ZONING REQUIREMENTS

PROPOSED ZONE: PLANNED COMMUNITY CENTER DISTRICT

PROPOSED USES:
- CONSUMER ORIENTED RETAIL (PERMITTED BY RIGHT)
- OTHER USES, NAMELY OUTDOOR COMMUNITY RECREATION AND MEDICAL OFFICES (PERMITTED BY RIGHT)

AREA AND BULK REGULATIONS - PER §300-37A.A.(4)

	REQUIRED
MIN. TRACT SIZE:	75.0 Ac.
MAX. BUILDING AREA COVERAGE (BASED ON TRACT AREA):	40.0%
MAX. IMPERVIOUS COVERAGE (BASED ON TRACT AREA):	65.0%
MIN. GREEN SPACE (BASED ON TRACT AREA):	25.0%
MIN. BUILDING SETBACKS:	
FRONT YARD:	50.0'
SIDE YARD (TO NON-RESIDENTIAL DISTRICT):	20.0'
SIDE YARD (TO RESIDENTIAL DISTRICT):	30.0'
REAR YARD (TO NON-RESIDENTIAL DISTRICT):	20.0'
REAR YARD (TO RESIDENTIAL DISTRICT):	30.0'
MIN. BUILDING SEPARATION:	20.0'
MIN. BUILDING HEIGHT:	20.0'
MAX. BUILDING HEIGHT:	55.0'

PROPOSED ZONE: PLANNED COMMUNITY RESIDENTIAL DISTRICT DEVELOPMENT

PROPOSED USES:
- SINGLE-FAMILY DETACHED, TWO-FAMILY, THREE-FAMILY, FOUR FAMILY, AND FIVE FAMILY DWELLINGS (PERMITTED BY RIGHT)
- RECREATIONAL USE TO SERVE THE RESIDENTS OF THE COMMUNITY (PERMITTED BY RIGHT)

AREA AND BULK REGULATIONS - PER §300-33A

	REQUIRED
MIN. TRACT SIZE:	50.0 Ac
TRACT LOCATION:	ADJACENT TO AND ADJOINING THE PLANNED COMMUNITY CENTER DISTRICT
MAX. DENSITY (BASED ON TRACT AREA):	6 UNITS / Ac
MAX. BUILDING HEIGHT:	40.0'
MIN. DWELLING SETBACK FROM THE CURB OF A ROAD:	10.0'
MIN. BUILDING SEPARATION:	20.0'
MIN. SETBACK FROM A DWELLING AND A PARKING LOT CONTAINING MORE THAN 10 SPACES:	10.0'
MIN. SETBACK FOR NON-RESIDENTIAL STRUCTURES FROM PROPERTY LINES:	25.0'
MIN. PLANTING STRIP ALONG PROPERTY LINES ADJACENT TO NON-RESIDENTIAL STRUCTURES:	15.0'
MIN. DWELLING WIDTH:	20.0'
MAX. BUILDING COVERAGE (TOTAL GROUND AREA OCCUPIED BY BUILDINGS AND STRUCTURES BASED ON THE TRACT AREA):	15.0'
MIN. COMMON OPEN SPACE (BASED ON TRACT AREA):	25.0%

GENERAL NOTES

1.) THIS DRAWING REFERENCES THE FOLLOWING PLANS:
A.) CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
ENTITLED: "ALTA/ACSM LAND TITLE SURVEY
GOODMAN PROPERTIES"
SHEETS 1-19 OF 19
FILE NO: CP14026
LAST REVISED: 12/19/2014

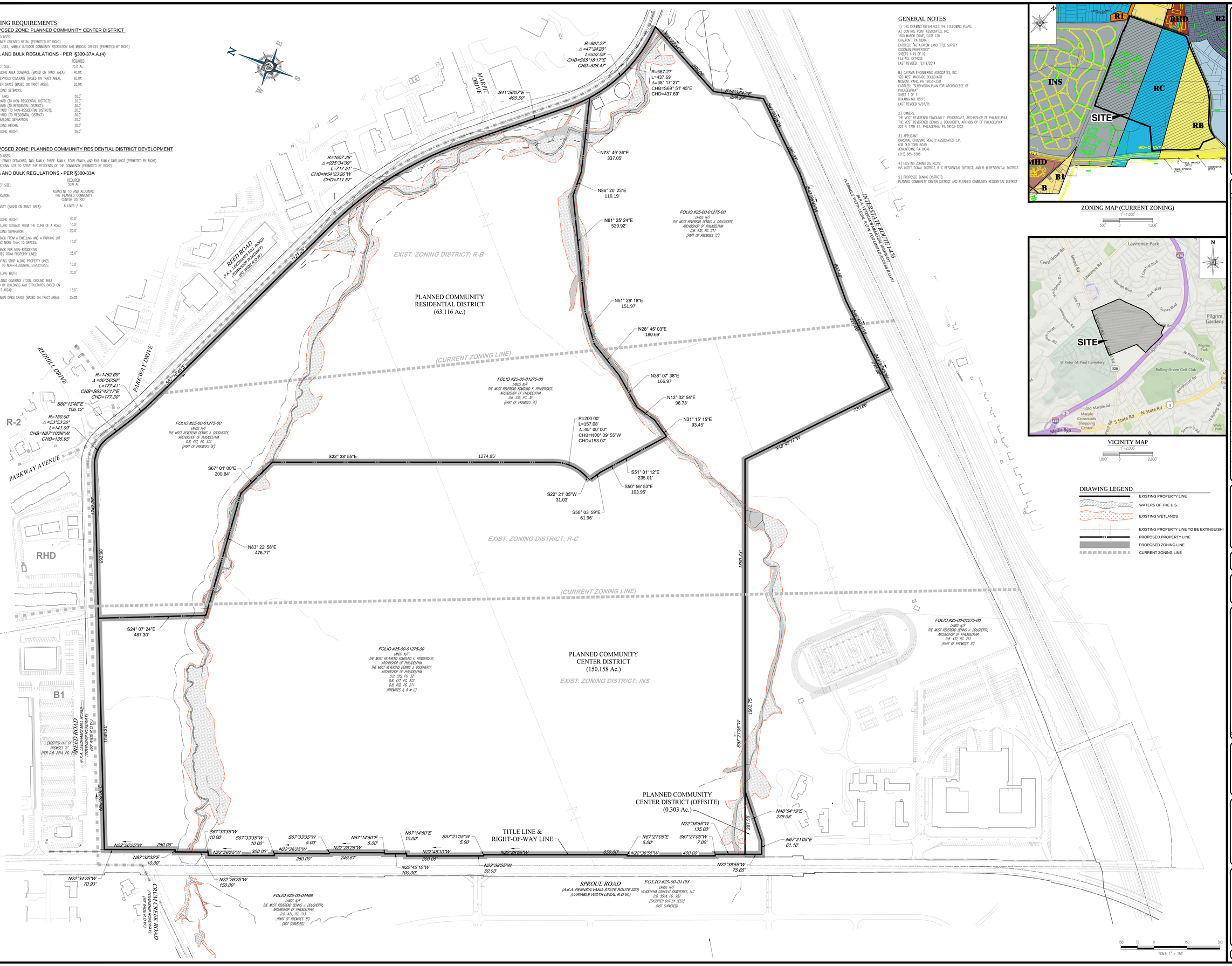
B.) CATANIA ENGINEERING ASSOCIATES, INC.
520 WEST MACDADE BOULEVARD
MILMONT PARK, PA 19033-3311
ENTITLED: "SUBDIVISION PLAN FOR ARCHDIOCESE OF PHILADELPHIA"
SHEET 1 OF 1
DRAWING NO. 85515
LAST REVISED 5/07/15

2.) OWNERS:
THE MOST REVEREND EDMOUND F. PENDERGAST, ARCHBISHOP OF PHILADELPHIA
THE MOST REVEREND DENNIS J. DOUGHERTY, ARCHBISHOP OF PHILADELPHIA
222 N. 17TH ST., PHILADEPHIA, PA 19103-1202

3.) APPLICANT:
CARDINAL CROSSING REALTY ASSOCIATES, L.P.
636 OLD YORK ROAD
JENKINTOWN, PA 19046
(215) 885-8383

4.) EXISTING ZONING DISTRICTS:
INS INSTITUTIONAL DISTRICT, R-C RESIDENTIAL DISTRICT, AND R-B RESIDENTIAL DISTRICT

5.) PROPOSED ZONING DISTRICTS:
PLANNED COMMUNITY CENTER DISTRICT AND PLANNED COMMUNITY RESIDENTIAL DISTRICT



ZONING MAP (CURRENT ZONING)

VICINITY MAP

DRAWING LEGEND

- EXISTING PROPERTY LINE
- WATERS OF THE U.S.
- EXISTING WETLANDS
- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- PROPOSED PROPERTY LINE
- PROPOSED ZONING LINE
- CURRENT ZONING LINE

SCALE: 1" = 150'

BOHLER ENGINEERING
SITE/CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
TRANSPORTATION PLANNING
SURVEYING
LAND DEVELOPMENT CONSULTANTS
PHILADELPHIA, PA
NORTHERN VIRGINIA
LEHIGH VALLEY, PA
SKILLMAN, NJ
SOUTHEASTERN, PA
CHARLOTTE, NC
CHAMPAIGN, IL
TAMPA, FL
BALTIMORE, MD
SOUTHERN MARYLAND
UPSTATE NEW YORK
LONG ISLAND
BOSTON, MA
NEW YORK METRO
NEW JERSEY

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REVISIONS

REV	DATE	COMMENT	BY

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA1 VISTEON, INC. 1-800-242-1776

POCS SERIAL NUMBER 20142621666, 20142621667, 20142621777, 20142621743, 20142621742 & 20142621629

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	PC141364
DRAWN BY:	E.N.P. / L.G.U.
CHECKED BY:	W.R.R.
DATE:	2015.05.15
SCALE:	1"=150'
CAD I.D.:	PC141364LANDDEV-0

PROJECT:

ZONING EXHIBIT

FOR

CARDINAL CROSSING REALTY ASSOC., LP

PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT

SPROUL ROAD & REED ROAD
MARPLE TOWNSHIP
DELAWARE COUNTY
COMMONWEALTH OF PENNSYLVANIA

BOHLER ENGINEERING
1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

W.R. REARDEN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE073243

SHEET TITLE:

ZONING PLAN

SHEET NUMBER:

1
OF 1

REVISION 0

R:\SAP\CAD\ENGINEERING\PLANSET\PC141364LANDDEV1-0 — 4/14/2015 7:30:10 AM — KATHOFF