

Plotted: 10-18-24 @4:06pm By: slimm

F:\Projects\Storage\Project Docs\24114 610 N Swarthmore - Ridley Park\Civil\DWG\C-1 Concept Site Plan 2.dwg[Layout1]

NOTES

1. BOUNDARY DESCRIPTIONS OF SUBJECT PROPERTY AND SURROUNDING PROPERTIES ARE BASED UPON DEEDS OF RECORD AND AERIAL PHOTOGRAPHY.
2. AERIAL IS FOR DISCUSSION PURPOSES ONLY AND MIGHT DIFFER FROM ACTUAL FIELD CONDITIONS.
3. IMPERVIOUS COVERAGE AND BUILDING COVERAGE ARE BASED UPON AERIAL PHOTOGRAPHY ONLY AND WILL NEED TO BE VERIFIED WITH A SURVEY.
4. PROPERTY IS IN THE R-2 RESIDENTIAL ZONING DISTRICT.
5. NET LOT AREA 1.13 ACRES (49,259 S.F.)
6. PER A FINAL MINOR SUBDIVISION PLAN TITLED HARPER PROPERTY BY KELLY & CLOSE ENGINEERS, DATED SEPTEMBER 29, 2016, HANCOCK STREET IS AN UNOPENED STREET WITH A 50' WIDE RIGHT-OF-WAY.

PARKING ANALYSIS
A) PROPOSED PARKING USE AND ASSOCIATE PARKING REQUIREMENTS

FITNESS FACILITY:
1 SPACE PER 250 S.F. OF GROSS FLOOR AREA

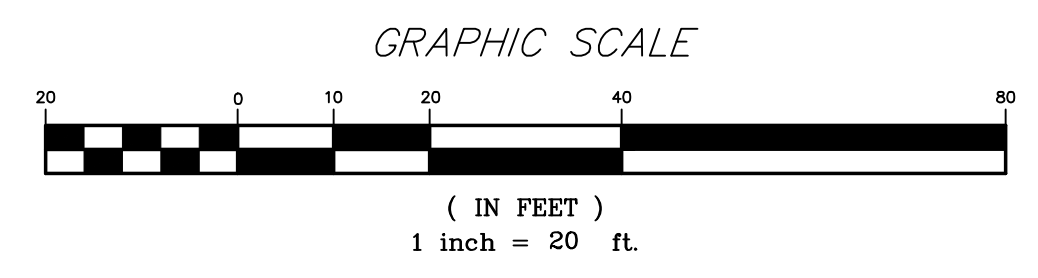
PROPOSED FACILITY:
10,000 S.F. X 1 SPACE/250 S.F. = 40 SPACES

TOTAL = 40 SPACES REQUIRED

TOTAL PARKING REQUIRED FOR PROPOSED FACILITY = 40 SPACES
TOTAL PARKING PROVIDED FOR PROPOSED FACILITY = 40 SPACES

AREA AND BULK REGULATIONS				
R-2 RESIDENTIAL ZONING DISTRICT				
USE	REQUIREMENT	EXISTING	PROPOSED	PROPOSED WITH FUTURE EXPANSION
LOT AREA (GROSS)				
LOT AREA (NET)	4,000 S.F.	49,259 S.F.	49,259 S.F.	49,259 S.F.
IMPERVIOUS COVERAGE	50% MAX	3.0% (1,500 S.F.)*	31.7% (15,600 S.F.)	49.5% (24,393 S.F.)
BUILDING COVERAGE	40% MAX	2.8% (1,370 S.F.)*	10.4% (5,100 S.F.)	20.3% (10,000 S.F.)
BUILDING SETBACKS				
FRONT YARD:	25 FT. MIN	N/A	38.3 FT.	25.0 FT.
SIDE YARD:	6 FT. MIN	N/A	9.6 FT.	28.0 FT.
REAR YARD:	20 FT. MIN	N/A	126.7 FT.	25.0 FT.
LOT WIDTH	40 FT.	185.9 FT.	185.9 FT.	185.9 FT.
BUILDING HEIGHT	35 FT. OR 3 STORIES	<35 FT.	<35 FT.	<35 FT.

*BASED SOLELY ON AERIAL PHOTOGRAPHY



CONCEPT SITE PLAN 2		FOR		610 N. SWARTHMORE AVE	
ARCHITECTS		ARCHITECTURE		ENGINEERING	
LINN ARCHITECTS		ENGINEERING		SITE PLANNING	
1140 N. PROVIDENCE ROAD MEDIA, PENNSYLVANIA 19063		TEL: 610-566-7044		FAX: 610-566-3258	
REVISIONS		DATE		DESCRIPTION	
NO.	1	DATE		DESCRIPTION	
SCALE:	1" = 20'	DRAWN BY:	SDL	CHECKED BY:	
PROJ. NO.:	24114	SHEET NO.:	1	OF 1	
C-1		DELaware COUNTY, PA			