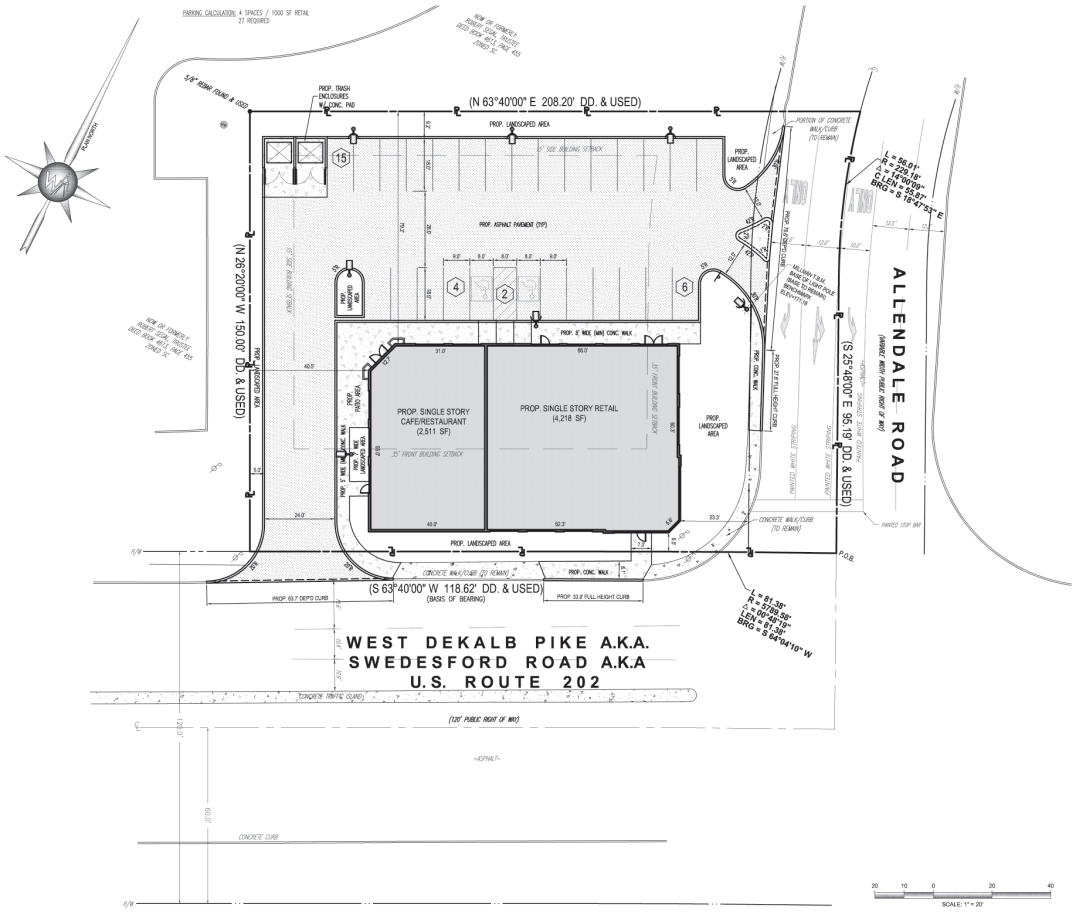
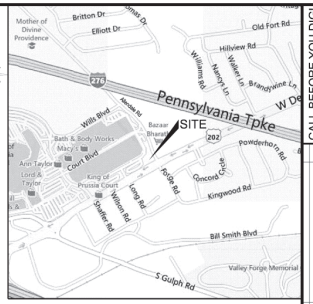
SITE DATA C-O (COMMERCIAL OFFICE DISTRICT) A(2)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 SF	25,732 (NET TO R.O.W.)*	
TOTAL LANDSCAPE AREA	22%	20.6% (5,303 SF)	20.9% (5,367 SF)
MAX. BUILDING COVERAGE	25%	5,096 SF (19.8%)	6,729 SF (26.2%)
MAX. IMPERVIOUS COVERAGE	75%	20,429 SF (79.4%)*	20,307 SF (78.9%)
FRONT YARD SETBACK	35'	48.3', 139.2'	6.5', 23.3'
SIDE YARD SETBACK	15' (35' AGG)	2.1'*	40.5'
REAR YARD SETBACK	25'	16.0'*	79.2'
MAX. BUILDING HEIGHT	18'	15'	< 18'
RETAIL PARKING (9'X18' REQ)	7 SPACES	N/A	27 SPACES (INCLUDING 2 ADA SPACES)

*EXISTING NON-CONFORMITY





SITE LOCATION MAP
SCALE 1" = 1000'

GENERAL NOTES:

1.) THIS PLAN REFERENCES:
A DRAWING ENTITLED: ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR AMERICAN REALTY CAPITAL
1523 TOW WILLIAMS ROAD
MONROE, NORTH CAROLINA 28112
PREPARED BY: MILLMAN SURVEYING, INC.
1742 GEORGETOWN ROAD, SUITE H
HUDSON, OHIO 44236, ON AUGUST 20, 2007.

2.) EQUITABLE OWNER/APPLICANT:
KOP 620, LLC
2760 UNIVERSITY DRIVE
DAVIE, FLORIDA 33024

3.) (TBR) INDICATES ITEM TO BE REMOVED. ALL OTHER ITEMS TO REMAIN UNLESS OTHERWISE NOTED.

4.) PROPOSED BUILDING AND DRIVEWAY SIZES & LOCATIONS ARE FOR GRAPHICAL REPRESENTATION ONLY. ACTUAL CONSTRUCTED LOCATIONS MAY VARY SLIGHTLY.

5.) ZONING DATA:
ZONED: C-O (COMMERCIAL OFFICE DISTRICT)
PROPOSED USE: RETAIL AND RESTAURANT (PERMITTED USE)

6.) APPLICANT PROPOSES TO PAY FEE-IN-LIEU OF THE REQUIRED OPEN SPACE.

7.) LOT AREAS REMAINING BETWEEN THE LEGAL R.O.W. AND THE TRACT LINE IN ALLENDALE ROAD ARE PROPOSED TO BE DEDICATED TO THE MUNICIPALITY HAVING JURISDICTION.

8.) SITE BENCHMARK IS LIGHT POST ELEV. 171.18

EXISTING FEATURES LEGEND
NOTE: NOT ALL ITEMS SHOWN IN LEGEND MAY NECESSARILY APPEAR ON THIS PLAN.

ZONING DISTRICT BOUNDARY
TRACT (SITE) BOUNDARY
ADJOINER BOUNDARY
RIGHT-OF-WAY LINE
ROADWAY CENTERLINE
TREELINE
CONTOUR (MAJOR INDEX)
CONTOUR (MINOR)
SPOT ELEVATION
STORM SEWER
SANITARY SEWER
GAS LINE
WATER LINE
UNDERGROUND ELECTRIC LINE
OVERHEAD UTILITY LINE
UNDERGROUND TELEPHONE LINE
IRON PIN FOUND
UTILITY POLE
MANHOLE

PROPOSED FEATURES LEGEND
NOTE: NOT ALL ITEMS SHOWN IN LEGEND MAY NECESSARILY APPEAR ON THIS PLAN.

LOT LINE
RIGHT-OF-WAY LINE
BUILDING SETBACK LINE
ROADWAY CENTERLINE
TREELINE (TO REMAIN)
CONTOUR (MAJOR INDEX)
CONTOUR (MINOR)
SPOT ELEVATION
STORM SEWER
SANITARY SEWER
SANITARY SEWER LATERAL
GAS LINE
WATER LINE (8" PRESSURE CLASS P 350 DICL)
WATER LINE LATERAL
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE
OVERHEAD UTILITY LINE
CONCRETE MONUMENT/IRON PIN TO BE SET
UTILITY POLE
MANHOLE
INLETS (TYPE 'M', TYPE 'C')
HYDRANT
VALVE

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

CHAIRMAN: _____

SECRETARY: _____

AS REVIEWED BY THE TOWNSHIP ENGINEER:

TOWNSHIP ENGINEER: _____

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA

IN PLAN BOOK NO. _____ PAGE _____ ON THE _____ DAY OF _____, 20_____

I/WE HEREBY CERTIFY THAT _____ IS THE REGISTERED OWNER(S) OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT I/WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED (OR DEVELOPED).

OWNER _____ OWNER _____

ON THE _____ DAY OF _____, 20__, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____,
PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE) SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT HE/SHE/THEY EXECUTED THE FOREGOING PLAN OF _____. THAT HE/SHE/THEY IS/ARE) THE OWNER(S) OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL(S) OF THE PLAN HAS(HAVE) BEEN OBTAINED AND IS/ARE) ENDORSED THEREON, AND THAT HE/SHE/THEY DESIRE(S) THE FOREGOING PLAN TO BE DULY RECORDED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

MCPC No. _____

PROCESSED and REVIEWED. A report has 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

CERTIFICATION OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER MERION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE.

(2)

_____, 20__ _____
(1)

(1) SIGNATURE OF THE REGISTERED ENGINEER OR REGISTERED SURVEYOR RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

(2) APPLY SEAL OF THE REGISTERED ENGINEER OR SURVEYOR.

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS _____ DAY OF _____, 20___, THIS PLOT AND SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 28, 1985, THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT ALL MONUMENTS EXIST OR SHALL BE PLACED OR LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

TIMOTHY B. JOHNSON, PLS

LICENSE NO.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR PREPARATION OF DESIGN PLANS 10 WORKING DAYS IN DESIGN STAGE.
STOP! DIAL 811
PHILA. (215)232-1199, N.J. (800)272-1000, DEL. (800)282-8555
PA 1 SERIAL NO. 20135060062
NON-MEMBERS: PHILA. (215)232-1199, N.J. (800)272-1000, DEL. (800)282-8555
1-800-242-1776 (OUTSIDE COVERED AREAS, NO)

NO.	DESCRIPTION	DATE	BY

PREPARED BY:
WILKINSON & ASSOCIATES, INC.
720 VALLEY FORGE ROAD
THE COMMONS AT VALLEY FORGE
UNIT 23, P.O. BOX 987
VALLEY FORGE, PA 19482
PHONE (610) 395-7940
FAX (610) 415-1124
1150 GLENLIVET DR.
SUITE 31
ALLENTOWN, PA 18106
PHONE (610) 395-7940
FAX (610) 395-7959

PREPARED FOR:
KOP 620, LLC
2760 UNIVERSITY DRIVE
DAVIE, FLORIDA 33024

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PLAN TITLE:
RECORD PLAN

PROJECT MANAGER:	JAD
DATE:	12/20/2012
PROJECT NO.:	2012112
DRAWING NO.:	2012112RTED
HORZ. SCALE: 1" = 20' (UNLESS NOTED)	
VERT. SCALE: (UNLESS NOTED)	
DRAFTED BY:	JJ-K
REVISION:	00
SHEET NO.:	02

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