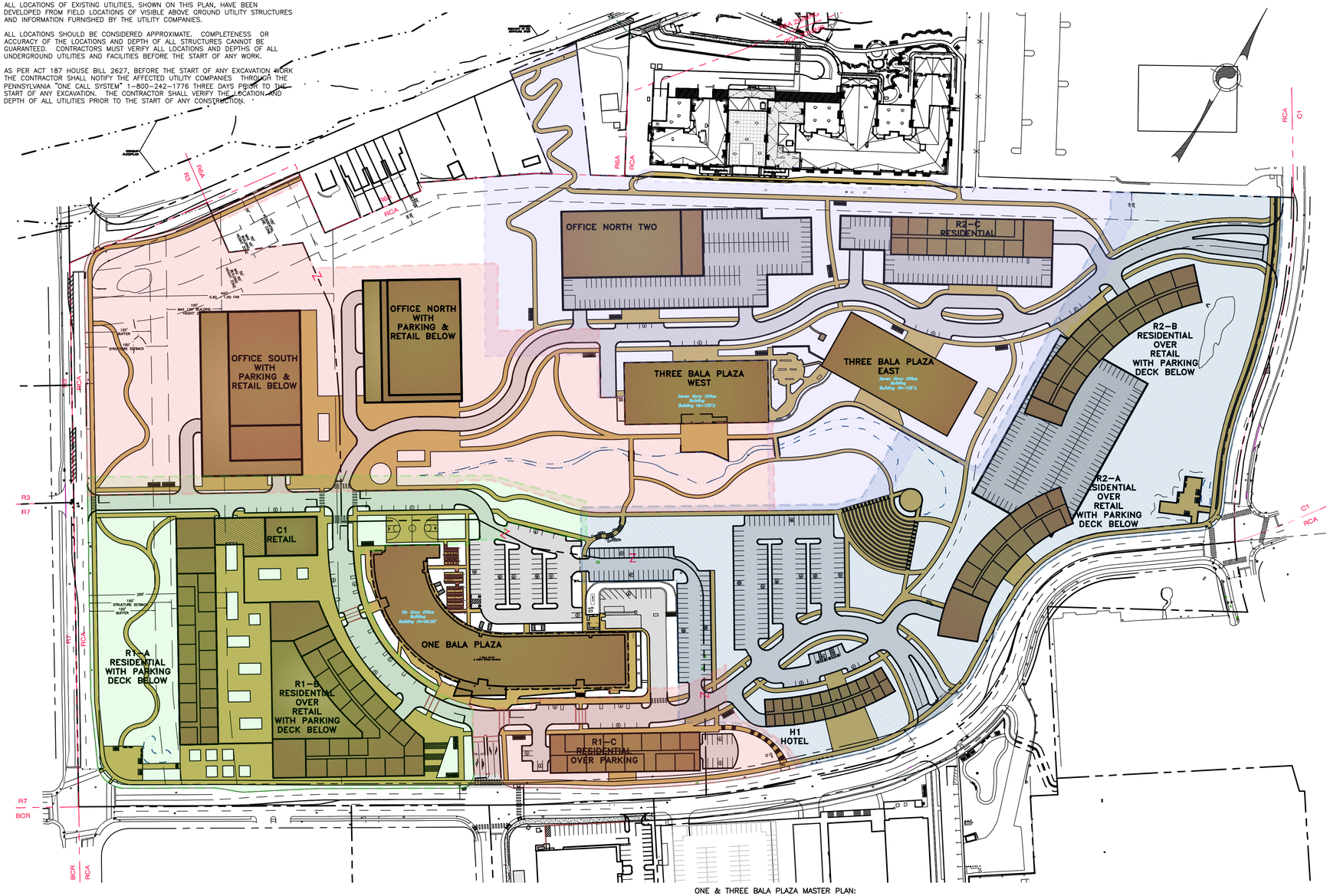
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.



100 0 50 100 200 400

1 INCH = 100 FT.

SITE DEVELOPMENT PHASING:

PHASE 1 (09-30-2023)
- H1 HOTEL
- R2-A
- R2-B

PHASE 2 (09-30-2028)
- R1-A
- R1-B
- C1

PHASE 3 (09-30-2033)
- OFFICE NORTH 2
- R2-C

PHASE 4 (09-30-2038)
- OFFICE SOUTH
- OFFICE NORTH
- R1-C

SYMBOL LEGEND

- IRON PIN FOUND
- MARBLE MONUMENT FOUND
- EXISTING INLET
- EXISTING GAS VALVE
- EXISTING WATER SERVICE
- EXISTING MAILBOX
- EXISTING AIR CONDITIONING UNIT
- EXISTING POOL EQUIPMENT
- EXISTING CLEANOUT
- EXISTING SEPTIC LID
- EXISTING LIGHT FIXTURE

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING BUILDING SETBACK
- EXISTING FENCE
- EXISTING EASEMENT

Serial Number: 2011-104-2077

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

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ONE & THREE BALA PLAZA MASTER PLAN:

NET TRACT AREA = 2,030,044 SF (46.603 ACRES) (BASED ON ORIGINAL TRACT BOUNDARY)

BUILDING	OFFICE GROSS SF	OFFICE NET SF	RETAIL GROSS SF	RETAIL NET SF	RESTAURANT	HOTEL	UNITS	RESIDENTIAL	UNITS	HEIGHT	DIAGONAL
ONE BALA	396,746	324,677			3,640					90.50'	
THREE BALA	394,764	332,938								105.0'	
OFFICE NORTH	218,996	186,147	6,756	5,405	2,000					138.0' [1]	266.96'
OFFICE NORTH 2	236,576	201,090								145.0' [1]	285.42'
OFFICE SOUTH	246,718	209,710	11,646	9,317	8,000					146.0' [1]	302.85'
C1			20,959	17,815	2,000					35.0'	200.06'
H1 HOTEL						93,640	168			93.0'	238.60'
R1-A								100,767	76	76.0' [1]	418.15'
R1-B			24,981	19,985	10,000			137,099	98	76.0' [1]	419.81'
R1-C								95,585	70	73.0'	281.94'
R2-A			11,250	9,000	2,000			106,532	64	53.0'	319.62'
R2-B			10,000	8,000	2,000			135,446	93	53.0'[1]	380.05'
R2-C								207,408	164	145.0' [1]	302.87'
TOTAL	1,493,800 (60.10%)	1,254,562	85,592 (3.44%)	69,522	29,640 (1.19%)	93,640 (3.77%)	168	782,837 (31.50%)	565		
TOTAL GSF	2,485,509	1.24 FAR (OVERALL TRACT)									

[1] BUILDING FOOTPRINT WITH VARYING HEIGHTS

SITE DATA:

Parcel: 40-00-57132-00-5 & 40-00-05064-00-8
(PARCELS TO BE CONSOLIDATED)

Total Tract Area: 2,186,758 SF (50.201 acres)
Net Tract Area: 2,030,044 SF (46.603 acres)
2,008,399 SF (46.106 acres) In RCA District

Proposed Use: OFFICE/RETAIL/RESTAURANT/HOTEL/MULTI-FAMILY

	Permitted	Provided
Building Area	50% of Net Lot Area	27.49%
Build to Line	20' to 30'	20.0'
Side Yard	25'	N/A
Rear Yard	50'	50.1'
Lot Width Maximum	600'	Existing Non-Conformance [1]
Impervious Surface	70% of Net Lot Area	58.11%
Building Height	120'/150'	146.00'/145.00'
FAR	0.6 to 1.75	1.09/1.28
Buffer next to Resdtl.	25'	25'
Bicycle Spaces	1sp/2du OR Max 20 sp/Bldg. 1sp/20 ps Com. Use	120 spaces (120 Req.) (to be in garage) 224 spaces (206 Req.)

FAR CALCULATIONS FOR PORTION OF SITE LIMITED TO MAX 1.50 FAR

Floor Area Ratio:	FAR	Site Area	Total
RCA Mixed Use	0.70 x	451,069 SF	315,748 SF
Max. FAR	1.50 x	451,069 SF	676,603 SF[2]

PROPOSED DENSITY INCREASES	FAR INCREASE	SITE AREA	ALLOWABLE FAR	
			0.70	315,748 SF
Public Gathering Space	0.15	451,069 SF	0.15	67,660 SF
Aggregation of PGS	0.15	451,069 SF	0.15	67,660 SF
Structured Parking [3]	0.18	451,069 SF	0.17	76,681 SF
Public Multi-Purpose Pathway	0.15	451,069 SF	0.12	54,128 SF
MAX Allowable			1.29[4]	581,877 SF
TOTAL Proposed			1.09	493,338 SF

FAR CALCULATIONS FOR PORTION OF SITE LIMITED TO MAX 1.75 FAR

Floor Area Ratio:	FAR	Site Area	Total
RCA Mixed Use	0.70 x	1,557,330 SF	1,090,131 SF
Max. FAR	1.75 x	1,557,330 SF	2,725,327 SF[2]

PROPOSED DENSITY INCREASES	FAR INCREASE	SITE AREA	ALLOWABLE FAR	
			0.70	1,090,131 SF
Public Gathering Space	0.15	1,557,330 SF	0.15	233,599 SF
Aggregation of PGS	0.15	1,557,330 SF	0.15	233,599 SF
Structured Parking [3]	0.18	1,557,330 SF	0.17	264,746 SF
Underground Parking [3]	0.50	1,557,330 SF	0.02	31,146 SF
Public Multi-Purpose Pathway	0.15	1,557,330 SF	0.12	186,879 SF
MAX Allowable			1.29	2,040,100 SF
TOTAL Proposed			1.28	2,000,804 SF

[1] Compliance with Section 155-217(C)(5)(b) is not required pursuant to Section 155-217(C)(5)(d).
[2] Does not include parking garage.
[3] Based on proportion of underground spaces and structured spaces to the overall parking.
[4] Maximum FAR on this portion of the site is limited to only 1.50

NOTES:

THE INTENT OF THE PLAN IS TO COMPLY WITH THE RCA ZONING DISTRICT STANDARDS

COMPLIANCE WITH SECTION 135-41.4 GREENING STANDARDS SHALL BE DEMONSTRATED AT THE TIME OF PRELIMINARY PLAN SUBMISSION FOR EACH PHASE OF DEVELOPMENT

COMPLIANCE WITH SECTION 135-50.1 DEDICATION OF LAND FOR RECREATION; FEES IN LIEU SHALL BE DEMONSTRATED AT THE TIME OF PRELIMINARY PLAN SUBMISSION FOR EACH PHASE OF DEVELOPMENT

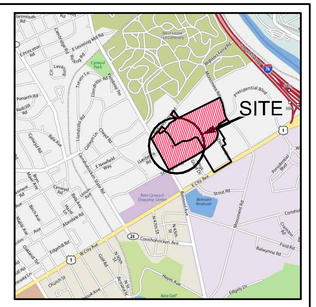
PHASING LINES REPRESENT APPROXIMATE LIMITS OF CONSTRUCTION DURING THE ASSOCIATED PHASE OF CONSTRUCTION AND ARE SUBJECT TO CHANGE

PROVIDED PARKING ONE & THREE BALA

	TOTAL	STRUCTURED		BELOW GRADE	
SURFACE	358				
R1-A	455	455		0	
R1-B	423	423		0	
R1-C	45				
OFFICE NORTH TWO	1,215	1,215		0	
OFFICE NORTH	520	520		0	
OFFICE SOUTH	884	884		0	
OFFICE NORTH	666	666		0	
R2-A & B	400	400		0	
TOTAL	4,966	4,563	91.9%	0	0.0%

REQUIRED PARKING ONE & THREE BALA
REQUIRED PARKING BASED ON PERCENTAGE OF PEAK DEMAND FOR KEY TIMES

USE	Single Use Peak Demand	WEEKDAYS 10	1	5	8	WEEKENDS 10	1	5	8	10
OFFICE	3764	3764	3388	1882	188	188	565	565	188	0	0
RESTAURANT	119	24	83	83	119	113	6	54	71	119	113
RETAIL	209	105	157	157	136	52	105	209	188	136	73
RESIDENTIAL	848	721	678	721	806	848	594	551	636	806	848
HOTEL	168	76	50	101	151	168	67	50	101	151	168
	5108	4689	4356	2944	1400	1370	1336	1429	1185	1212	1202



LOCATION MAP
SCALE: 1" = 2,000'

ZONING DISTRICT RCA: (REGIONAL CENTER AREA)

LOT WIDTH	600' MAX
BUILDING COVERAGE	50% MAX (SINGLE USE) 60% MAX (MULTI USE)
BUILD TO LINE	30' MAX
SIDE YARD	10' MIN
REAR YARD	10' MIN
IMPERVIOUS COVERAGE	60% MAX (SINGLE USE) 70% MAX (MULTI USE)
BUILDING HEIGHT	200' MAX

ZONING DISTRICT RRA: (RESIDENCE DISTRICT)

LOT AREA	3,000 SF MIN
LOT WIDTH	30' MIN
BUILDING COVERAGE	40% MAX
FRONT YARD	30' MIN
SIDE YARD	10' MIN
REAR YARD	25' MIN
IMPERVIOUS COVERAGE	50% MAX
BUILDING HEIGHT	35' MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.

GENERAL NOTES:
1. OWNER:
BALA PLAZA, INC.
ONE BALA PLAZA, SUITE 501
BALA CYNWYD, PA 19004-1403

APPLICANT:
BALA PLAZA PROPERTY, INC.
ONE BALA PLAZA, SUITE 501
BALA CYNWYD, PA 19004-1403

2. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.

3. THIS PREMISES IS LOCATED IN THE FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 42091C0388G & 42091C0389G, EFFECTIVE DATE MARCH 2, 2016 FOR COMMUNITY NUMBER 420701 IN MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA WHICH IS THE CURRENT FIRM FOR THE COMMUNITY OF THIS PREMISES.

4. THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER LOWER MERION TOWNSHIP VERTICAL DATUM. BENCHMARK M.S. 9: ELEV 374.83

REFERENCE PLANS:
1. LAND DEVELOPMENT PLANS PREPARED BY MOMENEE AND ASSOCIATES, INC., TITLED ONE BALA PLAZA, DATED APRIL 29, 2011, LAST REVISED MARCH 20, 2012, FILE NO. 10-259.
2. ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOCK & CLARK CORPORATION, DATED JUNE 8, 2004, NETWORK PROJECT NO. 20040446-7.
3. FIELD SURVEY PERFORMED BY MOMENEE, INC., FILE NO. 17-245 & 17-352.

LOT DATA:
ONE BALA PLAZA
TOTAL LOT AREA = 814,684-SF (18.703 ACRES)
NET LOT AREA (MINUS R.O.W.) = 723,883-SF (16.618 ACRES)
TAX PARCEL 40-00-57132-00-5
BLOCK 01H UNIT 36
DEED BOOK 5172 PAGE 0497

THREE BALA PLAZA
TOTAL LOT AREA = 1,372,074-SF (31.498 ACRES)
NET LOT AREA (MINUS R.O.W.) = 1,306,161-SF (29.985 ACRES)
TAX PARCEL 40-00-05064-00-8
BLOCK 01H UNIT 37
DEED BOOK 5172 PAGE 0490

ONE & THREE BALA PLAZA CONSOLIDATED
TOTAL LOT AREA = 2,186,758-SF (50.201 ACRES)
NET LOT AREA = 2,030,044-SF (46.603 ACRES)

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	436,776 SF (21.75%)
PARKING GARAGE	115,266 SF (5.74%)
PARKING AREA	290,465 SF
WALKS/CONCRETE	320,680 SF
WALLS/MISC.	3,834 SF
TOTAL	1,167,021 SF (58.11%)
EXISTING TOTAL	1,186,625 SF (58.45%)
NET REDUCTION	19,604 SF (0.98%)

REV.	DATE	COMMENTS
1	10/18/19	SCHEME C.4

CONCEPT DEVELOPMENT PLAN

FILE NO.: 17-352

MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030

REGISTERED PROFESSIONAL
MICHAEL J. BOWKER
ENGINEER
PE061543

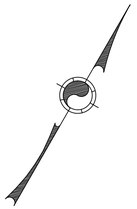
PROPOSED SITE PLAN

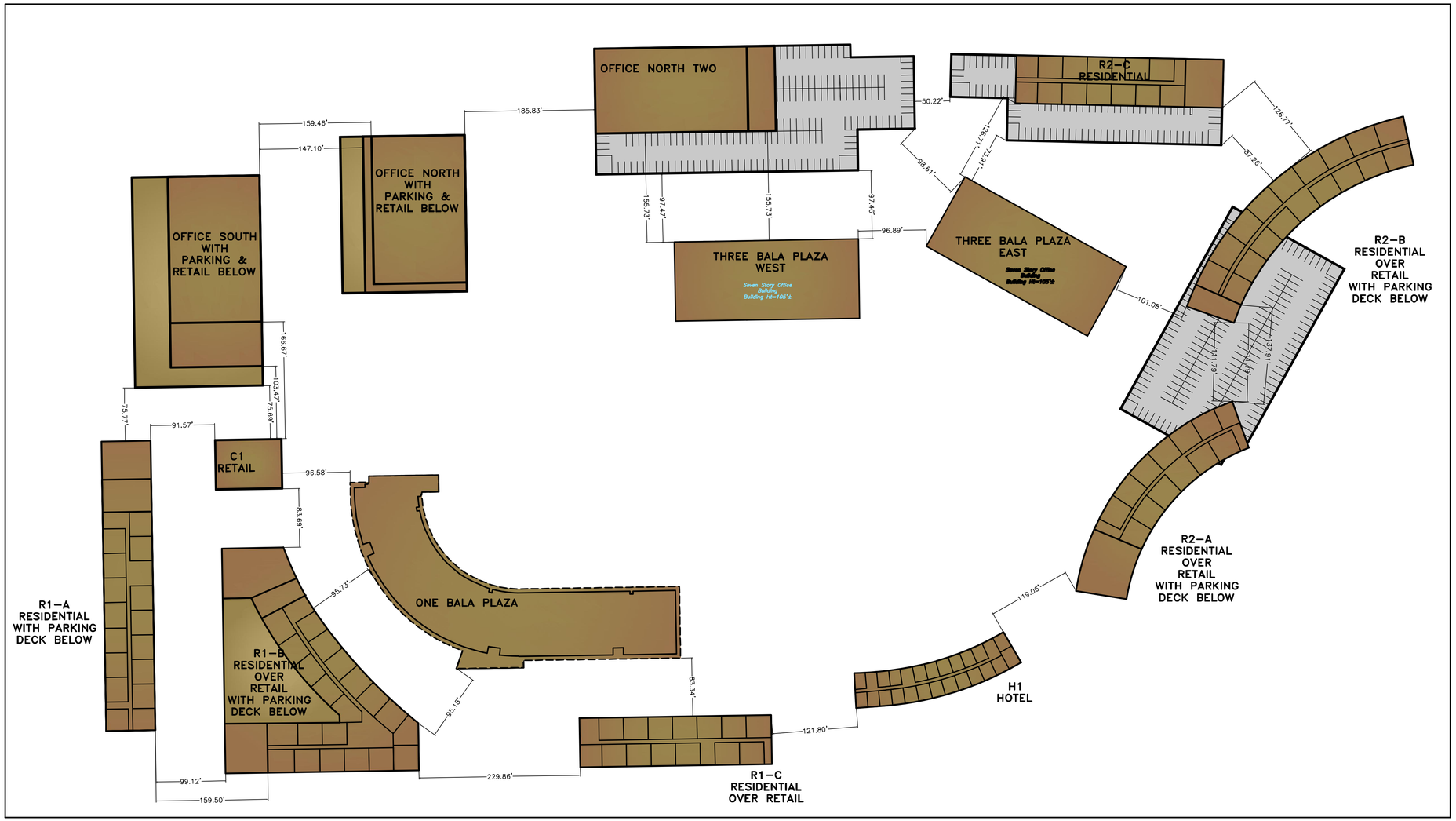
ONE & THREE BALA PLAZA

LOWER MERION TOWNSHIP*MONTGOMERY COUNTY*PENNSYLVANIA

ONE-CALL:	104-2077	OWNER BALA PLAZA, INC. 1 BALA PLAZA, STE. 501 BALA CYNWYD, PA 19004-1403
DRAWN BY:	MJB	
CHECKED BY:		

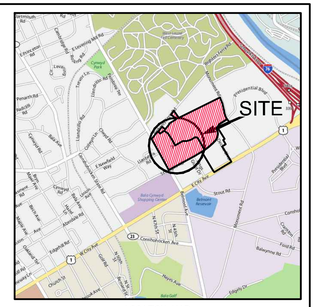
SHEET 1 OF 5
DATE: OCTOBER 22, 2018
SCALE: 1" =100'





80 0 40 80 160 320

1 INCH = 80 FT.



LOCATION MAP
SCALE: 1" = 2,000'

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REV.	DATE	COMMENTS
1	10/18/19	SCHEME G.4

CONCEPT DEVELOPMENT PLAN

FILE NO.: 17–352

MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL J. BOWKER
ENGINEER
PE061543

PROPOSED SITE PLAN

ONE & THREE BALA PLAZA

LOWER MERION TOWNSHIP*MONTGOMERY COUNTY*PENNSYLVANIA

ONE–CALL:	104–2077	OWNER
DRAWN BY:	MJB	BALA PLAZA, INC.
CHECKED BY:		1 BALA PLAZA, STE. 501
		BALA CYNWYD, PA 19004–1403

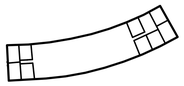
SHEET 2 OF 5

DATE: OCTOBER 22, 2018

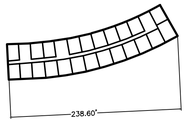
SCALE: 1" = 80'

H1 HOTEL

HOTEL
HEIGHT: 93'-0"
93,640 SQFT TOTAL
8 FLOORS
168 KEYS TOTAL



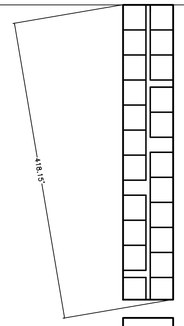
FLOORS 1
11,705 TOTAL SQFT
11 SQFT PER FLOOR
RETAIL/EVENT SPACE
7 KEYS
13' PER FLOOR



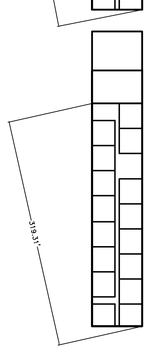
FLOORS 2 -8
81,935 TOTAL SQFT
11,705 SQFT PER FLOOR
23 KEYS PER FLOOR
161 TOTAL KEYS
10'-0" FLOOR TO FLOOR

R-1 DEVELOPMENT

RESIDENTIAL (R1-A)
FIRST LEVEL HEIGHT: +36
HEIGHT: 76'-0"
4 FLOORS (100,767)
76 UNITS



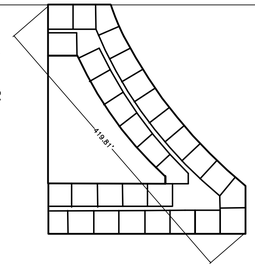
FLOORS 1
28,857 TOTAL SQFT
28,857 SQFT PER LEVEL
22 UNITS TOTAL
22 UNITS PER LEVEL
10'-0" FLOOR TO FLOOR



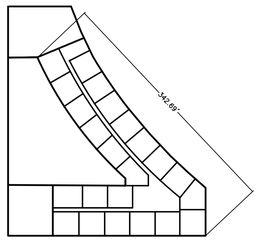
FLOORS 2-3
50,102 TOTAL SQFT
25,051 PER FLOOR
38 UNITS TOTAL
19 UNITS PER FLOOR
10'-0" FLOOR TO FLOOR

FLOORS 4
21,808 SQFT PER FLOOR
16 UNITS TOTAL
16 UNITS PER FLOOR
10'-0" FLOOR TO FLOOR

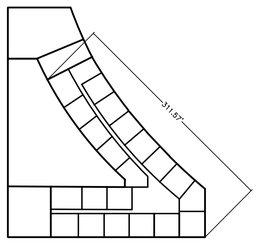
RESIDENTIAL (R1-B)
TOTAL HEIGHT: +76'-0"
FIRST LEVEL HEIGHT: +36'-0"
4 FLOORS RESIDENTIAL (137,099)
1 FLOOR RETAIL (34,981)
98 UNITS



FLOORS 1
42,763 TOTAL SQFT
42,763 SQFT PER LEVEL
31 UNITS TOTAL
31 UNITS PER FLOOR
10'-0" FLOOR TO FLOOR

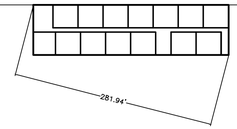


FLOORS 2-3
64,238 TOTAL SQFT
32,119 SQFT PER FLOOR
46 UNITS TOTAL
23 UNITS PER FLOOR
10'-0" FLOOR TO FLOOR



FLOORS 4
30,098 SQFT PER FLOOR
21 UNITS TOTAL
21 UNITS PER FLOOR
10'-0" FLOOR TO FLOOR

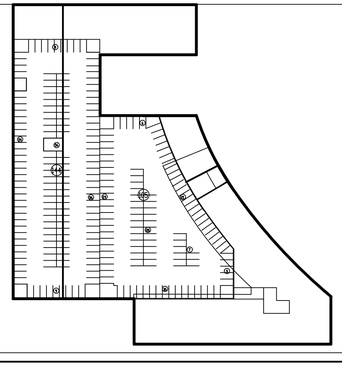
RESIDENTIAL (R1-C)
HEIGHT: 73'-0"
95,585 SQFT TOTAL
5 FLOORS (95,585)
70 UNITS



FLOORS 1-5
19,117 SQFT PER FLOOR
95,585 SQFT TOTAL
14 UNITS PER FLOOR
70 UNITS TOTAL
10'-0" FLOOR TO FLOOR

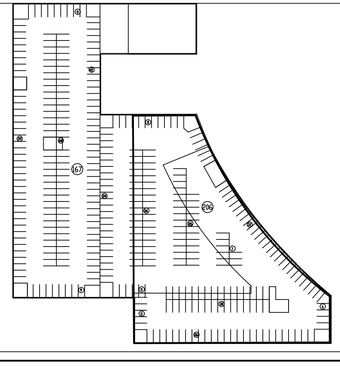
PARKING GARAGE NORTH EAST
878 SPACES TOTAL

34,981 SQFT RETAIL
13,385 SQFT RETAIL



PARKING GARAGE NORTH EAST

9,574 SQFT RETAIL



100 0 50 100 200 400

1 INCH = 100 FT.

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M:\PROJECTS\2017\17352\MA\DRAWINGS\17352

SCHEME G.4
COMMENTS
1 10/16/19
REV. DATE

CONCEPT DEVELOPMENT PLAN

FILE NO.: 17-352

MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010 610 - 527 - 3030

REGISTERED PROFESSIONAL
MICHAEL J. BOWKER
ENGINEER
PE061543

PROPOSED SITE PLAN

ONE & THREE BALA PLAZA

LOWER MERION TOWNSHIP*MONTGOMERY COUNTY*PENNSYLVANIA

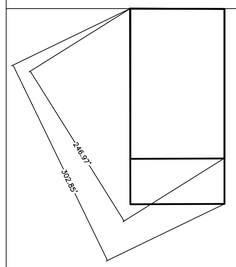
ONE-CALL:	104-2077
DRAWN BY:	MJB
CHECKED BY:	

OWNER
BALA PLAZA, INC.
1 BALA PLAZA, STE. 501
BALA CYNWYD, PA 19004-1403

SHEET 3 OF 5
DATE: OCTOBER 22, 2018
SCALE: 1" =100'

OFFICE BUILDINGS

OFFICE SOUTH
HEIGHT: 146'-0"
266,364 TOTAL SQFT
19,646 RETAIL SQFT (1 LEVEL)
246,718 OFFICE SQFT (7 LEVELS)



FLOORS 1
19,646 OF RETAIL

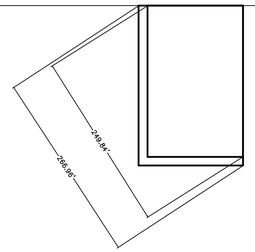
FLOORS 2-5 (EL:+45)
PARKING (SEE DECK BELOW)

FLOORS 6 (EL:+57.6)
PARKING (SEE DECK BELOW)
11,705 SQFT TOTAL

FLOORS 7-11 (EL:+120.6)
35,906 PER FLOOR
179,503 SQFT TOTAL

FLOORS 12-13 (EL:+146)
27,667 PER FLOOR
55,334 SQFT TOTAL

OFFICE NORTH
HEIGHT: 138'-0"
227,752 SQFT TOTAL
1 FLOOR RETAIL (8,756)
7 FLOORS OFFICE (218,996)



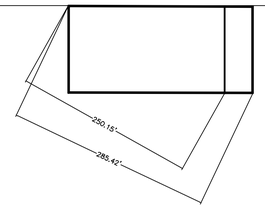
FLOORS 1
8,756 OF RETAIL

FLOORS 2-6 (EL:+54)
PARKING (SEE DECK BELOW)

FLOORS 7-11 (EL:+113')
32,680 PER FLOOR
163,400 SQFT TOTAL
12'-6" FLOOR TO FLOOR

FLOORS 12-13 (EL:+138)
28,210 PER FLOOR
55,596 SQFT TOTAL
12'-6" FLOOR TO FLOOR

OFFICE NORTH-2
HEIGHT: 145'-0"
232,316 SQFT TOTAL
8 FLOORS OFFICE (232,316)

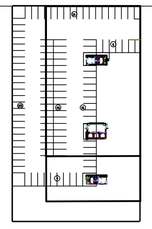


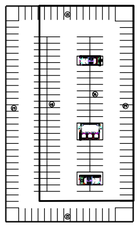
FLOORS 1-5
PARKING

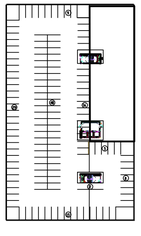
FLOORS 6-10
30,637 SQFT PER FLOOR
153,185 SQFT TOTAL

FLOORS 11-13
26,377 PER FLOOR
79,131 SQFT TOTAL

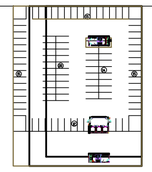
PARKING GARAGE OFFICE SOUTH
LEVEL 1-2
118 SPACES PER LEVEL
LEVEL 3-5
172 SPACES PER LEVEL
LEVEL 6
132 SPACES PER LEVEL
5 LEVELS (884 TOTAL SPACES)

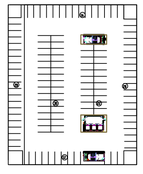




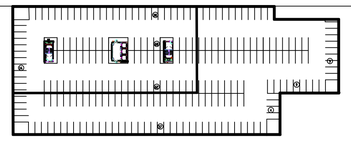


PARKING GARAGE OFFICE NORTH
93 SPACES PER LEVEL 1-2
120 SPACES PER LEVEL 3-6
6 LEVELS (666 TOTAL SPACES)
37,413 SQFT PER LEVEL





PARKING GARAGE NORTH WEST
243 SPACES PER LEVEL
5 LEVELS (1,215 TOTAL SPACES)
75,737 SQFT PER FLOOR



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CONCEPT DEVELOPMENT PLAN

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PROPOSED SITE PLAN

ONE & THREE BALA PLAZA

LOWER MERION TOWNSHIP*MONTGOMERY COUNTY*PENNSYLVANIA

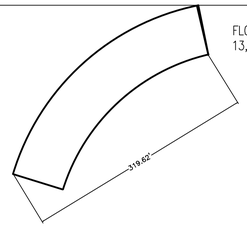
ONE-CALL:	104-2077
DRAWN BY:	MJB
CHECKED BY:	

OWNER
BALA PLAZA, INC.
1 BALA PLAZA, STE. 501
BALA CYNWYD, PA 19004-1403

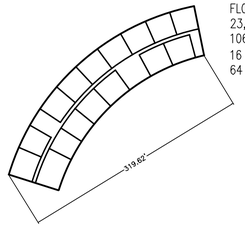
SHEET 4 OF 5
DATE: OCTOBER 22, 2018
SCALE: 1" =100'

R-2 DEVELOPMENT

RESIDENTIAL (R2-A)
HEIGHT: 53'-0"
106,532 SQFT TOTAL
4 FLOORS RESIDENTIAL (106,532)
1 FLOOR RETAIL (13,250)
64 UNITS

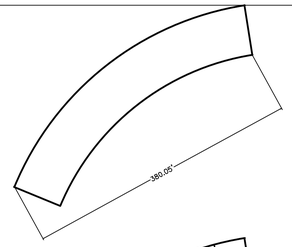


FLOORS 1
13,250 SQFT RETAIL

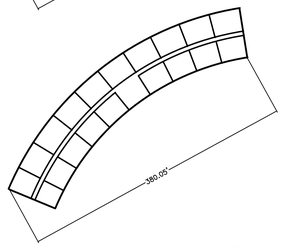


FLOORS 2-5
23,883 PER FLOOR
106,532
16 UNITS/FLOOR
64 UNITS

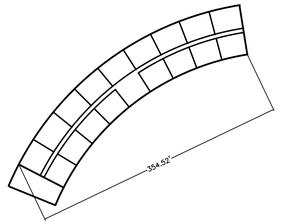
RESIDENTIAL (R2-B)
HEIGHT: 63'-0"
145,446 SQFT TOTAL
5 FLOORS RESIDENTIAL (135,446)
1 FLOOR RETAIL (12,000)
192 UNITS



FLOORS 1
12,000

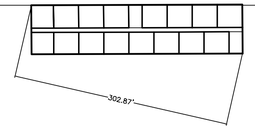


FLOORS 2-5
27,523
19 UNITS
76 UNITS

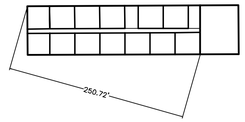


FLOOR 6
25,354
17 UNITS

RESIDENTIAL (R2-C)
HEIGHT: 145'-0"
207,408 SQFT TOTAL
11 FLOORS RESIDENTIAL
164 UNITS

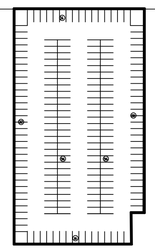


FLOORS 1-7 (+36'-0")
20,192 PER FLOOR
141,344 SQFT TOTAL
16 UNITS
112 UNITS



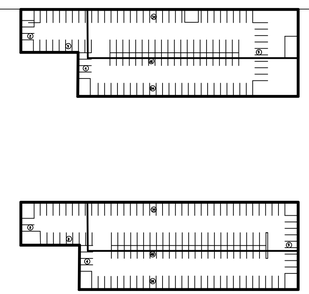
FLOORS 8-11
16,516 SQFT PER FLOOR
66,064 SQFT TOTAL
13 UNITS PER FLOOR
52 UNITS TOTAL

PARKING GARAGE NORTH EAST
200 SPACES PER LEVEL
400 SPACES TOTAL



PARKING GARAGE NORTH EAST
121 SPACES PER LEVEL
1-2 LEVELS
520 TOTAL SPACES

PARKING GARAGE NORTH EAST
140 SPACES PER LEVEL
3-4 LEVELS



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