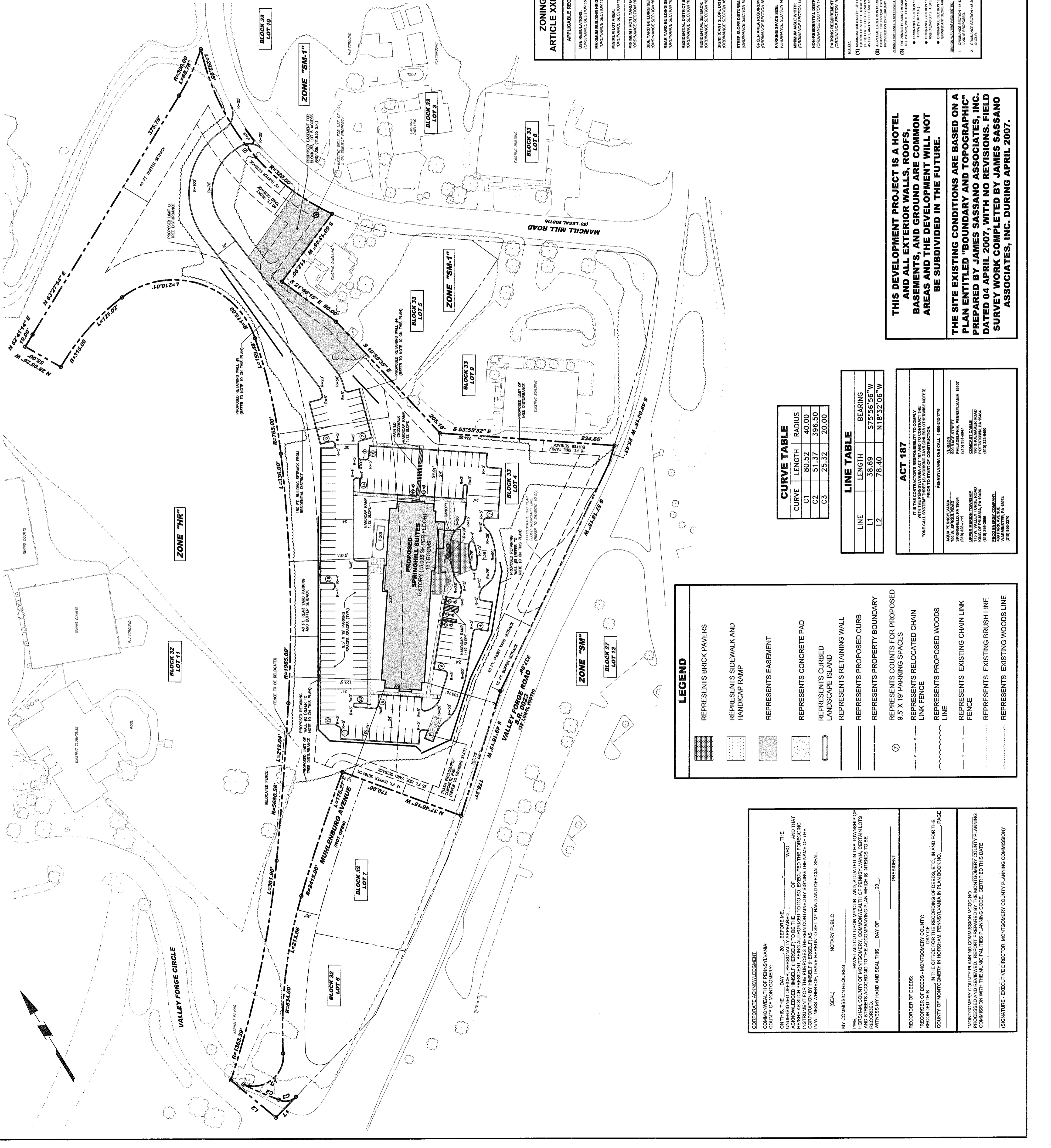


GENERAL NOTES:

- 1. OWNER OF RECORD: ... 2. PREPARED BY: ... 3. THIS APPLICATION PROPOSES TO CONSTRUCT A 5 STORY HOTEL ON A 2.27 ACRE PARCEL ... 4. THE EXISTING SITE SURVEY WAS PREPARED BY JAMES SASSANO ASSOCIATES, INC. DATED 04 APRIL 2007 ... 5. THE CONVEYANCE OF THE PROPERTY TO THE TOWNSHIP OF UPPER MERION ... 6. A FIVE (5) YEAR PERMITS AGREEMENT WITH THE TOWNSHIP OF UPPER MERION ... 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS ... 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS ... 9. ALL DIMENSIONS ARE IN UNITS OF FEET AND DIMENSIONS AND ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ... 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS ... 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS ... 12. ALL PAVERMENT MATERIALS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ... 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS ... 14. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DETAILS AND DIMENSIONS ... 15. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP OF UPPER MERION AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR INSTALLATION ACTIVITY ... 16. ALL REQUIRED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE ... 17. OBSOLETE ON-SITE UTILITY SERVICE CONNECTIONS MUST BE REMOVED ... 18. TREES TO REMAIN SHALL BE CLEARLY IDENTIFIED PRIOR TO SITE CLEARING ... 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS ... 20. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES ... 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS ... 22. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATION ... 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS ... 24. IT IS IMPERATIVE THAT THE PROPOSED UNDERGROUND UTILITY CONNECTIONS BE MADE STARTING AT THE MOST ...



ZONING FOR UPPER MERION TOWNSHIP CHAPTER 165, ARTICLE XXIV: SUBURBAN METROPOLITAN DISTRICT (SM-1), 2006

APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
USE REGULATIONS: (ORDINANCE SECTION 165-138)	HOTEL	HOTEL
MAXIMUM BUILDING HEIGHT: (ORDINANCE SECTION 165-158)	59 FEET MAX	65 FEET MAX
MINIMUM LOT AREA: (ORDINANCE SECTION 165-170)	1.5 ACRES	6.27 ACRES
MINIMUM FRONT YARD BUILDING SETBACK: (ORDINANCE SECTION 165-177B)	40 FEET / 70 FEET	100.8 FEET MIN.
SIDE YARD BUILDING SETBACK: (ORDINANCE SECTION 165-177C)	15 FEET MIN. EACH 45 FEET	84.8 FEET MIN. 226.9 FEET TOTAL MIN.
REAR YARD BUILDING SETBACK: (ORDINANCE SECTION 165-177D)	20 FEET / 30 FEET	123.3 FEET
MINIMUM YARD SETBACK FROM CENTERLINE OF STREET: (ORDINANCE SECTION 165-149)	40 FEET	40 FEET
RESIDENTIAL SETBACK: (ORDINANCE SECTION 165-173)	18 FEET	123.3 FEET
MINIMUM SLOPE DISTURBANCE: (ORDINANCE SECTION 165-222-4)	20%	30%
STEP SLOPE DISTURBANCE: (ORDINANCE SECTION 165-222-4)	20%	25%
PERMIT FEE REQUIREMENTS: (ORDINANCE SECTION 165-16)	15% (40,806.50)	6% (166,654.80)
PARKING SPACE SIZE: (ORDINANCE SECTION 165-241)	9.5 FT. X 19 FT.	9.5 FT. X 19 FT.
MINIMUM ASLE WIDTH: (ORDINANCE SECTION 165-241)	24 FEET	24 FEET
NON-RESIDENTIAL DISTRICT BUFFER: (ORDINANCE SECTION 165-244)	15 FEET	15 FEET MIN.
PARKING REQUIREMENT: (ORDINANCE SECTION 165-245)	1 SPACE PER ROOM PLUS ONE SPACE FOR EACH PARKING SPACE REQUIRED AND 12 SPACES TOTAL 153 SPACES REQUIRED	158 PARKING SPACES

APPLICANT/RECORD OWNER: SNIRUCHI HOTEL LAND DEVELOPMENT, LLC. 19 SOUTH COLLEGE AVENUE, NEW PINE CREEK, PA 17058-1338. PHONE: (302) 738-3198 FAX: (302) 738-3197. PROJECT: SPRINGHILL SUITES. DRAWING NUMBER: RUCH00101. DRAWN/DESIGNED BY: MD / PP. SCALE: 1"=60'. DATE: 18 JULY 2008. DRAWING TITLE: MASTER SITE PLAN. PENNSYLVANIA MONTGOMERY COUNTY UPPER MERION TOWNSHIP. CURVE TABLE, LINE TABLE, ACT 187, LEGEND, CORPORATE ACKNOWLEDGMENT, RECORDING OF DEEDS, COUNTY OF MONTGOMERY, PENNSYLVANIA.

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	80.52	40.00
C2	51.37	396.50
C3	23.32	20.00

LINE TABLE

LINE	LENGTH	BEARING
L1	38.89	S75°56'56"W
L2	78.40	N18°32'06"W

ACT 187

IF IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PENNSYLVANIA ACT 187 AND TO CONTRACT THE 'ONE CALL' SERVICE PRIOR TO START OF CONSTRUCTION. PENNSYLVANIA ONE CALL: 1-800-345-3778. ADDRESS: 905 RACE STREET, STATE COLLEGE, PA 16801. PHONE: (814) 382-4847. CONTACTS: ADAM PENNSYLVANIA, UPPER MERION TOWNSHIP, POSTTOWNSHIP, PA 19484. PHONE: (610) 392-3866.

LEGEND

- REPRESENTS BRICK PAVERS
- REPRESENTS SIDEWALK AND HANDICAP RAMP
- REPRESENTS EASEMENT
- REPRESENTS CONCRETE PAD
- LANDSCAPE ISURBED
- REPRESENTS RETAINING WALL
- REPRESENTS PROPOSED CURB
- REPRESENTS PROPERTY BOUNDARY
- REPRESENTS COUNTS FOR PROPOSED 9.5 X 19 PARKING SPACES
- REPRESENTS RELOCATED CHAIN LINK FENCE
- REPRESENTS PROPOSED WOODS LINE
- REPRESENTS EXISTING CHAIN LINK FENCE
- REPRESENTS EXISTING BRUSH LINE
- REPRESENTS EXISTING WOODS LINE

CORPORATE ACKNOWLEDGMENT: I, THE undersigned, DO hereby certify that the foregoing is a true and correct copy of the instrument in my possession and control, and that the same was executed by the parties thereto as aforesaid, and that the same is a true and correct copy of the original instrument. NOTARY PUBLIC. MY COMMISSION EXPIRES ON: 20... PRESIDENT. HAVE LAID OUT UPON MY OWN LAND, SITUATED IN THE TOWNSHIP OF... COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS... ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS... DAY OF... 20... RECORDING OF DEEDS: RECORDED THIS... DAY OF... 20... COUNTY OF MONTGOMERY, IN HORSHAM, PENNSYLVANIA IN PLAN BOOK NO... PAGE... MONTGOMERY COUNTY PLANNING COMMISSION, MOOD NO... COUNTY OF MONTGOMERY, IN HORSHAM, PENNSYLVANIA IN PLAN BOOK NO... PAGE... SIGNATURE: EXECUTIVE DIRECTOR, MONTGOMERY COUNTY PLANNING COMMISSION'