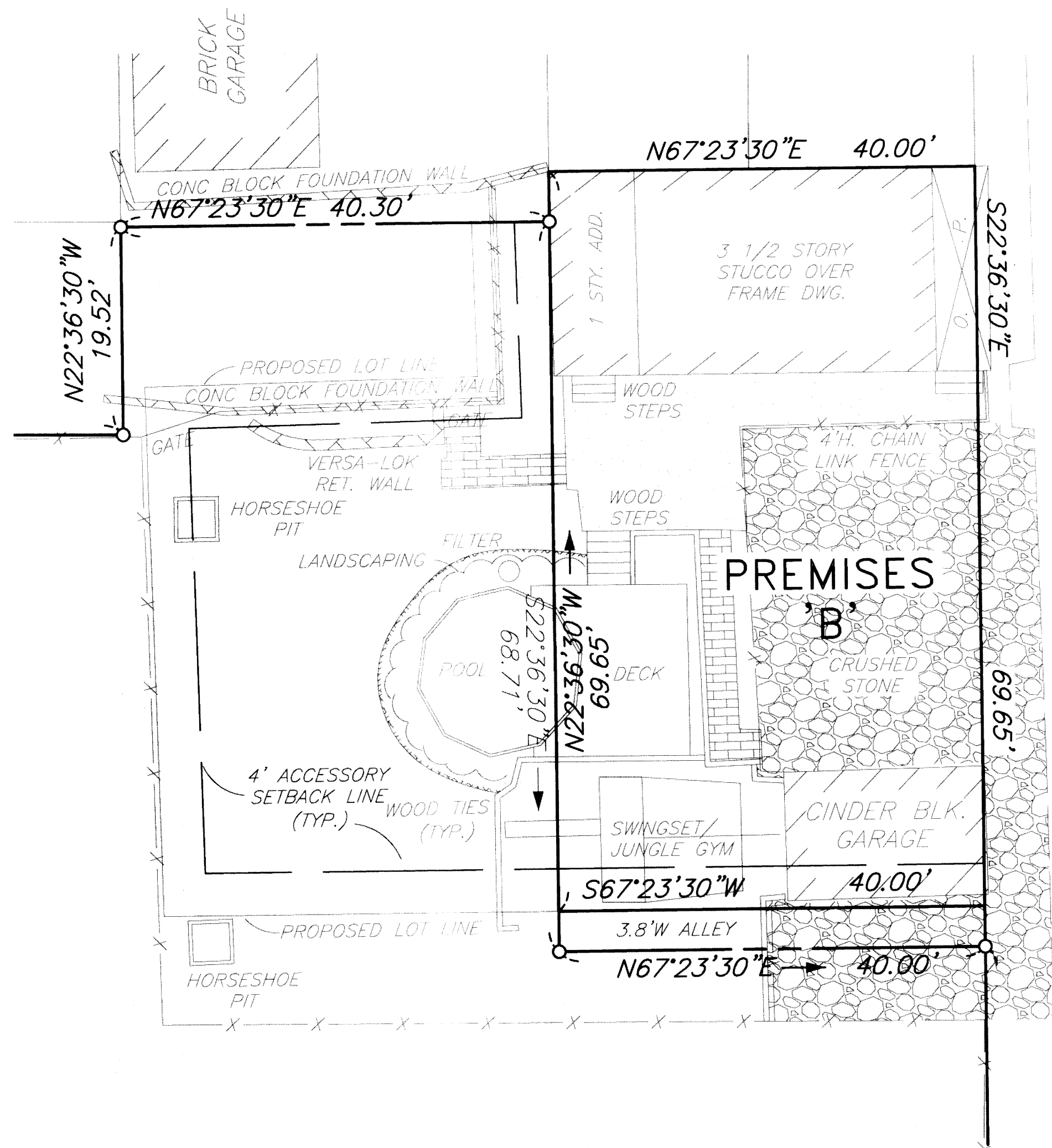
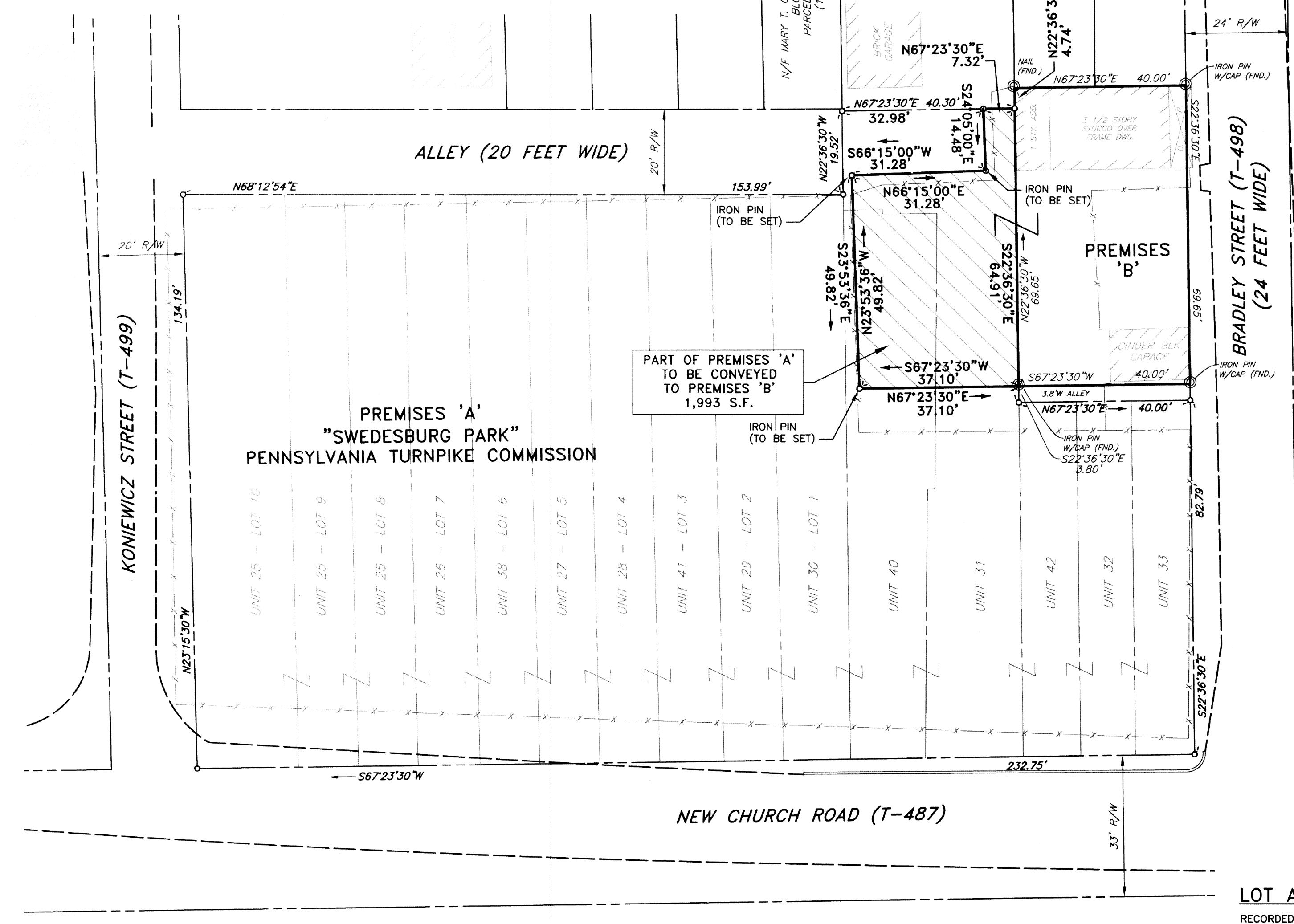


LAND CONVEYANCE ANNOTATIONS	
SOUTH 67° 23' 30" WEST	37.10'
NORTH 23° 53' 36" WEST	49.82'
NORTH 66° 15' 00" EAST	31.28'
NORTH 24° 05' 00" WEST	14.48'
NORTH 67° 23' 30" EAST	7.32'
SOUTH 22° 36' 30" EAST	64.91'
AREA = 1993 S.F. OR 0.046 ACRES	

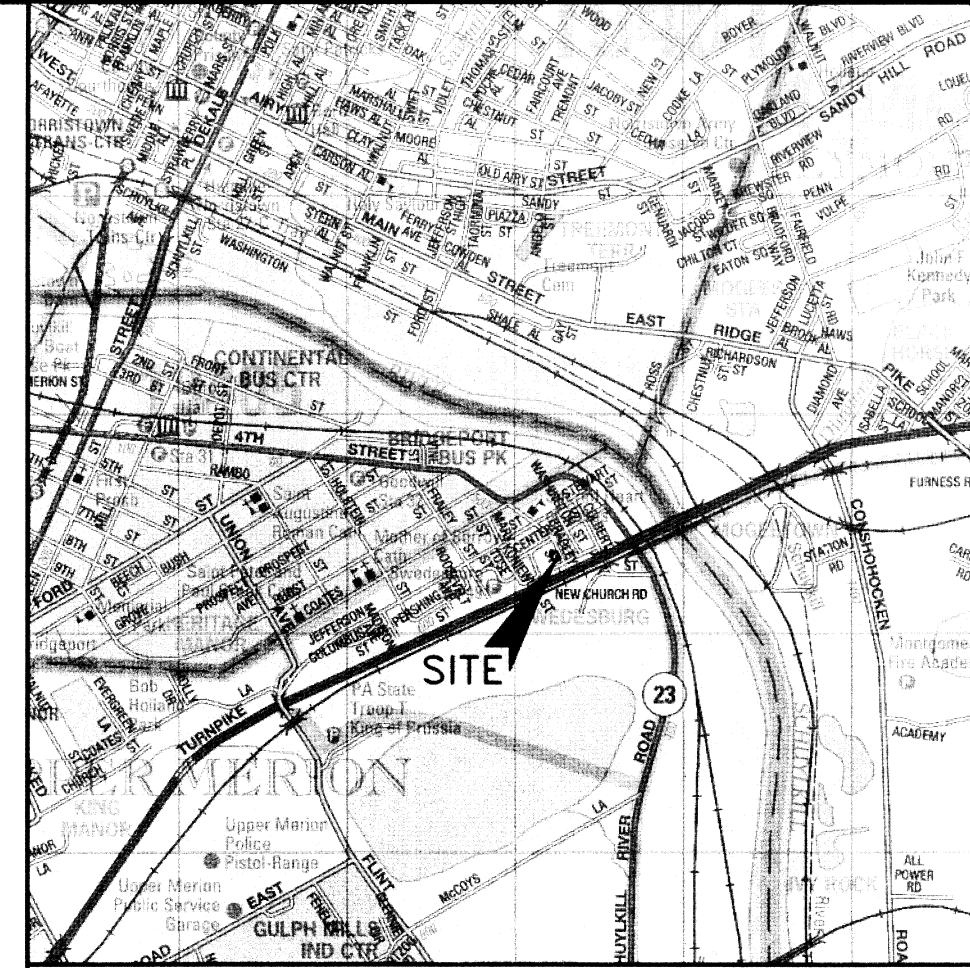


EXISTING FEATURES
SCALE: 1"=10'

BRADLEY STREET (T-498)
(24 FEET WIDE)



PROPOSED LOT LINES
SCALE: 1"=20'



LOCATION MAP
SCALE: 1"=2,000'
COPYRIGHT "ADC THE MAP PEOPLE"
PERMITTED USE NO. 20493218

LEGEND

- CHAIN LINK FENCE
- WALL
- MACADAM EDGE
- PROPERTY CORNER
- SURVEY MARKER

NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED ON JUNE 8, 2015.
2. THE CLIENT RESPECTFULLY REQUESTS WAIVERS FROM "CHAPTER 145: SUBDIVISION OF LAND - ARTICLE IV: PLAN REQUIREMENTS" SECTION OF THE UPPER MERION SUBDIVISION AND LAND DEVELOPMENT CODES FOR THIS CONVEYANCE OF PROPERTY.
3. AS SHOWN ON THE TOWNSHIP ZONING MAP, THE ZONING DISTRICT FOR PREMISES 'B' IS "R-3 RESIDENTIAL" AND THE ZONING DISTRICT FOR PREMISES 'A' IS "R-A RECREATIONAL AREA".
4. PREMISES 'A' EXISTING = 29,805 S.F.
PREMISES 'A' PROPOSED = 27,812 S.F.
PREMISES 'B' EXISTING = 2,786 S.F.
PREMISES 'B' PROPOSED = 4,779 S.F.
AREA OF LAND TO BE CONVEYED = 1,993 S.F.
5. THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
6. PLAN REFERENCES:
A.) "PLAN OF SURVEY" PREPARED FOR MICHAEL SCAVELLO BY BEAR GULLY SURVEY COMPANY, NORRISTOWN, PA, DATED FEBRUARY 11, 2014.
B.) "PLAN SHOWING HOUSES OF TONI KONIEWISCH" PREPARED BY HILTNER AND HITCHCOCK, C.E., DATED AUGUST 15, 1918.

LOT AND OWNER:

PREMISES 'A'	PREMISES 'B'
OWNER ADDRESS: PENNSYLVANIA TURNPIKE COMMISSION PO BOX 67676 HARRISBURG, PA 17106-7676	OWNER ADDRESS: MICHAEL S. SCAVELLO 225 BRADLEY ST. KING OF PRUSSIA, PA 19406
SITE ADDRESS: SWEDESBURG PARK BRADLEY STREET	SITE ADDRESS: 225 BRADLEY ST KING OF PRUSSIA, PA 19406
PREMISES DATA: TAX MAP BLOCK 82 15 PARCELS (REFER TO PLAN) RECORDED ZONING: R-A PREMISES 'B'	PREMISES DATA: TAX MAP BLOCK 82 - UNIT 19 PARCELS (REFER TO PLAN) RECORDED ZONING: R-3

ZONING DATA FOR PREMISES A:
"R-A" - RECREATIONAL AREA DISTRICT

	REQUIRED	EXISTING	PROPOSED
BUILDING SETBACK FROM RESIDENTIAL DISTRICT	100 FT.	NO BUILDINGS	NO BUILDINGS
MAXIMUM BUILDING HEIGHT	25 FT.	NO BUILDINGS	NO BUILDINGS
MAXIMUM BUILDING COVERAGE	20% UP TO 15,000 S.F.	0%	0%
MINIMUM GREEN AREA (NOT OCCUPIED BY BUILDINGS, STRUCTURES OR OFF-STREET PARKING)	90%	> 90%	> 90%
COMMERCIAL PARKING AREAS SCREENED FROM ADJUTING LOTS	20 FT. BUFFER	NO CHANGE	NO CHANGE

ZONING DATA FOR PREMISES B:
"R-3" - RESIDENTIAL DISTRICT SINGLE AND TWO-FAMILY, ROW, AND MULTI-FAMILY RESIDENCE

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1,600 S.F. TO 5,000 S.F.	2,786 S.F.	4,779 S.F.
MINIMUM LOT WIDTH	20 FT. TO 60 FT.	69.65 FT.	69.65 FT.
SETBACK DATA FRONT YARD SIDE YARD REAR YARD	25 FT. NOT REQ. 25 FT.	< 25 FT. * < 25 FT. * < 25 FT.	< 25 FT. < 25 FT. < 25 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.
MAXIMUM BUILDING COVERAGE	25 TO 50%	33.0% (920 S.F.)	19.3% (920 S.F.)

* EXISTING NON-COMFORMANCE

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

ON THIS _____ DAY OF _____, 2015, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, WHO ACKNOWLEDGES HIMSELF TO BE THE OWNER OF TAX MAP BLOCK 82 - UNIT 19 AND AS SUCH OWNER, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NAME: _____
TITLE: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ (SEAL)

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

ON THIS _____ DAY OF _____, 2015, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED MICHAEL S. SCAVELLO, WHO ACKNOWLEDGES HIMSELF TO BE THE OWNER OF TAX MAP BLOCK 82 - UNIT 19 AND AS SUCH OWNER, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NAME: MICHAEL S. SCAVELLO
TITLE: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ (SEAL)

TOWNSHIP BOARD OF SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP ON THIS _____ DAY OF _____, 2015.

ATTEST:

SECRETARY _____ CHAIRMAN _____
TOWNSHIP ENGINEER _____
PLANNING COMMISSION _____

PROFESSIONAL LAND SURVEYOR
ROBERT E. BLUE, JR.
(DATE) 6-17-2015
LICENSE NO. SU1323A

STATEMENT OF INTENT

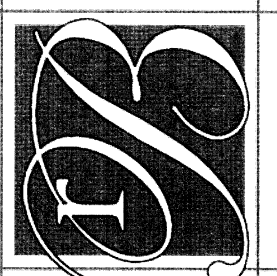
IT IS THE INTENT OF THIS PLAN IS TO PROVIDE MR. SCAVELLO WITH THE PROPOSED LAND DEVELOPMENT PLAN THAT HE NEEDS TO PURCHASE A PORTION OF THE LANDS OWNED BY THE PENNSYLVANIA TURNPIKE COMMISSION. THIS PLAN MUST FIRST BE REVIEWED BY THE PENNSYLVANIA TURNPIKE COMMISSION'S STAFF PRIOR TO SUBMISSION TO THE TOWNSHIP.

RECORDER OF DEEDS

RECORDED THIS _____ DAY OF _____, 2015
IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____, PAGE NO. _____
BY _____ RECORDER.

MCPD No. _____
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
For the Director
Montgomery County Planning Commission

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com



LAND DEVELOPMENT PLAN
SCAVELLO CONVEYANCE
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
PREPARED FOR
MICHAEL S. SCAVELLO
225 BRADLEY ST.
KING OF PRUSSIA PA 19406

DRAWN BY	CHECKED BY	SCALE
RVO	RWC	AS NOTED
DATE: 04-27-2015	JOB NUMBER: 1989-1S	SHEET NUMBER: 1 OF 1