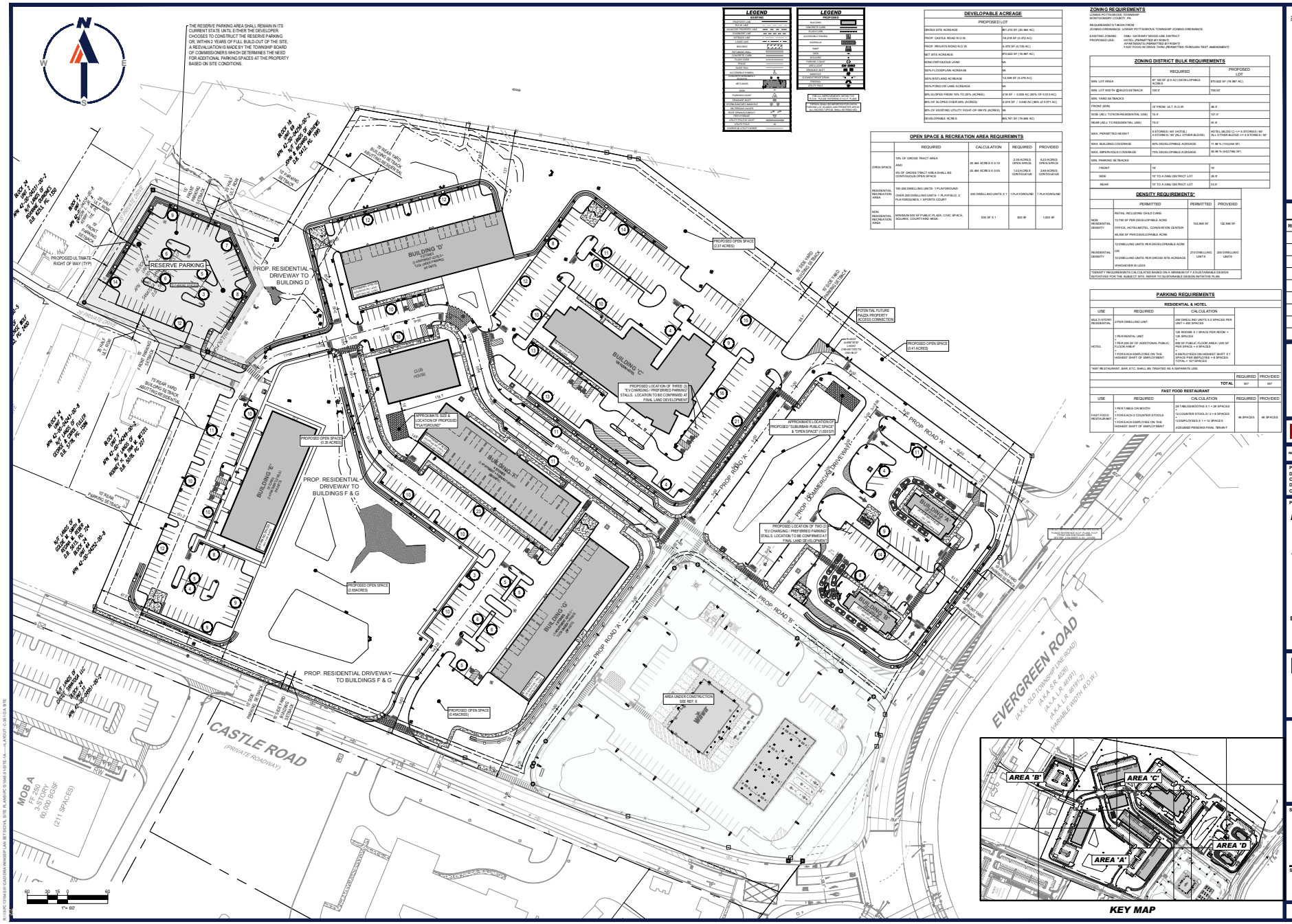

DEVELOPABLE ACREAGE	
	PROPOSED LOT
GROSS SITE ACREAGE	861,410 SF (20.464 AC)
PROP. CASTLE ROAD R.O.W.	19,218 SF (0.372 AC)
PROP. PRIVATE ROAD R.O.W.	4,201 SF (0.726 AC)
NET SITE ACREAGE	673,422 SF (15.467 AC)
NONCONTIGUOUS LAND	NA
100% FLOODPLAIN ACREAGE	NA
100% WETLAND ACREAGE	12,029 SF (0.276 AC)
100% POND OR LAKE ACREAGE	NA
50% SLOPED FROM 15% TO 25% (ACRES)	218 SF (0.005 AC) (50% OF 0.01 0 AC)
50% OF SLOPES OVER 25% (ACRES)	2,474 SF (0.060 AC) (50% of 0.071 AC)
50% OF EXISTING UTILITY RIGHT-OF-WAYS (ACRES)	NA
DEVELOPABLE ACRES	663,791 SF (15.665 AC)

OPEN SPACE & RECREATION AREA REQUIREMNTS				
	REQUIRED	CALCULATION	REQUIRED	PROVIDED
OPEN SPACE	15% OF GROSS TRACT AREA AND 6% OF GROSS TRACT AREA SHALL BE CONTIGUOUS OPEN SPACE	20.464 ACRES X 0.15 / 20.464 ACRES X 0.025	2.55 ACRES OPEN SPACE / 1.53 ACRES CONTIGUOUS	6.23 ACRES OPEN SPACE / 2.65 ACRES CONTIGUOUS
RESIDENTIAL RECREATION AREA	100-200 DWELLING UNITS: 1 PLAYGROUND OVER 200 DWELLING UNITS: 1 PLAYFIELD, 2 PLAYGROUNDS, 1 SPORTS COURT	200 DWELLING UNITS X 1	1 PLAYGROUND	1 PLAYGROUND
NON RESIDENTIAL RECREATION AREA	MINIMUM 500 SF PUBLIC PLAZA, CIVIC SPACE, SQUARE, COURTYARD AREA	500 SF X 1	500 SF	1,000 SF

ZONING REQUIREMENTS

LOWER POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY, PA

REQUIREMENTS TAKEN FROM:
ZONING ORDINANCE: LOWER POTTSGROVE TOWNSHIP ZONING ORDINANCE

EXISTING ZONING: GMU - GATEWAY MIXED-USE DISTRICT
PROPOSED USE: HOTEL (PERMITTED BY-RIGHT)
APARTMENTS (PERMITTED BY-RIGHT)
FAST FOOD W/ DRIVE THRU (PERMITTED THROUGH TEXT AMENDMENT)

ZONING DISTRICT BULK REQUIREMENTS		
	REQUIRED	PROPOSED LOT
MIN. LOT AREA	87,120 SF (2.0 AC) DEVELOPABLE ACRES	670,422 SF (15.387 AC)
MIN. LOT WIDTH @ BUILDING SETBACK	100.0'	739.03'
MIN. YARD SETBACKS		
FRONT (MIN)	10' FROM ULT. R.O.W.	96.8'
SIDE (ADJ. TO NON-RESIDENTIAL USE)	15.0'	121.0'
REAR (ADJ. TO RESIDENTIAL USE)	75.0'	91.6'
MAX. PERMITTED HEIGHT	6 STORIES / 65' (HOTEL) 4 STORIES / 50' (ALL OTHER BLDGS)	HOTEL (BLDG C) <= 5 STORIES / 65' ALL OTHER BLDGS <= 4 STORIES / 50'
MAX. BUILDING COVERAGE	60% DEVELOPABLE ACREAGE	11.98 % (114,244 SF)
MAX. IMPERVIOUS COVERAGE	75% DEVELOPABLE ACREAGE	60.99 % (442,746 SF)
MIN. PARKING SETBACKS		
FRONT	10'	10'
SIDE	10' TO A GMU DISTRICT LOT	25.9'
REAR	10' TO A GMU DISTRICT LOT	33.6'

DENSITY REQUIREMENTS*

	PERMITTED	PERMITTED	PROVIDED
NON-RESIDENTIAL DENSITY	RETAIL INCLUDING CHILD CARE: 13,700 SF PER DEVELOPABLE ACRE OFFICE, HOTEL/MOTEL, CONVENTION CENTER: 68,000 SF PER DEVELOPABLE ACRE	132,968 SF	132,968 SF
RESIDENTIAL DENSITY	12 DWELLING UNITS PER DEVELOPABLE ACRE OR 10 DWELLING UNITS PER GROSS SITE ACREAGE WHICHEVER IS LESS	210 DWELLING UNITS	200 DWELLING UNITS

*DENSITY REQUIREMENTS CALCULATED BASED ON A MINIMUM OF 5 SUSTAINABLE DESIGN INITIATIVES FOR THE SUBJECT SITE. REFER TO SUSTAINABLE DESIGN INITIATIVE PLAN.

PARKING REQUIREMENTS

RESIDENTIAL & HOTEL

USE	REQUIRED	CALCULATION	REQUIRED	PROVIDED
MULTI-STORY RESIDENTIAL	2 PER DWELLING UNIT	200 DWELLING UNITS X 2 SPACES PER UNIT = 400 SPACES		
HOTEL	1 PER RENTAL UNIT 1 PER 200 SF OF ADDITIONAL PUBLIC FLOOR AREA* 1 PER EACH EMPLOYEE ON THE HIGHEST SHIFT OF EMPLOYMENT	126 ROOMS X 1 SPACE PER ROOM = 126 SPACES 850 SF PUBLIC FLOOR AREA / 200 SF PER SPACE = 4 SPACES 8 EMPLOYEES ON HIGHEST SHIFT X 1 SPACE PER EMPLOYEE = 8 SPACES TOTAL = 137 SPACES		

*ANY RESTAURANT, BAR, ETC. SHALL BE TREATED AS A SEPARATE USE.

	REQUIRED	PROVIDED
TOTAL	537	537

FAST FOOD RESTAURANT

USE	REQUIRED	CALCULATION	REQUIRED	PROVIDED
FAST FOOD RESTAURANT	1 PER TABLE OR BOOTH 1 PER EACH 2 COUNTER STOOLS 1 PER EACH EMPLOYEE ON THE HIGHEST SHIFT OF EMPLOYMENT	28 TABLES/BOOTHS X 1 = 28 SPACES 12 COUNTER STOOLS / 2 = 6 SPACES 12 EMPLOYEES X 1 = 12 SPACES ASSUMED PENDING FINAL TENANT	46 SPACES	46 SPACES

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / APPROVED
1	08/09/2024	GENERAL REVISIONS	MCM / EAB

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PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PC131045.01
DRAWN BY: MCM
CHECKED BY: EAB
DATE: 04/12/2024
CAD I.D.: PC131045.01-SITE-1A

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

SANATOGA LAND HOLDINGS, L.P.

PROPOSED MIXED-USE DEVELOPMENT

EVERGREEN ROAD & CASTLE ROAD
LOWER POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY, PA
19464

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CHALFONT, PA 18914
Phone: (215) 996-9100
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www.BohlerEngineering.com

E.A. BRITZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE037484

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-301

REVISION 1 - 08/09/2024