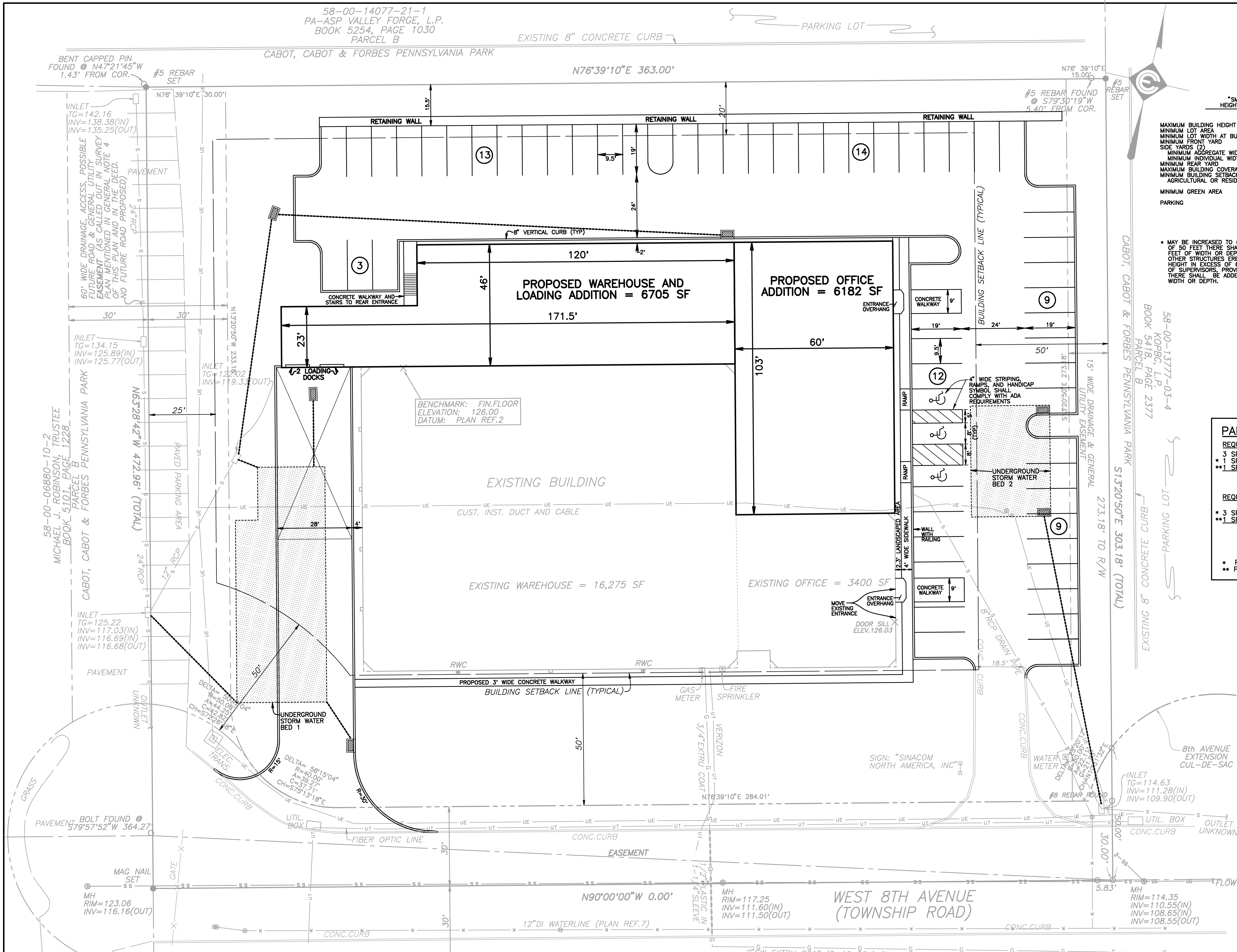


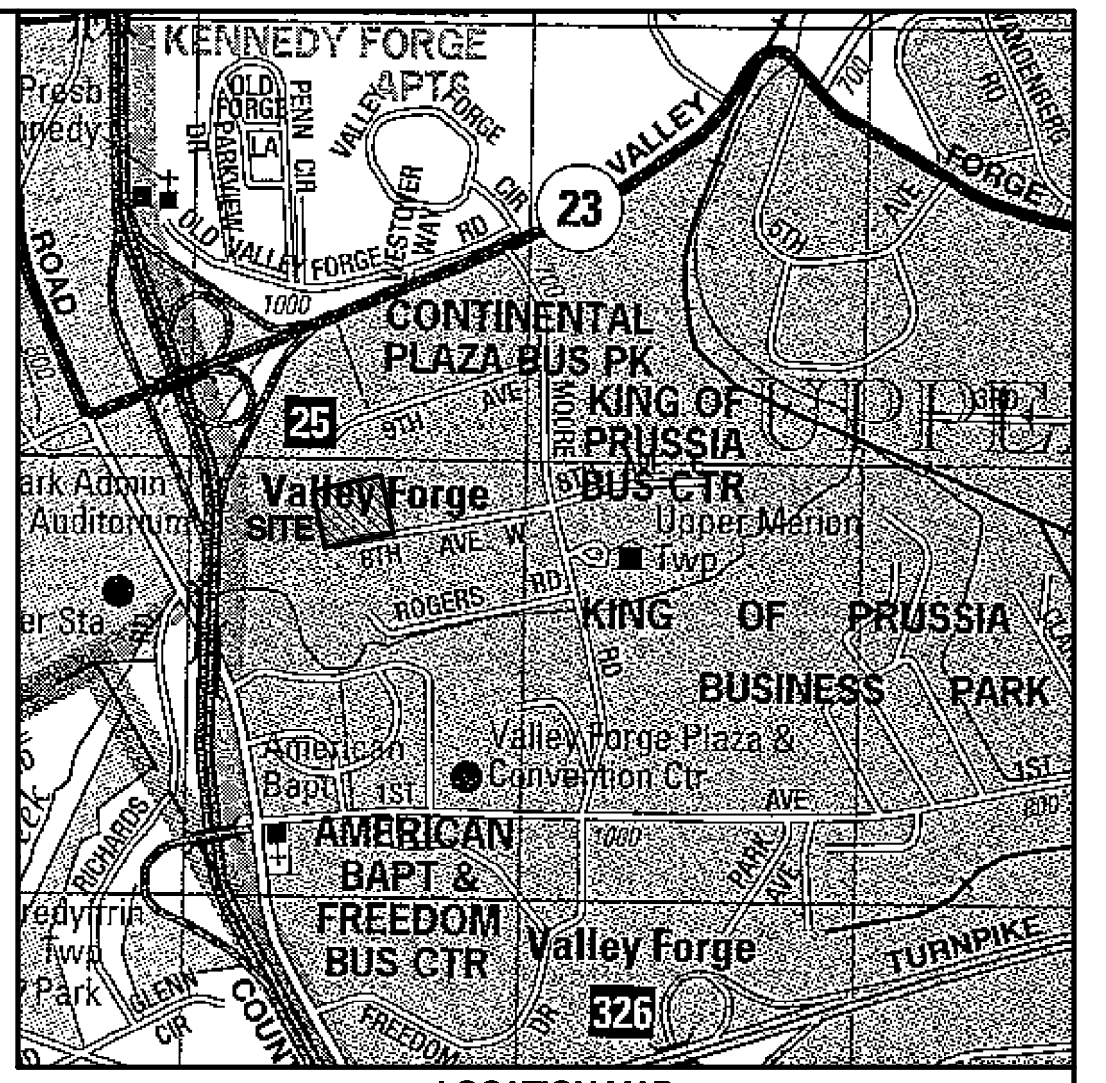
58-00-14077-21-1
PA-ASP VALLEY FORGE, L.P.
BOOK 5254, PAGE 1030
PARCEL B



ZONING DATA
*S.F. SUBURBAN METROPOLITAN DISTRICT HEIGHT, AREA, WIDTH, AND YARD REGULATIONS

	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	50 FEET	APPROX. 19 FEET
MINIMUM LOT AREA	2 ACRES	2,243 ACRES
MINIMUM LOT WIDTH AT BUILDING LINE	200 FEET	363 FEET
MINIMUM FRONT YARD	50 FEET	51.4 FEET
SIDE YARDS (2)	75 FEET	131.5 FEET
MINIMUM AGGREGATE WIDTH	25 FEET	60.3 FEET
MINIMUM REAR YARD	20 FEET	60.7 FEET
MINIMUM BUILDING COVERAGE	33 1/3% (32,568 SF)	33 1/3% (32,562 SF)
MINIMUM BUILDING SETBACK FROM AGRICULTURAL OR RESIDENTIAL DISTRICT	150 FEET	NA
MINIMUM GREEN AREA	20%	47%
PARKING	NONE IN FRONT YARD OR CLOSER THAN 50 FT TO ANY AGRICULTURAL OR RESIDENTIAL DISTRICT	NONE IN FRONT YARD OR CLOSER THAN 50 FT TO ANY AGRICULTURAL OR RESIDENTIAL DISTRICT

* MAY BE INCREASED TO 65 FEET PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF 50 FEET THERE SHALL BE ADDED TO EACH YARD REQUIREMENT TWO CORRESPONDING FEET OF WIDTH OR DEPTH. PROVIDED HOWEVER, THAT THE HEIGHT OF BUILDINGS AND OTHER STRUCTURES ERRECTED OR ENLARGED IN THIS DISTRICT MAY BE INCREASED TO A HEIGHT IN EXCESS OF 65 FEET WHEN APPROVED AS A CONDITIONAL USE BY THE BOARD OF SUPERVISORS. PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF 50 FEET, THERE SHALL BE ADDED TO EACH YARD REQUIREMENT TWO CORRESPONDING FEET OF WIDTH OR DEPTH.



PARKING TABULATION

REQUIRED PARKING FOR PROPOSED CONDITION

- 3 SPACES/1000 SF OFFICE x 9582 SF = 28.7 SPACES REQUIRED
- 1 SPACE/1000 SF WAREHOUSE x 20,000 SF = 20.0 SPACES REQUIRED
- 1 SPACE/2000 SF WAREHOUSE x 2,980 SF = 1.5 SPACES REQUIRED

TOTAL = 51 SPACES REQUIRED

REQUIRED PARKING IF MAXIMIZE OFFICE SPACE

- 3 SPACES/1000 SF OFFICE x 13,700 SF = 41.1 SPACES REQUIRED
- 1 SPACE/1000 SF WAREHOUSE x 18,862 SF = 18.9 SPACES REQUIRED

TOTAL = 60 SPACES REQUIRED

TOTAL PROVIDED SPACES = 60

- * PARKING REQUIREMENT FOR UP TO 20,000 SF OF WAREHOUSE AREA
- ** PARKING REQUIREMENT FOR OVER 20,000 SF OF WAREHOUSE AREA

LEGEND:

- TITLE LINE
- ADJOINING LINE
- R/W LINE
- EASEMENT LINE
- SETBACK LINE
- EX PAVEMENT LINE
- EX BOLLARD
- EX FENCE LINE
- EX CONTOUR LINE
- EX UTILITY POLE
- EX ELECTRIC
- EX LIGHT POLE
- EX WATER VALVE
- EX WATERLINE
- EX TELEPHONE
- EX GASLINE
- EX SAN SEWER
- EX STORM SEWER

COMMONWEALTH OF PENNSYLVANIA
MONTGOMERY COUNTY

ON THIS, THE ____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
ALAN ZHENG, MANAGING DIRECTOR OF SINACOM (NORTH AMERICA), INC.,
WHO, HAVING TAKEN OATH, HAS DECLARED THAT HE IS THE OWNER OF THE PROPERTY
SHOWN ON THIS PLAN, THAT HE IS THE EQUITABLE OWNER OF THE PROPERTY
SHOWN ON THIS PLAN, THAT HE HAS THE RIGHT TO CONVEY THE SAME IN ANY
DIRECTION, THAT HE KNOWS THE SAME TO BE HIS OWN, AND THAT ALL
STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC
PROPERTY (EXCEPT THOSE AREAS LABELED "NOT FOR DEDICATION")
WILL BE OFFERED FOR DEDICATION.

ALAN ZHENG, MANAGING DIRECTOR OF SINACOM (NORTH AMERICA), INC.

(NOTARY PUBLIC OR OTHER OFFICER)

MY COMMISSION EXPIRES _____, 20____.

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

MPC NO. # _____
PROCESSED AND REVIEWED. Report prepared by
MONTGOMERY COUNTY PLANNING COMMISSION
in accordance with the Municipalities Planning Code.
Certified this date _____, 20____.

For the Director
MONTGOMERY COUNTY PLANNING COMMISSION

SHEET INDEX

- SHEET 1 - LAYOUT PLAN
- SHEET 2 - EXISTING CONDITIONS PLAN
- SHEET 3 - GRADING AND UTILITIES PLAN
- SHEET 4 - EROSION & SEDIMENTATION CONTROL PLAN
- SHEET 5 - NOTES & DETAILS SHEET
- SHEET 6 - LANDSCAPE PLAN

LAYOUT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR
SINACOM (NORTH AMERICA), INC.

UPPER MERION TOWNSHIP MONTGOMERY COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE
SECOND FLOOR
DOWNTOWN, PA 19335
PHONE: (610) 518-9003 • FAX: (610) 518-9004
E-MAIL: COMENG@CEI-1.COM

DATE:	JUNE 30, 2008	SHEET:	1
SCALE:	1"=20'		
DRAWN:	PLC		
CHECKED:	VK		
DRAWING No.:	200814-1	OF:	6

GRAPHIC SCALE 1"=20'

0 20 40 60
GRAPHIC SCALE IN FEET

REV #	DATE	DESCRIPTION

GENERAL NOTES:

- OWNER: SINACOM (NORTH AMERICA), INC. CARE OF ALAN ZHENG, MANAGING DIRECTOR 1020 WEST 8th AVENUE KING OF PRUSSIA, PA 19408 DEED REF. BOOK 5368, PAGE 1572
- AREA: 2,527 ACRES (GROSS) 2,243 ACRES (NET OF ROAD R/W)
- EXISTING AND PROPOSED USE: OFFICE AND WAREHOUSE
- BOUNDARY AND TOPOGRAPHY SURVEY AND UTILITIES LOCATION FROM PLAN ENTITLED "PLAN OF SURVEY FOR 11V, PROPERTIES INCORPORATED" PREPARED BY BEIDEMAN ASSOCIATES, INC. DRAWING NO. 3597-9, DATED DECEMBER 2, 2002. SURVEY WAS CONDUCTED IN NOVEMBER 2002, BEING PARCEL B ON A SUBDIVISION PLAN FOR CABOT, CABOT & FORBES PENNSYLVANIA PARK, PREPARED BY A.M. MARTIN ASSOC., INC., DATED MAY 22, 1989 AND REVISED AUGUST 22, 1989. ROAD RIGHT-OF-WAY ADDED AS PER DEED OF DEDICATION TO TOWNSHIP OF UPPER MERION AS DESCRIBED IN DEED BOOK 4078 PAGE 382. BENCHMARK: FIN. FLOOR ELEVATION 126.00. DATUM: MAP ENTITLED "REVISED SITE PLAN-RECORD INDUSTRIAL CO., PENNA. PARK, UPPER MERION TOWNSHIP, PA", PREPARED BY CHARLES E. BROUDY ARCHITECT, PHILA., PA, DATED: 11/6/1969, LAST REVISED 11/24/1969.
- SOIL TYPE: DuB2 (DUFFIELD SILT LOAM, 8-15% SLOPES, MODERATELY ERODED) AS SHOWN IN THE SOIL SURVEY OF MONTGOMERY COUNTY, SOIL CONSERVATION SERVICE, U.S. DEPARTMENT OF AGRICULTURE.
- LOT IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND OF THE UPPER MERION TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS WELL AS OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, STATUTES, REGULATIONS, AND ORDINANCES.
- CONTRACTOR SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH ACTS 287, 172 AND 38 (AND ALL OTHER APPLICABLE AMENDMENTS), AS WELL AS CONFORM TO ALL APPLICABLE REGULATIONS OF SAID ACTS.
- ALL PROPOSED OUTDOOR LIGHTING SHALL COMPLY WITH UPPER MERION TOWNSHIP ZONING ORDINANCE SECTION 185-215 "OUTDOOR LIGHTING". PROPOSED LIGHTING SHALL BE ARRANGED IN A MANNER THAT PREVENTS GLARE ONTO ADJOINING PROPERTIES.

UNDERGROUND UTILITY USERS

PECO ENERGY
670 SPS LLC
3628 HORIZON DR
KING OF PRUSSIA, PA 19406
CONTACT: WAYNE VINCENT

AQUA PENNSYLVANIA INC
763 W LANCASTER AVE
BRYN MAWR, PA 19010
CONTACT: STEVE PIZZI

PENNSYLVANIA ONE CALL

UNDERGROUND UTILITY USERS SERIAL NUMBER: 1497366
(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS)
COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF
THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC.,
SHOWN ON THE PLANS, NOR DOES BEIDEMAN ASSOCIATES, INC. GUARANTEE
THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL
SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK.
(TELEPHONE: (800) 242-1776)

PARCEL #58-00-06681-00-2