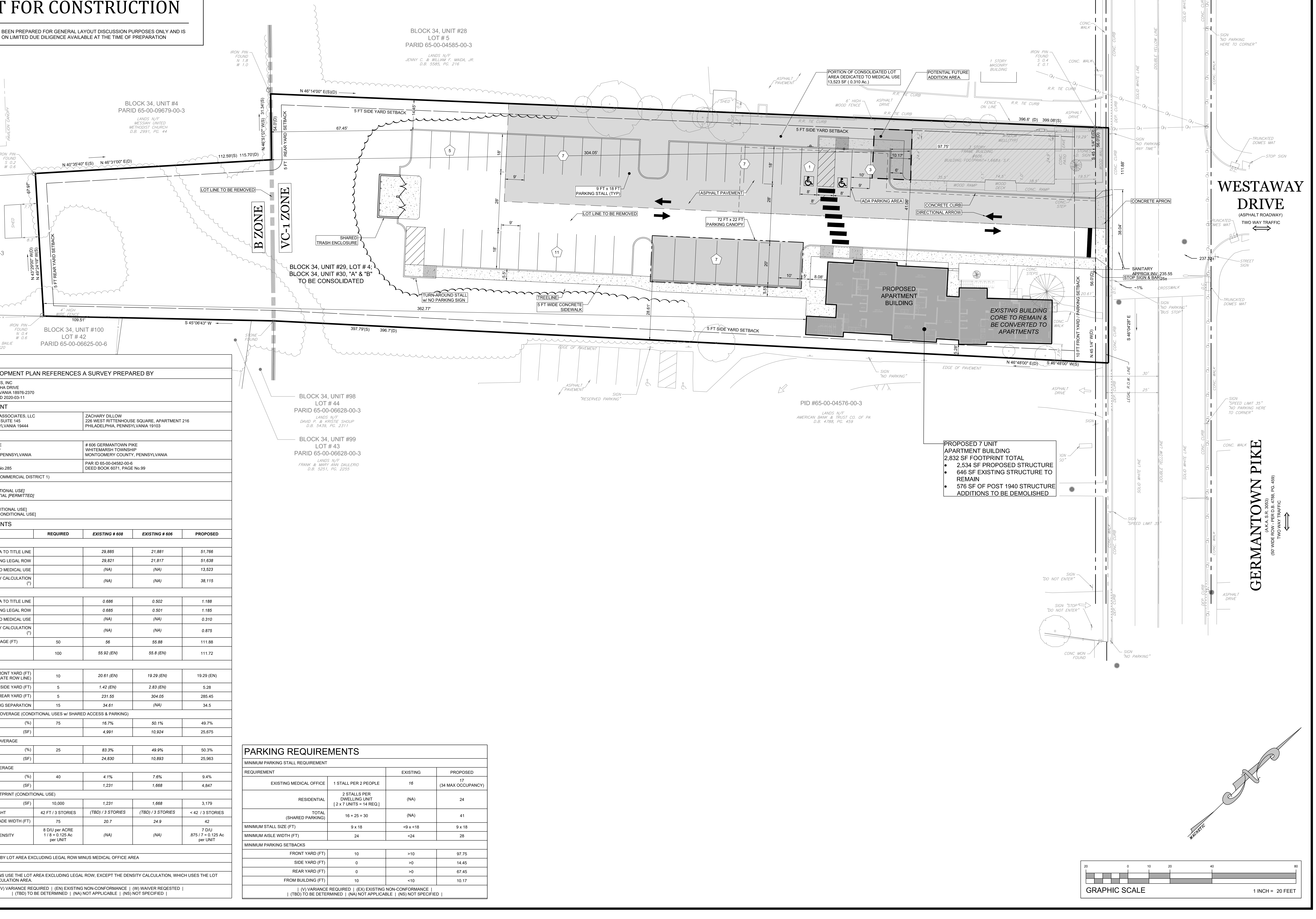
PRELIMINARY
NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION


BLOCK 34, UNIT #28
LOT # 5
PARID 65-00-04585-00-3
LANDS N/F
JENNY C. & WILLIAM F. MAIDA, JR.
D.B. 5585, PG. 216
BLOCK 34, UNIT #4
PARID 65-00-09679-00-3
LANDS N/F
MESSIAH UNITED METHODIST CHURCH
D.B. 2991, PG. 44
PAVILION CANOPY
IRON PIN FOUND N 1.8 W 1.0
IRON PIN FOUND S 0.2 W 0.6
N 40°35'40" E(S)
N 46°31'00" E(D)
112.59'(S) 115.70'(D)
N 46°51'07" W(S) 31.34'(S)
54.0'(D)
N 46°14'00" E(S)(D)
5 FT SIDE YARD SETBACK
5 FT REAR YARD SETBACK
67.45'
14.45'
67.97'
7.7'
SHED
8.3'
BLOCK 34, UNIT #65
PARID 65-00-12235-00-3
LANDS N/F
TRUSTEES OF MESSIAH METHODIST CHURCH
D.B. 2987, PG. 521
N 43°29'00" W(D)
N 49°24'19" W(S)
5 FT REAR YARD SETBACK
LOT LINE TO BE REMOVED
B ZONE
VC-1 ZONE
SHARED TRASH ENCLOSURE
BLOCK 34, UNIT #29, LOT # 4;
BLOCK 34, UNIT #30, "A" & "B"
TO BE CONSOLIDATED
TURN-AROUND STALL w/ NO PARKING SIGN
4' HIGH WIRE FENCE
109.51'
IRON PIN FOUND N 0.4 W 0.6
LANDS N/F
WILLIAM P. & GEORGIA BAILIE
D.B. 4917, PG. 1820
BLOCK 34, UNIT #100
LOT # 42
PARID 65-00-06625-00-6
S 45°06'43" W
STONE FOUND
397.79'(S) 396.7'(D)
362.77'
BLOCK 34, UNIT #98
LOT # 44
PARID 65-00-06628-00-3
LANDS N/F
DAVID P. & KRISTIE SHOUP
D.B. 5439, PG. 2311
BLOCK 34, UNIT #99
LOT # 43
PARID 65-00-06628-00-3
LANDS N/F
FRANK & MARY ANN DAULERIO
D.B. 5251, PG. 2255
5
7
7
1
3
11
7
304.05'
18'
28'
9'
9 FT x 18 FT PARKING STALL (TYP)
ASPHALT PAVEMENT
LOT LINE TO BE REMOVED
72 FT x 22 FT PARKING CANOPY
ADA PARKING AREA
8'
10'
9'
6'
10.17'
20'
5.5'
5'
8.08'
28.61'
TREELINE
5 FT WIDE CONCRETE SIDEWALK
5 FT SIDE YARD SETBACK
EDGE OF PAVEMENT
ASPHALT PAVEMENT
SIGN "RESERVED PARKING"
SIGN "NO PARKING"
PID #65-00-04576-00-3
LANDS N/F
AMERICAN BANK & TRUST CO. OF PA
D.B. 4788, PG. 459
SHED
FENCE 1.3'
0.3'
ASPHALT PAVEMENT
PORTION OF CONSOLIDATED LOT AREA DEDICATED TO MEDICAL USE 13,523 SF (0.310 Ac.)
POTENTIAL FUTURE ADDITION AREA.
6' HIGH WOOD FENCE
ASPHALT DRIVE
R.R. TIE CURB
1 STORY MASONRY BUILDING
FENCE ON LINE
396.6' (D) 399.08'(S)
68.0'
WINDOW WELL(TYP)
97.75'
3 STORY FRAME BUILDING #606 BUILDING FOOTPRINT=1,668± S.F.
4.2'
24.4'
2.8'
24.9'
EAVE
CONC. PATIO
STONES I.D. SIGN
19.29'
19.57'
35.5'
14.5'
1.1'
1.0'
18.5'
WOOD RAMP
WOOD DECK
CONC. RAMP
S 45 1/4° E(D)
56.0'(D)
WOOD WALL
CONCRETE CURB
DIRECTIONAL ARROW
41.06'
CONC. STEP
CONCRETE APRON
111.88'
38.04'
SANITARY APPROX INV: 235.55
STOP SIGN & BAR
25±
~1%
CROSSWALK
PROPOSED APARTMENT BUILDING
EXISTING BUILDING CORE TO REMAIN & BE CONVERTED TO APARTMENTS
CONC. STEPS
20.61'
CONC. WALK
10 FT FRONT YARD / PARKING SETBACK
56.0'(D)
N 45 1/4° W(D)
5.28'
7.75'
N 46°48'00" E(D)
S 46°48'00" W(S)
S 46°04'28" E
PROPOSED 7 UNIT
APARTMENT BUILDING
2,832 SF FOOTPRINT TOTAL
2,534 SF PROPOSED STRUCTURE
646 SF EXISTING STRUCTURE TO REMAIN
576 SF OF POST 1940 STRUCTURE ADDITIONS TO BE DEMOLISHED
LEGAL R.O.W. LINE
30'
25'
ASPHALT DRIVE
CONC. CURB
DEP. CURB
CONC. WALK
SOLID WHITE LINE
DOUBLE YELLOW LINE
IRON PIN FOUND S 0.4 E 0.1
SIGN "NO PARKING ANY TIME"
SIGN "NO PARKING HERE TO CORNER"
TRUNCATED DOMES MAT
STOP SIGN
D.C.
WESTAWAY DRIVE
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
237.32±
STREET SIGN
SIGN "NO PARKING" "BUS STOP"
SIGN "SPEED LIMIT 35" "NO PARKING HERE TO CORNER"
SIGN "SPEED LIMIT 35"
SIGN "DO NOT ENTER"
SIGN "STOP" "DO NOT ENTER"
CONC MON FOUND
SIGN "NO PARKING"
GERMANTOWN PIKE
(A.K.A. S.R. 3053)
(50' WIDE ROW - PER D.B. 4788, PG. 459)
TWO WAY TRAFFIC
MAGNETIC
20 0 10 20 40 80
GRAPHIC SCALE
1 INCH = 20 FEET

SITE DATA

THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY

BLUE MARSH ASSOCIATES, INC
PO BOX 563 - 2385 TABATHA DRIVE
WARRINGTON, PENNSYLVANIA 18976-2370
FILE No. 20-A-044 / DATED 2020-03-11

OWNER / APPLICANT

608 GERMANTOWN PIKE ASSOCIATES, LLC 446 GERMANTOWN PIKE, SUITE 145 LAFAYETTE HILL, PENNSYLVANIA 19444	ZACHARY DILLOW 226 WEST RITTENHOUSE SQUARE, APARTMENT 216 PHILADELPHIA, PENNSYLVANIA 19103

PARCEL DATA

# 608 GERMANTOWN PIKE WHITEMARSH TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA	# 606 GERMANTOWN PIKE WHITEMARSH TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA
PAR ID 65-00-04579-00-9 DEED BOOK 2931, PAGE No.285	PAR ID 65-00-04582-00-6 DEED BOOK 6071, PAGE No.99

ZONED : VC-1 (VILLAGE COMMERCIAL DISTRICT 1)

EXISTING USE :
MEDICAL OFFICE [CONDITIONAL USE]
COMMERCIAL / RESIDENTIAL [PERMITTED]

PROPOSED USE :
MEDICAL OFFICE [CONDTITIONAL USE]
APARTMENT BUILDING [CONDITIONAL USE]

BULK REQUIREMENTS

	REQUIRED	EXISTING # 608	EXISTING # 606	PROPOSED
MINIMUM LOT AREA (SF)				
LOT AREA TO TITLE LINE		*29,885*	*21,881*	*51,766*
LOT AREA EXCLUDING LEGAL ROW		*29,821*	*21,817*	*51,638*
LOT AREA DEDICATED TO MEDICAL USE		*(NA)*	*(NA)*	*13,523*
LOT AREA FOR DENSITY CALCULATION (*)		*(NA)*	*(NA)*	*38,115*
MINIMUM LOT AREA (AC)				
LOT AREA TO TITLE LINE		*0.686*	*0.502*	*1.188*
LOT AREA EXCLUDING LEGAL ROW		*0.685*	*0.501*	*1.185*
LOT AREA DEDICATED TO MEDICAL USE		*(NA)*	*(NA)*	*0.310*
LOT AREA FOR DENSITY CALCULATION (*)		*(NA)*	*(NA)*	*0.875*
MINIMUM STREET FRONTAGE (FT)	50	*56*	*55.88*	111.88
MINIMUM LOT WIDTH (FT) @ BUILDING SETBACK	100	*55.92 (EN)*	*55.8 (EN)*	111.72
YARD SETBACKS				
MAXIMUM FRONT YARD (FT) (TO ULTIMATE ROW LINE)	10	*20.61 (EN)*	*19.29 (EN)*	19.29 (EN)
MINIMUM SIDE YARD (FT)	5	*1.42 (EN)*	*2.83 (EN)*	5.28
MINIMUM REAR YARD (FT)	5	*231.55*	*304.05*	285.45
MINIMUM BUILDING SEPARATION	15	*34.61*	*(NA)*	34.5
MAXIMUM IMPERVIOUS COVERAGE (CONDITIONAL USES w/ SHARED ACCESS & PARKING)				
(%)	75	*16.7%*	*50.1%*	49.7%
(SF)		*4,991*	*10,924*	25,675
MINIMUM LANDSCAPE COVERAGE				
(%)	25	*83.3%*	*49.9%*	50.3%
(SF)		*24,830*	*10,893*	25,963
MAXIMUM BUILDING COVERAGE				
(%)	40	*4.1%*	*7.6%*	9.4%
(SF)		*1,231*	*1,668*	4,847
MAXIMUM BUILDING FOOTPRINT (CONDITIONAL USE)				
(SF)	10,000	*1,231*	*1,668*	3,179
MAXIMUM BUILDING HEIGHT	42 FT / 3 STORIES	*(TBD) / 3 STORIES*	*(TBD) / 3 STORIES*	< 42 / 3 STORIES
MAXIMUM BUILDING FAÇADE WIDTH (FT)	75	*20.7*	*24.9*	42
MAXIMUM APARTMENT DENSITY	8 D/U per ACRE 1 / 8 = 0.125 Ac per UNIT	*(NA)*	*(NA)*	7 D/U .875 / 7 = 0.125 Ac per UNIT

(*) AREA IS CALCULATED BY LOT AREA EXCLUDING LEGAL ROW MINUS MEDICAL OFFICE AREA

(NOTE) ALL CALCULATIONS USE THE LOT AREA EXCLUDING LEGAL ROW, EXCEPT THE DENSITY CALCULATION, WHICH USES THE LOT AREA FOR DENSITY CALCULATION AREA.

| (V) VARIANCE REQUIRED | (EN) EXISTING NON-CONFORMANCE | (W) WAIVER REQESTED |
| (TBD) TO BE DETERMINED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED |

PARKING REQUIREMENTS

MINIMUM PARKING STALL REQUIREMENT

REQUIREMENT		EXISTING	PROPOSED
EXISTING MEDICAL OFFICE	1 STALL PER 2 PEOPLE	*16*	17 (34 MAX OCCUPANCY)
RESIDENTIAL	2 STALLS PER DWELLING UNIT [2 x 7 UNITS = 14 REQ.]	(NA)	24
TOTAL (SHARED PARKING)	16 + 25 = 30	(NA)	41
MINIMUM STALL SIZE (FT)	9 x 18	<9 x <18	9 x 18
MINIMUM AISLE WIDTH (FT)	24	<24	28
MINIMUM PARKING SETBACKS			
FRONT YARD (FT)	10	>10	97.75
SIDE YARD (FT)	0	>0	14.45
REAR YARD (FT)	0	>0	67.45
FROM BUILDING (FT)	10	<10	10.17

| (V) VARIANCE REQUIRED | (EX) EXISTING NON-CONFORMANCE |
| (TBD) TO BE DETERMINED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED |

REV.	DATE	COMMENT	BY
02	2020-05-26	REVISED PER 606 POTENTIAL EXPANSION.	M.P.G.
01	2020-05-06	REVISED PER TWP COMMENTS, LOT CONSOLIDATION & BLDG PRESERVATION	B . N

NOT FOR CONSTRUCTION

PROJECT No:	1 9 0 0 8 4
DRAWN BY:	B. NAGENGAST
CHECKED BY:	A. TWEEDIE
CAD I.D. #:	190084_CA2

LANDCORE
Engineering Consultants, P.C.
PO BOX 37635 #65287
PHILADELPHIA, PENNSYLVANIA 19101-0635
PHONE 215-836-2510 | EFAX 215-352-0428
LANDCORECONSULTING.COM

PROJECT: 608 GERMANTOWN PIKE ASSOCIATES LLC
PROPOSED APARTMENT BUILDING
608 GERMANTOWN PIKE
WHITEMARSH TOWNSHIP
MONTGOMERY COUNT, PENNSYLVANIA

TITLE: CONCEPT PLAN A

SCALE: (H) AS NOTED
(V) .

DATE: 2020 - 04 - 13

SHEET : CPT

REV. No: 2