

TRACT DEED PLOT
SCALE: 1" = 500'

SHEET REFERENCE
SHEET 1: RECORD PLAN
SHEET 2: EXISTING SITE CONDITIONS
SHEETS 3, 4&5: GRADING & STORM WATER CONTROL
SHEETS 6, 7&8: SEDIMENT EROSION
SHEET 9: SEDIMENT EROSION DETAILS
SHEET 10: CONSTRUCTION DETAILS

THE 100 YEAR FLOOD PLAIN AS DEPICTED ON THIS PLAN IS SHOWN PER PUBLISHED FEMA MAPPING, COMMUNITY PANEL NO. 42091C352 F. AND IS SHOWN AT ELEVATION 71.5 APPROXIMATED FROM FEMA MAPPING.

A REVIEW OF MONTGOMERY COUNTY SOILS SURVEY DATA AND THE NATIONAL WETLANDS INVENTORY MAPPING INDICATES THAT THERE ARE NO MAPPED HYDRIC SOIL TYPES OR WETLAND AREAS WITHIN THE PROJECT LIMITS.

CURRENT ZONING: HI HEAVY INDUSTRIAL
COMPLIANCE TABLE:
MAX. BLDG. HEIGHT: PERMITTED: 80 FT. PROPOSED: LESS THAN 35 FT.
FRONT YARD SETBACK: REQUIRED: 40 FT. PROPOSED: 40 FT.
REAR YARD SETBACK: REQUIRED: 20 FT. PROPOSED: 20 FT.
SIDE YARD SETBACK: REQUIRED: 40 FT. PROPOSED: 40 FT.
MAX. BLDG. COVERAGE: PERMITTED: 75% PROPOSED: LESS THAN 75%

NOTE: THIS SURVEY AND PLAN WERE PERFORMED AND PREPARED WITHOUT THE BENEFIT OF A FULL AND COMPLETE SEARCH OF THE SUBJECT TITLE. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT ADDITIONAL EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES UPON THE SUBJECT TITLE MAY EXIST THAT WERE NOT READILY EVIDENT AT TIME OF FIELD SURVEY.

NOTE: IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DISCREPANCIES DISCOVERED BETWEEN THE PLANS/SPECIFICATIONS AND ACTUAL SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER IN WRITING FOR RESOLUTION. CONSTRUCTION ACTIVITIES PERFORMED FOLLOWING DISCOVERY OF ANY DISCREPANCY WITHOUT RECEIVING A RESPONSE FROM THE DESIGN ENGINEER SHALL BE DONE AT THE RISK OF THE INDIVIDUAL CONTRACTOR.

NOTE: THE STORM WATER MANAGEMENT FACILITIES AS DEPICTED ON THIS PLAN ARE INTENDED TO BE MAINTAINED BY THE APPLICANT, THEIR HEIRS AND ASSIGNS. THE MUNICIPALITY SHALL RESERVE THE RIGHT, BUT NOT THE DUTY TO ACCESS THE PROPERTY FOR THE PURPOSE OF INSPECTION OF SAID FACILITIES AND TO TAKE APPROPRIATE MEASURES TO ENSURE COMPLIANCE WITH MAINTENANCE RESPONSIBILITIES OR TO CORRECT DEFICIENCIES AT THE EXPENSE OF THE APPLICANT OR THEN CURRENT ASSIGNEE.

RECORD OWNER:
PECO ENERGY
2301 MARKET STREET
PO BOX 8699
PHILADELPHIA, PENNA. 19101
1-800-494-4000

APPLICANT AND DEVELOPER
RATOSKEY AND TRAINOR, INC.
C/O MR. ROBERT RATOSKEY
396 RIVER ROAD
BRIDGEPORT, PENNA. 19405

TOTAL TRACT AREA: 44.94 ACRES
AREA PROPOSED FOR DEVELOPMENT: 20.546 ACRES

PROPOSED USE:
LEASE AREA A : COMMERCIAL, DAMAGED VEHICLE STORAGE AND SALES.
LEASE AREA B : FUTURE MULTI USER, COMMERCIAL STORAGE.

SOURCE OF TITLE:
GRANTOR: ELECTRIC REALTY COMPANY
GRANTEE: PHILADELPHIA ELECTRIC CO.
DEED DATED: MAY 6, 1930
DEED BOOK: 1104, PAGE 470
MONTGOMERY COUNTY RECORDS
PARID: 58-00-18555-00-1
ADDRESS: 321 SCHUYLKILL RIVER ROAD

ELEVATION DATUM:
USCS DISK NO. J325, PID KV1846, ELEVATION OF 69.02 (NGVD 29) LOCATED AT THE SEPTA RAILROAD CROSSING AT FORD STREET IN THE BOROUGH OF NORRISTOWN.
SITE BENCHMARK: DRILL HOLE SET IN CONCRETE BASE, SW CORNER OF ELECTRIC TOWER NO. 12-220-69 NORTHWEST OF INTERSECTION OF COLBERTS AND RIVER ROADS.

ON JUNE 4, 2008, THE ZONING HEARING BOARD OF UPPER MERION TOWNSHIP GRANTED A SPECIAL EXCEPTION IN ACCORDANCE WITH SECTION 165-224.C OF THE UPPER MERION TOWNSHIP ZONING ORDINANCE TO PERMIT THE CONSTRUCTION OF A STORM WATER BASIN FACILITY AND TO PERMIT GRADING OF LAND WITHIN THE AREA DESIGNATED AS BEING CONTAINED WITHIN THE FEMA DELINEATED 100 YEAR FLOOD PLAIN.

CERTIFICATION OF ACCURACY, ENGINEER
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE STORM DRAINAGE FACILITIES AND SITE IMPROVEMENTS SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE UPPER MERION TOWNSHIP CHAPTER 140 AND DEP REQUIREMENTS.

HEATH M. MACHAMER, P.E.

CERTIFICATION OF ACCURACY, SURVEYOR
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN AS DEPICTED HEREON REPRESENTS A SURVEY PERFORMED BY DAVID ERB CONTRACTORS, INC. AND THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THAT THE LOCATION, SIZE AND MATERIAL OF THE SAME ARE CORRECTLY SHOWN ON THE PLAN AND THAT ALL REQUIREMENTS OF CHAPTER 145 OF THE UPPER MERION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN MET.

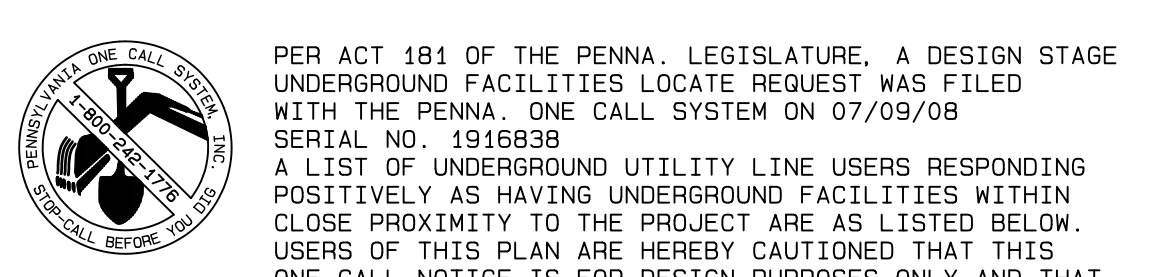
BRADFORD R. GRAUEL, P.L.S.

OWNERS ACKNOWLEDGEMENT CERTIFICATE
COMMONWEALTH OF PENNA.
COUNTY OF MONTGOMERY

ON THIS ___ DAY OF ___, 200___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE UNLESS NOTED OTHERWISE

OWNER: _____
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PER ACT 181 OF THE PENNA. LEGISLATURE, A DESIGN STAGE UNDERGROUND FACILITIES LOCATE REQUEST WAS FILED WITH THE PENNA. ONE CALL SYSTEM ON 07/09/08 SERIAL NO. 1916839 A LIST OF UNDERGROUND UTILITY LINE USERS RESPONDING POSITIVELY AS HAVING UNDERGROUND FACILITIES WITHIN CLOSE PROXIMITY TO THE PROJECT ARE AS LISTED BELOW. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT THIS ONE CALL NOTICE IS FOR DESIGN PURPOSES ONLY AND THAT PRIOR TO ANY EXCAVATION OR EARTHMOVING ACTIVITIES, IT SHALL BE THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO RECONTACT THE PENNA. ONE CALL SYSTEM FOR UNDERGROUND FACILITY LOCATION AND MARKING.



MONTGOMERY COUNTY PLANNING COMMISSION
MPC FILE NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

FOR THE DIRECTOR _____

RECORDER OF DEEDS
RECORDED THIS ___ DAY OF ___, 200___ IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____

RECORDER _____

UPPER MERION TOWNSHIP ENGINEER REVIEW
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA THIS ___ DAY OF ___, 200___

TOWNSHIP ENGINEER _____

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
THIS PLAN HAS BEEN APPROVED BY THE UPPER MERION TOWNSHIP BOARD OF SUPERVISORS THIS ___ DAY OF 200___

CHAIRMAN _____
TOWNSHIP SECRETARY _____

RIVER ROAD LAND DEVELOPMENT PLAN

SITUATE IN:
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

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David Erb Contractors, Inc.
ENGINEERING, SURVEYING & LAND PLANNING SERVICES DIVISION
2301 DEKALB PIKE, NORRISTOWN, PENNA. 19401
(610) 275-5270 FAX: (610) 275-5259

DRAWN: BR GRAUEL, P.L.S. 07/01/08
CHECK: _____
SCALE: 1" = 100'
PROJECT NO. 07-043
SHEET 1 OF 10