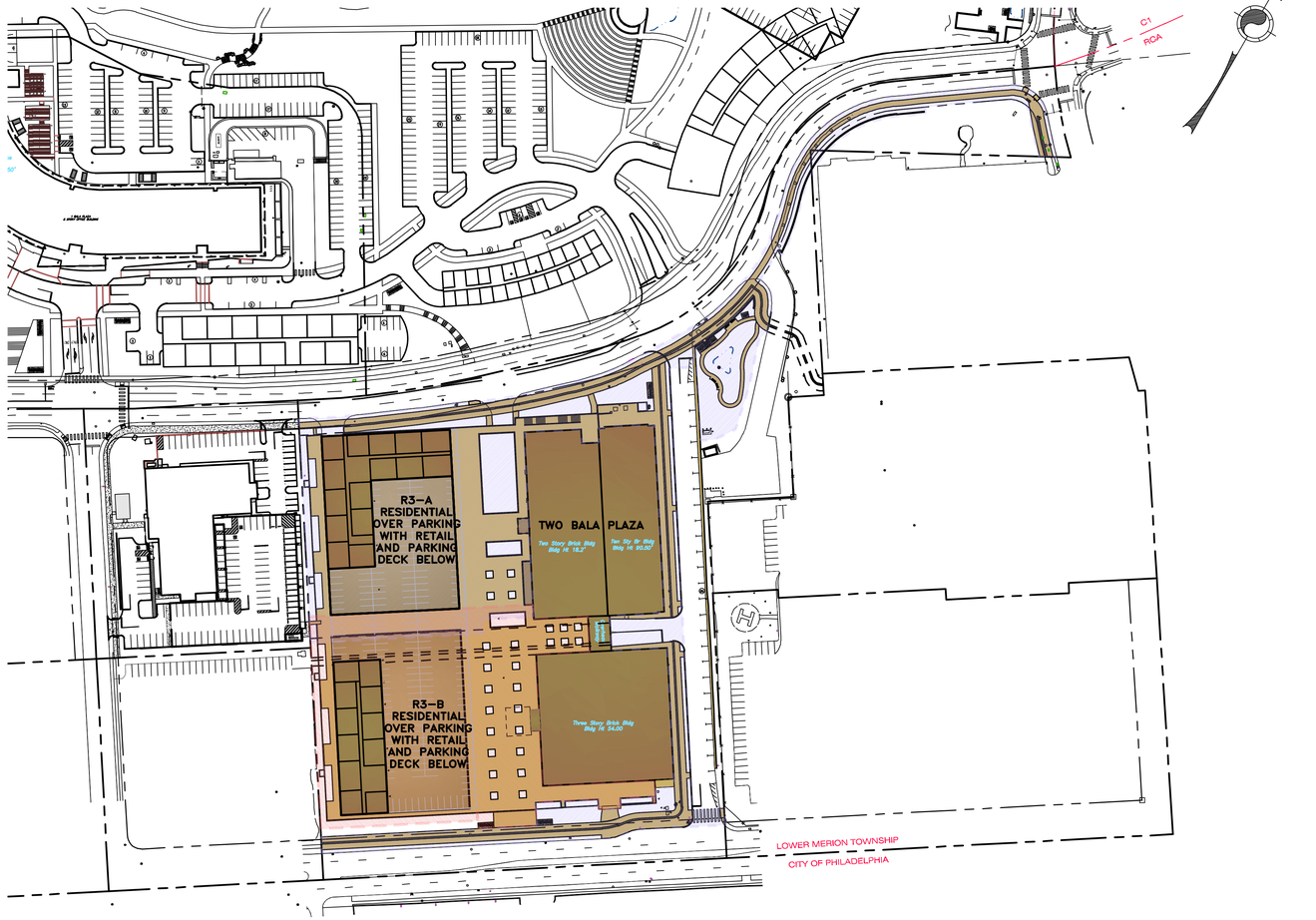
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

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.



SITE DATA:

Parcel: 40-00-10968-00-8

Total Tract Area: 493,496 SF (11.329 acres)
Net Tract Area: 408,255 SF (9.372 acres)

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

	Permitted	Provided
Building Area	50% of Net Lot Area	59.17% (Existing 60.21%)
Build to Line	20' to 30'	23.8'
Side Yard	25'	68.3' (Existing Condition)
Rear Yard	10'	9.2' (Existing Non-Conformace)
Lot Width Maximum	600'	Existing Non-Conformance [1]
Impervious Surface	70% of Net Lot Area	82.19% (Existing 82.77%)
Building Height	200'	130.0'
FAR	0.6 to 1.75	1.74
Buffer next to Resdtl.	25'	N/A

BICYCLE SPACES
1SP/2DU OR MAX 20 SP/BLDG. 1SP/20 PS COM. USE — 40 SPACES (40 REQ.) (TO BE IN GARAGE); 78 SPACES (77 REQ.) (30 TO BE IN GARAGE)

FAR CALCULATIONS FOR ENTIRE SITE

Floor Area Ratio:	FAR	Site Area	Total
RCA Mixed Use	0.70 x	408,255 SF	285,778 SF
Max. FAR	1.75 x	408,255 SF	714,446 SF [2]

PROPOSED DENSITY INCREASES	FAR INCREASE	SITE AREA	ALLOWABLE FAR	
			0.70	285,778 SF
Public Gathering Space	0.15	408,255 SF	0.15	61,238 SF
Aggregation of PGS	0.15	408,255 SF	0.15	61,238 SF
Structured Parking [3]	0.18	408,255 SF	0.08	32,660 SF
Underground Parking [3]	0.50	408,255 SF	0.28	114,311 SF
Public Multi-Purpose Pathway with OSTI	0.15	408,255 SF	0.15	61,238 SF
	0.05	408,255 SF	0.05	20,412 SF
Off Site Traffic Improvement	0.20	408,255 SF	0.19	77,568 SF
MAX Allowable			1.75	714,443 SF
TOTAL Proposed			1.74	711,434 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.

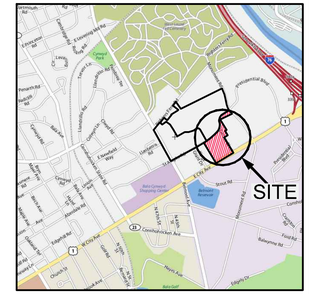
NOTES:

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



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

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.

REQUIRED PARKING TWO BALA
REQUIRED PARKING BASED ON PERCENTAGE OF PEAK DEMAND FOR KEY TIMES

USE	Single Use Peak Demand	WEEKDAYS 10	1	5	8	10	WEEKENDS 10	1	5	8	10
OFFICE	887	887	798	444	44	44	133	133	44	0	0
RESTAURANT	80	16	56	56	80	76	4	36	48	80	76
RETAIL	567	284	425	425	369	142	284	567	510	369	198
RESIDENTIAL	285	242	228	242	271	285	200	185	214	271	285
HOTEL	0	0	0	0	0	0	0	0	0	0	0
	1819	1429	1508	1167	764	547	620	921	816	719	559

PROVIDED PARKING TWO BALA

	TOTAL	STRUCTURED	BELOW GRADE
SURFACE	26		
P-6 GARAGE	1,565	672	893
TOTAL	1,591	672 42.2%	893 56.1%

LOT DATA:
TWO BALA PLAZA
TOTAL LOT AREA = 493,496-SF (11.329 ACRES)
NET LOT AREA (MINUS R.O.W.) = 408,255-SF (9.372 ACRES)
TAX PARCEL 40-00-10968-00-8
BLOCK 01H UNIT 35
DEED BOOK 5172 PAGE 0503

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	174,721 SF (42.80%)
PARKING GARAGE	66,835 SF (16.37%)
PARKING AREA	43,654 SF
WALKS/CONCRETE	47,089 SF
WALLS/MISC.	3,259 SF
TOTAL	335,558 SF (82.19%)
EXISTING TOTAL	337,930 SF (82.77%)
NET REDUCTION	2,372 SF (0.58%)

SITE DEVELOPMENT PHASING:

PHASE 1 (09-30-2023)
R3-A

PHASE 2 (09-30-2028)
R3-B

TWO BALA PLAZA MASTER PLAN:

NET TRACT AREA = 408,255 SF (9.372 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
TWO BALA	290,011	221,565	100,788	95,725						54.0'/90.5'	
R3-A			28,631	22,905	10,000			172,773	135	130.0'	295.24'
R3-B			28,631	22,905	10,000			70,600	55	90.0'	295.24'
TOTAL	290,011 (40.76%)	221,565	158,050 (22.22%)	141,535	20,000 (2.81%)			243,373 (34.21%)	190		
TOTAL GSF	711,434	1.74 FAR									

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
- DOOR SILL ELEVATION
- EXISTING TREE

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

50 0 25 50 100 200
1 INCH = 50 FT.

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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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

REGISTERED PROFESSIONAL
MICHAEL J. BOWKER
ENGINEER
PE061543

PROPOSED SITE PLAN

TWO BALA PLAZA

LOWER MERION TOWNSHIP*MONTGOMERY COUNTY*PENNSYLVANIA

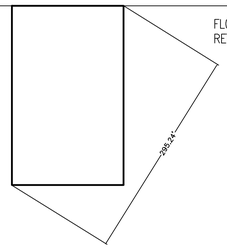
ONE-CALL:	104-2077	OWNER
DRAWN BY:	MJB	BALA PLAZA, INC.
CHECKED BY:		1 BALA PLAZA, STE. 501
		BALA CYNWYD, PA 19004-1403

SHEET 1 OF 2
DATE: OCTOBER 22, 2018
SCALE: 1" = 50'

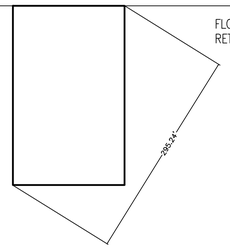
R-3 DEVELOPMENT

RESIDENTIAL (R3-A)
HEIGHT: 130'-0"
211,134 SQFT TOTAL
9 FLOORS RESIDENTIAL (172,773)
1 FLOOR RETAIL (38,631)
135 UNITS

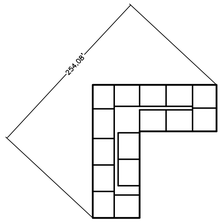
RESIDENTIAL (R3-B)
HEIGHT: 90'-0"
109,231 SQFT TOTAL
5 FLOORS RESIDENTIAL (70,600)
1 FLOOR RETAIL (38,631)
55 UNITS



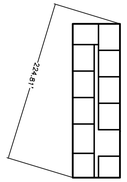
FLOOR 1
RETAIL SPACE: 38,631 SQFT



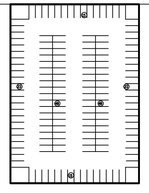
FLOOR 1
RETAIL SPACE: 38,631 SQFT

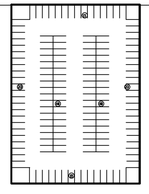


FLOORS 4-12
19,197 SQFT PER FLOOR
172,773 SQFT TOTAL
15 UNITS PER FLOOR
135 UNITS TOTAL



FLOORS 4-8
14,120 SQFT PER FLOOR
70,600 SQFT TOTAL
11 UNITS PER FLOOR
55 UNITS TOTAL





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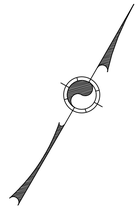
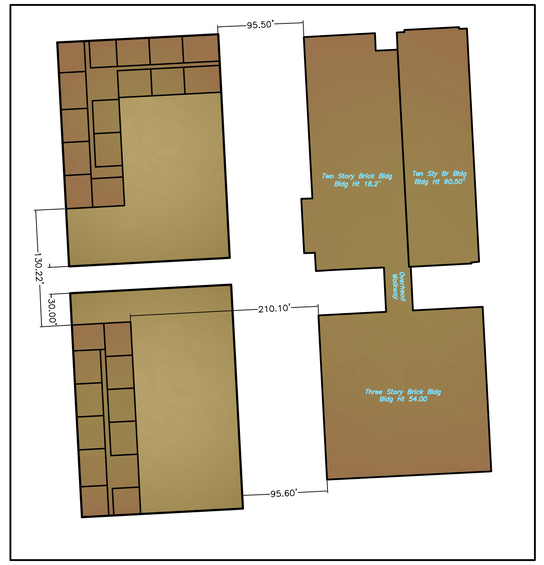
SCALE 1" = 100'





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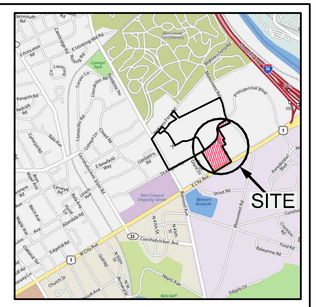
SCALE 1" = 80'



LOCATION MAP
SCALE: 1" = 2,000'

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FILE NO.: 17-352

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PROPOSED SITE PLAN

TWO 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 2 OF 2
DATE: OCTOBER 22, 2018
SCALE: AS NOTED

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