

ZONING REQUIREMENTS			
Zoning Data: Renaissance Boulevard, Upper Merion Township, Montgomery County, Pennsylvania			
Zone: SM-1 - Suburban Metropolitan District			
Use: Multifamily Residential (Permitted use in SM-1 Under TOD Provisions)			
	REQUIRED (PER TYP.)	REQUIRED (PER PROTECTIVE ZONING COVENANTS FOR RENAISSANCE [2])	PROVIDED
	SM-1		Lot 2 Lot 3 & 4
Lot Area:	1 Acre/Building	N/A	4.24 Ac. 10.93 Ac.
Min. Yard Setbacks:			
Front:	40'	80'	173.57' 42.54'
Side:	15' (40' App.)	30'	17.98/109.19' 63.00'
Rear:	20'	50' (When bordering other lots in Renaissance)	105.44' 204.85'
Min. Parking Setbacks:	N/A [3]	40' Front	40.0' 20.0'
Max. Bldg Height:	50', (65' Max.) [1]	25' (2 Stories)	65.0' 65.0'
Max. Bldg. Coverage:	50% [2]	45%	17.1% 16.1%
Max. Impervious Coverage:	N/A	75%	81.8% 60.6%
Min. Green Space:	N/A	25%	18.2% 39.4%

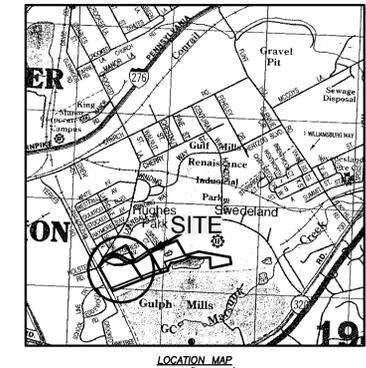
- Note - For projects being developed under the TOD provisions the following apply:
- [1] Building height may be increased to a maximum of 75 feet, provided that for every foot in excess of 65 feet in height an additional 2 feet is added to each yard setback.
 - [2] Maximum building coverage is increased to 65%.
 - [3] Parking Setback: minimum of 20 feet in front yard and residential zones.
 - [4] Landscape buffer: minimum buffer of 20 feet on front yard and along residential zones.
 - [5] Multifamily residential units shall not exceed 30 units per acres.

IMPERVIOUS COVERAGE CALCULATIONS:

ITEM	AREA
LOT 3 PARKING AREA	33,330 SF
WALKS	302 SF
LOT 4 BUILDING AREA	76,677 SF
PARKING AREA	165,291 SF
WALKS/MISC.	12,740 SF
TOTAL	288,640 SF

PARKING REQUIREMENTS:

- LOT #2 (2701 Renaissance Boulevard)**
 3 Spaces per 1,000 s.f. Gross Floor Area (G.F.A.)
 (122,208 s.f. / 1000) x 3 = 367 Spaces
 Total Required: 367 Spaces
 Total Existing: 369 Spaces
 Total Provided: 369 Spaces
- LOT #3 (2801 Renaissance Boulevard)**
 1.2 Spaces per Unit
 300 Units x 1.2 = 360 Spaces
 Total Required: 360 Spaces
 Total Existing: 490 Spaces
- LOT #4**
 Total Existing: 87 Spaces



SITE:
 ADDRESS: 2901 RENAISSANCE BOULEVARD
 KING OF PRUSSIA, PA 19406

LOT 3 (2901 RENAISSANCE BLVD) TAX MAP PARCEL 54A-02
 PARCEL ID NUMBER 58-00-15956-01-5

LOT 4 (2901 RENAISSANCE BLVD) TAX MAP PARCEL 54A-01
 PARCEL ID NUMBER 58-00-15956-00-6

LOT AREAS:

LOT 3
 NET AREA 404,610 SF (9.289 AC) ERRORS OF CLOSURE: LOT 3: 1:11,356,864

LOT 4
 NET AREA 71,397 SF (1.639 AC) LOT 4: 1:440,117

- REFERENCE PLANS:**
- This plan references the following drawings:
 - A) A Land Development plan prepared by: Momenee and Associates, Inc. 924 County Line Road Bryn Mawr, PA 19010 Kevin R. Momenee, P.E., P.L.S. Titled: 2901 & 2501 Renaissance Boulevard Dated: 7/12/2005 Last Revised: 05/19/2008 File No.: 09-126
 - B) A CAD drawing prepared by: Momenee Survey Group, Inc. 924 County Line Road Bryn Mawr, PA 19010 Kevin R. Momenee, P.E., P.L.S. Titled: 99126quarrysbuilt.dwg Dated: 07/15/2008 File No.: MAI 99-126

- GENERAL NOTES:**
- BENCHMARK NO. 1 = A SANITARY MANHOLE LOCATED ON THE NORTHEASTERLY SIDE OF THE SITE ON RENAISSANCE BOULEVARD (RIM = 186.48)
- PROPERTY LINES HAVE BEEN DEPICTED ON THESE PLANS IN ACCORDANCE WITH THE PREVIOUSLY APPROVED SUBDIVISION/LAND DEVELOPMENT PLAN
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 4209570002A, THIS PROPERTY IS SITUATE IN ZONE C UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN
- ALL SOILS LOCATED ON THIS SITE ARE TAKEN FROM THE SOILS SURVEY FOR MONTGOMERY COUNTY.
- THE LOCATIONS OF THE WATERS OF THE UNITED STATES ARE SHOWN AS NOTED ON A PLAN ENTITLED "FINAL LAND DEVELOPMENT PLAN FOR 2301 RENAISSANCE BOULEVARD - LIBERTY PROPERTY TRUST", PREPARED BY CHESTER VALLEY ENGINEERS, INC., DATED 8-4-99, REVISED 4-16-01, PROJECT NO. 14925.
- ACCORDING TO A FIELD SURVEY PERFORMED BY MARATHON ENGINEERING AND ENVIRONMENTAL SERVICES ON MAY 11, 2005, THERE WAS NO EVIDENCE OF ADDITIONAL WETLAND AREAS SITUATED ON THE SUBJECT PARCELS.
- ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED TO THIS OFFICE BY THE UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY SITE WORK.
- AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.

Serial Number: 3030610

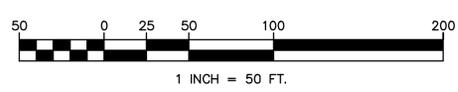
CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

1-800-242-1776

LEGEND

PROPERTY LINE	
○ PKF	PK NAIL FOUND
○ IPF	IRON PIN FOUND
○ IPS	IRON PIN SET
○ IP	IRON PIN TO BE SET
○ CM	CONCRETE MONUMENT TO BE SET



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

MOMENE & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008

CONSTRUCTION IMPROVEMENT PLAN
 2901 RENAISSANCE BOULEVARD
 UPPER MERION TOWNSHIP * MONTGOMERY COUNTY * PENNSYLVANIA

DATE: NOVEMBER 20, 2015
 SHEET NO. 2 OF 24
 SCALE: 1" = 50'
 FILE NO.: 15-136

ONE-CALL: 3030610 OWNER/APPLICANT
 DRAWN BY: TED RENAISSANCE LAND ASSOCIATES II, LP
 CHECKED BY: MJB 2701 RENAISSANCE BLVD., STE 400
 KING OF PRUSSIA, PA 19406