



PROJECT KEY MAP
SCALE: 1" = 1,000'

LEGEND	
	PROPERTY/RIGHT-OF-WAY LINE
	YARD (SETBACK) LINE
	EASEMENT LINE
	100-YR FLOOD PLAIN LINE
	CONTOUR LINE
	FLOODWAY LINE
	FENCE (TYPE AS NOTED)
	TREE LINE
	FENCE (TYPE AS NOTED)
	HYDRANT
	STREET LIGHT
	AREA LIGHT
	SIGNAL POLE
	GAS VALVE
	UNKNOWN VALVE
	CATCH BASIN
	SPOT ELEVATION
	CLEAN OUT
	TREE
	SIGN POLE
	ANCHOR POLE
	MANHOLE (TYPE AS LABELED)
	WATER VALVE
	PROPOSED BUILDING LINE
	PROPOSED RETAINING WALL
	PROPOSED SOUND WALL LINE
	PROPOSED STEEL GUARD RAIL
	PROPOSED BUILDING
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT

3/27/15	TOWNSHIP REVISIONS	2
2/17/15	TOWNSHIP/MCCD REVISIONS	1
Date	Description	No.
Revisions		

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Project
FEDEX GROUND DISTRIBUTION FACILITY
FLINT HILL ROAD SITE
BLOCK No. 58, LOT No. 21.02
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY PA
Drawing Title

OVERALL RECORD PLAN

Project No. 220072211	Drawing No.
Date 2 DEC 2014	
Scale 1" = 100'	
Drawn By CS101	Checked By 0100

MONTGOMERY COUNTY RECORDING BLOCK
MPC NO. _____ AND _____
PROCESSED AND REVIEWED: A REPORT HAS BEEN BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

COUNTY RECORDING NOTE
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, ON THE _____ DAY OF _____, 20____.

UPPER MERION TOWNSHIP BOARD OF SUPERVISOR'S CERTIFICATION
APPROVED BY TOWNSHIP SUPERVISORS OF THE TOWNSHIP OF UPPER MERION THIS _____ DAY OF _____, 20____.
CHAIRPERSON _____ VICE-CHAIRPERSON _____

TOWNSHIP ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THE PLANS SHOWN HERETO WERE REVIEWED BY AND APPROVED BY UPPER MERION TOWNSHIP ENGINEER.
TOWNSHIP ENGINEER (SIGNATURE & SEAL) _____ P.E. LIC # _____ DATE _____

RECORDING NOTE
OVERALL RECORD PLAN, MINOR SUBDIVISION PLAN, AND NOTES (SHEETS CS101-0100, VB101-0100, 3003-0101) OF THIS PLAN SET ARE CONSIDERED THE RECORD PLAN SET FOR FILING PURPOSES IN THE MONTGOMERY COUNTY RECORDER OF DEEDS.

SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY
THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.
PLS _____ DATE _____ SEAL _____

OWNER'S CERTIFICATION
COMMONWEALTH OF PENNSYLVANIA: _____ SS: _____
COUNTY OF MONTGOMERY
_____, UNDERSIGNED, HAS LAID OUT UPON MY LAND SITUATE IN UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.
DATE _____
ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO BE (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANYING CERTIFICATE AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC _____

FEDEX GROUND DISTRIBUTION FACILITY				
ZONING CODE FOR THE UPPER MERION TOWNSHIP				
HI: HEAVY INDUSTRIAL/LI: LIGHT INDUSTRIAL				
APPLICABLE REGULATIONS	PERMITTED/REQUIRED (HI)	PERMITTED/REQUIRED (LI)	EXISTING	PROPOSED
PERMITTED USE BY RIGHT	ANY USE OTHER THAN COMMERCIAL OR RESIDENTIAL WITH EXCEPTIONS (SECTION 165-153)	WHOLESALE/SALE, WAREHOUSING, DISTRIBUTING, TRUCKING (SECTION 165-144)	N/A	DISTRIBUTION FACILITY
MAX BUILDING COVERAGE	75% MAX (SECTION 165-153)	75% MAX (SECTION 165-144)	N/A	13.1% +315,867 SF/2,416,728 SF
BUILDING SETBACK LINE	MIN. FRONT YARD DEPTH: 40' SIDE YARDS WIDTH: 40' AND 15' MIN. REAR YARD DEPTH: 20' (SECTION 165-153)	MIN. FRONT YARD DEPTH: 40' SIDE YARDS WIDTH: 40' AND 15' MIN. REAR YARD DEPTH: 20' (SECTION 165-144)	N/A	521.3' MIN. FRONT 413.3' AND 30.8' MIN. SIDE 28' MIN. REAR
HEIGHT RESTRICTIONS	80' MAX (SECTION 165-154)	65' MAX (SECTION 165-145)	N/A	40.5'
REQUIRED PARKING SPACES (SECTION 165-191)	1 SPACE PER 1,000 SF FOR FIRST 20,000 SF OF GROSS LEASABLE AREA PLUS 1 SPACE PER 2,000 ADD. SF FOR THE SECOND 20,000 SF PLUS 1 SPACE PER 4,000 ADD. SF 99 SPACES REQUIRED	1 SPACE PER 1,000 SF FOR FIRST 20,000 SF OF GROSS LEASABLE AREA PLUS 1 SPACE PER 2,000 ADD. SF FOR THE SECOND 20,000 SF PLUS 1 SPACE PER 4,000 ADD. SF 99 SPACES REQUIRED	N/A	565
REQUIRED ACCESSIBLE (SECTION 165-193)	IF 500 TO 1000 SPACES (2% OF TOTAL) 12 SPACES REQUIRED	IF 500 TO 1000 SPACES (2% OF TOTAL) 12 SPACES REQUIRED	N/A	12
LOADING SPACES (SECTION 165-195)	FOR 40,001 TO 100,000 SF GROSS FLOOR AREA + 2 LARGE SPACES PLUS 1 LARGE SPACE FOR EACH ADDITION 80,000 SQ. FT. OVER 100,000 + SPACES REQUIRED	FOR 40,001 TO 100,000 SF GROSS FLOOR AREA + 2 LARGE SPACES PLUS 1 LARGE SPACE FOR EACH ADDITION 80,000 SQ. FT. OVER 100,000 + SPACES REQUIRED	N/A	97 LOADING SPACES
FENCES AND WALLS (SECTION 165-208)	NO FENCES OVER 6' IN OPEN SPACE UNLESS OPEN AREA SOLID AREA IS 4:1 8'-HIGH FENCE FOR SCREENING MAY BE APPROVED BY BOARD	NO FENCES OVER 6' IN OPEN SPACE UNLESS OPEN AREA SOLID AREA IS 4:1 8'-HIGH FENCE FOR SCREENING MAY BE APPROVED BY BOARD	N/A	8 FEET HIGH
GREEN AREAS (SECTION 165-198)	MIN 15% GREEN AREA	MIN 15% GREEN AREA	N/A	48.3% +1,168,217.75 SF/2,416,728 SF
SIGNAGE (SECTION 165-188)	MAX HEIGHT FREE STANDING SIGN= 15' MAX AREA FREE STANDING SIGN = 50 SF MAX AREA OF BUILDING SIGNS = 300 SF	MAX HEIGHT FREE STANDING SIGN= 15' MAX AREA FREE STANDING SIGN = 50 SF MAX AREA OF BUILDING SIGNS = 300 SF	N/A	6' 15 SF 114.5 SF
STEEP SLOPE ORDINANCE (SECTION 165-232.4)	20% DISTURBANCE IN AREAS OF NATURALLY OCCURRING SIGNIFICANT SLOPE 30% DISTURBANCE IN AREAS OF NATURALLY OCCURRING STEEP SLOPE	20% DISTURBANCE IN AREAS OF NATURALLY OCCURRING SIGNIFICANT SLOPE 30% DISTURBANCE IN AREAS OF NATURALLY OCCURRING STEEP SLOPE	N/A	SEE SHEET CA101-0101 0% 0%
SALDO FOR THE UPPER MERION TOWNSHIP				
APPLICABLE REGULATIONS	PERMITTED/REQUIRED	EXISTING	PROPOSED	
DIMENSIONS FOR 90 DEGREE STALLS (SECTION 165-24)	STALL TO CURB = 19.5' AISLE WIDTH = 24' CURB LENGTH = 9.5' CURB TO CURB = 62'		WIDTH = 11' STALL TO CURB = 18' AISLE WIDTH = 24' CURB LENGTH = 9' CURB TO CURB = 60'	
NOTES: 1) ALL DATA REFERENCED FROM UPPER MERION TOWNSHIP CODE				