

**UPPER MERION TOWNSHIP ZONING SCHEDULE**

ZONING: C-3 COMMERCIAL  
 RETAIL: R-2 RESIDENTIAL  
 DRIVE THRU RESTAURANT IS A CONDITIONAL USE

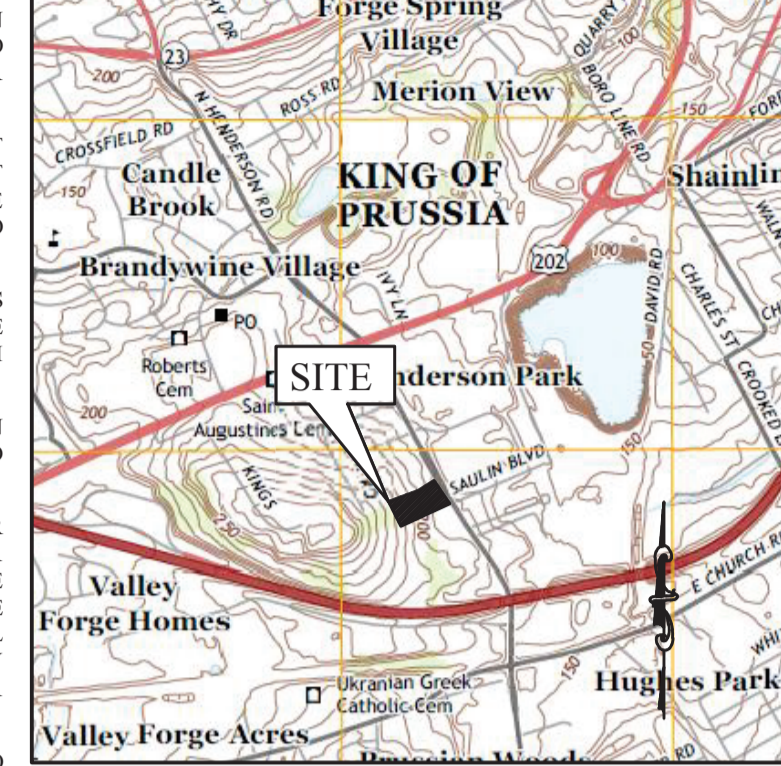
ITEM	REQUIRED	PROPOSED	ORDINANCE
<b>LOT REQUIREMENTS</b>			
MIN. LOT AREA (SQ. FT.)	13,000	32,108.2 (1.26 AC.)	§163-263.2
MIN. LOT WIDTH (FT.)	70	233.11	§163-219
<b>BUILDING SETBACKS &amp; HEIGHTS</b>			
MIN. FRONT YARD (FT.)	15	111.37	§165-119
MIN. SIDE YARD (FT.)	15	13.00	§165-119
MIN. REAR YARD (FT.)	15	114.63 (45.51 FT.)	§165-119
MAX. HEIGHT (FT.)	35	35	§165-119
<b>LANDSCAPE BUFFERS (FT.)</b>			
MIN. SIDE YARD FROM OTHER PROPERTIES (FT.)	15	15	§165-119
MIN. REAR YARD FROM RESIDENTIAL PROPERTIES (FT.)	25	115.63 (45.33 FT.)	§165-119
MIN. GLENDALE (FT.)	15	11.1 (3.952 AC.)	§165-119
<b>DRIVE THRU RESTAURANT REQUIREMENTS</b>			
MIN. QUEUE FROM PICK UP WINDOW TO ORDERING STATION (FT.)	60	60	§165-106.6 (2)(6)
MIN. QUEUE TO ORDERING STATION (FT.)	100	100	§165-106.6 (2)(6)
MIN. QUEUE LANE WIDTH (11.1 M) (FT.)	12	12	§165-106.6 (2)(6)
<b>PARKING REQUIREMENTS</b>			
MIN. STANDARD SPACE SIZE (FT.)	9.5 x 19	9.5 x 19	§167-21.4(1)
MIN. AREA WITHIN 30 FEET OF PARKING (SQ. FT.)	34	34	§167-21.4(1)
MIN. NUMBER OF SPACES FOR RESTAURANT	4 x 36 x 1,000 SF	7,360 SF (171 SPACES)	§165-101 (R)(1)(b)
MIN. NUMBER OF SPACES FOR RESTAURANT	1,700 SQ. FT.	3,616 SF (107 SPACES)	§165-101 (R)(1)(b)
TOTAL NUMBER OF SPACES	55	59	§165-101 (R)
<b>LOADING SPACES</b>			
STANDARD LOADING SPACE SIZE (FT.)	8 x 20	8 x 20	§165-101.3
MIN. DISTANCE BETWEEN SPACES (FT.)	14	N/A	§165-14.3
MIN. NUMBER OF SPACES FOR TRUCK UP TO 12,500	1	1	§165-101.5A

**GENERAL NOTES**

- OWNER: DELCOLLO REALTY PARTNERSHIP, LP  
C/O JOSEPH DELCOLLO AND/OR JAMES DELCOLLO  
225 SOUTH HENDERSON ROAD  
KING OF PRUSSIA, PA 19406  
(610) 265-1712
- APPLICANT: HENDERSON ROAD INVESTORS, LP  
C/O WINTERSTAR CORPORATION  
14 BALLGOMING ROAD  
CONSHOHOCKEN, PA 19428
- EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, WAVA, INC. 243 & 251 SOUTH HENDERSON ROAD, UNITS 18 & 19, BLOCK 36, UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA" BY CONTROL POINT ASSOCIATES, INC. DATED 6-19-03, REVISED 5/31/07.
- APPLICANT SEEKS SITE PLAN APPROVAL SO AS TO PERMIT CONSTRUCTION OF 2,652 SF TACO BELL RESTAURANT AND A 7,000 SF RETAIL BUILDING AND ASSOCIATED SITE IMPROVEMENTS.
- PROPOSED BUILDINGS TO BE SERVICED WITH NEW SEWER AND WATER LINES.
- NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
- ELEVATION DATUM IS NGVD 1929.
- THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE 1999 FEMA FIRM MAP 42091C033.F.
- THERE ARE CURRENTLY NO DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.
- REQUIRED OUTSIDE AGENCY APPROVALS:
  - MONTGOMERY COUNTY PLANNING COMMISSION
  - MONTGOMERY COUNTY ENVIRONMENTAL DISTRICT
  - PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
  - PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION - SEWER PLANNING MODULE
- SUBMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:
  - FROM PROVIDING SEWER PROFILES
  - FROM SHOWING SIGNIFICANT PHYSICAL FEATURES WITHIN 200 FT ADJACENT PERIPHERAL STRIP
  - FROM PROVIDING A TRAFFIC IMPACT STUDY
- DESIGN WAIVERS ARE REQUESTED FROM THE FOLLOWING:
  - SEC. 145-24.1(D)(2)(G) - TO ALLOW 6.5' WIDE PLANTING ISLAND WHERE 9' IS REQUIRED.
  - SECTION 140-7(C)(1)(D)(4) - FROM PROVIDING A GEOLOGICAL REPORT.
  - SECTION 140-10(A)(2) - TO ALLOW GRADING WITHIN 5 FEET OF A PROPERTY LINE.
  - SECTION 145-24.1(H) - TO ALLOW THE REQUIRED BUILDING PLANTINGS TO BE PLANTED ELSEWHERE ON SITE.

**GENERAL CONSTRUCTION NOTES**

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
- THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER HIS JURISDICTION.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
- ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI OR AS REQUIRED BY THE APPROVAL AUTHORITY.
- ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT. ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL NEW OR RECONSTRUCTED PAVEMENT AREAS.
- WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
- ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH PENNDOT STANDARD SPECIFICATIONS.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (c) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (i) OSHA COMPETENT PERSON.



**THE PETTIT GROUP, LLC**  
 Engineering • Architecture • Planning  
 PETTIT ASSOCIATES, LLC • MP ARCHITECTURE, LLC  
 www.pettitgroup.com

**REVISIONS**

NO.	DESCRIPTION	DATE

**FOR APPROVAL PURPOSES ONLY**

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT ENDORSED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE BASIS OF THE PROJECT OR ANY OTHER PROJECT ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC FOR THE SPECIFIC PROJECT. THE PETTIT GROUP, LLC AND ITS REPRESENTATIVES SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL RESPONSIBILITY TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT ALL UTILITIES SHALL BE SHOWN ON THE PLANS AT THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES BEFORE AND BEHIND WORK TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE CONSTRUCTION UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY:	JMP/ML	DATE:	10/14/14
DRAWN BY:	ML	CHECKED BY:	BH
SCALE:	1" = 20'		

**TACO BELL**  
 MAJOR LAND DEVELOPMENT PLAN  
 243 & 251 S. HENDERSON RD.  
 UPPER MERION TOWNSHIP  
 MONTGOMERY COUNTY  
 PENNSYLVANIA

FOR  
 HENDERSON ROAD INVESTORS, LP  
 C/O WINTERSTAR CORPORATION  
 14 BALLGOMING ROAD  
 CONSHOHOCKEN, PA 19428

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**JOHN M. PETTIT, PE, PP, CME**  
 Professional Engineer  
 State of New Jersey • License # GE 37906  
 State of Pennsylvania • License # 052685-E  
 State of Delaware • License # 15980  
 State of Maryland • License # 44560

**SITE PLAN**  
 SHEET NUMBER  
**3 of 13**

**RECORDING CERTIFICATES**

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 MORRISTOWN, PA IN PLAN BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_ ON THE DAY OF 20\_\_.

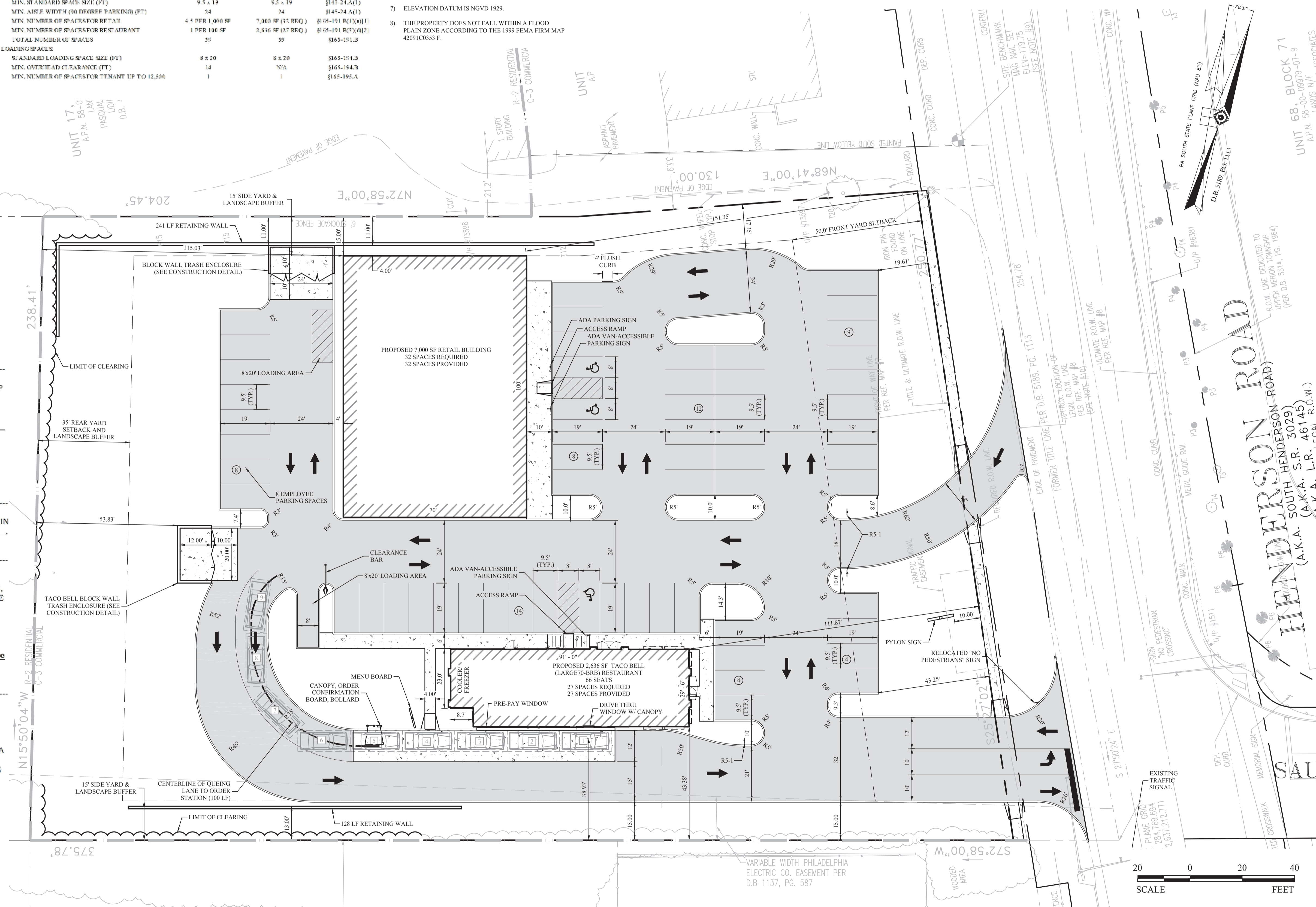
I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPER), AND THAT WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

**[For recording, two (2) Corporate Signatures or one (1) Corporate Signature and a Corporate Seal]**

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 Commission Expires: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



SCALE 0 20 40 FEET

Plot: Upper Merion C-3 Commercial Site Plan for Building Commission Project 09/04/14 Sheet 1 of 13 - Site Plan.dwg, Job: 1311131131.dwg, Date: 10/14/14, 11:51:02 AM.