

CERTIFICATIONS

COUNTY OF MONTGOMERY
 COMMONWEALTH OF PENNSYLVANIA
 ON THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, the undersigned, personally appeared _____, who acknowledged herself to be the _____ and that he, as such, is authorized to do so, EXCEPT THE ACCOMPANYING CERTIFICATE FOR THE PURPOSES HEREIN AUTHORIZED BY CHANGING THE NAME OF THE CORPORATION OF MONTGOMERY TO MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE PLAN HEREON, I HAVE HEREBY SET MY HAND AND OFFICIAL SEAL IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND OFFICIAL SEAL.

OWNER'S CERTIFICATION

TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE PLAN HEREON, I HAVE HEREBY SET MY HAND AND OFFICIAL SEAL.

OWNER: _____
 DATED: _____

MONTGOMERY COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE MONTGOMERY COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

UPPER MERION TOWNSHIP ENGINEER'S REVIEW

REVIEWED BY THE UPPER MERION TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

APPROVED BY THE UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE _____ DAY OF _____, 20____.

PLANNING COMMISSION CERTIFICATION

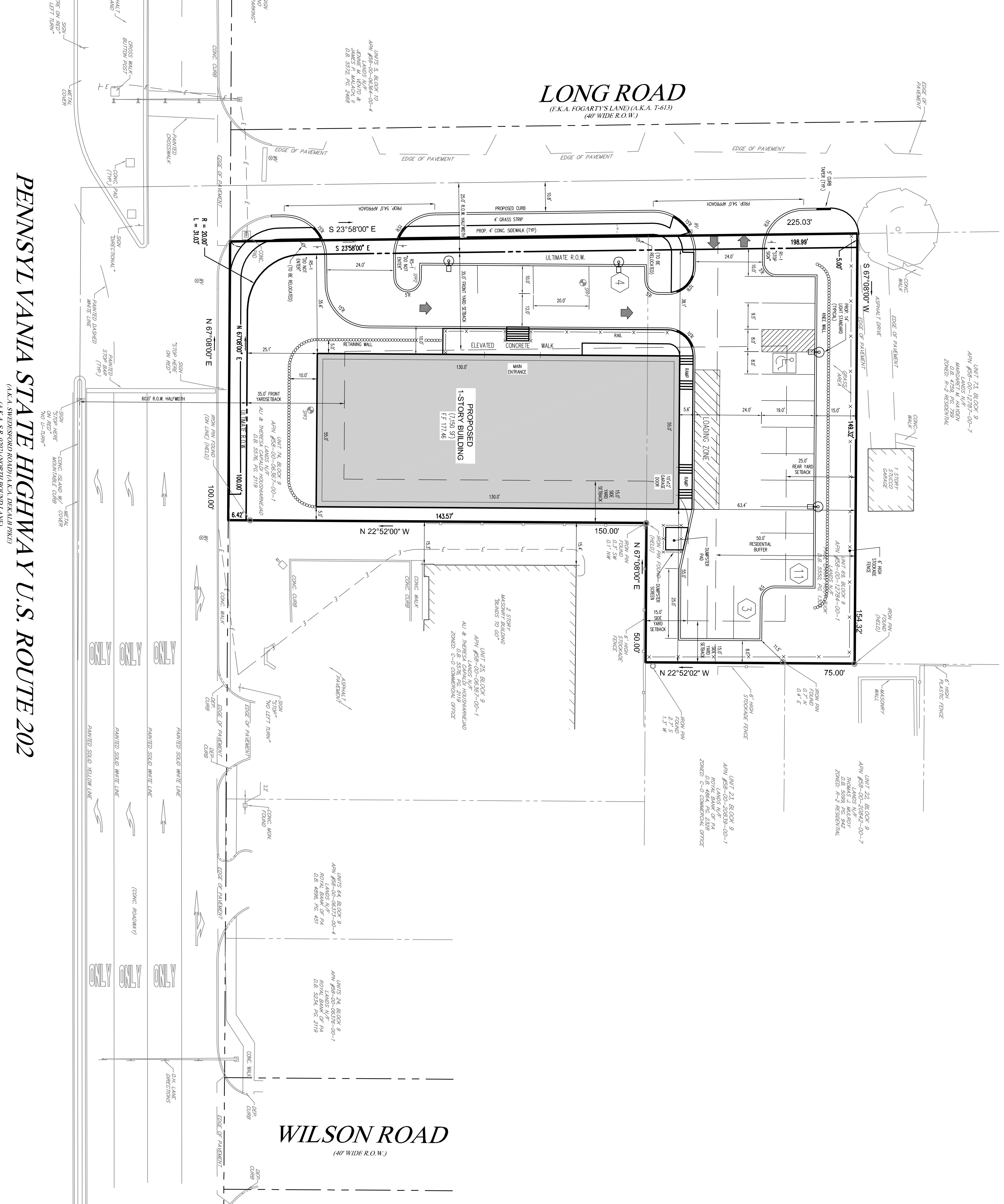
APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE _____ DAY OF _____, 20____.

CHAIRMAN: _____
 SECRETARY: _____

RECORDED OF DEEDS

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

MCPC No. XX-XXXX-XXX
 PROCESSED and REVIEWED. Report prepared by _____ in accordance with the Municipalities Planning Code. Certified on this date _____
 For the Director _____
 Montgomery County Planning Commission



PENNSYLVANIA STATE HIGHWAY U.S. ROUTE 202

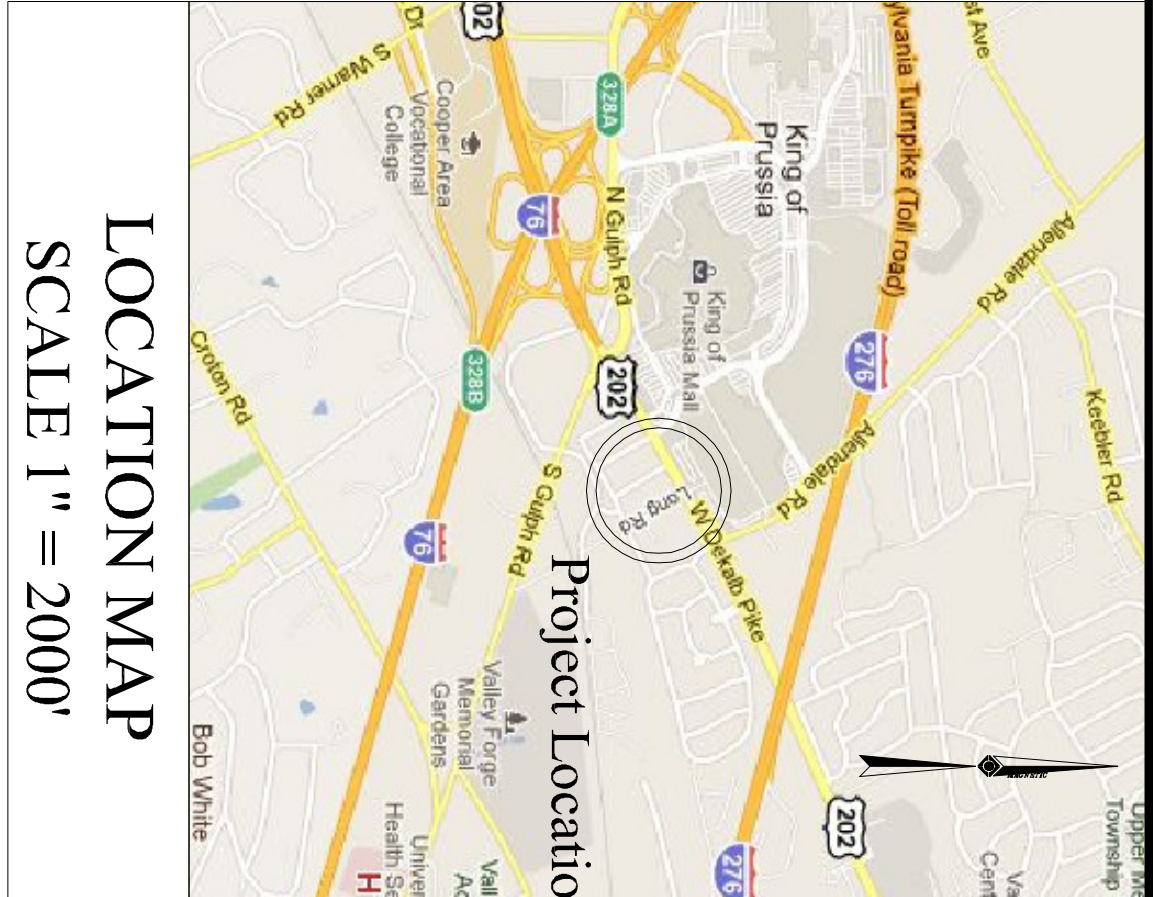
(A.K.A. SUBDIVISION ROAD AND DRIVEWAY ROAD)
 (A.K.A. S.R. 4022) (NORTH BOUND LANE)

DRAWING LEGEND

- PROPERTY LINE
- WETLAND
- WATERS
- LEGAL RIGHT-OF-WAY
- EXISTING CENTERLINE
- ULTIMATE RIGHT-OF-WAY
- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING

DRAWING LIST

TITLE	SHEET No.
SITE PLAN	1 OF 9
EXISTING FEATURES PLAN	2 OF 9
GRADING PLAN	3 OF 9
UTILITY PLAN	4 OF 9
EROSION & SEDIMENT CONTROL PLAN	5 OF 9
LANDSCAPING & LIGHTING PLAN	6 OF 9
CONSTRUCTION DETAILS	7 OF 9
CONSTRUCTION DETAILS	8 OF 9
CONSTRUCTION DETAILS	9 OF 9



GENERAL NOTES

- THIS PLAN REFERENCES A TOWNSHIP AND TOPOGRAPHIC SURVEY PREPARED FOR PORCELANOSA, USA, BY CONTROL POINT ASSOCIATES, INC., DATED 3/07/01, FILE #P970027.
- OWNER /APPLICANT - PORVEN, LTD.
 600 ROUTE 17 NORTH
 RANNEY, PA 17048
- GROSS SITE AREA: 26,723 SF / 0.618 AC.
 NET SITE AREA: 24,916 SF / 0.572 AC.
- ZONING DATA:
 DEKALB PIKE AND LONG ROAD
 UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PA
 DISTRICT CLASSIFICATION - C-0 - COMMERCIAL OFFICE DISTRICT
 PROPOSED USE - RETAIL (PERMITTED BY RIGHT)
 CRITERIA: PROVIDED

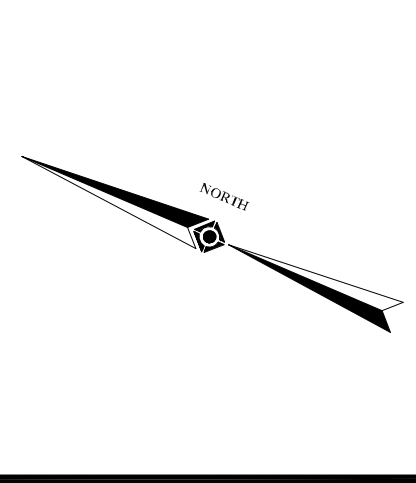
MIN. LOT AREA	4.25 AC. / 185,130 SF	0.618 AC. / 26,723 SF (REQ)
MIN. LOT WIDTH	300 FT	225 FT (E)
MIN. FRONT YARD	35 FT	35 FT (LONG RD)
MIN. SIDE YARD (EA)	15 FT	15 FT
MIN. SIDE YARD (ABRECIATE)	35 FT	30 FT
MIN. REAR YARD	25 FT	25 FT
MIN. GREEN AREA	25%	32% (8,482 SF)
MAX. BUILDING HEIGHT	35 FT	N/A
MAX. BUILDING COVERAGE	25%	29% (7,005 SF)

- PARKING REQUIREMENTS:
 RETAIL: 4.5 SPACES / 1,000 SF GFA x 6,700 SF = 31 SPACES
 WAREHOUSE: TOTAL PROPOSED = 1 SPACE / 1,000 SF GFA x 1,000 SF = 1 SPACE
 TOTAL REQUIRED: 32 SPACES (INCLUDING 1 ADA SPACE) (V)
 OFF-STREET LOADING REQUIREMENTS:
 0 TO 5,000 SF GFA = 1 SPACE
 TOTAL REQUIRED = 1 SPACE (8 FT x 20 FT EA)
 TOTAL PROVIDED = 0 SPACES (V)
- AVERAGE SLOPE CALCULATION: 0.0023/0.614 AC x 2,091 LF (LENGTH OF EXISTING CONDITIONS @ FT INTERVALS) = 7.68%
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.
- TRASH TO BE STORED INSIDE THE PROPOSED BUILDING, NO EXTERIOR RASH STORAGE OR TRASH ENCLOSURE.
- THIS PLAN WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- (V) - INDICATES VARIANCE REQUIRED.

PORCELANOSA USA

GRAF ENGINEERING, LLC
 LAND DEVELOPMENT CONSULTING
 P.O. BOX 110
 20 EAST MAIN STREET, SUITE A
 LANSDALE, PA 19446
 TEL. (267) 263-2054
 WEB: WWW.GRAFENG.COM

PORVEN, LTD.
 LOCATION:
 DEKALB PIKE / LONG ROAD
 UPPER MERION TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA



REV.	DATE	COMMENT	BY

R. A. GRAF
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 641814-E

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1
 1-800-242-1776
 POCS SERIAL NUMBER