



4.) THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

SITE AREA: 53,342 SF
NET SITE AREA: 53,342 SF

SITE AREA CALCULATIONS	
BASE SITE AREA	1.225 AC (53,342 SF)
NET ACREAGE / TRACT AREA	1.225 AC (53,342 SF)
NET BUILDABLE AREA	1.225 AC (53,342 SF)

ZONING DISTRICT REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	2,500 SF	53,342 SF	53,342 SF
BUILDING COVERAGE	60%	54.7%	56.1%
IMPERVIOUS COVERAGE	85%	70.1%	73.7%
FRONT	0 FT	N/A	N/A
SIDE YARD (EA)	5 FT	5 FT	5.0 FT
REAR	25 FT	0 FT (ENC)	5.7 FT (ENC)
GREEN AREA	15%	29.9%	26.3%
MAX. BUILDING HEIGHT	3 STORES / 45 FT	2 STORES	4 STORES (V)
PARKING SETBACK	10 FT	0 FT (ENC)	0 FT (ENC)
RESIDENTIAL BUFFER	40 FT	0 FT (ENC)	0 FT (ENC)

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
B33 STORAGE FACILITY (SELF-SERVICE)	1 SPACE / 5,000 SF GFA 133,857 SF / 5,000 SF = 27 SPACES	
F-6 INDOOR RECREATION	1 PER 250 SF OF GFA 7,200 SF / 250 SF = 29 SPACES	
SHARED PARKING TOTAL	51 SPACES	
TOTAL	56 SPACES	21 SPACES (V)

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA220251.00
DRAWN BY:	DMB
CHECKED BY:	JPA
DATE:	1/29/21
CAD I.D.:	PAA220251.00-ZONE

PROJECT:

ZONING PLAN

FOR

**YORK ROAD
REALTY CO., L.P.**

PROPOSED SELF STORAGE

**8116 CHURCH ROAD
MONTGOMERY COUNTY
CHELTENHAM, PA
BLOCK & LOT: 174 - 54
APN: 31-00-30076-007**

BOHLER //

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
 Phone: (215) 996-9100
 Fax: (215) 996-9102
www.BohlerEngineering.com

J.P. ALEJNIKOV

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086400

SHEET TITLE

ZONING PLAN

SHEET NUMBER

Z-01

REVISION 5 - 01/04/2023

