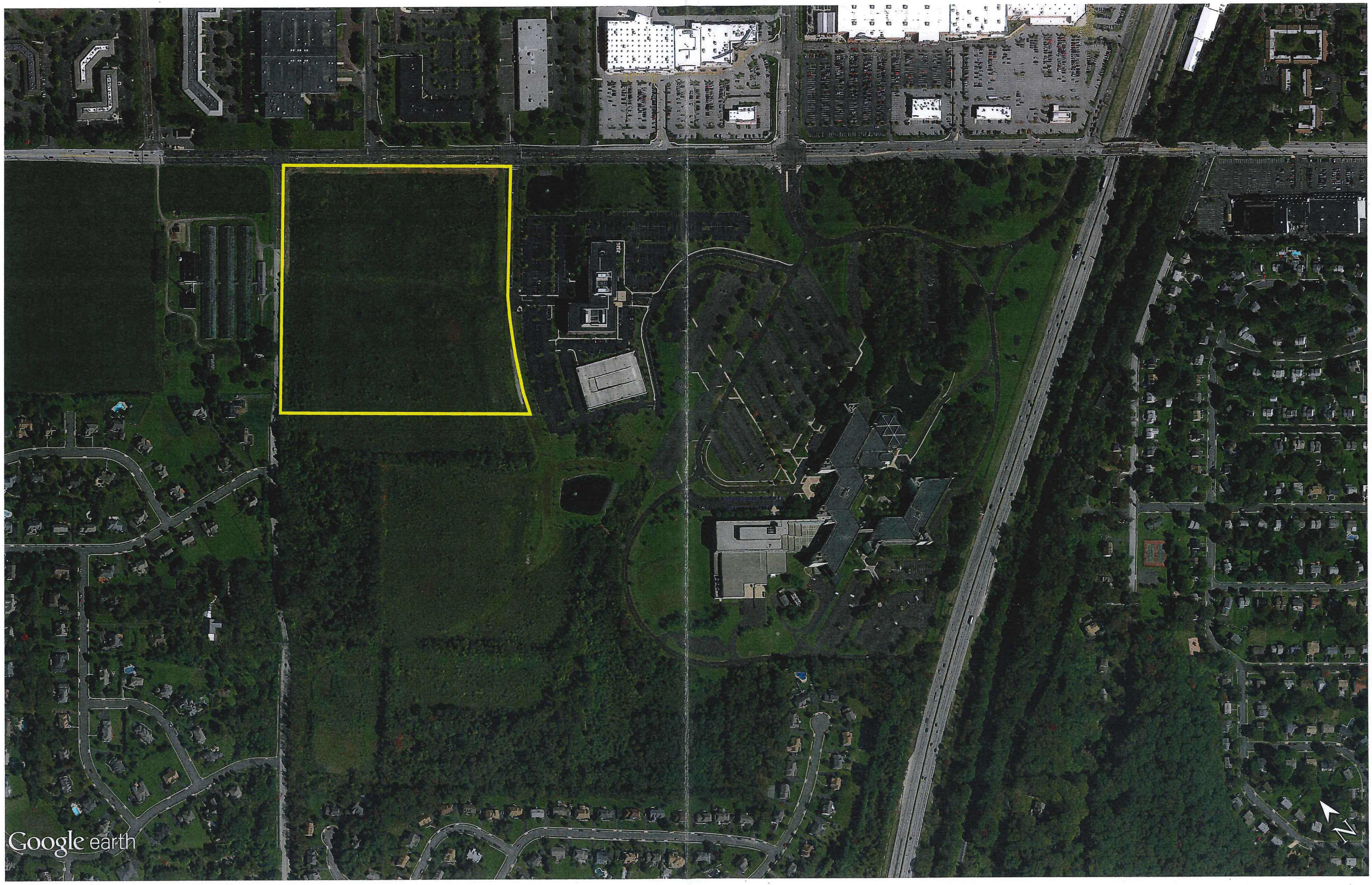
Google earth
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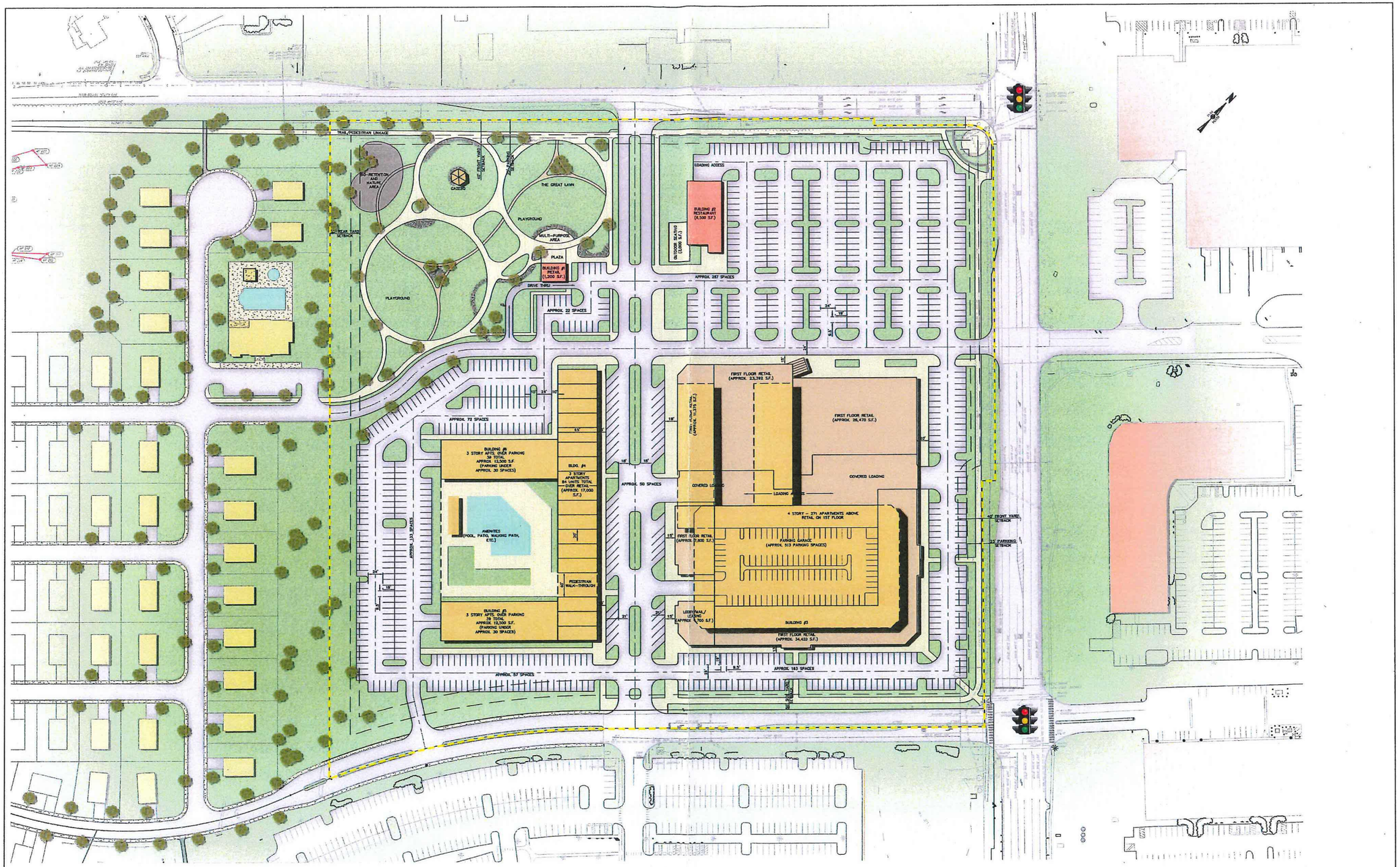
Conceptual Rendering



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 (271 TOTAL UNITS), PARKING GARAGE
   D. BUILDING 4: 3 STORY APARTMENTS (84 TOTAL UNITS) OVER 17,000 SF OF RETAIL
   E. BUILDING 5 & 6: FIRST FLOOR PARKING – 3 STORY APARTMENTS ABOVE (36 TOTAL UNITS)
   F. TOTAL DITU: 433 TOTAL APARTMENT UNITS & 133,137 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	25 ACRES
B. MAXIMUM IMPERVIOUS COVERAGE	75%	75%
C. MAXIMUM FLOOR AREA RATIO	0.35	0.35
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	25 FT

4. CURRENT ORDINANCE PARKING CRITERIA: 1,067 SPACES REQUIRED
   A. RETAIL AND MIXED USE — 5 SPACES PER 1,000 S.F. GROSS FLOOR AREA (841 REQUIRED)
   B. MULTI-FAMILY — 2 SPACES PER DWELLING UNIT (868 REQUIRED)

   PROPOSED ORDINANCE CRITERIA: 1,153 SPACES REQUIRED
   A. RETAIL AND MIXED USE — 4 SPACES PER 1,000 S.F. GROSS FLOOR AREA (841 REQUIRED)
   B. MULTI-FAMILY — 1.5 SPACES PER DWELLING UNIT (580 REQUIRED)
5. 1,207 TOTAL PARKING SPACES PROVIDED (INCLUDES PARKING GARAGE SPACES).

ONLY THOSE PLANS INCORPORATING THE RAISED PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USERS. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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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 ABOVE-GROUND UTILITIES/FACILITIES SHOWN HEREON SHOULD 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. 1991, NO. 287 REGARDING NOTICE AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.

PENNSYLVANIA ONE CALL SYSTEM, INC.
1315 Waln Sut Road
West Chester, Pennsylvania
19380 - 1996

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. SMALL JOBS? OR EMERGENCY

OWNER:	REV.	DESCRIPTION	DATE	BY
MUNICIPAL FILE NO.:	TAX MAP PARCEL NO.: 54-00-05242-00-5	SKETCH PLAN (NOT TO BE RECORDED)		
	TOTAL AREA: 25.411 / TOTAL LOTS: 1	CONCEPTUAL SITE PLAN *PROMENADE AT UPPER DUBLIN* UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA		
	DATE: 3-8-2016 / SCALE: 1"=50'	GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES 65 EAST BUTLER AVENUE, SUITE 100 NEW BRITAIN, PA 18901-5708		
		SCALE: 50 0 50 100 IN FEET	JOB NO.: 2015-06014-02	
		DESIGNED BY: JHC / DRAWN BY: JHC / CHECKED BY: CED	SHEET NO.: 1 OF 1	