

	REQUIRED	PROVIDED
MIN. NET LOT SIZE	10,000 S.F.	236,436 S.F.
MIN. LOT WIDTH AT BUILDING LINE	60 FT.	599.79 FT.
MIN. BUILDING SETBACKS:		
FRONT YARD (F.Y.)	12.7 FT.	≥12.7 FT.
SIDE YARD (S.Y.)	10 FT.	≥10 FT.
REAR YARD (R.Y.)	20 FT.	≥20 FT.
MAX. LOT COVERAGE	≤80% OF NET LOT SIZE	34.3 % (81,028 S.F.)
MAX. BUILDING HEIGHT	3-1/2 STORIES OR 40 FT.	3-1/2 STORIES OR ≤40 FT.

\*SINCE NO DEVELOPMENT IS PROPOSED IN TOWAMENCIN TOWNSHIP, ZONING INFORMATION IS NOT PROVIDED.

**DENSITY CALCULATION:**

NET LOT AREA IN LOWER SALFORD TWP = 236,436 SF = 5.428 AC  
 (LEGAL R/W & EXIST. SAN. SEWER EASEMENT AREAS WERE EXCLUDED)

NON-RESIDENTIAL FLOOR AREA:

KITCHEN FOR TAVERN/BAR:	1,411 SF
TAVERN/BAR:	1,050 SF
FOYER & LAVATORIES FOR BAR TAVERN:	358 SF
VESTIBULE	113 SF
TOTAL:	2,932 SF

**# OF DWELLING UNITS THAT CAN BE BUILT**

$$A = (1+22/7,500) X [236,436 - 7,500 X ((2,932)/(1,250 + 750))]$$

$$A = 0.00040 X 225,441$$

$$A = 90.00 \text{ UNITS (ALLOWED) [49 UNITS (PROPOSED)]}$$

**SITE DATA:**

TAX PARCEL NO. 50-00-01687-00-9:  
SITE ADDRESS: 29 MAINLAND ROAD  
HARLEYVILLE, PA 19438-2519

BLOCK 016, UNIT 003  
DEED BOOK 6044, PAGE 01279  
GROSS TRACT AREA: 0.818 AC.

**TRACT AREA:**

TOTAL GROSS:	35,644	SF (0.818 AC)
-LEGAL ROW	1,380	SF (0.032 AC)
TOTAL AREA	34,264	SF (0.786 AC)

ZONING DATA		
DISTRICT: VC VILLAGE COMMERCIAL DISTRICT (WITH BOTH PUBLIC WATER AND SANITARY SEWER SERVICE)		
EXISTING USE: OFFICE		
PROPOSED USE: OFFICE & APARTMENTS		
	REQUIRED	PROVIDED
MIN. NET LOT SIZE	10,000 S.F.	34,264 S.F.
MIN. LOT WIDTH AT BUILDING LINE	60 FT.	66.0 FT.
MIN. BUILDING SETBACKS:		
FRONT YARD (F.-Y.)	12.7 FT.	≥ 12.7 FT.
SIDE YARD (S.-Y.)	10 FT.	≥ 10 FT.
REAR YARD (R.-Y.)	20 FT.	≥ 20 FT.
MAX. IMPERVIOUS COVERAGE	≤ 80%	62.6% (21,454 S.F.)
MAX. BUILDING HEIGHT	3-1/2 STORIES OR 40 FT.	3-1/2 STORIES OR 40 FT.

**DENSITY CALCULATION:**

NET LOT AREA = 34,264 = 0.786 AC  
(ULT. R/W WAS EXCLUDED)

**# OF DWELLING UNITS THAT CAN BE BUILT**

A =  $(1+2/7,500) \times [34,264 - 7,500 \times ((3,139 / 1,250 + 750))]$

A = 0.00040 X 22,493

A = 9 UNITS (ALLOWED) [9 UNITS (PROPOSED)]

NOTES: ASSUMES DENSITY CREDITS FOR (1) PRESERVING HISTORIC BUILDING & (2) COMMON DRIVEWAY USED.

PARKING ANALYSIS/CALCULATIONS:

EXISTING:

EXISTING USE:

OFFICE BUILDING AREA = 3,139 SF

PARKING SPACES REQUIRED FOR OFFICE USE ARE: 1 SPACE/275 SF

REQUIRED PARKING SPACES

OFFICE BUILDING: 3,139/275 SF      12 SPACES

EXISTING PARKING SPACES      12 SPACES

PROPOSED:

REQUIRED FOR APARTMENTS

9 UNITS X 2 SPACES = 18 SPACES

TOTAL REQUIRED PARKING SPACES: 12+18=30

PROPOSED PARKING SPACES      = 33 SPACES



TOTAL PARKING PROVIDED FOR APARTMENTS      = 12 SPACES FOR EXISTING OFFICE BUILDING

ADDITIONAL PARKING PROVIDED IN EXCESS OF REQUIRED= 3 SPACES

ADA ACCESSIBLE PARKING:

REQUIRED: OFFICE USE  
0.02 SPACE PER 1,000 GSF, MIN. OF 1 SPACE  
 $3,139 \text{ GSF} / 1,000 \times 0.02 = 1 \text{ SPACES}$

PROVIDED: 1 SPACE

AMENDED PLAN SUBMISSION FOR APARTMENTS				2/27/25	AJK		SEAL	SEAL	<table><tr><th colspan="2">MANAGER</th></tr><tr><th colspan="2">NEF</th></tr><tr><td>DESIGN</td><td>AK</td><td>CHKD. BY</td></tr><tr><td>DRAFT</td><td>AK</td><td>CHKD. BY</td></tr><tr><td>FILE</td><td>WBH-01</td><td>DATE 09.28.2021</td></tr><tr><td>NOTES</td><td colspan="2">SCALE 1" = 50'</td></tr></table>	MANAGER		NEF		DESIGN	AK	CHKD. BY	DRAFT	AK	CHKD. BY	FILE	WBH-01	DATE 09.28.2021	NOTES	SCALE 1" = 50'		 <div><b>BURSICH ASSOCIATES</b> ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS 2125 EAST HIGH STREET POTTSTOWN, PA 19464 610.323.4040</div> <div>www.bursich.com</div>	CLIENT	CREEKSIDE AT MAINLAND ASSOCIATES, LLC 404 N. SUMNEYTOWN PIKE SUITE 200 NORTH WALES PA 19454	SUBJECT	OVERALL <u>SITE PLAN &amp; LOT CONSOLIDATION PLAN</u> RECORD PLAN 3 OF 4	JOB NO.	218177.01
MANAGER																																
NEF																																
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10	REVISIONS TO SANITARY METERING FACILITIES PER TOWNSHIP COMMENTS	8/22/23	DPC	SHEET NO.	06 OF 33																											
9	REVISIONS TO SANITARY METERING FACILITIES PER TOWNSHIP COMMENTS	8/9/23	AJK	DWG. NO.	S118177																											
8	PER MCCD AND MULTIPLE TOWNSHIP CONSULTANT REVIEW LETTERS	11/16/22	DAR	LOWER SALFORD TOWNSHIP & TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA																												
7	NPDES MINOR AMENDMENT AND REVISIONS FOR FINAL PLAN SUBMISSION	9/28/22	DAR																													
6	PER MCCD REVIEW COMMENTS AUGUST 11, 2022	8/16/22	DAR																													
5	PER McMAHON REVIEW LETTER, DATED 7/25/22, REVISED 8/1/22	8/4/22	AJK																													
NO.	REVISION	DATE	BY																													