

**ZONING PLAN NOTES**

1.) THIS PLAN REFERENCE A "BOUNDARY AND TOPOGRAPHICAL SURVEY" PREPARED FOR: 113 CORPORATION, 615 OLD LANCASTER AVENUE, BRYN MAWR, PA 19010

PREPARED BY: JAMES F. HENRY, PA P.L.S. #SU056807  
CONTROL POINT ASSOCIATES, INC.  
1600 MANOR DRIVE, SUITE 210  
CHALFONT, PA 18914

ENTITLED: "ALTA/CAS/LAND TITLE SURVEY"  
FILE NO.: 802-1902046-00  
DATED: 07/17/2015

2.) APPLICANT:  
113 CORPORATION  
615 OLD LANCASTER AVENUE  
BRYN MAWR, PA 19010

3.) ZONING DATA:  
108 KIMBERTON ROAD  
TAX MAP PARCEL NO. 15-011-0089-0000  
EXISTING ZONING: MIXED USE GROWTH  
EXISTING USE: COMMERCIAL  
PROPOSED USE: RESIDENTIAL (PERMITTED BY RIGHT)  
OFFICE/HEALTH AND FITNESS CLUB (PERMITTED BY RIGHT)

TRACT AREA:	4.625 AC.		
PUBLIC OPEN SPACE REQUIREMENT:	(0.231 AC.)		
LOT AREA:	4.394 AC.		

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	10,500 SF	201,449 SF (4.625 AC.)	201,449 SF (4.625 AC.)
MIN. LOT WIDTH:	70 FT.	N/A	1309.8'
MIN. YARD SETBACKS:			
FRONT "BUILD-TO":	10-20 FT.	20 FT.	10-20 FT.
SIDE YARD (EA):	15 FT.	N/A	N/A
REAR:	20 FT.	20 FT.	20 FT.
MAX. IMPERVIOUS COVERAGE:	70%	73.5%	69.0%
MIN. BUILDING SPACING:	30 FT.	9.3 FT.	30.0 FT.
MAX. BUILDING HEIGHT:	60 FT.	<60 FT.	<60 FT.
MIN. MID-BLOCK SPACING:	30 FT.	N/A	60 FT.
OPEN SPACE REQUIREMENT:	5% OF TRACT AREA (0.231 AC.)	N/A	0.232 AC (10,124 SF)

\*CALCULATION BASED UPON LOT AREA  
\*\*OPEN SPACE IS PERMITTED AS SEPARATE USE PURSUANT TO SECTION 27-407.2  
\*\*\*BASED ON FOOTPRINT AREA

4.) PUBLIC OPEN SPACE REQUIREMENTS:

TOTAL REQUIRED = 4.625 AC. x 0.05 = 0.231 AC. (10,072 S.F.)	
TOTAL PROPOSED = 0.232 AC. (10,124 S.F.)	

5.) PARKING REQUIREMENTS:

TOTAL PREFERRED:	1.75 SPL/UNIT		
QUANTITY	108 UNITS	TOTAL	108
LOW/MID RISE APARTMENT	1.08 UNITS		
PREFERRED SPACES:	1.75 UNITS		189

TOTAL PROPOSED = 206 (INCLUDING 7 ADA ACCESSIBLE SPACES)

**LEGEND**

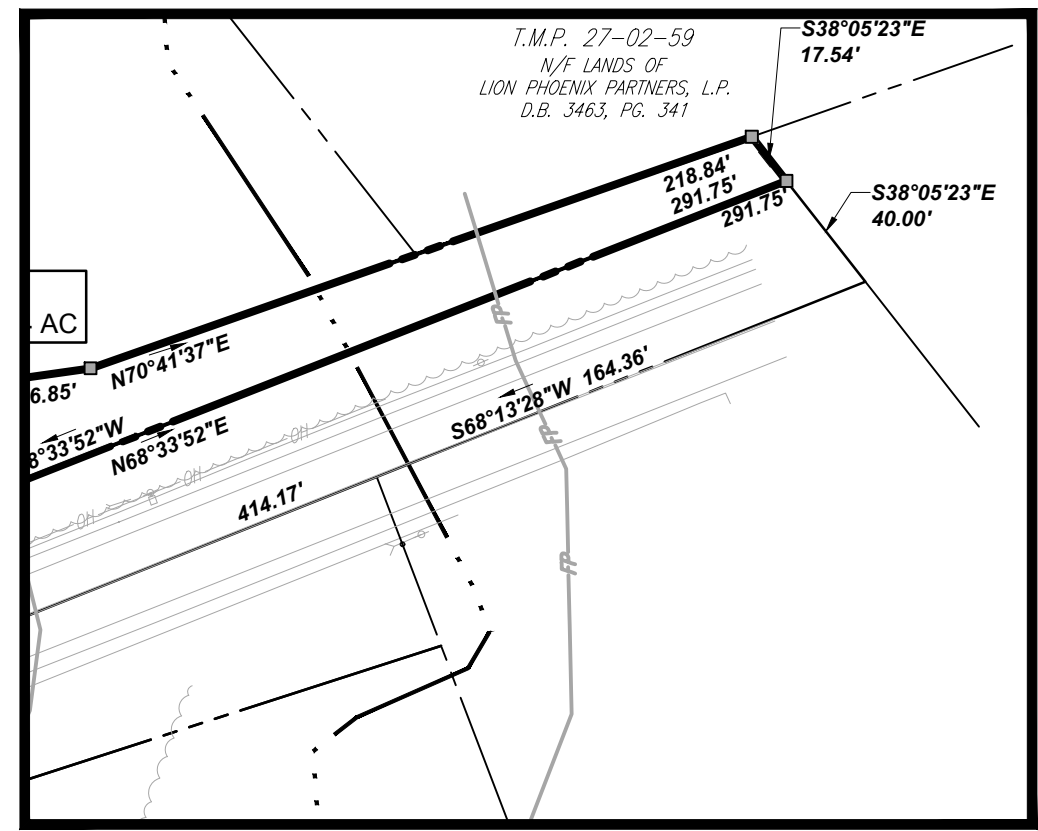
EXISTING

BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FENCE	[Symbol]
TREELINE	[Symbol]
R.O.W. LINE	[Symbol]
ADJACENT PROPERTY LINE	[Symbol]
EASEMENT LINE	[Symbol]
SETBACK LINE	[Symbol]
WATERWAY LINE	[Symbol]
FLOODPLAIN LINE	[Symbol]
SOIL TYPE DELINEATION	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CONCRETE MONUMENT/IRON PIN	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]
LIGHT FIXTURE	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
UTILITY POLE	[Symbol]

**LEGEND**

PROPOSED

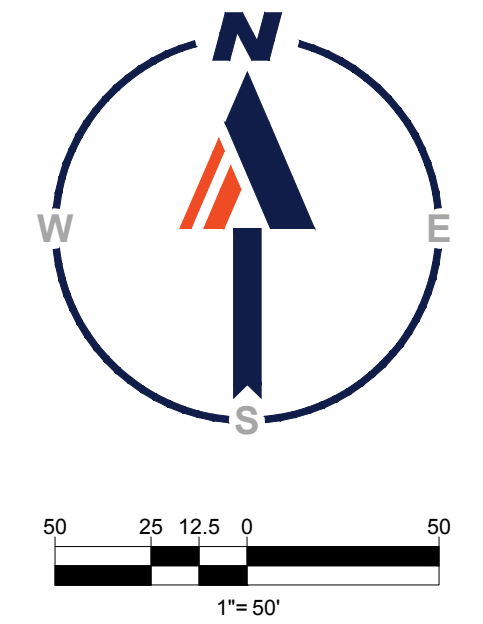
BUILDING	[Symbol]
RETAINING WALL	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
EDGE OF PAVEMENT	[Symbol]
5' HIGH ALUMINUM GUARD FENCE	[Symbol]
POST & RAIL FENCE	[Symbol]
GUIDE RAIL	[Symbol]
PROPERTY LINE	[Symbol]
SETBACK LINE	[Symbol]
LIMITS OF PRIVATE STREET	[Symbol]
ACCESSIBLE SYMBOL	[Symbol]
CROSSWALK	[Symbol]
SIDEWALK	[Symbol]
PUBLIC OPEN SPACE	[Symbol]
RAMP	[Symbol]
SIGN	[Symbol]
PARKING COUNT	[Symbol]
AREA LIGHT	[Symbol]
DRAINAGE INLET	[Symbol]
CLEANOUT	[Symbol]
MANHOLE	[Symbol]
CLEANOUT	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE	[Symbol]
CONCRETE MONUMENT	[Symbol]



**RESPONSIBLE PARTIES**

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL OPEN SPACE MAINTENANCE. THIS INCLUDES THE CURRENT PROPERTY OWNER LISTED BELOW AND ANY SUCCESSORS.

113 CORPORATION  
940 HAVERFORD ROAD, SUITE 102  
HAVERFORD, PA 19010



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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.:	PC191216
DRAWN BY:	CCP
CHECKED BY:	JRH
DATE:	03/04/2020
CAD ID:	PC191216-SITE-0

**PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS FOR**

**113 CORPORATION**

ELAND POINT CROSSING  
ROUTE 113 & DAWSON DRIVE  
BOROUGH OF PHOENIXVILLE  
CHESTER COUNTY  
PHOENIXVILLE, PA

**BOHLER**

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**J. HORNICK**

Professional Engineer  
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SHEET TITLE:

**OVERALL SITE PLAN**

SHEET NUMBER:  
**C-301**

ORG. DATE - 03/04/2020