

| WHITEMARSH TOWNSHIP PORTION OF SITE | | | |
|--|--|-------------------------------|--|
| ZONED: VC-3 (VILLAGE COMMERCIAL) - WHITEMARSH TOWNSHIP | | | |
| EXISTING USE: SHOPPING CENTER | | | |
| PROPOSED USE: RESTAURANT (CONDITIONAL USE), BANK W DRIVE THRU (CONDITIONAL USE)* | | | |
| BULK REQUIREMENTS | | | |
| | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA (SF) | NA | 776,333 (VC-3) | NO CHANGE |
| MINIMUM LOT AREA (AC) | NA | 17,822 | NO CHANGE |
| MINIMUM STREET FRONTAGE (**)(FT) | 50 | 682.65 | NO CHANGE |
| MINIMUM LOT WIDTH @ BSBL (**)(FT) | 100 | 690.62 | NO CHANGE |
| MINIMUM BUILDING SEPARATION (**)(FT) | 15 | NA | 36.3 (*) |
| MINIMUM YARD SETBACKS (LOT AREA 15 ACRES OR GREATER) | | | |
| FRONT YARD, ULTIMATE R.O.W. (FT) | 35 | NA | 201.28 (*) |
| FRONT YARD, INTERNAL ROADWAY (FT) | 15 | NA | 15.00 (*) |
| SIDE YARD FROM RESIDENTIAL (FT) | 45 | NA | 78.42 |
| REAR YARD FROM RESIDENTIAL (FT) | 45 | NA | NA (*) |
| MAXIMUM IMPERVIOUS COVERAGE (%)(%) | 65 | 94.66% (E) | 94.29% (E) |
| (SF) | | 734,887 | 731,978 |
| MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING (**)(2%)(%) | 35 | 5.34% (E) | 5.71% (E) |
| (SF) | | 41,446 | 44,357 |
| MAXIMUM BUILDING COVERAGE (%)(%) | 40 | 0.00% | 0.36% |
| (SF) | | 0 | 2,771 |
| MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT FOR NEW CONSTRUCTION ONLY (**)(1) (SF) | 8,000 EXCEPT FOR RETAIL IN WHICH A MAXIMUM OF 10,000 IS PERMITTED. | NA | 4,550 |
| MAXIMUM BUILDING FRONT FACADE WIDTH (**)(FT) | 75 | NA | 60 |
| MAXIMUM BUILDING HEIGHT (**)(FT) | 3 STORIES (42 FT MAX) | NA | < 42 |
| PARKING REQUIREMENTS | | | |
| MINIMUM PARKING STALL REQUIREMENT | | | |
| RESTAURANT USE | 1 STALL PER 50 SF OF PATRON FLOOR SPACE (75% OF GSF ASSUMED) | NA | (2,100 X 0.75) / 50 = 31.5 (*) 32 REQUIRED |
| GREATER OF PARKING REQUIREMENTS FOR RESTAURANT | 1 STALL PER 3 PERSONS OF DESIGN CAP. (*4) | NA | 525 SF/200 SF PER OCCUPANT + 1575 SF/15 SF PER PATRON = 108 PERSONS ON DESIGN CAPACITY = 36 STALLS REQUIRED. |
| BANK USE (OTHER COMMERCIAL USES) | 1 STALL PER 1,000 SF | NA | 2,450 / 1,000 = 2.450 3 REQUIRED |
| TOTAL REQUIRED PARKING | | | 39 REQUIRED 5 PROPOSED (**)(V) SEE NOTE (*) |
| MINIMUM STALL SIZE (FT) | | | |
| FRONT YARD (FT) | 9 x 18 | 9 x 18 | 9 x 18 |
| MINIMUM PARKING SETBACKS | | | |
| FRONT YARD (FT) | 10 | NA | 179.35 |
| SIDE / REAR YARD (NON RES ADJ) (FT) | 0 | NA | 79.10 |
| SIDE / REAR YARD (RES ADJ) (FT) | 20 | NA | NA |
| FROM BUILDING (FT) | 10 | NA | 10.00 |
| SPRINGFIELD TOWNSHIP PORTION OF SITE | | | |
| ZONED: S (SHOPPING CENTER) - SPRINGFIELD TOWNSHIP | | | |
| EXISTING USE: SHOPPING CENTER (PERMITTED) | | | |
| PROPOSED USE: RESTAURANT (PERMITTED), BANK W DRIVE THRU (PERMITTED) | | | |
| BULK REQUIREMENTS | | | |
| | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA (SF) | | 1,030,210 | NO CHANGE |
| MINIMUM LOT AREA (AC) | 2 | 23,650 | NO CHANGE |
| MINIMUM YARD SETBACKS | | | |
| FRONT YARD (FT) | NA | 88.30 | NO CHANGE |
| SIDE YARD (RES ADJ) (FT) | 25 | 49.80 | NO CHANGE |
| REAR YARD (RES ADJ) (FT) | 25 | 133.20 | NO CHANGE |
| ADJACENT BUILDINGS (FT) | 12 | 57.30 | 36.30 |
| MAXIMUM BUILDING COVERAGE (%) | 30 | 19.22% | 19.39% |
| (SF) | | 197,970 | 199,749 |
| MAXIMUM BUILDING HEIGHT (NON RES)(FT) | 50 | < 50 | < 50 |
| PARKING REQUIREMENTS | | | |
| MINIMUM PARKING STALL REQUIREMENT | | | |
| SHOPPING CENTER USE (%) | 5.5 STALLS PER 1,000 GR LEASABLE SF | (177,025 / 1,000) X 5.5 = 974 | (177,025 / 1,000) + (4,550 / 1,000) X 5.5 = 999 REQ |
| MINIMUM STALL SIZE (FT) | | | |
| FRONT YARD (FT) | 9 x 18 | 9 x 18 | 9 x 18 |
| MINIMUM PARKING SETBACKS | | | |
| FRONT YARD (FT) | 10 | 14.03 (*) | NO CHANGE |
| SIDE YARD (RES ADJ) (FT) | 25 | 26.45 (*) | NO CHANGE |
| REAR YARD (RES ADJ) (FT) | 25 | 133.84 (*) | NO CHANGE |
| MAXIMUM PARKING PERCENTAGE BETWEEN STREET LINE AND FRONT PRINCIPAL BUILDING PLANE | 25% | NA | 100% (V) |
| (*) (V) VARIANCE REQUIRED (NA) NOT APPLICABLE (NS) NOT SPECIFIED | | | |
| ALL CALCULATIONS WITHIN THE TABLES HEREWITH HAVE BEEN BASED ON THE TOTAL TRACT AREA INCLUSIVE OF PARCELS A, B & C, (LOTS A & B) UNLESS NOTED OTHERWISE. | | | |
| (*) - PER WHITEMARSH TOWNSHIP CONDITIONAL USE STANDARDS | | | |
| (**) - PER CONDITIONAL USE STANDARDS* SAID PERCENTAGES MAY BE REDUCED COMMENSURATE WITH ANY INCREASE IN IMPERVIOUS COVERAGE PERMITTED BY STANDARD NO. 7 FOR NONRESIDENTIAL VC-3 PERMITTED USES, BY STANDARD NO. 8 IN THIS SECTION, OR BY CONDITIONAL USE IN ACCORDANCE WITH THE PROVISIONS OF § 116-297 HEREIN. | | | |
| (***) - PER 116-290 (E) A TRAFFIC IMPACT STUDY IS REQUIRED FOR A CONDITIONAL USE APPROVAL OF A DRIVE-THRU. | | | |
| (***) - BASED ON THE TABLE OF THE MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN THE CURRENT EDITION OF THE WHITEMARSH TOWNSHIP BUILDING CODE OR THE MAXIMUM OCCUPANCY ALLOWANCE UNDER THE PROVISIONS OF THE WHITEMARSH TOWNSHIP FIRE PREVENTION CODE, BOTH OF WHICH WERE UNAVAILABLE. THEREFORE, THE CALCULATIONS ARE BASED ON THE ASSUMPTION OF 25% KITCHEN AREA AT 200 SF PER OCCUPANT AND 75% TABLE/CHAIR AREA AT 15 SF PER PATRON. | | | |
| (***) - PER FINAL RECORD PLAN, PREPARED BY GILMORE & ASSOCIATES, DATED 9/13/2013, THE OVERALL CENTER CONTAINS 177,025-SF OF TOTAL LEASABLE AREA (TLA) AND 713 PARKING STALLS, EQUATING TO A 4.0 PARKING RATIO. THE PROPOSED IMPROVEMENTS WILL INCREASE THE TLA TO 181,575 SF. THE PARKING STALL COUNT WILL DECREASE TO 702, AND THE OVERALL PARKING RATIO WILL BE 3.9. THE PRIOR SPRINGFIELD TOWNSHIP APPROVALS HAVE BEEN BASED OFF OF A REQUIRED 5.5 PARKING RATIO AND THE EXISTING 4.0 RATIO HAS BEEN PREVIOUSLY APPROVED AS AN EXISTING NON-COMFORMANCE. THE REDUCTION OF THIS RATIO TO 3.9 MAY RESULT IN A VARIANCE BEING REQUIRED FROM SPRINGFIELD TWP. ADDITIONALLY, SINCE THE REQUIRED 39 STALLS FOR THE RESTAURANT AND BANK ARE NOT PROVIDED WITHIN WHITEMARSH TOWNSHIP, A VARIANCE IS ALSO LIKELY TO BE REQUIRED FROM WHITEMARSH TOWNSHIP. VERIFICATION FROM THE RESPECTIVE ZONING OFFICERS SHOULD BE OBTAINED. | | | |
| (***) - IMPERVIOUS COVERAGE WITHIN RESPECTIVE TOWNSHIP & ZONING DISTRICT. | | | |
| (***) - PARKING PROVIDED IN RESPECTIVE TOWNSHIP | | | |
| (***) - BUILDINGS WITHIN RESPECTIVE TOWNSHIP | | | |
| NOTE: THE ZONING ANALYSIS CONTAINED ON THIS PLAN DOES NOT INCLUDE THE VARIOUS BUILDING DESIGN REQUIREMENTS CONTAINED IN SECTION 116-291B. THIS SECTION SHALL BE ASSESSED BY ARCHITECT AT TIME WHEN TENANT OR BUILDING DESIGN IS KNOWN. | | | |

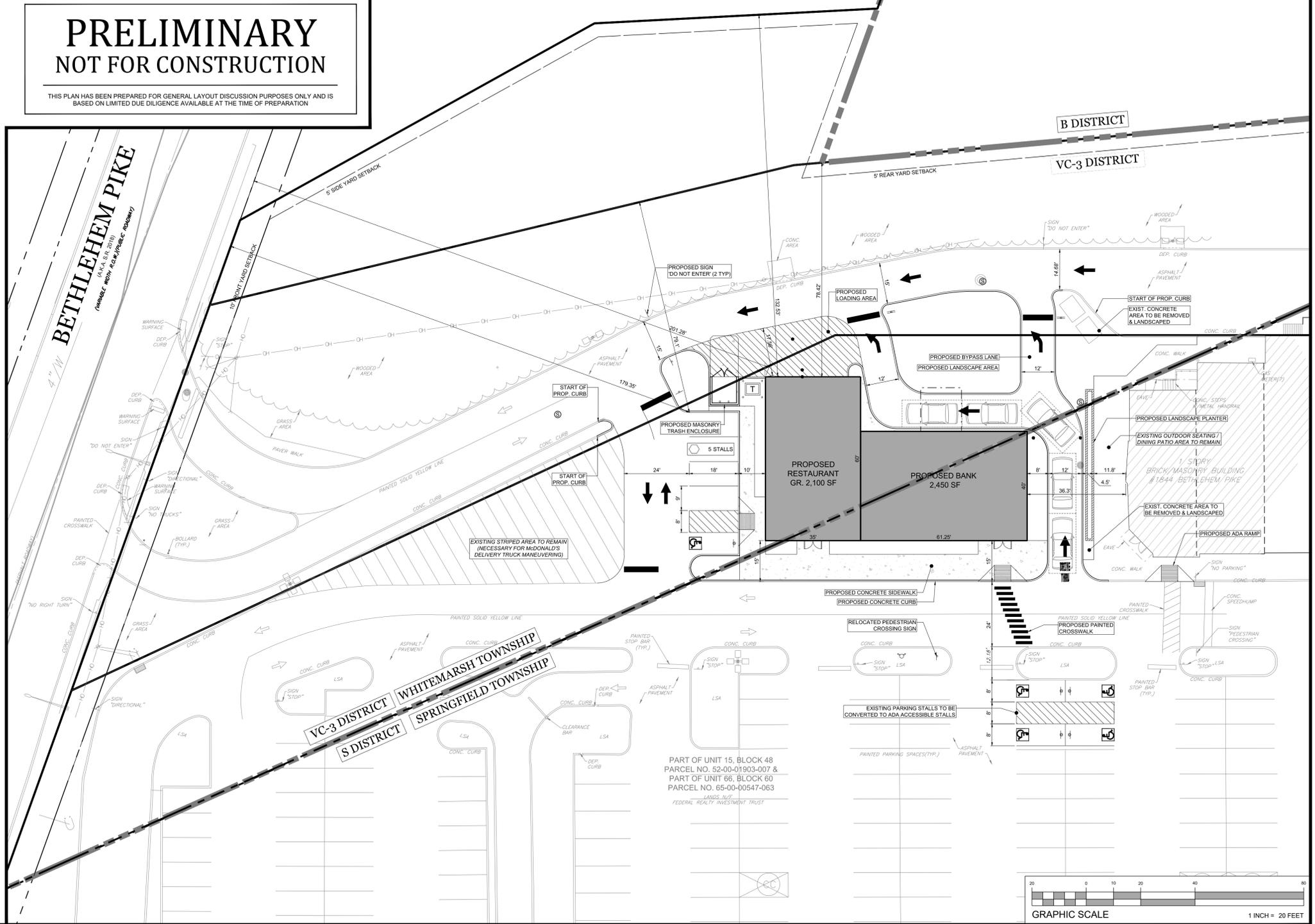
| SITE DATA | |
|---|--|
| THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY | |
| BLUE MARSH ASSOCIATES, INC. P.O. BOX 963 WARRINGTON PA, 18976-2370 FILE NO. 17-8048-058 / DATED 2017-03-17 | |
| OWNER OF RECORD / APPLICANT | |
| FEDERAL REALTY INVESTMENT TRUST CO. ALTUS GROUP PO BOX 92129 SOUTHLAKE TX, 76092 | |
| GUTTMAN STEVEN J & MISNER DONALD 1620 E. JEFFERSON ST ROCKVILLE MD 20852 | |
| PARCEL DATA | |
| 1890 BETHLEHEM PIKE FLOURTOWN, PA 19031 | |
| LOT A: UNIT 15, BLOCK 48 PARCEL # 52-00-01903-007 | |
| UNIT 66, BLOCK 60 PARCEL # 65-00-00547-063 | |
| LOT B: UNIT 16, BLOCK 48 PARCEL # 52-00-01904-008 | |
| LOT 67, BLOCK 60 PARCEL # 65-00-00547-045 | |
| LOT C: UNIT 19, BLOCK 48 PARCEL # 52-00-01904-105 | |
| UNIT 17, BLOCK 60 PARCEL # 65-00-00547-027 | |

NOTE: LOCATION OF ALL PROPERTY LINES AND ZONE LINES ARE APPROXIMATE ONLY AND HAVE BEEN APPROXIMATED BASED ON IMAGES OF THE REFERENCED PRIOR APPROVED PLANS FOR THIS SHOPPING CENTER*.

**PRELIMINARY
NOT FOR CONSTRUCTION**

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

| PARKING TABLE (SPRINGFIELD TOWNSHIP) | | |
|---|---|--------------------------------|
| LOT | REQUIRED | PROVIDED |
| EXISTING LOT A GROSS LEASEABLE SF 84,956 SF | (84,956 / 1,000) * 5.5 = 467.25 REQUIRED 5.5 RATIO | 466 PROVIDED 5.48 RATIO (E) |
| EXISTING LOT B GROSS LEASEABLE SF 92,069 SF | (92,069 / 1,000) * 5.5 = 506.37 REQUIRED 5.5 RATIO | 247 PROVIDED 2.68 RATIO |
| EXISTING CONDITION, COMBINED TOTAL (SPRINGFIELD TOWNSHIP & WHITEMARSH TOWNSHIP) | (84,956 + 92,069) / 1,000 * 5.5 = 974 REQUIRED 5.5 RATIO | 713 PROVIDED 4.03 RATIO |
| PROPOSED ADDITION TO LOT A GROSS LEASEABLE SF 4,550 + 84,956 SF | ((1,779 + 84,956) / 1,000) * 5.5 = 477.04 REQUIRED 5.5 RATIO | 455 PROVIDED 5.24 RATIO (V) |
| PROPOSED CONDITION, COMBINED TOTAL (SPRINGFIELD TOWNSHIP & WHITEMARSH TOWNSHIP) | (84,956 + 92,069 + 4,500) / 1,000 * 5.5 = 999 REQUIRED 5.5 RATIO | 702 PROVIDED 3.87 RATIO |
| LOT SUMMARY | | |
| LOT | AREA (SF) | AREA (AC) |
| WHITEMARSH TOWNSHIP LOT A | 23,915.16 | 0.549 |
| WHITEMARSH TOWNSHIP LOT B | 41,449.22 | 0.952 |
| WHITEMARSH TOWNSHIP LOT C (VC-3 ZONE) | 12,268.54 | 0.282 |
| WHITEMARSH TOWNSHIP LOT C (B ZONE) | 45,803.00 | 1.051 |
| TOTAL WHITEMARSH TOWNSHIP | 123,435.92 | 2.834 |
| SPRINGFIELD TOWNSHIP (LOT A) | 390,492.72 | 8.964 |
| SPRINGFIELD TOWNSHIP (LOT B) | 321,647.16 | 7.384 |
| SPRINGFIELD TOWNSHIP (LOT C) | 194,633.28 | 4.468 |
| TOTAL SPRINGFIELD TOWNSHIP | 906,773.16 | 20.817 |
| TOTAL TRACT | 1,030,209.08 | 23.650 |



| | | | |
|--|----------------------|------------------------|----------------------|
| PROJECT NO. 140065 | DRAWN BY: B. MUGGAST | CHECKED BY: K. M. RUTT | CAD ID #: 140065_C01 |
| K. MATTHEW RUTT, P.E. | | | |
| PENNSYLVANIA LICENSE NO. 07403 NEW JERSEY LICENSE NO. 0262 | | | |
| NOT FOR CONSTRUCTION | | | |
| LANDCORE Engineering Consultants, P.C. | | | |
| PHILADELPHIA, PENNSYLVANIA 19104-0635 PHONE 215-583-8837 PO BOX 355488 PHILADELPHIA, PA 19103-0548 LANDCORECONSULTING.COM | | | |
| PROJECT: FEDERAL REALTY INVESTMENT TRUST PROPOSED SITE IMPROVEMENTS 1890 BETHLEHEM PIKE SPRINGFIELD AND WHITEMARSH TOWNSHIPS MONTGOMERY COUNTY, PENNSYLVANIA | | | |
| TITLE: CONCEPT PLAN D | | | |
| SCALE: (H) AS NOTED (V) | DATE: 2019-06-12 | | |
| SHEET: 1 | REV. NO. 1 | | |

D:\PROJECTS\PROJECTS\2019\140065 - FEDERAL REALTY - FLOURTOWN, PA\DRAWINGS\CONCEPT - PRELIM DESIGN PLANS\140065_C01 - CONCEPT - KAYOUT - 01 - CONCEPT

