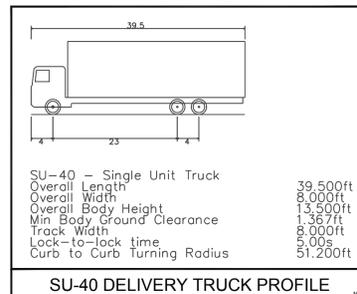


SITE LOCATION MAP SCALE: 1" = 1,000'

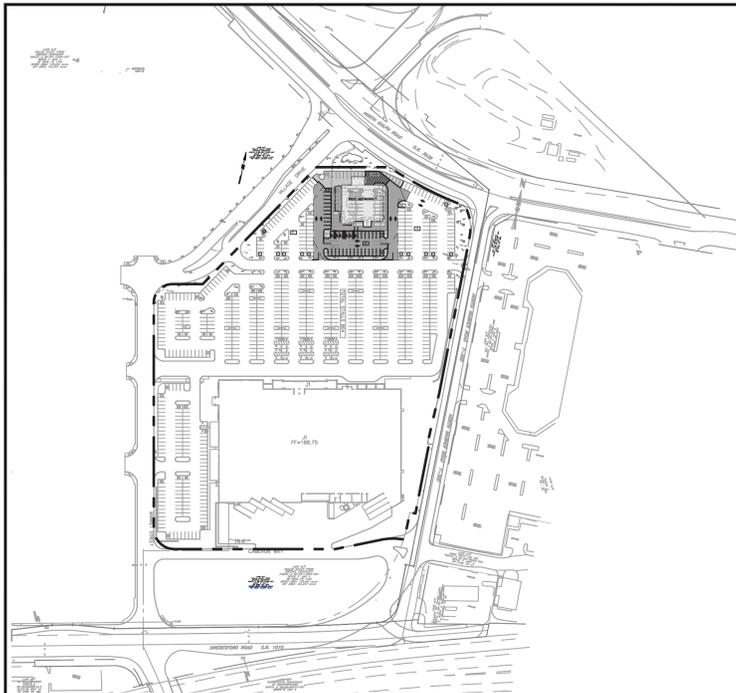
- NOTES:**
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
 - ALL DRAWINGS IN THIS PLAN SET ARE MADE PART OF THIS RECORD PLAN AND ALL INFORMATION SHOWN HEREON SHALL BE CONSIDERED APPLICABLE FOR THE COMPLETION OF THE PROJECT. INDIVIDUAL PLANS SHALL NOT BE USED SINCE THEY CONSTITUTE ONLY A PART OF THE COMPLETE SET OF PLANS FOR THIS PROJECT.
 - THE SUBJECT SITE CONSISTS OF TMP# 58-00-17494-007 LOCATED IN THE AG AGRICULTURAL ZONE PER OFFICIAL ZONING MAP OF UPPER MERION TOWNSHIP, LAST REVISED JANUARY 2012.
 - A FREE STANDING RESTAURANT WITH GROSS BUILDING AREA OF 10,818 SF AND NET LEASABLE AREA OF 7,383 SF IS PROPOSED IN THE EXISTING PARKING LOT OF EXISTING WEGMANS FOOD MARKET.
 - THE BUILDING(S) FOR THE PROPOSED RESTAURANT WILL COMPLY WITH THE APPLICABLE TOWNSHIP REQUIREMENTS AND SIGN DETAILS WILL BE PROVIDED AT TIME OF SIGN PERMIT APPLICATION.
 - PURSUANT TO MANUAL OF SITE DEVELOPMENT STANDARDS "EXHIBIT-B", THE PROPOSED RESTAURANT USE IS A PERMITTED USE.
 - PARTIAL BOUNDARY & EXISTING FEATURES INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH SURVEYING INC., BASED ON FIELD WORK PERFORMED ON 5/24/2015.
 - NO WETLANDS, STREAMS, FLOODPLAIN, WATER COURSE, RAILROAD, STRIP MINES OR CULM BANKS EXIST WITHIN THE PROPOSED LIMIT OF DISTURBANCE.
 - ELEVATIONS ARE BASED UPON NAVD 1988 DATUM.
 - THE SUBJECT SITE IS LOCATED OUTSIDE THE 100-YEAR FLOOD PLAN DELINEATED BY FEMA ON PANEL NO. 42091C0334 WITH EFFECTIVE DATE OF AUGUST 9, 1999.
 - SINCE THE PROPOSED BUILDING IS PROPOSED IN THE EXISTING PARKING LOT, THE PROPOSED DEVELOPMENT WILL RESULT IN REDUCTION OF IMPERVIOUS COVERAGE BY 4,616 SF IN THE VICINITY OF PROPOSED RESTAURANT.
 - THESE PLANS DO NOT PROPOSE FURTHER SUBDIVISION OF THE SUBJECT PARCEL AS SUCH, NO NEW CONCRETE MONUMENTS ARE PROPOSED. REFER TO PRIOR APPROVED SITE AND SUBDIVISION PLANS FOR MONUMENT LOCATIONS.
 - THE SUBJECT SITE IS PART OF THE APPROVED MASTER PLANS AND TOWN CENTER LAND USE PLAN. REFER TO THESE PLANS FOR COMMON OPEN SPACE AND STORMWATER MANAGEMENT REQUIREMENTS.
 - THE PROPOSED RESTAURANT WILL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
 - ALL CONCRETE STRUCTURES TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI UNLESS OTHERWISE NOTED.
 - CONTRACTOR MUST MATCH THE EXISTING PAVEMENT PROFILE (THICKNESSES) WITHIN THE AREA OF DISTURBANCE OF EXISTING PAVEMENT.
 - ALL DISTURBED PERVIOUS AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - THE RESPONSIBILITY OF OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL REMAIN WITH THE OWNER OF THE FACILITIES.
 - ALL CURB AND EDGE PAVEMENT RADI SHALL BE 5 FT, UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS AND RADI ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
 - THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE JURISDICTIONAL AUTHORITIES/AGENCIES REQUIRED NOTICE BEFORE BEGINNING ANY LAND DISTURBANCES.
 - THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL REGULATIONS RELATED TO HEALTH AND SAFETY AS WELL AS ALL APPLICABLE STATE, FEDERAL AND LOCAL RULES AND REGULATIONS.
 - THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THE SITE.
 - CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT, ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATED ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES LOCATED WITHIN THE LIMITS OF IMPROVEMENTS DURING ENTIRE CONSTRUCTION PERIOD. IF NECESSARY, CONTRACTOR SHALL RELOCATE AND/OR MODIFY ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS, SIZE, MATERIAL AND DEPTH OF INSTALLATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER, LATERALS, WATER SERVICE, ELECTRICAL, TELEPHONE, GAS AND CABLE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES. UTILITY SERVICES TO EXISTING USERS AT THE SITE SHALL BE MAINTAINED AT ALL TIMES.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SUBMITTALS TO OWNER AND OWNER'S ENGINEER FOR REVIEW AND APPROVAL PRIOR PROCURING ANY MATERIAL OR CONSTRUCTION OF ANY IMPROVEMENTS SHOWN HEREON.

ZONING TABLE
TOWN CENTER (TC)
Upper Merion Township, Montgomery County, PA Ordinances

DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED	ORDINANCE SECTION REFERENCED FROM:
USE	Commercial, Retail Use	Grocery Store	Restaurant	IV-4.01
PERIMETER SETBACKS				
FROM GULPH ROAD	20 FT		43.3 FT	IV-4.02-(a)2
FROM NORTH WARNER ROAD	20 FT		212.2 FT	IV-4.02-(a)4
BUILDING HEIGHT	320 FT ABOVE SEA LEVEL	< 320 FT ABOVE SEA LEVEL	< 320 FT ABOVE SEA LEVEL	IV-4.02-(g)
IMPERVIOUS COVERAGE (MAX)	75%	< 75%	< 75%	IV-4.02-(f)
COMMON OPEN SPACE (MIN)	20%	> 20%	> 20%	IV-4.02-(e)
OFF-STREET PARKING				
RESTAURANT PARKING RATIO	6.0 SP / 1000 SF LEASABLE AREA			IV-4.03-(b)
PARKING SPACE	45	247	164	
LIGHTING - MIN INTENSITY	0.7 foot candles	> 0.7 foot candles	> 0.7 foot candles	IV-4.05-B(7)



SU-40 DELIVERY TRUCK PROFILE



OVERALL SITE INSET SCALE: 1" = 200'

OWNER/CORPORATE CERTIFICATION
I DO HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OWNER OF THE LAND HEREN BEING DEVELOPED AND THAT MY CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT I DESIRE THE SAME TO BE RECORDED.

OWNER/CORPORATE OFFICER: _____

TOWNSHIP ENGINEER
THE PLANS HAVE BEEN REVIEWED BY THE TOWNSHIP ENGINEER UPPER ON THIS _____ DAY OF _____ 20____.

UPPER MERION TOWNSHIP ENGINEER/CONSULTANT: _____

UPPER MERION TOWNSHIP PLANNING COMMISSION
THIS PLAN WAS REVIEWED AS TO LAYOUT AND LOCATION BY THE PLANNING COMMISSION OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AT A MEETING HELD ON THIS _____ DAY OF _____ 20____.

CHAIRPERSON: _____

COUNTY RECORDED OF DEEDS: _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 20____.

COUNTY RECORDED OF DEEDS: _____

RECORDED OF DEEDS: _____

NOTARY PUBLIC
COMMON WEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THE _____ DAY OF _____ A.D. 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE OWNER/CORPORATE OFFICER OF _____ AND HE/SHE/AS SUCH OWNER/CORPORATE OFFICER BEING AUTHORIZED TO DO SO, AFFIRMED HIS NAME TO THIS PLAN ON BEHALF OF _____ BY SIGNING THE NAME.
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
THIS PLAN WAS APPROVED AS TO LAYOUT AND LOCATION BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AT A MEETING HELD ON THIS _____ DAY OF _____ 20____.

CHAIRMAN: _____ SECRETARY: _____

PARKING SUMMARY TABLE:

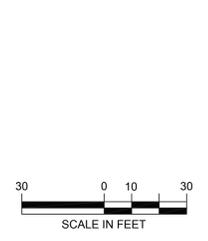
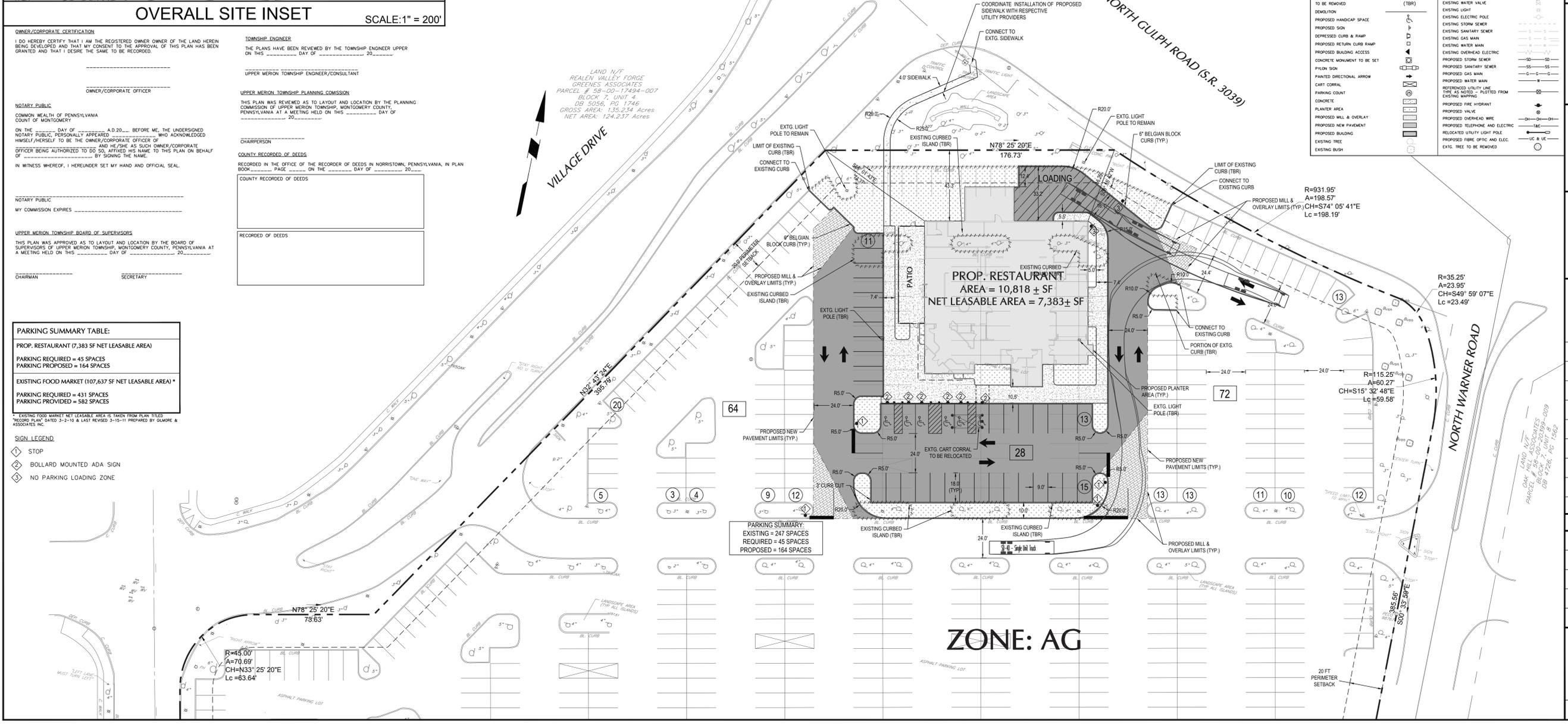
PROP. RESTAURANT (7,383 SF NET LEASABLE AREA)
PARKING REQUIRED = 45 SPACES
PARKING PROVIDED = 164 SPACES

EXISTING FOOD MARKET (107,637 SF NET LEASABLE AREA)*
PARKING REQUIRED = 431 SPACES
PARKING PROVIDED = 582 SPACES

*EXISTING FOOD MARKET NET LEASABLE AREA IS TAKEN FROM PLAN TITLE RECORDS PLANNED 3-2-10 & LAST REVISED 3-15-11 PREPARED BY GLOURE & ASSOCIATES INC.

SIGN LEGEND

- STOP
- BOLLARD MOUNTED ADA SIGN
- NO PARKING LOADING ZONE



Project
NEXT DOOR BAR AND GRILL
TMP# 58-00-17494-007
BLOCK 7, UNIT 4: DB 5056, PG 1746

UPPER MERION TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

Drawing Title
SITE PLAN

Professional Engineer Seal:
CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. NO. PE075153

DATE	COMMENTS	NO
REVISIONS		
Project No.	230003701	
Date	AUGUST 25, 2015	
Scale	1" = 30'	
Drawn By	AAB	
Checked By	CT	
Drawing No.	CS-101	
Sheet	2 of 9	