



LOCATION MAP

CURRENT ZONING: HI HEAVY INDUSTRIAL  
 COMPLIANCE TABLE:  
 MAX. BLDG. HEIGHT: 80 FT. PROPOSED: LESS THAN 35 FT.  
 FRONT YARD SETBACK: REQUIRED: 40 FT. PROPOSED: 140 FT.  
 REAR YARD SETBACK: REQUIRED: 20 FT. PROPOSED: 20 FT.  
 SIDE YARD SETBACK: REQUIRED ONE SIDE: 15 FT. PROPOSED: 106 FT.  
 REQUIRED AGGREGATE: 40 FT. PROPOSED: 197.5 FT.  
 MAX. BLDG. COVERAGE: PERMITTED: 75% PROPOSED: 2,000 S.F. (1.1%)

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.

SOURCE OF TITLE:  
 GRANTOR: ELECTRIC REALTY COMPANY  
 GRANTEE: PHILADELPHIA ELECTRIC CO.  
 DEED DATED: MAY 6, 1930  
 DEED BOOK: 1104, PAGE 470  
 MONTGOMERY COUNTY RECORDS

LEASE AREA B  
 PARID: 58-00-07036-11-7  
 TAX MAP ID 58058 012

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  
 356 RIVER ROAD  
 BRIDGEPORT, PENNA. 19405

MINOR  
 LAND DEVELOPMENT  
 PLAN

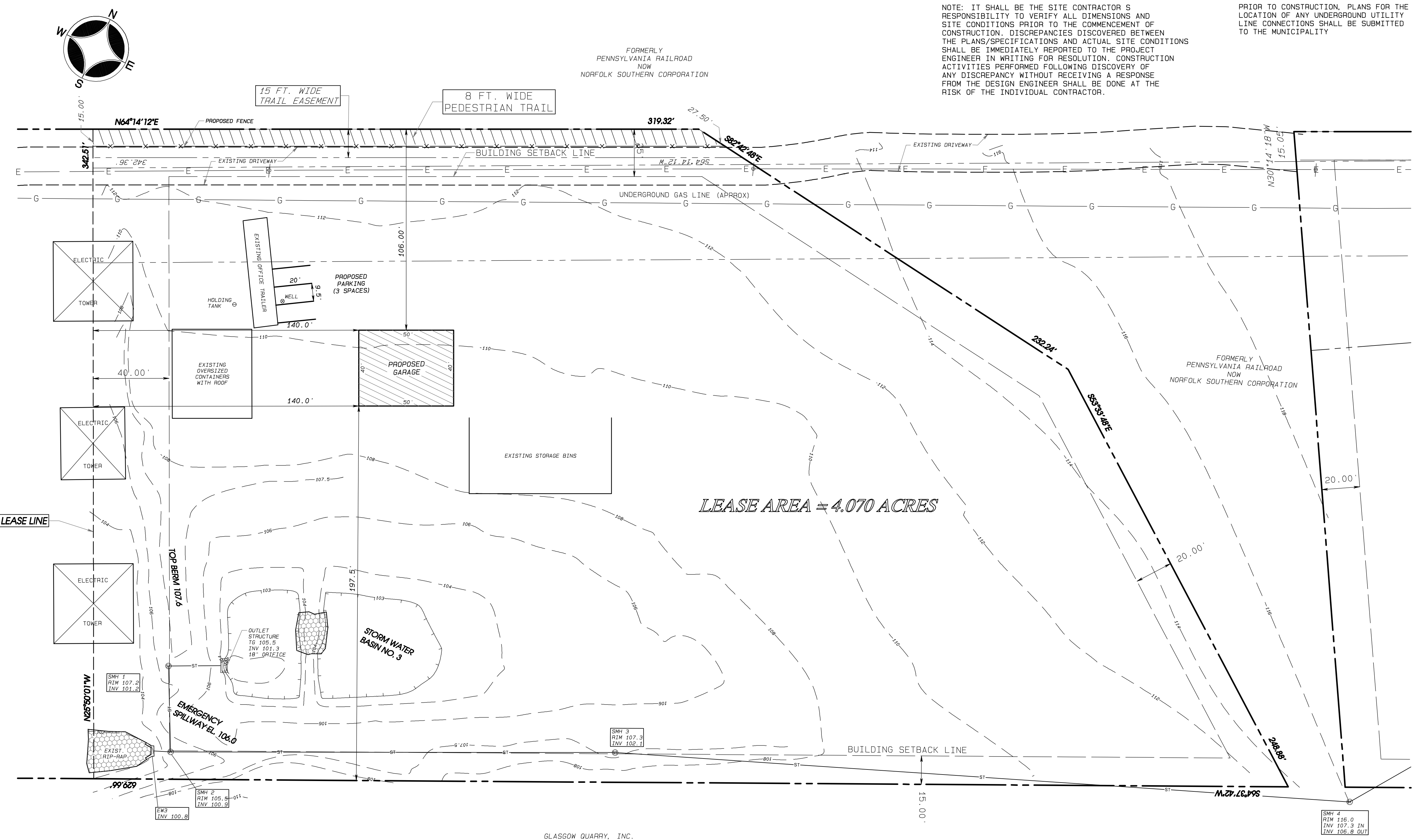
RATOSKEY & TRAINOR, INC.  
 YARD PROJECT  
 SITUATE IN:  
 UPPER MERION TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA

David Erb Contractors, Inc.  
 ENGINEERING, SURVEYING &  
 LAND PLANNING SERVICES DIVISION  
 2930 FELTON ROAD, NORRISTOWN, PENNA. 19401  
 (610) 275-5270 FAX: (610) 275-4659

DRAWN: J STIVALETTI 7/15/09  
 CHECK: BR GRAUEL 8/6/09  
 SCALE: 1"=30'  
 PLAN NO. 09-038  
 SHEET 1 OF 1

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.

PRIOR TO CONSTRUCTION, PLANS FOR THE LOCATION OF ANY UNDERGROUND UTILITY LINE CONNECTIONS SHALL BE SUBMITTED TO THE MUNICIPALITY



LEASE AREA = 4.070 ACRES

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.

TOTAL TRACT AREA: 44.94 ACRES  
 AREA PROPOSED FOR DEVELOPMENT: 4.070 ACRES

EXISTING TRACT USE: COMMERCIAL/INDUSTRIAL  
 SITE CONTRACTOR AND BUILDING MATERIAL RECLAMATION

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. 1916838  
 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.

1. VERIZON PENNA. INC.  
1350 WELSH ROAD  
NORTH WALES, PA. 19454
2. AQUA PENNSYLVANIA, INC.
3. COMCAST CABLE COMMUNICATIONS, INC.
4. PECO ENERGY
5. SUNDOD PIPELINE, LP  
525 FRITZTOWN ROAD  
SINKING SPRING, PA. 19608  
ONE CALL REF NO. 20080737
6. UPPER MERION TOWNSHIP

MONTGOMERY COUNTY PLANNING COMMISSION  
 MCPP 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 \_\_\_\_\_

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE REGISTERED OWNER OF THE LAND HEREIN DEVELOPED AND THAT WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
 APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_  
 SECRETARY \_\_\_\_\_ CHAIRMAN \_\_\_\_\_  
 TOWNSHIP ENGINEER \_\_\_\_\_

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.

COMMONWEALTH OF PENNA.  
 COUNTY OF MONTGOMERY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF \_\_\_\_\_, A CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID CORPORATION BY HIMSELF AS THAT THE SAID CORPORATION IS THE LESSEE OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THE FOREGOING PLAN TO BE DULY RECORDED.  
 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

NOTARY PUBLIC: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

REVISIONS
J STIVALETTI 8/6/09

