

ZONING DATA

AR-1 ADMINISTRATIVE & RESEARCH ZONING DISTRICT

REQUIREMENTS:	REQUIRED (AR-1 DISTRICT):	EXISTING (AR-1 DISTRICT):	PROPOSED (AR-1 DISTRICT):
MINIMUM LOT AREA	10 ACRES	18.827 ACRES	18.827 ACRES
MINIMUM LOT WIDTH	300 FT	1,518.45 FT	1,518.45 FT
YARD SETBACKS:			
FRONT	175 FT	EX. NON-CONFORMITY (127.37 FT)	EX. NON-CONFORMITY (157.08 FT)
REAR	150 FT	EX. NON-CONFORMITY (0 FT)	EX. NON-CONFORMITY (0 FT)
SIDE	150 FT	EX. NON-CONFORMITY (0 FT)	EX. NON-CONFORMITY (0 FT)
PARKING SETBACKS:			
FRONT	100 FT	EX. NON-CONFORMITY (21.38 FT)	EX. NON-CONFORMITY (0.68 FT)
REAR	20 FT	EX. NON-CONFORMITY (0 FT)	EX. NON-CONFORMITY (0 FT)
SIDE	20 FT	EX. NON-CONFORMITY (0 FT)	EX. NON-CONFORMITY (0 FT)
FROM AGRICULTURAL DISTRICT	50 FT	N/A	N/A
FROM RESIDENTIAL DISTRICT	50 FT	N/A	N/A
MAX. BUILDING HEIGHT	65'	EX. NON-CONFORMITY (>65 FT)	EX. NON-CONFORMITY (>65 FT)
MAXIMUM COVERAGE	N/A	N/A	N/A
GREEN AREA	25%	EX. NON-CONFORMITY (18.14%)	EX. NON-CONFORMITY (21.47%)

SM-SUBURBAN METROPOLITAN ZONING DISTRICT

REQUIREMENTS:	REQUIRED (SM DISTRICT):	EXISTING (SM DISTRICT):	PROPOSED (SM DISTRICT):
MINIMUM LOT AREA	2 ACRES	5,200 ACRES	5,200 ACRES
MINIMUM LOT WIDTH	200 FT	N/A (NO FRONTAGE)	N/A (NO FRONTAGE)
YARD SETBACKS:			
FRONT	50 FT	N/A (NO FRONTAGE)	N/A (NO FRONTAGE)
REAR	20 FT	N/A	N/A
SIDE	25 FT / 75 FT AGG.	25 FT / 75 FT AGG.	25 FT / 75 FT AGG.
PARKING SETBACKS:			
FRONT	50 FT	N/A (NO FRONTAGE)	N/A (NO FRONTAGE)
BACK	N/A	N/A	N/A
SIDE	N/A	N/A	N/A
FROM AGRICULTURAL DISTRICT	50 FT	N/A	N/A
FROM RESIDENTIAL DISTRICT	50 FT	N/A	N/A
MAX. BUILDING HEIGHT	50 FT	N/A (NO BUILDING)	N/A (NO BUILDING)
MAXIMUM COVERAGE	33.33%	N/A (NO BUILDING)	N/A (NO BUILDING)
GREEN AREA	20%	EX. NON-CONFORMITY (2.42%)	EX. NON-CONFORMITY (3.72%)

PARKING SUMMARY

EXISTING PARKING

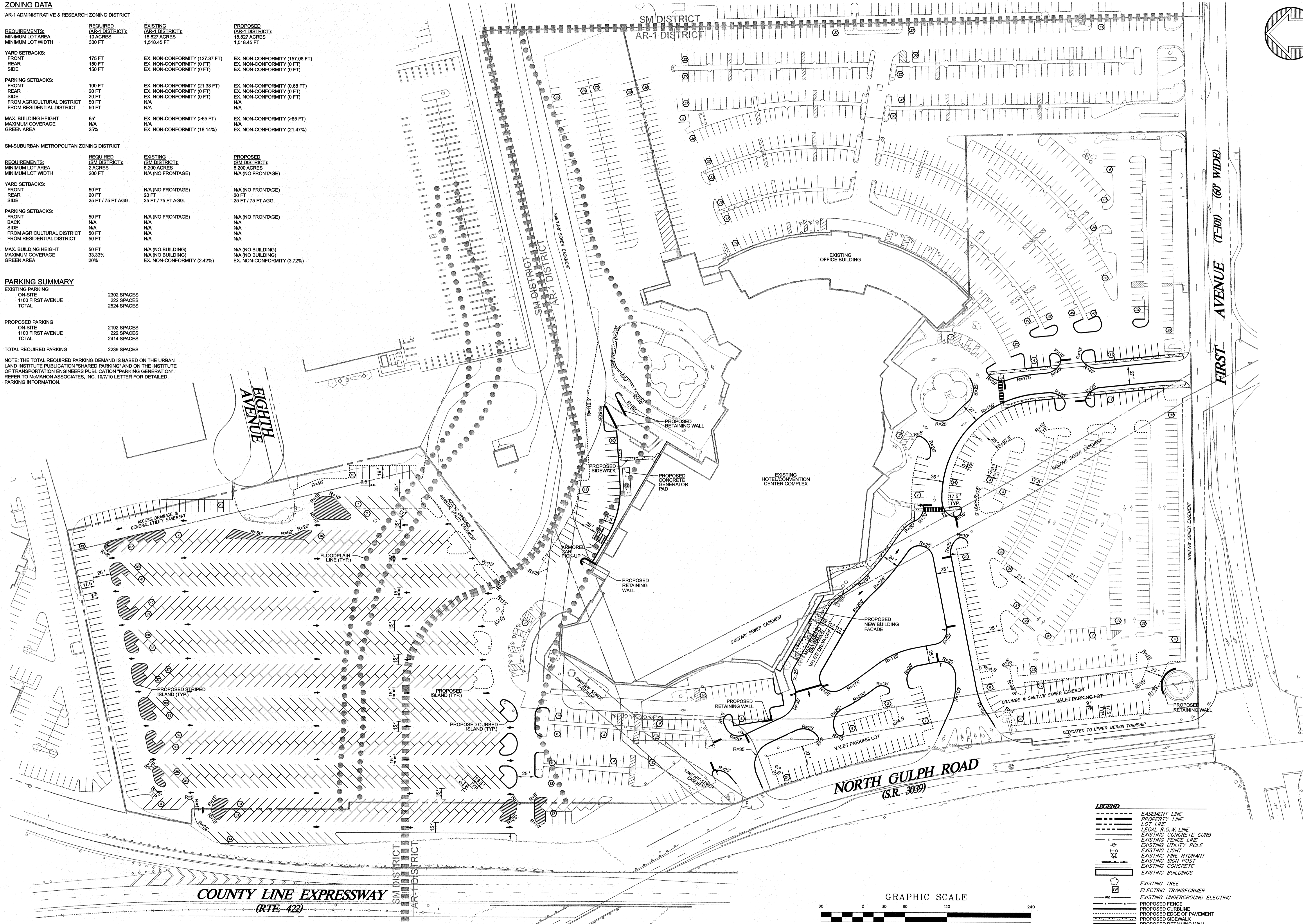
ON-SITE	2302 SPACES
1100 FIRST AVENUE	222 SPACES
TOTAL	2524 SPACES

PROPOSED PARKING

ON-SITE	2192 SPACES
1100 FIRST AVENUE	222 SPACES
TOTAL	2414 SPACES

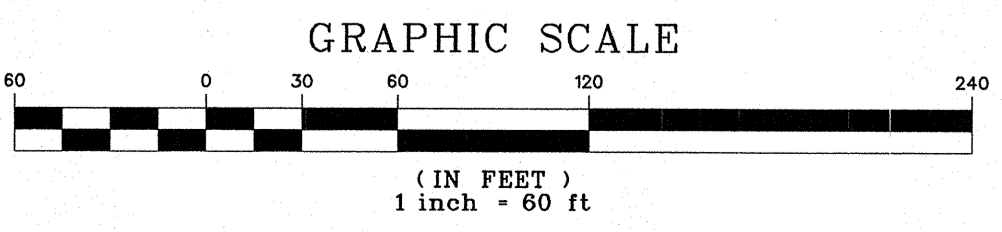
TOTAL REQUIRED PARKING 2239 SPACES

NOTE: THE TOTAL REQUIRED PARKING DEMAND IS BASED ON THE URBAN LAND INSTITUTE PUBLICATION "SHARED PARKING" AND ON THE INSTITUTE OF TRANSPORTATION ENGINEERS PUBLICATION "PARKING GENERATION". REFER TO McMAHON ASSOCIATES, INC. 107.10 LETTER FOR DETAILED PARKING INFORMATION.



LEGEND

	EASEMENT LINE
	PROPERTY LINE
	LOT LINE
	LEGAL R.O.W. LINE
	EXISTING CONCRETE CURB
	EXISTING FENCE LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT
	EXISTING FIRE HYDRANT
	EXISTING SIGN POST
	EXISTING CONCRETE
	EXISTING BUILDINGS
	EXISTING TREE
	ELECTRIC TRANSFORMER
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED FENCE
	PROPOSED CURBSIDE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED BUILDING

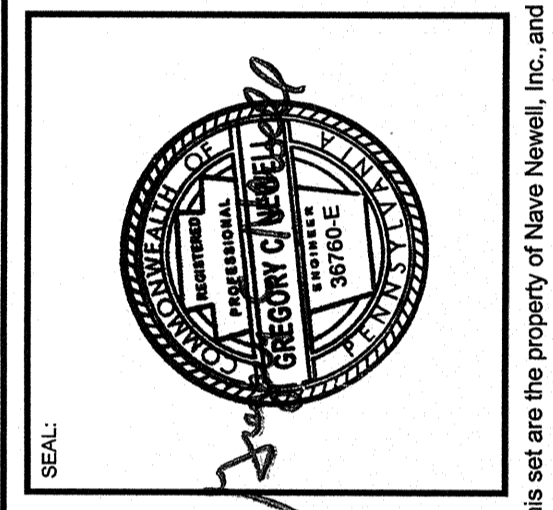


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REVISIONS

date	no.	description	checked by	drawn by
10/8/10	1	REVISED FOR TOWNSHIP SUBMISSION	KJM	DNN



VALLEY FORGE CONVENTION CENTER

SITE PLAN

LOCATION: UPPER MERION TWP., MONTGOMERY COUNTY, PA

Project no. 2007-020 drawn by: MRE
date: 8/17/10 checked by: KJM
scale: 1" = 60' approved by: GCN
sheet no. 4 of 15

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