

"HI" HEAVY INDUSTRIAL

	REQUIRED
LOT AREA	= (NONE)
LOT WIDTH	= (NONE)
BUILDING COVERAGE	= 75 % (MAX)
FRONT YARD	= 40 FT (MIN)
SIDE YARD	= 15 FT (MIN)
SIDE YARD	= 40 FT (AGGR)
REAR YARD	= 20 FT (MIN)
BUILDING HEIGHT	= 60 FT (MAX)
GREEN AREA	= 15 % (MIN.)
SEWAGE DISPOSAL	= CENTRAL SYSTEM
BUFFERS	
FRONT LOT LINE	= 40 FEET (MIN.)
AGRICULTURAL DISTRICT	= 40 FEET (MIN.)
RESIDENTIAL DISTRICT	= 40 FEET (MIN.)
RESID/AGR. DIST. SETBACK	= 150 FEET (MIN.)
PARKING SETBACK	= 50 FEET (MIN.)
AGRICULTURAL DISTRICT	= 50 FEET (MIN.)
RESIDENTIAL DISTRICT	= 50 FEET (MIN.)

SITE DATA

OWNER OF RECORD: KINGS WAY PROPERTIES, LP
 334 S HENDERSON ROAD
 KING OF PRUSSIA, PA 19406
 (610) 246-6070 (CELL)

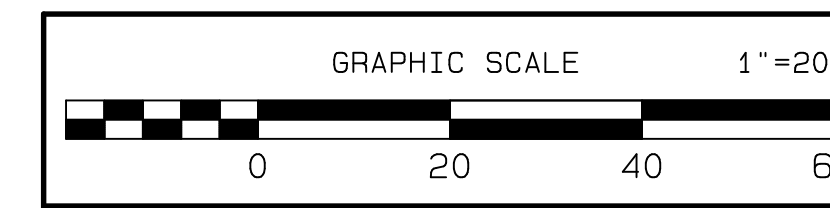
TAX MAP: BLOCK 71 UNIT 34

TAX PARCEL NO.: 58-00-09994-00-1

SINK HOLE POTENTIAL: ZONE 1 - HIGH PROBABILITY

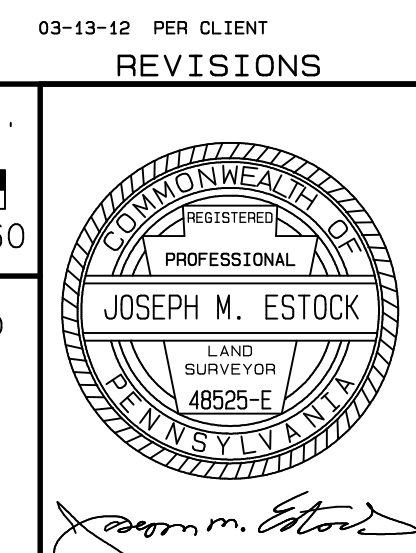
Lot Area=
 1.8821 Ac (Gross-To Centerline)
 1.7673 Ac (Net-To R/W Line)

- GENERAL NOTES:**
- BOUNDARY AND BUILDING LOCATION INFORMATION OBTAINED FROM A FIELD SURVEY PREPARED BY JOSEPH M. ESTOCK, P.E., P.L.S.; EXCEPT, CONTOURS WERE PLOTTED FROM THE UPPER MERION TOWNSHIP AERIAL MAPPING DATED APRIL 8, 1999.
 - THIS PROPERTY IS LOCATED WITHIN ZONE 1 AS INDICATED ON THE UPPER MERION TOWNSHIP AREAS OF POTENTIAL SINKHOLE DEVELOPMENT MAP. THIS ZONE HAS BEEN IDENTIFIED AS HAVING A HIGH PROBABILITY FOR SUBSIDENCE ACTIVITY AND SINKHOLE DEVELOPMENT. SUBSURFACE SOIL AND GEOLOGIC TESTING AND/OR EVALUATIONS ARE BEYOND THE SCOPE OF THIS WORK AND NOT WITHIN THE SPECIFIC EXPERTISE OF JOSEPH M. ESTOCK, P.E., P.L.S. THE OWNER SHOULD ENGAGE THE SERVICES OF A SEPARATE CONSULTANT HAVING THE EXPERTISE IN THIS TYPE OF WORK IN ORDER TO EVALUATE THE LIMITATIONS, IF ANY, IN THE DEVELOPMENT OF THIS PROPERTY.



UNDERGROUND UTILITIES
 PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
 DATE: SERIAL NO.:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. THE EXISTENCE, DEPTH, QUANTITY AND TYPE OF UTILITIES THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.



PROJECT TITLE :
334 HENDERSON ROAD
 UPPER MERION TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

DRAWING TITLE :
PLOT PLAN

PREPARED BY :
JOSEPH M. ESTOCK, PE, PLS
 355 S. HENDERSON ROAD
 KING OF PRUSSIA, PA 19406
 610-265-3035 (OFF.) 610-962-9855 (FAX) JME938AOL.COM (E-MAIL)

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 20'	08 MAR. 2012	06059	315, 319	1 of 1