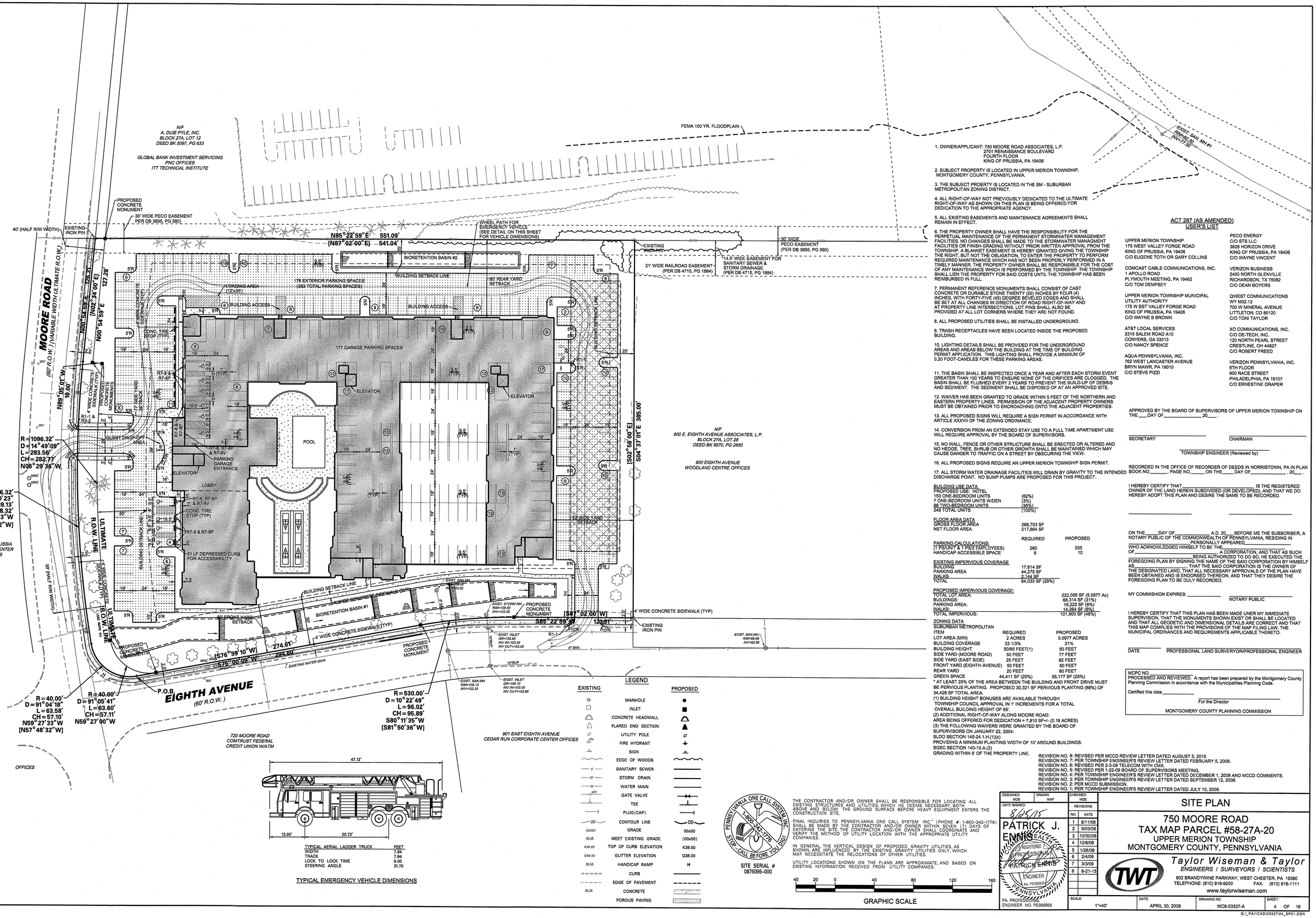

TYPICAL AERIAL LADDER TRUCK

	FEET
WIDTH	7.84
TRACK	7.84
LOCK TO LOCK TIME	6.00
STEERING ANGLE	31.70

TYPICAL EMERGENCY VEHICLE DIMENSIONS

LEGEND

EXISTING		PROPOSED
○	MANHOLE	●
□	INLET	■
	CONCRETE HEADWALL	
	FLARED END SECTION	
	UTILITY POLE	
FH	FIRE HYDRANT	
	SIGN	
	EDGE OF WOODS	
S	SANITARY SEWER	S
ST	STORM DRAIN	ST
W	WATER MAIN	W
WV	GATE VALVE	
	TEE	
	PLUG (CAP)	
00	CONTOUR LINE	00
00X00	GRADE	00x00
N/A	MEET EXISTING GRADE	(00x00)
X38.50	TOP OF CURB ELEVATION	X38.50
G38.00	GUTTER ELEVATION	G38.00
N/A	HANDICAP RAMP	H
	CURB	
	EDGE OF PAVEMENT	
N/A	CONCRETE	
	POROUS PAVING	

1. OWNER/APPLICANT: 750 MOORE ROAD ASSOCIATES, L.P.
2701 RENAISSANCE BOULEVARD
FOURTH FLOOR
KING OF PRUSSIA, PA 19406

2. SUBJECT PROPERTY IS LOCATED IN UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.

3. THE SUBJECT PROERTY IS LOCATED IN THE SM - SUBURBAN METROPOLITAN ZONING DISTRICT.

4. ALL RIGHT-OF-WAY NOT PREVIOUSLY DEDICATED TO THE ULTIMATE RIGHT-OF-WAY AS SHOWN ON THIS PLAN IS BEING OFFERED FOR DEDICATION TO THE APPROPRIATE AGENCY.

5. ALL EXISTING EASEMENTS AND MAINTENANCE AGREEMENTS SHALL REMAIN IN EFFECT.

6. 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 MANAGMENT 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 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 COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.

7. PERMANENT REFERENCE MONUMENTS SHALL CONSIST OF CAST CONCRETE OR DURABLE STONE TWENTY (20) INCHES BY FOUR (4) INCHES, WITH FORTY-FIVE (45) DEGREE BEVELED EDGES AND SHALL BE SET AT ALL CHANGES IN DIRECTION OF ROAD RIGHT-OF-WAY AND AT PROPERTY LINE INTERSECTIONS, LOT PINS SHALL ALSO BE PROVIDED AT ALL LOT CORNERS WHERE THEY ARE NOT FOUND.

8. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

9. TRASH RECEPTACLES HAVE BEEN LOCATED INSIDE THE PROPOSED BUILDING.

10. LIGHTING DETAILS SHALL BE PROVIDED FOR THE UNDERGROUND AREAS AND AREAS BELOW THE BUILDING AT THE TIME OF BUILDING PERMIT APPLICATION. THIS LIGHTING SHALL PROVIDE A MINIMUM OF 0.20 FOOT-CANDLES FOR THESE PARKING AREAS.

11. THE BASIN 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 BUILD-UP OF DEBRIS AND SEDIMENT. THE SEDIMENT SHALL BE DISPOSED OF AT AN APPROVED SITE.

12. WAIVER HAS BEEN GRANTED TO GRADE WITHIN 5 FEET OF THE NORTHERN AND EASTERN PROPERTY LINES. PERMISSION OF THE ADJACENT PROPERTY OWNERS MUST BE OBTAINED PRIOR TO ENCROACHING ONTO THE ADJACENT PROPERTIES.

13. ALL PROPOSED SIGNS WILL REQUIRE A SIGN PERMIT IN ACCORDANCE WITH ARTICLE XXXVII OF THE ZONING ORDINANCE.

14. CONVERSION FROM AN EXTENDED STAY USE TO A FULL TIME APARTMENT USE WILL REQUIRE APPROVAL BY THE BOARD OF SUPERVISORS.

15. NO WALL, FENCE OR OTHER STRUCTURE SHALL BE ERECTED OR ALTERED AND NO HEDGE, TREE, SHRUB OR OTHER GROWTH SHALL BE MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A STREET BY OBSCURING THE VIEW.

16. ALL PROPOSED SIGNS REQUIRE AN UPPER MERION TOWNSHIP SIGN PERMIT.

17. ALL STORM WATER DRAINAGE FACILITIES WILL DRAIN BY GRAVITY TO THE INTENDED DISCHARGE POINT. NO SUMP PUMPS ARE PROPOSED FOR THIS PROJECT.

BUILDING USE DATA
PROPOSED USE: HOTEL

153 ONE-BEDROOM UNITS	(62%)
7 ONE-BEDROOM UNITS W/DEN	(3%)
88 TWO-BEDROOM UNITS	(35%)
248 TOTAL UNITS	(100%)

FLOOR AREA DATA

GROSS FLOOR AREA	268,703 SF
NET FLOOR AREA	217,664 SF

PARKING CALCULATIONS:	REQUIRED	PROPOSED
(1 PS/UNIT & 1 PS/2 EMPLOYEES)	260	335
HANDICAP ACCESSIBLE SPACE	8	10

EXISTING IMPERVIOUS COVERAGE

BUILDING	17,614 SF
PARKING AREA	44,275 SF
WALKS	2,144 SF
TOTAL	64,033 SF (29%)

PROPOSED IMPERVIOUS COVERAGE:

TOTAL LOT AREA:	222,055 SF (5.0977 Ac)
BUILDINGS:	68,314 SF (31%)
PARKING AREA:	19,222 SF (9%)
WALKS:	14,264 SF (6%)
TOTAL IMPERVIOUS:	101,800 SF (46%)

ZONING DATA
SUBURBAN METROPOLITAN

ITEM	REQUIRED	PROPOSED
LOT AREA (MIN)	2 ACRES	5.0977 ACRES
BUILDING COVERAGE	33 1/3%	31%
BUILDING HEIGHT	50/65 FEET(1)	50 FEET
SIDE YARD (MOORE ROAD)	50 FEET	77 FEET
SIDE YARD (EAST SIDE)	25 FEET	82 FEET
FRONT YARD (EIGHTH AVENUE)	50 FEET	50 FEET
REAR YARD	20 FEET	80 FEET
GREEN SPACE	44,411 SF (20%)	55,177 SF (25%)

* AT LEAST 25% OF THE AREA BETWEEN THE BUILDING AND FRONT DRIVE MUST BE PERVIOUS PLANTING. PROPOSED 30,321 SF PERVIOUS PLANTING (88%) OF 34,428 SF TOTAL AREA.
(1) BUILDING HEIGHT BONUSES ARE AVAILABLE THROUGH TOWNSHIP COUNCIL APPROVAL IN 1' INCREMENTS FOR A TOTAL OVERALL BUILDING HEIGHT OF 65'.
(2) ADDITIONAL RIGHT-OF-WAY ALONG MOORE ROAD:
AREA BEING OFFERED FOR DEDICATION = 7,810 SF+/- (0.18 ACRES)
(3) THE FOLLOWING WAIVERS WERE GRANTED BY THE BOARD OF SUPERVISORS ON JANUARY 22, 2004:
SLDO SECTION 145-24.1.14.(1)(c)
PROVIDING A MINIMUM PLANTING WIDTH OF 10' AROUND BUILDINGS.
SGEC SECTION 140-10.A.(2)
GRADING WITHIN 5' OF THE PROPERTY LINE.

ACT 287 (AS AMENDED)
USER'S LIST

UPPER MERION TOWNSHIP
175 WEST VALLEY FORGE ROAD
KING OF PRUSSIA, PA 19406
C/O EUGENE TOTH OR GARY COLLINS

COMCAST CABLE COMMUNICATIONS, INC.
1 APOLLO ROAD
PLYMOUTH MEETING, PA 19462
C/O TOM DEMPSEY

UPPER MERION TOWNSHIP MUNICIPAL UTILITY AUTHORITY
175 W EST VALLEY FORGE ROAD
KING OF PRUSSIA, PA 19406
C/O WAYNE B BROWN

AT&T LOCAL SERVICES
2315 SALEM ROAD A10
CONYERS, GA 33013
C/O NANCY SPENCE

AQUA PENNSYLVANIA, INC.
762 WEST LANCASTER AVENUE
BRYN MAWR, PA 19010
C/O STEVE PIZZI

PECO ENERGY
C/O STS LLC
3628 HORIZON DRIVE
KING OF PRUSSIA, PA 19406
C/O WAYNE VINCENT

VERIZON BUSINESS
2400 NORTH GLENVILLE
RICHARDSON, TX 75082
C/O DEAN BOYERS

QWEST COMMUNICATIONS
WY M32.12
700 W MINERAL AVENUE
LITTLETON, CO 80120
C/O TONI TAYLOR

XO COMMUNICATIONS, INC.
C/O DE-TECH, INC.
120 NORTH PEARL STREET
CRESTLINE, OH 44827
C/O ROBERT FREED

VERIZON PENNSYLVANIA, INC.
6TH FLOOR
900 RACE STREET
PHILADELPHIA, PA 19107
C/O ERNESTINE DRAPER

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP ON THE ___ DAY OF _____ 20____.

_____ SECRETARY

_____ CHAIRMAN

_____ TOWNSHIP ENGINEER (Reviewed by)

RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN NORRISTOWN, PA IN PLAN BOOK NO._____, PAGE NO._____ ON THE ____ DAY OF_____, 20____.

I HEREBY CERTIFY THAT _____ IS THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

_____ _____

ON THE ____ DAY OF _____ A.D. 20____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____, A CORPORATION, AND THAT AS SUCH _____ BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID CORPORATION BY HIMSELF AS _____, THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THE FOREGOING PLAN TO BE DULY RECORDED.

MY COMMISHION EXPIRES: _____

_____ NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

_____ DATE _____ PROFESSIONAL LAND SURVERYOR/PROFESSIONAL ENGINEER

MCPC NO._____
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

REVISION NO. 8: REVISED PER MCCD REVIEW LETTER DATED AUGUST 5, 2015
REVISION NO. 7: PER TOWNSHIP ENGINEER'S REVIEW LETTER DATED FEBRUARY 5, 2009.
REVISION NO. 6: REVISED PER 2-3-09 TELECOM WITH OMX.
REVISION NO. 5: REVISED PER 1-22-09 BOARD OF SUPERVISORS MEETING.
REVISION NO. 4: PER TOWNSHIP ENGINEER'S REVIEW LETTER DATED DCEMBER 1, 2008 AND MCCD COMMENTS.
REVISION NO. 3: PER TOWNSHIP ENGINEER'S REVIEW LETTER DATED SEPTEMBER 12, 2008.
REVISION NO. 2: PER MCCD SUBMISSION.
REVISION NO. 1: PER TOWNSHIP ENGINEER'S REVIEW LETTER DATED JULY 10, 2008.

SITE SERIAL # 0875095-000

THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES, WHICH HE DEEMS NECESSARY, BOTH ABOVE AND BELOW THE GROUND SURFACE BEFORE HEAVY EQUIPMENT ENTERS THE CONSTRUCTION SITE.

FINAL INQUIRIES TO PENNSYLVANIA ONE CALL SYSTEM INC.* (PHONE #: 1-800-242-1776) SHALL BE MADE BY THE CONTRACTOR AND/OR OWNER WITHIN SEVEN (7) DAYS OF ENTERING THE SITE. THE CONTRACTOR AND/OR OWNER SHALL COORDINATE AND VERIFY THE METHOD OF UTILITY LOCATION WITH THE APPROPRIATE UTILITY COMPANIES.

IN GENERAL, THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES, AS SHOWN, ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES ONLY, WHICH MAY NECESSITATE THE RELOCATIONS OF OTHER UTILITIES.

UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND BASED ON EXISTING INFORMATION RECEIVED FROM UTILITY COMPANIES.

40 20 0 40 80 120 160
GRAPHIC SCALE

DESIGNED: MDE	DRAWN: WAF	CHECKED: MDE
DATE SIGNED: 8/25/15		REVISIONS

NO.	DATE
1	8/11/08
2	9/03/08
3	10/30/08
4	12/8/08
5	1/26/09
6	2/4/09
7	3/3/09
8	8-21-15

PATRICK J. ENNIS — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — PATRICK ENNIS — ENGINEER — No. PE056689 — PENNSYLVANIA
PA. PROFESSIONAL ENGINEER NO. PE056689

SITE PLAN
750 MOORE ROAD
TAX MAP PARCEL #58-27A-20
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

Taylor Wiseman & Taylor
ENGINEERS / SURVEYORS / SCIENTISTS
602 BRANDYWINE PARKWAY, WEST CHESTER, PA 19380
TELEPHONE: (610) 918-9200 FAX: (610) 918-1111
www.taylorwiseman.com

SCALE:	DATE:	DRAWING NO.	SHEET:
1"=40'	APRIL 30, 2008	WC8-03337-A	4 OF 16

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