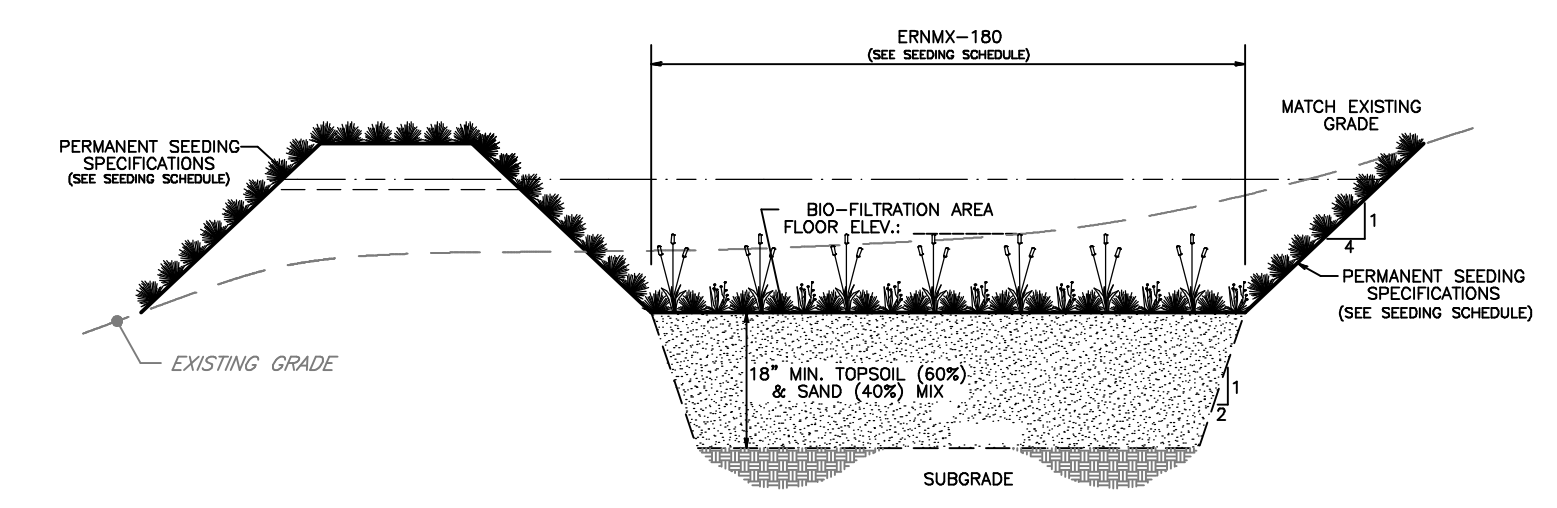


GENERAL NOTES

- Base Existing Features Notes**
- The project site is identified as: Record Owner: QUERCUS PROPERTIES LP
Site Address: 400 West Church Rd
King of Prussia, PA 19406
Block / Unit: 10E / 38
Tax Parcel No.: 58-00-03262-001
Deed Bk / Page: 2465 / 00119
Gross Area: 3.54 Acres
 - This plan was prepared utilizing the following references:
 - Tax maps of record as obtained from the Montgomery County Recorder of Deeds and Tax Assessors Offices, Norristown, PA.
 - A plan entitled "PROPOSED REDEVELOPMENT FOR J.B. WARD & COMPANY", prepared by Bohler Engineering, dated 8/27/07.
 - U.S. Geological Survey Map - Norristown Quadrangle; dated 1966, Photorevised 1983.
 - All contractors working on this project shall comply with the requirements of PA Act 287 of 1974 as amended by PA Act 181 of 2006 (Pennsylvania One Call system). All contractors working on this site shall obtain a PA One Call serial number for construction purposes not less than three (3) nor more than ten (10) working days prior to construction.
 - Existing subsurface utility information illustrated on these plans are based upon visual field inspection by Woodrow & Associates, Inc. Information pertaining to the size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid for the project design. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that utility size, location, depth, etc. as shown, exists between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.



PERMANENT SEEDING SPECIFICATION - FORMULA B:
 70% Tall Fescue (*Festuca Arvensoidea* var., Kentucky 315) 15.0 lbs./1,000 sq. ft.
 30% Creeping Red Fescue or Chewings Fescue: 6.0 lbs./1,000 sq. ft.

SEEDING RATES FOR THE ABOVE MIXTURES:
 Spread seeds where indicated and at the rates specified above (and Table A, Pub 408, Section 804). Spread seeds within the following dates, or as otherwise indicated or directed:
 * Formula B: - March 15 to June 01
 August 01 to October 15
 * Formula E: - March 15 to October 15

Extend seeding dates where project conditions warrant. Apply full treatment or apply only 50% of the permanent seeding and soil supplements and apply the remaining 50% within the next seeding dates.
 Place mulch, hay or straw immediately after seeding or within 48 hours after seeding is completed. Place hay or straw uniformly, in a continuous blanket at a rate of 1,200 lbs./1,000 sq. ft. If directed, increase the rate of application, depending upon the material used, season, soil conditions or method of application.

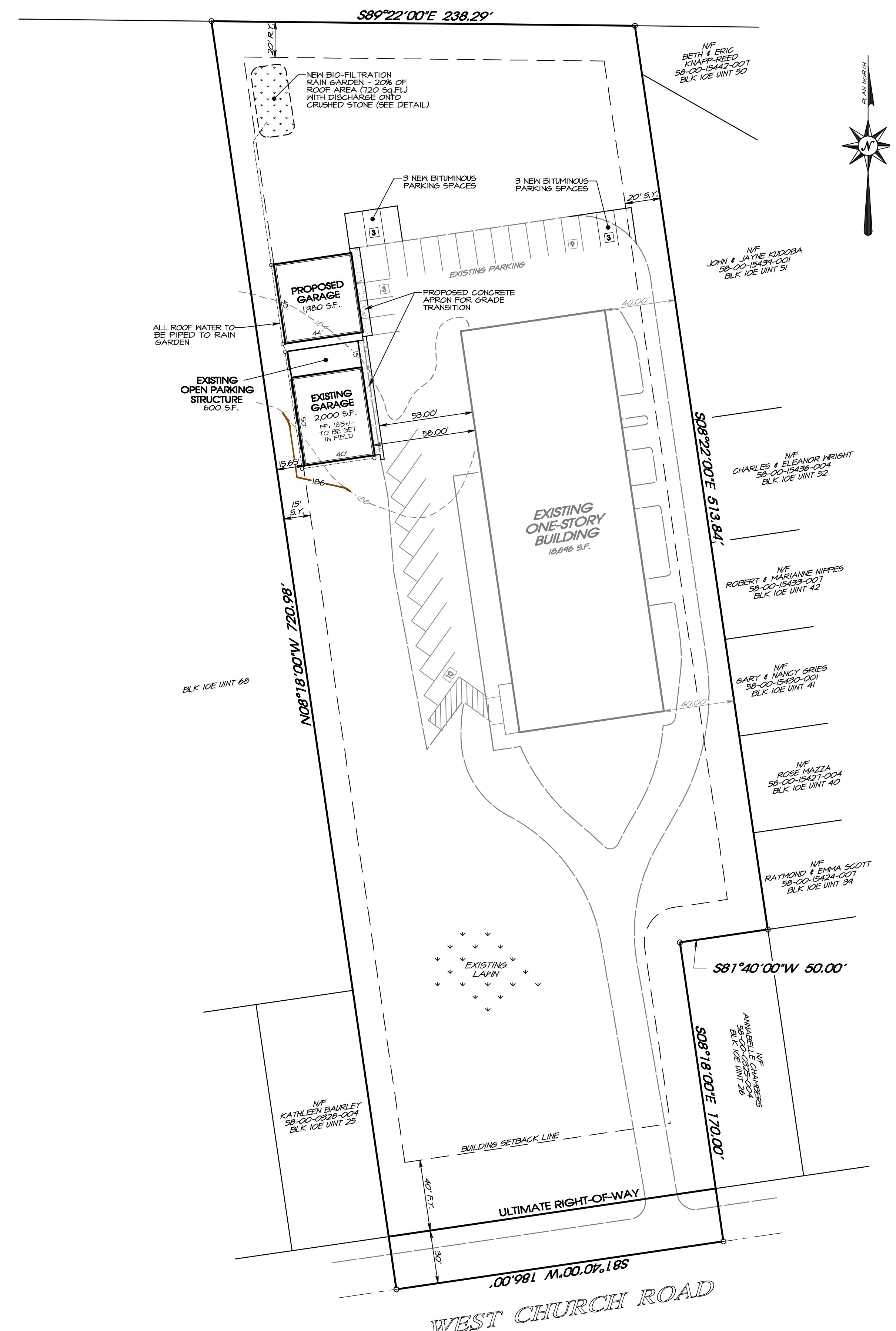
ERNST MIX 150 - RAIN GARDEN MIX

20.00%	<i>Plantago ripidulum</i>	Redtop Panic Grass
20.00%	<i>Scirpus setaceus</i>	Little Bluestem
10.00%	<i>Dymus virginicus</i>	Virginia Wild Rye
5.00%	<i>Carex vulpocarpa</i>	Fox Sedge
5.00%	<i>Chaenactium latifolium</i>	River Dale
5.00%	<i>Chenopodium purpureum</i>	Purple Cornflower
5.00%	<i>Liatris spicata</i>	Morah (Dense) Blazing Star
5.00%	<i>Rudbeckia hirta</i>	Black-eyed Susan
3.00%	<i>Monarda fistulosa</i>	Wild Bergamot
3.00%	<i>Penstemon spicatus</i>	Tall White Beard Tongue
2.00%	<i>Andropogon gerardii</i>	Big Bluestem
2.00%	<i>Achillea millefolium</i>	Swamp Milkweed
2.00%	<i>Aster novae-angliae</i>	New England Aster
2.00%	<i>Baptisia australis</i>	Blue False Indigo
2.00%	<i>Erum racematum</i>	Rough Awns
2.00%	<i>Senecio jacobinae</i>	Wild Senecio
2.00%	<i>Trientalis americana</i>	Ohio Spiderwort
2.00%	<i>Verbena hastata</i>	Blue Vervain
2.00%	<i>Zizia aurea</i>	Golden Alexanders
1.00%	<i>Agrostis perennans</i>	Autumn Bentsgrass

Seeding Rate: 15 lb per acre, or 1/3-1/2 lb per 1,000 sq ft
 Used where water quality, wildflower beauty, and wildlife are important.
 This mix should only be mowed during the dormant season.

BIO-FILTRATION RAIN GARDEN
 NOT TO SCALE

PENNSYLVANIA RAILROAD - TRENTON BRANCH



ZONING and SITE DATA SCHEDULE

Zoning District: U Limited Industrial District

Item	Section	Requirement	Plan Provided
Permitted Use	165-144.A.	PRIVATE COMPANY; TREE SERVICE	
Min. Lot Area			151,522.26 S.F. (NET)
Yard Setbacks			
Front Yard	165-146.A.	40 Feet	40 Feet
Side Yard	165-146.B.(1)	15/25 Feet (40' Agg.)	15/25 Feet
Rear Yard	165-146.C.	20 Feet	20 Feet
Max. Bldg Height	165-145.	50 Feet	50 Feet
Max. Bldg Coverage	165-146.D.	75% of Lot Area	14.05%
Off-Street Parking	165-191.B.(5)(C)	24 Spaces [1]	25 Spaces

[1] 1 Space per 1,000 S.F. (23,226 S.F.)

IMPERVIOUS SURFACE TABULATION:
 Existing: 52,667 S.F.
 Proposed: 54,647 S.F.

REVISIONS

No.	DATE	REVISION
1	05/08/15	REVISED PER 2ND GARAGE ADDITION

APPLICANT:
 QUERCUS PROPERTIES LP
 P.O. Box 280
 Bryn Mawr, PA 19010
 Phone: (610) 265-0605

ARCHITECT:
 JOSEPH A. ZADLO
 604 North Merion Pike
 Lower Merion, Pennsylvania 19080
 TEL: 215-262-1111 FAX: 215-262-1112

OWNER:
 QUERCUS PROPERTIES LP
 400 West Church Road
 King of Prussia, PA 19406
 Phone: (610) 265-0605

PARCEL INFORMATION:
 T.P.: 58-00-03262-00-1 (B: 10E U: 38)
 Deed Bk: 2465 Page: 00119
 GROSS AREA: 3.54 AC.
 NET AREA:

SCALE:
 1" = 40'-0"
 1/4" = 10'-0"

LEAD ENGINEER:
 T.P.A.

FINAL LAND DEVELOPMENT PLAN
SITE PLAN
400 WEST CHURCH ROAD
 UPPER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
JOSEPH A. ZADLO
 ARCHITECT
 604 North Merion Pike
 Lower Merion, Pennsylvania 19080
 TEL: 215-262-1111 FAX: 215-262-1112

Job No: 12-1003D
 Plan Date: Oct. 3, 2012
SHEET No.:
1 of 1