



NIF
A. DUKE PYLE, INC.
BLOCK 27A, LOT 12
DEED BK 6067, PG 633

FEMA 100 YR. FLOODPLAIN

MOORE ROAD
(60' R.O.W.)

R = 1116.32'
D = 14° 50' 23"
L = 289.13'
CH = 288.32'
N06° 30' 13" W
[N04° 51' 12" W]

R = 40.00'
D = 91° 04' 18"
L = 63.58'
CH = 57.10'
N59° 27' 33" W
[N57° 48' 32" W]

EIGHTH AVENUE
(60' R.O.W.)

R = 530.00'
D = 10° 22' 49"
L = 98.02'
CH = 95.89'
S80° 11' 35" W
[S81° 50' 36" W]

NIF
500 E. EIGHTH AVENUE ASSOCIATES, L.P.
BLOCK 27A, LOT 28
DEED BK 6670, PG 2860

LEGEND	
EXISTING	PROPOSED
○	MANHOLE
□	INLET
△	CONCRETE HEADWALL
▽	FLARED END SECTION
—○—	UTILITY POLE
—●—	FIRE HYDRANT
—■—	SIGN
—	EDGE OF WOODS
—S—	SANITARY SEWER
—W—	STORM DRAIN
—V—	WATER MAIN
—G—	GATE VALVE
—T—	TEE
—P—	PLUG(CAP)
—00—	CONTOUR LINE
0000	GRADE
N/A	MEET EXISTING GRADE
038.00	TOP OF CURB ELEVATION
038.00	GUTTER ELEVATION
N/A	HANDICAP RAMP
—	CURB
—	EDGE OF PAVEMENT
N/A	CONCRETE

ACT 287 (AS AMENDED)
USER'S LIST

UPPER MERION TOWNSHIP 175 WEST VALLEY FORGE ROAD KING OF PRUSSIA, PA 19408 C/O EUGENE TOTH OR GARY COLLINS	PECO ENERGY C/O STS LLC 3628 HORIZON DRIVE KING OF PRUSSIA, PA 19408 C/O WAYNE VINCENT
COMCAST CABLE COMMUNICATIONS, INC. 1 APOLLO ROAD PLYMOUTH MEETING, PA 19482 C/O TOM DEMPSEY	VERIZON BUSINESS 2400 NORTH GREENVILLE RICHARDSON, TX 75082 C/O DEAN BOYERS
UPPER MERION TOWNSHIP MUNICIPAL UTILITY AUTHORITY 178 W. VALLEY FORGE ROAD KING OF PRUSSIA, PA 19408 C/O WAYNE B BROWN	QWEST COMMUNICATIONS WY M32.12 700 W MINERAL AVENUE LITTLETON, CO 80120 C/O TONI TAYLOR
AT&T LOCAL SERVICES 2315 SALEM ROAD A10 CONYERS, GA 33013 C/O NANCY SPENCE	XO COMMUNICATIONS, INC. C/O DE-TECH, INC. 120 NORTH PEARL STREET CRESTLINE, OH 44827 C/O ROBERT FRED
AQUA PENNSYLVANIA, INC. 762 WEST LANCASTER AVENUE BRYN MAWR, PA 19010 C/O STEVE PIZZI	VERIZON PENNSYLVANIA, INC. PHILADELPHIA, PA 19107 C/O ERNESTINE DRAPER

- OWNER/APPLICANT: 750 MOORE ROAD ASSOCIATES, L.P.
2701 RENAISSANCE BOULEVARD
FOURTH FLOOR
KING OF PRUSSIA, PA 19408
- SUBJECT PROPERTY IS LOCATED IN UPPER MERION TOWNSHIP,
MONTGOMERY COUNTY, PENNSYLVANIA.
- THE SUBJECT PROPERTY IS LOCATED IN THE SM - SUBURBAN
METROPOLITAN ZONING DISTRICT.
- 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.
- ALL EXISTING EASEMENTS AND MAINTENANCE AGREEMENTS SHALL
REMAIN IN EFFECT.
- A DEED RESTRICTION PROHIBITING REMOVAL OR ALTERATION OF
STORMWATER FACILITIES SHALL BE PROVIDED FOR ALL STORMWATER
FACILITIES. THE DEED RESTRICTION SHALL ALLOW REMOVAL OR
ALTERATION THAT IS APPROVED BY THE TOWNSHIP.
- 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.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- TRASH RECEPTACLES HAVE BEEN LOCATED INSIDE THE PROPOSED
BUILDING.

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	217,864 SF	
PARKING CALCULATIONS:		
(1) PS UNIT & 1 PS2 EMPLOYEES)	280	354
HANDICAP ACCESSIBLE SPACE	8	10
EXISTING IMPERVIOUS COVERAGE:		
BUILDING	17,814 SF	
PARKING AREA	41,383 SF	
WALKS	2,124 SF	
TOTAL	114,228 SF (62.7%)	

PROPOSED IMPERVIOUS COVERAGE:		
TOTAL TRACT AREA:	229,886 SF (5.28)	
BUILDINGS:	88,694 SF (39%)	
PARKING AREA:	61,948 SF (27%)	
WALKS:	13,888 SF (6.9%)	
TOTAL IMPERVIOUS:	144,228 SF (62.7%)	

ZONING DATA		
SUBURBAN METROPOLITAN		
ITEM	REQUIRED	PROPOSED
LOT AREA (MIN)	2 ACRES	5.28 ACRES
BUILDING COVERAGE	33 1/3%	30%
BUILDING HEIGHT	50/85 FEET(1)	<50 FEET
FRONT YARD (MOORE ROAD)	50 FEET	90 FEET
SIDE YARD (EIGHTH AVENUE)	50 FEET	50 FEET
REAR YARD	20 FEET	82 FEET

- BUILDING HEIGHT BONUSES ARE AVAILABLE THROUGH
TOWNSHIP COUNCIL APPROVAL IN 1' INCREMENTS FOR A TOTAL
OVERALL BUILDING HEIGHT OF 85'.
- ADDITIONAL RIGHT-OF-WAY ALONG MOORE ROAD:
AREA BEING OFFERED FOR DEDICATION = 7,810 SF +/- (0.18 ACRES)
- THE FOLLOWING WAIVERS WERE GRANTED BY THE BOARD OF
SUPERVISORS ON JANUARY 22, 2004:
SLOD SECTION 145-24.1.H.(1)(c)
PROVIDING A MINIMUM PLANTING WIDTH OF 10' AROUND BUILDINGS.
SLOC SECTION 140-10.A.(2)
GRADING WITHIN 5' OF THE PROPERTY LINE.



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 #: 1-800-242-2776)
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 THIS PLAN ARE APPROXIMATE, AND BASED ON
EXISTING INFORMATION RECEIVED FROM UTILITY COMPANIES.



DESIGNED: MDE
DATE: 4/30/08

DRAWN: WAF
DATE: 4/30/08

CHECKED: MDE
DATE: 4/30/08

NO. DATE

1 4/30/08

2 5/1/08

3 5/1/08

4 5/1/08

5 5/1/08

6 5/1/08

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100 5/1/08

SITE PLAN

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

Taylor Wiseman & Taylor
ENGINEERS / SURVEYORS / SCIENTISTS

802 BRANDYVINE PARKWAY, WEST CHESTER, PA 19380
TELEPHONE: (610) 818-8200 FAX: (610) 818-1111
www.taylorwiseman.com

PA. PROFESSIONAL ENGINEER NO. FE073746

SCALE: 1"=40'

DATE: APRIL 30, 2008

DRAWING NO.: WC8-03337

SHEET: 4 OF 14