

LOT NO	PROP. LOT AREA (S.F.)	NET LOT AREA (S.F.)	10% MAX. BLDG. COV. (S.F.)	FOOTPRINT SHOWN (S.F.)	DRIVEWAY SHOWN (S.F.)	CONC. WALK/PORCH (S.F.)	DECK/PATIO (S.F.)	ADDITIONAL LOT IMP. COV. ALLOWED (S.F.)	** MAX. IMP. COV. (S.F.)
1*	112,225	104,484	16,448	4,397	5,167	1,695	0	2,000	13,259
2	99,637	99,637	9,964	3,600	1,480	195	0	3,500	8,775
3	93,681	93,681	9,368	3,600	1,470	195	0	3,500	8,765
4	114,987	109,279	16,628	3,249	3,120	525	375	3,500	10,789
Total:									41,568

\* LOT 1 CONTAINS THE EXISTING FOOTPRINT, DRIVE, CURBS AND DRIVEWAY TO REMAIN.  
 \*\* THIS CHART IS USED TO DOCUMENT THE DEVELOPER'S USE OF THE DESIGN CALCULATIONS FOR STORMWATER MANAGEMENT. ACTUAL BUILDING FOOTPRINT, DRIVE, CONC. WALK, PORCH/DECK, PATIO AND ADDITIONAL LOT IMPROVEMENTS COVER ALLOWED SUBMITTED AS PART OF THE BUILDING PERMIT PLAN MAY VARY FROM THIS CHART. HOWEVER, THE MAXIMUM IMPROVEMENTS COVERAGE VALUES SHOWN ABOVE ARE THE MAXIMUM IMPROVEMENTS COVERAGE ALLOWED PER LOT WITHOUT THE NEED FOR ADDITIONAL STORMWATER MANAGEMENT FACILITIES. ANY PROPERTY OWNER SEEKING TO INCREASE IMPROVEMENTS COVER BEYOND THAT WHICH IS ANTICIPATED BY THIS PLAN WILL BE REQUIRED TO PROVIDE ADDITIONAL STORMWATER MANAGEMENT AND TREATMENT.  
 NOTE: ANY ADDITIONAL IMPROVEMENTS COVERAGE WILL REQUIRE A GRADING PERMIT TO BE SUBMITTED AND APPROVED BY THE TOWNSHIP.

### PLAN SHEET INDEX

SHEET NO.	PLAN TITLE
1 OF 12	RECORD PLAN (RECORD SHEET 1 OF 4)
2 OF 12	EXISTING FEATURES PLAN
3 OF 12	AERIAL PHOTO
4 OF 12	GRADING AND DRAINAGE PLAN
5 OF 12	EAS PLAN
6 OF 12	EAS DETAIL SHEET
7 OF 12	PCSM PLAN (RECORD SHEET 2 OF 4)
8 OF 12	PCSM NOTES & DETAIL SHEET (RECORD SHEET 3 OF 4)
9 OF 12	PCSM LANDSCAPE PLAN (RECORD SHEET 4 OF 4)
10 OF 12	PLAN AND PROFILE OF PROPOSED SHARED DRIVEWAY
11 OF 12	TRUCK TURNPATH PLAN
12 OF 12	STORE ROAD GRADING PLAN

\* DENOTES PLANS THAT ARE TO BE RECORDED.

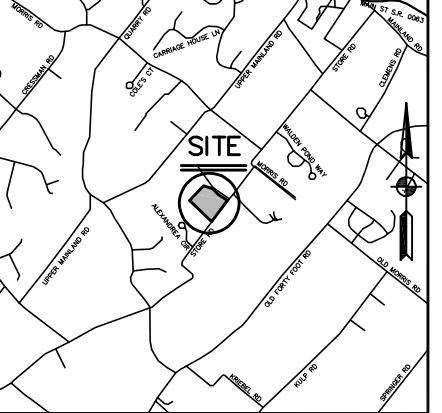
### ZONING DATA

DATA OBTAINED FROM LOWER SALFORD TOWNSHIP ZONING ORDINANCE, CHAPTER 164, REFERENCE ARTICLE VI, SECTION 164-28.

DISTRICT CLASSIFICATION:  
 "R-1A" - RESIDENCE DISTRICT

CRITERIA:

REQUIRED:	PROPOSED:	LOT 1 PROPOSED:	LOT 2 PROPOSED:	LOT 3 PROPOSED:	LOT 4 PROPOSED:
MINIMUM LOT AREA:	80,000 S.F.	109,116 S.F.	94,814 S.F.	93,681 S.F.	106,279 S.F.
MINIMUM LOT WIDTH @ SETBACK LINE:	200 FT.	302.3 FT.	303.3 FT.	288.6 FT.	281.7 FT.
FRONT YARD SETBACK:	75 FT.	N/A	N/A	75 FT.	N/A
SIDE YARD RESTRICTION:	40 FT.	N/A	40 FT.	40 FT.	N/A
REAR YARD RESTRICTION:	75 FT.	N/A	75 FT.	75 FT.	N/A
MIN. SETBACK FOR REAR LOTS IS 25% OF MIN. REQUIRED:	93.75 FT.	131.2 FT.	N/A	N/A	93.75 FT.
FRONT YARD SETBACK:	50.00 FT.	103.4 FT.	N/A	N/A	50.0 FT.
SIDE YARD RESTRICTION:	93.75 FT.	162.2 FT.	N/A	N/A	93.75 FT.
REAR YARD RESTRICTION:	10 %	<10 %	<10 %	<10 %	<10 %
MAXIMUM BUILDING COVERAGE:	35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.
MAXIMUM BUILDING HEIGHT:					



**CERTIFICATE OF OWNERSHIP**  
 WE HEREBY CERTIFY THAT ANDREW KAMARATOS AND ANGELIKI KAMARATOS ARE THE OWNERS OF THE LAND DESIGNATED ON THIS PLAN AND THAT THEY DO HEREBY ADOPT THIS PLAN.

**OWNER'S ACKNOWLEDGEMENTS**  
 COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF MONTGOMERY  
 SS:  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

### SITE LOCATION MAP 1"=2000'

### SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
 LOWER SALFORD TOWNSHIP  
 TAXMAPID: 50021B050  
 PARID: 50-00-04306-00-9
- RECORDED DEED DATA IS AS FOLLOWS:  
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN DEED BOOK 5444, PAGE 1046.
- SITE ADDRESS:  
 645 STORE ROAD  
 HARLEYSVILLE, PA 19438
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
 ANDREW KAMARATOS & ANGELIKI KAMARATOS  
 645 STORE ROAD  
 HARLEYSVILLE, PA 19438
- AREA STATISTICS:  
 TOTAL TRACT AREA = 436,733 S.F./10.03 AC. (TO TITLE LINE)

### SURVEYOR'S CERTIFICATION

I, CLIFFORD T. STOUT, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY S.T.A. ENGINEERING, INC. THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

CLIFFORD T. STOUT, P.L.S.  
 REGISTRATION NO. 282-A

### STORMWATER STATEMENT

THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP

PROPERTY OWNER \_\_\_\_\_

### STORMWATER MANAGEMENT SYSTEM MAINTENANCE NOTES

- THE INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE, AND REPAIR OF THE STORMWATER MANAGEMENT SYSTEM ON HIS OR HER LOT IN PERPETUITY. THE INDIVIDUAL LOT OWNER SHALL INSPECT, CLEAN, REMOVE SILT OR OTHER DEBRIS, AND OTHERWISE MAINTAIN AND REPAIR THE STRUCTURE(S), PIPE(S), OR FINISH GRADING TO BE IN PROPER WORKING ORDER. NO CHANGES SHALL BE MADE TO THE STRUCTURE(S), PIPE(S), OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL OF THE MUNICIPALITY.
- IN THE EVENT THE INDIVIDUAL LOT OWNER FAILS TO PROPERLY MAINTAIN AND REPAIR THE STORMWATER MANAGEMENT SYSTEM, OR ANY REPLACEMENT SYSTEM APPROVED BY THE MUNICIPALITY, THE MUNICIPALITY, OR ITS AGENTS OR EMPLOYEES, SHALL HAVE THE RIGHT (BUT NOT THE OBLIGATION) TO ENTER UPON THE PROPERTY OF THE LOT OWNER AND SHALL HAVE THE RIGHT (BUT NOT THE OBLIGATION) TO PERFORM THE MAINTENANCE, REPAIRS, OR RECONSTRUCTION NECESSARY IN ORDER TO RETURN THE STORMWATER MANAGEMENT SYSTEM, OR NEW OR REPLACEMENT SYSTEM TO A FULLY FUNCTIONING CONDITION. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED BY THE MUNICIPALITY TO MAINTAIN, REPAIR, OR RECONSTRUCT THE STORMWATER MANAGEMENT SYSTEM.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR PERFORMING ALL MAINTENANCE TASKS LISTED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.
- THE STORMWATER MANAGEMENT FACILITY ON LOT 4 SHALL BE CONSTRUCTED DURING THE FIRST PHASE OF CONSTRUCTION.

### SOILS DATA

- DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.
- AB - ABBOTTSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES.
  - RB - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.
  - RNB - REAVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES.
  - RWA - ROWLAND SILT LOAM, 0 TO 3 PERCENT SLOPES.

### NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED BY THE PLANNING COMMISSION OF LOWER SALFORD TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

APPROVED BY THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY (ATTEST) \_\_\_\_\_

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON \_\_\_\_\_, 20\_\_\_\_

RECORDER OF DEEDS \_\_\_\_\_

MCPD No. 24-0206-001

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date \_\_\_\_\_

For the Director  
 MONTGOMERY COUNTY PLANNING COMMISSION

CLIFFORD T. STOUT, P.L.S.  
 REGISTRATION NO. 282-A

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### RECORD PLAN (RECORD SHEET 1 OF 4)

OF  
**645 STORE ROAD**

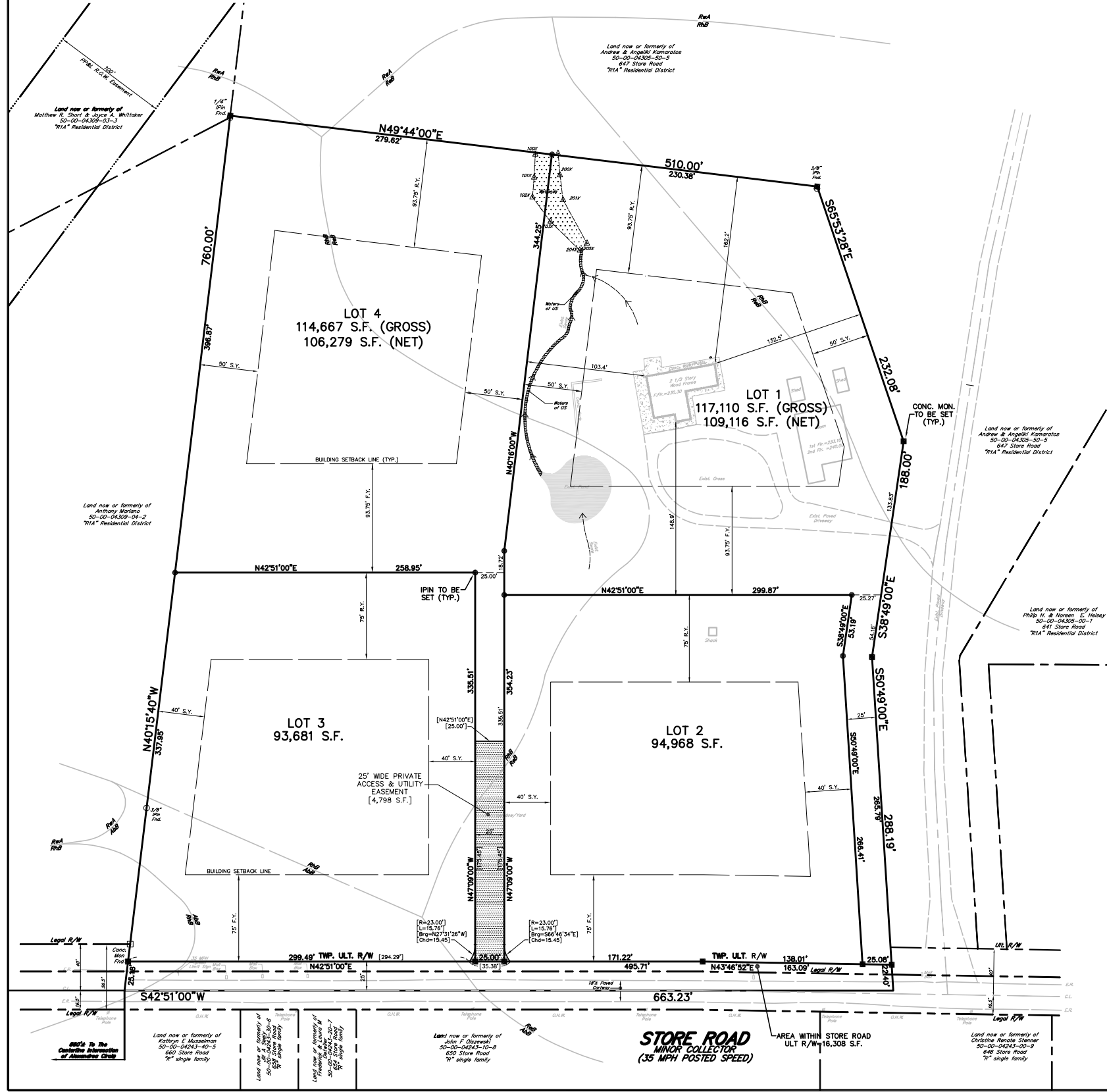
PREPARED FOR  
**ANDREW KAMARATOS & ANGELIKI KAMARATOS**

SITE SITUATE IN  
 LOWER SALFORD TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA



**Civil Engineers • Land Surveyors**  
 2499 KNIGHT ROAD, PENNSBURG, PA 18073  
 PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL	M.J.P.	S.A.R.	
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	
	6367	6367SUB	1 OF 12



### NOTES

- BOUNDARY RETRACEMENT AND TOPOGRAPHY FROM FIELD SURVEY BY STA ENGINEERING, INC. BETWEEN FEBRUARY AND APRIL 2024.
- VERTICAL DATUM BASED ON NAVD 1988. BENCHMARK ELEVATION: 230.30. BENCHMARK DESCRIPTION: FINISHED FLOOR ELEVATION OF 645 STORE ROAD.
- NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 251 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0251G, EFFECTIVE MARCH 2, 2016.
- ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.
- DENOTES CONCRETE MONUMENTS TO BE SET. IRON PINS TO BE PLACED AT ALL PROPERTY CORNERS.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- ALL ADJACENT PROPERTY IS CURRENTLY ZONED "R-1A" - RESIDENCE DISTRICT.
- TOPSOIL MAY NOT BE REMOVED FROM THE SITE WITHOUT APPROVAL FROM THE TOWNSHIP.
- THE APPROVED IMPROVEMENT CONSTRUCTION PLAN, A COPY OF WHICH MAY BE INSPECTED AT THE TOWNSHIP OFFICE, HAS BEEN MADE A PART OF THE APPROVED FINAL PLAN.
- ALL NEW UTILITIES MUST BE INSTALLED UNDERGROUND.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWER SALFORD TOWNSHIP, AND PADOT STANDARDS AND SPECIFICATIONS, WHICHEVER MAY BE GREATER. INTERPRETATION SHALL BE MADE BY THE TOWNSHIP ENGINEER OR THE TOWNSHIP ENGINEER'S REPRESENTATIVE IN THE FIELD.
- WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLES, OBSTRUCTIONS TO VISIBILITY SHALL NOT BE PERMITTED WITHIN THE FOLLOWING RANGES OF HEIGHT:  
 (1) BETWEEN 2 1/2 FEET AND 12 FEET ABOVE THE EDGE OF PAVING.  
 (2) ANY PLANT MATERIAL PLACED WITHIN CLEAR SIGHT TRIANGLES SHALL BE PROPERLY MAINTAINED. THE TOWNSHIP RESERVES THE RIGHT TO REMOVE THE PLANT MATERIALS UPON DUE NOTICE TO THE PROPERTY OWNER.
- ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE A MINIMUM OF THE NOTED CONTINUOUS SIGHT DISTANCES FOR A DRIVER EXITING THE SITE ACCESS ONTO STORE ROAD. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED TEN FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE FROM THE CURB LINE IF CURBING IS PRESENT AT AN EYE HEIGHT OF 3'-6" ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE DRIVING DRIVER SHALL BE 3'-6" ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.
- THE APPLICANT MUST EXECUTE STORMWATER CONTROLS AND BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENTS THAT ADDRESS STORMWATER FACILITIES. THE OWNER OF LOT 4 SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER FACILITY.
- ALL LOTS TO BE SERVED BY PRIVATE ON-LOT WATER AND SEWER FACILITIES.
- AREA WITHIN THE ULTIMATE RIGHT-OF-WAY OF STORE ROAD IS HEREBY OFFERED FOR DEDICATION TO THE TOWNSHIP.
- A RECREATION IMPACT FEE IN AN AMOUNT TO BE DETERMINED BY THE BOARD OF SUPERVISORS, SHALL BE PAID FOR EACH NEWLY CONSTRUCTED DWELLING.
- MONTGOMERY COUNTY HEALTH DEPARTMENT APPROVAL IS REQUIRED FOR ALL NEW WELLS.
- THE SHARED DRIVEWAY SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OF LOT 2, 3 AND 4 IN ACCORDANCE WITH THE RECORDED SHARED ACCESS EASEMENT AGREEMENT.
- OWNERS OF LOTS 2, 3 AND 4 SHALL BE RESPONSIBLE FOR STREET LIGHT MAINTENANCE INCLUDING, BUT NOT LIMITED TO THE LUMINAIRE, THE FOUNDATION AND THE ELECTRICAL WIRING. MAINTENANCE RESPONSIBILITIES SHALL BE OUTLINED IN THE SHARED DRIVEWAY AGREEMENT.
- A COVENANT SHOULD BE ADDED TO THE DEED FOR ALL BUILDING LOTS INDICATING LONG-TERM MAINTENANCE RESPONSIBILITY FOR THE STORMWATER MANAGEMENT FACILITY IS SOLELY THAT OF LOT 4.
- SHOULD LOTS 2 THROUGH 4 BE SOLD TO DIFFERENT BUILDERS, AN AGREEMENT FOR THE PROCEDURES TO CLOSE OUT THE NPDES PERMIT SHALL BE PUT IN WRITING AT THE TIME OF SALE AND BEFORE CONSTRUCTION BEGINS ON THE LOT.
- HOUSE NUMBERS SHALL BE POSTED AT THE STREET IN A MANNER ACCEPTABLE TO THE TOWNSHIP AND/OR FIRE MARSHAL.

### WAIVERS

- FROM §142-12.C WHICH REQUIRES THE SUBMISSION OF A SEPARATE PRELIMINARY PLAN.
- FROM §142-15.C WHICH REQUIRES EXISTING FEATURES WITHIN 100 FEET OF THE TRACT BOUNDARY BE SHOWN ON THE PLAN.
- FROM §142-38.F.4.D WHICH REQUIRES DRAINWAYS SERVING ACCESS STRIPS TO COMPLY WITH THE TOWNSHIP'S ENGINEERING STANDARDS FOR DRAINAGE AND CARRYWAY, FROM THE EDGE OF ROAD PAVEMENT TO A DISTANCE OF 50 FEET BEYOND THE ULTIMATE RIGHT-OF-WAY LINE OF THE ROAD.
- FROM §142-38.F.4.E WHICH REQUIRES NO MORE THAN ONE TIER OF REAR LOTS TO BE PERMITTED ON A TRACT. IN OTHER WORDS, A REAR LOT MAY NOT BE LOCATED BEHIND ANOTHER REAR LOT.
- FROM §142-41 WHICH REQUIRES SIDEWALKS, CURBS, STORM SEWERS AND SHARED USE PATHS ALONG STORE ROAD.
- FROM §142-42 WHICH REQUIRES LANDSCAPE PLANS TO BE SIGNED AND SEALED BY A LANDSCAPE ARCHITECT REGISTERED IN PENNSYLVANIA.
- FROM §142-42.F.2.D.1 WHICH REQUIRES MAXIMUM SIDE SLOPES OF 4H:1V IN STORMWATER FACILITIES.
- FROM §142-42.C.3 WHICH REQUIRES REPLACEMENT TREES TO BE SELECTED FROM THE SHADE TREE PLANT LIST.
- FROM LISTS 107.2.D WHICH REQUIRES A MINIMUM PIPE DIAMETER OF 18-INCHES.

### ENGINEER CERTIFICATION

I, SUSAN A. RICE, P.E., A PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THE DESIGN OF ALL IMPROVEMENTS IS CORRECT.

SUSAN A. RICE, P.E.  
 REGISTRATION NO. PE074508

**STORE ROAD MINOR COLLECTOR (35 MPH POSTED SPEED)**

AREA WITHIN STORE ROAD ULT. R/W 16,308 S.F.