

TEMPORARY STRAW BALE BARRIER

- NOTES:**
1. Outline boundary from Plan of Witewood Farm prepared by G.D. Hodman dated June 9, 1992, revised June 23, 1992.
 2. Elevation datum assumed. Benchmark: Top HWM, W. Corner Welsh Rd and Dekalb Pk., Elev. = 100.00.
 3. Subsurface (on-site) sewage disposal system to be indicated if, or as, required.
 4. Area between roadway centerline(s) and respective ultimate right-of-way line(s) is hereby offered for dedication to Montgomery Township.

ZONING DATA

DISTRICT: "C" - COMMERCIAL

MINIMUM LOT AREA 25,000 S.F.

MINIMUM LOT WIDTH @ BLDG LINE 75 FT.

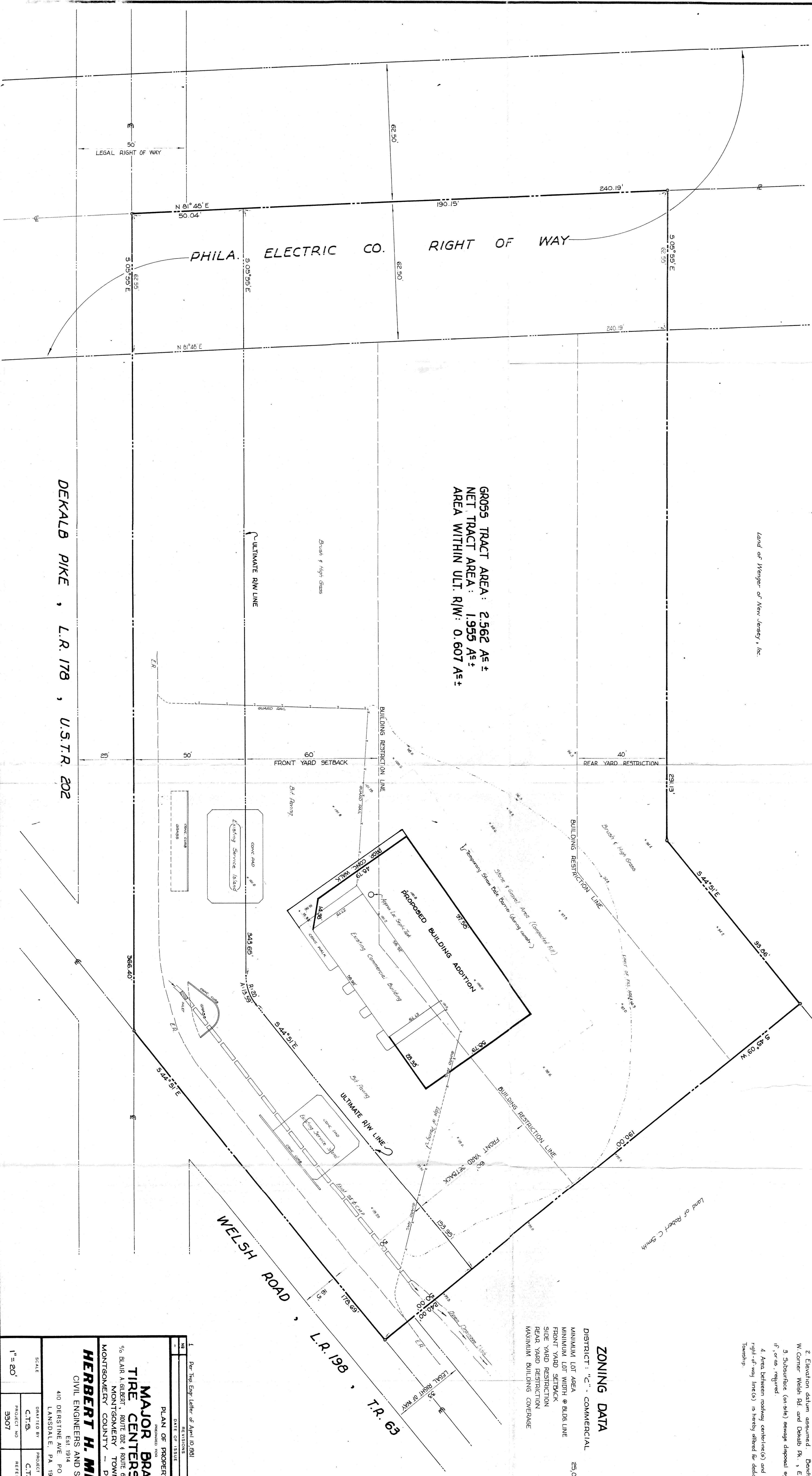
FRONT YARD SETBACK 60 FT.

SIDE YARD RESTRICTION N/A

REAR YARD RESTRICTION 40 FT.

MAXIMUM BUILDING COVERAGE 20 %

GR055 TRACT AREA: 2.562 A± ±
 NET TRACT AREA: 1.955 A± ±
 AREA WITHIN ULT. R/W: 0.607 A± ±



DEKALB PIKE, L.R. 178, U.S.T.R. 202

WELSH ROAD, L.R. 198, T.R. 63

1. Per Top Eng. Letter of April 10, 1991		APRIL 15, 1991
DATE OF ISSUE		0 21 1
REVISIONS		1000 13 1991
<p>PLAN OF PROPERTY</p> <p>HERBERT H. METZ, INC.</p> <p>MAJOR BRAND TIRE CENTERS, INC.</p> <p>5% BLAIR A. GILBERT, ROUTE 202 & ROUTE 63, NORTH WALDS, PK. 19454</p> <p>MONTGOMERY TOWNSHIP</p> <p>MONTGOMERY COUNTY - PENNSYLVANIA</p> <p>HERBERT H. METZ, INC.</p> <p>CIVIL ENGINEERS AND SURVEYORS</p> <p>410 DERSTINE AVE. PO BOX 647</p> <p>LANSDALE, PA. 19446</p>		
SCALE	PROJECT MANAGER	PLAN SHEET NUMBER
1" = 20'	C.T.S.	1 OF 1
PROJECT NO.	REFERENCE	
3507		