



- LEGEND**

The legend defines the following line types and labels:

 - PROPERTY LINE*
 - LEGAL RIGHT-OF-WAY*
 - ADJOINING PROPERTY LINE*
 - EX EASEMENT*
 - EX BUILDING*
 - EX EDGE OF PAVEMENT*
 - EX FENCE LINE*
 - PROPOSED BUILDING*
 - PROPOSED PARKING LOT LINE*

A graphic scale bar is provided below the legend, showing distances of 0, 20', and 40'.

NOT FOR CONSTRUCTION

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND
OFFER OF DEDICATION

STATE OF PENNSYLVANIA:
COUNTY OF _____ SS

ON THIS _____ DAY OF _____ A.D. 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ AND _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S) THAT THEY ARE THE OWNERS OF RECORD OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION/LAND DEVELOPMENT PLAN HEREOF WAS MADE AT OUR DIRECTION, THAT WE KNOWLEDGE THE SAME TO BE OUR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.

SWORN AND SUBSCRIBED TO
BEFORE ME THIS _____ DAY OF
_____, 20____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

APPROVED BY THE PLANNING COMMISSION OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PA ON THE ____ DAY OF _____ 20 ____.

CERTIFICATE OF MUNICIPAL APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP ON THE ____ DAY OF _____ 20____.

SECRETARY

CHAIRMAN

M.C.P.C. USE ONLY
MONTGOMERY COUNTY PLANNING COMMISSION

TWP. FILE No.: _____ M.C.P.C. FILE No.: _____

REVIEWED BY THE RECORDER OF DEEDS IN NORRISTOWN, PA IN PLAN BOOK NO. _____ ON THE _____ DAY OF _____ 20____.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY AT NORRISTOWN
PENNSYLVANIA IN PLAN BOOK NO. _____, PAGE _____ ON THE _____ DAY OF _____, 20_____

(DEPUTY) RECORDER OF DEEDS

THE TOWNSHIP ENGINEER HAS REVIEWED THE PLAN

I HEREBY CERTIFY THAT _____ IS THE REGISTERED OWNER OF THE LAND HERE SUBDIVIDED OR DEVELOPED, AND THAT THEY DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

<p>TITLE _____</p>	<p>TITLE _____</p>
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<p>TITLE _____</p>	<p>TITLE _____</p>
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ZONING COMPLIANCE SUMMARY

UPPER MERION ZONING ORDINANCE, ZONED HI: HEAVY INDUSTRIAL DISTRICT

INTENDED USE: PRIVATE STORAGE FACILITY

AREA REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (AC)	N/A	1.22	1.22
MAXIMUM IMPERVIOUS COVERAGE (%)	75	0.46	33.5
MAXIMUM BUILDING HEIGHT (FT)	80	0	<35
BUILDING SETBACK REQUIREMENTS			
FRONT YARD SETBACK (FT)	40	40	109.71
REAR YARD SETBACK (FT)	20	20	160.33
SIDE YARD SETBACK (FT)	15	15	53.76
MINIMUM SETBACK TO RESIDENTIAL DISTRICT (FT)	150	150	50 ¹

1. 50' ALLOWED BY SPECIAL EXCEPTION

CERTIFICATE OF DESIGN

_____, A PENNSYLVANIA PROFESSIONAL ENGINEER,
HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT
SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS
INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND
SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

[illegible]

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PROJECT BRLC1401

DATE 2015-07-17

DRAWING SCALE 1"= 20'

DRAWN BY MTC

APPROVED BY MK

CS1001

CS 1001

SHEET 4 OF 14