

ONECALL NOTES :



1. IN ACCORDANCE WITH ACT 287 OF 1974 AS AMENDED, BY ACT 199 OF 2004, A CALL WAS PLACED TO THE PA ONECALL SYSTEM (1-800-242-1776).
2. THE SERIAL NUMBER FOR THIS BOUNDARY AND TOPOGRAPHIC PLAN, DATED FEBRUARY 1, 2008 IS # 155374.
3. BEFORE ANY EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE PA ONECALL SYSTEM 72 HOURS PRIOR TO ANY EXCAVATION.

GENERAL NOTES :

1. LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AS SHOWN HEREON. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS AND ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AT THE TIME OF THIS SURVEY. AVAILABLE MARK-OUTS AND UTILITY PLANS DO NOT ENSURE UNDERGROUND UTILITY AND STRUCTURE LOCATIONS.
2. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED AND PREPARED BY MCCARTHY ENGINEERING ASSOCIATES, P.C. ON JANUARY 31, 2008.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND THE PROPERTIES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS NOT SHOWN HEREON.
4. IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SUBSURFACE CONDITIONS SHOULD THEY EXIST, I.E. BURIED TANKS, SEEPAGE BEDS, ETC.
5. SOLID WASTE STORAGE, COLLECTION AND DISPOSAL IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. ALL AREAS DELINEATED AND IDENTIFIED AS BEING WETLANDS ARE REGULATED BY STATE AND FEDERAL REGULATIONS. NO ENCROACHMENT, FILL, OR DISTURBANCE OF ANY KIND CAN BE COMPLETED IN THE WETLAND AREAS WITHOUT FIRST OBTAINING THE NECESSARY STATE AND FEDERAL APPROVALS, IF REQUIRED, BY STATE OR FEDERAL LAWS OR REGULATIONS.

ZONING INFORMATION :

I- INDUSTRIAL	REQUIRED	PROPOSED
MINIMUM REQUIREMENTS:		
LOT SIZE	1 ACRE	44.29 ACRES
LOT WIDTH	125 FT	505 FT
FRONT SETBACK	40 FT	161 FT
REAR YARD	30 FT	152 FT
SIDE YARD (EACH)	25 FT	117 FT
MAXIMUM REQUIREMENTS:		
BUILDING COVERAGE	30%	26%
LOT COVERAGE	65%	43%
BUILDING HEIGHT	40 FT OR 2.5 STORIES	40 FT OR 2.5 STORIES

PARKING CALCULATIONS:
 1 SPACE / 5,000 S.F. GROSS FLOOR AREA
 TOTAL GROSS S.F. = 505,000 S.F.
 505,000 / 5,000 = 101 SPACES REQUIRED

TOTAL NUMBER OF SPACES REQUIRED = 101
 TOTAL NUMBER OF SPACES PROVIDED = 318

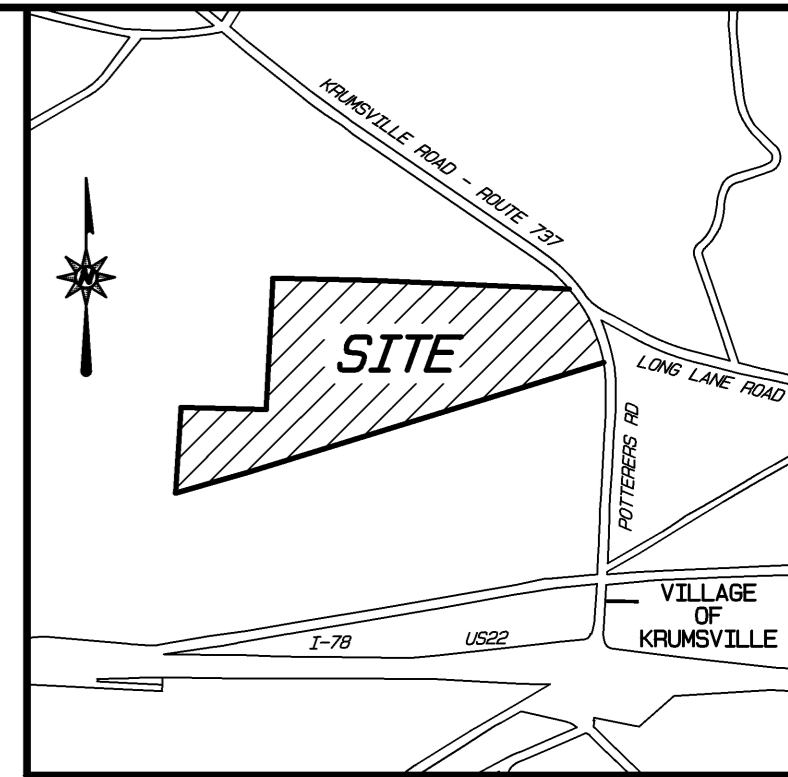
TOTAL AREA = 44.2888 ACRES

RECORD OWNER & SOURCE OF TITLE:

GRANTEE : KENNETH M. JR. & JUDE THOMPSON
 1884 KRUMSVILLE ROAD
 LENHARTSVILLE, PA 19534
 GRANTOR : SAMUEL E. STEWART, JOHN A. HOFFERT, JR.
 EXECUTORS OF FLORENCE L. OLDT a/k/a FLORENCE L. IMBODY
 RBV 3284, P. 1578
 DEED DATED : DECEMBER 14, 2000
 P.T. NO. : 5446-03-01-3058
 EQUITY OWNER:
 OPUS EAST, LLC
 C/O RICH ZEHL

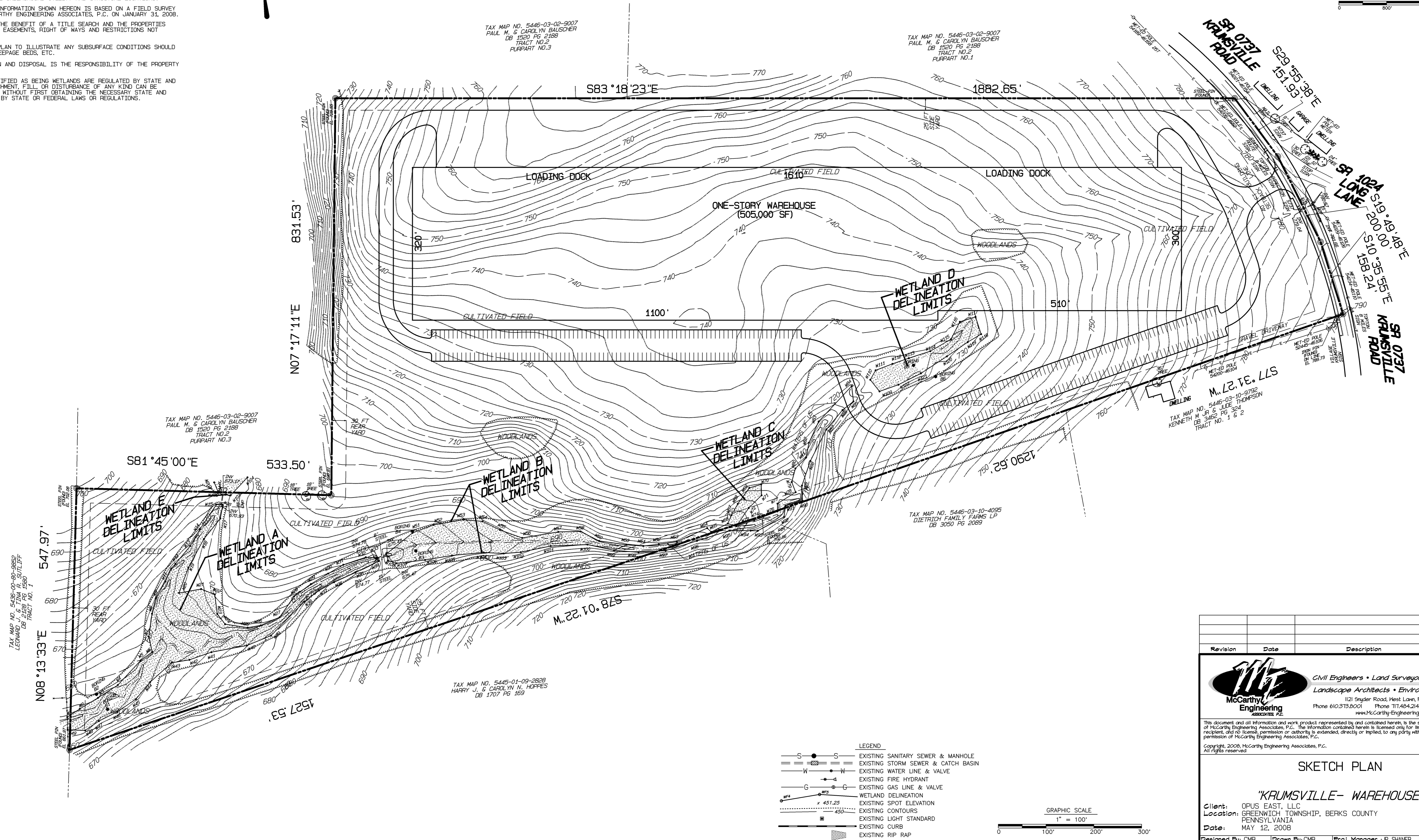
DATUM :

ELEVATIONS REFER TO APPROXIMATE USGS DATUM.
 BENCHMARK : EXISTING IRON PIN LOCATED ON LINE NEAR THE SOUTHEASTERN PROPERTY CORNER ON THE WEST SIDE OF KRUMSVILLE ROAD.
 ELEV 789.73



VICINITY MAP

1" = 800'
 0 800' 1600'



TAX MAP NO. 5446-03-02-9007
 PAUL M. & CAROLYN BAUSCHER
 DB 1520 PG 2189
 TRACT NO.2
 PURPART NO.3

TAX MAP NO. 5446-03-02-9007
 PAUL M. & CAROLYN BAUSCHER
 DB 1520 PG 2189
 TRACT NO.2
 PURPART NO.3

TAX MAP NO. 5446-01-09-2828
 HARRY J. & CAROLYN N. HOPPES
 DB 1707 PG 169

TAX MAP NO. 5446-03-10-4095
 DIETRICH FAMILY FARMS LP
 DB 3050 PG 2089

TAX MAP NO. 5446-03-10-9792
 KENNETH M. JR. & JUDE THOMPSON
 DB 3465 PG 324
 TRACT NO. 1 & 2

LEGEND

	EXISTING SANITARY SEWER & MANHOLE
	EXISTING STORM SEWER & CATCH BASIN
	EXISTING WATER LINE & VALVE
	EXISTING FIRE HYDRANT
	EXISTING GAS LINE & VALVE
	WETLAND DELINEATION
	EXISTING SPOT ELEVATION
	EXISTING CONTOURS
	EXISTING LIGHT STANDARD
	EXISTING CURB
	EXISTING RIP RAP

GRAPHIC SCALE

1" = 100'
 0 100' 200' 300'

Revision	Date	Description	Revised By

McCarthy Engineering Associates, P.C.
 Civil Engineers • Land Surveyors • Land Planners
 Landscape Architects • Environmental Scientists
 1121 Snyder Road, West Lawn, PA 19380
 Phone 610.373.8001 Phone 717.464.2146 Fax 610.373.8077
 www.McCarthy-Engineering.com

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SKETCH PLAN

"KRUMSVILLE- WAREHOUSE"

Client: OPUS EAST, LLC
 Location: GREENWICH TOWNSHIP, BERKS COUNTY
 PENNSYLVANIA
 Date: MAY 12, 2008

Designed By: CMB	Drawn By: CMB	Proj. Manager: J.P. SHANER	Principal: J.C.M.
Scale: 1" = 100'	Plot No: 08-003-SK1	Sheet: 1	OF 1