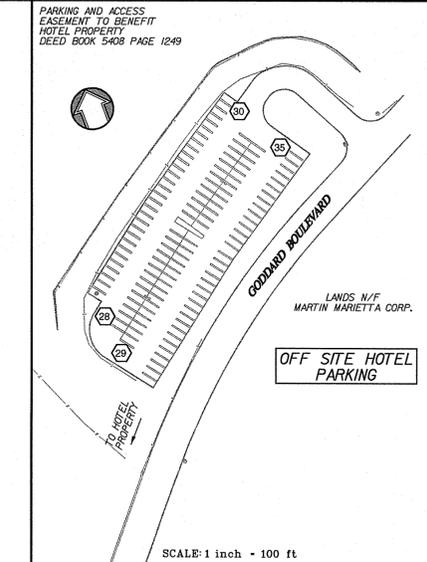
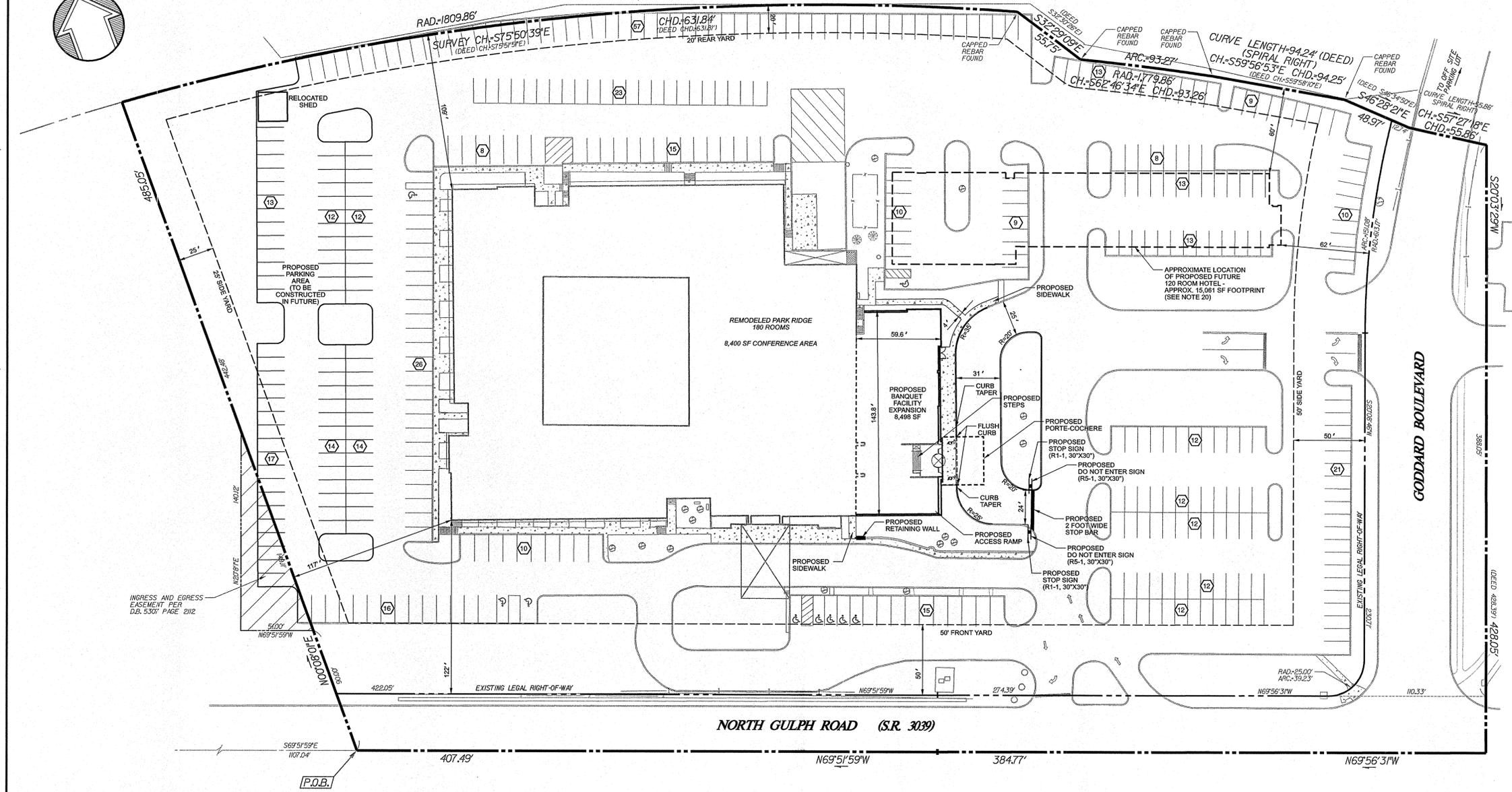
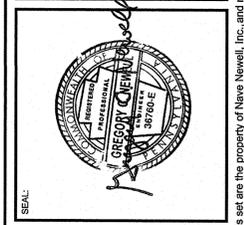


PENNSYLVANIA TURNPIKE (VARIABLE WIDTH R.O.W) (PUBLIC) SURVEY ARC-635.09 (ARC-635.001)



Nave Newell logo and contact information: 357 South Gulph Road • Suite 300 King of Prussia, PA 19406-3121

Table with columns for revision number, description, and date.



CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_

I HEREBY CERTIFY THAT I AM THE OWNER AND/OR AGENT OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

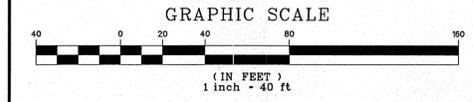
Signature lines for Owner, Owner Title, Board of Supervisors Chairman, Secretary, and Township Engineer.

SURVEYOR'S CERTIFICATION: I, JAMES S. CONLOW, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE UPPER MERION TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS THE METES & BOUNDARIES AND FOUND MONUMENTATIONS OF THE OVERALL TRACT BOUNDARY DEPICTED ON THESE PLANS, AS SURVEYED BY ME.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

MONTGOMERY COUNTY PLANNING COMMISSION CERTIFICATION: MCPC FILE NO. \_\_\_\_\_ PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code. Certified this date \_\_\_\_\_ For the Director \_\_\_\_\_ Montgomery County Planning Commission

SITE PLAN PARK RIDGE HOTEL UPPER MERION TWP, MONTGOMERY COUNTY, PA. Includes drawing number 2009-066, date 9/17/10, and sheet number 4 of 9.



LEGEND: PROPERTY LINE, LEGAL RIGHT-OF-WAY, EASEMENT LINE, BUILDING SETBACK LINE, EXISTING FIRE HYDRANT, EXISTING SIGN, EXISTING FENCE LINE, EXISTING GUIDE RAIL, EXISTING LIGHT POLE, EXISTING TRAFFIC MAST ARM, EXISTING CONCRETE CURB, EXISTING BUILDINGS, EXISTING CONCRETE SIDEWALK, NUMBER OF REGULAR PARKING SPACES EXCLUDING HANDICAP SPACES, HANDICAP PARKING SPACE, PROPOSED CURB LINE, PROPOSED SIDEWALK, PROPOSED BUILDING, PROPOSED FUTURE CURB LINE, PROPOSED FUTURE PARKING LINE.

- NOTES: 1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON MAY 18, 2009. 2. THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OF EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE. 3. TITLE TO THE SUBJECT PROPERTY IS FILED IN THE MONTGOMERY COUNTY COURT HOUSE IN DEED BOOK 6121, PAGE 2275 IN THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, PENNSYLVANIA. 4. BEARING BASIS FOR THIS SURVEY IS THE RECORDED DEED AS REFERENCED IN NOTE 3, ABOVE. 5. LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK. 6. PURSUANT TO ACT 189 "PENNSYLVANIA ONE CALL, INC." WAS PLACED ON MAY 13, 2009 AND ASSIGNED SERIAL NO. 20091332181 AND 20091332184. INFORMATION THEREBY OBTAINED WAS USED TO ILLUSTRATE EXISTING UTILITIES. 7. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS COMPLETED AS A PART OF THIS SURVEY. NO REVIEW OF THE PROPERTY REGARDING THE PRESENCE OF HAZARDOUS MATERIAL WAS COMPLETED AS PART OF THIS SURVEY. 8. THIS SURVEY: 9. UNIT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PA. 10. ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING, LIGHTING AND SIDEWALK INFORMATION. 11. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA ARE TO BE LOCATED. 12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION AND/OR FABRICATION SHALL BEGON UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES. 13. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. 14. ALL DIMENSIONS SHOWN ON THESE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. ANY SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY NAVE NEWELL, INC. 15. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION. 16. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES AS FIELD CONDITIONS DICTATE. 17. CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE LATEST REVISED A.D.A. REGULATIONS. 18. THE EXISTING TENNIS COURTS WILL BE REPLACED WITH PARKING, AS SHOWN, APPROVED AS PART OF THIS PLAN AND WILL BE CONSTRUCTED IN THE FUTURE. THE CONVERSION OF THE TENNIS COURTS TO PARKING IS INCLUDED IN THE COVERAGE OF IMPERVIOUS WHICH IMPACTS THE GREEN AREA CALCULATION. 19. THE PROPERTY WAS APPROVED FOR A 300 ROOM HOTEL, AND ON WHICH IS LOCATED AN EXISTING 300 ROOM HOTEL. THIS PROPOSED PLAN ("FINAL PLAN") REDUCES THE EXISTING HOTEL FROM 300 ROOMS TO 180 ROOMS. THE PROPERTY OWNER AND/OR APPLICANT INTENDS TO CONSTRUCT THE REMAINING 120 HOTEL ROOMS IN A SECOND HOTEL BUILDING ON THE PROPERTY. THE TOWNSHIP AGREES AND ACKNOWLEDGES BY APPROVING AND SIGNING THIS FINAL PLAN THAT THE PROPERTY OWNER AND/OR APPLICANT HAS THE RIGHT TO CONSTRUCT A SECOND HOTEL BUILDING FOR THE REMAINING 120 HOTEL ROOMS PURSUANT TO THE TOWNSHIP ORDINANCES IN EFFECT AS OF THE DATE OF THIS FINAL PLAN. PROPERTY OWNER AND/OR APPLICANT ACKNOWLEDGES THAT SUCH TIME, PROPERTY OWNER AND/OR APPLICANT SHALL SUBMIT A FINAL PLAN AMENDMENT TO THE TOWNSHIP EVIDENCING COMPLIANCE WITH THE TOWNSHIP ORDINANCES IN EFFECT AS OF THE DATE OF THIS FINAL PLAN. THE TOWNSHIP, BY APPROVAL OF AND SIGNATURE ON THE FINAL PLAN AMENDMENT, ACKNOWLEDGES AND AGREES THAT APPROVAL OF THIS FINAL PLAN AMENDMENT DOES NOT VOID IN ANY WAY OR INVALIDATE THE PRIOR APPROVAL OF THE 300 HOTEL ROOMS ON THIS PROPERTY. 20. AT SUCH TIME THAT THE BUILDING IS CONSTRUCTED ON THIS PROPERTY FOR THE REMAINING 120 ROOMS, THE TOWNSHIP ACKNOWLEDGES AND AGREES THAT THE CALCULATION OF ASSESSMENT THAT WOULD BE PAID BY THE APPLICANT PURSUANT TO THE TOWNSHIP'S TRAFFIC HIGHWAY/TRAFFIC CAPITAL IMPROVEMENT ORDINANCE (ORDINANCE NO. 84-470), IF APPLICABLE, SHALL INCLUDE A CREDIT OF THE REMAINING 120 ROOMS CURRENTLY EXISTING ON THE PROPERTY, BUT NOT INTENDED TO BE BUILT WITH THIS FINAL PLAN.

ZONING DATA: SM-SUBURBAN METROPOLITAN DISTRICT. Table with columns for MINIMUM LOT SIZE, YARD SETBACKS, MAXIMUM BUILDING HEIGHT, HOTEL PARKING REQUIREMENTS, and TOTAL REQUIRED.

PROJECT SERIAL NO. 20091332184 20091332181 CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL. Pennsylvania One Call System, Inc. 1-800-242-1776