

3. ZO	NING ORDINANCE DIMENSIONAL REGULATION	DNS:	
CRITERIA		CURRENT ORDINANCE	PROPOSED AMENDMENT
A.	MINIMUM LOT AREA	ACRES	20 ACRES
В.	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

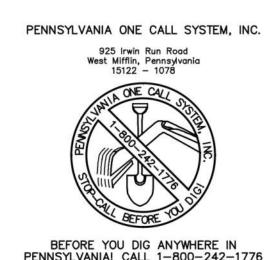
- 4. CURRENT ORDINANCE PARKING CRITERIA: 1,445 SPACES REQUIRED A. RETAIL AND MIXED USE 5 SPACES PER 1,000 S.F. GROSS FLOOR AREA (641 REQUIRED) B. MULTI-FAMILY 2 SPACES PER DWELLING UNIT (804 REQUIRED) PROPOSED ORDINANCE CRITERIA: 1,116 SPACES REQUIRED
- 1.5 SPACES PER DWELLING UNIT (603 REQUIRED) B. MULTI-FAMILY 5. 1,372 TOTAL PARKING SPACES PROVIDED (INCLUDES PARKING GARAGE SPACES).

A. RETAIL AND MIXED USE 4 SPACES PER 1,000 S.F. GROSS FLOOR AREA (513 REQUIRED)

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LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE—GROUND
OBSERVATION OF THE SITE. NO EXCAVATIONS WERE
PERFORMED IN THE PREPARATION OF THESE DRAWINGS;
THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED
APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWNGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776 ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121. NON-MEMBERS MUST BE CONTACTED DIRECTLY PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

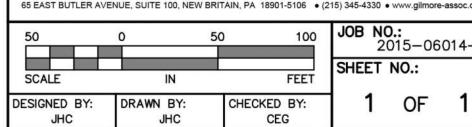


WNER:	REV.	
	TAX MAP 54-00-0	
UNICIPAL FILE NO.:	TOTAL AREA 25.411	: TOTAL
	DATE: 3-8-2016	SCALE

REVISED DRESHERTOWN ROAD ACCESS LOCATION 6-17-16 JEG DATE BY SKETCH PLAN (NOT TO BE RECORDED) CONCEPTUAL SITE PLAN PROMENADE AT UPPER DUBLIN UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA GILMORE & ASSOCIATES, INC.



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Conceptual Rendering

