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PROJECT No.: PC201250  
 DRAWN BY: JHT / BCG  
 CHECKED BY: CDP  
 DATE: 8/4/2023  
 CAD ID: PC201250-LDVP-0C

**PRELIMINARY/  
 FINAL LAND  
 DEVELOPMENT  
 PLANS**  
 FOR

**JERC PARTNERS  
 LXIX, LLC**

PROPOSED RESIDENTIAL  
 DEVELOPMENT

21-23, 37 NORTH YORK ROAD  
 HATBORO BOROUGH  
 MONTGOMERY COUNTY  
 PENNSYLVANIA, 19044

**BOHLER**  
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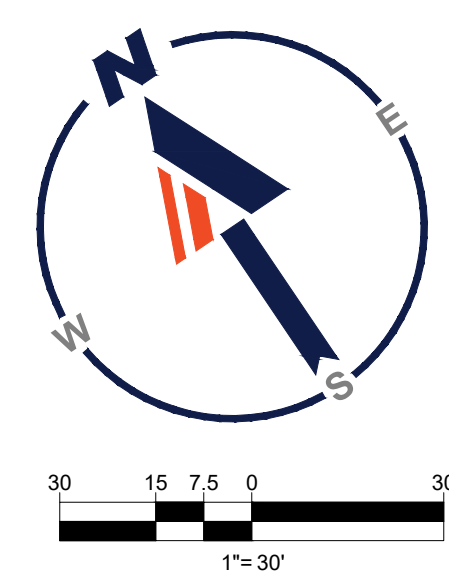
**C.D. PUZINAS**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE No. PE083200

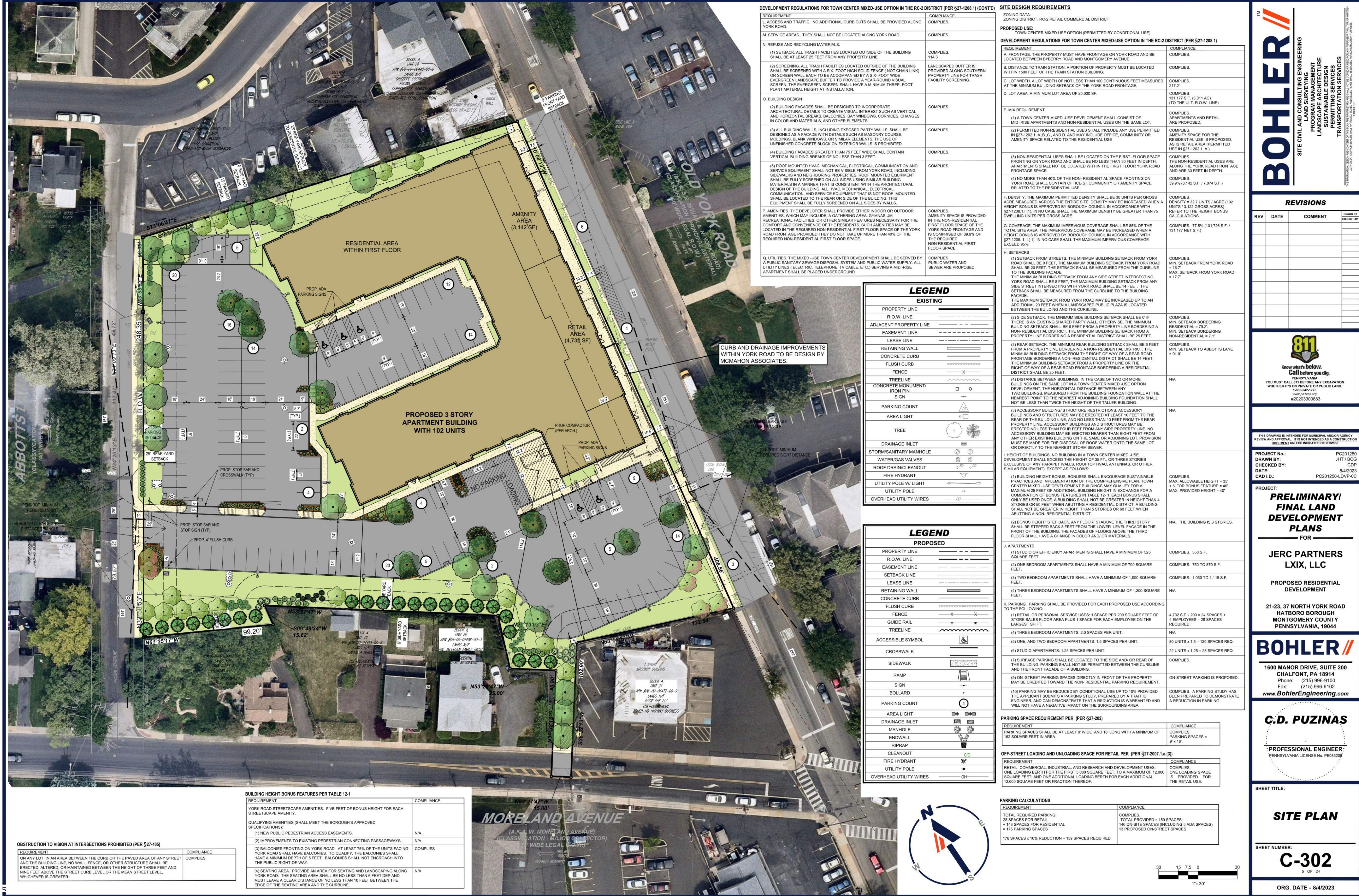
SHEET TITLE:

**AERIAL PLAN**

SHEET NUMBER:  
**C-803**  
 20 OF 24

ORG. DATE - 8/4/2023





**DEVELOPMENT REGULATIONS FOR TOWN CENTER MIXED-USE OPTION IN THE RC-2 DISTRICT (PER §27-1208.1) (CONT'D)**

REQUIREMENT	COMPLIANCE
L. ACCESS AND TRAFFIC. NO ADDITIONAL CURB CUTS SHALL BE PROVIDED ALONG YORK ROAD.	COMPLIES.
M. SERVICE AREAS. THEY SHALL NOT BE LOCATED ALONG YORK ROAD.	COMPLIES.
N. REFUSE AND RECYCLING MATERIALS.	
(1) SETBACK. ALL TRASH FACILITIES LOCATED OUTSIDE OF THE BUILDING SHALL BE AT LEAST 25 FEET FROM ANY PROPERTY LINE.	COMPLIES. 114.2'
(2) SCREENING. ALL TRASH FACILITIES LOCATED OUTSIDE OF THE BUILDING SHALL BE SCREENED WITH A SIX FOOT HIGH SOLID FENCE (NOT CHAIN LINK) OR SCREEN WALL EACH TO BE ACCOMPANIED BY A SIX FOOT WIDE EVERGREEN LANDSCAPE BUFFER TO PROVIDE A NEARBY VISUAL SCREEN. THE EVERGREEN SCREEN SHALL HAVE A MINIMUM THREE FOOT PLANT MATERIAL HEIGHT AT INSTALLATION.	LANDSCAPED BUFFER IS PROVIDED ALONG SOUTHERN PROPERTY LINE FOR TRASH FACILITY SCREENING.
O. BUILDING DESIGN	
(1) BUILDING FACADES SHALL BE DESIGNED TO INCORPORATE ARCHITECTURAL DETAILS TO CREATE VISUAL INTEREST SUCH AS VERTICAL AND HORIZONTAL BREAKS, BALCONIES, BAY WINDOWS, CORNICES, CHANGES IN COLOR AND MATERIALS, AND OTHER ELEMENTS.	COMPLIES.
(2) ALL BUILDING WALLS, INCLUDING EXPOSED PARTY WALLS, SHALL BE DESIGNED AS A FACADE WITH DETAILS SUCH AS MASONRY COURSE, MOLDINGS, BLANK WINDOWS, OR SIMILAR ELEMENTS. THE USE OF UNFINISHED CONCRETE BLOCK ON EXTERIOR WALLS IS PROHIBITED.	COMPLIES.
(3) BUILDING FACADES GREATER THAN 75 FEET SHALL CONTAIN VERTICAL BUILDING BREAKS OF NO LESS THAN 3 FEET.	COMPLIES.
(4) ROOF MOUNTED HVAC, MECHANICAL, ELECTRICAL, COMMUNICATION AND SERVICE EQUIPMENT SHALL NOT BE VISIBLE FROM YORK ROAD, INCLUDING SIDEWALKS AND NEIGHBORING PROPERTIES. ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED ON ALL SIDES USING SIMILAR BUILDING MATERIALS IN A MANNER THAT IS CONSISTENT WITH THE ARCHITECTURAL DESIGN OF THE BUILDING. ALL HVAC, MECHANICAL, ELECTRICAL, COMMUNICATION, AND SERVICE EQUIPMENT THAT IS NOT ROOF MOUNTED SHALL BE LOCATED TO THE REAR OR SIDE OF THE BUILDING. THIS EQUIPMENT SHALL BE FULLY SCREENED ON ALL SIDES BY WALLS.	COMPLIES.
P. AMENITIES. THE DEVELOPER SHALL PROVIDE EITHER INDOOR OR OUTDOOR AMENITIES, WHICH MAY INCLUDE, A GATHERING AREA, GYMNASIUM, RECREATIONAL FACILITIES, OR OTHER SIMILAR FEATURES NECESSARY FOR THE COMFORT AND CONVENIENCE OF THE RESIDENTS. SUCH AMENITIES MAY BE LOCATED IN THE REQUIRED NON-RESIDENTIAL FIRST FLOOR SPACE OF THE YORK ROAD FRONTAGE PROVIDED THEY DO NOT TAKE UP MORE THAN 40% OF THE REQUIRED NON-RESIDENTIAL FIRST FLOOR SPACE.	COMPLIES. AMENITY SPACE IS PROVIDED IN THE NON-RESIDENTIAL FIRST FLOOR SPACE OF THE YORK ROAD FRONTAGE AND IS COMPRISED OF 39.9% OF THE REQUIRED NON-RESIDENTIAL FIRST FLOOR SPACE.
Q. UTILITIES. THE MIXED-USE TOWN CENTER DEVELOPMENT SHALL BE SERVED BY A PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM AND PUBLIC WATER SUPPLY. ALL UTILITY LINES (ELECTRIC, TELEPHONE, TV CABLE, ETC.) SERVING A MID-RISE APARTMENT SHALL BE PLACED UNDERGROUND.	COMPLIES. PUBLIC WATER AND SEWER ARE PROPOSED.

**SITE DESIGN REQUIREMENTS**

ZONING DATA:  
ZONING DISTRICT: RC-2 RETAIL, COMMERCIAL DISTRICT

PROPOSED USE:  
TOWN CENTER MIXED-USE OPTION (PERMITTED BY CONDITIONAL USE)

**DEVELOPMENT REGULATIONS FOR TOWN CENTER MIXED-USE OPTION IN THE RC-2 DISTRICT (PER §27-1208.1)**

REQUIREMENT	COMPLIANCE
A. FRONTAGE. THE PROPERTY MUST HAVE FRONTAGE ON YORK ROAD AND BE LOCATED BETWEEN BYBERRY ROAD AND MONTGOMERY AVENUE.	COMPLIES.
B. DISTANCE TO TRAIN STATION. A PORTION OF PROPERTY MUST BE LOCATED WITHIN 1500 FEET OF THE TRAIN STATION.	COMPLIES. 2172'
C. LOT WIDTH. A LOT WIDTH OF NOT LESS THAN 100 CONTIGUOUS FEET MEASURED AT THE MINIMUM BUILDING SETBACK OF THE YORK ROAD FRONTAGE.	COMPLIES. 131,177 S.F. (3.01 AC) (TO THE ULT. R.O.W. LINE)
D. LOT AREA. A MINIMUM LOT AREA OF 25,000 SF.	COMPLIES. 131,177 S.F. (3.01 AC) (TO THE ULT. R.O.W. LINE)
E. MIX REQUIREMENT	
(1) A TOWN CENTER MIXED-USE DEVELOPMENT SHALL CONSIST OF MID-RISE APARTMENTS AND NON-RESIDENTIAL USES ON THE SAME LOT.	COMPLIES. APARTMENTS AND RETAIL ARE PROPOSED.
(2) PERMITTED NON-RESIDENTIAL USES SHALL INCLUDE ANY USE PERMITTED IN §27-1202.1 A, B, C, AND D, AND MAY INCLUDE OFFICE, COMMUNITY OR AMENITY SPACE RELATED TO THE RESIDENTIAL USE.	COMPLIES. AMENITY SPACE FOR THE RESIDENTIAL USE IS PROPOSED, AS IS RETAIL AREA PERMITTED USE IN §27-1202.1 A.)
(3) NON-RESIDENTIAL USES SHALL BE LOCATED ON THE FIRST FLOOR SPACE FRONTING ON YORK ROAD AND SHALL BE NO LESS THAN 30 FEET IN DEPTH. APARTMENTS SHALL NOT BE LOCATED WITHIN THE FIRST FLOOR YORK ROAD FRONTAGE SPACE.	COMPLIES. THE NON-RESIDENTIAL USES ARE ALONG THE YORK ROAD FRONTAGE AND ARE 30 FEET IN DEPTH.
(4) NO MORE THAN 40% OF THE NON-RESIDENTIAL SPACE FRONTING ON YORK ROAD SHALL CONTAIN OFFICES, COMMUNITY OR AMENITY SPACE RELATED TO THE RESIDENTIAL USE.	COMPLIES. 39.9% (3,142 S.F. / 7,874 S.F.)
F. DENSITY. THE MAXIMUM PERMITTED DENSITY SHALL BE 30 UNITS PER GROSS ACRE MEASURED ACROSS THE ENTIRE SITE. DENSITY MAY BE INCREASED WHEN A HEIGHT BONUS IS APPROVED BY BOROUGH COUNCIL, IN ACCORDANCE WITH §27-1208.1 (1), IN NO CASE SHALL THE MAXIMUM DENSITY BE GREATER THAN 75 DWELLING UNITS PER GROSS ACRE.	COMPLIES. DENSITY = 32.7 UNITS / ACRE (102 UNITS / 3,122 GROSS ACRES) REFER TO THE HEIGHT BONUS CALCULATIONS.
G. COVERAGE. THE MAXIMUM IMPERVIOUS COVERAGE SHALL BE 85% OF THE TOTAL SITE AREA. THE IMPERVIOUS COVERAGE MAY BE INCREASED WHEN A HEIGHT BONUS IS APPROVED BY BOROUGH COUNCIL, IN ACCORDANCE WITH §27-1208.1 (1), IN NO CASE SHALL THE MAXIMUM IMPERVIOUS COVERAGE EXCEED 95%.	COMPLIES. 77.5% (101,726 S.F. / 131,177 NET S.F.)
H. SETBACKS	
(1) SETBACK FROM STREETS. THE MINIMUM BUILDING SETBACK FROM YORK ROAD SHALL BE 25 FEET. THE MINIMUM BUILDING SETBACK FROM YORK ROAD SHALL BE 20 FEET. THE SETBACK SHALL BE MEASURED FROM THE CURBLINE TO THE BUILDING FACADE.	COMPLIES. MIN. SETBACK FROM YORK ROAD = 16.7' MAX. SETBACK FROM YORK ROAD = 17.2'
(2) SIDE SETBACK. THE MINIMUM SIDE BUILDING SETBACK SHALL BE 6 FEET IF THERE IS AN EXISTING SHARED PARTY WALL. OTHERWISE, THE MINIMUM BUILDING SETBACK SHALL BE 6 FEET FROM A PROPERTY LINE BORDERING A NON-RESIDENTIAL DISTRICT. THE MINIMUM BUILDING SETBACK FROM ANY PROPERTY LINE BORDERING A RESIDENTIAL DISTRICT SHALL BE 25 FEET.	COMPLIES. MIN. SETBACK BORDERING RESIDENTIAL = 79.2' MIN. SETBACK BORDERING NON-RESIDENTIAL = 17.1'
(3) REAR SETBACK. THE MINIMUM REAR BUILDING SETBACK SHALL BE 6 FEET FROM A PROPERTY LINE BORDERING A NON-RESIDENTIAL DISTRICT. THE MINIMUM BUILDING SETBACK FROM THE RIGHT-OF-WAY OF A REAR ROAD FRONTING A NON-RESIDENTIAL DISTRICT SHALL BE 14 FEET. THE MINIMUM BUILDING SETBACK FROM A PROPERTY LINE OR THE RIGHT-OF-WAY OF A REAR ROAD FRONTING A RESIDENTIAL DISTRICT SHALL BE 25 FEET.	COMPLIES. MIN. SETBACK TO ABBOTTS LANE = 91.0'
(4) DISTANCE BETWEEN BUILDINGS. IN THE CASE OF TWO OR MORE BUILDINGS ON THE SAME LOT IN A TOWN CENTER MIXED-USE OPTION DEVELOPMENT, THE HORIZONTAL DISTANCE BETWEEN ANY TWO BUILDINGS, MEASURED FROM THE BUILDING FOUNDATION WALL AT THE NEAREST POINT TO THE NEAREST ADJOINING BUILDING FOUNDATION WALL SHALL NOT BE LESS THAN TWICE THE HEIGHT OF THE TALLER BUILDING.	N/A.
(5) ACCESSORY BUILDING STRUCTURE RESTRICTIONS. ACCESSORY BUILDINGS AND STRUCTURES MAY BE ERRECTED AT LEAST 10 FEET TO THE REAR OF THE BUILDING LINE, AND NO LESS THAN 10 FEET FROM THE REAR PROPERTY LINE. ACCESSORY BUILDINGS AND STRUCTURES MAY BE ERRECTED NO LESS THAN FOUR FEET FROM ANY SIDE PROPERTY LINE. NO ACCESSORY BUILDING MAY BE ERRECTED NEARER THAN EIGHT FEET FROM ANY OTHER EXISTING BUILDING ON THE SAME OR ADJOINING LOT. PROVISION MUST BE MADE FOR THE DISPOSAL OF ROOF WATER ONTO THE SAME LOT OR DIRECTLY TO THE NEAREST STORM SEWER.	N/A.
I. HEIGHT OF BUILDINGS. NO BUILDING IN A TOWN CENTER MIXED-USE DEVELOPMENT SHALL EXCEED THE HEIGHT OF 36 FT. OR THREE STORIES EXCLUSIVE OF ANY PARAPET WALLS, ROOFTOP HVAC, ANTENNAS, OR OTHER SIMILAR EQUIPMENT, EXCEPT AS FOLLOWS:	
(1) BUILDING HEIGHT BONUS. BONUS FEES SHALL ENCOURAGE SUSTAINABLE PRACTICES AND IMPLEMENTATION OF THE COMPREHENSIVE PLAN. TOWN CENTER MIXED-USE DEVELOPMENT BUILDINGS MAY QUALIFY FOR A MAXIMUM 25 FEET OF ADDITIONAL BUILDING HEIGHT IN EXCHANGE FOR A COMBINATION OF BONUS FEATURES IN TABLE 12-1. EACH BONUS SHALL ONLY BE USED ONCE. A BUILDING SHALL NOT BE GREATER IN HEIGHT THAN 4 STORIES OR 50 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT. A BUILDING SHALL NOT BE GREATER IN HEIGHT THAN 5 STORIES OR 60 FEET WHEN ABUTTING A NON-RESIDENTIAL DISTRICT.	COMPLIES. MAX. ALLOWABLE HEIGHT = 39' + 5' FOR BONUS FEATURE = 44' MAX. PROVIDED HEIGHT = 40'
(2) BONUS HEIGHT STEP BACK. ANY FLOOR(S) ABOVE THE THIRD STORY SHALL BE STEPPED BACK 8 FEET FROM THE LOWER LEVEL FACADE IN THE FRONT OF THE BUILDING. THE FACADES OF FLOORS ABOVE THE THIRD FLOOR SHALL HAVE A CHANGE IN COLOR AND MATERIALS.	N/A. THE BUILDING IS 3 STORIES.
J. APARTMENTS	
(1) STUDIO OR EFFICIENCY APARTMENTS SHALL HAVE A MINIMUM OF 625 SQUARE FEET.	COMPLIES. 550 S.F.
(2) ONE BEDROOM APARTMENTS SHALL HAVE A MINIMUM OF 700 SQUARE FEET.	COMPLIES. 750 TO 870 S.F.
(3) TWO BEDROOM APARTMENTS SHALL HAVE A MINIMUM OF 1,000 SQUARE FEET.	COMPLIES. 1,030 TO 1,115 S.F.
(4) THREE BEDROOM APARTMENTS SHALL HAVE A MINIMUM OF 1,200 SQUARE FEET.	N/A.
K. PARKING. PARKING SHALL BE PROVIDED FOR EACH PROPOSED USE ACCORDING TO THE FOLLOWING:	
(1) RETAIL OR PERSONAL SERVICE USES: 1 SPACE PER 200 SQUARE FEET OF STORE SALES FLOOR AREA PLUS 1 SPACE FOR EACH EMPLOYEE ON THE LARGEST SHEET.	4,732 S.F. / 200 = 24 SPACES + 4 EMPLOYEES = 28 SPACES REQUIRED
(2) THREE BEDROOM APARTMENTS: 2.0 SPACES PER UNIT.	N/A.
(3) ONE AND TWO BEDROOM APARTMENTS: 1.5 SPACES PER UNIT.	80 UNITS x 1.5 = 120 SPACES REQ.
(4) STUDIO APARTMENTS: 1.25 SPACES PER UNIT.	22 UNITS x 1.25 = 28 SPACES REQ.
(5) SURFACE PARKING SHALL BE LOCATED TO THE SIDE AND/OR REAR OF THE BUILDING. PARKING SHALL NOT BE PERMITTED BETWEEN THE CURBLINE AND THE FRONT FACADE OF A BUILDING.	COMPLIES.
(6) ON-STREET PARKING SPACES DIRECTLY IN FRONT OF THE PROPERTY MAY BE CREDITED TOWARD THE NON-RESIDENTIAL PARKING REQUIREMENT.	ON-STREET PARKING IS PROPOSED.
(7) PARKING MAY BE REDUCED BY CONDITIONAL USE UP TO 10% PROVIDED THE APPLICANT SUBMITS A PARKING STUDY, PREPARED BY A TRAFFIC ENGINEER, AND CAN DEMONSTRATE THAT A REDUCTION IS WARRANTED AND WILL NOT HAVE A NEGATIVE IMPACT ON THE SURROUNDING AREA.	COMPLIES. A PARKING STUDY HAS BEEN PREPARED TO DEMONSTRATE A REDUCTION IN PARKING.

**LEGEND**

EXISTING

PROPERTY LINE	---
R.O.W. LINE	----
ADJACENT PROPERTY LINE	- - - -
EASEMENT LINE	- · - ·
LEASE LINE	· - · -
RETAINING WALL	=====
CONCRETE CURB	=====
FLUSH CURB	=====
FENCE	-----
TREELINE	=====
CONCRETE MONUMENT/IRON PIN	□
SIGN	□
PARKING COUNT	△
AREA LIGHT	△
TREE	○
DRAINAGE INLET	○
STORM/SANITARY MANHOLE	○
WATER/GAS VALVES	○
ROOF DRAIN/CLEANOUT	○
FIRE HYDRANT	○
UTILITY POLE W/ LIGHT	○
UTILITY POLE	○
OVERHEAD UTILITY WIRES	—○—

**LEGEND**

PROPOSED

PROPERTY LINE	---
R.O.W. LINE	----
EASEMENT LINE	- - - -
SETBACK LINE	- · - ·
LEASE LINE	· - · -
RETAINING WALL	=====
CONCRETE CURB	=====
FLUSH CURB	=====
FENCE	-----
GUIDE RAIL	-----
TREELINE	=====
ACCESSIBLE SYMBOL	♿
CROSSWALK	=====
SIDEWALK	=====
RAMP	=====
SIGN	□
BOLLARD	•
PARKING COUNT	△
AREA LIGHT	△
DRAINAGE INLET	○
MANHOLE	○
ENDWALL	○
RIPRAP	○
CLEANOUT	○
FIRE HYDRANT	○
UTILITY POLE	○
OVERHEAD UTILITY WIRES	—○—

**PARKING SPACE REQUIREMENT PER (PER §27-202)**

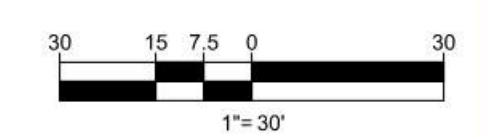
REQUIREMENT	COMPLIANCE
PARKING SPACES SHALL BE AT LEAST 9' WIDE AND 18' LONG WITH A MINIMUM OF 162 SQUARE FEET IN AREA.	COMPLIES. PARKING SPACES = 9' x 18'

**OFF-STREET LOADING AND UNLOADING SPACE FOR RETAIL PER (PER §27-207.1.a.(3))**

REQUIREMENT	COMPLIANCE
RETAIL, COMMERCIAL, INDUSTRIAL AND RESEARCH AND DEVELOPMENT USES: ONE LOADING BERTH FOR THE FIRST 5,000 SQUARE FEET, TO A MAXIMUM OF 12,000 SQUARE FEET; AND ONE ADDITIONAL LOADING BERTH FOR EACH ADDITIONAL 12,000 SQUARE FEET OR FRACTION THEREOF.	COMPLIES. ONE LOADING SPACE IS PROVIDED FOR THE RETAIL USE.

**PARKING CALCULATIONS**

REQUIREMENT	COMPLIANCE
TOTAL REQUIRED PARKING: 28 SPACES FOR RETAIL + 148 SPACES FOR RESIDENTIAL + 176 SPACES	COMPLIES. TOTAL PROVIDED = 159 SPACES; 146 ON-SITE SPACES (INCLUDING ADA SPACES) + 13 PROPOSED ON-STREET SPACES
176 SPACES x 10% REDUCTION = 159 SPACES REQUIRED	



**OBSTRUCTION TO VISION AT INTERSECTIONS PROHIBITED (PER §27-405)**

REQUIREMENT	COMPLIANCE
ON ANY LOT, IN AN AREA BETWEEN THE CURB OR THE PAVED AREA OF ANY STREET AND THE BUILDING LINE, NO WALL, FENCE, OR OTHER STRUCTURE SHALL BE ERRECTED, ALTERED, OR MAINTAINED BETWEEN THE HEIGHT OF THREE FEET AND NINE FEET ABOVE THE STREET CURB LEVEL OR THE MEAN STREET LEVEL, WHICHEVER IS GREATER.	COMPLIES.

**BUILDING HEIGHT BONUS FEATURES PER TABLE 12-1**

REQUIREMENT	COMPLIANCE
YORK ROAD STREETSCAPE AMENITIES. FIVE FEET OF BONUS HEIGHT FOR EACH STREETSCAPE AMENITY.	
QUALIFYING AMENITIES (SHALL MEET THE BOROUGH'S APPROVED SPECIFICATIONS):	
(1) NEW PUBLIC PEDESTRIAN ACCESS EASEMENTS.	N/A.
(2) IMPROVEMENTS TO EXISTING PEDESTRIAN CONNECTING PASSAGEWAYS.	N/A.
(3) BALCONIES FRONTING ON YORK ROAD. AT LEAST 75% OF THE UNITS FACING YORK ROAD SHALL HAVE BALCONIES. TO QUALIFY, THE BALCONIES SHALL HAVE A MINIMUM DEPTH OF 5 FEET. BALCONIES SHALL NOT ENCRUSH INTO THE PUBLIC RIGHT-OF-WAY.	COMPLIES.
(4) SEATING AREA. PROVIDE AN AREA FOR SEATING AND LANDSCAPING ALONG YORK ROAD. THE SEATING AREA SHALL BE NO LESS THAN 6 FEET DEEP AND MUST LEAVE A CLEAR DISTANCE OF NO LESS THAN 10 FEET BETWEEN THE EDGE OF THE SEATING AREA AND THE CURBLINE.	N/A.

**MORELAND AVENUE**  
(A.K.A. W. MORELAND AVENUE)  
(CLASSIFICATION: MAJOR COLLECTOR)  
WIDE LEGAL TURN

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
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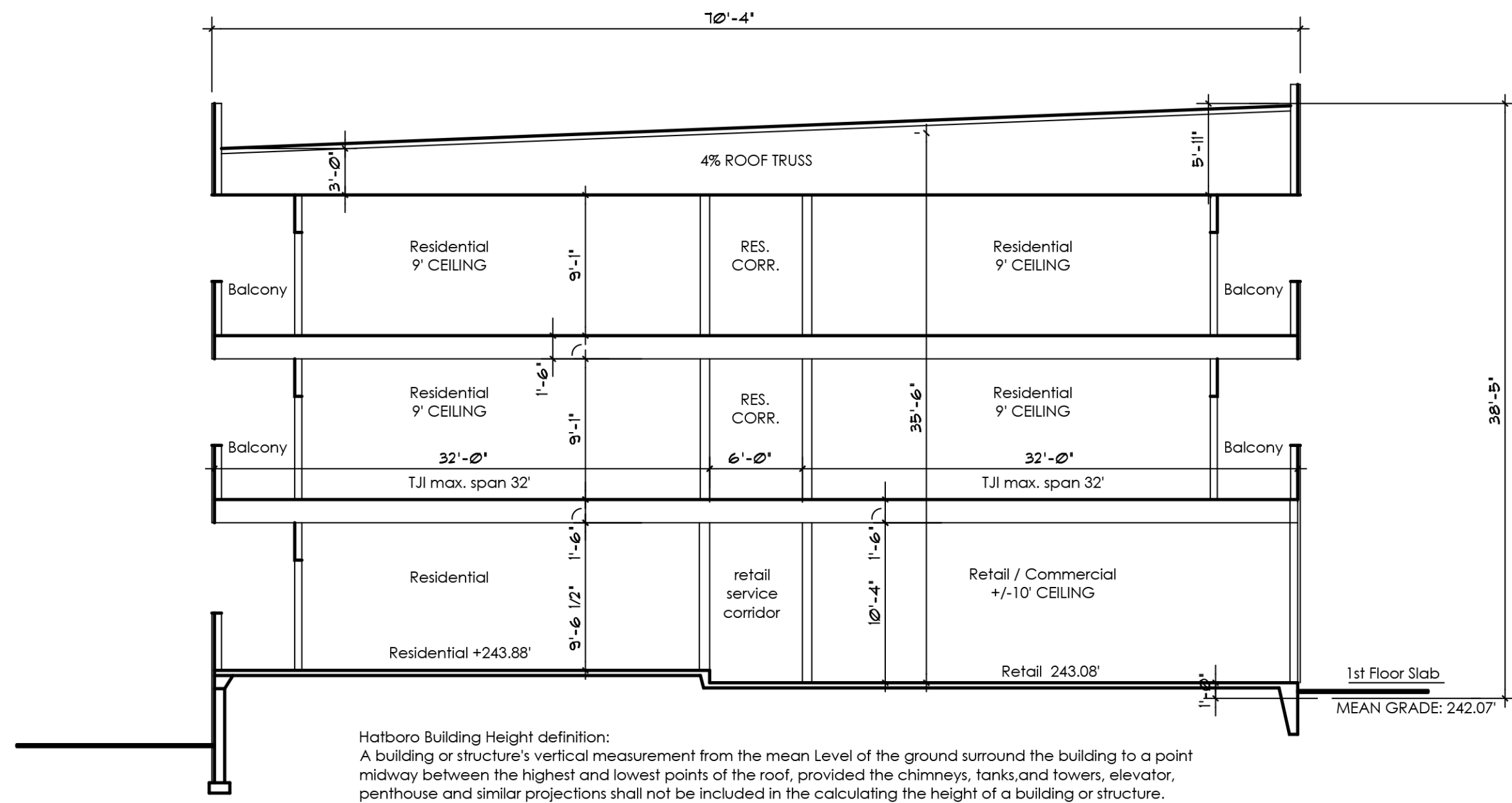
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FOR  
**JERC PARTNERS LXIX, LLC**  
PROPOSED RESIDENTIAL DEVELOPMENT  
21-23, 37 NORTH YORK ROAD  
HATBORO BOROUGH  
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PROFESSIONAL ENGINEER  
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SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C-302**  
5 OF 24  
ORG. DATE - 8/4/2023



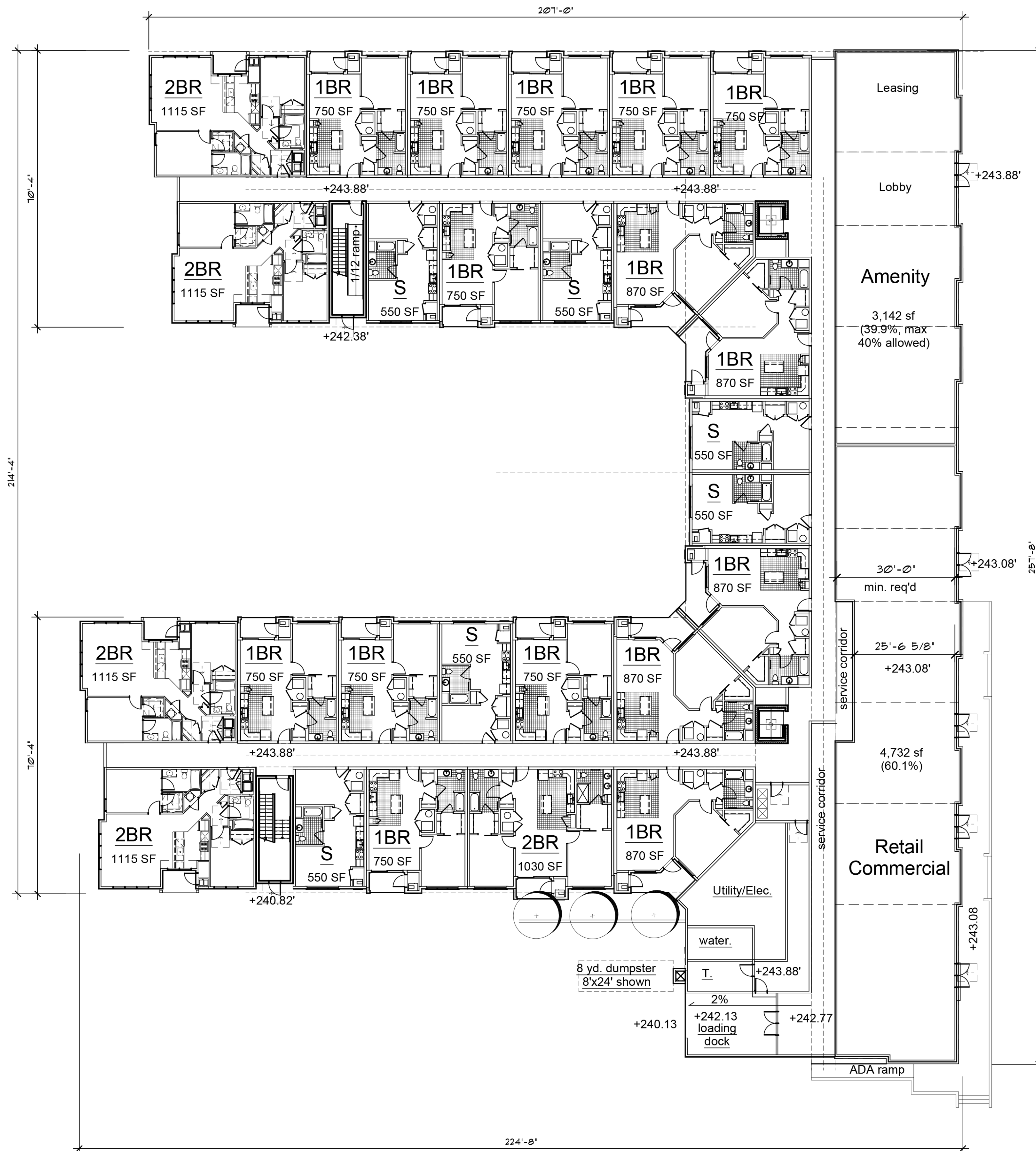
**BUILDING SECTION / HEIGHT DIAGRAM**

1/16" = 1'-0"

**DEVELOPMENT PROGRAM**

TOTAL LOT AREA: 3.011 AC  
 TOTAL DU PROPOSED: 102 DU  
 TOTAL PARKING PROPOSED: 159 SP  
 PROPOSED RETAIL SPACE: 4,732 SF (60.1%)  
 (EXCLUDES LOADING DOCK AND SERVICE CORRIDOR)  
 PROPOSED AMENITY: 3,142 SF (39.9%)

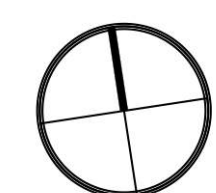
SF	STUDIO	1 BR	1 BR	1 BR	2 BR	2 BR	TOTAL
3RD	8	17	2	5	1	5	38
2ND	8	17	2	5	1	5	38
1ST	6	10	0	5	1	4	26
<b>TOTAL</b>	<b>22</b>	<b>44</b>	<b>4</b>	<b>15</b>	<b>3</b>	<b>14</b>	<b>102</b>

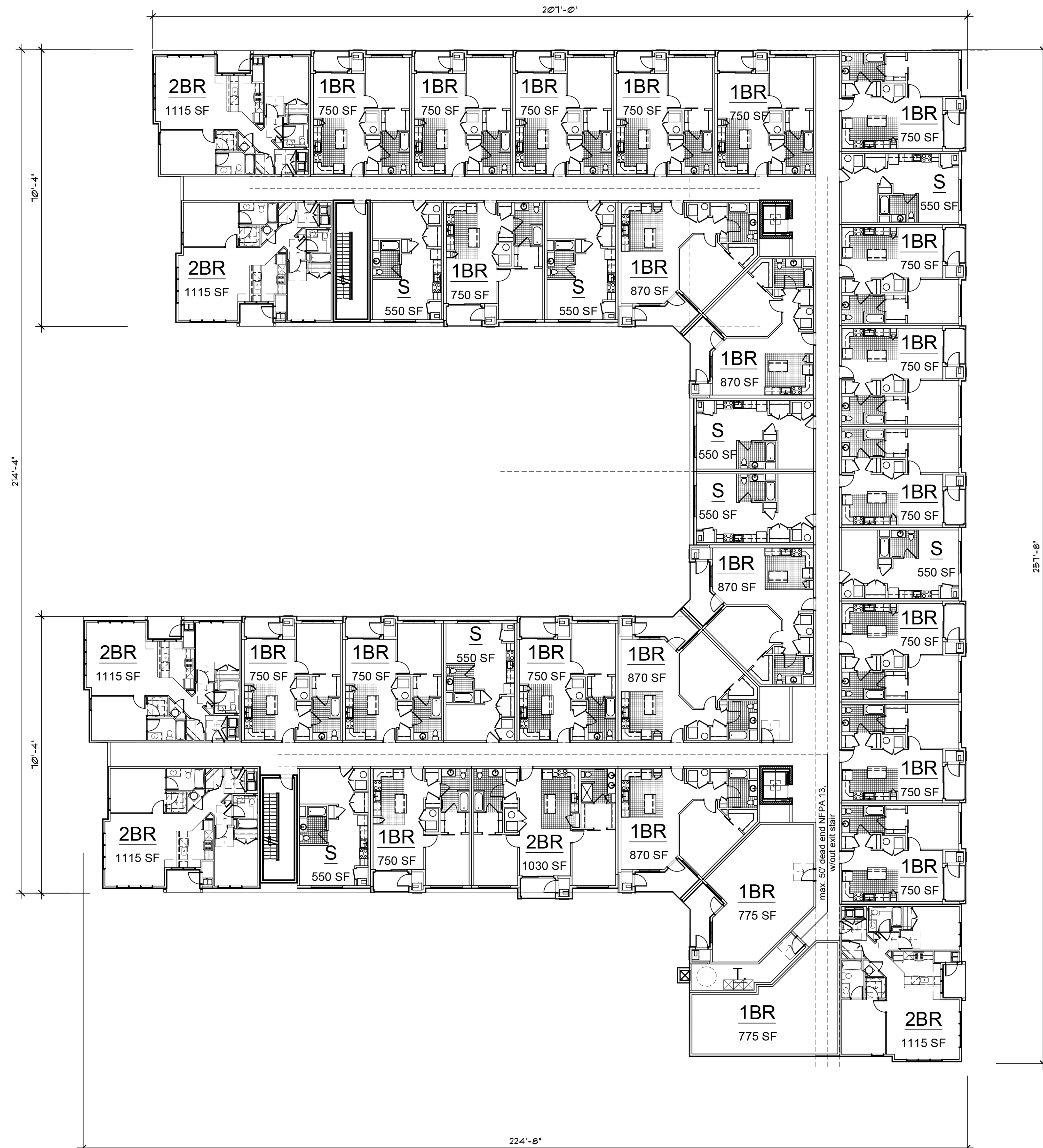


**1ST FLOOR PLAN**

1/16" = 1'-0"

OLD YORK ROAD





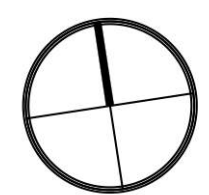
2ND AND 3RD FLOOR PLANS

1/16" = 1'-0"

A-02

CONCEPT PLANS

DATE: 08/10/2023



**MINNO WASKO**  
ARCHITECTS AND PLANNERS

80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM  
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

PREPARED FOR:  
JERC PARTNERS LXIX, LLC

**PROPOSED RESIDENTIAL**

HATBORO BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA

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LEFT ELEVATION

SCALE: 1/8" = 1'-0"



OLD YORK ROAD ELEVATION

SCALE: 1/8" = 1'-0"

A-03

CONCEPT ELEVATIONS

DATE: 08/10/2023



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

A-04

CONCEPT ELEVATIONS

DATE: 08/10/2023



ILLUSTRATIVE PERSPECTIVE

A-05  
CONCEPT PERSPECTIVE  
DATE: 08/30/2023



ILLUSTRATIVE PERSPECTIVE

A-06  
CONCEPT PERSPECTIVE  
DATE: 08/30/2023