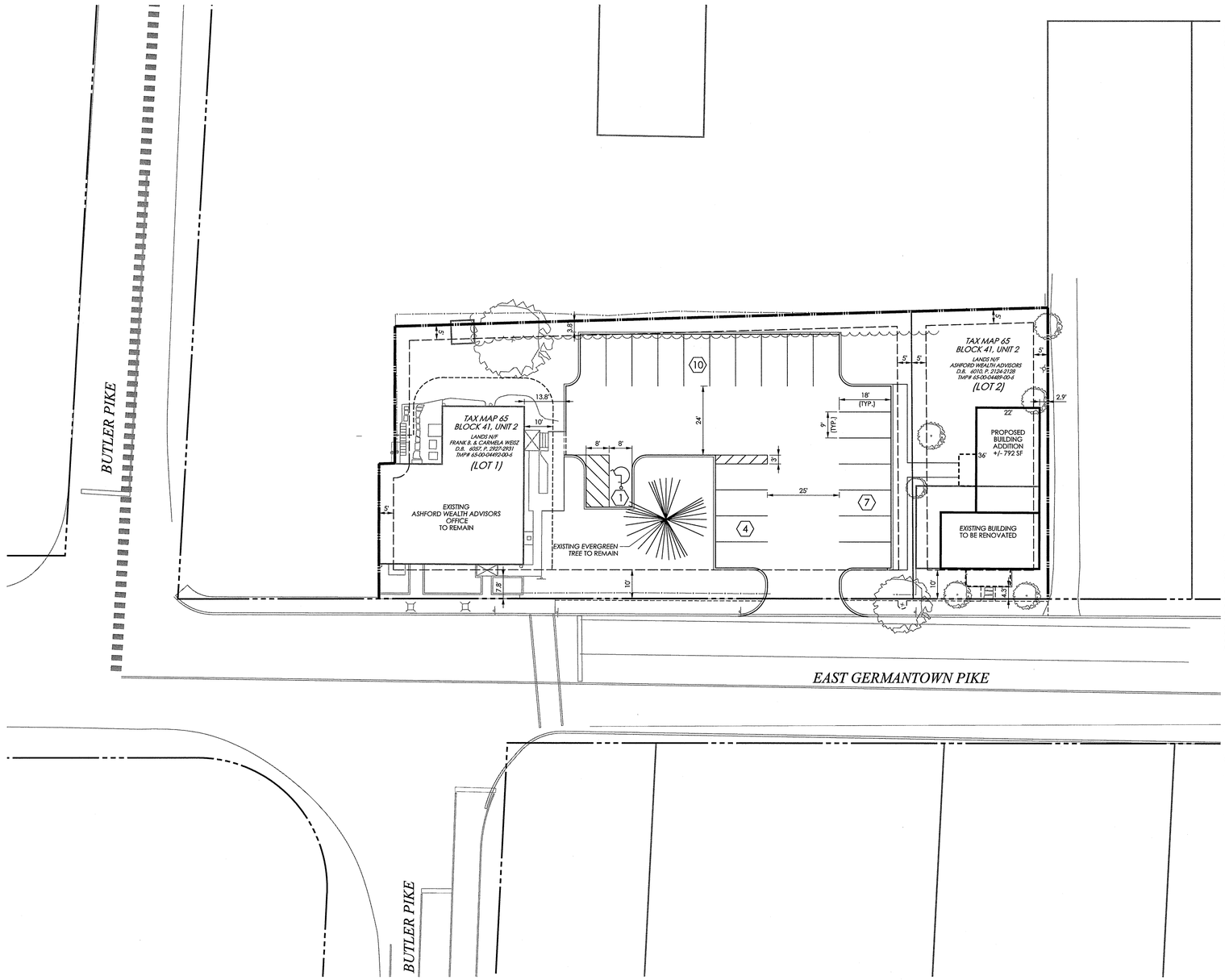

IF LOTS REMAIN SEPARATE

ZONING DATA TABLE

DISTRICT: VILLAGE COMMERCIAL - VC-2
USE: ASHFORD WEALTH ADVISORS - OFFICE

SITE INFORMATION LOT#1

SITE ADDRESS: 5 E GERMANTOWN PIKE
PLYMOUTH MEETING, PA, 19462
PARCEL INFORMATION: NO: 65-00-04492-00-6

SITE INFORMATION LOT#2

SITE ADDRESS: 15 E GERMANTOWN PIKE
PLYMOUTH MEETING, PA, 19462
PARCEL INFORMATION: NO: 65-00-04489-00-6

CLASSIFICATION	PERMITTED USE REQ'S	EXISTING LOT #1	PROPOSED LOT #1
MAXIMUM BUILDING FOOTPRINT FOR PRE-1940 BUILDINGS WITH ADDITIONS:	8,000 SQUARE FEET	2,365 SQUARE FEET	2,365 SQUARE FEET
MAXIMUM BUILDING HEIGHT:	3 STORIES = 42 FEET	< 42 FEET	< 42 FEET
MAXIMUM BUILDING FRONT FACADE WIDTH:	75 FEET	50.3 FEET	50.3 FEET
MAXIMUM BUILDING COVERAGE:	30%	13.8%	13.8%
MAXIMUM IMPERVIOUS:	50%	50.8%*	62.5%†
MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING:	50%	49.2%*	37.5%†
MINIMUM LOT WIDTH AT SETBACK LINE:	100 FEET	185.5 FEET	185.5 FEET
MINIMUM STREET FRONTAGE:	50 FEET	185.5 FEET	185.5 FEET
MINIMUM BUILDING SEPARATION:	15 FEET	21.5 FEET	21.5 FEET
BUILDING SETBACKS:			
FRONT:	10 FEET	7.8 FEET*	7.8 FEET*
SIDE:	5 FEET	0.0 FEET*	0.0 FEET*
REAR:	5 FEET	0.0 FEET*	0.0 FEET*
PARKING SETBACKS:			
FRONT (RIGHT-OF-WAY):	10 FEET	3.1 FEET*	10.0 FEET
SIDE:	0 FEET	0.0 FEET	6.6 FEET
REAR:	0 FEET	6.1 FEET	3.8 FEET
FROM BUILDING:	10 FEET	1.0 FEET*	13.8 FEET

*EXISTING NON-CONFORMITY

CLASSIFICATION	PERMITTED USE REQ'S	EXISTING LOT #2	PROPOSED LOT #2
MAXIMUM BUILDING FOOTPRINT FOR PRE-1940 BUILDINGS WITH ADDITIONS:	8,000 SQUARE FEET	1,220 SQUARE FEET	1,626 SQUARE FEET
MAXIMUM BUILDING HEIGHT:	3 STORIES = 42 FEET	< 42 FEET	< 42 FEET
MAXIMUM BUILDING FRONT FACADE WIDTH:	75 FEET	42.7 FEET	42.7 FEET
MAXIMUM BUILDING COVERAGE:	30%	25.8%	34.4%†
MAXIMUM IMPERVIOUS:	50%	30.9%	36.6%
MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING:	50%	69.1%	63.4%
MINIMUM LOT WIDTH AT SETBACK LINE:	100 FEET	46.9 FEET*	46.9 FEET*
MINIMUM STREET FRONTAGE:	50 FEET	46.9 FEET*	46.9 FEET*
MINIMUM BUILDING SEPARATION:	15 FEET	N/A	N/A
BUILDING SETBACKS:			
FRONT:	10 FEET	10.4 FEET	4.3 FEET† (INCLUDES PORCH)
SIDE:	5 FEET	1.0 FEET*	2.9 FEET†
REAR:	5 FEET	53.9 FEET	33.9 FEET
PARKING SETBACKS:			
FRONT (RIGHT-OF-WAY):	10 FEET	8.9 FEET*	N/A
SIDE:	0 FEET	0.0 FEET	N/A
REAR:	0 FEET	62.6 FEET	N/A
FROM BUILDING:	10 FEET	0.1 FEET*	16.5 FEET

* EXISTING NON-CONFORMITY
† VARIANCE REQUIRED

IF LOTS CONSOLIDATED

ZONING DATA TABLE

DISTRICT: VILLAGE COMMERCIAL - VC-2
USE: ASHFORD WEALTH ADVISORS - OFFICE

CLASSIFICATION	CONDITIONAL USE REQ'S	EXISTING COMBINED LOTS	PROPOSED CONSOLIDATED LOTS
MAXIMUM BUILDING FOOTPRINT FOR PRE-1940 BUILDINGS WITH ADDITIONS:	10,000 SQUARE FEET	3,660 SQUARE FEET	4,066 SQUARE FEET
MAXIMUM BUILDING HEIGHT:	3 STORIES = 42 FEET	< 42 FEET	< 42 FEET
MAXIMUM BUILDING FRONT FACADE WIDTH:	75 FEET	50.3 FEET	50.3 FEET
MAXIMUM BUILDING COVERAGE:	40%	16.9%	18.3%
MAXIMUM IMPERVIOUS:	65%	46.1%	57.6%
MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING:	35%	53.9%	41.1%
MINIMUM LOT WIDTH AT SETBACK LINE:	100 FEET	232.4 FEET	232.4 FEET
MINIMUM STREET FRONTAGE:	50 FEET	232.4 FEET	232.4 FEET
MINIMUM BUILDING SEPARATION:	15 FEET	21.5 FEET	21.5 FEET
BUILDING SETBACKS:			
FRONT:	10 FEET	7.8 FEET*	4.3 FEET†
SIDE:	5 FEET	0.0 FEET*	0.0 FEET*
REAR:	5 FEET	0.0 FEET*	0.0 FEET*
PARKING SETBACKS:			
FRONT (RIGHT-OF-WAY):	10 FEET	3.1 FEET*	10.0 FEET
SIDE:	0 FEET	0.0 FEET	53.9 FEET
REAR:	0 FEET	6.1 FEET	3.8 FEET
FROM BUILDING:	10 FEET	0.1 FEET*	13.8 FEET

* EXISTING NON-CONFORMITY
† VARIANCE REQUIRED

PARKING CLASSIFICATION
OFFICE USE: 1 PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA

EXISTING OFFICE AREA: 2,311x(2 FLOORS)= 4,622 SQUARE FEET = 24 SPACES REQUIRED
PROPOSED OFFICE AREA: 2,011 SQUARE FEET = 11 SPACES REQUIRED

REQUIRED PARKING SPACES = 35 SPACES
PROPOSED PARKING SPACES = 22 SPACES†

† VARIANCE REQUIRED

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft

Nave NEWELL
Where Ideas Get Down to Earth
900 West Valley Road • Suite 1100
Wayne, PA 19087-1830
p: 610.265.8323 f: 610.265.4299
www.navenewell.com

date:	no.	description	chk'd	by

REVISIONS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER GREGORY C. NEWELL

SEAL:

GREGORY C. NEWELL
Professional Engineer
Pennsylvania License No. 36760-E

DRAWING NAME: WAIVER OF LAND DEVELOPMENT PLAN

Ashford Wealth Advisors

5, 15 E GERMANTOWN PIKE PLYMOUTH MEETING, PA

LOCATION: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA

project no.	drawn by:
2018-080	BTK
date: 1/18/19	chk'd by: JPB
scale: 1" = 20'	approv. by: GCN
sheet no.	

1 of 1

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