



ZONING INFORMATION:

- ZONING DISTRICT: UC OFFICE CENTER
- PROPOSED USE: MIXED USE DEVELOPMENT (PROPOSED ORDINANCE AMENDMENT)
 - BUILDING 1: RETAIL - ONE STORY
 - BUILDING 2: RESTAURANT - ONE STORY
 - BUILDING 3: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS), PARKING STRUCTURE
 - BUILDING 4: 3 STORY APARTMENTS (84 TOTAL UNITS) OVER 17,000 SF OF RETAIL
 - BUILDINGS 5 & 6: FIRST FLOOR PARKING - 3 STORY APARTMENTS ABOVE (78 TOTAL UNITS)
 - TOTAL SITE: 432 TOTAL APARTMENT UNITS & 128,157 SF OF RETAIL (DOES NOT INCLUDE OUTDOOR DINING AREA & LEASING AREA)
- ZONING ORDINANCE DIMENSIONAL REGULATIONS:

CRITERIA	CURRENT ORDINANCE	PROPOSED AMENDMENT
A. MINIMUM LOT AREA	4000	20 ACRES
B. MAXIMUM IMPERVIOUS COVERAGE	75%	75%
C. MAXIMUM BUILDING COVERAGE	25%	40%
D. MAXIMUM BUILDING HEIGHT	65 FT	65 FT
E. MINIMUM FRONT YARD	40 FT	75 FT / 50 FT
F. MINIMUM SIDE YARD	50 FT	50 FT
G. MINIMUM REAR YARD	50 FT	50 FT
H. MINIMUM PARKING SETBACK	25 FT	20 FT
- CURRENT ORDINANCE PARKING CRITERIA: 1,445 SPACES REQUIRED
 - RETAIL AND MIXED USE: 5 SPACES PER 1,000 SF GROSS FLOOR AREA (541 REQUIRED)
 - MULTI-FAMILY: 2 SPACES PER DWELLING UNIT (504 REQUIRED)
- PROPOSED ORDINANCE CRITERIA: 1,118 SPACES REQUIRED
 - RETAIL AND MIXED USE: 4 SPACES PER 1,000 SF GROSS FLOOR AREA (513 REQUIRED)
 - MULTI-FAMILY: 1.5 SPACES PER DWELLING UNIT (603 REQUIRED)
- 1,372 TOTAL PARKING SPACES PROVIDED (INCLUDES PARKING GARAGE SPACES)

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 925 14th Run Road
 West Mifflin, Pennsylvania
 15122 - 1076
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 NON-MEMBERS MUST BE CONTACTED DIRECTLY
 PA LAW REQUIRED: THESE WORKING DRAWINGS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITING AND SIGNATURE OF THE DESIGNER.

REVISED DRESHERTOWN ROAD ACCESS LOCATION	6-17-16	JCS
OWNER:	REVISION	DATE
TAX MAP PARCEL NO.: 54-00-05242-00-5	TOTAL AREA: 25.411	TOTAL LOTS: 1
MUNICIPAL FILE NO.:	DATE: 3-8-2016	SCALE: 1"=50'
SKETCH PLAN (NOT TO BE RECORDED) CONCEPTUAL SITE PLAN PROMENADE AT UPPER DUBLIN UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES 83 EAST BUTLER AVENUE, SUITE 100 NEW BRITAIN, PA 18901-0100 • (215) 348-6332 • www.gilmore-inc.com		
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