE INTENDED FOR DEDICATION BY THIS PLAN.
4. THE PROPERTY OWNER SHALL OWN AND MAINTAIN THE PROPOSED STORMWATER MANAGEMENT FACILITIES LOCATED ON THIS SITE.
5. PUBLIC WATER SERVICE IS TO BE PROVIDED BY AQUA PA. ALL WORK SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATIONS WITH RESPECT TO FIRE FLOW AND DOMESTIC WATER PRESSURES. THE SITE IS TO BE SERVICED BY PUBLIC SEWER.
6. D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC., GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK.
7. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION IN ACCORDANCE WITH PENNSYLVANIA ACT 187 OF 1974 AS AMENDED BY PENNSYLVANIA ACT 187 OF 1996, "ONE CALL" SYSTEM. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. SANITARY SEWER, WATER, ELECTRIC, GAS AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. UNLESS NOTED OTHERWISE ON THE PLANS OR IN THE PERMITS GOVERNING THE WORK, ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING APPROPRIATE STANDARDS AND SPECIFICATIONS:
   UPPER MERION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND AMENDMENTS.
   PADOT SPECIFICATION PUBLICATION, 408/2003 LATEST EDITION & ALL OF THE LATEST ADDENDA.
9. THE LIMITS OF DISTURBANCE SHALL BE STAKED IN THE FIELD AND MARKED WITH ORANGE CONSTRUCTION FENCING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED DURING THE ENTIRE PERIOD OF CONSTRUCTION. NO VARIATION THEREFROM SHALL BE PERMITTED, UNLESS APPROVED BY THE TOWNSHIP ENGINEER IN WRITING, SUBJECT TO SUCH REASONABLE CONDITIONS AS HE MAY DETERMINE NECESSARY.
10. TOPOGRAPHIC SURVEYS OF ALL DRAINAGE FACILITIES AND BASINS SHALL BE SUBMITTED FOR REVIEW.
11. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING THE ENGINEER OR ARCHITECT.
12. REPRESENTATIVES OF UPPER MERION TOWNSHIP AND/OR OTHER GOVERNMENTAL AUTHORITIES SHALL HAVE PERMISSION TO GAIN ACCESS TO THE STORMWATER BASIN THROUGH THE PROPERTY TO PERFORM INSPECTIONS, MAINTENANCE AND REPAIRS OF THE BASIN, AS NECESSARY.
13. ON-LOT STORMWATER DEVICES SHALL NOT BE REMOVED, ALTERED OR RELOCATED BY THE LANDOWNER. IN THE EVENT OF THE FAILURE OF THE LANDOWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, THE TOWNSHIP SHALL HAVE THE AUTHORITY TO RESTORE SAID STORMWATER MANAGEMENT FACILITIES TO THEIR ORIGINAL STATE AND THE COSTS THEREOF SHALL BE ASSESSED TO THE LANDOWNER. THE TOWNSHIP, BEFORE IT MAY EXERCISE THIS RIGHT, SHALL NOTIFY THE LANDOWNER BY CERTIFIED MAIL OF ITS INTENTION TO DO SO. THE NOTICE SHALL SET FORTH IN WHAT MANNER THE OWNER HAS ALTERED THE STORMWATER MANAGEMENT FACILITIES, AND IF THE OWNER FAILS TO CORRECT THE ALTERATION LISTED IN THE NOTICE FROM THE TOWNSHIP, THEN AND ONLY THEN THE TOWNSHIP MAY EXERCISE THIS RIGHT.
14. WHERE A PROPOSED WALL HEIGHT EXCEEDS 30 INCHES (30") ON EITHER SIDE, A FOUR FOOT HIGH FENCE SHALL BE PROVIDED. ENGINEERING PLANS AND CALCULATIONS FOR THE PROPOSED RETAINING WALLS AND FENCES SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE PLANS AND CALCULATIONS SHALL BE PREPARED BY A PENNSYLVANIA-LICENSED PROFESSIONAL ENGINEER, AND THE ENGINEER OF RECORD SHALL PROVIDE TO THE TOWNSHIP SIGNED AND SEALED VERIFICATION THAT ALL WALLS HAVE BEEN CONSTRUCTED

GENERAL NOTES (CONT'D):

IN ACCORDANCE WITH THE APPROVED DESIGN. RETAINING WALL CONSTRUCTION SHALL BE OBSERVED AND INSPECTED BY THE WALL DESIGN ENGINEER OF RECORD AND A CERTIFICATE OF AS-BUILT SHALL BE SUBMITTED TO THE TOWNSHIP FOR EACH WALL.

15. ALL OTHER UTILITY LINES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, STREETLIGHT SUPPLY AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP, MUNICIPAL AUTHORITY OR OTHER PUBLIC UTILITY CONCERNED. A PLAN SHOWING THEIR LOCATION MUST BE SUBMITTED TO THE TOWNSHIP PRIOR TO CONSTRUCTION.
16. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
17. THIS PROPERTY IS LOCATED OUTSIDE THE 500 YEAR FLOOD PLAIN, FLOOD HAZARD ZONE X, AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA. MAP NO. 42091C0383F, PANEL 383 OF 451, DATED AUGUST 2, 1996. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE LOCATED BASED ON THE CORRESPONDING ELEVATION PROVIDED WITH THE ABOVE REFERENCED FIRM MAP THEN ADJUSTED TO THE BASE PLAN DATUM.
18. THE APPLICANT SHALL PROVIDE THE REQUIRED FEE IN LIEU OF PARKLAND PURSUANT TO SECTION 145-43 OF THE UPPER MERION ZONING ORDINANCE.
19. THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES. NO CHANGES SHALL BE MADE TO THE STORMWATER MANAGEMENT FACILITIES OR FINISHED GRADE WITHOUT HAVING PRIOR WRITTEN APPROVAL FOR THE TOWNSHIP. A BLANKET EASEMENT IS HEREBY GRANTED GIVING THE TOWNSHIP THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.
20. THE BASINS SHALL BE INSPECTED ONCE A YEAR AND AFTER EACH STORM EVENT GREATER THAN 100 YEARS TO ENSURE NONE OF THE ORIFICES ARE BLOCKED. THE BASIN SHALL BE FLUSHED EVERY TWO YEARS TO PREVENT THE BUILDUP OF DEBRIS AND SEDIMENT. THIS SEDIMENT SHALL BE DISPOSED OF AT AN APPROVED SITE.
21. THERE SHALL BE NO ENCROACHMENT ONTO ADJACENT PROPERTIES DURING CONSTRUCTION WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE OWNER OF THE ADJACENT PROPERTY.
22. SIX (6) INCHES OF TOPSOIL SHALL BE PLACED ON ALL LAWN AREAS.
23. THIS PLAN WAS PREPARED UTILIZING A COMMITMENT TO INSURE TITLE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE COMMITMENT NUMBER EA 46774, EFFECTIVE DATE, JULY 20, 2003. SCHEDULE B-SECTION 2 OF SAID CERTIFICATE CONTAINS THE FOLLOWING SURVEY RELATED MATTERS (ITEM NUMBERS CORRESPOND TO THE INFORMATION CERTIFICATE NUMBERS):
   7. AGREEMENT IN DEED BOOK 147 PAGE 427.
      (RIGHTS FOR RAILROAD AND SIGNS. NO EVIDENCE OF RAILROAD ON SUBJECT PREMISES.)
   8. CONDITIONS IN DEED BOOK 877 PAGE 467.
      (RELATES TO RAILROAD AND FENCE. NO EVIDENCE OF RAILROAD OR FENCE ON SUBJECT PREMISES.)
   9. RELEASE AND EASEMENT IN DEED BOOK 3420 PAGE 173.
      (30' SEWER EASEMENT ALONG EAST PROPERTY LINE; PLOTTED.)
   10. EASEMENT AGREEMENT IN DEED BOOK 3496 PAGE 181.
      (20' RIGHT OF WAY EXISTS SO LONG AS COMMACK PASQUALE IS LIVING. THIS EASEMENT IS OVER PARCEL (58-00-16777-03-1, TAX MAP ID 58-41-27. DOES NOT AFFECT SUBJECT PREMISES.)
   11. RIGHTS OF OTHERS IN AND TO A STREAM THROUGH PREMISES. (STREAM PLOTTED.)
   12. EASEMENT AGREEMENT IN DEED BOOK 5034 PAGE 736.
      (DESCRIBES EASEMENTS ON EAST SIDE OF HENDERSON ROAD. DOES NOT AFFECT SUBJECT PREMISES.)
   13. EASEMENT AGREEMENT BETWEEN THE MANUFACTURES LIFE INSURANCE CO. AND PASQUALE PARTNERSHIP DATED 4/13/1965, RECORDED IN DEED BOOK 0039 PAGE 78.
      (DESCRIBES 25' WIDE ACCESS EASEMENT OVER PARCEL (58-00-10150-00-8, TAX MAP ID 58-41A-20) AND A 10' WIDE STORM DRAIN EASEMENT CENTERED ON THE EXISTING STORM BASIN AT THE NORTHEAST CORNER OF THE SUBJECT PREMISES. BOTH PLOTTED.)
24. THE RETAINING WALL DESIGN CALCULATIONS PREPARED BY A P.A. PROFESSIONAL ENGINEER MUST BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION FOR THE WALL ALONG THE REAR PROPERTY LINE.
25. GROSS LEASE AREA (GLA) FOR EACH BUILDING SHALL BE REVIEWED DURING THE BUILDING PERMIT PROCESS TO ENSURE ADEQUATE PARKING IS PROVIDED.

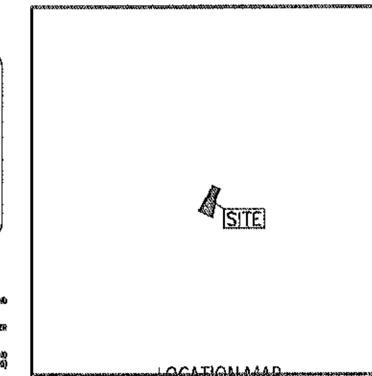
PARKING REQUIREMENTS:

SECTION 165-191.B OFF-STREET PARKING

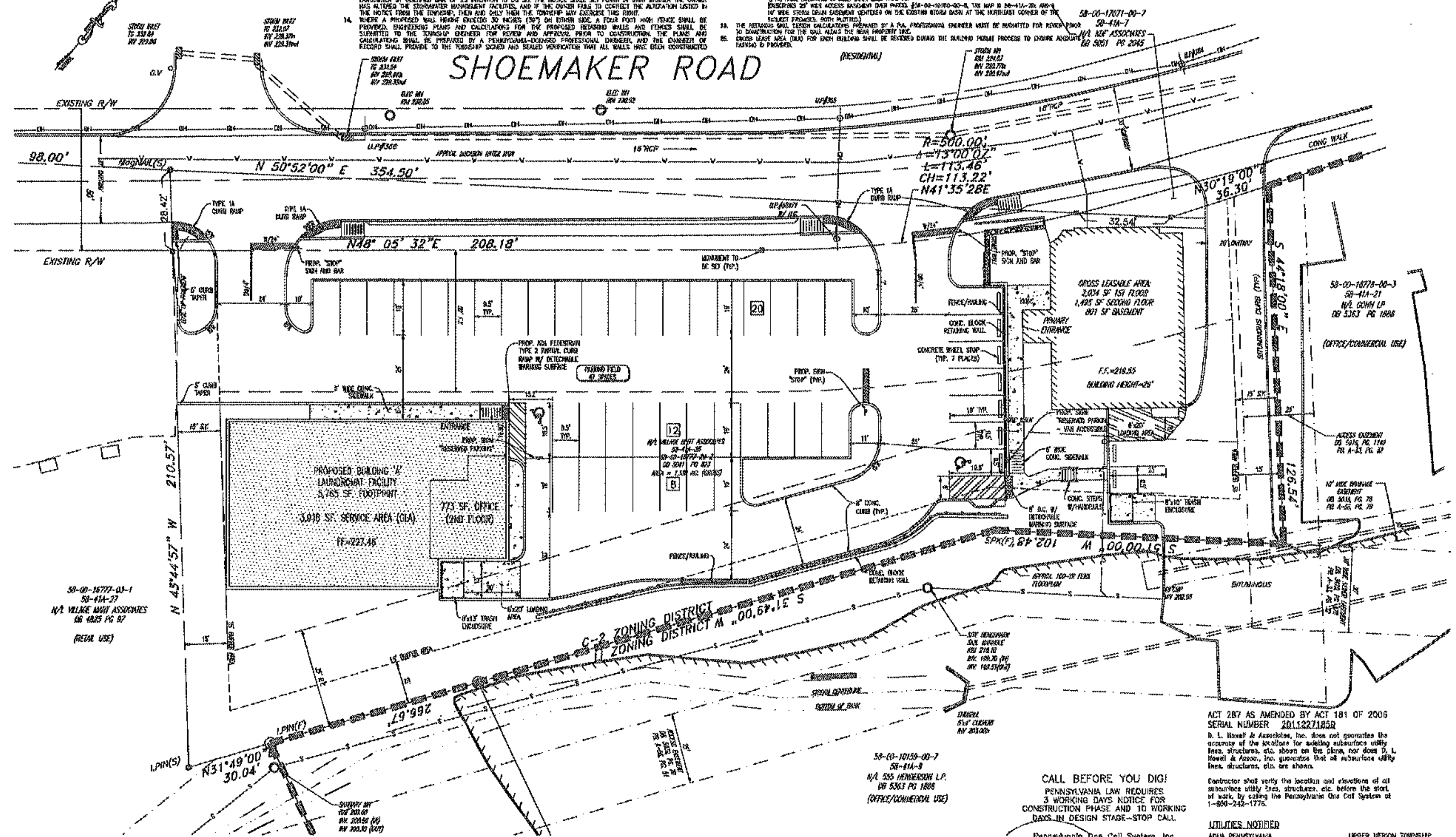
TYPE OF USE	PARKING REQUIREMENT	REQUIRED	TOTAL SPACES PROPOSED
PERSONAL SERVICES LAUNDRY	1 SPACE/150 S.F. GLA SERVICE AREA	3,918 S.F. GLA = 26.12	27 SPACES
OFFICE	1 SPACE/EMPLOYEE 4 SPACES/1,000 S.F. GLA	1 EMPLOYEES = 1 773 S.F. = 3.09	1 SPACES 3 SPACES
OFFICE	4 SPACES/1,000 S.F. GLA	4,330 S.F. = 17.32	17 SPACES
		47.53 OR 48 SPACES	48 SPACES
HANDICAPPED PARKING	26–50 RETAIL/SERVICE SPACES = 2 REQ. ——► 2 SPACES PROVIDED		

WAIVERS GRANTED: (JANUARY 26, 2012)

1. A WAIVER HAS BEEN GRANTED FROM SECTION 145-24.1.4(3)(b) OF THE UPPER MERION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES TO ALLOW LESS THAN A 15 FOOT BUFFER ALONG THE REAR PROPERTY LINE.
2. A WAIVER HAS BEEN GRANTED FROM SECTION 140-10.A.(2) OF THE UPPER MERION TOWNSHIP STORMWATER MANAGEMENT ORDINANCES TO ALLOW GRADING WITHIN FIVE (5) FEET OF THE PROPERTY LINE.
3. A WAIVER HAS BEEN GRANTED FROM SECTION 145-24.13.H.1.a OF THE UPPER MERION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES TO ALLOW A PLANTING AREA ADJACENT TO A BUILDING BE LESS THAN TEN (10) FEET IN WIDTH.



LOCATION MAP
SCALE: 1" = 1,000'



LEGEND

EX. PROPERTY LINE	EXISTING CONTOUR	PROP. LIGHT POLE	PROP. ELEC. LINE
PROP. PROPERTY LINE	PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE
EX. RIGHT-OF-WAY	EXISTING SPOT ELEV.	EX. MAIL BOX	PROP. UTILITY POLE
PROP. RIGHT-OF-WAY	NEW SPOT ELEV.	EX. SIGN	EX. GUY ANCHOR
EX. MONUMENT	SOILS TYPE	PROP. SIGN	EX. GAS LINE
PROP. MONUMENT	SOILS LINE	EXIST. PARKING SPACES	PROP. GAS LINE
EX. IRON PIPE	EX. CONC. CURB	PROP. PARKING SPACES	EX. GAS VALVE
PROP. IRON PIPE	PROP. CONC. CURB	TO BE REMOVED	PROP. GAS VALVE
EX. EASEMENT	EX. EDGE OF PAVING	EX. TELE. LINE	EX. STORM SEWER LINE
PROP. EASEMENT	PROP. EDGE OF PAVING	PROP. TELE. LINE	PROP. STORM SEWER LINE
EX. WETLANDS	EX. LIGHT POLE	EX. ELEC. LINE	EX. STORM INLET

PROP. STORM INLET	PROP. WATER LINE
PROP. STORM INLET ID	PROP. WATER LATERAL
PROP. SEEPAGE BED	PROP. FIRE WATER LINE
EX. SANITARY SEWER LINE	EX. WATER VALVE
PROP. SAN. SEWER LINE	PROP. WATER VALVE
PROP. SAN. SEWER LATERAL	EX. HYDRANT
PROP. SANITARY MH. ID	PROP. HYDRANT
EX. WATER LINE	EX. MANHOLE
	PROP. MANHOLE

LAND DEVELOPMENT PLAN

SCALE: 1"=20'

GRAPHIC SCALE
1 inch = 20 feet

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL

Pennsylvania One Call System, Inc

1-800-242-1776

ONE CALL NOTE
SCALE: NOT TO SCALE

ACT 287 AS AMENDED BY ACT 181 OF 2006
SERIAL NUMBER 20112271850

D. L. Howell & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does D. L. Howell & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED

AQUA PENNSYLVANIA
762 W. LANCASTER AVE.
BRYN MAWR, PA. 19010
CONTACT: STEVE PIZZI
(610) 645-4224

COMCAST CABLE COMMUNICATIONS
1 APOLLO ROAD
PLYMOUTH MEETING, PA. 19462
CONTACT: TOM DELSEY
(888) 269-2278

FIBER TECHNOLOGIES NETWORKS
300 MERIDIAN CENTRE
ROCHESTER, NY. 14618
CONTACT: (585) 697-5100

PECO ENERGY
1004 W. 8TH AVE.
KING OF PRUSSIA, PA. 19406
CONTACT: WAYNE VINCENT
(610) 282-8052

UPPER MERION TOWNSHIP
175 W. VALLEY FORGE RD.
KING OF PRUSSIA, PA. 19406
CONTACT: EUGENE TOTH
(610) 279-9015

UPPER MERION TOWNSHIP MUN. AUTH.
175 W. VALLEY FORGE RD.
KING OF PRUSSIA, PA. 19406
CONTACT: WAYNE BROWN
(610) 275-1534

VERIZON PENNSYLVANIA
6TH FLOOR, 900 RACE STREET
PHILADELPHIA, PA. 19107
CONTACT: SUZETTE WALKER
(215) 351-6042

ZAYO BANDWIDTH
2920 W. DIRECTORS ROW
SALT LAKE CITY, UT. 84104
CONTACT: DAVE MOSIER
(866) 364-6033

COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY

ON THIS THE ______ DAY OF ______________ 20 ___ A.D. BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ______________ PERSONALLY APPEARED ______________ WHO ACKNOWLEDGES ______SELF TO BE THE ______________ OF ______________ A ______________ AND THAT AS SUCH TO DO SO, ______ EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID ______________ BY ______SELF AS ______________ THAT THE SAID ______________ IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID ______________ DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

____

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ______________

APPROVED BY THE TOWNSHIP SUPERVISORS OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, THIS ______ DAY OF ______________ 20 ____

____
CHAIRPERSON

____
MEMBER

____
MEMBER

REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS ______ DAY OF ______________ 20 ____

____
SECRETARY

REVIEWED BY THE UPPER MERION TOWNSHIP ENGINEER THIS ______ DAY OF ______________ 20 ____

____
TOWNSHIP ENGINEER

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY AT NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK ______ PAGE ______ ON THE ______ DAY OF ______________ 20 ____

____
(DEPUTY) RECORDER OF DEEDS

CERTIFICATE OF CONFORMANCE – P.E.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

____
DAVID W. GIBBONS, P.E. LICENSE NO. 078444

RECORD OWNER
VILLAGE MART ASSOCIATES
C/O PASQUALE PROPERTIES
580 SHOEMAKER ROAD
KING OF PRUSSIA, PA 19406

APPLICANT
PASQUALE PROPERTIES
580 SHOEMAKER ROAD
KING OF PRUSSIA, PA 19406
ATTN: CHARLIE PASQUALE

PROPERTY ADDRESS: 520 SHOEMAKER ROAD
TAX MAP ID: 58-41A-26
BLOCK AND UNIT NUMBER: 58-00-16777-20-2
DEED BOOK 5041 PAGE 423

DRAWING INDEX

Sheet Number	Drawing Number	Sheet Title
01	C01.1	LAND DEVELOPMENT PLAN
02	C02.1	EXISTING FEATURES & DEMOLITION PLAN
03	C03.1	GRADING & UTILITIES PLAN
04	C04.1	EROSION CONTROL PLAN
05	C04.2	EROSION CONTROL NOTES
06	C04.3	EROSION CONTROL DETAILS
07	C05.1	PROFILE & DETAIL SHEET
08	C06.1	DETAIL SHEET
09	C06.2	DETAIL SHEET
10	C07.1	LIGHTING PLAN
11	LP1	LANDSCAPE PLAN

DLHowell
Civil Engineering & Land Planning
www.DLHowell.com

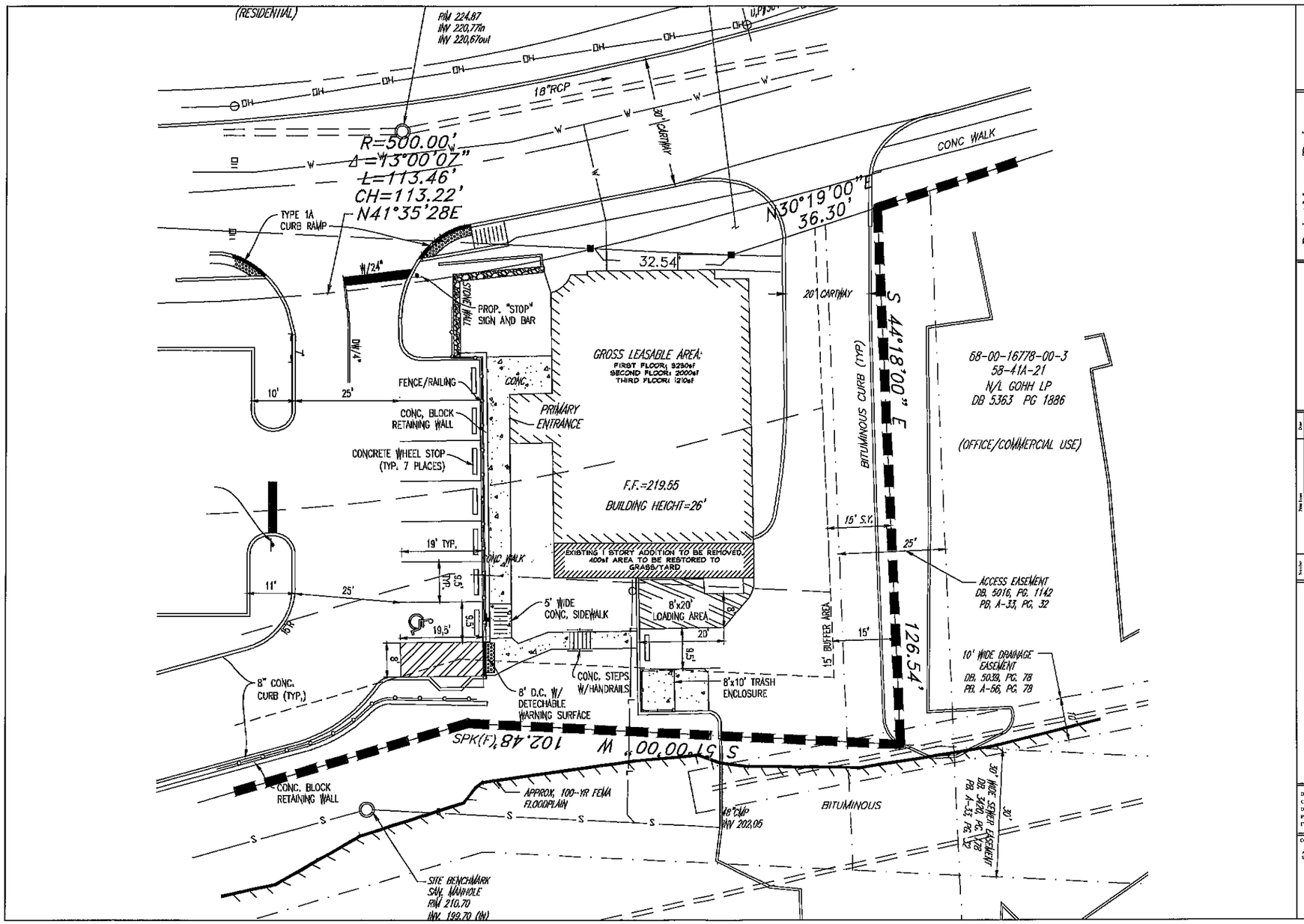
D.L. Howell & Assoc., Inc.
1250 Wrights Lane
West Chester, PA 19380
Phone (610) 918-9002
Fax (610) 918-9003

REV.	DATE	DESCRIPTION
1	11/28/11	REVISED PER T&M REVIEW DATED 11/03/12
2	02/08/12	REVISED PER T&M REVIEW DATED 01/04/12 AND UPDATED BUILDING S.F.
3		
4		
5		
6		
7		
8		

FINAL
LAND DEVELOPMENT PLAN

CLIENT: PASQUALE PROPERTIES
PROJECT: COMMERCIAL DEVELOPMENT
LOCATION: 520 SHOEMAKER ROAD
UPPER MERION TWP., MONTGOMERY CO., PA

DATE	6/22/11
SCALE	1"=20'
DRAWN BY	JTE
CHECKED BY	DWG
PROJECT NO.	2381
CAD FILE	01 Title Plan.dwg
PLOTTED	02/08/12
DRAWING NO.	C01.1
SHEET	01 of 11



Architect/Engineer Seal

Project Manager/Designer

Architectural Design
Interiors
Facility Assessments
& Residential Inspections

Lennox Design Studios
2801 Sont Drive
Trooper, Pennsylvania 19403
Phone: 610.277.4953 Fax: 610.277.4954
www.lennoxdesignstudios.com

Number	Item Issue	Date
-	-	-

Shoemaker Apartments

Project Location:
520 Shoemaker Road
King of Prussia, PA 19406

Project Client:
Bhijal Inc
520 Shoemaker Road
King of Prussia, PA 19406

DRAWN BY: CPI
CHECKED BY:
DATE: 12-7-2020
PROJECT #: 2020-02
FILE: Shoemakerdwg

CONTENTS:
PARTIAL SITE PLAN
SCALE 1"=1000'

A-000