

Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- - - Existing Property Line
- - - Existing Easement
- - - B.S.B.L. Required Building Setback
- Existing Building
- - - Existing Fence
- - - Existing Curb
- - - Existing Sidewalk/Concrete
- Existing Sign
- Existing ADA Parking Space
- Existing Parking Stall Count
- Existing Parking Stall with Curb Stop
- Existing Index Contour Line
- Existing Contour Line
- Existing Water Line with Water Valve
- Existing Fire Hydrant
- Existing Sanitary Sewer
- Existing Storm Sewer with Inlet and Manhole
- Existing Gas Line
- Existing Utility Pole with Overhead Lines
- Existing Vegetation
- Existing Solid Single White Line
- Existing Dashed Single White Line
- Existing Double Solid Yellow Line
- Existing Gravel
- Proposed Building
- Proposed Curb
- Proposed Sidewalk
- Proposed ADA Parking Stall
- Proposed Spot Grade
- Proposed Contour
- Proposed Index Contour
- Proposed Storm Sewer with Manhole
- Proposed Subsurface Pipe and Stone Basin
- Proposed Landscaping
- Proposed Emergency Access Driveway

Zoning Variances Granted on 08-02-17

To permit a 4-story, 96,000 square foot "personal storage facility" consisting of 750 units in the KPMU district.

ZONING DATA TABLE

DESCRIPTION	REQUIRED	EXISTING	PROVIDED
UPPER MERION TOWNSHIP	KPMU - King of Prussia Mixed-Use	KPMU - King of Prussia Mixed-Use	KPMU - King of Prussia Mixed-Use
USE DESCRIPTION	GENERAL STORAGE	COMMERCIAL	GENERAL STORAGE
MINIMUM LOT AREA	2 AC	1.86 AC (81,28 SF)	NO CHANGE
MINIMUM LOT WIDTH AT BLDG LINE	100 FT	203.59 FT	NO CHANGE
BUILDING SETBACKS (BSBL)			
FRONT	50 FT	53.64 FT	50.3 FT
SIDE	15 FT	31.25 FT	32.92 FT
REAR	150 FT FROM RESIDENTIAL DISTRICT	184.00 FT	154.23'
PARKING SETBACKS			
FRONT	25 FT	40.86 FT	25.7 FT
SIDE	10 FT	0 FT	NO CHANGE
FROM BUILDING	10 FT	6.33 FT	10 FT
ALONG RESIDENTIAL DISTRICT	50 FT	49.98 FT	NO CHANGE
MAXIMUM BUILDING HEIGHT	50 FT	~14.75'	44 FT
MAXIMUM BUILDING COVERAGE	65%	16.85%	24.3%
MINIMUM GREEN AREA	35%	53.9%	43.4%
MINIMUM PARKING STALL SIZE	9.5' x 19'	< 9.5' x 19'	NO CHANGE
MINIMUM NUMBER OF PARKING STALLS	20 STALLS		NEW SPACES: 9.5' x 19'
WAREHOUSING - FIRST 20,000 SF	1 SPACE PER 1,000 SF GFA		
WAREHOUSING - ADDITIONAL 20,000 SF	10 STALLS	67 STALLS	17 PROPOSED
WAREHOUSING - 56,000 SF	14 STALLS	15 SHARED	27 EXISTING
WAREHOUSING - 4,000 SF	1 SPACE PER 4,000 SF GFA		44 TOTAL (1 RESERVE)
MINIMUM NUMBER OF LOADING SPACES	2 - LARGE 12' x 50' SPACES	N/A	2 - LARGE 12' x 50' SPACES
LANDSCAPE SCREENING REQUIREMENTS			
NORTH PROPERTY LINE - SOFTENING BUFFER (PER 100 LF)	1 CANOPY TREE, 2 UNDERSTORY TREES, 2 EVERGREEN TREES	12 CANOPY TREES	10 UNDERSTORY 10 EVERGREEN
EAST PROPERTY LINE - SCREENING BUFFER (PER 100 LF)	2 CANOPY TREES, 2 UNDERSTORY TREES, 8 EVERGREEN TREES, 10 SHRUBS	8 CANOPY 2 UNDERSTORY 88 EVERGREEN	4 DECIDUOUS 7 EVERGREEN 23 SHRUBS
SOUTH PROPERTY LINE - SOFTENING BUFFER (PER 100 LF)	1 CANOPY TREE, 2 UNDERSTORY TREES, 2 EVERGREEN TREES	NONE	NONE; WAIVER

Requested Waivers

- Chapter 140B Section 14.B(2)(c) The minimum allowable pipe size is 15 inches.
- Chapter 140B Section 17.A(2) All grading shall be set back at least five feet from property lines unless approved by the Township.
- Chapter 145 Section 24.1.E(2)(d) Street trees shall be planted at a rate of at least one tree per 40 linear feet of frontage or fraction thereof.
- Chapter 145 Section 24.1.G(3)(e)(1)(i) Table 1. A softening buffer is required along the south property line to integrate new development with its surroundings, to separate incompatible land uses by providing screening and to minimize or eliminate views to certain site elements. (PARTIAL WAIVER)
- Chapter 145 Section 24.1.H(1) All proposed structures including parking garages and excluding single-family residences, shall incorporate plant material in the landscaping areas adjacent to the proposed structure. (PARTIAL WAIVER)
- Chapter 145 Section 24.4.B(2)(b) Buildings with the main entry on the side shall be accessible by a public walkway connecting the sidewalk along the site's street frontage to the parking areas.
- Chapter 145 Section 27.A(13) & Chapter 145 Section 29.A(18) The location of all existing floodplains, wetlands, watercourses, railroads, areas of subsidence, strip mines, cum banks, the species and size of all trees six inches or more in diameter measured at a point two feet above the average height of natural grade at the tree base (marking all trees or wooded areas to be cleared), bridges, culverts and other significant natural features on the tract within 200 feet of its boundaries. (PARTIAL WAIVER)
- Chapter 145 Section 29.A(25) Final profiles and other exploratory data concerning the installation of sanitary and storm sewerage systems and water distribution systems, including all retention and detention basins.
- Chapter 145 Section 29.A(30) & Chapter 145 Section 29.A(36) Final profiles and other exploratory data concerning the installation of sanitary and storm sewerage systems and water distribution systems, including all retention and detention basins.

Site Data:

Zoned: KPMU-King of Prussia Mixed-Use District
 Lot Area: 81,128.0 SF, or 1.862 Acres to Right of Way Line
 87,119.5 SF, or 2.000 Acres to Title Line

Owner of Record:

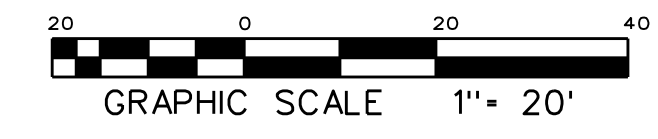
VK RealEstate LP
 550 Allendale Road
 King of Prussia, PA 19406

Applicant:

Storage Partners of KOP, LLC
 636 Skippack Pike
 Blue Bell, PA 19422

Tax Parcel Number:

Tax Map ID: 58025 078
 Parcel Number: 58-00-00283-00-1
 Deed Book 5884 Page 02578



*PER THE TRIP GENERATION AND PARKING DETERMINATION LETTER PREPARED BY GILMORE & ASSOCIATES, INC., SEVENTEEN (17) SPACES ARE REQUIRED FOR THE PROPOSED SELF-STORAGE USE.

11-27-17 MWW REVISED PER TOWNSHIP AND MCCD COMMENTS

Rendered Site Plan
for
550 ALLENDALE ROAD
TOWNSHIP OF UPPER MERION, MONTGOMERY COUNTY, PENNSYLVANIA

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ENGINEER
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DATE
11-01-17

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