



SITE DATA

OWNER: THE MOST REVEREND DENNIS J. DOUGHERTY
ARCHBISHOP OF PHILADELPHIA

FOLIO NO.: 25-00-01275-00

DEED BOOK/PAGE: 432 PG 211; 471 PG 313; 432 PG 211

OWNER: THE MOST REVEREND EDMUND F. PENDERGAST
ARCHBISHOP OF PHILADELPHIA

FOLIO NO.: 25-00-01275-00

DEED BOOK/PAGE: 355 PG 211

LOT AREA (GROSS): 219

BREAKDOWN BY ZONING DISTRICT:
INS: 73 ACRES
RB: 66 ACRES
RC: 80 ACRES

DEVELOPMENT YIELD ANALYSIS

INS DISTRICT

LOT AREA: 73.00 ACRES (GROSS)

ESTIMATED DEDUCTIONS FOR DEVELOPABLE ACREAGE PER ZONING §300-14

FEATURE	AREA	REDUCTION %	AREA
PUBLIC RIGHT-OF-WAY:	0.50 ACRES	100%	0.50 ACRES
NEW ROAD R-W (ESTIMATED):	1.26 ACRES	100%	1.26 ACRES
FLOODPLAINS:	0.00 ACRES	100%	0.00 ACRES
WETLANDS:	3.00 ACRES	100%	3.00 ACRES
VERY STEEP SLOPES:	0.50 ACRES	50%	0.25 ACRES
STEEP SLOPES:	2.50 ACRES	25%	0.63 ACRES
TOTAL DEDUCTION:			5.64 ACRES

DEVELOPABLE ACREAGE: 67.37 ACRES
MAXIMUM TRACT - FLOOR AREA RATIO: 0.60

ESTIMATED GROSS INSTITUTIONAL FLOOR AREA YIELD (BASED ON ZONING ORDINANCE REQUIREMENTS): 1,760,652 SQUARE FEET

GROSS FLOOR AREA YIELD (MAPPED): 1,656,000 SQUARE FEET (+/-)

RB DISTRICT

LOT AREA: 65.70 ACRES (GROSS)

ESTIMATED DEDUCTIONS FOR DEVELOPMENT AREA

FEATURE	AREA
PUBLIC RIGHT-OF-WAY:	0.15 ACRES
NEW ROAD R-W (ESTIMATED):	2.00 ACRES
FLOODPLAINS:	5.00 ACRES
WETLANDS:	1.50 ACRES
RIAN BUFFER/SW MANAGEMENT:	8.00 ACRES
VERY STEEP SLOPES:	6.00 ACRES
STEEP SLOPES:	16.50 ACRES
TOTAL DEDUCTION: 39.15 ACRES	
ADJUSTED AREA: 26.55 ACRES AVAILABLE FOR RESIDENTIAL LOTS	
MINIMUM LOT AREA: 40,000 SQUARE FEET	

ESTIMATED RESIDENTIAL YIELD (RB DISTRICT): 29 LOTS

RC DISTRICT

LOT AREA: 80.30 ACRES (GROSS)

ESTIMATED DEDUCTIONS FOR DEVELOPMENT AREA

FEATURE	AREA
PUBLIC RIGHT-OF-WAY:	0.35 ACRES
NEW ROAD R-W (ESTIMATED):	4.50 ACRES
FLOODPLAINS:	0.00 ACRES
WETLANDS:	1.00 ACRES
RIAN BUFFER/SW MANAGEMENT:	5.00 ACRES
VERY STEEP SLOPES:	1.50 ACRES
STEEP SLOPES:	6.50 ACRES
TOTAL DEDUCTION: 18.85 ACRES	
ADJUSTED AREA: 61.45 ACRES AVAILABLE FOR RESIDENTIAL LOTS	
MINIMUM LOT AREA: 20,000 SQUARE FEET	

ESTIMATED RESIDENTIAL YIELD (RC DISTRICT): 134 LOTS

TOTAL ESTIMATED RESIDENTIAL YIELD (RB & RC DISTRICT, BASED ON ZONING REQUIREMENTS): 163 LOTS

CONCEPTUAL SKETCH PLAN

NOTE:
SKETCH PLAN LAYOUT PROVIDES FOR:
162 TOTAL RESIDENTIAL UNITS &
APPROXIMATELY 1,650,000 S.F. GFA INSTITUTIONAL (HOSPITAL & NURSING HOME).

ZONING DATA

	INS	RC	RB
MINIMUM TRACT-LOT AREA (SF)	175,000	20,000	40,000
MAXIMUM TRACT- FLOOR AREA RATIO (FAR)	0.6	-	-
MAXIMUM BUILDING COVERAGE (%)	25	18	15
MAXIMUM IMPERVIOUS COVERAGE (%)	65	25	22
MAXIMUM BUILDING HEIGHT (FT)	55	35	35
MINIMUM LOT WIDTH AT RIGHT-OF-WAY (FT)	120	50	50
MINIMUM LOT WIDTH AT BUILDING LINE (FT)	-	100	125

LEGEND

--- PROPERTY LINES	--- EXISTING CONTOURS
--- ROADWAY	--- FEMA ZONE "A"
--- ZONING BOUNDARIES	--- RIPARIAN BUFFER
--- WATERWAY	--- STEEP SLOPE
	--- VERY STEEP SLOPE

- YIELD ANALYSIS NOTES:**
- BOUNDARY INFORMATION IS APPROXIMATE AND PLOTTED FROM "EXISTING SITE PLAN 1" PREPARED BY AQUINAS REALTY PARTNERS, DATED JUNE 10, 2009.
 - NEW PUBLIC RIGHT-OF-WAY- ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED FOR SPROUL ROAD (S.R. 0320) AND REED ROAD. ACREAGE ESTIMATES ARE BASED ON AN AVERAGE ADDITIONAL 5 FEET OF RIGHT-OF-WAY ALONG THE ENTIRE TOTAL PROPERTY FRONTAGE.
 - NEW ROAD RIGHT-OF-WAY- A NEW ROAD IN THE INS DISTRICT ALIGNED WITH THE STS. PETER AND PAUL CEMETERY ENTRANCE FROM SPROUL ROAD TO PROPOSED RESIDENTIAL DEVELOPMENT. RESIDENTIAL ROADS BASED ON 50-FOOT LOCAL ROAD RIGHT-OF-WAY ALONG PROPERTY FRONTAGE IN THE RB AND RC-RESIDENTIAL DISTRICT.
 - FLOODPLAIN- A PORTION OF THE PROPERTY ZONED RB-RESIDENTIAL IS LOCATED IN ZONE "A" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) No. FM4245C0103F AND FM4245C0104F, EFFECTIVE DATE NOVEMBER 18, 2014.
 - WETLANDS- A FIELD WETLAND SURVEY AND/OR USACOE JURISDICTIONAL DETERMINATION WAS NOT COMPLETED FOR THE YIELD ANALYSIS. THE NATIONAL WETLAND INVENTORY DOES NOT INDICATED WETLAND AREAS ON SUBJECT PROPERTY; HOWEVER THE ASSUMPTION OF 2.5% OF THE GROSS LOT AREA WAS USED FOR THE YIELD ANALYSIS, REPRESENTING AN ESTIMATED AREA THAT MAY BE CLASSIFIED AS A WETLAND, SHOULD AN ACTUAL FIELD SURVEY BE COMPLETED FOR DEVELOPMENT, AS REQUIRED.
 - STEEP AND VERY STEEP SLOPES - SLOPES DESIGNATED FOR THE YIELD ANALYSIS ARE BASED ON LIDAR TOPOGRAPHY AVAILABLE THROUGH THE PENNSYLVANIA SPECIAL DATA ACCESS (PSDA). NOT AN ACTUAL FIELD SURVEY THAT WOULD DELINEATE THE FULL EXTENT OF STEEP AND VERY STEEP SLOPES. THEREFORE, THE ESTIMATED STEEP AND VERY STEEP SLOPE AREAS WERE ESTABLISHED BY ADJUSTING THE MAPPED AREAS BY A FACTOR OF 1.2.

Pennoni

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ARCHDIOCESE SITE CAPACITY PLAN
SPROUL ROAD
MARPLE TOWNSHIP, DELAWARE COUNTY
DEVELOPMENT YIELD ANALYSIS &
CONCEPTUAL SKETCH PLAN
TOWNSHIP OF MARPLE
227 SOUTH SPROUL ROAD
BROOMALL, PA 19008

NO.	DATE	REVISIONS	BY

PROJECT: MRPL 0606
DATE: 10/17/2014
DRAWING SCALE: 1"=200'
DRAWN BY: EPJ
APPROVED BY: JAM

SK-2
SHEET 2 OF 2

P:\Projects\MRPL0606\Architectural\Site Capacity Plan\CONCEPTUAL SKETCH PLAN.dwg PROJECT STATUS: PLOTTED: 3/12/2015 2:58 AM BY: Elin Johnson PLOT STYLE: Pennoni V02.dwt