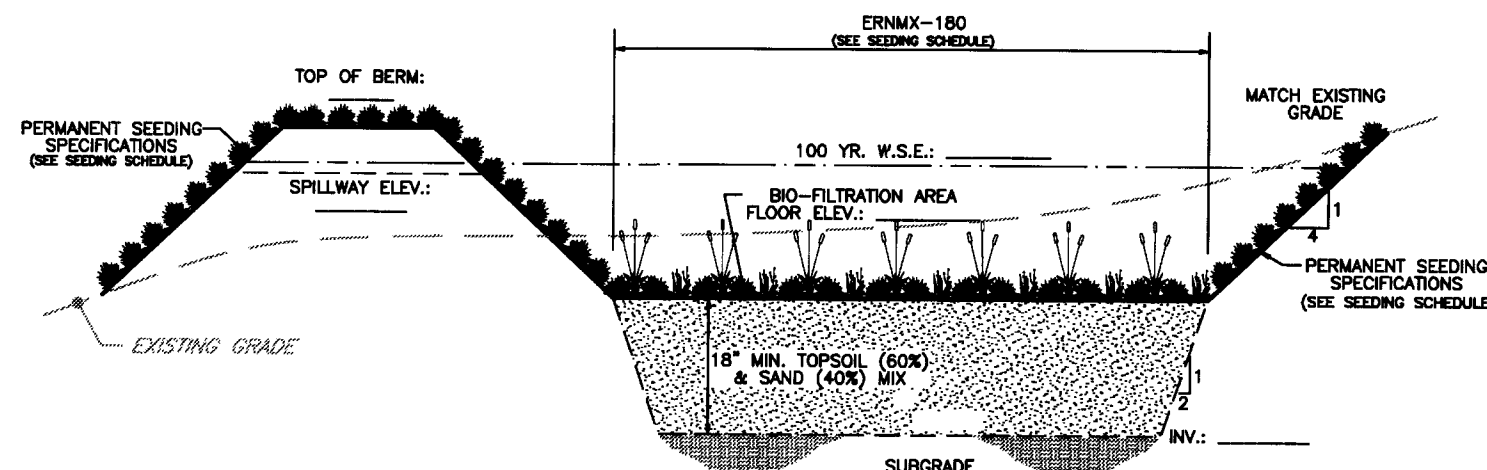




GENERAL NOTES

Base Existing Features Notes

- The project site is identified as:
 Record Owner: QUERCUS PROPERTIES LP
 Site Address: 400 West Church Rd, King of Prussia, PA 19406
 Block / Unit: 10E / 38
 Tax Parcel No.: 55-00-03242-001
 Deed Bk / Page: 2465 / 00318
 Gross Area: 3.54 Acres
- This plan was prepared utilizing the following references:
 a. Tax maps of record as obtained from the Montgomery County Recorder of Deeds and Tax Assessors Offices, Norristown, PA.
 b. A plan entitled "PROPOSED REDEVELOPMENT FOR J.B. WARD & COMPANY", prepared by Bohler Engineering, dated 8/27/07.
 c. U.S. Geological Survey Map - Norristown Quadrangle; dated 1966, Photorevised 1983.
- All contractors working on this project shall comply with the requirements of PA Act 287 of 1974 as amended by PA Act 181 of 2006 (Pennsylvania One Call system). All contractors working on this site shall obtain a PA One Call serial number for construction purposes not less than three (3) nor more than ten (10) working days prior to construction.
- Existing subsurface utility information illustrated on these plans are based upon visual field inspection by Woodrow & Associates, Inc. information pertaining to the size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid for the project design. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that utility size, location, depth, etc. as shown, exists between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.



PERMANENT SEEDING SPECIFICATION - FORMULA B:
 70% Tall Fescue (Festuca Arundinacea var. Kentucky 31)
 30% Cheeping Red Fescue or Cheatings Fescue

SEEDING RATES FOR THE ABOVE MIXTURES:
 Spread seeds where indicated and at the rates specified above (and Table A, Plan 400, Section 504). Spread seeds within the following dates, or as otherwise indicated or directed:
 * Formula B: - March 15 to June 01
 August 01 to October 15
 * Formula E: - March 15 to October 15

Extend seeding dates where project conditions warrant. Apply full treatment or apply only 50% of the permanent seeding and soil supplements and apply the remaining 50% within the next seeding dates.
 Place mulch, hay or straw immediately after seeding or within 48 hours after seeding is completed. Place hay or straw uniformly in a continuous blanket, at a rate of 1,200 lbs./1,000 s.f. If directed, increase the rate of application, depending upon the material used, season, soil conditions or method of application.

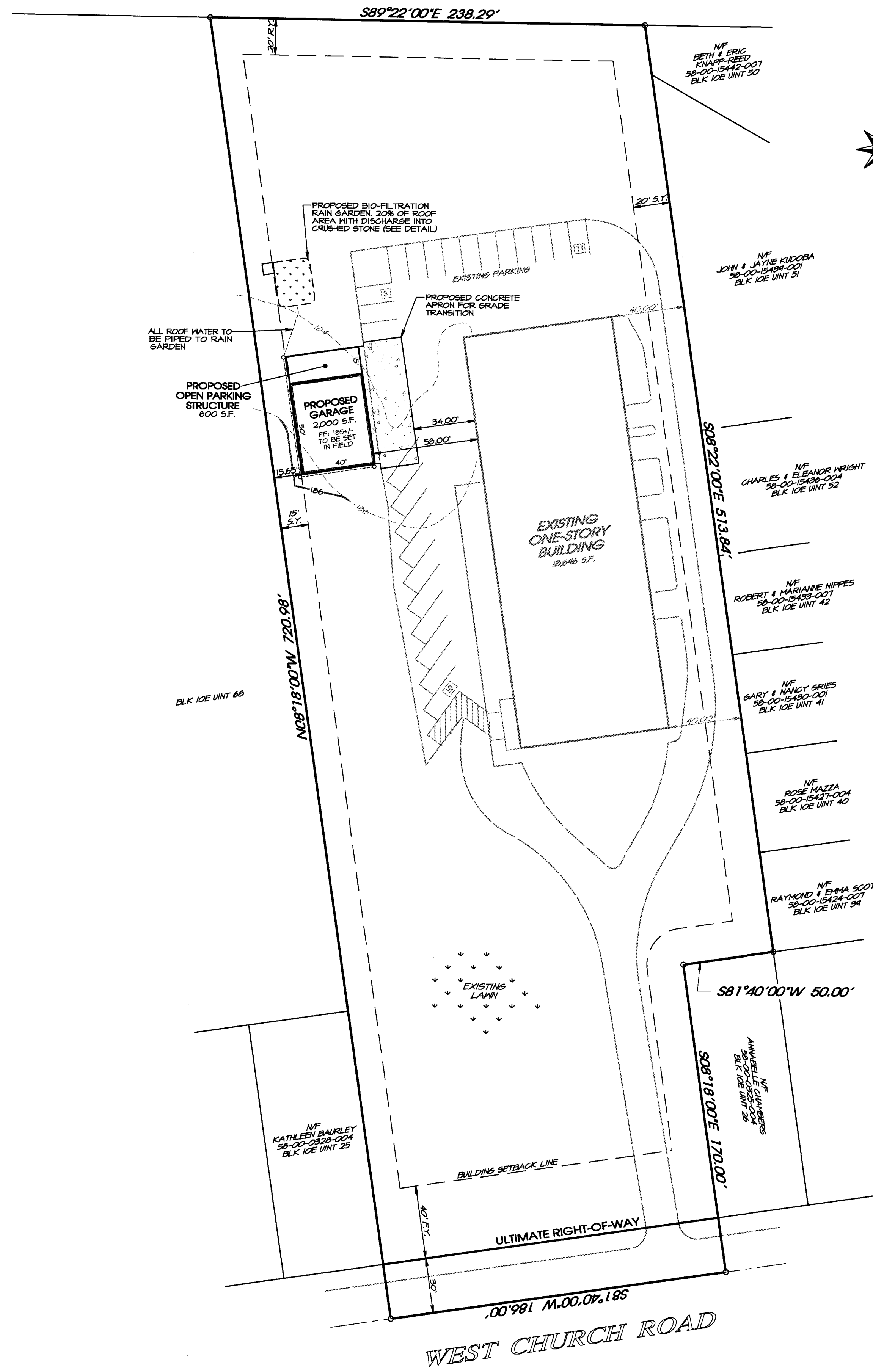
DRVEST MIX 180 - RAIN GARDEN MIX

20.00%	Panicum rigidulum	Redtop Panic Grass
20.00%	Schizanthus scaberium	Little Bluestem
10.00%	Ornithogalum virginicum	Virginia Wild Rye
3.00%	Carex ripoides	Fox Sedge
3.00%	Chenopodium album	River Oat
3.00%	Echinochloa crusgalli	Hairy Broomrape
3.00%	Lolium spicatum	Moran (Dense) Bloating Star
3.00%	Andropogon furcatus	Black Oat Staw
3.00%	Aristida nutans	Will Bergamot
3.00%	Andropogon gerardii	Big Bluestem
3.00%	Achillea millefolium	Swamp Milkweed
3.00%	Andropogon scoparius	New England Aster
3.00%	Agrostis capillaris	Blue Fawn Indigo
3.00%	Stemmadia racemosa	Stemmadia
3.00%	Trisetum ciliolatum	Wild Seson
3.00%	Trisetum ciliolatum	Ohio Spikerart
3.00%	Hordeum jubatum	Blue Vervain
3.00%	Zizia aurea	Golden Alexander
1.00%	Agrastis perennis	Autumn Bentgrass

Seeding Rate: 15 lb per acre, or 1/3-1/2 lb per 1,000 sq ft
 Used where water quality, wildflower beauty, and wildlife are important.
 This mix should only be mowed during the dormant season.

BIO-FILTRATION RAIN GARDEN
 Not To Scale

PENNSYLVANIA RAILROAD - TRENTON BRANCH



ZONING and SITE DATA SCHEDULE

Zoning District: LI Limited Industrial District			
Item	Section	Requirement	Plan Provided
Permitted Use	165-144.A	PRIVATE COMPANY; TREE SERVICE	
Min. Lot Area			151,522.26 S.F. (NET)
Yard Setbacks			
Front Yard	165-146.A	40 Feet	40 Feet
Side Yard	165-146.B.(1)	15/25 Feet (40' Agg.)	15/25 Feet
Rear Yard	165-146.C	20 Feet	20 Feet
Max. Bldg Height	165-145	50 Feet	50 Feet
Max. Bldg Coverage	165-146.D	75% of Lot Area	14.05%
Off-Street Parking	165-191.B.(5)(C)	22 Spaces [1]	24 Spaces

[1] 1 Space per 1,000 S.F. (21,296.00 S.F.)

IMPERVIOUS SURFACE TABULATION:
 Existing: 49,873 S.F.
 Proposed: 52,667 S.F.

No.	DATE	DESCRIPTION



APPROVED: J.B. WARD & COMPANY
 J.B. WARD
 King of Prussia, PA 19406
 Phone: (610) 285-0805

OWNER: QUERCUS PROPERTIES LP
 Blyn, NJ, PA 19010

PARCEL INFORMATION:
 T.P.: 55-00-03242-00-1 (Bk: LSE U: 38)
 Gross Area: 3,614 AC.
 Net Area: 3,418 AC.

FINAL LAND DEVELOPMENT PLAN

SITE PLAN
400 WEST CHURCH ROAD
 UPPER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

JOSEPH A. ZADLO
 ARCHITECT
 604 North Baltimore Pike
 Lower Merion, PA 19032
 Lower Merion, PA 19032
 Phone: 215.624.9774 Fax: 215.624.9568

Job No: 12-1003D
 Plan Date: Oct. 3, 2012
 SHEET No.: 1 of 1