

SITE / ZONING DATA TABLE

TAX PARCEL NUMBER: 58-00-04321-00-2
 GROSS LOT AREA: 26,087 ACRES
 CLASSIFICATION: RR RESIDENTIAL DISTRICT
 USE: MULTIFAMILY DWELLINGS

CRITERIA	REQUIRED	EXISTING	PROPOSED
BUILDING SETBACK	150'	83'	83'
PARKING SETBACK	150'	0"	0"
FRONT SIDE/REAR	50'	18"	18"
MIN. BUILDING SEPARATION	48.7'	52'	52'
MAX. BUILDING HEIGHT	83'	88.7'	88.7'
MAX. ACCESSORY STRUCTURE HEIGHT	1 STORY	1 STORY	1 STORY
MAX. BUILDING COVERAGE	10%	12.5%	12.5%
MIN. GREEN SPACE	3.0%	50.4%	50.4%
COMMON OPEN SPACE	1.5 AC	21.5 AC	21.5 AC
DENSITY	20 UNITS/AC	30.18 UNITS/AC	30.56 UNITS/AC
MIN. STUDIO / 1 BR UNIT RATIO	55%	52.55%	50.85%

* EXISTING NON CONFORMITY

BUILDING COVERAGE NOTE:

BUILDINGS 'A' AND 'B' PORTE-COCHERE REMOVED: -3,296 SF
 CARAVAN STORAGE REMOVED: -1,744 SF
 PROPOSED CONNECTOR: +3,434 SF
 NET DECREASE: 1,606 SF

DENSITY SUMMARY

REQUIREMENT:
 20 UNITS PER DEVELOPABLE ACRE WITH NO COMMERCIAL COMPONENT AND 55% OF UNITS ARE STUDIO AND / OR 1 BEDROOM

	PERMITTED	EXISTING
21,237 DEVELOPABLE ACRES	424 UNITS	641 UNITS*
20 UNITS PER ACRE		

SUMMARY	EXISTING	PROPOSED
STUDIO APARTMENTS	58 UNITS	58 UNITS
1 BEDROOM APARTMENTS	264 UNITS	272 UNITS
2-3 BEDROOM APARTMENTS	319 UNITS	319 UNITS
TOTAL UNITS	641 UNITS	649 UNITS

PARKING SUMMARY

SUMMARY:
 1 SPACE PER STUDIO UNIT
 5 SPACES PER ONE BEDROOM UNIT
 2 SPACES PER TWO AND THREE BEDROOM UNITS
 1 SPACE PER 3 UNITS FOR VISITOR PARKING

PROPOSED PARKING	REQUIRED	EXISTING	PROPOSED
58 STUDIO APARTMENTS	58 SPACES		58 SPACES
272 1 BEDROOM APARTMENTS	136 SPACES		136 SPACES
319 2 AND 3 BEDROOM APARTMENTS	638 SPACES		638 SPACES
VISITOR PARKING	217 SPACES		189 SPACES
TOTAL	1,049 SPACES	1,030 SPACES*	1,026 SPACES*

* - 219 SPACES ARE SHARED WITH ADJACENT PROPERTY OWNER

DEVELOPABLE AREA

GROSS LOT AREA	26,087 AC
LESS:	
STREET RIGHT OF WAY	0.5F / 0 AC
FLOODPLAIN	0.5F / 0 AC
WETLAND	0.5F / 0 AC
1.42 AC AREA WITH 15-25% SLOPES	1.45 AC
>25% SLOPES	3.4 AC
TOTAL DEVELOPABLE AREA	21,237 AC

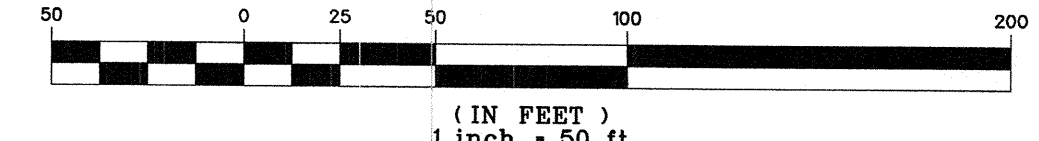
IMPERVIOUS COVERAGE SUMMARY

EXISTING CONDITION	
BUILDING	131,818 SF / 3.03 AC
PARKING	389,295 SF / 8.94 AC
SIDEWALK / MISC.	42,854 SF / .98 AC
TOTAL	564,013 SF / 12.95 AC (49.6%)
PROPOSED CONDITION	
BUILDING	130,210 SF / 2.99 AC
PARKING	389,295 SF / 8.94 AC
SIDEWALK / MISC.	45,144 SF / 1.06 AC
TOTAL	564,549 SF / 13.00 AC (50.0%)

LEGEND

- EXISTING SIDEWALK
- EXISTING CONCRETE CURB
- EXISTING BOLLARD
- EXISTING LIGHT POLE
- EXISTING GUIDE RAIL
- EXISTING SIGN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING RETAINING WALL
- EXISTING ELECTRIC METER
- EXISTING VEGETATION
- EXISTING BUILDING
- EXISTING CANOPY
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM DRAIN
- EXISTING WATER STRUCTURE
- EXISTING ROOF DRAIN
- EXISTING TREE
- SOILS BOUNDARY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CANOPY
- PROPOSED UNDERDRAIN
- PROPOSED STORM DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED SIDEWALK
- PROPOSED DECORATIVE PAVING WITH TILE VENEER

GRAPHIC SCALE



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no.	description	checked by	DATE
1	ISSUED FOR TOWNSHIP SUBMISSION	PEL	

GREGORY C. NEWELL
 Professional Engineer
 Pennsylvania License No. 36740-E

BRANNING NAME: **251 West DeKalb Pike**

LOCATION: **UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PA**

SITE PLAN

Project no.	2013-098	drawn by:	DWN
date:	3/11/14	checked by:	PEL
scale:	1" = 50'	approved by:	GCN
sheet no.			

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