

**LEGEND**

---	CENTERLINE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	LEGAL R.O.W., EASEMENTS
---	REQUIRED P.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.

- GENERAL NOTES:**
- BOUNDARY AND BUILDING LOCATION INFORMATION OBTAINED FROM A FIELD SURVEY PREPARED BY JOSEPH M. ESTOCK, P.E., P.L.S.; EXCEPT, CONTOURS WERE PLOTTED FROM THE UPPER MERION TOWNSHIP AERIAL MAPPING DATED APRIL 8, 1999.
  - THIS PROPERTY IS LOCATED WITHIN ZONE 1 AS INDICATED ON THE UPPER MERION TOWNSHIP AREAS OF POTENTIAL STINKHOLE DEVELOPMENT MAP. THIS ZONE HAS BEEN IDENTIFIED AS HAVING A HIGH PROBABILITY FOR SUBSIDENCE ACTIVITY AND STINKHOLE 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.

**ZONING: HI - HEAVY INDUSTRIAL**

	REQUIREMENTS
LOT AREA	== (NONE)
LOT WIDTH	== (NONE)
FRONT YARD	== 40 FEET (MIN.)
SIDE YARD	== 15 FEET (MIN.)
REAR YARD	== 20 FEET (MIN.)
BUILDING COVERAGE	== 40 FEET (AGGR.)
BUILDING HEIGHT	== 20 FEET (MIN.)
GREEN AREA	== 75 % (MAX.)
SEWAGE DISPOSAL	== 80 FEET (MAX.)
BUFFERS	== 15 % (MIN.)
FRONT LOT LINE	== CENTRAL SYSTEM
AGRICULTURAL DISTRICT	== 40 FEET (MIN.)
RESIDENTIAL DISTRICT	== 40 FEET (MIN.)
BLDG. RESD/AGR. DIST. SETBACK	== 150 FEET (MIN.)
PARKING SETBACK	== 50 FEET (MIN.)
AGRICULTURAL DISTRICT	== 50 FEET (MIN.)
RESIDENTIAL DISTRICT	== 50 FEET (MIN.)

**SITE DATA**

OWNER OF RECORD: KINGS WAY PROPERTIES, LP  
334 S HENDERSON ROAD  
KING OF PRUSSIA, PA 19406  
(610) 246-6070 (CELL)

TAX MAP: BLOCK 71 UNIT 34

TAX PARCEL NO.: 58-00-09994-00-1

SINK HOLE POTENTIAL: ZONE 1 - HIGH PROBABILITY

Stormwater management will be provided in accordance with the Pennsylvania Stormwater Best Management Practices Manual, dated December 2006, Chapter 3, pursuant to Control Guideline 2.

The first one (1.0) inch of runoff from new impervious surfaces are permanently removed from the runoff flow (i.e. not released into the surface waters of the Commonwealth) by a combination of evaporation, transpiration and infiltration.

The infiltration facility is designed to accommodate infiltration of the entire permanently removed runoff; however, the first one-half (0.5) inch of permanently removed runoff is infiltrated.

**STORMWATER CALCULATIONS**

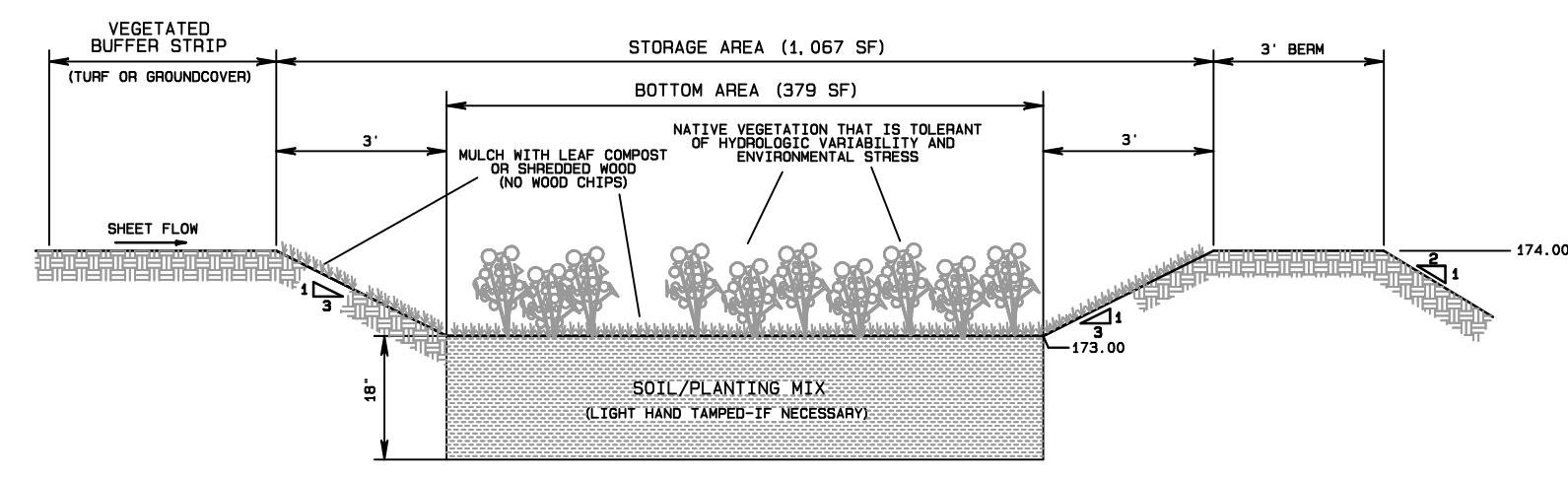
Proposed Impervious Surfaces: 128' x 50' = 6,400 sf

Permanently Removed Volume (1"): Required 534 cf, Provided 724 cf

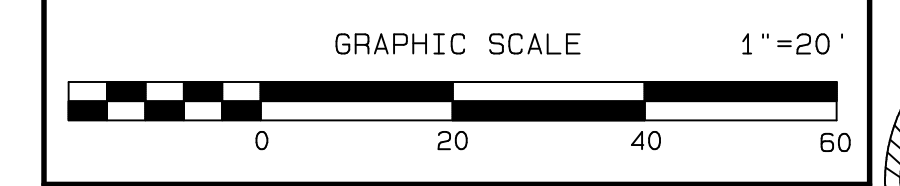
Required	Provided
534 cf	724 cf

Infiltration Volume (0.5"): Required 267 cf, Provided 724 cf

Required	Provided
267 cf	724 cf



**RAIN GARDEN/BIORETENTION DETAIL**  
(NTS)

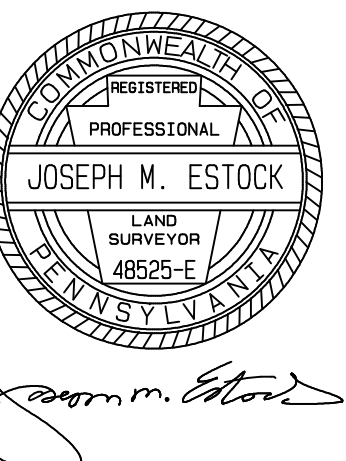


**UNDERGROUND UTILITIES**  
PA: ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)  
DATE: SERIAL NO.:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. THE DEPTH OR EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

01-07-15 MOVE RAIN GARDEN  
12-15-14 RAIN GARDEN

**REVISIONS**



**PROJECT TITLE :**  
**334 S HENDERSON RD**  
UPPER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

**DRAWING TITLE :**  
**PLOT PLAN**

**PREPARED BY :**  
**JOSEPH M. ESTOCK**  
Consulting Engineers & Land Surveyors

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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" = 20'	10 SEPTEMBER 2014	06059	315, 319	1 of 3