

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
MINIMUM LOT FRONTAGE	(FT)	100	640	278	362	647.79
MINIMUM BUILDING SETBACKS						
FROM ROUTE 100 R.O.W.	(FT)	70	NA	111.8	102.65	NA
FROM ALL OTHER R.O.W.'s	(FT)	NS	[5]	NA	NA	NA
SIDE YARD	(FT)	50	NA	154.42	107.53	NA
REAR YARD	(FT)	50	NA	63.27	277.97	NA
MAXIMUM IMPERVIOUS COVERAGE						
	(%)	80	[2]	0.1%	61.4%	71.9%
MAXIMUM BUILDING COVERAGE	(%)	35	0.0%	19.0%	7.5%	NA
MAXIMUM BUILDING HEIGHT	(FT)	45	NA	45	45	NA

PARKING REQUIREMENTS		7 PER MEDICAL PROFESSIONAL (OR 3 PER EXAM ROOM IF GREATER)	NA	48 MEDICAL PROFESSIONALS OR 112 EXAM ROOMS	SECTION
MEDICAL CENTERS AND CLINICS PARKING REQUIREMENT CALCULATION					\$2604.21(7).k
TOTAL NUMBER OF SPACES		336	NA	292	NA
MINIMUM STALL SIZE		(FT) 10 x 20	[3]	NA	DEFINITION

MINIMUM PARKING SETBACKS		R.O.W. (FT)	10	[4]	NA	26.56	25.01	NA	SECTION
SIDE YARD		(FT)	NA	NA	NA	0	0	NA	\$2604.2.L(3).a
REAR YARD		(FT)	15	NA	36.7	15	NA	NA	\$2604.2.L(3).a
FROM BUILDING		(FT)	8	NA	10.06	12.09	NA	NA	\$2604.2.L(3).b

LOADING SPACE REQUIREMENTS		1/BUILDING COMPLEX	NA	2	SECTION
MINIMUM NUMBER OF LOADING SPACES					\$1206.1.B
OPEN SPACE REQUIREMENT		(SF) 4,022	NA	14,141	NA

- 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.

SITE DATA

PLAN REFERENCE	
PLAN TITLE	ALTA/SPS LAND TITLE SURVEY
DATED	1-11-2022
SURVEYOR	BLUE MARSH ASSOCIATES, INC. 651 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 6993, PAGE No. 384
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.	

PROPERTY LOCATION LEGEND

- PROPOSED PROPERTY MONUMENT
- PROPOSED PROPERTY PIN

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS, THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

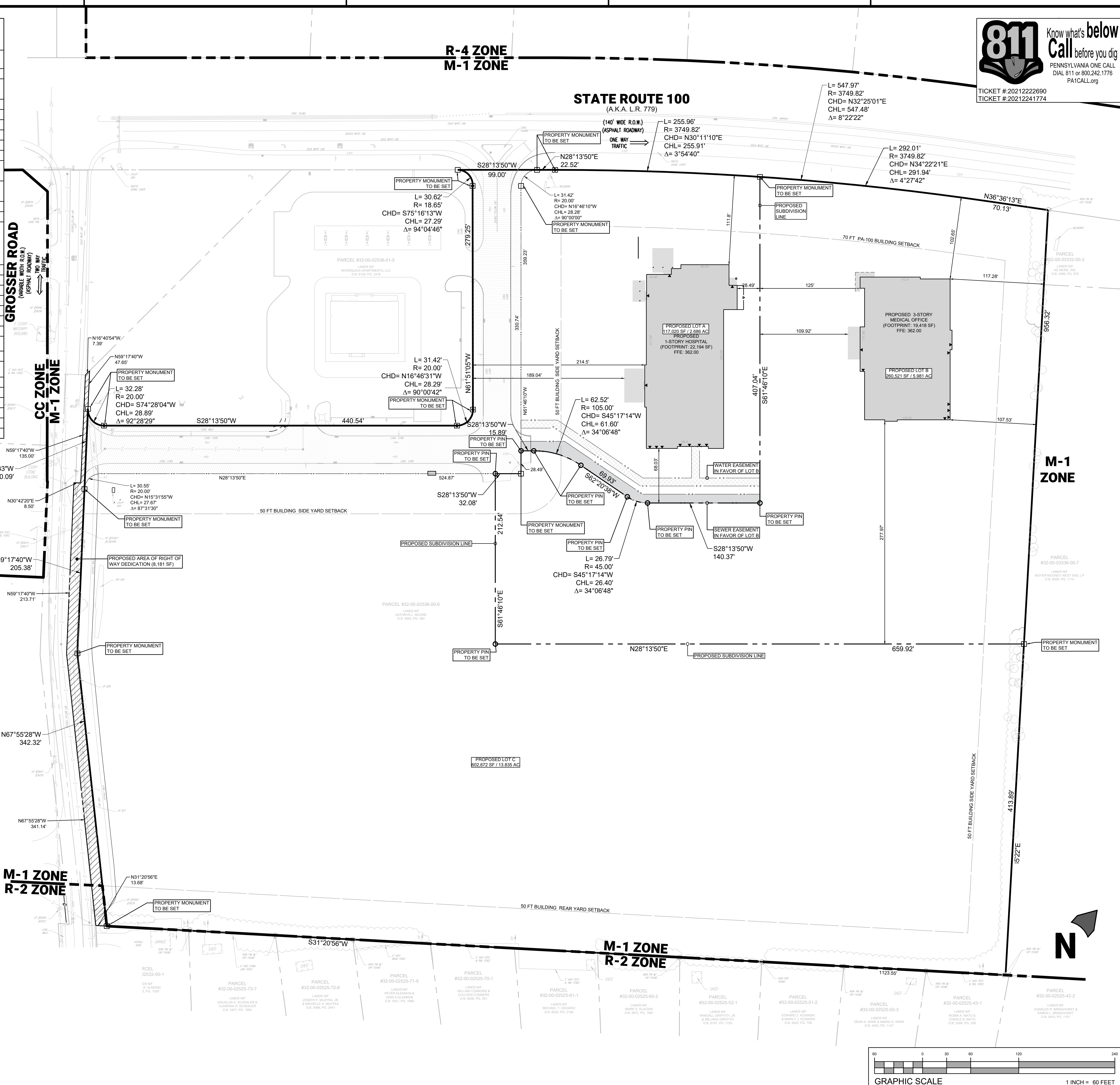
NOT VALID UNLESS SEALED WITH BLACK OR RED INK

JOSEPH J. WRIGHT DATE

BLUE MARSH ASSOCIATES, INC
LAND SURVEYORS & PLANNERS

551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
215-278-4063 (MAIN)
215-241-0218 (FAX)
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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: SUBDIVISION PLAN

DATE: 2022-04-01
SHEET: 3 OF 23
REV. NO.: 4

REGISTERED PROFESSIONAL ENGINEER
STEPHEN M. MCBREARY
PENNSYLVANIA LICENSE NO. 083946

NOT FOR CONSTRUCTION

PROJECT NO.: 211072
DRAWN BY: J. BURKH, JACOB
CHECKED BY: M. JARON
CAD ID #: 03_SD_210072

LANDCORE
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SCALE: 1 INCH = 60 FEET