ALL LOCATIONS OF EXISTING UTILITIES,SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

SERIAL # 1085929

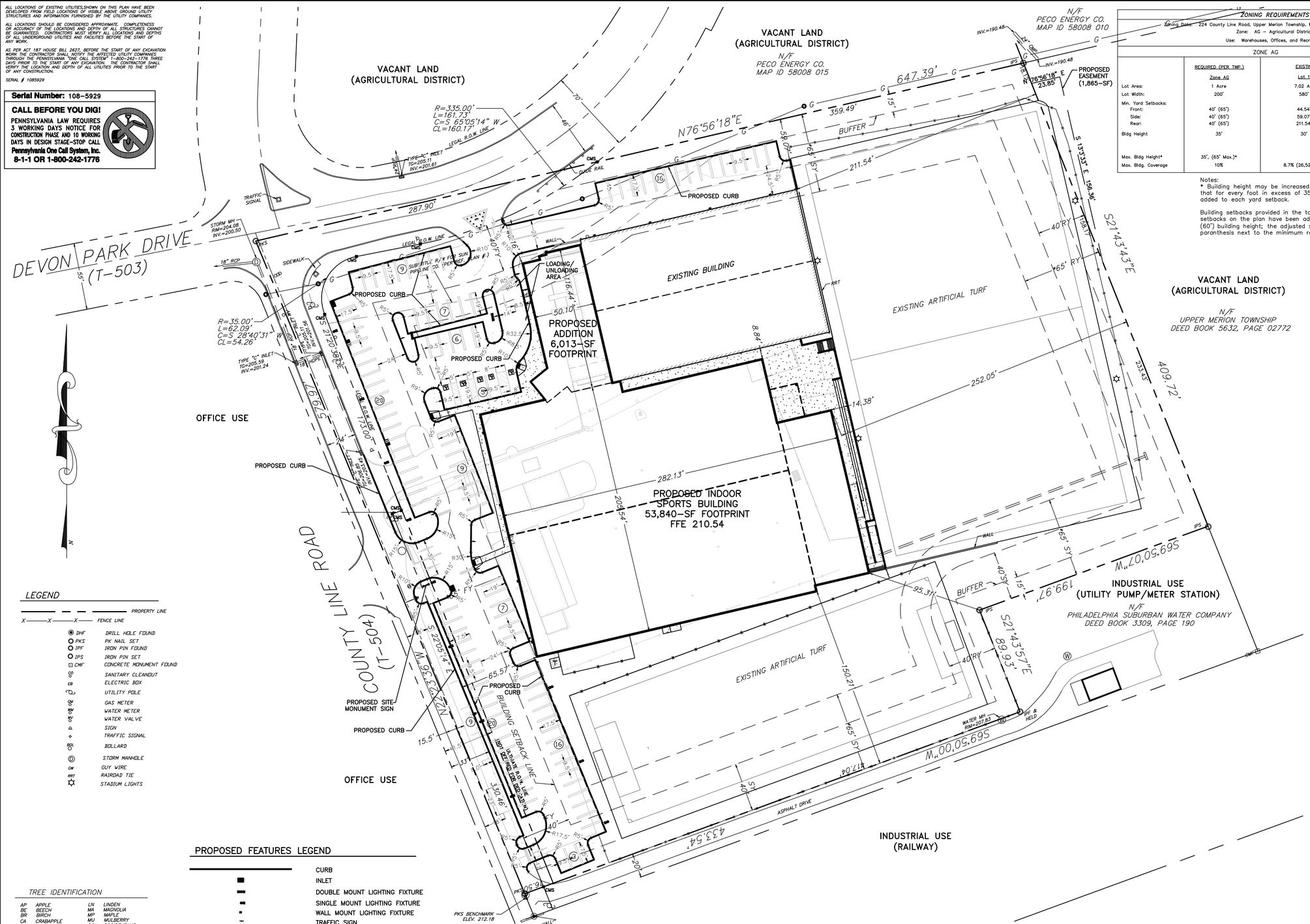
Serial Number: 108-5929

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc.

8-1-1 OR 1-800-242-1776



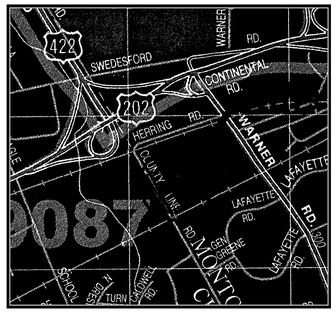
ZONING REQUIREMENTS

Zoning Date: 224 County Line Road, Upper Merion Township, Montgomery County, Pennsylvania
Zone: AG - Agricultural District
Use: Warehouses, Offices, and Recreation

ZONE AG	REQUIRED (PER TWP.) Zone AG	EXISTING Lot 1	PROVIDED Lot 1
Lot Area:	1 Acre	7.02 Ac.	7.02 Ac.
Lot Width:	200'	580'	580'
Min. Yard Setbacks:			
Front:	40' (65')	44.54'	40.16' (65.57')
Side:	40' (65')	59.07'	59.07' (150.21')
Rear:	40' (65')	211.54'	252.05' (95.31')
Bldg Height	35'	30'	BUILDING ADDITION 22' PROPOSED BUILDING 60'
Max. Bldg Height*	35', (65' Max.)*		
Max. Bldg. Coverage	10%	8.7% (26,526-SF)	26.8% (81,861-SF)

Notes:
* Building height may be increased to a maximum of 65 feet, provided that for every foot in excess of 35 feet in height an additional 1 feet is added to each yard setback.

Building setbacks provided in the table above are the minimums and the setbacks on the plan have been adjusted accordingly for a sixty foot (60') building height; the adjusted setback requirement is shown in paranthesis next to the minimum requirement in the table above.



SITE MAP
SCALE: 1"=1000'

ZONING DISTRICT AG

FRONT YARD	40' MIN.
SIDE YARDS	40' MIN. (10' FOR ACCESSARY STRUCTURE)
REAR YARD	40' MIN.
BUILDING HEIGHT	35' MAX.
MIN. LOT AREA	NOT LESS THAN ONE(1) ACRE
MIN. LOT WIDTH @ BLDG LINE	200'

MAX. BUILDING COVERAGE NOT MORE THAN 10%

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF UPPER MERION TOWNSHIP, LATEST EDITION.

THE NOTED SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN THE FULL AND ACCURATE TITLE REPORT.

SOURCE OF TITLE:
MONTGOMERY COUNTY COURTHOUSE RECORDER OF DEEDS
DEED BOOK 5252, PAGE 01332

VERTICAL DATUM:
1929-NGVD 29

TAX MAP PARCEL:
580004318007

TOTAL AREA:(TO THE TITLE LINE)
325,483 S.F./7.47 ACRES

NET AREA:(TO THE ROAD R/W)
305,823 S.F./7.021 ACRES

ERROR OF CLOSURE:
1: 100,000

GENERAL NOTES:

1) OWNER/APPLICANT
YSC REAL ESTATE, LP
3811 WEST CHESTER PIKE
NEWTOWN SQUARE, PA 19073

2) EXISTING BOUNDARY AND TOPOGRAPHIC DATA TAKEN FROM A SURVEY PERFORMED BY MOMENEE SURVEY GROUP, ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF: 224 COUNTY LINE ROAD" DATED MAY 2, 2008, LAST REVISED JUNE 11, 2008. FILE NO. 08-024.

3) SOILS DATA TAKEN FROM THE SOIL SURVEY OF MONTGOMERY COUNTY PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.

4) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42091C0334 F, THIS PROPERTY IS SITUATE IN ZONE X DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

PROPOSED PARKING CALCULATIONS:

RECREATIONAL FIELDS: 45 PS PER FIELD	FIELD AREA	% OF FULL FIELD	PARKING REQUIRED
FULL SIZED EXISTING TURF FIELD	90,000 SF	100%	45
EXISTING OUTDOOR TRAINING FIELD	40,000 SF	44%	20
EXISTING INDOOR FIELDS (1)	24,000 SF	27%	24
PROPOSED INDOOR STRUCTURE	55,000 SF	61%	28
ADDITIONAL OFFICE AREA (2)	2,000 SF	2%	6
TOTAL PARKING REQUIRED			123 PS
TOTAL PARKING PROVIDED			127 PS (INCL. 5 H/C)

(1) EXISTING PARKING ASSUMES MAXIMUM OF 24 PLAYERS PER FIELD AND IS NOT BASED ON FLOOR AREA
(2) BASED ON THE NEED FOR 3 PARKING SPOTS PER 1,000 SQ. FEET OF OFFICE (EXCLUDES CHAMPIONS HALL ENTRY AREA)

LEGEND

	PROPERTY LINE
X——X——X	FENCE LINE
IHF	DRILL HOLE FOUND
PKS	PK NAIL SET
IPF	IRON PIN FOUND
IPS	IRON PIN SET
CMF	CONCRETE MONUMENT FOUND
	SANITARY CLEANOUT
EB	ELECTRIC BOX
	UTILITY POLE
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
	SIGN
	TRAFFIC SIGNAL
BOL	BOLLARD
	STORM MANHOLE
GW	GUY WIRE
RRT	RAIRDAD TIE
	STADIUM LIGHTS

TREE IDENTIFICATION

AP	APPLE	LN	LINDEN
BE	BEECH	MA	MAGNOLIA
BR	BIRCH	MP	MAPLE
CA	CRABAPPLE	MU	MULBERRY
CE	CEDAR	OC	OCCIDENTALIS
CH	CHERRY	PA	PAULONIA
CN	CHESTNUT	PL	POPLAR
CW	COTTONWOOD	PN	PINE
DG	DOGWOOD	PR	PEAR
GK	GINKO	RW	REDWOOD
HA	HACKBERRY	SY	SYCAMORE
HK	HICKORY	SU	SUMMAC
HM	HEMLOCK	SA	SASSAFRASS
HL	HOLLY	SG	SWEET GUM
HC	HORSE CHESTNUT	SP	SPRUCE
LA	LARCH	WN	WALNUT
LO	LOCUST	WO	WILLOW

PROPOSED FEATURES LEGEND

	CURB
	INLET
	DOUBLE MOUNT LIGHTING FIXTURE
	SINGLE MOUNT LIGHTING FIXTURE
	WALL MOUNT LIGHTING FIXTURE
	TRAFFIC SIGN
	FIRE HYDRANT
CMS	CONCRETE MONUMENT TO BE SET
PKS	PK NAIL TO BE SET

NOTES:

REFER TO SHEET 5 OF 13 FOR SITE GRADING INFORMATION.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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SHEET 2 OF 2 FOR RECORDING
PRELIMINARY/FINAL PLANS

2) 05-19-10 PER TWP REVIEW
1) 03-23-10 NPDES PERMIT

SEAL

224 COUNTY LINE ROAD
CONSTRUCTION IMPROVEMENT PLAN
*UPPER MERION TOWNSHIP * MONTGOMERY COUNTY * PENNSYLVANIA*

MOMENEE AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
924 COUNTY LINE ROAD BRYN MAWR, PA 19010 (610) 527-3030
420 EXTON SQUARE PARKWAY EXTON, PA 19341 (610) 594-8384

REVISIONS
DATE: MARCH 9, 2010

SHEET 4
OF 13

SCALE: 1" = 40'

FILE NO: 08-024