

SOIL TYPE(S)
 04C1 - GLENDE CHANNERY 1-1/2' LOAM & 15% SLOPE, SEVERELY ERODED.
 04C2 - GLENDE CHANNERY 1-1/2' LOAM & 15% SLOPE, SEVERELY ERODED.

PA ONE CALL No. 20223083011
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND TO WORKING
 DAYS IN DESIGN STAGE - STOP CALL 8-1-1
 Pennsylvania One Call System, Inc.
 1-800-242-1776
 8-1-1 (WITHIN PA.)

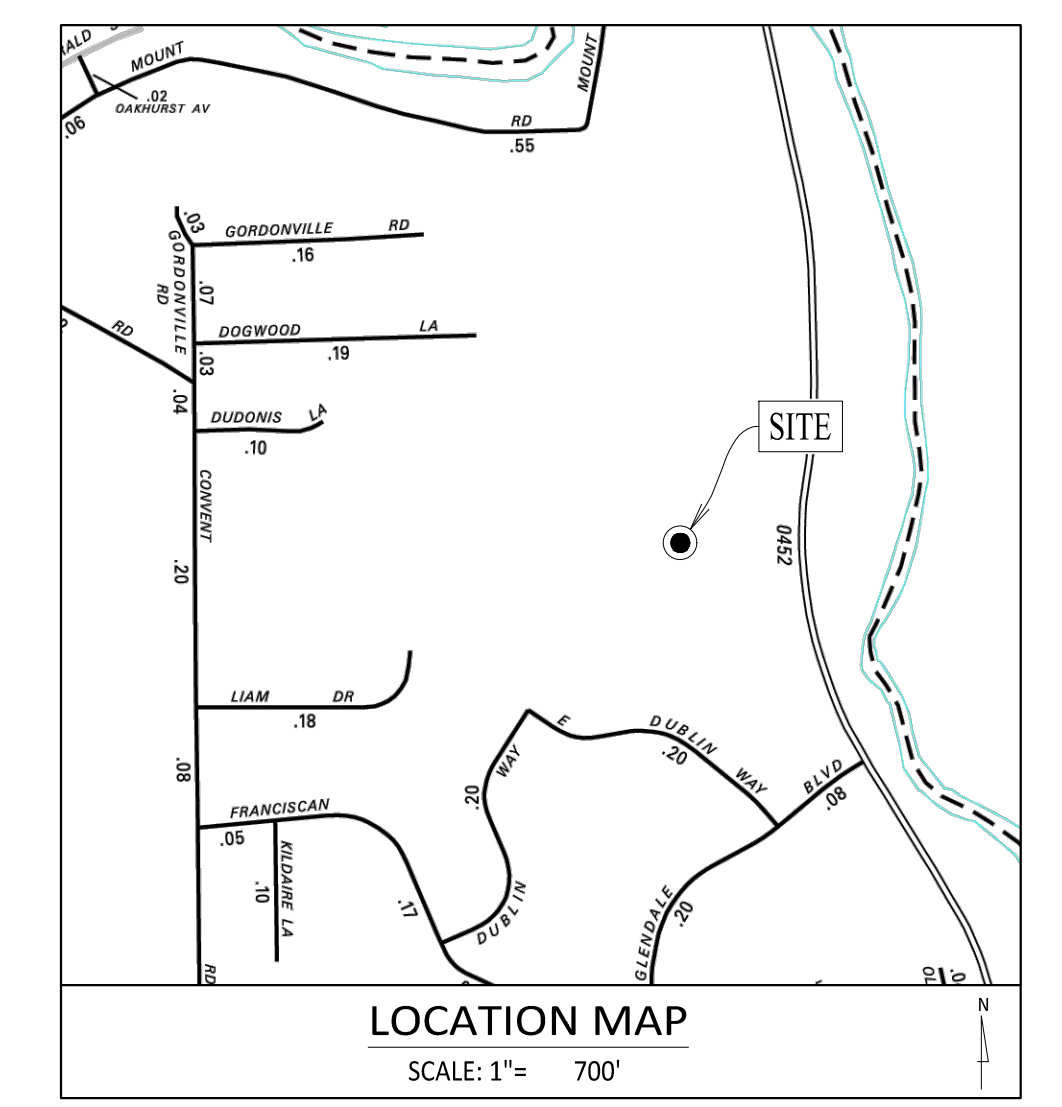
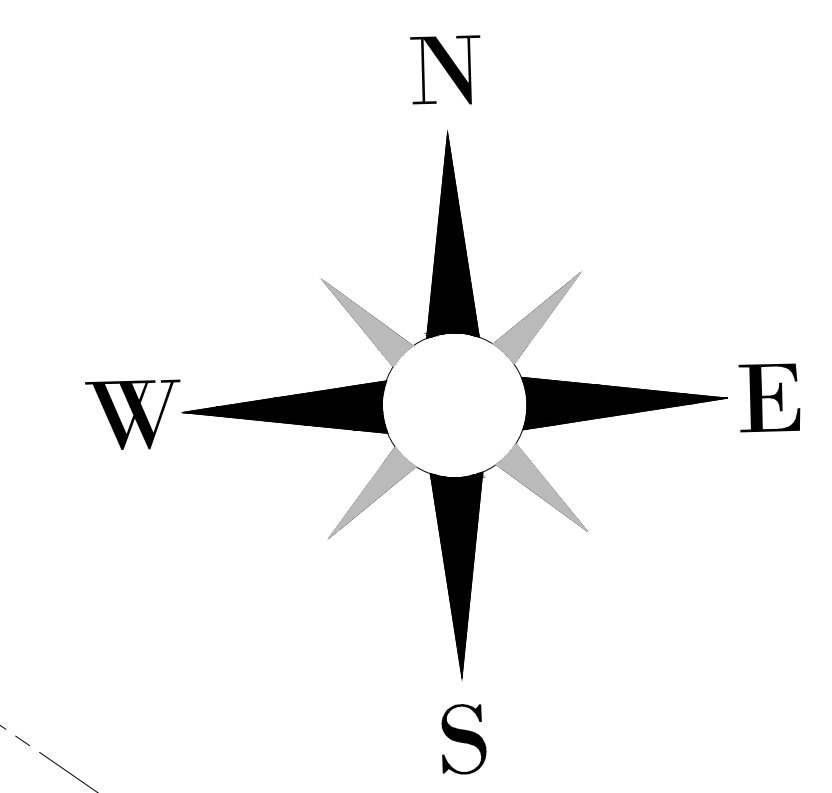
THE LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MUST BE
 VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR
 SHALL CONTACT PA ONE CALL AT LEAST 3 DAYS BEFORE PROCEEDING WITH ANY
 EXCAVATION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ACCURATE FIELD
 LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE-GROUND UTILITIES FROM BOTH THE UTILITY
 COMPANIES AND/OR BY TEST PITS PRIOR TO BEGINNING WORK. ALL UTILITY SERVICES WITHIN
 THE LIMITS OF WORK MUST ALSO BE FIELD LOCATED PRIOR TO EXCAVATION WORK.
 CONTRACTORS ARE TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY EVALUATIONS FROM THE
 PLAN INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE ALL PREVENTIVE
 MEASURES TO PROTECT THE LINES IN ACCORDANCE WITH THE PA ONE-CALL ACT.

- GENERAL NOTES**
1. BOUNDARY, TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN (BASED FROM FIELD SURVEY BY CATANIA ENGINEERING ASSOCIATES, INC. PERFORMED ON 10/20/22).
 2. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY CATANIA ENGINEERING ASSOCIATES, INC. DATUM ASSUMED: SITE BENCH SANITARY MANHOLE IN PENNELL ROAD, ELEVATION=99.73 FT, CONTOUR INTERVAL: 2 FEET.
 3. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM DEGREEABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATE OR COMPLETELY SHOWN HEREON.
 4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.
 5. ZONING INFORMATION OBTAINED FROM TOWNSHIP ZONING ORDINANCE (AS POSTED ON THE TOWNSHIP WEBSITE) AT THE TIME OF SURVEY. PROJECT ENGINEER IS RESPONSIBLE FOR CHECKING LATEST TOWNSHIP ORDINANCES FOR ANY & ALL EFFECTS OF TOWNSHIP ORDINANCES.
 6. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE, AN AREA OF MINIMAL FLOOD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR DELAWARE COUNTY, PA MAP NO. 42202008P, DATED NOVEMBER 18, 2009.
 7. SOIL INFORMATION PROVIDED WITH SUPPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE. SOILS ATTRIBUTED DATA IS DERIVED FROM THE NCS DATA MAP.

ZONING REQUIREMENTS*

ZONE	MIN. LOT AREA	REQUIRED	EXISTING LOT 1	EXISTING LOT 2
ZONE 11 LIMITED INDUSTRIAL DISTRICT AREA AND BULK REGULATIONS	80,000 S.F.	175 FT.	502,292 S.F. (11,531 AC)	384,448 S.F. (8,826 AC)
MIN. LOT WIDTH AT BUILDING LINE	175 FT.	175 FT.	206 FT.	154 FT.**
BUILDING SETBACKS				
MIN. FRONT YARD	100 FT.	N/A	44.3 FT.**	44.3 FT.**
MIN. SIDE YARD	50 FT.	N/A	13.8 FT.**	13.8 FT.**
MIN. REAR YARD	75 FT.	N/A	1,388.4 FT.	1,388.4 FT.
MAX. BUILDING COVERAGE	30%	0%	0%	0%
MAX. IMPROVED COVERAGE	75%	0%	3.5%	3.5%
MAX. BUILDING HEIGHT	50 FT./2 STORIES	N/A	N/A	< 50 FT., 2 STORIES

*SEE GENERAL NOTES FOR SPECIAL REQUIREMENTS
 **SEE ZONING ORDINANCE



OWNER
 LAMINAR CONCEPTS INC.
 5561 PENNELL ROAD
 MEDIA, PA 19063
 PARID #02-00-01863-00 &
 PARID #02-00-01864-00
 DEED BOOK 6514, PAGE 2108

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF PROFESSIONAL SERVICES AS PROVIDED BY CATANIA ENGINEERING ASSOCIATES, INC. REPRODUCTION OF THIS PLAN FOR ANY PURPOSES WITHOUT APPROVAL OF CATANIA ENGINEERING ASSOCIATES, INC. IS PROHIBITED. CERTIFICATION FOR THE WORK CONTAINED HEREIN IS LIMITED TO THE DATA PROVIDED TO THE ENGINEER.			
NO.	DATE	REVISION	PREP. BY (S.D.)
		CATANIA ENGINEERING ASSOCIATES, INC. 520 WEST MOGADORE BLVD. MILFORD PARK, PA 19033 TEL: (610) 532-2884 FAX: (610) 532-2923 EMAIL: office1@cataniainc.com	

EXISTING CONDITIONS PLAN
 5563 PENNELL ROAD
 LINN ARCHITECTS

