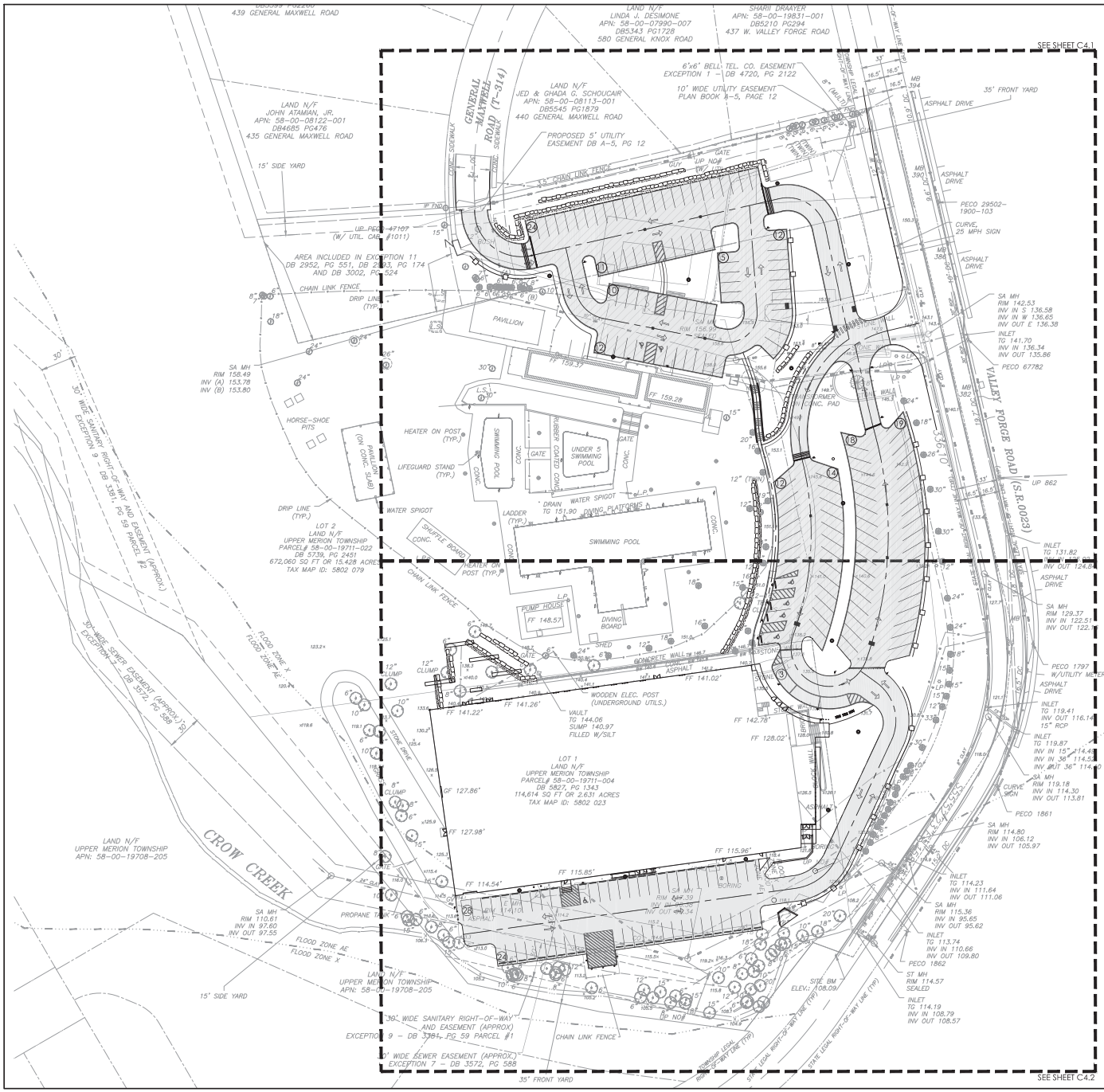

ZONING DATA

R-2A RESIDENTIAL DISTRICT

LOT #1 C - HEALTH SPA

LOT #2 E - EXEMPT LOCAL MUNICIPALITY

		REQUIRED	LOT #1	LOT #2	
LOT AREA		12,500	114,614	672,060	(SQ. FT.)
LOT WIDTH		80	N/A*	870	(FT.)
FRONT YARD	(W. VALLEY FORGE RD.)	35	N/A*	186	(FT.)
	(KEEBLER RD.)	35	N/A*	1155	(FT.)
SIDE YARD	MINIMUM	12	N/A*	117	(FT.)
	AGGREGATE	30	N/A*	556	(FT.)
	ABUTTING STREET	35	N/A*	N/A*	(FT.)
	ACCESSORY USE	7	N/A*	N/A*	(FT.)
REAR YARD	MINIMUM	35	N/A*	N/A*	(FT.)
	ASSESSORY USE	10	N/A*	N/A*	(FT.)
BUILDING HEIGHT		35	N/A*	N/A*	(FT.)
BUILDING COVERAGE	MAX.	25%	N/A*	7.5%	
IMPERVIOUS COVERAGE	MAX.	30%	N/A*	22.6%	

*PER SUBDIVISION OF LAND ORDINANCE SECTION 145-32.1, A MORTGAGE SUBDIVISION FOR THE PURPOSE OF GRANTING SEPARATE AND DISTINCT MORTGAGES ON EACH PARCEL FORMED BY A SUBDIVISION SHALL BE LAWFUL EVEN THOUGH EACH LOT DOES NOT INDIVIDUALLY MEET THE STANDARD OF THIS CHAPTER OR THE REQUIREMENTS OF THE ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED. PER SUBDIVISION OF LAND ORDINANCE SECTION 145-32.1.D. IN THE EVENT OF A SUBDIVISION FOR MORTGAGE PURPOSES, THE ENTIRE ARE INCLUDED WITHIN THE PLAN SHALL CONTINUE TO BE TREATED BY THE TOWNSHIP AS A SINGLE PARCEL FOR PURPOSES OF MAINTAINING COMPLIANCE WITH THE REQUIREMENTS OF THE PROVISIONS OF THIS CHAPTER AND/OR CHAPTER 165, ZONING.

STEEP SLOPE AREAS

	NATURAL	MAN MADE	TOTAL	
STEEP SLOPES (>15%)	43,276	5,000	48,276	(SQ. FT.)
SIGNIFICANTLY STEEP SLOPES	111,806	18,568	130,374	(SQ. FT.)
AREA OF IMPACTED SLOPES	0	17,950	17,950	(SQ. FT.)

PARKING SPACE COUNT

	8'-6"	9'-0"	ADA	LAYBY
UPPER	72	-	2	-
MAIN	-	59	4	3
LOWER	51	-	1	-

TOTAL SPACES = 192

LEGEND

- LP EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING MANHOLE
- EXISTING ELECTRIC STRUCTURE
- EXISTING INLET
- EXISTING SPOT ELEVATION
- EXISTING TREE
- 160 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- EXISTING SANITARY ROW AND EASEMENT
- PROPOSED EASEMENT
- EXISTING SETBACK
- EXISTING STREAM
- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING FENCE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD LINE
- 160 PROPOSED CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED INLET
- PROPOSED STANDARD ASPHALT PAVING
- PROPOSED POROUS ASPHALT PAVING
- PROPOSED WATERSTOP
- PROPOSED SIGN
- PROPOSED CONCRETE WHEELSTOP
- PROPOSED BOULDER WALL
- PROPOSED GUIDE RAIL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIGHT POLE FOUNDATION

40 0 40 80

1 INCH = 40 FEET

REVISIONS:

DATE:	ISSUE:

NOTES:

OWNER:

UPPER MERION TOWNSHIP
DEPT. OF PARKS AND RECREATION
175 W. VALLEY FORGE ROAD,
KING OF PRUSSIA, PA 19406

ARCHITECT:

BUELL KRATZER POWELL
1525 LOCUST STREET
PHILADELPHIA, PA 19102
215-557-6509
WWW.BKP-LTD.COM

CIVIL ENGINEER:

MELIORA DESIGN
259 MORGAN STREET
PHOENIXVILLE, PA 19460
610-933-0123
WWW.MELIORADESIGN.COM

LANDSCAPE ARCHITECT:

VIRIDIAN LANDSCAPE STUDIO
3868 TERRACE STREET
PHILADELPHIA, PA 19128
215-482-7973
WWW.VIRIDIANLS.COM

PRELIMINARY/FINAL
LAND DEVELOPMENT

PROJECT TITLE:

UPPER MERION COMMUNITY RECREATION CENTER

431 W VALLEY FORGE RD.
KING OF PRUSSIA, PA 19406

DRAWING TITLE:

SITE LAYOUT PLAN

DATE: 03/12/2014	DRAWING NO: C4.0
SCALE: 1"=40'	
DRAWN BY: MT	
CHECKED BY: MH	