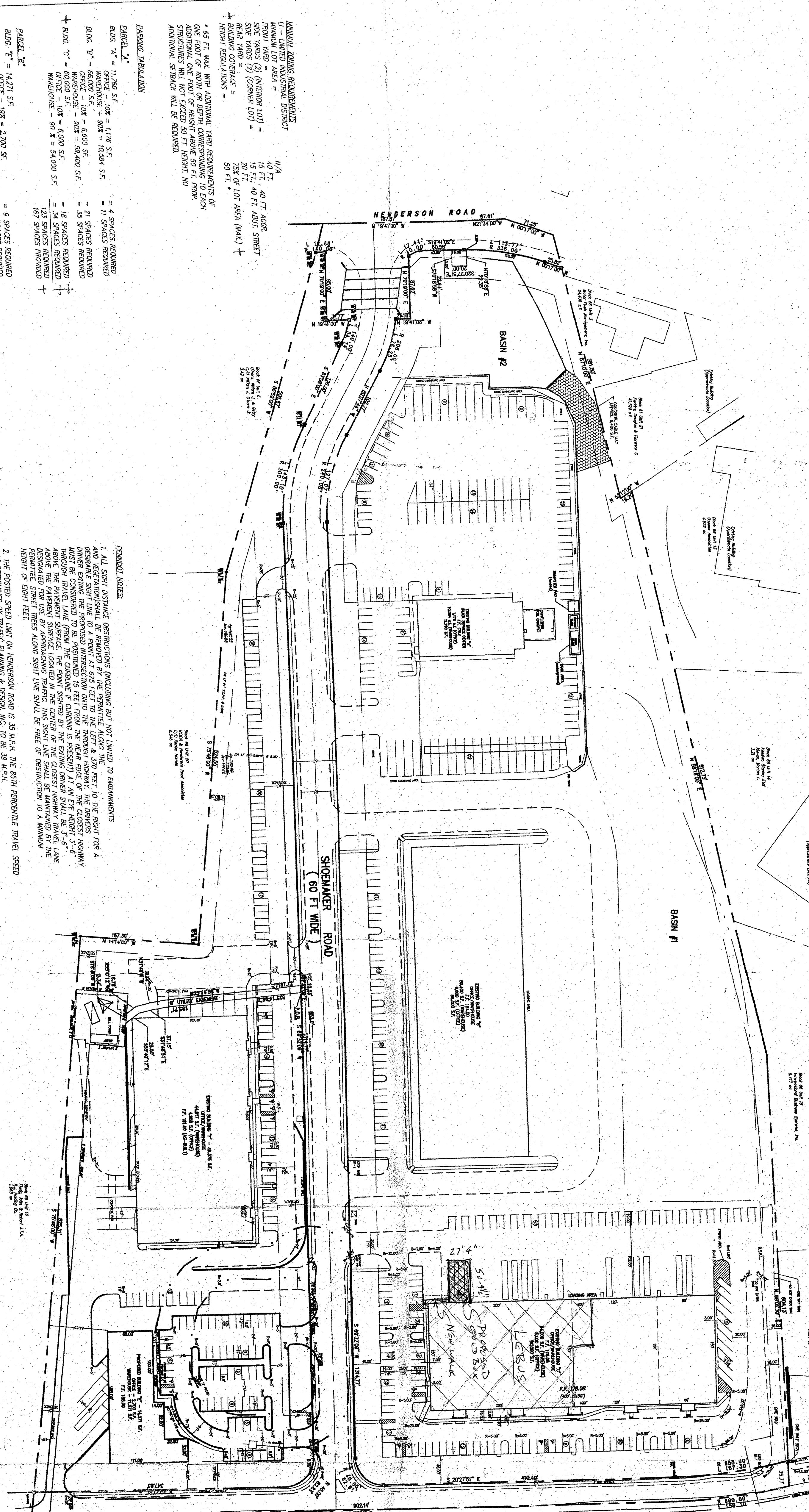


1. THE APPLICANT SHALL SUBMIT A REQUEST FOR A LETTER OF MAP AMENDMENT FROM THE FEDERAL ENGINEERING CORPORATION OF BUILDING (FEPA) AS A CONDITION OF MAP AMENDMENT. THE LETTER OF MAP AMENDMENT SHALL BE SUBMITTED TO THE FEDERAL ENGINEERING CORPORATION OF BUILDING (FEPA) AS A CONDITION OF MAP AMENDMENT. THE LETTER OF MAP AMENDMENT SHALL BE SUBMITTED TO THE FEDERAL ENGINEERING CORPORATION OF BUILDING (FEPA) AS A CONDITION OF MAP AMENDMENT.
2. THE EXISTING BELL ALYANIC EASTMAN SHALL BE DEMOLISHED WITHIN THE ALYANIC EASTMAN ZONING DISTRICT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
3. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
4. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
5. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
6. PARCEL "B" IS TO RECEIVE FROM PARCEL "A" A PERMITTED USE FOR THE USE OF THE STORE WATER BASIN TO BE OBTAINED BY A LETTER OF MAP AMENDMENT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
7. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
8. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
9. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
10. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
11. UTILITY PILES IN VERKES ROAD TO BE RELOCATED TO 2' BEHIND THE PROPOSED CURB.
12. THE STRUCTURES ARE TO BE PROTECTED IN ACCORDANCE WITH THE RECOMMENDATIONS AS ESTABLISHED WITHIN THE RECENT ENGINEERING AND SURVEYING REPORT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
13. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
14. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
15. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
16. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
17. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
19. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
20. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
21. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
22. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
23. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
24. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.
25. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF DEMOLITION AND RECONSTRUCTION OF THE BUILDING.



**MINIMUM ZONING REQUIREMENTS**

**MINIMUM LOT AREA =** 10,000 S.F.

**FRONT YARD (MINIMUM LOT) =** 15 FT.

**REAR YARD =** 20 FT.

**BUILDING COVERAGE =** 25% OF LOT AREA (MAX.)

**HEIGHT REGULATIONS =** 45 FT. MAX. WITH ADDITIONAL YARD REQUIREMENTS OF ONE FOOT OF WIDTH OR DEPTH CORRESPONDING TO EACH ADDITIONAL ONE FOOT OF HEIGHT ABOVE SIX (6) FEET. STRUCTURES WILL NOT EXCEED HEIGHTS SHOWN IN ARCHITECTURAL SECTIONS WILL BE REQUIRED.

**PARKING REQUIREMENTS**

**PARKING #1**

BLOC "A"	1,780 S.F.	= 4 SPACES REQUIRED
OFFICE - 10K x 4,988 S.F.	= 11 SPACES REQUIRED	
WAREHOUSE - 80 x 4,617 S.F.	= 21 SPACES REQUIRED	
<b>TOTAL</b>		<b>35 SPACES REQUIRED</b>

**PARKING #2**

BLOC "A"	1,780 S.F.	= 4 SPACES REQUIRED
OFFICE - 10K x 4,988 S.F.	= 11 SPACES REQUIRED	
WAREHOUSE - 80 x 4,617 S.F.	= 21 SPACES REQUIRED	
<b>TOTAL</b>		<b>35 SPACES REQUIRED</b>

**COVERED AREAS**

BLOC "A"	1,780 S.F.	= 4 SPACES REQUIRED
OFFICE - 10K x 4,988 S.F.	= 11 SPACES REQUIRED	
WAREHOUSE - 80 x 4,617 S.F.	= 21 SPACES REQUIRED	
<b>TOTAL</b>		<b>35 SPACES REQUIRED</b>

**PERMITTED NOTES**

1. ALL SIGHT DISTANCE OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO SIGNAGE AND REGULATION SHALL BE REMOVED BY THE PERMITTEE ALONG THE ADJACENT PROPERTY LINE TO A POINT AT 65 FEET TO THE LEFT & 370 FEET TO THE RIGHT FOR A DRIVER ENTERING THE PROPOSED INTERSECTION FROM THE THROUGH TRAFFIC OF THE HIGHEST HIGHWAY MUST BE CONSIDERED TO BE POSITIONED TO THE RIGHT OF THE INTERSECTION AT AN EYE HEIGHT 3'-6" THROUGH THE VISUAL SURFACE. THE FRONT SIGNAGE BY THE EXISTING DRIVER SHALL BE 3'-6" ABOVE THE VISUAL SURFACE. THE FRONT SIGNAGE BY THE EXISTING DRIVER SHALL BE 3'-6" ABOVE THE VISUAL SURFACE. THE FRONT SIGNAGE BY THE EXISTING DRIVER SHALL BE 3'-6" ABOVE THE VISUAL SURFACE.
2. THE POSTED SPEED LIMIT ON HENDERSON ROAD IS 35 MPH. THE RIGHT PERCENTAGE TRAVEL SPEED WAS DETERMINED BY TRAFFIC PLANNING & DESIGN, INC. TO BE 39 MPH.

**GENERAL NOTES**

1. THE INFORMATION ON THIS PLAN WAS PREPARED BY CHAMBERS ASSOCIATES, INC. ON COMPLETION OF RECORDED INFORMATION AND AN ON-SITE SURVEY BY CHAMBERS ASSOCIATES, INC. IN JULY 1998.
2. THE REVISIONS ON THIS PLAN (S.D.S. DATE) ON AN EXISTING SURVEY MONUMENT.
3. REFERENCES:
  - a. Land Development Plans for "Gulph Mills Business Park" prepared by Coopers & Lybrand dated 2/12/96, last revised 6/19/98.
  - b. "Gulph Mills Business Park" prepared by Coopers & Lybrand dated 2/12/96, last revised 6/19/98.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	6/19/98	ISSUED FOR PERMIT
2	7/1/98	REVISIONS TO PARKING LAYOUT
3	7/1/98	REVISIONS TO BASIN LAYOUT
4	7/1/98	REVISIONS TO ROAD LAYOUT
5	7/1/98	REVISIONS TO SIGNAGE
6	7/1/98	REVISIONS TO UTILITIES
7	7/1/98	REVISIONS TO FENCE
8	7/1/98	REVISIONS TO LIGHTING
9	7/1/98	REVISIONS TO LANDSCAPE
10	7/1/98	REVISIONS TO UTILITIES
11	7/1/98	REVISIONS TO FENCE
12	7/1/98	REVISIONS TO LIGHTING
13	7/1/98	REVISIONS TO LANDSCAPE
14	7/1/98	REVISIONS TO UTILITIES
15	7/1/98	REVISIONS TO FENCE
16	7/1/98	REVISIONS TO LIGHTING
17	7/1/98	REVISIONS TO LANDSCAPE
18	7/1/98	REVISIONS TO UTILITIES
19	7/1/98	REVISIONS TO FENCE
20	7/1/98	REVISIONS TO LIGHTING
21	7/1/98	REVISIONS TO LANDSCAPE
22	7/1/98	REVISIONS TO UTILITIES
23	7/1/98	REVISIONS TO FENCE
24	7/1/98	REVISIONS TO LIGHTING
25	7/1/98	REVISIONS TO LANDSCAPE

**RECORDED PLAN**

PREPARED FOR  
**GULPH MILLS BUSINESS PARK**

UPPER MERION TOWNSHIP  
COMMONWEALTH OF PENNSYLVANIA

CHAMBERS ASSOCIATES, INC.  
Consulting Engineers and Surveyors  
200 E. Lancaster Ave. Weyershoe, Pa. 19387-4202  
610-668-9199

SCALE: 1" = 80'

DATE: 6-1-00

JOB: 485-080-49

DRAWING NO.: 1 OF 8

MANAGER: TOP

DRAWN BY: JPS

