

ZONING & SETBACKS

ZONING
EXISTING ZONING - C-1 (COMMERCIAL DISTRICT)

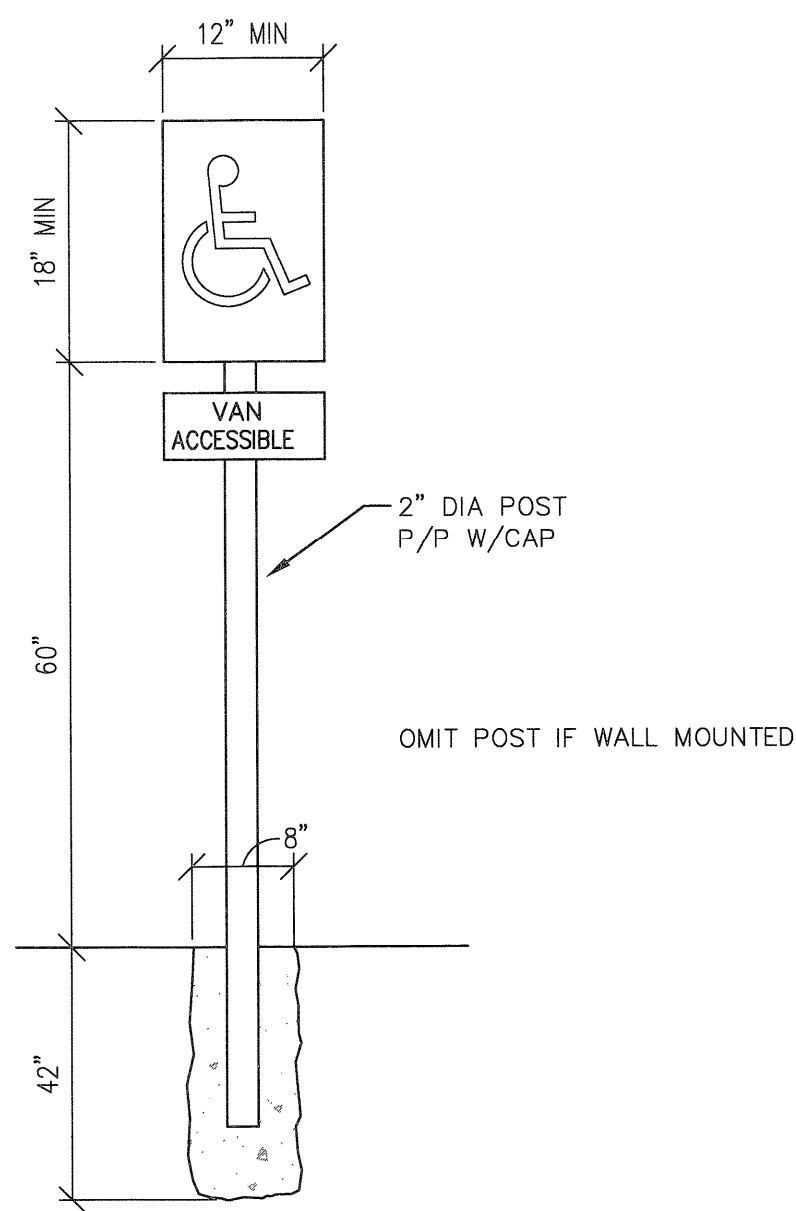
BUILDING SETBACKS
FRONT = 50'
SIDE = 15'
REAR = 35'

BUILDING HEIGHT REQUIREMENTS
MAXIMUM BUILDING HEIGHT: THE MAXIMUM HEIGHT OF ANY BUILDING OR OTHER STRUCTURE SHALL BE TWO STORIES OR NOT MORE THAN 25 FEET, EXCEPT THAT A BUILDING OR OTHER STRUCTURE MAY BE INCREASED TO A GREATER HEIGHT, PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF 25 FEET, THERE SHALL BE ADDED ONE FOOT OF DEPTH TO EACH YARD REQUIREMENT; BUT IN NO CASE SHALL THE HEIGHT EXCEED 65 FEET.

TABULATED SITE DATA

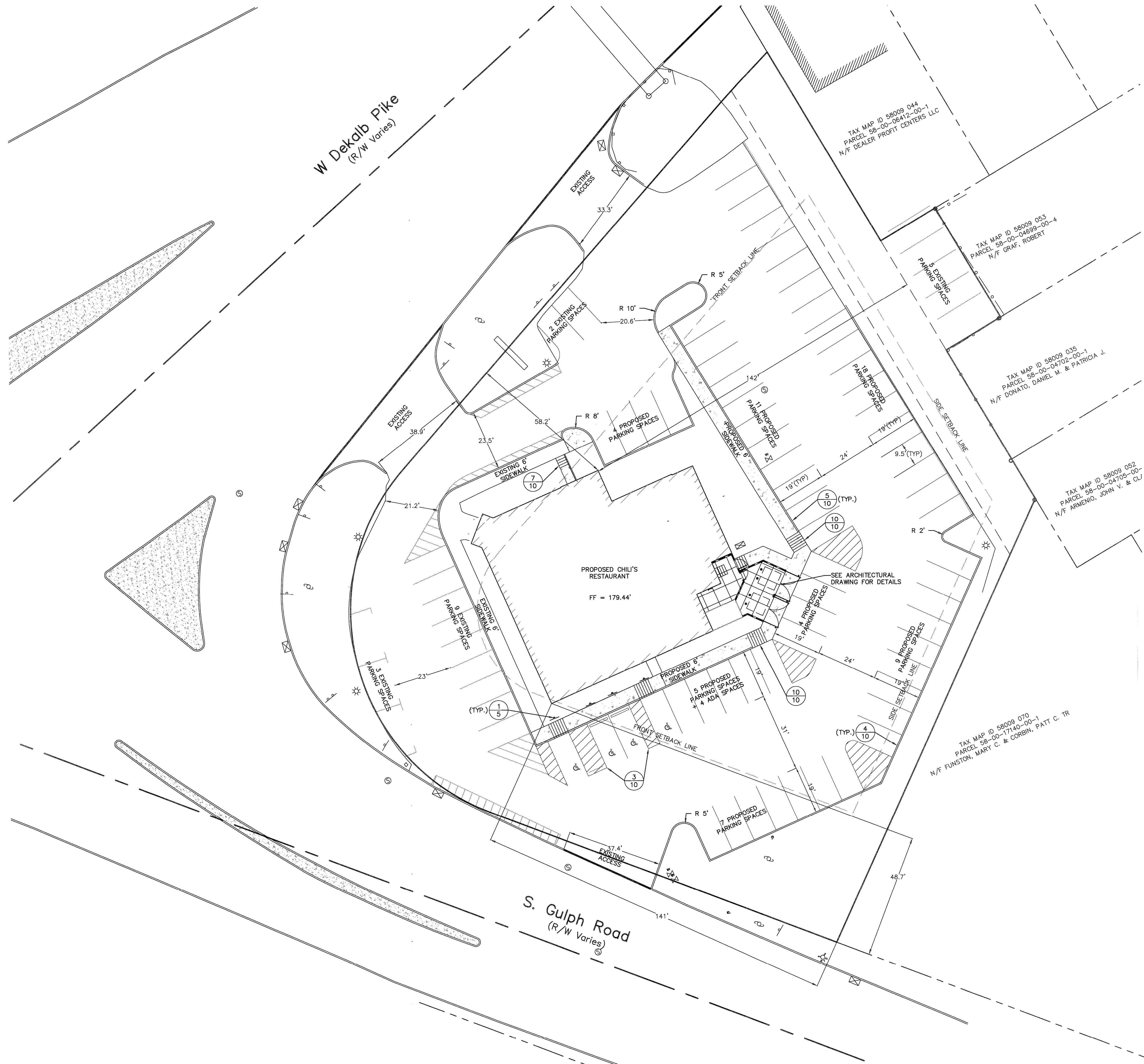
- ACREAGE OF SITE (56,711 SF) 1.30 AC
- PROPOSED LAND USE:
A. DINING RESTAURANT
- PARKING RATIO REQUIRED BY ORDINANCE:
DINING RESTAURANT
A. 2 SPACES PER 100 SQUARE FEET OF DINING AREA (INCLUDING VESTIBULE) (2972 SF)
B. NUMBER OF SPACES REQUIRED - 60
C. NUMBER OF SPACES PROVIDED - 81 (Including 4 ADA)
D. NUMBER OF A.D.A. SPACES REQUIRED - 4
E. NUMBER OF A.D.A. SPACES PROVIDED - 4
- PROPOSED LAND COVERAGE:

	SQUARE FOOTAGE	% OF SITE
A. BUILDING, COOLERS, DUMPSTER...	6,683	11.78%
B. PARKING AND DRIVES	41,385	72.98%
C. OPEN SPACE	8,643	15.24%
TOTAL	56,711	100.00%
- PROPOSED BUILDING IS TO BE SINGLE STORY.
- BUILDING WILL BE CONNECTED TO EXISTING WATER SYSTEM & SANITARY SEWER.
- PARKING SPACE DIMENSIONS MEET THE UPPER MERION TOWNSHIP STANDARDS.
- PUBLIC ACCESS WILL UTILIZE EXISTING APPROACHES.

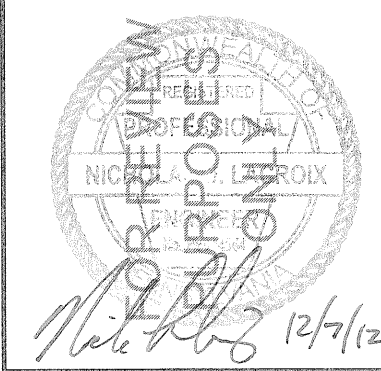


PROVIDE:
(1) HANDICAP ACCESSIBLE SIGNS, POLE MOUNTED, AND
(1) VAN ACCESSIBLE SIGN, POLE MOUNTED OR WALL MOUNTED AS NOTED.
ALL SIGNS MUST COMPLY WITH STATE BARRIER-FREE REQUIREMENTS AND THE A.D.A.

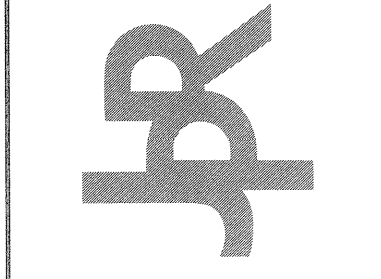
HANDICAP ACCESSIBLE PARKING SIGN (1/5)
NOT TO SCALE



REV.	DESCRIPTION	BY	DATE



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CHILI'S - KING OF PRUSSIA, PA
739 W DEKALB PIKE
GRAYLING CORPORATION
MISHAWAKA, INDIANA
4120 EDISON LAKES PARKWAY
DIMENSIONAL SITE PLAN

DESIGNED BY:	M. CURRIER
REVIEWED BY:	N. LaCROIX
DRAWN BY:	M. CURRIER
DATE:	12/5/12
JOB NUMBER:	2012-5076
SCALE:	1"=20'
X-1832-05	