

C-O COMMERCIAL OFFICE DISTRICT
UPPER MERION TOWNSHIP ZONING ORDINANCE

	REQUIRED	PROPOSED
SITE AREA	3 ACRE MINIMUM	6.548 ACRES
LOT WIDTH	300 FEET @ BUILDING LINE MINIMUM	470 FEET @ BUILDING LINE
FRONT YARD	35 FEET AGGREGATE, 15 FEET MINIMUM	35 FEET TO RESTAURANT, 110 FEET TO OFFICE BUILDING
SIDE YARD	25 FEET MINIMUM	260 FEET AGGREGATE, 90 FEET MINIMUM
REAR YARD	50 FEET MINIMUM	92 FEET MINIMUM
YARD ABUTTING RESIDENTIAL DISTRICT	50 FEET MINIMUM	NOT APPLICABLE
BUILDING HEIGHT	3 STORIES OR 35 FEET PLUS ONE FOOT FOR EACH FOOT OF SETBACK (65 FEET MAXIMUM)	3 STORIES OR 40 FEET (BASED ON MEAN LEVEL OF GROUND)
BUILDING COVERAGE	25 PERCENT (MAXIMUM)	13.9 PERCENT
RATIO LOT AREA/BUILDING FLOOR AREA	3:1	3:1:1
GREEN AREA	25 PERCENT (MINIMUM)	29.5 PERCENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, THE ____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED LISA PLUSKIN, WHO ACKNOWLEDGED HERSELF TO BE A VICE PRESIDENT OF KRAVCO SIMON COMPANY, WHICH IS THE MANAGING AGENT FOR OFFMACK ASSOCIATES, A PARTNERSHIP, AND THAT SHE, AS SUCH, IS AUTHORIZED TO EXECUTE THE FOREGOING PLAN. THE SAID PARTNERSHIP IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVING BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT THEY DESIRE THE FOREGOING PLAN TO BE DULY RECORDED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COMMISSION EXPIRATION DATE: _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN

PLAN BOOK _____, PAGE _____, ON THIS ____ DAY OF _____, 199__.

I HEREBY CERTIFY THAT OFFMACK, A PARTNERSHIP, IS THE REGISTERED OWNER OF THE LAND HERE DEVELOPED, AND THAT THEY DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

OFFMACK (OWNER):

BY: _____

VICE PRESIDENT

APPROVED BY OF THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP THIS ____ DAY OF _____, 199__.

SECRETARY

CHAIRMAN

TOWNSHIP ENGINEER

LEGEND

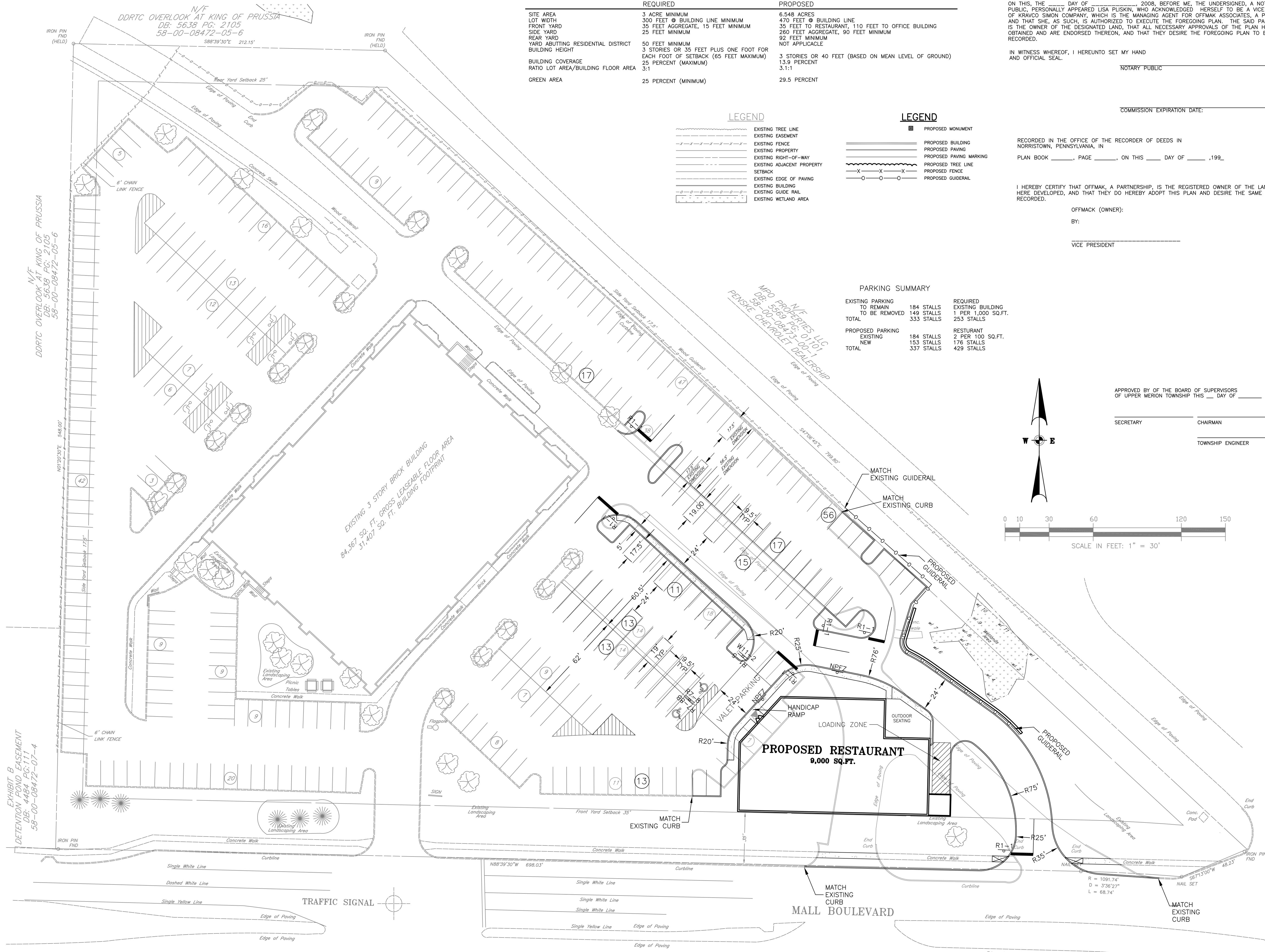
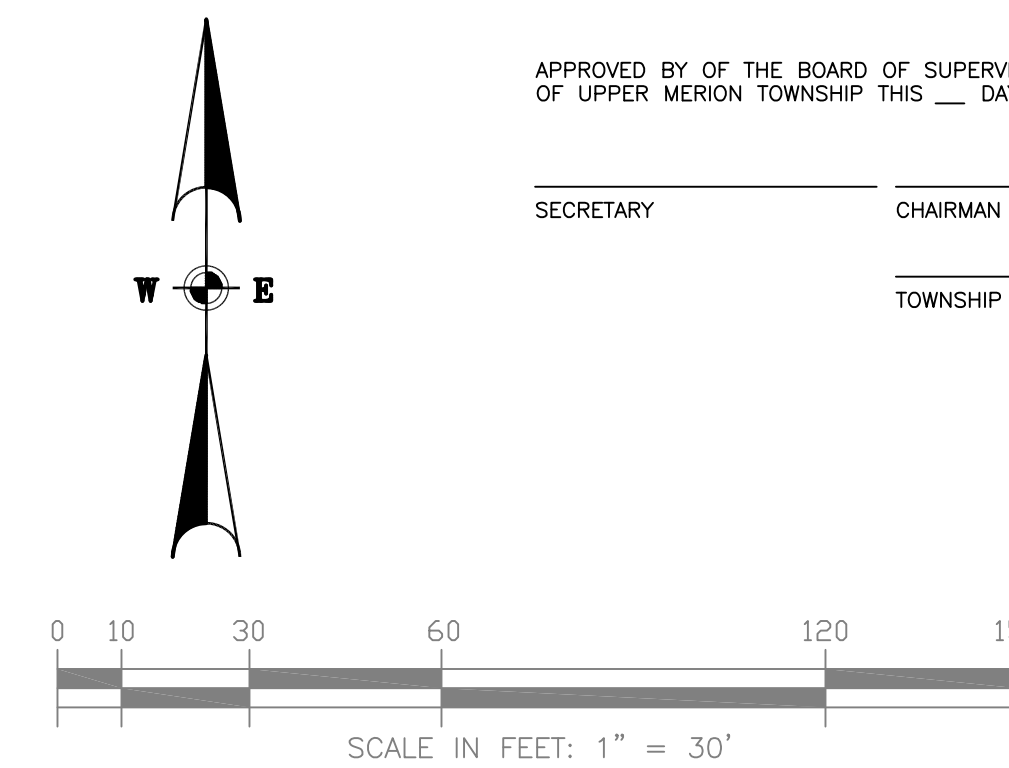
- EXISTING TREE LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING PROPERTY
- EXISTING RIGHT-OF-WAY
- EXISTING ADJACENT PROPERTY
- SETBACK
- EXISTING EDGE OF PAVING
- EXISTING BUILDING
- EXISTING GUIDE RAIL
- EXISTING WETLAND AREA

LEGEND

- PROPOSED MONUMENT
- PROPOSED BUILDING
- PROPOSED PAVING
- PROPOSED PAVING MARKING
- PROPOSED TREE LINE
- PROPOSED FENCE
- PROPOSED GUIDERAIL

PARKING SUMMARY

EXISTING PARKING TO REMAIN	184 STALLS	REQUIRED EXISTING BUILDING	1 PER 1,000 SQ.FT.
TO BE REMOVED	149 STALLS		253 STALLS
TOTAL	333 STALLS		
PROPOSED PARKING	184 STALLS	RESTAURANT	2 PER 100 SQ.FT.
EXISTING	153 STALLS		176 STALLS
NEW	337 STALLS		429 STALLS
TOTAL			



DATE:	REVISION:

GENERAL NOTES

- EXISTING CONDITIONS NOTED ON THESE PLANS WERE DEVELOPED FROM A COMPILATION OF THE FOLLOWING INFORMATION:
 - ALTA/ACSM LAND TITLE SURVEY FOR THE ATRIUM, PREPARED BY PENNON ASSOCIATES INC., DATED 7/17/2007 AND LAST REVISED 4/30/2008.
 - PLAN OF PROPERTY OF THE ATRIUM, PREPARED BY HOPKINS AND SCOTT INC. DATED 4/17/2008.
- THE CONTRACTOR SHALL HAVE SURVEYS PERFORMED FOR CONSTRUCTION CONTROL AND TO VERIFY CONDITIONS DO NOT VARY FROM THOSE SHOWN ON THE EXISTING CONDITIONS PLAN. ANY VARIATIONS FROM THE EXISTING PLANS DISCOVERED SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER SO IT CAN BE DETERMINED WHETHER DESIGN MODIFICATIONS ARE NECESSARY.
- EXISTING UTILITIES IN THE CONSTRUCTION AREA ARE TO BE REMOVED, ABANDONED, AND/OR REUSED PER THE PLANS.
- SITE IS TO BE SERVICED BY EXISTING PUBLIC WATER AND SEWER SERVICES. ANY MODIFICATIONS TO WATER SERVICE SHALL BE IN ACCORDANCE WITH PHILADELPHIA SUBURBAN WATER COMPANY SPECIFICATIONS. ANY MODIFICATIONS TO SANITARY SEWER SERVICE SHALL BE IN ACCORDANCE WITH UPPER MERION MUNICIPAL AUTHORITY SPECIFICATIONS.
- THE SITE IMPROVEMENTS SHOWN ON THE PLAN WILL NOT INCREASE OVERALL STORM WATER RUNOFF. IN ACCORDANCE WITH ORDINANCE NO. 98-678 OF THE TOWNSHIP CODE, NO ON-SITE STORMWATER MANAGEMENT FACILITIES ARE REQUIRED AND NONE ARE PROPOSED AS PART OF THIS SUBMISSION.
- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA ARE TO BE LOCATED, THE USER NOTIFIED, AND MEASURES TAKEN TO PROTECT LINES IN ACCORDANCE WITH PENNSYLVANIA ACT 187.
- PRIOR TO THE START OF ANY UTILITY INSTALLATION, CONTRACTORS ARE TO ACCURATELY FIELD MEASURE LOCATION AND ELEVATIONS OF EXISTING UTILITY LINES AND STORM DRAINAGE LINES AT PROPOSED CONNECTIONS. CONTRACTORS ARE TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE PLAN INFORMATION.
- ANY SCALED DIMENSION FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY ADVANCED GEOSERVICES. ANY ADDITIONAL DIMENSIONS REQUIRED BY THE CONTRACTOR ARE TO BE FROM ADVANCED GEOSERVICES ONLY.
- INSTALLATION AND/OR MODIFICATIONS OF ALL SANITARY SEWER, WATER, AND OTHER UTILITIES SHALL BE IN ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE ENGINEER, MUNICIPAL AUTHORITY, OR OTHER PUBLIC UTILITY CONCERNS.
- ALL SANITARY SEWERS AND STORM DRAINS ARE TO BE CONSTRUCTED USING A LASER BEAM DEVICE TO ASSURE PROPER LINE AND GRADE.
- ALL CURB TO PAVEMENT JOINTS SHALL BE SEALED WITH EMULSIFIED ASPHALT.
- CONSTRUCTION IMPROVEMENTS DEPICTED ON THESE PLANS ARE TO BE IN ACCORDANCE WITH SHOWN DETAILS. IF CONFLICT ARISES BETWEEN ENGINEERING DESIGN CONSULTANTS STANDARDS AND UPPER MERION TOWNSHIP STANDARDS, TOWNSHIP STANDARDS SHALL PREVAIL.

ADVANCED
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KING OF PRUSSIA ASSOCIATES
FINAL DEVELOPMENT PLANS
THE ATRIUM
KING OF PRUSSIA
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

SITE PLAN	
C101	
Scale:	1" = 30'
Originated By:	
Drawn By:	RAJ
Checked By:	
Project Mgr.:	GH
Project No.:	
Sheet No.:	1 OF 1
Issued:	REVIEW