ZONING DATA

AR-1 ADMINISTRATIVE & RESEARCH ZONING DISTRICT

	REQUIRED (AR-1 DISTRICT):	EXISTING (AR-1 DISTRICT):	PROPOSED (AR-1 DISTRICT):
REQUIREMENTS:			
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%)	25.70%

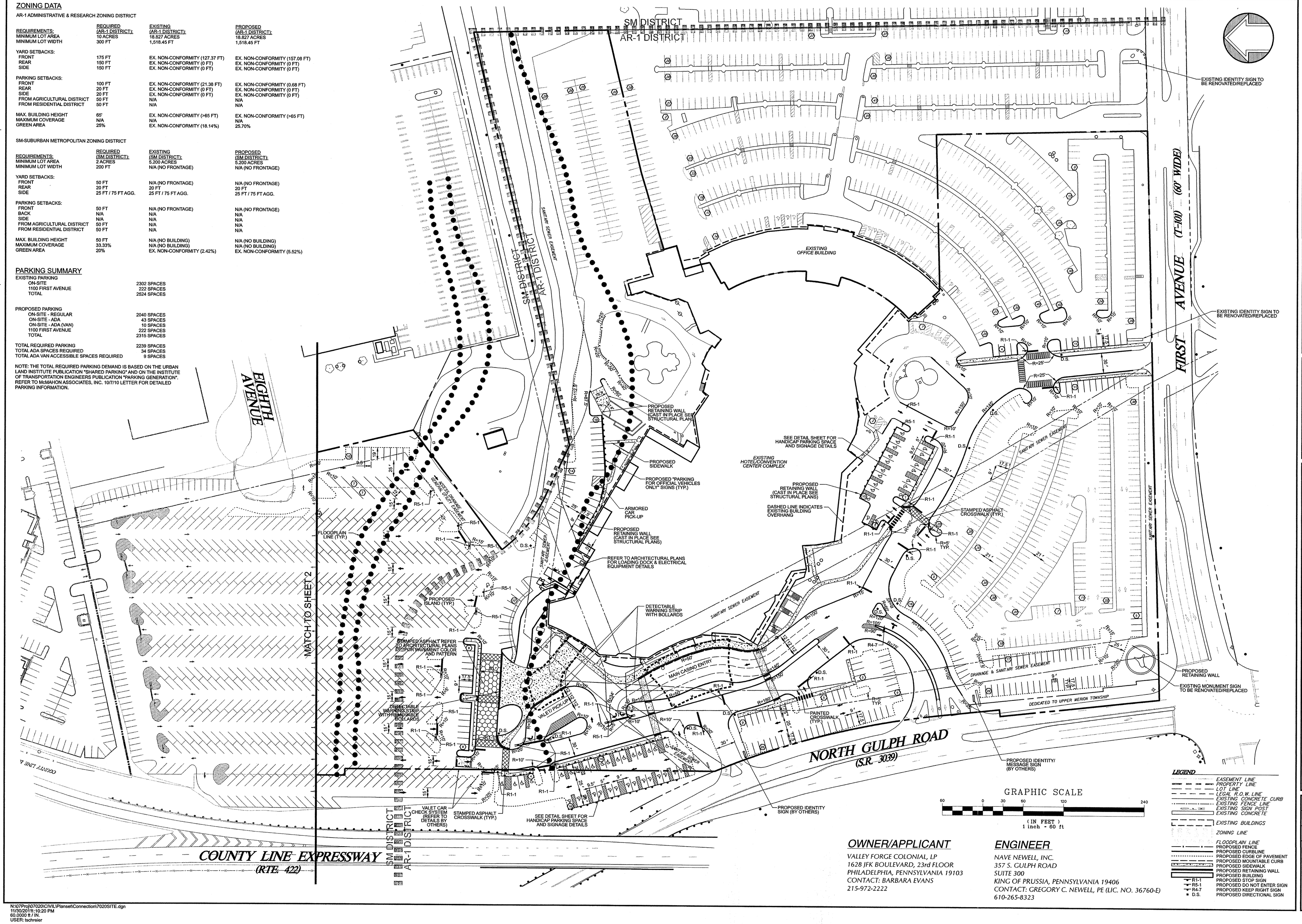
SM-SUBURBAN METROPOLITAN ZONING DISTRICT

	REQUIRED (SM DISTRICT):	EXISTING (SM DISTRICT):	PROPOSED (SM DISTRICT):
REQUIREMENTS:			
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	20 FT	20 FT
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 (5.52%)

PARKING SUMMARY

EXISTING PARKING	
ON-SITE	2302 SPACES
1100 FIRST AVENUE	222 SPACES
TOTAL	2524 SPACES
PROPOSED PARKING	
ON-SITE - REGULAR	2040 SPACES
ON-SITE - ADA	43 SPACES
ON-SITE - ADA (VAN)	10 SPACES
1100 FIRST AVENUE	222 SPACES
TOTAL	2315 SPACES
TOTAL REQUIRED PARKING	2239 SPACES
TOTAL ADA SPACES REQUIRED	34 SPACES
TOTAL ADA VAN ACCESSIBLE SPACES REQUIRED	9 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. 10/7/10 LETTER FOR DETAILED PARKING INFORMATION.



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft

LEGEND

- EASEMENT LINE
- PROPERTY LINE
- LOT LINE
- LEGAL R.O.W. LINE
- EXISTING CONCRETE CURB
- EXISTING FENCE LINE
- EXISTING SIGN POST
- EXISTING CONCRETE
- EXISTING BUILDINGS
- ZONING LINE
- FLOODPLAIN LINE
- PROPOSED FENCE
- PROPOSED CURBLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED MOUNTABLE CURB
- PROPOSED SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED BUILDING
- R1-1 PROPOSED STOP SIGN
- R5-1 PROPOSED DO NOT ENTER SIGN
- R4-7 PROPOSED KEEP RIGHT SIGN
- D.S. PROPOSED DIRECTIONAL SIGN

OWNER/APPLICANT

VALLEY FORGE COLONIAL, LP
1628 JFK BOULEVARD, 23rd FLOOR
PHILADELPHIA, PENNSYLVANIA 19103
CONTACT: BARBARA EVANS
215-972-2222

ENGINEER

NAVE NEWELL, INC.
357 S. GULPH ROAD
SUITE 300
KING OF PRUSSIA, PENNSYLVANIA 19406
CONTACT: GREGORY C. NEWELL, PE (LIC. NO. 36760-E)
610-265-8323

Nave Newell
Where Ideas Get Down To Earth.
Engineers • Surveyors • Landscape Architects
357 South Gulph Road • Suite 300
King of Prussia, PA 19406-3121
Tel: 610/265-8323 Fax: 610/265-4299
www.navenewell.net

date:	no.	description	chk'd	by
		REVISIONS		

SEAL: GREGORY C. NEWELL, Professional, Engineer, 36760-E

DRAWING NAME: AMENDED MINOR LAND DEVELOPMENT SITE PLAN

VALLEY FORGE CASINO RESORT

LOCATION: UPPER MERION TWP., MONTGOMERY COUNTY, PA

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UPPER MERION TOWNSHIP

project no.: 2007-020	drawn by: TAS
date: 11/30/11	chk'd by: KJM
scale: 1" = 60'	approv. by: GCN
sheet no.	1 of 2

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