

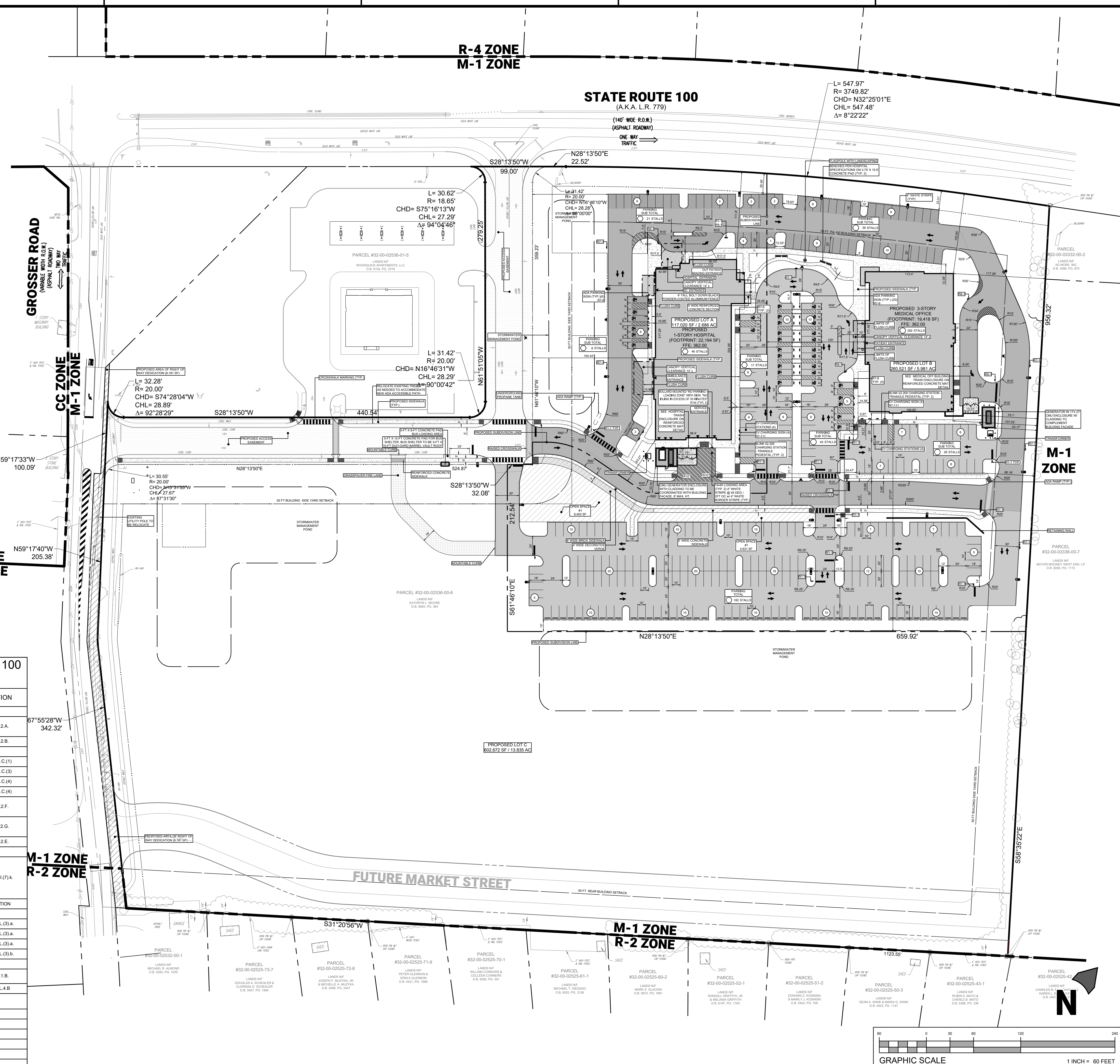
SITE DATA	
PLAN REFERENCE	
PLAN TITLE	ALTA/NSPS LAND TITLE SURVEY
DATED:	1-11-2022
SURVEYOR	BLUE MARSH ASSOCIATES, INC. 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370 FILE NO. 21-A-304
OWNER OF RECORD	
NAME	LEHIGH VALLEY HEALTH NETWORK REALTY HOLDING COMPANY, INC.
ADDRESS	2100 MACK BOULEVARD ALLENTOWN, PA 18105
APPLICANT	
NAME	LEHIGH VALLEY HEALTH NETWORK REALTY HOLDING COMPANY, INC.
ADDRESS	2100 MACK BOULEVARD ALLENTOWN, PA 18105
PARCEL DATA	
ADDRESS	#1107 & #1109 GROSSER ROAD DOUGLASS TOWNSHIP MONTGOMERY COUNTY, PA
TAX MAP NO./ PARCEL ID	TAX MAP No. 32-00-02536-00-6 DEED BOOK 5993, PAGE No. 364
ZONING DATA	
ZONING DISTRICT	M-1 (RT 100 CORRIDOR MASTER PLAN OVERLAY)
EXISTING USE	AGRICULTURAL
PROPOSED USE	MEDICAL OFFICE & NEIGHBORHOOD HOSPITAL (PERMITTED PER §2604.1.A.(14))
STATEMENT OF INTENT	
THE APPLICANT IS PROPOSING TO SUBDIVIDE AND DEVELOP THE SUBJECT PARCEL WITH A MEDICAL CAMPUS CONSISTING OF A MEDICAL OFFICE SPACE, A NEIGHBORHOOD HOSPITAL, AND ASSOCIATED SITE IMPROVEMENTS.	

OVERALL RECORD PLAN LEGEND	
	PROPERTY LINE (PIO)
	PROPERTY LINE (ROW)
	BUILDING SETBACK LINE
	PARKING SETBACK LINE
	BUFFER LINE
	EASEMENT LINE
	PROP. EASEMENT LINE
	TREENLINE
	PROP. TREENLINE
	PROP. SWM BASIN LIMITS
	BUILDING EAVE / OVERHANG
	PROP. BUILDING EAVE / OVERHANG
	OVERHEAD WIRES

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TICKET # 2021224174



BULK REQUIREMENTS (DEVELOPMENT STANDARDS OF THE ROUTE 100 NON-RESIDENTIAL OVERLAY DISTRICT)

REQUIREMENT	REQUIRED	EXISTING TRACT	PROPOSED LOT A	PROPOSED LOT B	PROPOSED LOT C	SECTION
BUILDING REQUIREMENTS						
MINIMUM LOT AREA	(SF) 87,120	928,009	117,020	260,521	602,672	\$2604.2.A.
	(AC) 2	21,304	2,686	5,981	13,835	
MINIMUM LOT FRONTAGE	(FT) 100	640	278	362	647.79	\$2604.2.B.
MINIMUM BUILDING SETBACKS						
FROM ROUTE 100 R.O.W.	(FT) 70	NA	111.8	102.65	NA	\$2604.2.C.(1)
FROM ALL OTHER R.O.W.'s	(FT) NS [5]	NA	NA	NA	NA	\$2604.2.C.(3)
SIDE YARD	(FT) 50	NA	154.42	107.53	NA	\$2604.2.C.(4)
REAR YARD	(FT) 50	NA	63.27	277.97	NA	\$2604.2.C.(4)
MAXIMUM IMPERVIOUS COVERAGE	(%) 80 [2]	0.1%	61.4%	71.9%	6.7%	\$2604.2.F.
	(SF) 80	770	71,832	187,440	40,205	
MAXIMUM BUILDING COVERAGE	(%) 35	0.0%	19.0%	7.5%	NA	\$2604.2.G.
	(SF) 0	22,194	19,418	NA	NA	\$2604.2.E.
MAXIMUM BUILDING HEIGHT	(FT) 45	NA	45	45	NA	\$2604.2.E.
PARKING REQUIREMENTS						
MEDICAL CENTERS AND CLINICS PARKING REQUIREMENT CALCULATION	7 PER MEDICAL PROFESSIONAL (OR 3 PER EXAM ROOM IF GREATER)	NA	48 MEDICAL PROFESSIONALS OR 112 EXAM ROOMS			\$2604.2.I.(7).k.
TOTAL NUMBER OF SPACES	336	NA	46	292	NA	
MINIMUM STALL SIZE	(FT) 10 x 20 [3]	NA	10 x 20			DEFINITION
MINIMUM PARKING SETBACKS						
R.O.W.	(FT) 10 [4]	NA	26.56	25.01	NA	\$2604.2.L.(3).a.
SIDE YARD	(FT) NA	NA	0 [6]	0 [6]	NA	\$2604.2.L.(3).a.
REAR YARD	(FT) 15	NA	36.7	15	NA	\$2604.2.L.(3).a.
FROM BUILDING	(FT) 8	NA	10.06	12.09	NA	\$2604.2.L.(3).b.
LOADING SPACE REQUIREMENTS						
MINIMUM NUMBER OF LOADING SPACES	1/BUILDING COMPLEX	NA	2			\$1206.1.B.
OPEN SPACE REQUIREMENT	(SF) 4,022	NA	14,141		NA	\$2604.L.4.B.

- AT LEAST 20% OF THE STREET FRONTAGE SHALL HAVE BUILDINGS WITHIN 100 FEET OF THE POTENTIAL MARKET STREET R.O.W.
- EXCLUDES AREA WITHIN R.O.W. PROPOSED FOR DEDICATION TO DOUGLASS TOWNSHIP.
- SALDO §415.13 PROVIDES FOR 18' LONG PAVED STALLS WITH 2 FEET OF VEHICLE OVERHANG.
- SALDO §415.5 REQUIRES PARKING AREAS TO BE 20' FROM ULTIMATE R.O.W. AND TRACT BOUNDARY LINES.
- THE CITED SECTION OF THE ORDINANCE REQUIRES THAT BUILDINGS BE SET BACK 10 FEET FROM CURB LINES OF OTHER STREETS AND MAIN ACCESS DRIVES.
- SETBACK NOT REQUIRED DUE TO APPLICANT PURSUING THE LOT SUBDIVISIONS FOR THE PURPOSE OF FINANCING AND/OR CONVEYANCE.

PROJECT: NEIGHBORHOOD HOSPITAL AND MEDICAL OFFICE BUILDING
#1107 & #1109 GROSSER ROAD
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

APPLICANT: LEHIGH VALLEY HEALTH NETWORK REALTY HOLDING COMPANY, INC.

TITLE: OVERALL RECORD PLAN

DATE: 2022-04-01
SHEET: 04 OF 18
REV. No.

ORP 4

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REGISTERED PROFESSIONAL ENGINEER
STEPHEN M. MCBREARTY
No. PE083849
PENNSYLVANIA
PENN. LICENSE No. 083946

NOT FOR CONSTRUCTION

PROJECT No.: 21072
DRAWN BY: J. BURSH, JACOB
CHECKED BY: M. JARRO
CAD ID #: 04_ORP_210072

