

NOTES

- 1. BEING: MONTGOMERY COUNTY ASSESSMENT PARCEL 58-00-08473-10-9; STREET ADDRESS: 240 MALL BOULEVARD...
2. BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PREMISES LIES WITHIN A SPECIAL FLOOD HAZARD ZONE...
3. THIS APPLICATION PROPOSES REMOVAL OF THE EXISTING BUILDING ON THE SITE (FORMER PENSKE CHEVROLET) AND THE CONSTRUCTION OF A NEW 109,980-SF HOTEL AND 9,000-SF BUILDING FOR RETAIL SALES...
4. THE PROPOSED BUILDINGS WILL BE SERVED BY PUBLIC WATER AND SEWER...
5. SITE IS ZONED SC SHOPPING CENTER ACCORDING TO THE UPPER MERION ZONING MAP...
6. WETLANDS SHOWN WERE DELINEATED BY DEL VAL SOIL AND ENVIRONMENTAL CONSULTANTS IN MARCH 2008...
7. PHYSICAL FEATURES FROM AN ACTUAL FIELD SURVEY PERFORMED BY CHESTER VALLEY ENGINEERS, INC...
8. ELEVATIONS BASED ON USGS DATUM...
9. PREMISES SHOWN HEREON AND ADJOINING OTHER LANDS MPO PROPERTIES, LLC (58-27-80) ARE SUBJECT TO A RECIPROCAL EASEMENT AND OPERATION AGREEMENT FOR VEHICULAR ACCESS, UTILITIES, STORMWATER MANAGEMENT AND PARKING (NOT DATED, BUT SIGNED AND NOTARIZED SEPTEMBER 21, 2004)...
10. IN ACCORDANCE WITH S.L.O. SECTION 145-41.8, ALL NONRESIDENTIAL SUBDIVISIONS SHALL EITHER PROVIDE PARK LAND OR PAY A FEE IN LIEU OF PARK LAND...
11. THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES...
12. NO SUMP PUMPS ARE PROPOSED...
13. A PERMIT SHALL BE OBTAINED FROM THE TOWNSHIP IN ACCORDANCE WITH SECTION 165-166 PRIOR TO ERECTION OF ANY SITE IDENTIFICATION SIGNS.

WAIVERS

THE APPLICANT REQUESTS THE FOLLOWING WAIVER & PARTIAL WAIVERS FROM THE REFERENCED SECTIONS OF THE TOWNSHIP ORDINANCES:
PARTIAL WAIVER OF 145-24.1.W. BUILDING PLANTINGS
BASED ON THE BUILDING'S PERIMETER, XX CANOPY TREES (OR XX UNDERSTORY TREES) AND XX SHRUBS ARE REQUIRED ADJACENT TO THE RETAIL BUILDING...
PARTIAL WAIVER OF 145-24.1.G. BUFFER PLANTINGS (IF REQUIRED)
WE REQUEST THE BOARD'S DISCRETION TO APPROVE THE BUFFER PLANTINGS AS SHOWN ON THE PLAN PER SECTION 145-24.1.G.(5)...

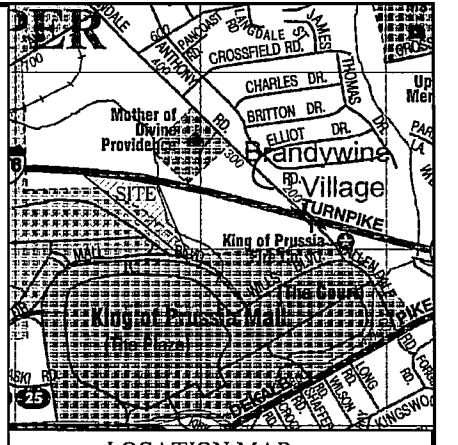
Table with 4 columns: USE, SIZE, RATIO, SPACES. Rows include HOTEL ROOMS, HOTEL EMPLOYEES, RESTAURANT, RETAIL SPACE, and TOTAL REQUIRED.

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ZONING REQUIREMENTS

Table comparing REQUIRED vs EXISTING vs PROPOSED for SC - SHOPPING CENTER DISTRICT. Columns include LOT AREA, LOT WIDTH, FRONT YARD, SIDE YARD, REAR YARD, BUILDING HEIGHT, BUILDING COVERAGE, GREEN AREA, and PARKING SPACES.

*THESE AREA AND BULK REQUIREMENTS DO NOT HAVE A NUMERIC LIMIT IN THE ZONING ORDINANCE, SECTION 165-123 PROVIDES THAT THE AREA, WIDTH, YARD AND BUILDING COVERAGE REQUIREMENTS THEREFORE SHALL BE AS SPECIFIED ON OR IN CONNECTION WITH THE DEVELOPMENT PLAN.
HANDICAPPED-ACCESSIBLE PARKING
FOR PARKING AREAS OF 300 TO 400 SPACES, 8 H/C SPACES ARE REQUIRED, 8 ARE PROVIDED.
1 OF 6 H/C SPACES MUST BE VAN-ACCESSIBLE, 2 REQUIRED, 4 VAN-ACCESSIBLE SPACES PROVIDED.



LOCATION MAP SCALE: 1"=1000'

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP ON THE ___ DAY OF ___ 20__
Secretary: _____ Chairman: _____
Township Engineer: _____
APPROVED BY THE PLANNING COMMISSION OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PA ON THE ___ DAY OF ___ 20__

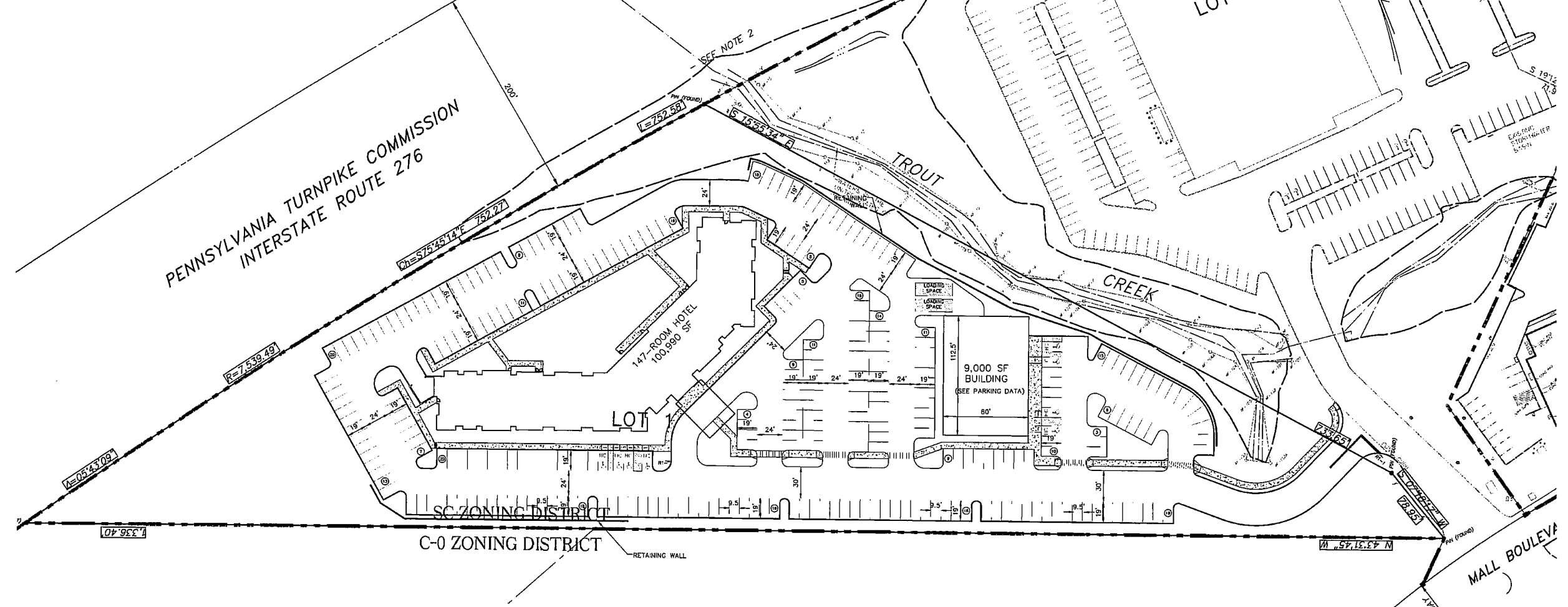
RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN HARRISTOWN, PA IN PLAN BOOK NO. ___ PAGE NO. ___ ON THE ___ DAY OF ___ 20__
(Deputy) Recorder of Deeds
I HEREBY CERTIFY THAT MPO PROPERTIES, LLC IS THE REGISTERED OWNER OF THE LAND HERE SUBDIVIDED, AND THAT THEY DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.
OWNER:
Title:
For recording, two Corporate Signatures or one Corporate Signature and a Corporate Seal is required.
ON THE ___ DAY OF ___ A.D. 20__ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF TO BE THE OF LODGEWORKS, L.P. AND THAT AS SUCH OFFICER BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING HIS NAME AS SUCH OFFICER.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL.
Notary Public
My Commission Expires: (Notarial Seal)

MCPC NO. 05-0106-0002 PROCESSED AND REVIEWED, REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE:
MONTGOMERY COUNTY PLANNING COMMISSION
CERTIFICATION:
I CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME AND THE MONUMENTS SHOWN THEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.
Registered Professional Surveyor Date

EQUITABLE OWNER & APPLICANT
LODGEWORKS, L.P.
70 NORTH STREET, SUITE 201
DANBURY, CT 06810
CONTACT: MIKE DADD, 203-751-8894

RECORD PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR LODGEWORKS
UPPER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
Chester Valley Engineers, Inc.
18860
Scale 1"=50'

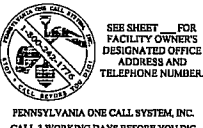


LEGEND
EXISTING FENCE LINE
EXISTING EDGE OF PAVING
EXISTING GUIDE RAIL
EXISTING CURB
FLOOD PLAIN
EXISTING LIGHT POLE
STREAM LINE
EXISTING SIGN
EXISTING DECIDUOUS TREE
EXISTING CONIFEROUS TREE
EXISTING TREE & SHRUB LINE
PROPOSED HANDICAPPED PARKING
CONC. MONUMENT TO BE SET
IRON PIN FOUND
PROPOSED CURB

SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 1000001111

Scale in Feet
0 10 20 30 40 50 100 150 200
1"=50'

COPIRIGHT
CHESTER VALLEY ENGINEERS, INC.
NOTICE TO USER OF THESE PLANS:
PENNSYLVANIA ACT 187 REPRODUCTION
OFFSHORE UTILITIES TRIM, INC. 20080921166
SEE SHEET FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.



BLOCK 58-27, UNIT 80
BLOCK 27, UNIT 71
N/A
DDRTC OVERLOOK AT KING OF PRUSSIA
DBK 5638 PG 2105
58-00-08472-05-6

BLOCK 27, UNIT 67
N/A
OFFHAK ASSOCIATES
DBK 5657 PG 2913
58-00-08472-10-1