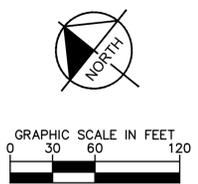


Plotted By: Rebecka, Rachel, Sheet: SHT-PLT NAME HERE, Layout: C-100, January 08, 2021, 10:16:00am, K:\PHI_SRA\112307001 - Westrum Montgomeryville\CAD\Exhibits\Zoning Plans\2021-01-07 - Zoning Plan 6\CAD\Plan Sheets\2021-01-07 Zoning Plan - No Grading.dwg
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GENERAL PLAN STATISTICS

PROJECT ADDRESS: 13-17 BETHLEHEM PIKE
 MONTGOMERY TOWNSHIP
 COMMONWEALTH OF PENNSYLVANIA
PARCEL ID: 46-00-00124-00-1
OWNER OF RECORD: NEIL C. HOPKINS & GREGORY KESSELL
 20 BERKELEY CT.
 DOYLESTOWN, PA 18901
APPLICANT: WESTRUM DEVELOPMENT COMPANY
 1300 VIRGINIA DRIVE, SUITE 215
 FORT WASHINGTON, PA 19034
SITE AREA: 10.08 ACRES (439,306 SQ. FT.)
ZONING DISTRICT: LIMITED INDUSTRIAL (LI)
 HIGHWAY LIMITED INDUSTRIAL OVERLAY (HLI)
 *TEXT AMENDMENT PROPOSED FOR LI ZONE
EXISTING USE: VACANT INDUSTRIAL
PROPOSED USE: LIFESTYLE APARTMENT
REFERENCE: ALTA/NSPS LAND TITLE SURVEY
 PREPARED BY IRICK, EBERHARDT & MIENTUS INC.
 (DATED: 7/21/2014)

PARKING STATISTICS

PARKING SPACES REQUIRED: 1 SPACE PER 3 EMPLOYEES = N/A
 (LI - LIMITED INDUSTRIAL REQ.)
 1 SPACE PER UNIT PLUS 0.33
 SPACES PER BEDROOM*
 (LI - TEXT AMENDMENT REQ.)
 209 1 BEDROOM UNITS** x 1.33
 28 2 BEDROOM UNITS** x 1.66
 325 PARKING SPACES REQUIRED
PARKING SPACES PROPOSED: 342 PARKING SPACES TOTAL
RATIO OF PARKING SPACES PER UNIT (237 UNITS): 1.44 PARKING SPACES PER UNIT
 *NUMBER OF BEDROOMS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING THE LAND DEVELOPMENT PROCESS.

ZONING DISTRICT CHECKLIST

REQUIREMENTS	REQUIRED (LI)	EXISTING (LI)	PROPOSED (LI)
MINIMUM SITE AREA	10 AC	10.08 AC (C)	10.08 AC (C)
MINIMUM LOT AREA	1 AC	10.08 AC (C)	10.08 AC (C)
MINIMUM LOT WIDTH AT BUILDING LINE	150 FT	871 FT (C)	871 FT (C)
MINIMUM LOT WIDTH AT STREET LINE	50 FT	0 (ENC)	0 (ENC)
MINIMUM FRONT YARD BUILDING SETBACK	100 FT	N/A	185.36 FT (C)
MINIMUM SIDE YARD BUILDING SETBACK - AGGREGATE	100 FT	N/A	277.22 FT (C)
MINIMUM SIDE YARD BUILDING SETBACK - ONE SIDE	25 FT	N/A	197.93 FT, 79.29 FT (C)
MINIMUM REAR YARD BUILDING SETBACK	50 FT	N/A	110.86 FT (C)
MINIMUM YARD ABUTTING STREETS OR RESIDENTIAL DISTRICT	100 FT	N/A	197.93 FT (C)
MAXIMUM BUILDING HEIGHT	30 FT, + 1 FT FOR EACH ADDITIONAL FT FROM 50 FT SETBACK LINE	N/A	59 FT (C*)
MAXIMUM BUILDING COVERAGE	40%	0% (C)	12.58% (C)
MAXIMUM IMPERVIOUS TOTAL COVERAGE - INCLUDING BUILDING	65%	3.01% (C)	40.26% (C)
MINIMUM LAND AREA DEVOTED TO GREEN VEGETATIVE COVER	35%	96.99% (C)	59.74% (C)
MAXIMUM IMPERVIOUS MATERIAL COVERAGE - NO BUILDING	30%	3.01% (C)	23.39% (C)
MINIMUM FRONT YARD AREA PARKING SETBACK	100 FT	N/A	50.25 FT (C*)
MINIMUM FRONT BUILDING PARKING SETBACK	0 FT	N/A	5.34 FT (C*)
MINIMUM SIDE OR REAR YARD PARKING SETBACK	10 FT	N/A	50.25 FT (C)

*COMPLY WITH TEXT AMENDMENT TO LI ZONE

LEGEND:
 (C) = COMPLIES
 (V) = VARIANCE
 (ENC) = EXISTING NON-COMFORMITY

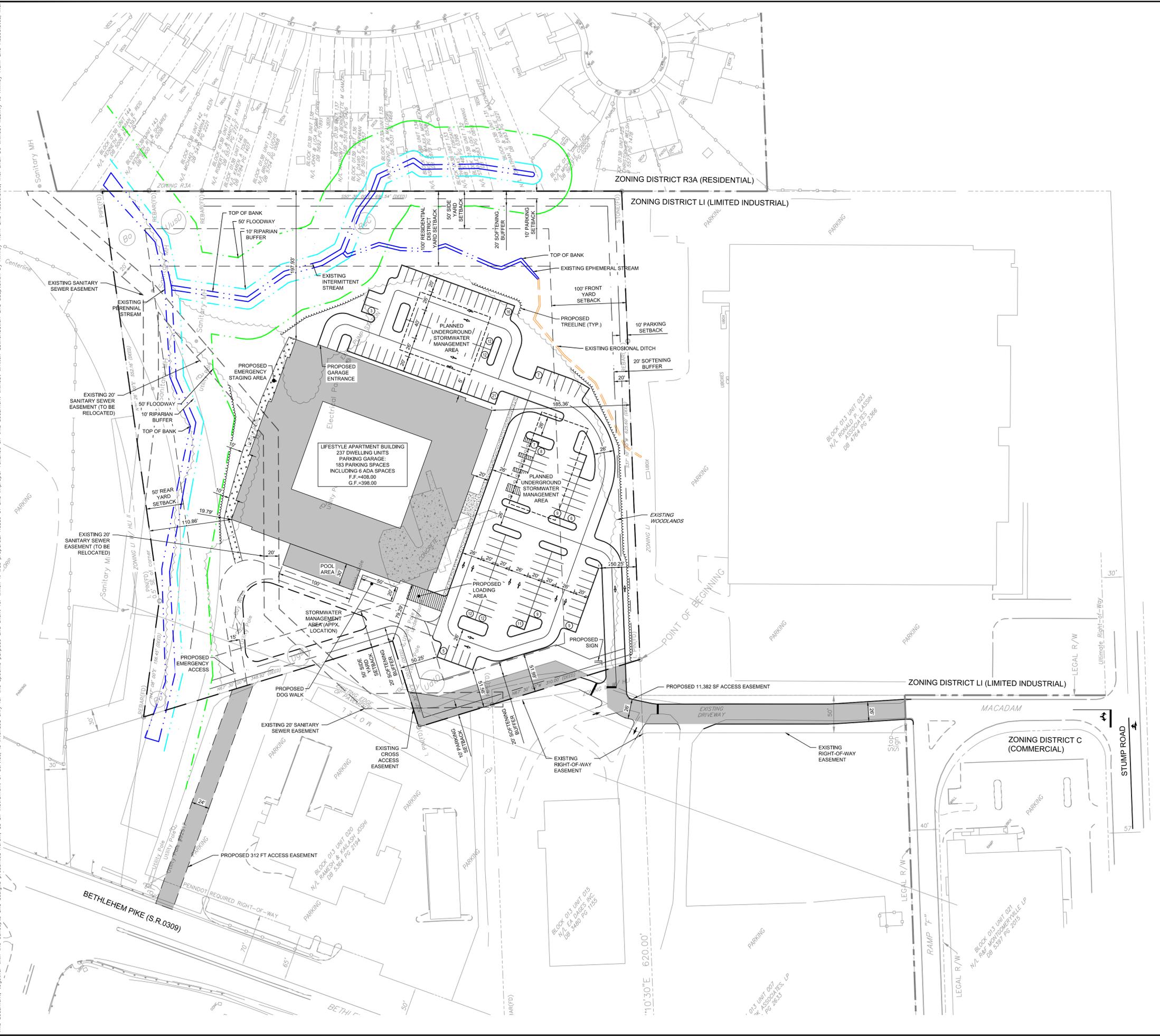
LEGEND

- TOP OF BANK
- RIPARIAN BUFFER
- FLOODWAY
- EROSIONAL DITCH

NOTES

- SITE PLAN BASED ON "LUXOR CONCEPT PLAN" PREPARED BY CARROLL ENGINEERING CORPORATION DATED 10/07/2020
- STREAM PLACEMENT BASED ON "FIELD DATA LOCATION MAP" PREPARED BY BL COMPANIES DATED 10/14/2020

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 PA 1
 88-00178
 SERIAL NUMBER: 2020021910



PREPARED FOR:
WESTRUM
MONTGOMERYVILLE
 13-17 BETHLEHEM PIKE
 MONTGOMERYVILLE, PA 18936
 SITUATED IN:
 MONTGOMERY TOWNSHIP, MONTGOMERY COUNTY
 PENNSYLVANIA

SHEET NUMBER
C-1

REVISIONS
 No. _____
 DATE _____

KHA PROJECT
 112307001

DATE
 1/8/2021

SCALE
 AS SHOWN

DESIGNED BY
 AAC

DRAWN BY
 RAR

CHECKED BY
 AAC

A. A. CAPONIGRO
 PROFESSIONAL ENGINEER
 PA LICENSE NO. PE008088

Kimley & Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3010
 PHILADELPHIA, PA 19102
 PHONE: 267-687-0150
 WWW.KIMLEY-HORN.COM