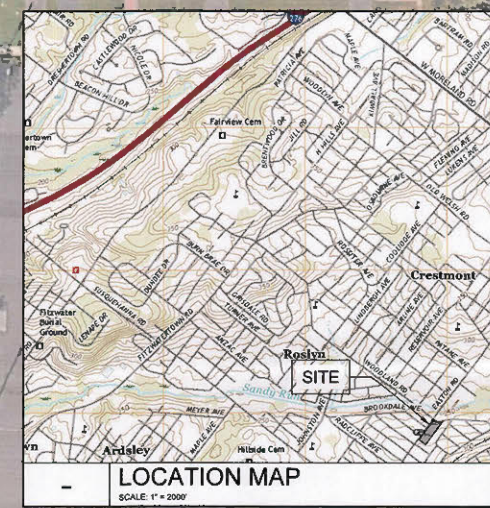


DISTRICT DIMENSIONAL REQUIREMENTS

ZONE: MS-VC (MAIN STREET VILLAGE CENTER ZONING DISTRICT)
 EXISTING / PROPOSED USE:
 VARIOUS RETAIL / COMMERCIAL, (PERMITTED), CONVENIENCE STORE (SPECIAL EXCEPTION)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED	
LOT AREA, MINIMUM (SF)	10,000	113,864	NO CHANGE	
LOT WIDTH, MINIMUM (FT)	50	567.80	NO CHANGE	
GREEN AREA, MINIMUM (%)	20	5.12% (EN)	5.83% (EN)	
BUILDINGS ON SAME LOT				
MINIMUM SEPARATION (FT)	20 / 30 (1)	26.73 (EN)	NO CHANGE	
BUILDING SIZE				
		LARGEST BUILDING ON LOT MUST HAVE 50% OF FRONT FACADE LOCATED IN THE BUILD-TO-ZONE	NO CHANGE	
BUILD-TO-LINE (FROM CURB) (2)				
MINIMUM (FT)	15	(EN)	NO CHANGE	
MAXIMUM (FT)	25	(EN)	NO CHANGE	
MAXIMUM DISTANCE FROM CURB, WITH STREET WALL AND SHARED PARKING AND STREET ACCESS IN FRONT (3)	(FT)	70	121.67 (EN)	NO CHANGE
SETBACKS				
YARD SETBACK, SIDE, MINIMUM (FT)	10 (0) (4)	16.3 / 29.5	NO CHANGE	
YARD SETBACK, REAR, MINIMUM (FT)	20	(NA) (5)	NO CHANGE	
BUILDING SETBACK FROM ABUTTING R1/R2/R3/R4, MINIMUM (FT)	25	16.3 (EN)	NO CHANGE	
TRASH STORAGE SETBACK FROM ABUTTING R1/R2/R3/R4 PROPERTIES, MINIMUM (FT)	20	0 (EN)	NO CHANGE	
BUILDING				
BUILDING FOOTPRINT, MAXIMUM (SF)	10,000	17,289 / 11,530 (EN)	NO CHANGE	
FACADE HEIGHT, MINIMUM (FT)	20	<20	NO CHANGE	
BUILDING HEIGHT, MAXIMUM (FT)	35	<35	NO CHANGE	
WINDOW AREA (MINIMUM), STREET-FACING FACADE(S)				
GROUND FLOOR (%)	45		(7)(6)	
PARKING				
PARKING SETBACK FROM STREET WALL AND LANDSCAPING (FT)	5 (5)	(EN)	NO CHANGE	
MAXIMUM WIDTH, PARKING BETWEEN BUILDING AND SIDE LOT LINE (FOR BUILDING IN BUILD-TO-ZONE)	(FT)	70	(NA)	
PARKING SETBACK FROM ABUTTING R1/R2/R3/R4 PROPERTIES, MINIMUM (FT)	30	110	44.66	
PARKING SETBACK FROM M/W PROPERTIES AND DISTRICTS OTHER THAN R1/R2/R3/R4, MINIMUM (FT)	10	0 IF SHARED	NO CHANGE	
MAXIMUM WIDTH, STREET ACCESS POINT (TWO-WAY) (FT)	35			
EASTON ROAD (SOUTHWEST ENTRANCE) (FT)		38.4 (EN)	NO CHANGE	
EASTON ROAD (WEST ENTRANCE) (FT)		49 (EN)	NO CHANGE	
WOODLAND ROAD (FT)		62.6 (EN)	30	

- 1) 1007 M.S. 20 FT MINIMUM SEPARATION; MINIMUM SOFT SEPARATION REQUIRED IF DRIVEWAY OR ROAD LIES BETWEEN THEM
- 2) THE PRINCIPAL BUILDING SHALL MEET THE FOLLOWING REQUIREMENTS: THE "BUILD-TO-ZONE" COVERS THE AREA BETWEEN AND INCLUDING MIN. AND MAX. BUILD-TO-LINES. THE BUILD-TO-ZONE REQUIREMENT SHALL NOT OVERRIDE THE SIGHT TRIANGLE.
- 3) PARKING IS PERMITTED BETWEEN THE BUILDING AND THE STREET AND THE BUILDING MAY BE SET BACK UP TO 70 FEET FROM THE STREET IF A "STREET WALL" AND LANDSCAPING IS CONSTRUCTED BETWEEN THE BUILDING AND THE SIDEWALK. IF PARKING IS LOCATED BETWEEN THE BUILDING AND STREET THE PARKING AND STREET ACCESS MUST BE SHARED (THIS PROVISION DOES NOT APPLY TO VILLAGE DWELLING UNITS)
- 4) ZERO FEET SETBACK IF SHARED PARTY WALL, AND PARKING IS LOCATED TO THE SIDE, REAR OR SHARED
- 5) STREET WALL REQUIRED WHEN BUILDING IS MORE THAN 20 FT FROM ULTIMATE RIGHT-OF-WAY
- 6) REAR YARD REQUIREMENT NOT APPLICABLE TO CORNER LOTS PURSUANT TO §2601.0.4.(1)
- 7) PURSUANT TO SECTION 2403 A MEDIUM SITE INTENSITY-SITE ELEMENT SCREEN IS REQUIRED BETWEEN THE ADJOINING REAR RESIDENTIAL PROPERTIES AND THE REAR DUMPSTER AREA OF THE CENTER. THIS IS AN EXISTING NON-COMFORMANCE SINCE DUMPSTERS AND LOADING CURBS EXIST ALONG THE REAR OF THE CENTER. ALSO NOTE THAT AN EXISTING 6 FT HIGH FENCE AND EXISTING VEGETATION ALSO EXIST ALONG THE REAR OF THE RESIDENTIAL PROPERTIES.



SITE DATA
 THIS ZONING PLAN REFERENCES A SURVEY PREPARED BY
 BILLIE MARSH ASSOCIATES, INC
 551 EASTON ROAD, SUITE A
 WARRINGTON, PA 18976-2370
 FILE NO: 16-0877-0857 DATED 04/20/08, REVISED 05/20/16

OWNER OF RECORD
 BANBRIDGE ROSLYN LLC & PETER TIBURZO
 P.O. BOX 225
 WILLOW GROVE, PA 19090

APPLICANT
 BANBRIDGE ROSLYN LLC
 P.O. BOX 225
 WILLOW GROVE, PA 19090

PARCEL DATA
 1311 EASTON ROAD
 ROSLYN, PA 19090-0226
 TAX MAP NO. 30364-029 P/R NO. 30-00-14616-00-6
 DEED BOOK 6114, PAGE NO. 2122

USE C-10 CONVENIENCE STORE REQ.

THE FOLLOWING ACCESSORY USES SHALL BE PERMITTED INSIDE PROVIDED PARKING SPACES ARE PROVIDED CONSISTENT WITH ARTICLE IX: PARKING AND TRANSPORTATION.

A. AUTOMATED TELLER MACHINES AND FINANCIAL SERVICES
 B. LEGAL LOTTERY SALES
 C. SALE OF ALCOHOLIC BEVERAGES

SEPARATE AND DISTINCT INGRESS AND EGRESS, AND MARKED CROSS PATTERNING MUST BE PROVIDED ON-LOT.

A MINIMUM OF TWO SEPARATE TRASH RECEPTACLES MUST BE PROVIDED AND MAINTAINED OUTDOORS.

NO OUTSIDE VENDING MACHINES, OUTSIDE SALES, ATMS, OR PHONES ARE PERMITTED.

IN THE MS-VC MAIN STREET VILLAGE CENTER DISTRICT, THE GROSS RETAIL FLOOR AREA MAY NOT EXCEED 3,000 SQUARE FEET.

PARKING REQUIREMENTS
ARTICLE XXIII PARKING AND TRANSPORTATION

C-33 SHOPPING CENTER REQUIREMENT
 1 SPACE / 250 GROSS LEASABLE FLOOR AREA (GSF)

C-10 CONVENIENCE STORE REQUIREMENT
 1 SPACE 200 GROSS LEASABLE FLOOR AREA (GSF) + 2 SPACE FOR ATM / LOTTERY SERVICES

EXISTING PARKING REQUIREMENT
 EXISTING SHOPPING CENTER: 20,499 SF @ 1 PER 250 = 81 SPACES REQUIRED
 REDUCTION FACTORS PER SECTION 2309A(2) & 2309A(3): 5% @ 0.95 x 118 = 6 SPACES
 TOTAL EXISTING PROVIDED: 110 SPACES (EN)

PROPOSED PARKING REQUIREMENT
 CONVENIENCE STORE: 5,955 SF @ 1 PER 200 + 2 FOR ATM/LOTTERY = 32 SPACES REQUIRED
 BALANCE OF SHOPPING CENTER: 23,838 SF @ 1 PER 250 = 95 SPACES REQUIRED
 REDUCTION FACTORS PER SECTION 2309A(2) & 2309A(3): 5% @ 0.95 x 127 = 6 SPACES
 TOTAL PROPOSED PROVIDED: 121 STALLS

(1) (N) VARIANCE REQUIRED | (EN) EXISTING NON-COMFORMANCE | (W) WANNER REQUESTED | (7)(6) TO BE DETERMINED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED

ZONING PLAN LEGEND

	PROPERTY LINE (P/L)	
	PROPERTY LINE (INTERIOR)	
	PROPERTY LINE (ADJOINING)	
	ROADWAY CENTERLINE	
	BUILDING SETBACK LINE	
	PARKING SETBACK LINE	
	EASEMENT LINE	
	ZONE LINE	
	TREELINE	
	BUILDING EAVE / OVERHANG	
	PROP. BUILDING EAVE / OVERHANG	
	OVERHEAD WIRES	



PROJECT: BANBRIDGE ROSLYN LLC ROSLYN VALLEY SHOPPING CENTER REDEVELOPMENT
 DRAWN BY: B. WANG/AST
 CHECKED BY: K. M. RITT
 DATE: 2020-02-17

SCALE: (N) AS NOTED (7) 1" = 30'

SHEET: ZP 3

REVISIONS:

NO.	DATE	REVISION
1	2020.02.13	REVISED PER TRAFFIC COMMENTS
2	2020.02.13	REVISED PER COMMUNITY DEVELOPMENT COMMENTS
3	2020.02.13	REVISED PER CLIENT/TITENANT COMMENT & ZONING LETTER 02/10/20
4	2020.02.13	REVISED PER CLIENT/TITENANT COMMENT & ZONING LETTER 02/10/20

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 K. MATTHEW RITT
 No. PE070433
 PENNSYLVANIA
 PENNSYLVANIA LICENSE NO. 070433
 NOT FOR CONSTRUCTION

LANDCORE Engineering Consultants, P.C.
 PHILADELPHIA, PENNSYLVANIA 19101-6535
 PHONE: 76-566-2910 | FAX: 215-624-6488
 LANDCORECONSULTING.COM