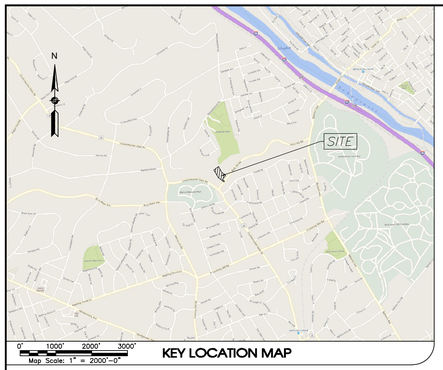
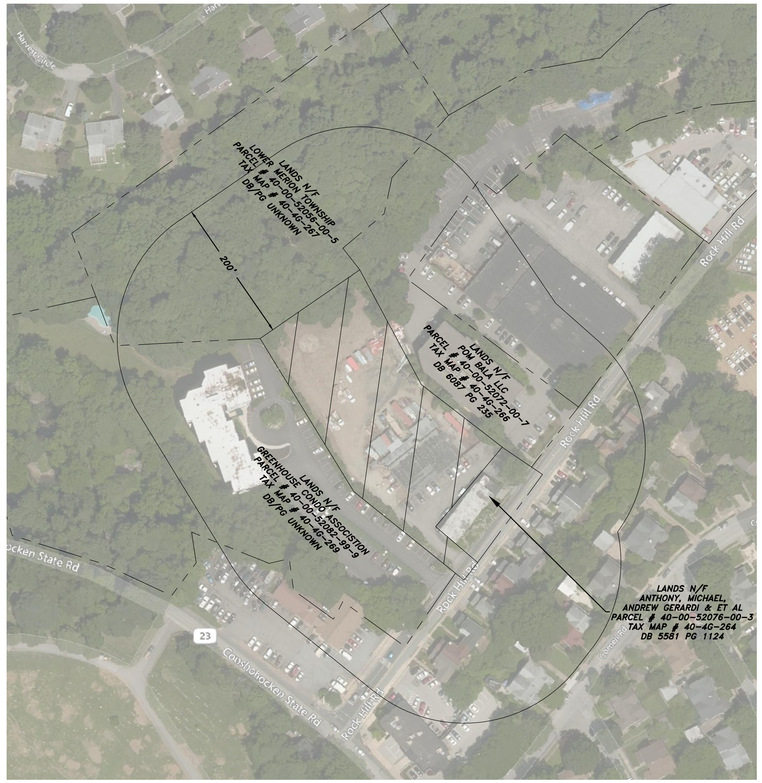
21 ROCK HILL ROAD

TENTATIVE SKETCH LAND DEVELOPMENT PLAN SET



KEY LOCATION MAP



VICINITY MAP INCLUDING STRUCTURES WITHIN 200' OF SITE

AERIAL PHOTOGRAPHY OBTAINED FROM BING MAPS CIRCA JULY 2017

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

DRAWING SCHEDULE

1. COVER SHEET
2. EXISTING CONDITIONS & CONSERVATION INVENTORY PLAN
3. PROPOSED SITE PLAN

CIVIL ENGINEER:
SITE ENGINEERING CONCEPTS, LLC

ATTN: ROBERT M. LAMBERT, P.E.
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: (610) 240-0450
E: RLAMBERT@SITE-ENGINEERS.COM

ARCHITECT:
BARTON PARTNERS

ATTN: MATTHEW KOENIG, AIA
700 EAST MAIN STREET,
SUITE 301
NORRISTOWN, PA 19401
P: (610) 930-2800, x229
E: MKOENIG@BARTONPARTNERS.COM

ATTORNEY:
COZEN O'CONNOR

ATTN: ROSS WEISS
200 FOUR FALLS CORPORATE CENTER,
SUITE 400
WEST CONSHOHOCKEN, PA 19428-0800
P: (610) 941-2361
E: RWEISS@COZEN.COM

APPLICANT/EQUITABLE OWNER:
21 ROCK HILL ROAD ASSOCIATES, LLC.

ATTN: JB REIBSTEIN
446 GERMANTOWN PIKE
SUITE 145
LAFAYETTE HILL, PA 19444
P: (610) 635-9772

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT M. LAMBERT
ENGINEER
PE060743

ROBERT M. LAMBERT, P.E.
PE060743

NUM.	DATE	REVISION

PLAN PREPARED BY:

SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:

21 ROCK HILL ROAD ASSOCIATES, LLC

21 ROCK HILL ROAD,
BALA CYNYWD, PA 19004

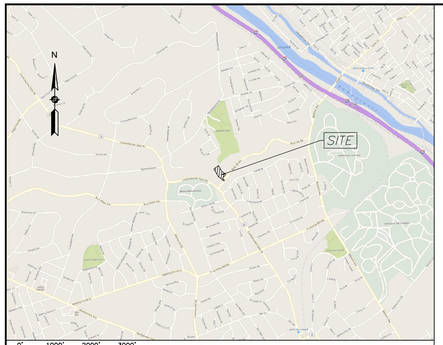
LOWER MERION TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

COVER SHEET

DATE: SEPT 9, 2019

SHEET 1 of 3

SCALE: 1" =20'



KEY LOCATION MAP

NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO EXCAVATION.

DESIGN S/N: 20192252182

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

SECTION 101-14 CONSERVATION PLAN INVENTORY

A.1. PROPERTY BASE MAP

A.2. BOUNDARY AND ADJOINING PROPERTY CONDITIONS

NAMES OF ADJOINING PROPERTY OWNERS: SHOWN ON PLAN
RESIDENTIAL AND INSTITUTIONAL STRUCTURES WITHIN 200 FEET OF THE APPLICANT'S PROPERTY: SHOWN ON COVER SHEET AERIAL PHOTOGRAPHY

EXISTING ZONING AND MINIMUM SETBACK REQUIREMENTS APPLICABLE TO THE APPLICANT'S PROPERTY AND ADJOINING PROPERTIES: SHOWN IN ZONING SUMMARY TABLE ON THIS SHEET

A.3. EXISTING NATURAL FEATURES

(A) GEOLOGIC FORMATIONS: PER PADEP eMapPA
NAME: WISSAHICKON FORMATION
AGE: PROBABLY LOWER PALEOZOIC
LITH1: OLIGOCLASE-MICA SCHIST
LITH2: HORNBLENDE GNEISS
LITH3: GNEISS

(B) TOPOGRAPHY: SHOWN ON PLAN

(C) PONDS, STREAMS SPRINGS AND NATURAL SWALES: THERE ARE NO PONDS ON THE SITE. THERE IS A STREAM NOTED TO BE FLOWING IN A MAN-MADE UNDERGROUND FLUME. THERE ARE NO MAJOR NATURAL SWALES ON THE SITE.

(D) FLOODPLAINS: NONE (REMOVED BY ZHB APPEAL NO. 3418 ON MAY 9, 1996)

(E) WETLANDS:
[1] NONE
[2] REFER TO SOILS BOUNDARIES AND DESCRIPTIONS
[3] NONE OBSERVED

(F) SOILS: SHOWN IN SOILS TABLE

(G) VEGETATION: SHOWN ON PLAN

(H) IMPROVEMENTS: SHOWN ON PLANS

(I) HISTORIC RESOURCES: NONE

(J) PATHS AND TRAILS: NONE.

(K) SCHUYLKILL SCENIC CORRIDOR: N/A

A.4. EXISTING WILDLIFE HABITAT

THIS SITE IS FULLY DEVELOPED. THE PROJECT AREA INCLUDES LITTLE WILDLIFE HABITAT.

WOODED LOT DATA COMBINED LOT
(TREES OF 6" CALIPER OR GREATER)

PROJECT AREA	52,191 SF
NUMBER OF TREES TO BE WOODED LOT (1 PER 1500 SF)	35 TREES
TOTAL NUMBER OF TREES WITHIN PROJECT AREA	22 TREES

THIS IS NOT A WOODED LOT.

VEGETATIVE COVER

CANOPY	UNDERSTORY	SHRUB LAYER
MAPLE	AILANTHUS	ARBORVITAE
CHERRY	CEDAR	
	SPRUCE	
	LOCUST	

SOIL COVER

PROJECT AREA FULLY COMPOSED OF UgB SOILS ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL MAP WEBSITE.

UugB – URBAN LAND-UDORTHENTS, SCHIST & GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES

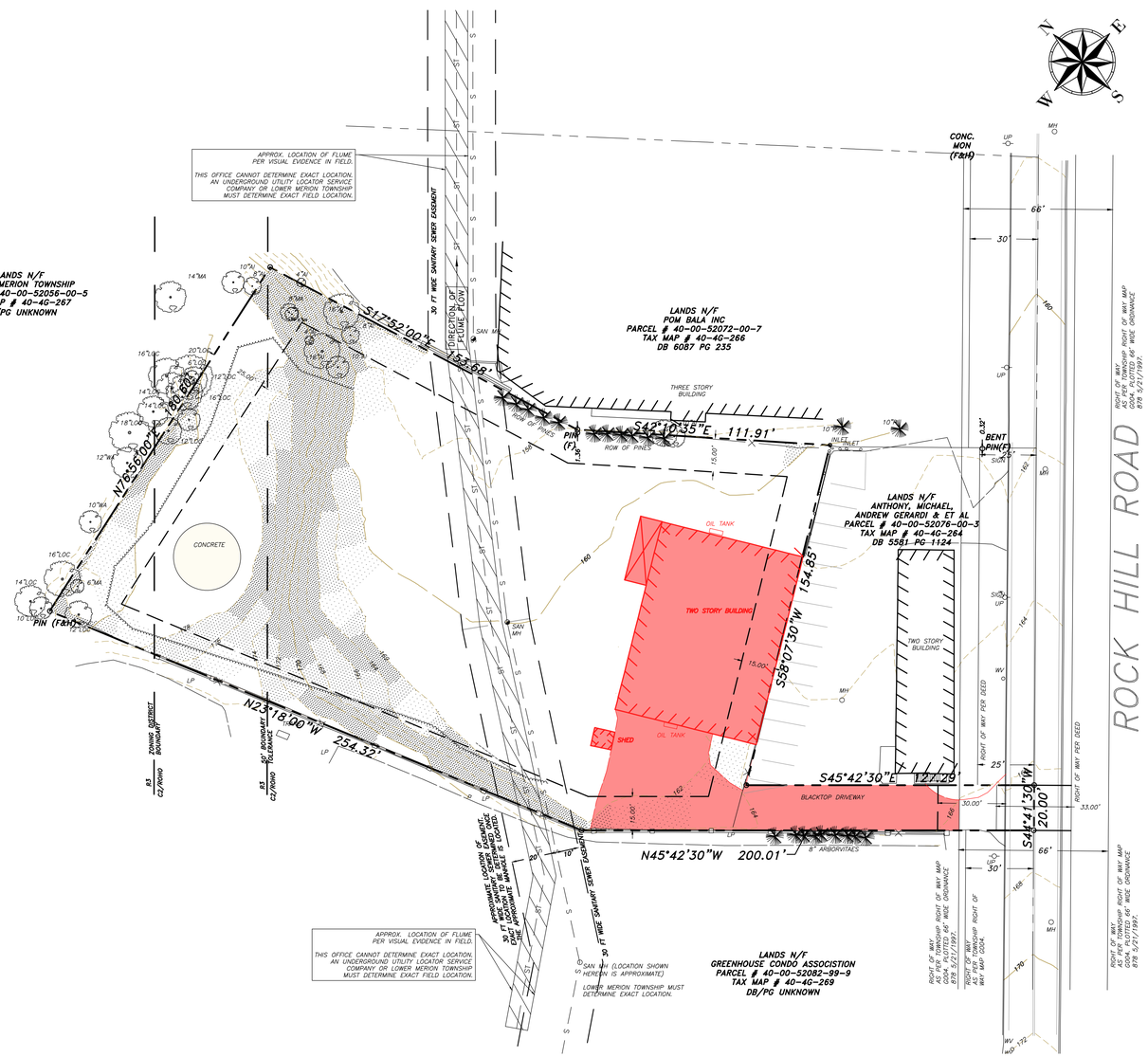
DEPTH TO SEASONAL HIGH WATER TABLE	ABOUT 60"
DEPTH TO BEDROCK	10" TO 99"
HYDROLOGICAL CLASSIFICATION	C

TREE LEGEND

AI	AILANTHUS	MB	MULBERRY
AS	ASH	MG	MAGNOLIA
AV	ARBORVITAE	MJ	J. MAPLE
BE	BEECH	OK	OAK
BR	BIRCH	P	PINE
CD	CEDAR	SA	SASSAFRAS
CH	CHESTNUT	SG	SWEETGUM
CY	CHERRY	SP	SPRUCE
DG	DOGWOOD	SW	SOURWOOD
EM	ELM	SY	SYCAMORE
FR	FRUIT	TL	TUPELO
HB	HACKBERRY	TU	TULIP POPLAR
HK	HICKORY	WA	WALNUT
HM	HEMLOCK	WI	WILLOW
HY	HOLLY	WP	WHITE PINE
MA	MAPLE		
KD	KOUSA DOGWOOD		

OFFICIAL MAP SALDO § 135-16.B(18)

THE PROPERTY IS NOT DESIGNATED ON THE OFFICIAL MAPS IDENTIFIED IN CHAPTER 107:
§ 107-4.A. OFFICIAL HIGHWAY MAP
§ 107-4.B. THE CITY AVENUE DISTRICT OFFICIAL MAP



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN LEGEND

RED LINES: TO BE REMOVED
FADED LINES: EXISTING

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- ST STORM SEWER PIPING
- S SANITARY SEWER PIPING
- G GAS MAIN
- W WATER MAIN / SERVICE
- OHW OVERHEAD WIRE
- T UNDERGROUND TELEPHONE
- EDGE OF PAVEMENT
- X FENCE LINE

BUILDINGS (TBR/TO REMAIN)
ASPHALT (TBR/TO REMAIN)
WALKWAY (TBR/TO REMAIN)
WALL (TBR/TO REMAIN)

SLOPES
10%-15% SLOPES
15%-25% SLOPES
SLOPES > 25%

GENERAL NOTES

1. PARCEL INFORMATION:
PARCEL NUMBER: 40-00-52080-00-8 Block 40-4G Unit 265
DEED BOOK 5685 PAGE 2905
2. GROSS LOT AREA: 52,851 Sq. Ft.
LOT AREA CLEAR OF ROAD RIGHT OF WAY: 52,191 Sq. Ft.
3. CONTOURS PLOTTED FROM FIELD RUN SURVEY. ELEVATION BENCHMARK IS BASED ON APPROXIMATE LOWER MERION TOWNSHIP DATUM, NAVD 1929. TOWNSHIP BENCHMARK P-1 HAS BEEN REMOVED/DESTROYED OR DAMAGED.
4. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
5. THERE IS NO IDENTIFIABLE FEMA FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420701 0388G OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF LOWER MERION, PENNSYLVANIA.
6. THERE IS IDENTIFIABLE LOWER MERION TOWNSHIP FLOOD PLAIN ZONE WITHIN THE PROJECT SITE AS ILLUSTRATED ON LOWER MERION TOWNSHIP TOPOGRAPHIC MAP, G004.
7. PER ZONING HEARING BOARD, APPEAL No, 3418, MAY 9, 1996, THE TOWNSHIP FLOOD PLAIN ZONE HAS BEEN ELIMINATED FOR 21 ROCK HILL ROAD.
8. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO ANY CONSTRUCTION. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
9. ERROR OF CLOSURE: 1/864946
10. PLANS REFERENCED:
LOT LINE CHANGE PLAN PREPARED BY HILL ASSOCIATES DATED 6/16/81. PLAN A-44 PAGE 105.
LOT LINE CHANGE PLAN PREPARED BY YERKES ASSOCIATES, INC DATED 10/14/83. LAST REVISED 2/3/84. PLAN A-45 PAGES 242-243.

ZONING SUMMARY

ROHO – ROCK HILL OVERLAY DISTRICT

ORDINANCE ITEM	REQUIREMENT	EXISTING
NET COMMERCIAL LOT AREA	N/A	50,737 SF
MIN. LOT WIDTH @ BLDG	20 FT	176.5 FT
MIN. SETBACKS		
FRONT	30 FT	N/A
SIDE	15 FT	0 FT
REAR	25 FT	197.4 FT
MAX. BUILDING HEIGHT*	56 FT	1 STORY
MAX. BUILDING COVERAGE	70%	11.5%
FLOOR AREA RATIO*	1.20	0.11
MAX. IMPERVIOUS COVERAGE*	80%	21.80%
* CAN BE INCREASED PER 155-204		

NET COMMERICAL LOT AREA (SF)

GROSS LOT AREA	52,851
LESS	
RESIDENTIAL DISTRICT AREA	2,114
NET COMMERCIAL LOT AREA	50,737

IMPERVIOUS COVERAGE SUMMARY (SQ.FT.)

NET COMMERCIAL LOT AREA	50,737	
BUILDING	5,486	
SHED	74	
PORCH & OVERHANGS > 18"	285	
ASPHALT	4,419	
CONCRETE & WALKS	696	
WALLS & WINDOW WELLS	108	
TOTAL BUILDING COVERAGE	5,845	11.5%
TOTAL SITE IMPERVIOUS COVERAGE	11,068	21.8%

NUM.	DATE	REVISION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
21 ROCK HILL ROAD ASSOCIATES, LLC
21 ROCK HILL ROAD,
BALA CYNWYD, PA 19004

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT M. LAMBERT ENGINEER PE060743

ROBERT M. LAMBERT, P.E.
PE060743

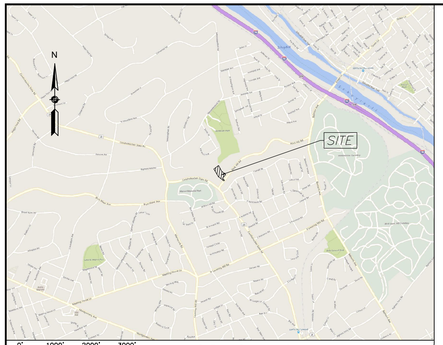
LOWER MERION TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

EXISTING CONDITIONS & CONSERVATION INVENTORY PLAN

DATE: SEPT 9, 2019

SHEET 2 of 3

SCALE: 1" = 30'



KEY LOCATION MAP

PARKING REQUIREMENTS

§ 155-203.B, TABLE 1.
SINGLE-USE PEAK HOUR RATE:
1 UNIT PER 1.5 SPACES

PROPOSED UNITS	=	34
SPACES REQUIRED	=	51

PARKING PROVIDED

SURFACE SPACES	=	26
BUILDING SPACES	=	25
TOTAL PROVIDED	=	51

PARKING LOT PLANTING AREA		
§101-9.B(2): 340 SF PER 12 SPACES		
SURFACE SPACES	26	
340 SF PER 12 SPACES	737	SF
PLANTING AREA PROVIDED	900	SF

NET COMMERICAL LOT AREA (SF)	
GROSS LOT AREA	52,851
LESS	
RESIDENTIAL DISTRICT AREA	2,114
NET COMMERCIAL LOT AREA	50,737

ZONING SUMMARY

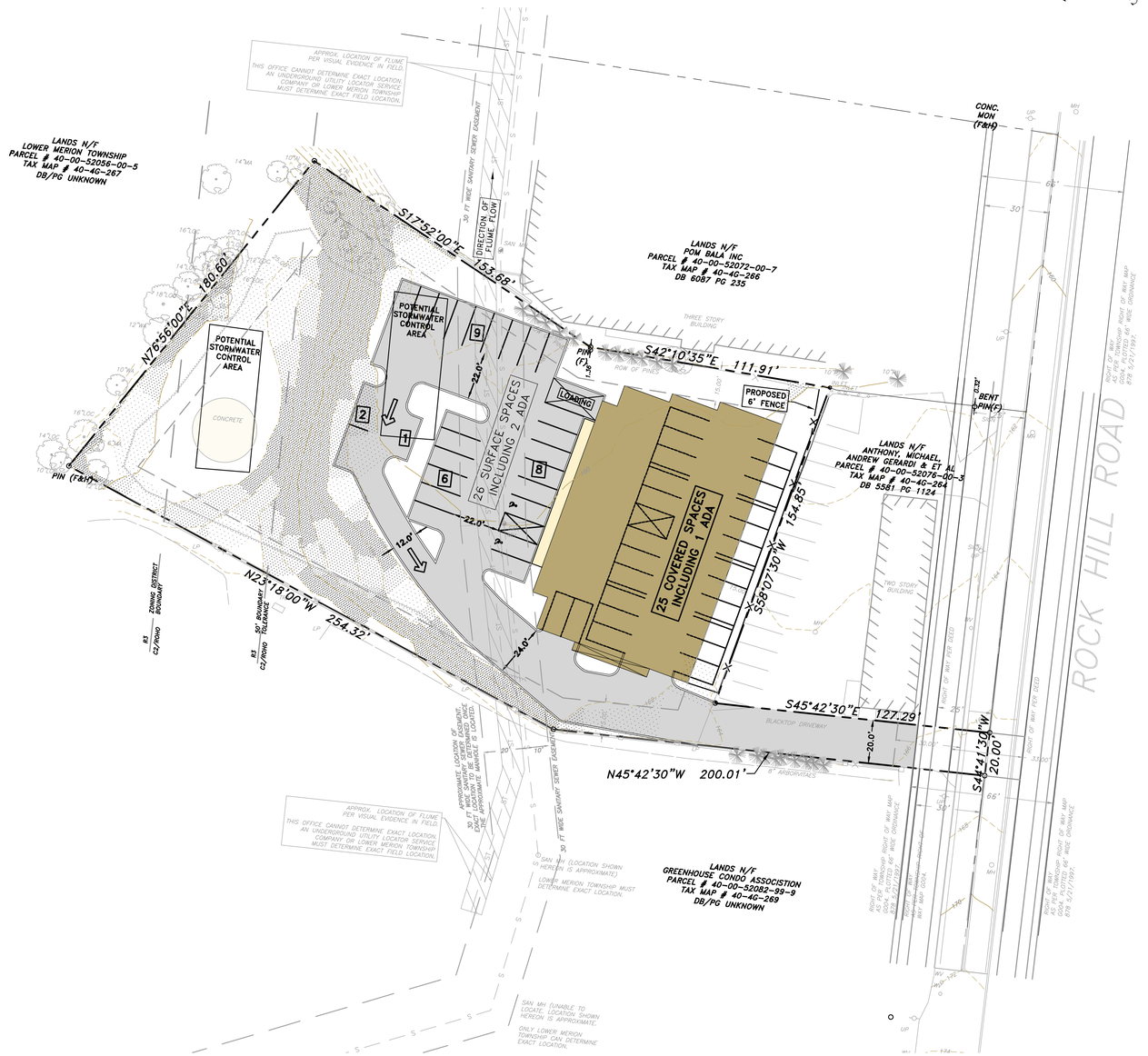
ROHO – ROCK HILL OVERLAY DISTRICT

ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED
NET COMMERCIAL LOT AREA	N/A	50,737 SF	50,737 SF
MIN. LOT WIDTH @ BLDG	20 FT	176.5 FT	176.5 FT
MIN. SETBACKS			
FRONT	30 FT	N/A	142 FT
SIDE*	15 FT	0 FT	15 FT
REAR	25 FT	197.4 FT	172 FT
MAX. BUILDING HEIGHT**	56 FT	1 STORY	56 FT
FLOOR AREA RATIO**	1.20	0.11	0.98
MAX. BUILDING COVERAGE	70%	11.5%	19.7%
MAX. IMPERVIOUS COVERAGE**	80%	21.8%	52.1%

*EXISTING NON-CONFORMING CONDITION
**PER §155-204.B: THE FOLLOWING DIMENSIONAL PARAMETERS CAN BE INCREASED:
§155-204.B(1): FAR MAY BE INCREASED UP TO 1.50;
§155-204.B(2): HEIGHT MAY BE INCREASED UP TO 14 FT; AND/OR,
§155-204.B(3): IMPERVIOUS COVERAGE MAY BE INCREASED UP TO 90%.

IMPERVIOUS SUMMARY (SQ. FT.)

NET COMMERCIAL AREA	50,737				
	EXISTING	TO BE REMOVED	TO BE ADDED	NET	PROPOSED
BUILDINGS	5,845	5,845	9,990	4,145	9,990
ASPHALT	4,419	4,419	15,304	10,885	15,304
CONCRETE & WALKS	696	0	350	350	1,046
WALLS	108	0	0	0	108
TOTAL BUILDING COVERAGE	5,845	5,845	9,990	4,145	9,990
TOTAL BUILDING PERCENTAGE	11.5%				19.7%
TOTAL IMPERVIOUS COVERAGE	11,068	10,264	25,644	15,380	26,448
TOTAL IMPERVIOUS PERCENTAGE	21.8%				52.1%



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAN LEGEND

BOLD LINES: PROPOSED
FADED LINES: EXISTING

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- ST — STORM SEWER PIPING
- S — SANITARY SEWER PIPING
- G — GAS MAIN
- W — WATER MAIN / SERVICE
- OHW — OVERHEAD WIRE
- T — UNDERGROUND TELEPHONE
- EDGE OF PAVEMENT
- X — FENCE LINE

- BUILDINGS (PROPOSED/EXISTING)
- ASPHALT (PROPOSED/EXISTING)
- WALKWAY (PROPOSED/EXISTING)
- WALL(PROPOSED/EXISTING)

SLOPES
- 10%-15% SLOPES
- 15%-25% SLOPES
- SLOPES > 25%

PROJECT NARRATIVE

THE PROPOSED LAND DEVELOPMENT INCLUDES ONE LOT. THE FRONT PORTION WILL BE DEVELOPED. THE OWNER/APPLICANT PROPOSES TO REMOVE THE EXISTING BUILDING TO CONSTRUCT NEW 32-UNIT RESIDENTIAL BUILDING WITH ASSOCIATED PARKING, POST CONSTRUCTION SUBSURFACE STORMWATER MANAGEMENT WILL BE DESIGNED BASED ON THE PHYSICAL PROPERTIES OF THE SOILS. DURING CONSTRUCTION EROSION AND SEDIMENT CONTROL IS ACCOMPLISHED THROUGH IMMEDIATE STABILIZATION AND SILT BARRIERS.

NUM.	DATE	REVISION

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

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LOWER MERION TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ROBERT M. LAMBERT ENGINEER PE060743

ROBERT M. LAMBERT, P.E.
PE060743

DATE: SEPT 9, 2019

PROPOSED PLAN

SHEET 3 of 3

SCALE: 1" = 30'