

ZONING: LI - LIMITED INDUSTRIAL

REQUIREMENTS	
LOT AREA	= (NONE)
LOT WIDTH	= (NONE)
FRONT YARD	= 40 FEET (MIN.)
SIDE YARD	= 15 FEET (MIN.)
REAR YARD	= 20 FEET (MIN.)
BUILDING COVERAGE	= 75 % (MAX.) *
BUILDING HEIGHT	= 50 FEET (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.)
BLDG RESD/AGR. DIST. SETBACK	= 150 FEET (MIN.)
PARKING SETBACK	
AGRICULTURAL DISTRICT	= 50 FEET (MIN.)
RESIDENTIAL DISTRICT	= 50 FEET (MIN.)

\* EXCEPT THAT SUCH HEIGHT MAY BE INCREASED TO A MAXIMUM OF 65 FEET, PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF 50 FEET, THERE SHALL BE ADDED TO EACH YARD REQUIREMENT ONE CORRESPONDING FOOT OF WIDTH OR DEPTH.

LEGEND	
---	CENTERLINE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	LEGAL R.O.W., EASEMENTS
---	REQUIRED R.O.W.
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM SEWER/INLET
---	PROPOSED WATER LINE
---	PROPOSED SAN. SEWER LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED GAS LINE
---	EXISTING MANHOLE
---	PROPOSED MANHOLE
---	EXISTING CURBLINE
---	PROPOSED CURBLINE
---	UTILITY POLE
---	EXISTING VALVE, VENT. CO.
---	AIR COMPRESSOR
---	CAR VACUUM
---	ENTRY PORTAL SYSTEM

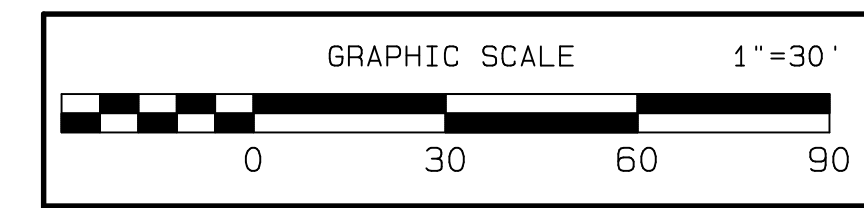
NOTE:  
BOUNDARY INFORMATION PLOTTED FROM DEED. NO FIELD SURVEY WAS PERFORMED BY JOSEPH M. ESTOCK, P.E., P.L.S.; TOPOGRAPHIC INFORMATION PLOTTED FROM THE UPPER MERION TOWNSHIP AERIAL MAPPING DATED APRIL 8, 1999 AND LAST REVISED 2005.

Lot Area=  
4.0075 Acres Gross (To Title Line)  
3.6373 Acres Net (To R/W Line)

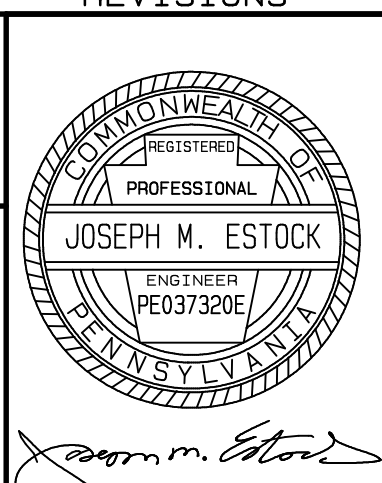
PROJECT TITLE:  
**FRANKLIN MAPS**  
333 S. HENDERSON ROAD  
UPPER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE:  
**SKETCH PLAN**

PREPARED BY:  
**JOSEPH M. ESTOCK, PE, PLS**  
395 S. HENDERSON ROAD  
KING OF PRUSSIA, PA 19406  
610-265-3035 (OFF.) 610-962-9855 (FAX) JME933@AOL.COM (E-MAIL)



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. FORMER ENGINEER OR PARTY OF LOCATION AND DEPTH OF UTILITIES THAT 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.



SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 30'	25 JUNE 2012	12061		1 OF 1