

GENERAL NOTES

1. SITE AND BOUNDARY INFORMATION OBTAINED FROM THE FOLLOWING:
 - A. EXISTING PLAN ENTITLED "UPPER MERION", PREPARED FOR CINCULAR WIRELESS, PREPARED BY BETZWOD ASSOCIATES, PC, OF PHOENIXVILLE, PA LAST REVISED ON 07/16/07.
 - B. LIMITED FIELD OBSERVATIONS PERFORMED BY DEWBERRY-GOODKIND, INC. ON 08/06/08. A SURVEY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED ON THE EXISTING SITE PLANS REFERENCED HAS NOT BEEN CONDUCTED. THE BENEFIT OF A DEDICATED MONOPOLE WITH THIS PLAN ESSENTIALS AND RESTRICTIONS OF RECORD. TITLE REPORT AND IS SUBJECT TO ALL ESSENTIALS AND RESTRICTIONS OF RECORD.
2. THIS PROPOSAL IS FOR AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE LOCATION OF SIX (6) PANEL ANTENNAS ON AN EXISTING MONOPOLE, AND THE PLACEMENT OF SMALL WEATHERIGHT RADIO EQUIPMENT CABINETS AND ASSOCIATED APPURTENANCES WITHIN AN NEW COMPOUND.
3. THE PROPOSED FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITATION. (NO HANDICAP ACCESS IS REQUIRED)
4. NO NOISE, SMOKE, DUST, VAPORS OR ODOOR WILL RESULT FROM THIS PROPOSAL.
5. EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC.
6. TOTAL AREA OF DISTURBANCE UNDER THIS PROPOSAL: ±200 S.F.
7. THE PROPOSED FACILITY WILL CAUSE ONLY AN INSIGNIFICANT ("DE MINIMUS") INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
8. ALL CONSTRUCTION FOR SITE IMPROVEMENTS SHALL CONFORM TO APPLICABLE SPECIFICATIONS, STANDARDS AND REQUIREMENTS OF THE GOVERNMENTAL OR UTILITY AUTHORITIES HAVING JURISDICTION.
9. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
10. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
11. CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-242-1776.
12. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, PA (ALL JURISDICTIONS) MAP 42091C0332E (PANEL 332 OF 451), DATED 08/09/1999, ALL PROPOSED IMPROVEMENTS ARE LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
13. ALL CONSTRUCTION AND DESIGN FOR THE PROPOSED ANTENNA MOUNTS SHALL CONFORM IN ACCORDANCE WITH THE CURRENT STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES (19A/EA-222-G) REVISED, JANUARY 2006.
14. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METERS.
15. SUBCONTRACTOR TO VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
16. SUBCONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
17. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS & INSPECTIONS REQUIRED FOR CONSTRUCTION.
18. SUBCONTRACTOR SHALL DETERMINE EXACT ROUTE OF ANY UNDERGROUND CONDUIT, IF REQUIRED.
19. DRIVEWAY PERMIT IS NOT REQUIRED. ACCESS SHALL BE VIA EXISTING EASEMENT.
20. THIS PROJECT WILL NOT REQUIRE STREETS OR PROPERTY TO BE DEDICATED FOR PUBLIC USE.
21. THIS PROJECT WILL NOT REQUIRE PERMANENT MONUMENTS.
22. IF METRO PCS DOES NOT USE THE SITE FOR A CONTINUOUS PERIOD OF 6 MONTHS, ALL METRO PCS EQUIPMENT AND ANTENNAS WILL BE REMOVED WITHIN 90 DAYS.
23. ALL PARKING FOR MAINTENANCE/SITE VISITS WILL ONLY BE PERMITTED AT THE REAR OF THE BUILDING. NO PARKING IS PERMITTED AT THE FRONT OF THE BUILDING.

BULK STANDARDS FOR R-2 - RESIDENTIAL DISTRICT

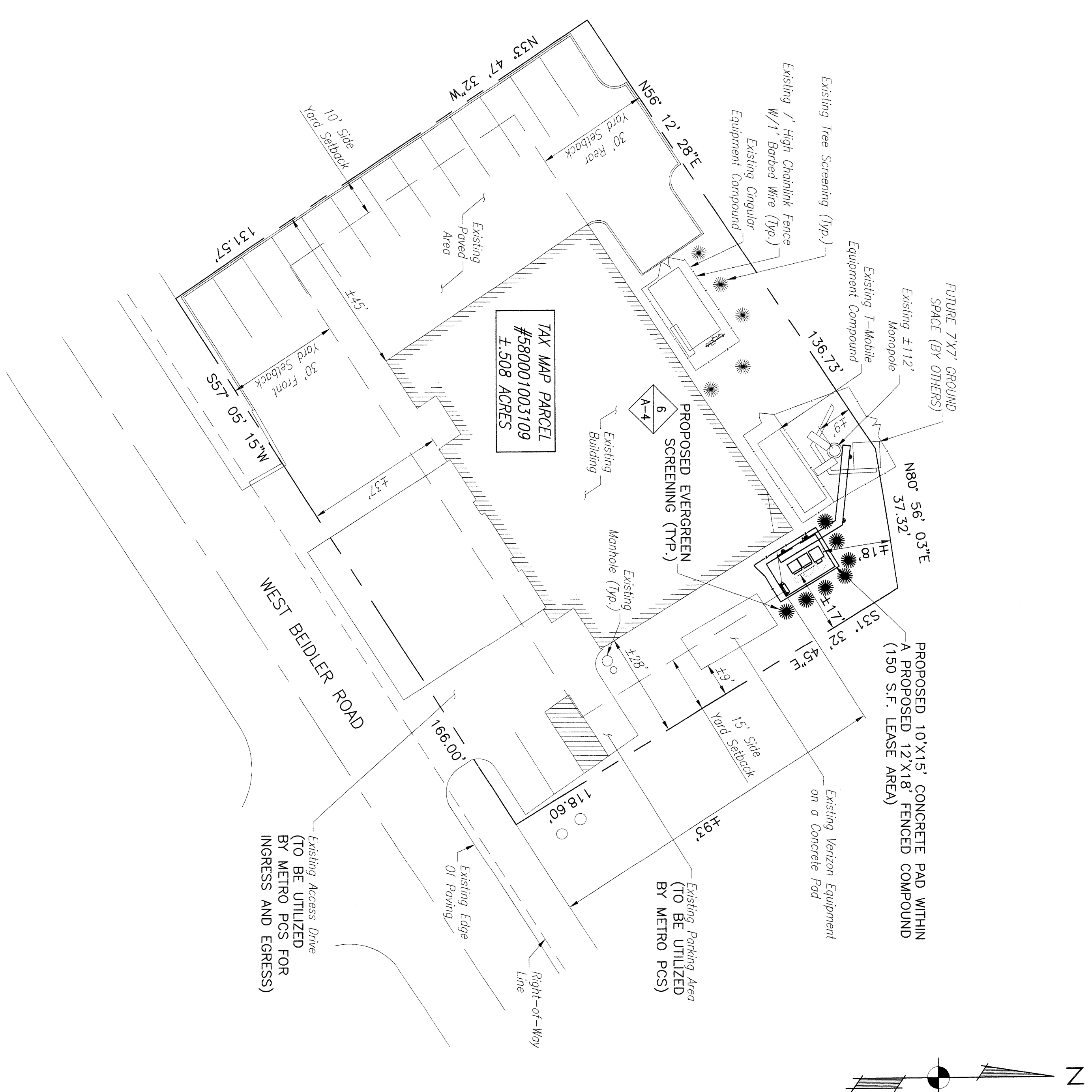
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	REMARKS
MINIMUM LOT AREA	10,000 SF	±22,133 SF	NO CHANGE	CONFORMING
MINIMUM LOT WIDTH	70 FEET	±166 FEET	NO CHANGE	CONFORMING
MAXIMUM BUILDING COVERAGE	30%	±27.6%	NO CHANGE	EXISTING NON-CONFORMING
MINIMUM FRONT YARD	30 FEET	±37 FEET	±93 FEET	CONFORMING
MINIMUM SIDE YARD	15 FEET	±9 FEET	±17 FEET	EXISTING NON-CONFORMING
MINIMUM SIDE YARD AGGREGATE	25 FEET	±54 FEET	±160 FEET	CONFORMING
MINIMUM REAR YARD	30 FEET	±9 FEET	±18 FEET	EXISTING NON-CONFORMING

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CHAINLINK FENCE LINE
- UNDERGROUND UTILITY LINE
- SETBACK LINE
- HEAVY LINEWEIGHT INDICATES PROPOSED FACILITIES
- LIGHT LINEWEIGHT INDICATES EXISTING FACILITIES
- RIGHT-OF-WAY LINE

SYMBOLS AND MATERIALS

- CONCRETE
- EARTH
- GRAVEL
- SAND
- DETAIL REFERENCE
- SECTIONS & DETAILS



SITE PLAN

GRAPHIC SCALE
 (IN FEET)
 SCALE: 1" = 20' FOR 24"x36" DRAWINGS
 DO NOT SCALE 11"x17" DRAWINGS

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 Pennsylvania, LLC
 510 VIRGINIA DRIVE
 FORT WASHINGTON, PA 19034
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Dewberry
 Dewberry-Goodkind Inc.
 EASTAIRE BUSINESS CENTER
 111 LEBLANC, NEW JERSEY 08004
 TEL: 609-662-0000
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SEAL:

 DATE: 10-07-08

NO.	DATE	ISSUE
10	10/07/08	ISSUED FOR ZONING
9		
8		
7		
6		
5		
4		
3		
2		
1		

CURRENT ISSUE DATE: 10/07/08
 ISSUED FOR: ZONING

PROJECT NUMBER: 50016466
 DRAWN BY: JFR
 PROJECT: 300 WEST BEIDLER ROAD
 SITE NAME: UPPER MERION
 EXISTING MONOPOLE
 KING OF PRUSSIA, PA 19406

SHEET TITLE: SITE PLAN AND GENERAL NOTES
 SHEET NUMBER: Z-2