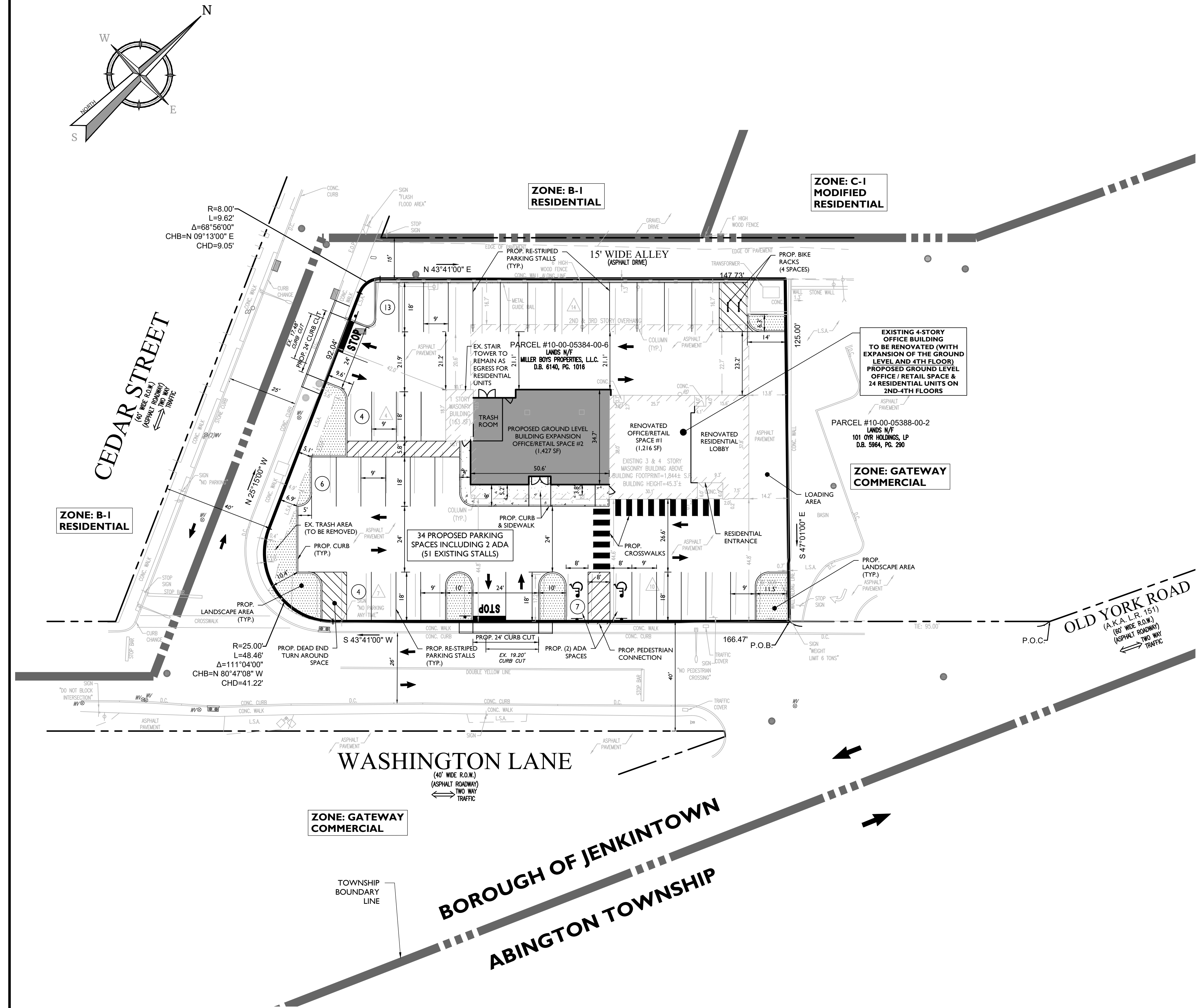


2/23/2023 04:41:41 Engineering\Zoning\Borough of Jenkintown\CLAYT.dwg:CLAYT_ZONE By: EDOYLE



ZONING CHART

THIS PLAN REFERENCES A SURVEY BY:

BLUE MARSH ASSOCIATES, INC.
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976

ENTITLED:

"ALTA/NPS LAND TITLE SURVEY"
CHASE WALNUT HOLDINGS II, LLC
#501 WASHINGTON LANE
PARCEL #10-00-05384-00-6
BOROUGH OF JENKINTOWN, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

DATED:

3/11/22

ZONING DISTRICT:

G - GATEWAY COMMERCIAL DISTRICT

EXISTING USE:

OFFICE BUILDING

PERMITTED USE:

APARTMENTS (2ND STORY & ABOVE); COMMERCIAL (OFFICE / RETAIL)

PROPOSED USE:

APARTMENTS (2ND - 4TH FLOORS) - 24 UNITS; GROUND LEVEL OFFICE / RETAIL (2,643 SF)

BULK DESCRIPTION

MIN. LOT AREA
MIN. LOT WIDTH
MIN. R.O.W. WIDTH
MIN. FRONT YARD SETBACK
MIN. SIDE YARD SETBACK
MIN. REAR YARD SETBACK
MIN. BLDG. SETBACK FROM ABUTTING RESI. ZONE
MIN. OPEN SPACE
MAX. IMPERVIOUS COVERAGE
MAX. PRINCIPLE BUILDING HEIGHT
LOADING, TRASH, & UTILITY SCREENING
MAX. BLDG. COVERAGE

REQUIRED

40,000 SF
100 FT
60 FT (WASHINGTON LN)
50 FT (CEDAR ST)
20 FT
15 FT
15 FT
40 FT
30%
70%
40 FT
REQUIRED
25%

EXISTING

21,945 SF (E)
125 FT
NOT PROVIDED (E)
NOT PROVIDED (E)
0 FT
13.8 FT (E)
16.7 FT
16.7 FT (E)
2.1% (470 SF) (E)
97.9% (21,475 SF) (E)
45.3 FT (E)
PROVIDED
30% (6,628 SF) (E)

PROPOSED

NO CHANGE
NO CHANGE
NO CHANGE
NO CHANGE
NO CHANGE
NO CHANGE
NO CHANGE
7.4% (1,632 SF) (E)
92.6% (20,133 SF) (E)
NO CHANGE
NO CHANGE
NO CHANGE

OFF STREET PARKING & LOADING

MIN. PARKING STALLS
MIN. STALL SIZE
MIN. DRIVE AISLE
MIN. PARKING SETBACK FROM ULT. R.O.W.
PEDESTRIAN SIDEWALK CONNECTIONS
MIN. DRIVEWAY LENGTH - LESS THAN 50
MIN. PARKING SETBACK FROM NON-RES. DIST.
MIN. PARKING SETBACK FROM RESI. DIST.
MIN. OUTDOOR LOADING/TRASH STORAGE
SETBACK FROM ABUTTING RESI. ZONE
MIN. BICYCLE SPACES
MIN. LOADING SPACE
MAX. DRIVEWAYS

REQUIRED

33 SPACES
9' X 18'
24 FT
10 FT
REQUIRED (5 FT WIDE)
20 FT (CEDAR ST)
20 FT (WASHINGTON LN)
10 FT
30 FT
50 FT
3 SPACES (1 PER 10 PARKING SPACES)
REQUIRED
1 PER STREET FRONTAGE

EXISTING

51 EXISTING SPACES
VARIES
20.6 FT MIN (E)
0 FT (E)
NOT PROVIDED (E)
5.6 FT (E)
17.2 FT (E)
0.7 FT (E)
1.3 FT (E)
N/A
0 SPACES (E)
NOT PROVIDED
PROVIDED

PROVIDED

34 SPACES
9' X 18'
21.1 FT MIN (E)
NO CHANGE
PROVIDED
9.6 FT (E)
18 FT (E)
11.5 FT
NO CHANGE
N/A
4 SPACES
PROVIDED
NO CHANGE

LANDSCAPING

MIN. PARKING LANDSCAPE ISLAND
PARKING LOT PERIMETER PLANTING
MIN. FACADE PLANTING BED

REQUIRED

1 PER 15 SPACES (10' X 20')
& END OF R.O.W.
10 FT MIN. (CEDAR ST)
10 FT MIN. (WASHINGTON LN)
10 FT MIN. (ALLEY)
10 FT MIN. (SIDE LOT LINE)
3 FT WIDE

EXISTING

NOT PROVIDED (E)
0.4 FT MIN. (E)
NOT PROVIDED (E)
NOT PROVIDED (E)
NOT PROVIDED (E)
NOT PROVIDED (E)

PROVIDED

PROVIDED AT END OF ROW (E)
5.1 FT MIN. (E)
NO CHANGE
11.5 FT MIN.
NO CHANGE

(E) = EXISTING NON-CONFORMITY

PARKING CALCULATIONS

LAND USE REQUIREMENT

APARTMENTS (2ND STORY & ABOVE)
OFFICE / RETAIL STORE

SIZE

24 UNITS
2,643 SF

PARKING RATE

1 SPACE PER UNIT (IF EXISTING BUILDING)
1 PER 300 SF

REQUIRED PARKING STALLS
PROPOSED PARKING STALLS

PARKING REQUIREMENT

24 STALLS
9 STALLS

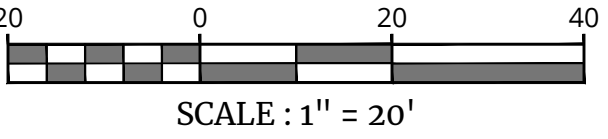
33 STALLS
34 STALLS

GENERAL NOTES:

1. PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.

LEGEND

EXISTING	PROPOSED
RIGHT OF WAY/ ADJACENT PROPERTY LINE	
ZONING DISTRICT LINE	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
EDGE OF PAVEMENT	
CURB	
FENCES	
SIGNS	
MANHOLE	
HYDRANT	
LIGHT POLE	
WATER VALVE	
GAS VALVE	
SANITARY CLEANOUT	
UNKNOWN VALVE	
VENT	
TRAFFIC SIGNAL POLE	
UTILITY POLE	
UTILITY POLE W/ STREET LIGHT	
INLET	
BUILDING AREA	
CONCRETE PAVEMENT	
LANDSCAPE AREA	



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REV	DATE	DESCRIPTION	PER RECEPT OF SURVEY
1	4/1/22		



Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLAN

FOR
TESTER CONSTRUCTION
GROUP LLC

PROJECT:
PROPOSED BUILDING
RENOVATION

LOCATION:
501 WASHINGTON LANE
JENKINTOWN, PA 19046
(JENKINTOWN BOROUGH)
MONTGOMERY COUNTY

PHILADELPHIA
2 Penn Center, Suite 222
500 JFK Boulevard
Philadelphia, PA 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN
DATE: 2/23/2022
DRAWN BY: JLN
CHECKED BY: RNC
PROJECT NUMBER: 22001641A
DRAWING NAME: C-LAYT

ZONING PLAN

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.