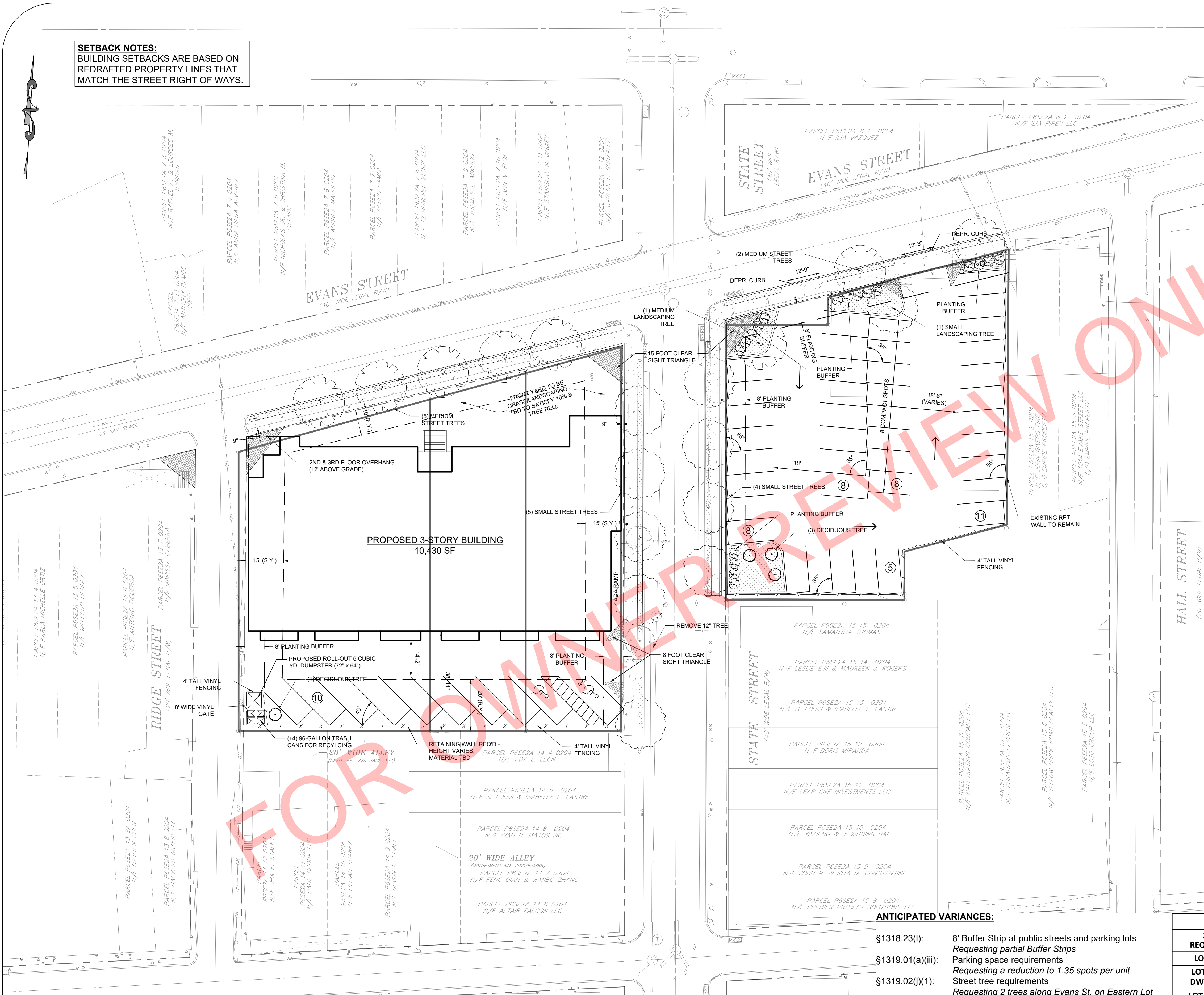


SETBACK NOTES:
BUILDING SETBACKS ARE BASED ON REDRAFTED PROPERTY LINES THAT MATCH THE STREET RIGHT OF WAYS.



PRELIMINARY SKETCH PLAN

SCALE: 1" = 20' - 0"

ANTICIPATED WAIVERS:

- \$1349.08(c): Buffer Yard planting requirements
Reduction of buffer yards does not allow for meeting of planting requirements (see \$1318.23(l) variance)
Side foundation shrub plantings
Building layout does not allow for foundation shrub plantings
- \$1349.08(f)(2):

ANTICIPATED VARIANCES:

- \$1318.23(l): 8' Buffer Strip at public streets and parking lots
Requesting partial Buffer Strips
Parking space requirements
Requesting a reduction to 1.35 spots per unit
Street tree requirements
Requesting 2 trees along Evans St. on Eastern Lot
Lot Area per Dwelling Unit
Requesting 859 SF per Dwelling Unit
Front Yard Setback
Requesting Setback of 1" Side Yard Setbacks
Requesting Setback of 9" & 9"
15-foot buffer between curbline and parking lot
Requesting reduction to 11.8' & 8.5' for Eastern Lot
Fencing around parking areas
Requesting relief for fencing along Eastern end of lot adjacent to Parcel P6SE2A 15 2 0204 (due to retaining wall on property line)
- \$1319.01(a)(iii):
- \$1319.02(j)(1):
- \$1306.01(a)(4):
- \$1319.02(g)(6):
- \$1319.03(h):

SITE INFORMATION:

PARCELS: P6SE2A 14 1 0204
P6SE2A 14 2 0204
P6SE2A 14 3 0204
P6SE2A 15 1 0204

DISTRICT: RT HIGH DENSITY RESIDENTIAL DISTRICT

PARKING REQUIREMENTS:

1.5 PARKING SPACES PER UNIT

PROPOSED 50 SPACES COMBINED

STALL SIZES TO BE 9' x 18' & 8.5' x 16'
* - \$1319.03(a)(1): "... If a lot or structure includes 40 or more spaces, a maximum of 20 percent of the spaces may include a minimum rectangular area of 8.5 by 16 feet, if such spaces are marked 'compact cars only'..."

EASTERN LOT PROPOSES 40 SPACES WITH 8 COMPACT SPACES (40 x 20% = 8 SPACES ALLOWED)

ADA REQUIREMENTS

26 TO 50 SPACES - 2 ADA SPOTS, 1 VAN ACCESSIBLE

LANDSCAPING REQUIREMENTS:

\$1349.08(f)(1) - "landscaped off-street parking and loading areas shall have a minimum of ten (10%) percent of the area represented by approved plantings. These plantings shall be in addition to any buffer plantings which may be necessary."

EASTERN LOT REQUIREMENTS:

LOT SIZE: 12,347 SF
REQ'D LANDSCAPING: 1,234.7 SF

EASTERN LOT LANDSCAPED AREAS: 1,004 SF

CREDITED PLANTINGS:
LARGE TREE: 200 SF
MEDIUM TREE: 150 SF
SMALL TREE: 100 SF

(1) ONE SMALL & (1) ONE MEDIUM TREE REQ'D TO MEET CODE

STREET TREE REQUIREMENTS:

1 street tree per 30 feet of street frontage

EASTERN LOT

Evans St. Lot Frontage: ±114'
3.8 TREES*
State St. Lot Frontage: ±109'
3.6 TREES

WESTERN LOT

Evans St. Lot Frontage: ±150'
5 TREES
State St. Lot Frontage: ±155'
5 TREES

* - PARTIAL WAIVER FROM THIS SECTION ANTICIPATED

ADDITIONAL PARKING LOT TREE REQUIREMENTS:

\$1319.02(j)(2): "... In addition, a minimum average of one deciduous tree shall be required for every 15 surface parking spaces..."

EASTERN LOT PARKING LOT TREES REQ'D: 2.7 TREES
WESTERN LOT PARKING LOT TREES REQ'D: 0.7 TREES

BUFFER YARDS:

\$1318.23(l): "In addition, an 8 feet minimum width buffer strip along a public street shall be required where new parking spaces for 10 or more vehicles are proposed to be adjacent to and visible from a public street. Such buffer strip shall include plants with an anticipated mature height of at least 4 feet and deciduous shade trees..."

* - VARIANCE ANTICIPATED FROM THIS SECTION

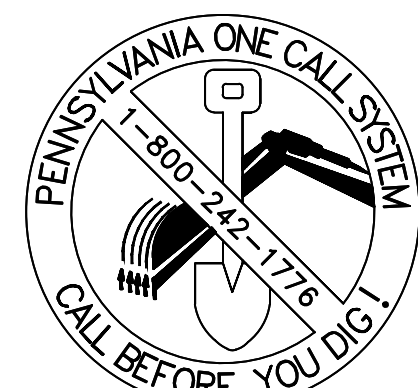
ZONING TABLE (RT DISTRICT)

ZONING REQUIREMENT	ALLOWED	EXISTING	PROPOSED
LOT SIZE (SF)	9,000	19,448	
LOT AREA PER DWELLING (SF)	1,200	-	859
LOT WIDTH (FT)	90	-	147.75
FRONT YARD (FT)	10	-	0.083
SIDE YARD (FT)	15	-	0.75 0.75
REAR YARD (FT)	20	-	38.95
HEIGHT (STORIES)	3.5	-	3.5
HEIGHT (FT)	40 *	-	35
MAX BLDG. COV.	0.8	-	0.53

* FOR EACH ONE (1) FOOT IN HEIGHT OVER THIRTY-FIVE (35) FEET, THE SIDE AND REAR YARDS SHALL BE INCREASED BY NOT LESS THAN ONE-HALF (1/2) FOOT

Drawing Notes

BEFORE YOU DIG CONTACT
PA. ONE-CALL
1-800-242-1776



PENNSYLVANIA ONE CALL SYSTEM
PA. ACT 172 OF 1986 REQUIRES THREE
WORKING DAYS NOTICE

No.	Description	Revised By	Date
A	SKETCH PLAN	JND	04.01.2024



Firm Name and Address
BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client: HH PROPERTIES
405 MURRAY LANE
MEDIA, PA 19063

Project: PROPERTY LAYOUT - EVANS STREET

Revision	Sheet
SKETCH PLAN	1
Date: APRIL 1, 2024	1 of 1
Scale: As Noted	