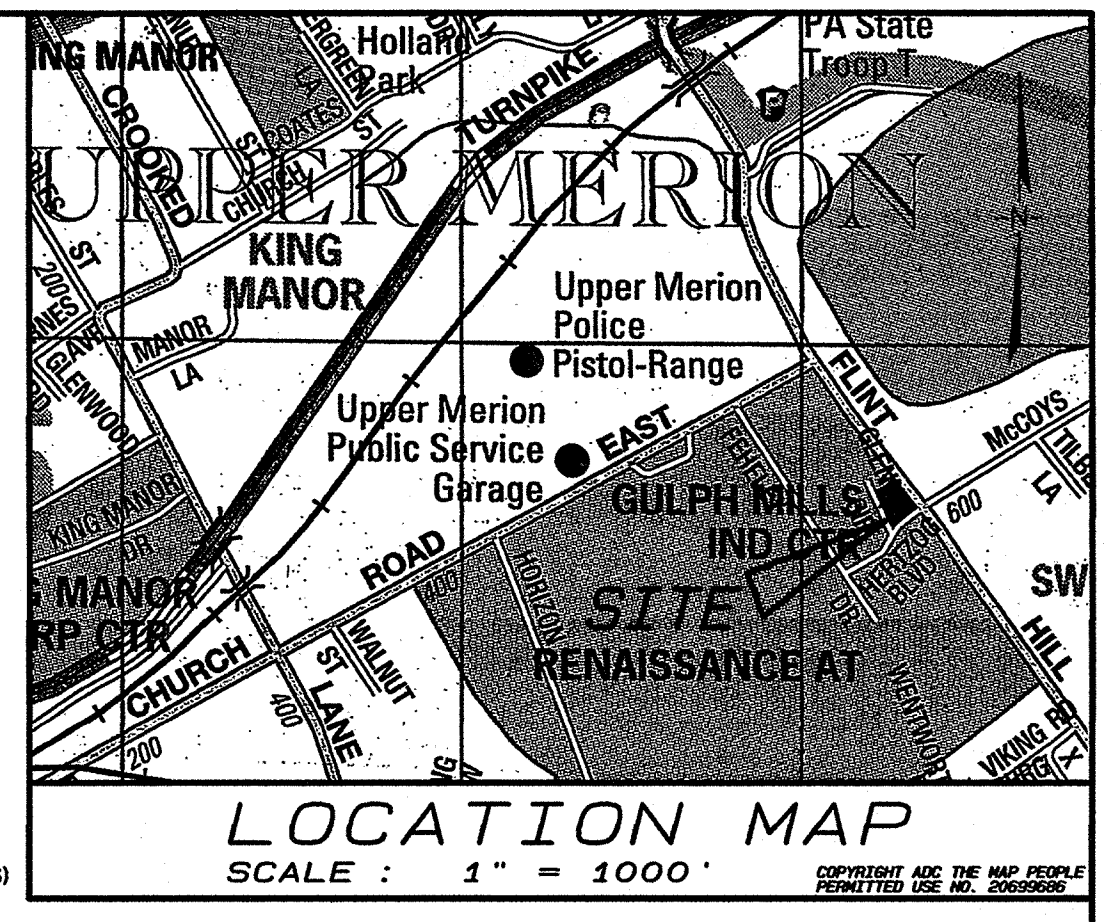


LEGEND

---	CENTERLINE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	LEGAL R.O.W., EASEMENTS
---	REQUIRED R.O.W.
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM SEWER/INLET
---	PROPOSED STORM SEWER/INLET
---	PROPOSED WATER LINE
---	PROPOSED SAN. SEWER LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED GAS LINE
---	EXISTING MANHOLE
---	PROPOSED MANHOLE
---	EXISTING CURBLINE
---	PROPOSED CURBLINE
---	UTILITY POLE
---	EXISTING VALVE, VENT, CO.
---	DETECTABLE WARNING SURFACE (DWS)



ZONING: LI - LIMITED INDUSTRIAL

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

COMMONWEALTH OF PENNSYLVANIA: 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 REGULATED 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.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

* 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.

SITE INFORMATION

PROVIDED	
LOT AREA	64,956 SF
LOT WIDTH	232.00 FT
FRONT YARD	107.00 FT
SIDE YARD	76.00 FT
REAR YARD	56.00 FT
BUILDING COVERAGE	20.54 FT
BUILDING HEIGHT	< 50 FT
GREEN AREA	32 %
BUFFERS	
FRONT LOT LINE	40 FT
AGRICULTURAL DISTRICT	N/A
RESIDENTIAL DISTRICT	N/A
BLDG RESD/AGR. DIST. SETBACK	N/A
PARKING SETBACK	N/A
AGRICULTURAL DISTRICT	N/A
RESIDENTIAL DISTRICT	N/A
IMPERVIOUS COVERAGE	68 %

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 SUBMITTED (OR DEVELOPED), AND THAT I/WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED (OR DEVELOPED).

OWNERS _____

GROSS FLOOR AREA

FIRST FLOOR	= 15,000 SQUARE FEET
SECOND FLOOR	= 5,000 SQUARE FEET
GROSS FLOOR AREA	= 20,000 SQUARE FEET
BUILDING FOOTPRINT	= 15,000 SQUARE FEET

PARKING REQUIREMENTS

2.0, Section 165-191 (b) (4) (h) (2)
REGISTRATION: MEMBERSHIP CLUBS

1 PARKING SPACE FOR EACH SIX (6) PERSONS' TOTAL CAPACITY
IBC CAPACITY (TABLE 1004.1.1):
- EXERCISE ROOMS
- 50 SQUARE FEET GROSS FLOOR AREA/PERSON

GROSS FLOOR AREA: 20,000 SQUARE FEET
REQUIRED NUMBER OF PARKING SPACES: 67
PROVIDED NUMBER OF PARKING SPACES: 67

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____

SITE DATA

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

PREMISES: TAX MAP BLOCK 60 UNIT 15 PARCEL NO. 58-00-07097-00-9 DEED BOOK 5329 PAGE 1856

SINKHOLE POTENTIAL: ZONE 4 HIGH PROBABILITY FOR SUBSIDENCE ACTIVITY AND SINKHOLE DEVELOPMENT SINKHOLE #162 ON SITE

LOT AREA: 64,956 SF (1.4912 ACRES)

PROPOSED USE: INDOOR RECREATION MEMBERSHIP CLUB

VARIANCES GRANTED

BY A DECISION OF THE UPPER MERION TOWNSHIP ZONING HEARING BOARD DATED 2 OCTOBER 2013:

- SECTION 165-144 SPECIAL EXCEPTION FOR USE ALLOWING A RECREATIONAL FACILITY IN THE LIMITED INDUSTRIAL ("LI") DISTRICT.
- SECTION 165-194 RELIEF FROM OFF-STREET LOADING SPACE REQUIREMENT.

- GENERAL NOTES**
- APPLICANT PROPOSES TO CONSTRUCT A 20,000 SF BUILDING ON LOT. PARKING WILL BE PROVIDED SURROUNDING THE PROPOSED BUILDING. BELOW-GROUND STORMWATER DETENTION WILL BE PROVIDED UNDER THE PROPOSED PARKING AREA. THE PLANS BEING RELEASED DIRECTLY TO THE EXISTING STORM SEWER IN FLINT HILL ROAD. ACCESS TO THE BUILDING WILL BE VIA HERTZOG BOULEVARD AND GLENNIE CIRCLE.
 - THIS PROPERTY IS LOCATED WITHIN ZONE 4 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. SURFACE SOIL AND GEOLOGIC TESTS AND/OR EVALUATIONS ARE BEYOND THE SCOPE OF THIS WORK AND NOT WITHIN THE SPECIFIC EXPERTISE OF JOSEPH M. ESTOCK, P.E., P.L.L.C. 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.
 - ALL LOT CORNERS SHALL BE SET BY A REGISTERED PROFESSIONAL LAND SURVEYOR WITH MONUMENTS. MONUMENTS SHALL BE CONCRETE WITH A FLAT TOP OF AT LEAST FOUR SQUARE INCHES AND CONTAINING A COPPER OR BRASS DISK SCORED WITH AN "X" TO MARK THE REFERENCE POINT.
 - A DEED RESTRICTION PROHIBITING THE REMOVAL OR ALTERATION OF STORMWATER FACILITIES SHALL BE PROVIDED FOR ALL STORMWATER FACILITIES. THE DEED RESTRICTION SHALL ALLOW REMOVAL OR ALTERATION THAT IS APPROVED BY THE TOWNSHIP.
 - THE UNDERGROUND STORMWATER DETENTION SYSTEM AND CAPTURE AND REUSE CISTERN SHALL BE INSPECTED ONCE A YEAR AND AFTER EACH STORM EVENT GREATER THAN 100 YEARS TO ENSURE THE CISTERN IS NOT CLOGGED. THE UNDERGROUND STORMWATER DETENTION SYSTEM AND CAPTURE AND REUSE CISTERN SHALL BE FLUSHED EVERY 2 YEARS TO PREVENT BUILDUP OF DEBRITS AND SEDIMENT. THIS SEDIMENT SHALL BE DISPOSED OF AT AN APPROVED SITE.
 - THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES. NO CHANGES SHALL BE MADE TO THE STORMWATER MANAGEMENT FACILITIES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.
 - A PERMIT MUST BE OBTAINED FROM THE TOWNSHIP IN ACCORDANCE WITH ZONING ORDINANCE SECTION 165-55 PRIOR TO THE ERECTION OF ANY ON-SITE IDENTIFICATION SIGNS.
 - IN ACCORDANCE WITH SECTION 145-43, A FEE IN LIEU OF PARK LAND WILL BE PROVIDED.
 - ALL CONSTRUCTION METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 400, "SPECIFICATIONS, AND THE RC-100 SERIES STANDARDS FOR ROADWAY CONSTRUCTION" OR UPPER MERION TOWNSHIP CODES, WHICHEVER IS MORE STRICT.
 - NO WALL, FENCE OR OTHER STRUCTURE SHALL BE ERECTED OR ALTERED AND NO HEDGE, TREE, SHRUB OR OTHER GROWTH SHALL BE MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A STREET BY OBSCURING VIEW.
 - ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND VISUAL EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK, AS PER ACT 38. PENNSYLVANIA ONE CALL TELEPHONE NUMBER IS 1-800-242-1776. DESIGN PHASE SERIAL NUMBER: 20133222082

GRAPHIC SCALE 1" = 20'

0 20 40 60

MPIC 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

REVISIONS

JOSEPH M. ESTOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
48525-E
PENNSYLVANIA

RECORDED OF DEEDS
Montgomery County Planning Commission

PROJECT TITLE: **UPPER MERION DANCE & GYMNASTICS CENTER**
530 HERTZOG BOULEVARD
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: 1" = 20'

DATE: 20 DECEMBER 2013

FILE NO.: 04098

FIELD BOOK: 302

SHT. NO.: 1 of 10