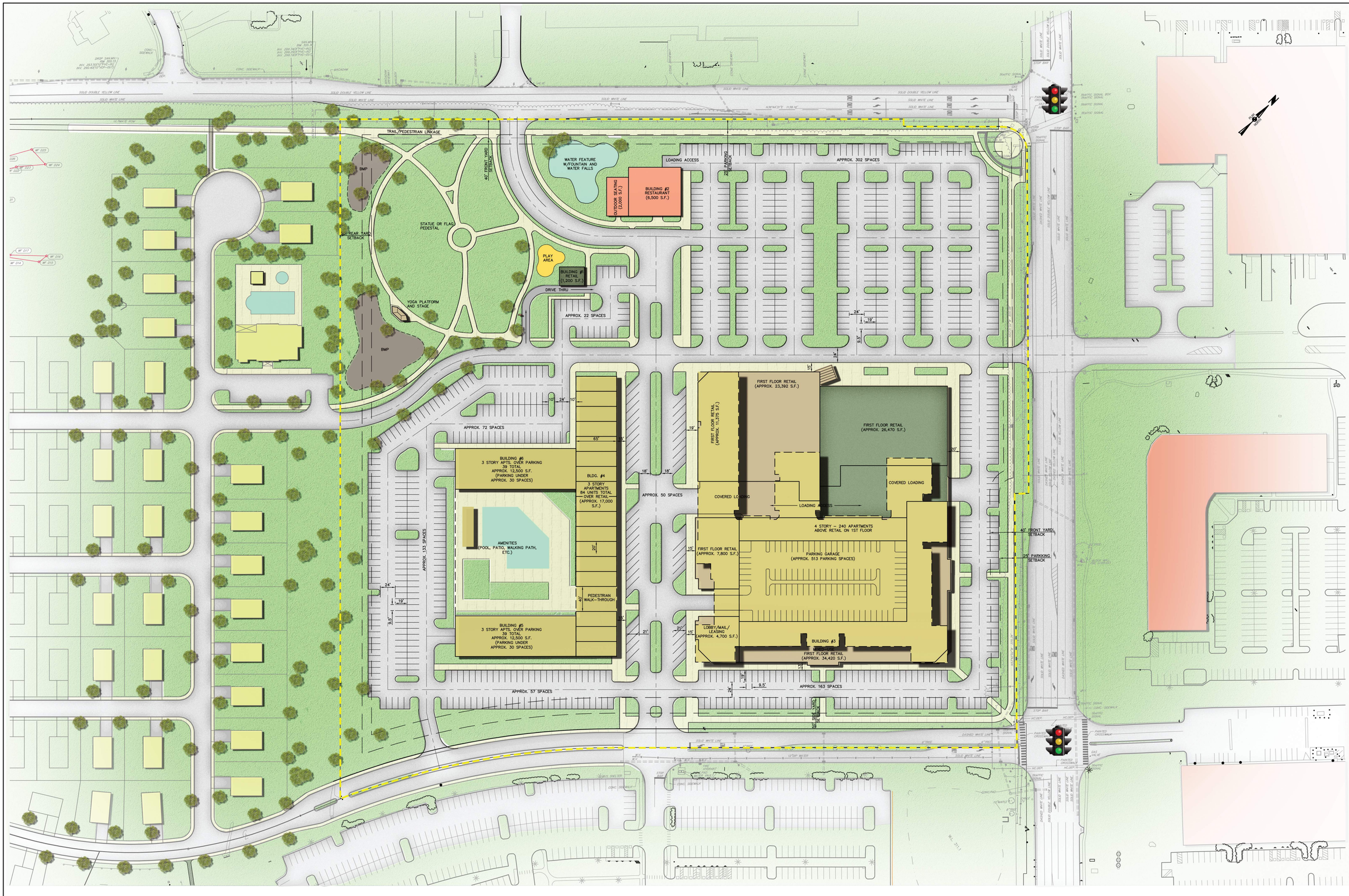

ZONING INFORMATION:

1. ZONING DISTRICT: OC OFFICE CENTER
2. PROPOSED USE: MIXED USE DEVELOPMENT (PROPOSED ORDINANCE AMENDMENT)
   - A. BUILDING 1: RETAIL – ONE STORY
   - B. BUILDING 2: RESTAURANT – ONE STORY
   - C. BUILDING 3: MIXED USE – FIRST FLOOR RETAIL, 4 STORIES ABOVE RETAIL – APARTMENTS (240 TOTAL UNITS), PARKING STRUCTURE
   - D. BUILDING 4: 3 STORY APARTMENTS (64 TOTAL UNITS) OVER 17,000 SF OF RETAIL
   - E. BUILDINGS 5 & 6: FIRST FLOOR PARKING – 3 STORY APARTMENTS ABOVE (78 TOTAL UNITS)
   - F. TOTAL SITE: 402 TOTAL APARTMENT UNITS & 128,157 SF OF RETAIL (DOES NOT INCLUDE OUTDOOR DINING AREA & LEASING AREAS)
3. ZONING ORDINANCE DIMENSIONAL REGULATIONS:

CRITERIA	CURRENT ORDINANCE	PROPOSED AMENDMENT
A. MINIMUM LOT AREA	ACRES	20 ACRES
B. MAXIMUM IMPERVIOUS COVERAGE	75%	75%
C. MAXIMUM BUILDING COVERAGE	25%	40%
D. MAXIMUM BUILDING HEIGHT	65 FT	65 FT
E. MINIMUM FRONT YARD	40 FT	75 FT / 50 FT
F. MINIMUM SIDE YARD	50 FT	50 FT
G. MINIMUM REAR YARD	50 FT	50 FT
H. MINIMUM PARKING SETBACK	25 FT	20 FT

4. CURRENT ORDINANCE PARKING CRITERIA: 1,445 SPACES REQUIRED
   - A. RETAIL AND MIXED USE 5 SPACES PER 1,000 S.F. GROSS FLOOR AREA (641 REQUIRED)
   - B. MULTI-FAMILY 2 SPACES PER DWELLING UNIT (804 REQUIRED)

   PROPOSED ORDINANCE CRITERIA: 1,116 SPACES REQUIRED
   - A. RETAIL AND MIXED USE 4 SPACES PER 1,000 S.F. GROSS FLOOR AREA (513 REQUIRED)
   - B. MULTI-FAMILY 1.5 SPACES PER DWELLING UNIT (603 REQUIRED)
5. 1,372 TOTAL PARKING SPACES PROVIDED (INCLUDES PARKING GARAGE SPACES).

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LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

REV.	DESCRIPTION	DATE	BY
1	REVISED DRESHERTOWN ROAD ACCESS LOCATION	6-17-16	JEG

OWNER:

TAX MAP PARCEL NO.: 54-00-05242-00-5

MUNICIPAL FILE NO.:

TOTAL AREA: 29.411 | TOTAL LOTS: 1

DATE: 3-8-2016 | SCALE: 1"=50'

SKETCH PLAN (NOT TO BE RECORDED)

CONCEPTUAL SITE PLAN
PROMENADE AT UPPER DUBLIN

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901-5106 • (215) 345-4330 • www.gilmore-assoc.com

SCALE 50 0 50 100 IN FEET

JOB NO.: 2015-06014-02

SHEET NO.: 1 OF 1

DESIGNED BY: JHC | DRAWN BY: JHC | CHECKED BY: CEG