

**SITE / RECORD PLAN GENERAL NOTES**

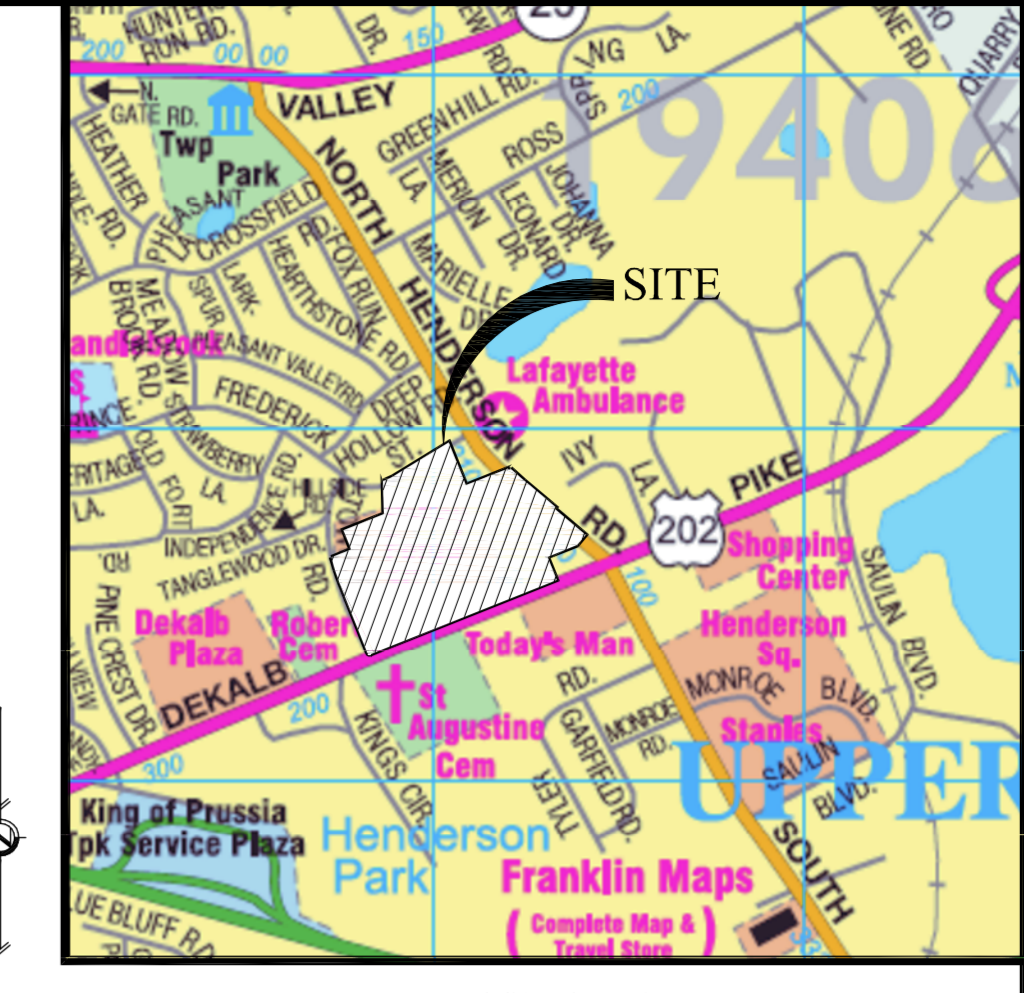
- THIS DRAWING REFERENCES A PLAN BY:
  - CONTROL POINT ASSOCIATES, INC.  
1600 MANOR DRIVE, SUITE 120  
CHALFONT, PA 19314  
ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"  
PREPARED FOR: VALLEY FORGE CENTER ASSOCIATES  
FILE NO: CP09042  
DATED: 4-10-2009  
LAST REVISED: 11-30-2011; REVISION-4  
DATE OF FIELD SURVEY: 3-25-2009; 4-01-2011
  - BOHLER ENGINEERING, INC.  
1120 WELSH ROAD, SUITE 200  
NORTH WALES, PA 19454  
PREPARED FOR: McDONALD'S CORPORATION  
FILE NO: 0371736  
DATED: 6-26-2000  
LAST REVISED: 9-05-2001 REVISION-15
- SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ETAL RELATED TO THIS PROJECT ARE AS FOLLOWS:
  - REPORT ENTITLED: "GENERAL DESCRIPTION AND CALCULATIONS"  
PREPARED BY: BOHLER ENGINEERING  
DATED: 10-03-2011
  - REPORT ENTITLED: "SOIL EROSION & SEDIMENT POLLUTION CONTROL CALCULATIONS"  
PREPARED BY: BOHLER ENGINEERING  
DATED: 10-03-2011

CONTRACTOR IS RESPONSIBLE TO OBTAIN THESE DOCUMENTS AND FAMILIARIZE HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.

- ALL ELEVATIONS SHOWN ARE IN ACCORDANCE WITH THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
- APPLICANT:
  - TARGET CORPORATION PROPERTY DEVELOPMENT  
ATTN: NICHOLAS POPPEHN  
1000 NICOLET MALL, MAIL STATION TPN-12H  
MINNEAPOLIS, MN 55403
  - VF CENTER ASSOCIATES, L.P.  
ATTN: ADAM HEINE  
116 RADIO CIRCLE, SUITE #204  
MOUNT KISCO, NY 10549
- OWNER: VF CENTER ASSOCIATES, L.P.T  
105 TOWN CENTER ROAD  
KING OF PRUSSIA, PA 19406
- PARCEL DATA:
 

BLOCK 26M; LOT 1; PARCEL "B"	BLOCK 26M; LOT 5; PARCEL "C"
BLOCK 26M; LOT 8; PARCEL "B"	BLOCK 26M; LOT 8; PARCEL "D"
BLOCK 26M; LOT 12; PARCEL "C"	BLOCK 26M; LOT 13; PARCEL "C"
BLOCK 26M; LOT 14; PARCEL "A"	

- ALL PROPOSED ACCESSIBLE PARKING STALLS, ACCESSIBLE ROUTES, RAMPS AND ALL OTHER PROVISIONS FOR ADA COMPLIANCE (INTERNALLY TO SITE FEATURES AND FROM SITE FEATURES TO PUBLIC WAYS) SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE ADA REQUIREMENTS AND REGULATIONS. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR ADA COMPLIANCE FOR ALL PROPOSED FEATURES DEPICTED ON THESE PLANS. IT IS THE OWNER'S RESPONSIBILITY TO ESTABLISH AND MAINTAIN CONTINUED COMPLIANCE WITH THE ADA REGULATIONS PERTAINING TO ON AND OFF SITE FEATURES LOADED WITHIN THE REDEVELOPMENT PROJECT LIMITS.
- ALL FEATURES ARE EXIST. TO REMAIN UNLESS OTHERWISE NOTED.
- FEATURES TO BE REMOVED ARE NOTED (TBR).
- THE APPLICANT MUST APPLY FOR A PERMIT FOR ALL PROPOSED SIGNS OR ALTERATIONS TO EXIST. SIGNS.
- ANY SIDEWALK ALONG THE PERIMETER OF THE SITE THAT IS FOUND TO BE IN POOR CONDITION BY THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTION IS TO BE REPLACED AS PART OF THIS DEVELOPMENT.
- THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES. NO CHANGES SHALL BE MADE TO THE STORMWATER MANAGEMENT FACILITIES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. A BLANKET EASEMENT IS HEREBY GRANTED GIVING THE TOWNSHIP THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COST UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.
- IF THE UNDERGROUND BASIN STONE BECOMES CLOGGED WITH SILT DURING OR ANY TIME AFTER CONSTRUCTION IT WILL HAVE TO BE REPLACED BY THE PROPERTY OWNER/DEVELOPER.
- THE BASINS SHALL BE INSPECTED ONCE A YEAR AND AFTER EACH STORM EVENT GREATER THAN 100 YEARS TO ENSURE NONE OF THE ORIFICES ARE CLOGGED. THE BASIN SHALL BE FLUSHED EVERY 2 YEARS TO PREVENT THE BUILDUP OF DEBRIS AND SEDIMENT. THIS SEDIMENT SHALL BE DISPOSED OF AT AN APPROVED SITE.
- THE PROPOSED STARBUCKS ANTICIPATES THAT DELIVERIES WILL BE MADE DURING NON-BUSINESS HOURS OR AT OTHER OFF-PEAK TIMES WHEN THE PROPOSED LOADING AREA IS ACCESSIBLE.
- THE APPLICANT WILL DISCUSS WITH THE TOWNSHIP PAYMENT OF A FEE IN LIEU OF PROVIDING PARKLAND SPACE.
- ULTIMATE R.O.W. LINES ARE SHOWN FOR GRAPHICAL PURPOSES ONLY AND DO NOT IMPLY DEDICATION.
- A MINIMUM OF 13'-6" CLEARANCE MUST BE PROVIDED UNDER THE TARGET BUILDING IN THE VICINITY OF VALLEY FORGE BEVERAGE TO ENSURE ADEQUATE CLEARANCE FOR EMERGENCY VEHICLES.
- THE FIRE DEPARTMENT CONNECTION TO THE SPRINKLER SYSTEM FOR PROPOSED BUILDING A1 WILL BE LOCATED ON THE FRONT OF THE BUILDING.
- THE FIRE DEPARTMENT CONNECTION TO THE SPRINKLER SYSTEM FOR THE PROPOSED TARGET STORE WILL BE LOCATED AT THE REAR OF THE BUILDING.
- THE ELEVATORS ACCESSING THE PROPOSED TARGET STORE MUST BE WIDE ENOUGH TO ALLOW FOR AN AMBULANCE STRETCHER.
- RETAINING WALL CALCULATIONS PREPARED BY A P.E. MUST BE SUBMITTED TO THE TOWNSHIP FOR REVIEW PRIOR TO PLAN APPROVAL (NOT PRIOR TO CONSTRUCTION) AND INCORPORATED INTO THE LAND DEVELOPMENT PLAN SET.
- TRAFFIC CONTROL WILL BE PART OF THE PENNDOT PLANS.



LOCATION MAP  
1"=1000'

**SITE DESIGN REQUIREMENTS**

REQUIREMENTS TAKEN FROM:  
- THE UPPER MERION TOWNSHIP ZONING ORDINANCE, ENACTED 03/04/1942, AS AMENDED 10/22/1953.  
- THE UPPER MERION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ENACTED 09/30/1953

REQUIREMENTS:  
ZONED: SC, SHOPPING CENTER

	REQUIRED	EXIST.	PROVIDED
MIN. LOT AREA:	10 AC.	23.50 AC. *	23.50 AC. *
MAX. BUILDING HEIGHT:	65'	< 65'	< 65'
MIN. GREEN AREA:	20%	17.1K/174,752 SF 11.6K/118,627 SF **	13.8K/141,532 SF

\* AREA DOES NOT INCLUDE TOWN CENTER ROAD RIGHT OF WAY.  
\*\* PER FULL BUILD OUT OF PREVIOUSLY APPROVED McDONALD'S PLAN REFERENCED IN SITE/RECORD GENERAL NOTES.

PARKING:

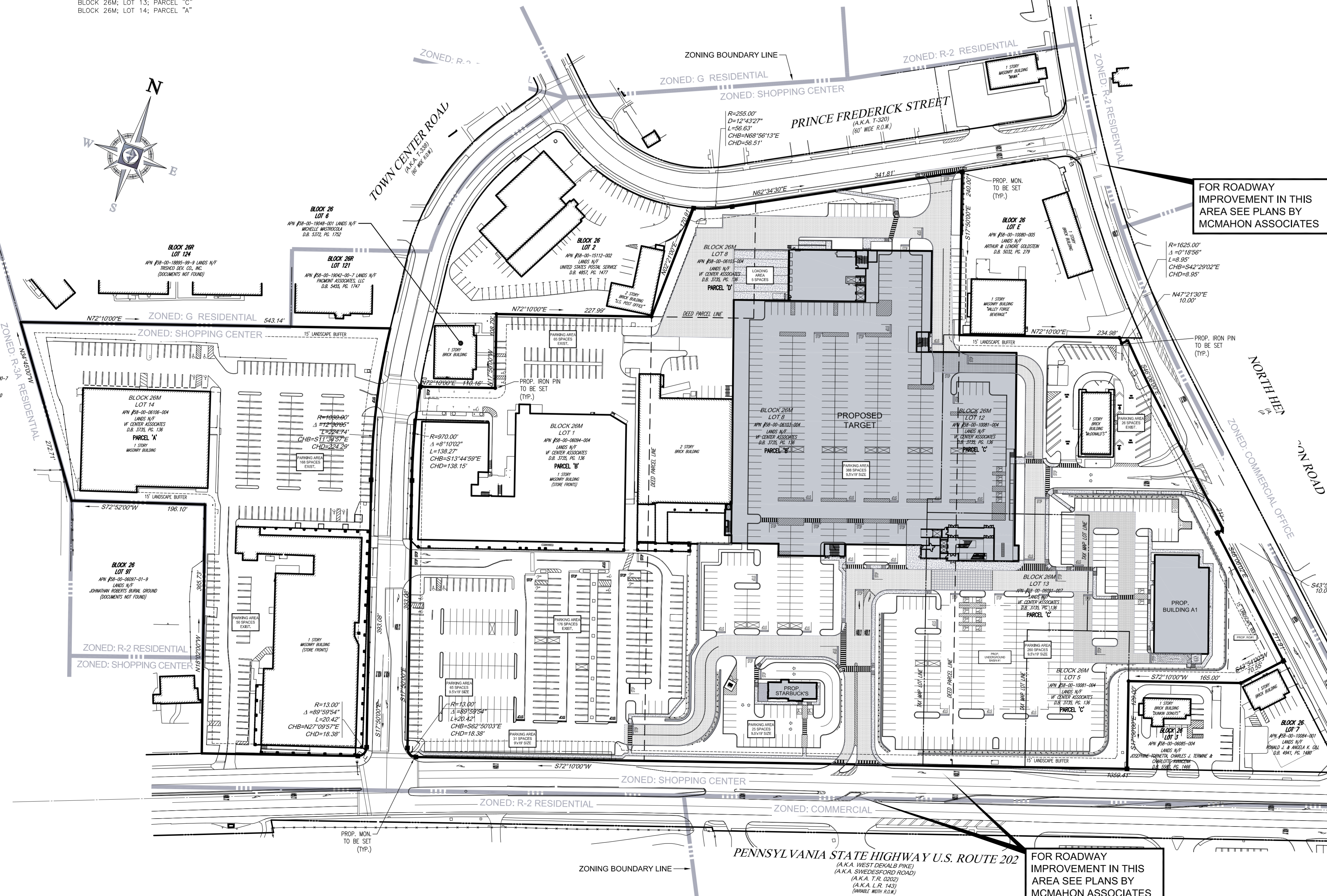
	REQUIRED	PROVIDED
REQUIRED PARKING PER CODE: SHOPPING CENTER: 4.0/1,000 SF OF GLA* REQUIRED PARKING: 312,804 S.F. / 1,000 X 4 = 1,251.2 OR 1,252 SPACES		
TOTAL PARKING SPACES FOR SHOPPING CENTER	1,252 SPACES	1,254 SPACES ***
ADA PARKING SPACES	23 SPACES	36 SPACES

\*\*\* EXCLUDES PARKING LOCATED WITHIN EXISTING ACCESS EASEMENT FOR BEVERAGE CENTER, ALONG NORTHEAST PROPERTY LINE.

EXIST. SHOPPING CENTER GLA:  
(EXIST. SHOPPING CENTER GLA PER MARK ZADROGA (BUILDING ZONING OFFICER) LETTER DATED 12/16/09, TO RICHARD FERRIER WHICH REFERENCES PREVIOUSLY APPROVED AND RECORDED McDONALD'S PLAN DATED 06/26/2000 LAST REVISED (REV. 14) 08/24/2001.)

EX. BUILDING "A" TO BE MOTHBALLED (UNDER MICHAEL'S):	24,388 SF
EX. BUILDING "C" TO BE REMOVED:	7,127 SF
EX. BUILDING "D" TO BE REMOVED:	32,575 SF
EX. BUILDING "E" TO BE REMOVED:	4,076 SF
EX. BUILDING "F" TO BE REMOVED:	9,221 SF
EX. BUILDING "G" TO BE REMOVED:	12,025 SF
EX. BUILDING "H" TO BE REMOVED:	11,891 SF
EX. BUILDING "I" TO BE REMOVED:	1,716 SF
TOTAL GLA REMOVED:	103,019 SF
TOTAL GLA REMAINING:	134,389 SF
PROPOSED TARGET:	165,000 SF
PROPOSED BUILDING A1:	11,330 SF
PROPOSED STARBUCKS:	1,750 SF
TOTAL GLA PROPOSED:	178,080 SF
OVERALL PROPOSED SHOPPING CENTER GLA:	312,469 SF

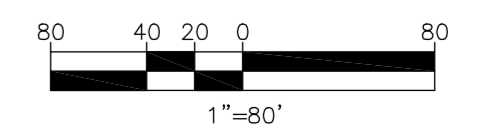
NOTES:  
1. THE EXIST. 8,125 SF OFFICE SPACE ON THE SECOND FLOOR OF EXIST. BUILDING "B" WILL REMAIN AND PER THE ZONING ORDINANCE NO ADDITIONAL PARKING IS REQUIRED SINCE IT ACCOUNTS FOR 2.6% OF THE TOTAL GLA FOR THE SHOPPING CENTER.  
2. THE 11 EXISTING PARKING STALLS NEAR THE VALLEY FORGE BEVERAGE STORE WILL REMAIN PER THE PREVIOUS COURT ORDER, DATED 8/18/95, AND WILL NOT BE COUNTED TOWARDS THE PARKING NUMBERS FOR THIS DEVELOPMENT.



FOR ROADWAY IMPROVEMENT IN THIS AREA SEE PLANS BY MCMAHON ASSOCIATES

FOR ROADWAY IMPROVEMENT IN THIS AREA SEE PLANS BY MCMAHON ASSOCIATES

■ DENOTES HEAVY DUTY PAVING



**BOHLER ENGINEERING**  
CORPORATE OFFICE: WARREN, NJ  
OFFICES: SOUTH BRIDGE, MA; TOWNSEND, MA; ALBANY, NY; STERLING, VA; CENTER VALLEY, PA; FORT LAUDERDALE, FL; TAMPA, FL  
CIVIL & CONSULTING ENGINEERS  
SURVEYORS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	01/24/12	PER TWP. COMMENTS	JPW
2	02/15/12	PER MCD COMMENTS	ABU
3	03/15/12	PER TWP. COMMENTS	JPW
4	04/12/12	PER TWP. COMMENTS	JPW

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL  
PAI  
1-800-242-1776  
POCS SERIAL NUMBER  
20090751037 20090751038 20090751020 & 20090751010

NOT APPROVED FOR CONSTRUCTION  
PROJECT No.: PH080305.01  
DRAWN BY: J.P.W.  
CHECKED BY: C.B.  
DATE: 2011.10.08  
SCALE: 1"=80'  
CAD I.D.: PH08030501BASE-4

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
FOR  
**TARGET**  
STORE # T-2596  
KING OF PRUSSIA  
250 DEKALB PIKE & 105 TOWN CENTER ROAD  
UPPER MERION TOWNSHIP  
MONTGOMERY COUNTY, PA

**BOHLER ENGINEERING**  
1515 MARKET STREET, SUITE 920  
PHILADELPHIA, PENNSYLVANIA 19102  
Phone: (267) 402-3400  
Fax: (267) 402-3401  
www.BohlerEngineering.com

**C. BROWN**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE No. PE075317

SHEET TITLE:  
**OVERALL SITE PLAN**  
(RECORD PLAN: 2 OF 7)  
SHEET NUMBER:  
**2**  
OF 39  
REVISION 4 - 2012.04.12