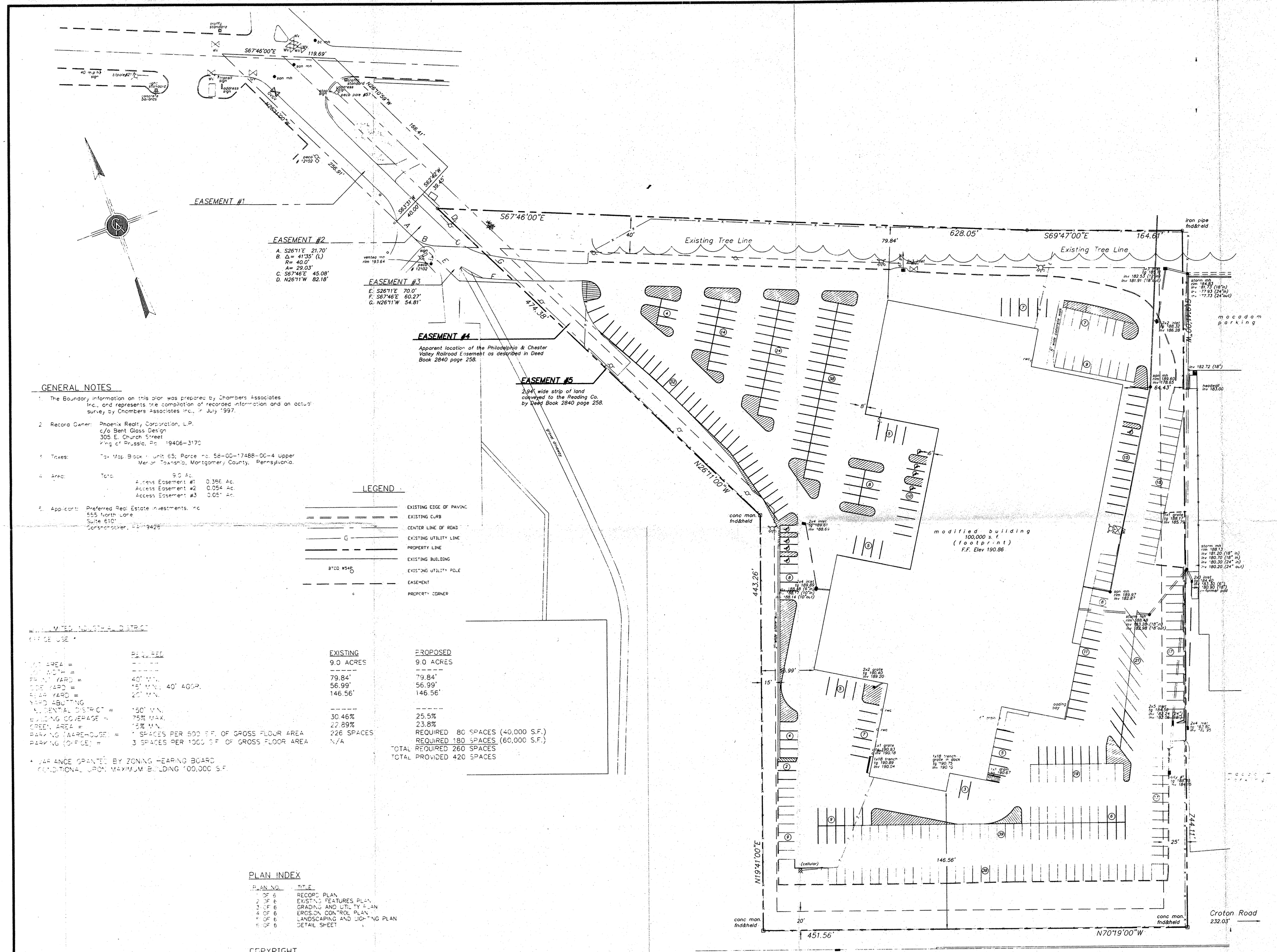

GENERAL NOTES

1. The Boundary information on this plan was prepared by Chambers Associates Inc., and represents the compilation of recorded information and an actual survey by Chambers Associates Inc., in July 1997.
2. Record Owner: Phoenix Realty, Corporation, L.P.
   c/o Bent Glass Design
   305 E. Church Street
   King of Prussia, Pa. 19406-3170
3. Taxes: Tax Map Block - Unit 65; Parcel no. 58-00-17488-00-4 Upper Merion Township, Montgomery County, Pennsylvania.
4. Area: Total 9.0 Ac.
   Access Easement #1 0.398 Ac.
   Access Easement #2 0.054 Ac.
   Access Easement #3 0.05 Ac.
5. Applicant: Preferred Real Estate Investments, Inc
   655 North Lane
   Suite 610
   Conshohocken, PA 19428

LEGEND

- EXISTING EDGE OF PAVING
- EXISTING CURB
- CENTER LINE OF ROAD
- EXISTING UTILITY LINE
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING UTILITY POLE
- EASEMENT
- PROPERTY CORNER

UPPER MERION TOWNSHIP, DISTRICT

(OFFICE USE ONLY)

	REQUIRED	EXISTING	PROPOSED
LOT AREA =	------	9.0 ACRES	9.0 ACRES
LOT WIDTH =	------	------	------
FRONT YARD =	40' MIN.	79.84'	79.84'
SIDE YARD =	15' MIN., 40' AGGR.	56.99'	56.99'
REAR YARD =	25' MIN.	146.56'	146.56'
YARD ABUTTING RESIDENTIAL DISTRICT =	150' MIN.	------	------
BUILDING COVERAGE =	75% MAX.	30.46%	25.5%
GREEN AREA =	15% MIN.	27.89%	23.8%
PARKING (WAREHOUSE) =	1 SPACES PER 500 S.F. OF GROSS FLOOR AREA	226 SPACES	REQUIRED 80 SPACES (40,000 S.F.)
PARKING (OFFICE) =	3 SPACES PER 1000 S.F. OF GROSS FLOOR AREA	N/A	REQUIRED 180 SPACES (60,000 S.F.)
			TOTAL REQUIRED 260 SPACES
			TOTAL PROVIDED 420 SPACES

* VARIANCE GRANTED BY ZONING HEARING BOARD
CONDITIONAL USE FROM MAXIMUM BUILDING 100,000 S.F.

PLAN INDEX

PLAN NO.	TITLE
1 OF 6	RECORD PLAN
2 OF 6	EXISTING FEATURES PLAN
3 OF 6	GRADING AND UTILITY PLAN
4 OF 6	EROSION CONTROL PLAN
5 OF 6	LANDSCAPING AND LIGHTING PLAN
6 OF 6	DETAIL SHEET

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Approved by the Supervisors of Upper Merion Township this _____ day of _____, 19 ____.

_____ Secretary _____ Chairman

Approved by the Planning Commission of Upper Merion Township this _____ day of _____, 19 ____.

_____ Secretary _____ Chairman

Approved by the Upper Merion Township Engineer this _____ day of _____, 19 ____.

_____ Township Engineer

Recorded this _____ day of _____, 19 ____ in the Office for Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania.

File Case _____ D.B. No. _____ Page _____

_____ Recorder of Deeds

SURVEYOR'S CERTIFICATION

I, John O. Chambers, Jr., a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the metes and bounds as surveyed by me on July 1997, and that the location, size and material of existing markers are accurately shown hereon.

_____ Registered Professional Surveyor

No. 16932-E
Registration Number

(SEAL)

_____ Date

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	DATE	DESCRIPTION	BY
1	6/4/98	REVISED AS PER BUILDING FOOTPRINT	TCP

RECORD PLAN

PREPARED FOR

211 S. GULPH ROAD

UPPER MERION TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA

Chambers Associates, Inc.
Consulting Engineers and Surveyors
619 Conestoga Road Villanova, Pa. 19085
610-688-6166

MANAGER	DRAWN BY	SCALE	DATE	JOB	DRAWING NO.
JPH	TCP	1"= 50'	3-2-98	730-008	S0201 1 OF 6