LAND DEVELOPMENT PLAN
FOR
C.D. PROFESSIONAL SPORTS, L.P.
UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RECEIVED JUN 14 2011 UPPER PROVIDENCE TOWNSHIP

VARIANCE NOTE:

1. A VARIANCE FROM SECTION 182-125 A OF THE UPPER PROVIDENCE TOWNSHIP ZONING ORDINANCE IS REQUIRED TO EXPAND THE EXISTING FACILITY TO ALLOW THE CONSTRUCTION OF A THIRD RINK WITHIN 100 FEET OF THE BROWER AVE LEGAL RIGHT OF WAY. THE PROPOSED EXPANSION OF THE FACILITY WILL REDUCE THE BUILDING SETBACK ALONG THE LEGAL RIGHT OF WAY TO 23.0 FEET
2. A VARIANCE FROM SECTION 182-125 A OF THE UPPER PROVIDENCE TOWNSHIP ZONING ORDINANCE IS REQUIRED TO EXPAND THE EXISTING PARKING AREA TO ALLOW THE CONSTRUCTION OF ADDITIONAL PARKING WITHIN 15 FEET OF THE PROPERTY LINE ALONG PENNCO ROAD. THE PROPOSED EXPANSION OF THE PARKING WILL REDUCE THE PARKING SETBACK ALONG THE PENNCO ROAD RIGHT OF WAY TO 2.3 FEET

SPECIAL EXCEPTION NOTE:

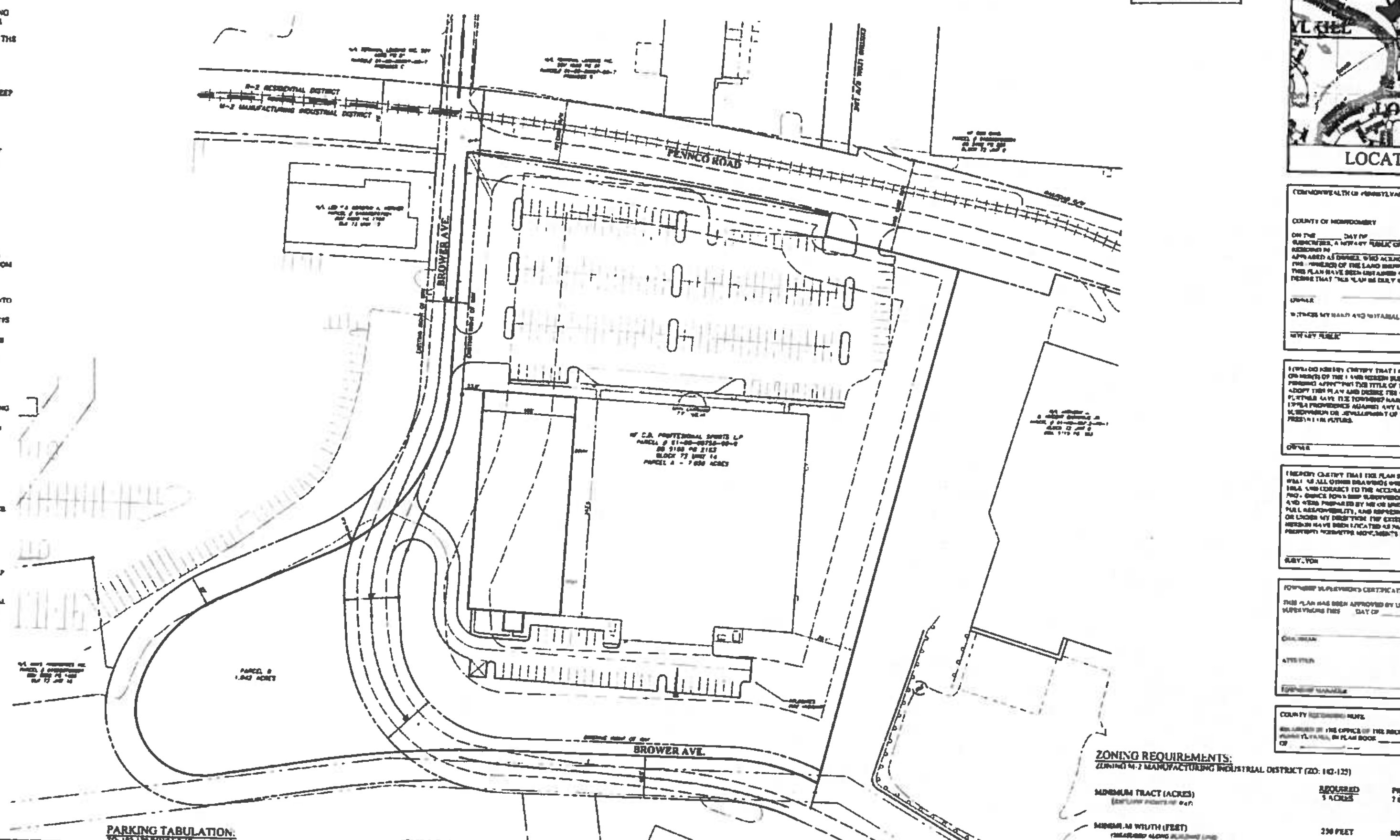
A SPECIAL EXCEPTION IS REQUIRED PER SECTION 182-153.B OF THE UPPER PROVIDENCE TOWNSHIP ZONING ORDINANCE TO ALLOW PARKING AREA TO BE CONSTRUCTED IN STEEP SLOPE AREAS

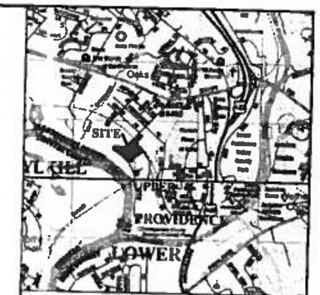
GENERAL NOTES:

1. INLAND DESIGN, LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC, OR THE CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
2. APPLICANT / OWNER: CD PROFESSIONAL SPORTS, INC
   C/O JAKE [illegible]
   87 BROWER ROAD
   PHOENIXVILLE, PA [illegible]
3. [illegible] MONTGOMERY COUNTY ASSESSMENT MAP 61, BLOCK 73, UNIT 14 (PARCEL 61-00-00716-00-9)
4. SOURCE OF TITLE: PARCEL 61-00-00716-00-4 DEED BOOK 4092, PAGE [illegible]
5. BOUNDARY INFORMATION TAKEN FROM LAND DEVELOPMENT PLAN FOR CD PROFESSIONAL SPORTS INC., PREPARED BY [illegible] ASSOCIATES, INC. DATED MAY 4TH, 199[illegible], LAST REVISED APRIL 4TH, 199[illegible] AND VERIFIED BY INLAND DESIGN, LLC. TOPOGRAPHIC FEATURES TAKEN FROM AERIAL TOPOGRAPHY PROVIDED BY AUDUBON LAND DEVELOPMENT CORPORATION AND SUPPLEMENTED WITH FIELD SURVEY BY INLAND DESIGN, LLC ON APRIL, 2011
6. THE PURPOSE OF THIS PLAN IS TO SHOW THE ADDITION OF A THIRD SKATING RINK TO THE EXISTING FACILITY AS WELL AS RECONFIGURED PARKING AND A NEW ACCESS DRIVEWAY ONTO PENNCO ROAD
7. THIS PLAN REQUIRES ZONING HEARING BOARD APPROVAL. PLEASE REFER TO VARIANCE NOTES AND SPECIAL EXCEPTION NOTES SHOWN ABOVE
8. THE PROPERTY IS LOCATED WITHIN THE M-2 MANUFACTURING INDUSTRIAL DISTRICT. PLEASE REFER TO ZONING ANALYSIS SHOWN ON THIS SHEET
9. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
10. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PUBLIC UTILITIES 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES
11. THE CONTRACTOR SHALL INSURE THAT PROPER MEASURES ARE TAKEN REGARDING RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH THIS PROJECT
12. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408, AND CONSTRUCTION STANDARDS, PUBLICATION 72, AND UPPER MERION TOWNSHIP SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE
13. ANY USER OF THESE PLANS IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCY IN THE EVENT OF DISCREPANCIES BETWEEN THE PLAN, PLAN DETAILS, SHOP DRAWINGS, CONSTRUCTION STANDARDS AND FIELD CONDITIONS. THE APPLICABLE AGENCY MUST BE CONTACTED AND DISCREPANCIES RESOLVED BEFORE PROPOSED IMPROVEMENTS ARE CONSTRUCTED. THE PREPARER OF THESE PLANS AND ALL REVIEWING AGENCIES ARE NOT LIABLE FOR ANY DISCREPANCIES
14. STEEP SLOPES ARE SHOWN IN ACCORDANCE WITH THE UPPER PROVIDENCE ZONING ORDINANCE
15. PROJECT SHALL BE SERVED BY PUBLIC WATER AND SEWER
16. THE FINAL DESIGN OF THE ELECTRIC AND TELECOMMUNICATION SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND UTILITY COMPANY
17. NOTHING SHALL BE ERECTED OR ALTERED AND NO HEDGE, TREE, SHRUB OR OTHER GROWTH, WHICH MAY OBSCURE VIEW, SHALL BE PLACED WITHIN THE CLEAR SIGHT TRIANGLES
18. 100 YEAR FLOOD PLAIN BOUNDARY SHOWN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP [illegible], DATED OCTOBER [illegible]
19. ALL SIGHT TRIANGLES SHALL REMAIN CLEAR AND ANY PLANT MATERIAL THAT COULD ENDANGER SAFETY, SUCH AS UNSTABLE LIMBS, SHALL BE REMOVED AND THE PLANT MATERIAL REPLACED IF NECESSARY. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL PLANTING AND ARCHITECTURAL ELEMENTS TO INSURE A SAFE ENVIRONMENT
20. TOWNSHIP APPROVAL IS REQUIRED FOR BLASTING
21. ELEVATIONS ARE BASED ON USGS DATUM. SITE BENCHMARK: RIM OF SANITARY SEWER MH 46-434 LOCATED IN BROWER AVENUE. BENCHMARK ELEVATION = [illegible]

LEGEND:

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- FLOOD PLAIN LINE
- EXISTING 2' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- SOILS LINE AND DESCRIPTION
- STEEP SLOPE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- EXISTING CURB LINE
- PROPOSED CURB LINE
- EXISTING ROAD / PAVING
- PROPOSED ROAD / PAVING
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING STONE DRIVE
- PROPOSED STONE DRIVE
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- EXISTING WALL
- PROPOSED WALL





LOCATION MAP
SCALE: 1" = 2000'

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PARKING TABULATION:
ZO: 182-179 B(1)(b) A (f)

REQUIRED PARKING:

1 SPACE / 4 SEATS + 1 SPACE PER EMPLOYEE ON LARGEST SHIFT	
800 EXISTING SEATS + 50 PROPOSED SEATS (1200 / 4)	= 213 SPACES
14 EMPLOYEES	= 14 SPACES
TOTAL	= 227 SPACES REQUIRED

PROVIDED PARKING:

EXISTING PARKING STALLS TO REMAIN (267 - 58)	= 209 SPACES (8 HANDICAP)
PROPOSED NEW PARKING STALLS	= 68
TOTAL PROVIDED PARKING	= 277 SPACES (8 HANDICAP)

PARKING STALLS TO BE 9' x 18', ISLES TO BE 25' WIDE PER SALDO: 154-28 I

ZONING REQUIREMENTS:
ZONING M-2 MANUFACTURING INDUSTRIAL DISTRICT (ZO: 182-125)

	REQUIRED	PROVIDED
MINIMUM TRACT (ACRES) (EXCLUDING RIGHTS OF WAY)	5 ACRES	7.038 ACRES (PARCEL A) (TOTAL SITE 8.68 ACRES PARCEL B NOT INCLUDED IN AREA CALCULATIONS)
MINIMUM WIDTH (FEET) (MEASURED ALONG BUILDING LINE)	250 FEET	800 FT.±
MINIMUM BUILDING SETBACK (FEET)		
FROM ULTIMATE RIGHT OF WAY	100 FEET	23.0 FEET (SEE VARIANCE NOTE)
FROM COMMERCIAL OR INDUSTRIAL DISTRICT	50 FEET	78.1 FEET (EXISTING)
FROM RESIDENTIAL OR INSTITUTIONAL DISTRICT	150 FEET	N/A
MINIMUM PARKING AND LOADING SETBACKS		
FROM ULTIMATE RIGHT OF WAY	50 FEET	50 FEET
FROM COMMERCIAL OR INDUSTRIAL DISTRICT	15 FEET	2.3 FEET (SEE VARIANCE NOTE)
FROM RESIDENTIAL OR INSTITUTIONAL DISTRICT	100 FEET	N/A
MAXIMUM IMPERVIOUS COVERAGE (PERCENT)	80%	65.1% (199,502 S.F.)
MAXIMUM BUILDING COVERAGE (PERCENT)	60%	29.6% (90,710 S.F.)
MAXIMUM HEIGHT (FEET)	50 FEET	< 50 FEET

InLand Design
Civil Engineers & Land Development Consultants

PRELIMINARY
LAND DEVELOPMENT PLAN

GRAPHIC SCALE (IN FEET) 1 inch = 60 ft.

No.	Date	Description

Date: 6-13-2011
Scale: 1" = 60'
Drawn by: TAH
Checked by: CAD
Project No. 10068

COVER SHEET
FOR
C.D. PROFESSIONAL SPORTS, L.P.
87 BROWER AVENUE
OAKS, PA 19465
UPPER PROVIDENCE TOWNSHIP • MONTGOMERY COUNTY • PA

SHEET 1 OF 12