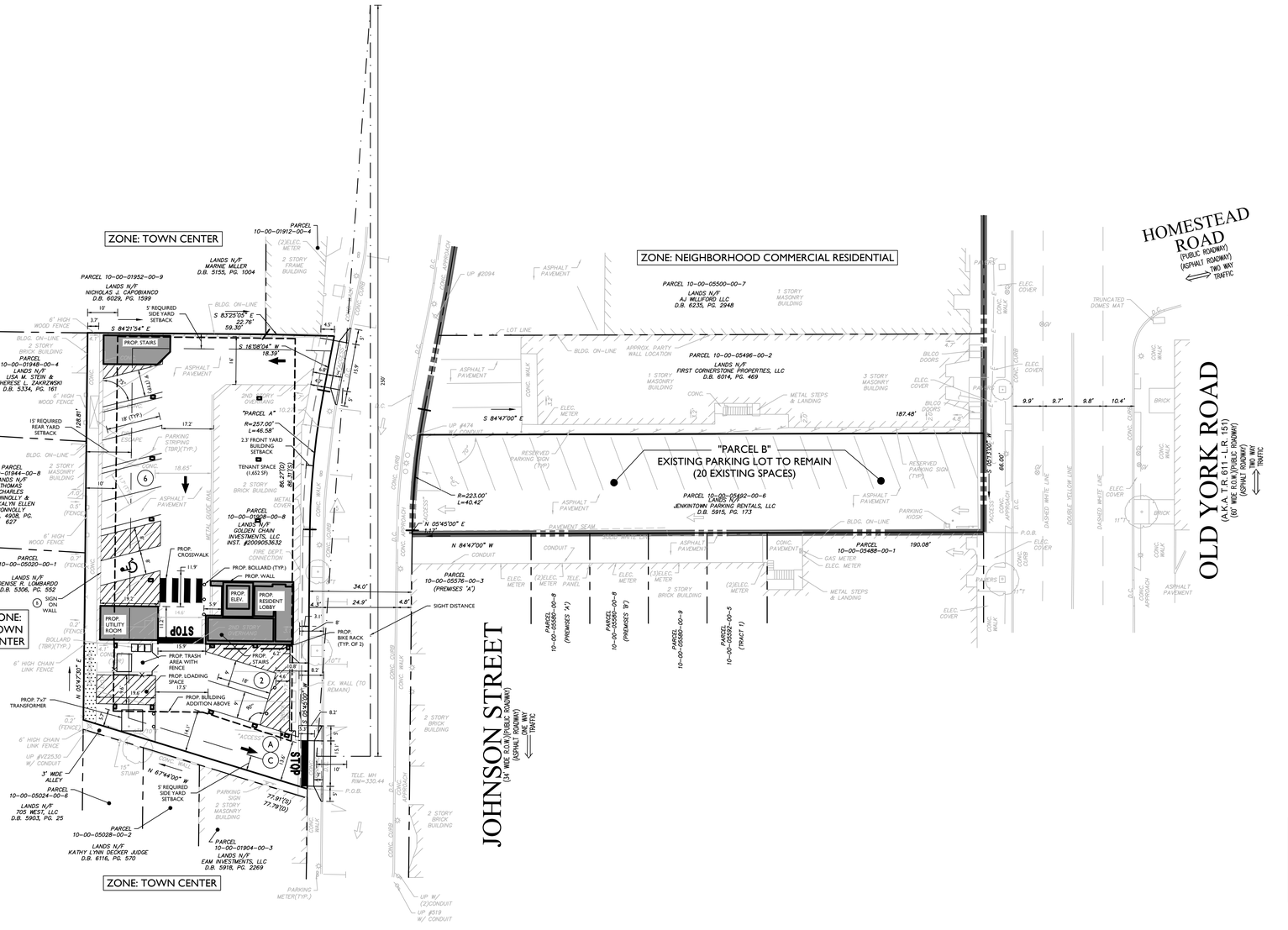

LOCATION MAP (N.T.S)
(REFERENCE: GOOGLE MAPS)

SITE DATA CHART

THIS PLAN REFERENCES A SURVEY BY: BLUE MARSH ASSOCIATES, INC.
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976

ENTITLED: "ALTA/NSPS LAND TITLE SURVEY"
UD JENKINTOWN HOLDINGS, LLC
#413-29 JOHNSON STREET & #429-33 OLD YORK ROAD
PARCELS #10-00-01908-00-8 & #10-00-05492-00-6
BOROUGH OF JENKINTOWN, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

DATED: 6/29/22

EQUITABLE OWNER / APPLICANT:

UD JENKINTOWN HOLDINGS, LLC
1541 RIDGE AVENUE
PHILADELPHIA, PA, 19130

ZONING DISTRICT: TC - TOWN CENTER

EXISTING USE: OFFICE BUILDING

PERMITTED USE: APARTMENT BUILDINGS BY CONDITIONAL USE; COMMERCIAL (RETAIL)

PROPOSED USE: APARTMENTS - 17 UNITS; GROUND LEVEL BUSINESS OR PROFESSIONAL OFFICE (1,652 SF)

BULK DESCRIPTION	**REQUIRED**	**EXISTING**	**PROPOSED**
MIN. LOT AREA	1,500 SF	10,616 SF	10,616 SF
MIN. LOT WIDTH	25 FT	128.8 F	128.8 FT
MIN ULT. R.O.W. WIDTH	50 FT	34 FT **(E)**	34 FT **(W)**
BUILD-TO-LINE	2.3 FT / 10 FT MAX.	3.1 FT **(E)**	3.1 FT **(E)**
MIN. FRONT YARD SETBACK	2.3 FT / 10 FT MAX.	3.1 FT **(E)**	3.1 FT **(E)**
MIN. SIDE YARD SETBACK	5 FT	0 FT **(E)**	0 FT **(V)**
MIN. REAR YARD SETBACK	15 FT	3.7 FT **(E)**	3.7 FT / 10' (2ND & 3RD FLOOR) **(V)**
MIN. BLDG. SETBACK FROM ABUTTING RESI. ZONE	N/A	N/A	N/A
FAR	200% (250% W/ BONUS)	N/A	160% **(E)**
MAX. IMPERVIOUS COVERAGE	100%	98.9% (10,504 SF)	98.9% (10,504 SF)
MAX. PRINCIPLE BUILDING HEIGHT	2 STORY MIN. / 4 STORY OR 48 FT MAX.	N/A	3 STORY
TRASH, & UTILITY SCREENING	REQUIRED	N/A	PROVIDED
MAX. BLDG. COVERAGE	10,000 SF	66.6% (7,071 SF)	70.7% (7,508 SF)
DENSITY - AFTER 1,500 SF; 1,200 SF PER UNIT	8 UNITS	N/A	17 UNITS **(CU)**
WALL IN FRONT YARD	NOT PERMITTED	3.1 FT **(E)**	3.1 FT **(E)**
OFF STREET PARKING & LOADING			
MIN. STALL SIZE	9' X 18'	VARIES **(E)**	9' X 18' MIN.
MIN. DRIVE AISLE < 90°	20 FT	18.65 FT **(E)**	17.2 FT MIN **(V)**
MIN. PARKING SETBACK FROM ULT. R.O.W.	10 FT	6.2 FT **(E)**	10.8 FT
PEDESTRIAN SIDEWALK CONNECTIONS	REQUIRED	NOT PROVIDED **(E)**	PROVIDED THRU BLDG. **(E)**
PARKING LOT SCREENING - FRONT	REQUIRED	PROVIDED	PROVIDED
STREETSCAPE	5 POINTS - A 4 POINTS - B	N/A	5 POINTS - A 4 POINTS - B
MIN. BICYCLE SPACES	2 SPACES (1 PER 10 PARKING SPACES)	N/A	2 SPACES
MIN. LOADING SPACE	REQUIRED	NOT PROVIDED **(E)**	PROVIDED
SERVICE + LOADING	REQUIRED	NOT PROVIDED **(E)**	PROVIDED
PARKING AT REAR OR SIDE	SCREENED OR BEHIND BUILDING	FRONT **(E)**	FRONT **(E)**
PARKING LOT LENGTH AT FRONTAGE	REQUIRED 70 FT MAX.	27 FT	27 FT
8' SIDEWALK AT FRONTAGE		8 FT	8 FT
STREET TREES	REQUIRED	2 TREES	2 TREES **(W)**

(E) = EXISTING NON-CONFORMITY
(V) = VARIANCE REQUESTED
(W) = WAIVER REQUESTED
(CU) = APPROVED CONDITIONAL USE
(SE) = SPECIAL EXCEPTION

PARKING CALCULATIONS

LAND USE REQUIREMENT	**SIZE**	**PARKING RATE**	**PARKING REQUIREMENT**
APARTMENTS - EXISTING SPACE	7 UNITS	1 SPACE PER UNIT	7 STALLS
APARTMENTS - NEW SPACE	10 UNITS	1.5 SPACES PER UNIT	15 STALLS
BUSINESS OR PROFESSIONAL OFFICE	1,652 SF	1 PER 750 SF	2.2 STALLS
		REQUIRED PARKING STALLS	**25 STALLS**
		PROPOSED PARKING STALLS	**28 STALLS (INCLUDES 20 STALLS, ON PARCEL B) (SE)**

GENERAL NOTES

1. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OR APPROVALS HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
2. PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.
3. BY GRAPHIC PLOTTING THE SITE LIES WITHIN FLOOD "ZONE X" (NO SHADING), AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE BOROUGH OF JENKINTOWN, MONTGOMERY COUNTY, PENNSYLVANIA, PANEL 382 OF 451 ,COMMUNITY PANEL NUMBER 42091C0382G, LAST REVISED MARCH 2, 2016 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGN LEGEND

- (A) STOP SIGN (R1-1) - (30" X 30")
- (B) ADA PARKING SIGN R7-8 (12" X 18") & R7-8B (12" X 18") AND ADA VAN ACCESSIBLE SIGN (R7-8V) - (12" X 6")
- (C) ONE WAY SIGN (R6-2R) - (24" X 30")

ABBREVIATIONS

P.D.S =	PHILADELPHIA DISTRICT STANDARD	LP=	LIGHT POLE
U.S.S=	UNITED STATE STANDARD	TBR=	TO BE REMOVED
FF=	FINISH FLOOR	MH=	MANHOLE
UV=	UNKNOWN VALVE	BOL=	BOLLARD
DEP.=	DEPRESSED	GR=	GRATE
CL=	CENTER LINE	TR=	TO REMAIN
D.C. =	DEPRESSED CURB	TW=	TOP OF WALL
BC=	BOTTOM OF CURB	BW=	BOTTOM OF WALL
TC =	TOP OF CURB		
UP =	UTILITY POLE		

20 0 20 40
SCALE : 1" = 20'

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY/ ADJACENT PROPERTY LINE	
	PROJECT PROPERTY LINE	
	ZONING BOUNDARY LINE	
	BUILDING SETBACK LINE	
	PARKING SETBACK LINE	
	SIGHT DISTANCE LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	FLUSH CURB	
	FENCES	
	SIGNS	
	INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	COLUMN	

EXISTING		PROPOSED
	TREE	
CO	SANITARY CLEANOUT	
	CONCRETE MONUMENT	
	IRON PIN	
	BENCHMARK	
TBR	TO BE REMOVED	
	BUILDING	
	LANDSCAPE AREA	
	TRAFFIC DIRECTION	

Colliers Engineering & Design
www.colliersengineering.com

Copyright © 2023, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as MASER CONSULTING

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073159
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLAN

FOR

UD JENKINTOWN HOLDINGS, LLC PROPOSED MIXED USE PROJECT

PARCEL
#10-00-01908-00-8
413-19 JOHNSON STREET,
JENKINTOWN BOROUGH,
MONTGOMERY COUNTY
PENNSYLVANIA

Colliers Engineering & Design
PHILADELPHIA
2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	3/14/23	MPD	MAZ

PROJECT NUMBER:	DRAWING NAME:
22004897A	C-CNPT-C

SHEET TITLE:
ZONING PLAN

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2022\22004897A\Engineering\Site Plans\Zoning Plans\Rev-0\C-CNPT-C.dwg|C-01-ZONE By: JARED.NOVITSKI