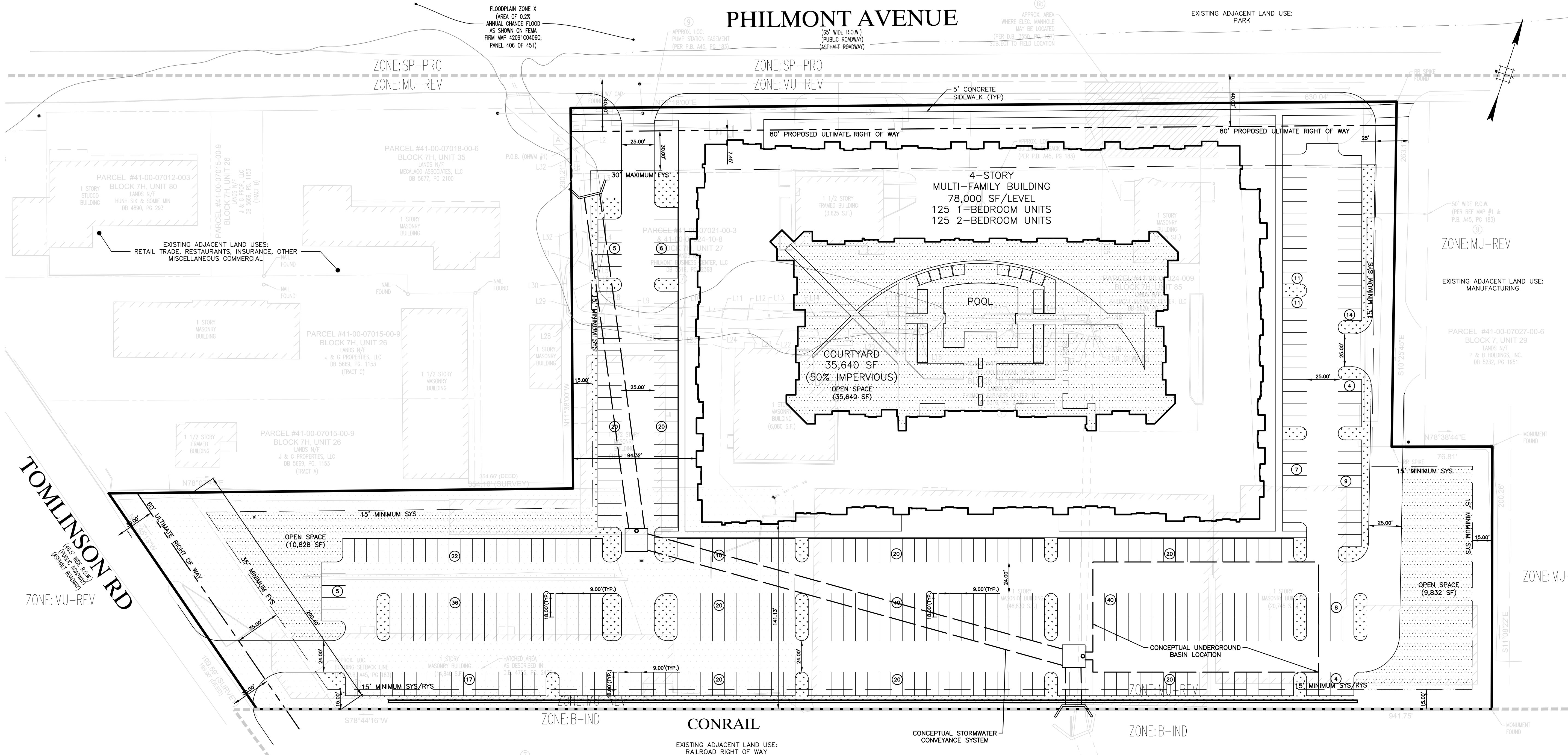


PHILMONT AVENUE

(65' WIDE R.O.W.)
(PUBLIC ROADWAY)
(ASPHALT-ROADWAY)

EXISTING ADJACENT LAND USE:
PARK



PROJECT INFORMATION: G:\Projects\BETH\00030\Plans\...
 FILE PATH: G:\Projects\BETH\00030\Plans\...
 FILE NAME: Philmont Multi-Family Sketch Plan.dwg
 PLOT DATE: 5/24/2021 10:15:00 AM
 LAST SAVE BY: J. Kelly

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LEGEND

EXISTING	PROPOSED

ZONING DATA

1. ZONING DISTRICT CLASSIFICATION:	
MU-REV (MIXED USE - REVITALIZATION DISTRICT)	
0-TOD (TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT)	
0-FC (FLOODPLAIN CONSERVATION OVERLAY DISTRICT)	
2. ZONING REQUIREMENTS TABLE:	
NET DENSITY:	34.0 DU/AC
LOT AREA:	8,114 AC (353,451 SF)
LOT WIDTH:	200 FT
LOT COVERAGE:	73.2% (234,528 SF)
BUILDING COVERAGE:	35.5% (113,830 SF)
FRONT SETBACK (TOMLINSON):	7 FT
FRONT SETBACK (PHILMONT):	94 FT
SIDE SETBACK:	141 FT
REAR SETBACK:	50 FT
BUILDING/STRUCTURE HEIGHT:	50 FT

NET LOT AREA

GROSS TRACT AREA:	8,114 AC (353,451 SF)
LESS PHILMONT AVE ROW:	23,926 SF
LESS TOMLINSON RD ROW:	3,295 SF
LESS EXIST. DRIVEWAY ROW:	5,627 SF
NET LOT AREA:	7,353 AC (320,303 SF)

SITE DATA

PROPOSED USES:	
1) MULTI-FAMILY DWELLING	
- 1 BEDROOM (125 DU)	
- 2 BEDROOM (125 DU)	
TOTAL DWELLING UNITS = 250	
PARKING CALCULATION:	
1) MULTI-FAMILY DWELLING	
REQUIRED PARKING:	407 SPACES*
PROVIDED PARKING:	409 SPACES (1.64 SPACES PER DU)
* REQUIRED MULTI-FAMILY DWELLING PARKING BASED ON 1.5 SPACES PER 1-BEDROOM DU AND 1.75 SPACES PER 2-BEDROOM DU	

NO.	DATE	BY	REVISIONS

BT PHILMONT, LP.
 CHRISTOPHER W. JENSEN, P.E.
 VICE PRESIDENT, OPERATIONS MANAGER
 LICENSED PROFESSIONAL ENGINEER
 STATE OF PA LICENSE NO. 076464
 5/24/2021

PHILMONT AVENUE & TOMLINSON ROAD
 LOWER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MULTIFAMILY SKETCH PLAN

1700 MARKET STREET, SUITE 3110
 PHILADELPHIA, PA 19103
 TEL 215-282-7850
 FAX 215-627-3459

DESIGNED BY	CWJ	DRAWING	EXB-1
CHECKED BY	CWJ	SHEET	01
DRAWN BY	JPK	OF	01
DATE	5/24/2021		
SCALE	1"=40'		
PROJ. NO.	BETH00030		

