

RELIEF REQUESTED

1. A VARIANCE FROM FIGURE 10.18 OF THE ZONING ORDINANCE TO PERMIT A BUILDING HEIGHT OF 48.0 FEET IN LIEU OF THE REQUIRED MAXIMUM BUILDING HEIGHT OF 35.0 FEET.

2. AN INTERPRETATION THAT LOADING SPACES ARE NOT REQUIRED ON THE SUBJECT PROPERTY PURSUANT TO SECTION 2312 AND FIGURE 23.2 OF THE ZONING ORDINANCE, OR, IN THE ALTERNATIVE, A VARIANCE FROM SECTION 2312 AND FIGURE 23.2 OF THE ZONING ORDINANCE TO NOT PROVIDE VEHICLE LOADING SPACES ON THE SUBJECT PROPERTY.

3. A VARIANCE FROM SECTION 2402.D OF THE ZONING ORDINANCE TO PERMIT 0.2% FOUNDATION PLANT MATERIAL WHERE 2% OF THE LINEAR AREA BETWEEN THE FOUNDATION AND SIDEWALKS, ACCESS DRIVES, OR PARKING AREAS SHALL BE LANDSCAPED WITH ORNAMENTAL OR EVERGREEN TREES AND SHRUBS.

ZONING PLAN GENERAL NOTES

1.) THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

A.) ALTA (NPS) LAND TITLE SURVEY
 PREPARED FOR: JOHNSON DEVELOPMENT ASSOCIATES, INC.
 PREPARED BY: CONTROL POINT ASSOCIATES, INC.
 DATED: 5-28-2019

2.) THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.

3.) THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND APPROVALS OF JURISDICTIONAL APPROVALS.

4.) THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

SITE CALCULATIONS

APN 30-00-14124-00-3 33,450 SF
 APN 30-00-14124-00-4 11,150 SF
 CONSOLIDATED BASE SITE AREA: 44,600 SF

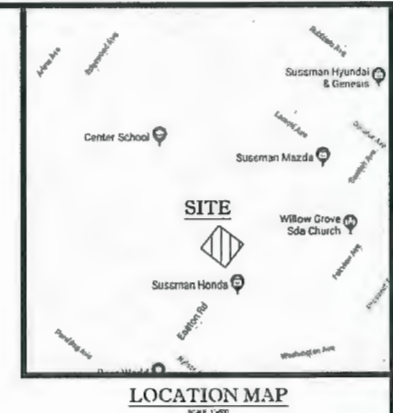
CONSOLIDATED BASE SITE AREA: 44,600 SF
 EASTON ROAD ULT. R.O.W.: 2,800 SF
 NET LOT AREA: 41,800 SF

ZONING

EXISTING ZONING: MSH MAIN STREET HIGH INTENSITY / DENSITY
 PROPOSED USE: C-31 DELIVERED FACILITY (PERMITTED BY-R2424)

FIGURE 10.18 DIMENSIONAL REQUIREMENTS (CLASS 2)

	REQUIRED	EXISTING	PROPOSED
DENSITY	N/A	N/A	N/A
LOT			
MIN. LOT AREA:	30,000 SF	41,800 SF	41,800 SF
MIN. LOT WIDTH:	150.0 FEET	200.0 FEET	200.0 FEET
MIN. GROUND AREA:	35.0%	17.2% (7,119 SF) (ENC)*	35.4% (15,212 SF)
BUILDINGS ON THE SAME LOT:	N/A	N/A	N/A
MIN. BUILDING SEPARATION:	N/A	N/A	100.0%
BUILDING SIZE:			
THE LARGEST BUILDING ON LOT MUST HAVE AT LEAST 50% OF ITS FRONT FACADE LOCATED IN THE BUILD-TO-LINE			100.0%
BUILD-TO-LINE			
MIN.:	15.0 FEET	11.0 FEET (ENC)	15.0 FEET
MAX.:	25.0 FEET	158.0 FEET (ENC)	15.0 FEET
MAX. DISTANCE FROM CURB, WITH STREET WALL AND SHARED PARKING AND STREET ACCESS IN FRONT:	70.0 FEET	156.0 FEET (ENC)*	N/A (NO STREET WALL REQUIRED)*
SETBACKS			
MIN. SIDE YARD:	10.0 FEET	16.4 FEET (ENC; 0.0 FEET (ENC))	8.0 FEET; 14.0 FEET**
MIN. REAR YARD:	25.0 FEET	18.7 FEET (ENC)	37.0 FEET
BUILDING SETBACK FROM R/W STRIP DISTRICTS:	55.0 FEET	N/A	N/A
TRASH STORAGE SETBACK FROM R/W STRIP DISTRICTS:	20.0 FEET	N/A	N/A
BUILDING			
MAX. BUILDING FOOTPRINT:	N/A	N/A	N/A
MIN. FACADE HEIGHT:	20.0 FEET	13.3 FEET (ENC)	48.0 FEET
MAX. BUILDING HEIGHT:	35.0 FEET	55.0 FEET	48.0 FEET (R)
MIN. WINDOW AREA:	N/A	N/A	N/A
STREET-FACING FACADES:			
GROUND FLOOR:	45.0%	T.B.D.	T.B.D. BY OTHERS
UPPER STORIES:	25.0%	T.B.D.	T.B.D. BY OTHERS
PARKING			
PARKING SETBACK FROM STREET WALL AND LANDSCAPING:	5.0 FEET	0.0 FEET (ENC)*	N/A (NO STREET WALL REQUIRED)*
MAX. WIDTH PARKING BETWEEN PRINCIPAL BUILDING AND SIDE LOT LINE (OR BUILDING IN BUILD-TO-LINE):	70.0 FEET	N/A	60.0 FEET
MIN. PARKING SETBACK FROM ADJUTING R/W STRIP DISTRICTS:	20.0 FEET	N/A	N/A
MIN. PARKING SETBACK FROM MS PROPERTIES AND DISTRICTS OTHER THAN R/W STRIP:	10.0 FEET, IF SHARED PARKING	N/A (NO SHARED PARKING)	N/A (NO SHARED PARKING)
MAX. WIDTH STREET ACCESS POINT:	35.0 FEET	43.8 FEET (DRIVE AISLE WIDTH) (ENC)	24.0 FEET (DRIVE AISLE WIDTH)
SECTION 2103 USE C-31 REQUIREMENTS			
MAX. HEIGHT OF STORAGE UNIT:	12.0 FEET	N/A	11.25 FEET (1 ST FLOOR TO 2 ND FLOOR; GREATEST HEIGHT CHANGE)
SECTION 2314 PARKING REQUIREMENTS			
USE C-31:	1 SPACE FOR EVERY 100 UNITS, PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST UNIT (T.B.D. UNITS / 150 + T.B.D. EMPLOYEES = TOTAL)	N/A	9 SPACES (ALLOWS FOR 1 EMPLOYEE + 800 UNITS)
SECTION 2315 PARKING LOT FRONTAGE DEVELOPMENT STANDARDS			
MIN. PARKING SETBACK FROM BUILDING:	5.0 FEET	0.0 FEET (ENC)	8.0 FEET
MIN. PEDESTRIAN WALKWAY:	5.0 FEET	0.0 FEET (ENC)	8.0 FEET
MIN. PLANTING STRIP:	5.0 FEET	0.0 FEET (ENC)	17.3 FEET
SECTION 2312 (FIG. 23-2) LOADING REQUIREMENTS			
OTHER USES (AS DEEMED NECESSARY BY THE BOARD OF COMMISSIONERS):			
TOTAL LOADING:	0 BEATHS**	0 BEATHS (ENC)	0 BEATHS***
SECTION 2403.B BUFFER REQUIREMENTS			
MIN. BUFFER WIDTH:	15.0 FEET (UNLESS OTHERWISE SPECIFIED)	0.0 FEET (ENC)	15.0 FEET
SECTION 2504 SIDEWALK AND CROSSWALKS			
PUBLIC STREETS:	6.0 FEET	6.3 FEET (ENC)	6.0 FEET
MAIN ACCESS DRIVES:	6.0 FEET	0.0 FEET (ENC)	6.0 FEET
(ENC) EXISTING NON-COMFORMITY (R) POTENTIAL RELIEF NEEDED			
NOTES			
* STREET WALL REQUIRED WHEN BUILDING IS MORE THAN 25.0 FEET FROM ULT. R.O.W.			
** SITING PARKING TO THE SIDE AND/OR REAR OF THE BUILDING, ONE BONUS POINT MAY BE ACHIEVED. ONE BONUS POINT ALLOWS FOR THE REDUCTION OF THE SIDE YARD FOR A CLASS II USE IN THE MSH DISTRICT FROM 20.0 FEET DOWN TO 15.0 FEET.			
*** PENDING REVIEW BY BOARD OF COMMISSIONERS.			
LEGEND			
[Symbol]	PERVIOUS AREA		
[Symbol]	ZONING DISTRICT LINE		



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REVISIONS

REV.	DATE	COMMENT	BY	APP.
1	2019.08.22	BUILDING REVISIONS	JFA	JFA

811

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NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: PC191166
 DRAWN BY: JFA
 CHECKED BY: JFA
 DATE: 8/22/2019
 SCALE: AS SHOWN
 CAD LID: PC191166 ZONING-1

ZONING PLAN

FOR

JOHNSON DEVELOPMENT ASSOCIATES, INC.

PROPOSED STORAGE

1538 EASTON ROAD
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY, PA

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J.P. ALEJNIKOV

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE084400

ZONING PLAN

SHEET NUMBER: 1

REVISION 1 - 2019.08.22

