



ZONING DISTRICT CRITERIA

C-1 COMMERCIAL DISTRICT
PROPOSED USE: RETAIL SALES AND STORAGE

CRITERION	REQUIRED	CONSOLIDATED PARCELS	
		EXISTING	PROPOSED
GREEN SPACE	15%	15%	20%
FRONT YARD	50'	50'	28' (ADDITION)
REAR YARD	35'	35'	12' (ADDITION)
SIDE YARD	15'	15'	11'
BUILDING HEIGHT	25 1/2 STOR.	25'	42'

*VARIANCE REQUESTED

PARKING REQUIREMENTS

HANDICAP SPACES - 2 REQUIRED FOR TOTAL PARKING COUNTS OF 26-50 SPACES [2 HC SPACES PROVIDED]
 REQUIRED SPACE SIZE - 8.5 FEET X 19 FEET (5.5 FEET X 19 FEET MIN. APPROVED)
 PARKING RATIO FOR RETAIL SALES USE - 4 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
 PARKING RATIO FOR STORAGE/ MANUFACTURING USE - 1 SPACE PER 1,000 SQUARE FEET

ZONING SUMMARY

C-1 COMMERCIAL DISTRICT

ITEM	REQUIRED	EXISTING (BUCKMAN'S)	EXISTING (ADDITION)	PROPOSED (CONSOLIDATED)
LOT AREA	NONE	0.436 Acres (19,019 SF)	0.239 Acres (9,956 SF)	0.665 Acres (28,965 SF)
LOT WIDTH	NONE	192 FT.	90 FT.	282 FT.
FRONT YARD	26 FT.*	26 FT.	21 FT.	26 FT.
REAR YARD	11.3 FT.*	11.3 FT.	47 FT.	11.3 FT. (EX. BLDG.)
SIDE YARD	15 FT.	11 FT.	12 FT.	12 FT. (EX. BLDG.)
BUILDING HEIGHT	25 (2 STORES)	LESS THAN 25 FT.	LESS THAN 25 FT.	LESS THAN 25 FT.
BUILDING COVERAGE	NONE	16.1% (3,075 SF)	31.6% (3,165 SF)	18.5% (4,680 SF)
GREEN AREA	NONE	13.4% (2,540 SF)	0% (0 SF)	18.9% (4,545 SF)
PARKING SPACES	SEE PARKING CALCULATIONS	21	6	40

*THESE FRONT AND REAR YARD SETBACKS WERE APPROVED BY THE ZONING HEARING BOARD OF UPPER MERION TOWNSHIP IN APPLICATION NO. 2009-10 IN A DECISION DATED JULY 13, 2009 BASED ON THE FOLLOWING CONDITIONS:
 1. THE APPLICANT MUST COMPLY WITH THE REQUIREMENT OF THE APPLICANT AT THE PUBLIC HEARING ON JUNE 3, 2009.
 2. THE APPLICANT MUST FILE A DEED OF CONSOLIDATION IN THE RECORDER OF DEEDS OF CONSIDERING THE OWNERSHIP OF LOT #1 AND LOT #2.

PARKING CALCULATIONS
 REQUIRED NUMBER OF PARKING SPACES IS 4/1000 SF OF RETAIL SALES AREA @ 1/1000 SF OF STORAGE AREA = 39.8 - 40 SPACES PROVIDED
 4/1000 X 9,450 SF = 1/1600 X 2,000 SF = 40 SPACES PROVIDED

HANDICAPPED-ACCESSIBLE PARKING
 FOR PARKING AREAS OF 26 TO 50 SPACES, 2 H/C SPACES ARE REQUIRED, 2 ARE PROVIDED.

SITE PLAN

NO.	DATE	REVISION

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
 FOR
BUCKMAN'S SKI SHOP

UPPER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

Chester Valley Engineers
 Main Office: 22 Chestnut Street, P.O. Box 117, Piquette, PA 19370
 Fax: 610-398-1432
 010-398-1432
 info@cheval.com

PROJECT NO. **18767**

- EXISTING FEATURES LEGEND**
- 30' --- EXISTING 1' CONTIGUOUS
 - 210' --- EXISTING 5' CONTIGUOUS
 - 212.20 --- EXISTING SPOT ELEVATION
 - --- EXISTING FENCE LINE
 - --- EXISTING EDGE OF PAVING
 - --- EXISTING CURB
 - --- EXISTING GROUND
 - --- EXISTING CURB
 - --- FLOOD PLAIN
 - --- EXISTING LIGHT POLE
 - --- EXISTING STORM INLET AND PIPE
 - --- EXISTING STORM MANHOLE AND PIPE
 - --- EXISTING SIGN
 - --- EXISTING UTILITY POLE
 - --- EXISTING UNDERGROUND WATER MAIN
 - --- EXISTING UNDERGROUND ELECTRIC
 - --- EXISTING UNDERGROUND TELEPHONE
 - --- EXISTING UNDERGROUND GAS LINE
 - --- EXISTING OVERHEAD WIRES
 - --- EXISTING DECIDUOUS TREE
 - --- EXISTING CONIFEROUS TREE
 - --- EXISTING TRAIL & SHOULDER LINE

SOILS LIST

SUBSTR.	DESCRIPTION	DEPTH OF SOIL (FEET)	PERCENT SAND	PERCENT SILT	PERCENT CLAY	GROUP	MOISTURE	PLASTICITY	USE	REMARKS
MA1	CLAY	1.5	3	4	93	CH	18	45	GROUP 1	CLAY

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SEE SHEET FOR FACILITY OWNER'S PRELIMINARY OFFER, ADDRESS AND TELEPHONE NUMBERS.

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PENNSYLVANIA ENR CALL SYSTEM, INC.
 CALL 1-800-242-1776 FOR ASSISTANCE WITH THESE PLANS.

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PARCEL IDENTIFIER: 55-278-11 & 12

1-800-242-1776
 P.O. BOX 117, PIQUETTE, PA 19370