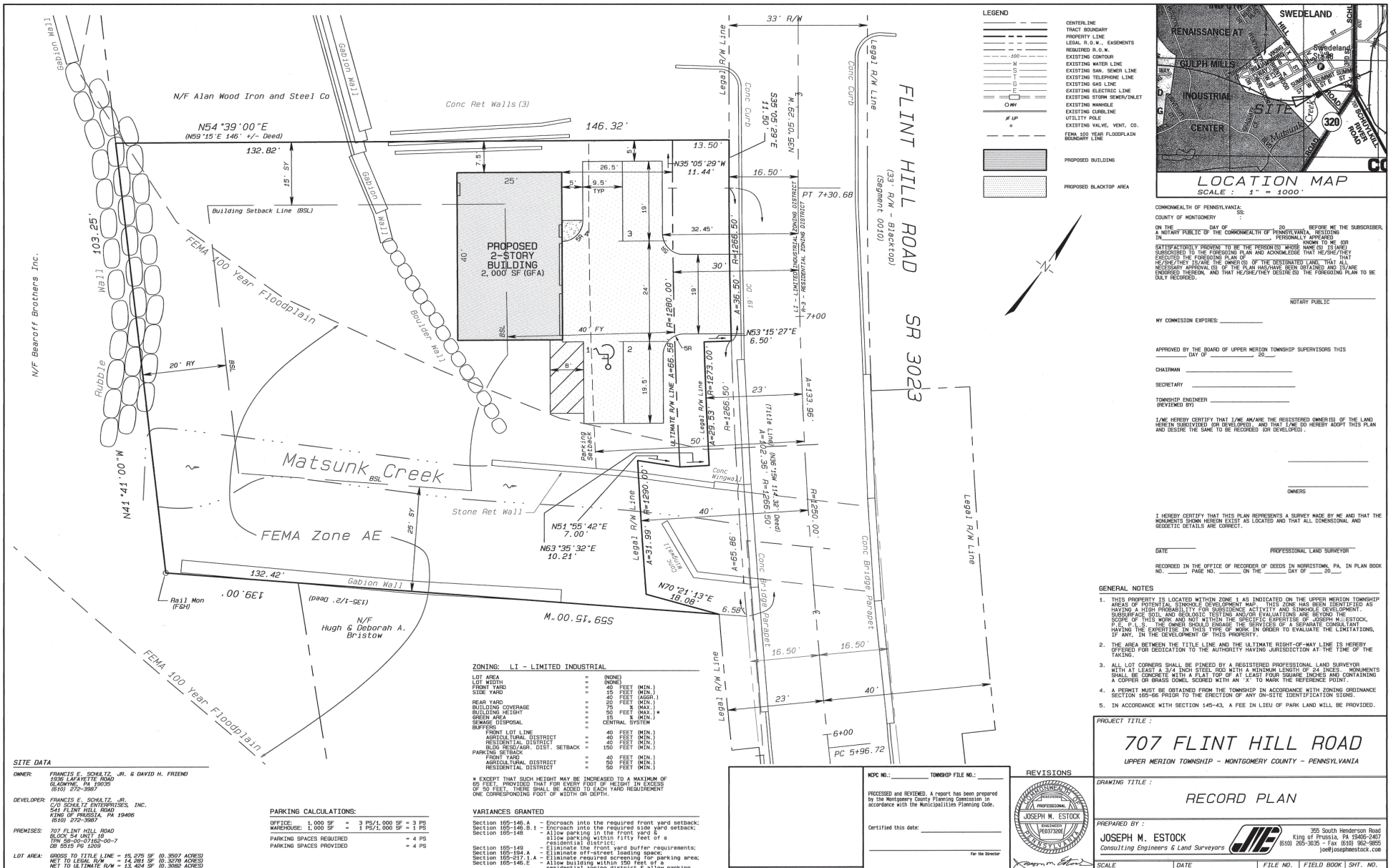

LEGEND

- CENTERLINE
- TRACT BOUNDARY
- PROPERTY LINE
- LEGAL R.O.W., EASEMENTS
- REQUIRED R.O.W.
- EXISTING CONTOUR
- EXISTING WATER LINE
- EXISTING SAN. SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER/INLET
- EXISTING MANHOLE
- EXISTING CURBLINE
- UTILITY POLE
- EXISTING VALVE, VENT, CO.
- FEMA 100 YEAR FLOODPLAIN BOUNDARY LINE
- PROPOSED BUILDING
- PROPOSED BLACKTOP AREA

LOCATION MAP
SCALE : 1" = 1000'

COMMONWEALTH OF PENNSYLVANIA:
SS:
COUNTY OF MONTGOMERY :

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 _____. 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.

_____
NOTARY PUBLIC

MY COMMISION EXPIRES: _____

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

CHAIRMAN _____

SECRETARY _____

TOWNSHIP ENGINEER _____
(REVIEWED BY)

I/WE HEREBY CERTIFY THAT I/WE AM/ARE 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).

_____
_____
OWNERS

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME AND THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

_____ _____
DATE PROFESSIONAL LAND SURVEYOR

RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN NORRISTOWN, PA. IN PLAN BOOK NO. _____, PAGE NO. _____ ON THE _____ DAY OF _____ 20____.

GENERAL NOTES

1. THIS PROPERTY IS LOCATED WITHIN ZONE 1 AS INDICATED ON THE UPPER MERION TOWNSHIP AREAS OF POTENTIAL SINKHOLE DEVELOPMENT MAP. THIS ZONE HAS BEEN IDENTIFIED AS HAVING A HIGH PROBABILITY FOR SUBSIDENCE ACTIVITY AND SINKHOLE DEVELOPMENT. SUBSURFACE SOIL AND GEOLOGIC TESTING AND/OR EVALUATIONS ARE BEYOND THE SCOPE OF THIS WORK AND NOT WITHIN THE SPECIFIC EXPERTISE OF JOSEPH M. ESTOCK, P.E., P.L.S. THE OWNER SHOULD ENGAGE THE SERVICES OF A SEPARATE CONSULTANT HAVING THE EXPERTISE IN THIS TYPE OF WORK IN ORDER TO EVALUATE THE LIMITATIONS, IF ANY, IN THE DEVELOPMENT OF THIS PROPERTY.
2. THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY LINE IS HEREBY OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION AT THE TIME OF THE TAKING.
3. ALL LOT CORNERS SHALL BE PINNED BY A REGISTERED PROFESSIONAL LAND SURVEYOR WITH AT LEAST A 3/4 INCH STEEL ROD WITH A MINIMUM LENGTH OF 24 INCES. MONUMENTS SHALL BE CONCRETE WITH A FLAT TOP OF AT LEAST FOUR SQUARE INCHES AND CONTAINING A COPPER OR BRASS DOWEL SCORED WITH AN 'X' TO MARK THE REFERENCE POINT.
4. A PERMIT MUST BE OBTAINED FROM THE TOWNSHIP IN ACCORDANCE WITH ZONING ORDINANCE SECTION 165-66 PRIOR TO THE ERECTION OF ANY ON-SITE IDENTIFICATION SIGNS.
5. IN ACCORDANCE WITH SECTION 145-43, A FEE IN LIEU OF PARK LAND WILL BE PROVIDED.

SITE DATA

OWNER: FRANCIS E. SCHULTZ, JR. & DAVID H. FRIEND
1936 LAFAYETTE ROAD
GLADWYNE, PA 19035
(610) 272-3987

DEVELOPER: FRANCIS E. SCHULTZ, JR.
C/O SCHULTZ ENTERPRISES, INC.
541 FLINT HILL ROAD
KING OF PRUSSIA, PA 19406
(610) 272-3987

PREMISES: 707 FLINT HILL ROAD
BLOCK 54 UNIT 18
TPN 58-00-07162-00-7
DB 5515 PG 1209

LOT AREA: GROSS TO TITLE LINE = 15,275 SF (0.3507 ACRES)
NET TO LEGAL R/W = 14,261 SF (0.3279 ACRES)
NET TO ULTIMATE R/W = 13,424 SF (0.3082 ACRES)

SOIL: UuaB - URBAN LAND-UDORTHENTS, LIMESTONE COMPLEX 0-8% SLOPES

PARKING CALCULATIONS:

OFFICE: 1,000 SF	=	3 PS/1,000 SF = 3 PS
WAREHOUSE: 1,000 SF	=	1 PS/1,000 SF = 1 PS
PARKING SPACES REQUIRED		= 4 PS
PARKING SPACES PROVIDED		= 4 PS

ZONING: LI - LIMITED INDUSTRIAL

LOT AREA	=	(NONE)
LOT WIDTH	=	(NONE)
FRONT YARD	=	40 FEET (MIN.)
SIDE YARD	=	15 FEET (MIN.)
	=	40 FEET (AGGR.)
REAR YARD	=	20 FEET (MIN.)
BUILDING COVERAGE	=	75 % (MAX.)
BUILDING HEIGHT	=	50 FEET (MAX.) *
GREEN AREA	=	15 % (MIN.)
SEWAGE DISPOSAL	=	CENTRAL SYSTEM
BUFFERS	=	
FRONT LOT LINE		40 FEET (MIN.)
AGRICULTURAL DISTRICT	=	40 FEET (MIN.)
RESIDENTIAL DISTRICT	=	40 FEET (MIN.)
BLDG RESD/AGR. DIST. SETBACK	=	150 FEET (MIN.)
PARKING SETBACK		
FRONT YARD	=	40 FEET (MIN.)
AGRICULTURAL DISTRICT	=	50 FEET (MIN.)
RESIDENTIAL DISTRICT	=	50 FEET (MIN.)

* EXCEPT THAT SUCH HEIGHT MAY BE INCREASED TO A MAXIMUM OF 65 FEET, PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF 50 FEET, THERE SHALL BE ADDED TO EACH YARD REQUIREMENT ONE CORRESPONDING FOOT OF WIDTH OR DEPTH.

VARIANCES GRANTED

Section 165-146.A - Encroach into the required front yard setback;
Section 165-146.B.1 - Encroach into the required side yard setback;
Section 165-148 - Allow parking in the front yard & allow parking within fifty feet of a residential district;
Section 165-149 - Eliminate the front yard buffer requirements;
Section 165-194.A - Eliminate off-street loading space;
Section 165-217.1.A - Eliminate required screening for parking area;
Section 165-146.E - Allow building within 150 feet of a residential zoning district & allow parking area with 50 feet of a residential zoning district.

RECORDER OF DEEDS

WCPC NO.: _____ TOWNSHIP FILE 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

REVISIONS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH M. ESTOCK
ENGINEER PE037306E
SURVEYOR PS037306E

PROJECT TITLE :

707 FLINT HILL ROAD

UPPER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE :

RECORD PLAN

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 10'	17 JUNE 2013	10054	317	1 of 5