



ZONING INFORMATION

ZONING DISTRICT: C - COMMERCIAL
USE: DAY-CARE CENTER

CRAITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA ^[1]	43,560 SF	92,975 SF	92,975 SF
MAXIMUM LOT AREA ^[1]	174,240 SF	92,975 SF	92,975 SF
LOT AREA PER CHILD ^[1]	500 SF	-	525 SF
LOT WIDTH ^[1]	150'-0" MIN	405.96 FT	405.96 FT

YARDS/SETBACKS

FRONT ^[1]	50 FT MIN	94.7 FT	94.7 FT
SIDE ^[1]	50 FT MIN	98.8 FT	70.2 FT
REAR ^[1]	50 FT MIN	67.7 FT	67.7 FT
PARKING ^[1]	15 FT / 25 FT (RES.) MIN	12.4 FT ^[4] / 26.2 FT	12.4 FT ^[4] / 26.2 FT

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15222 - 1078



BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

SERIAL NO. 2022433962

^[1] BASED ON SPECIAL REGULATIONS FOR DAY-CARE CENTER, 160-119 S.

^[2] ANTICIPATED LICENSING TO BE 177 (MAX CHILDREN)

^[3] GREEN AREA CALCULATION DOES NOT INCLUDE SIDEWALKS PER 160-214 B(1); PLAYGROUND IS TREATED AS GREEN SPACE AREA SINCE IT IS 100% PERVIOUS AS TURFED SYSTEM

^[4] EXISTING NON-COMPLIANCE

REQUIRED PARKING SPACE COMPUTATION:

PARKING SPACES REQUIRED - DAY-CARE CENTER

1. ONE (1) SPACE PER EMPLOYEE:	30 SPACES
2. ONE (1) SPACE PER 10 CHILDREN FOR DROP-OFF AREA:	18 SPACES
1/10 x 177 CHILDREN =	
TOTAL PARKING REQUIRED:	48 SPACES

PARKING TABULATION:

EXISTING PARKING SPACES:

109 SPACES

PROPOSED REQUIRED (SEE COMPUTATION THIS SHEET)

43 SPACES

PROPOSED TOTAL PARKING SPACES (INCLUDING 4 ACCESSIBLE SPACES):

94 SPACES

PARKING NOTES: EXISTING PARKING SPACES ARE 9.5' X 17'^[4]
PROPOSED PARKING SPACES ARE 9.5' X 19'

PLAN PURPOSE:

THIS PLAN DEPICTS THE REDEVELOPMENT OF 1440 DEKALB PIKE, PARID PARCEL ID 66-00-03646-00-5. THE SITE IS CURRENTLY USED AS A DAY-CARE CENTER WITH LESS REQUIRED PARKING AND LOWER SEWAGE LOADING THAN THE PREVIOUSLY EXISTING USE. THE SITE IS CURRENTLY FULLY-DEVELOPED AND THE PROPOSED USE IS A DAY-CARE CENTER WITH A NEW 8,648 SF BUILDING AND ASSOCIATED PARKING, DRIVES, WALKWAYS, UTILITIES, BUFFERS, AND STORMWATER MANAGEMENT. THE PROPOSED USE INCLUDES ALTERATIONS TO THE EXISTING BUILDING AND BUILDING ADDITION TO THE REAR OF THE SITE, TOTALING 8,648 SF. A NEW PLAYGROUND FOR THE DAY-CARE IS PROPOSED THAT WILL DISPLACE A PORTION OF THE EXISTING PARKING LOT AND WILL INCLUDE A PERVIOUS TURF SYSTEM ON ITS SURFACE THAT WILL REPLICATE THE INFILTRATION OF A LAWN AREA. ALTHOUGH THE BUILDING AREA IS BEING INCREASED, THE REPLACEMENT OF THE EXISTING DAY-CARE CENTER WITH A NEW DAY-CARE CENTER WILL EFFECTIVELY REDUCE THE IMPERVIOUS COVERAGE BY 2,045 SF. A NEW TRASH ENCLOSURE IS PROPOSED IN THE PARKING LOT AREA TO REPLACE THE EXISTING DISPLACED TRASH COLLECTION AREA. LOADING IS PROPOSED TO THE REAR OF THE RENOVATED BUILDING. LIGHTING IS REVISED WITH TWO RELOCATED LIGHT STANDARDS AND NEW BUILDING-MOUNTED LIGHTS, MEETING CUTOFF REQUIREMENTS, TO THE REAR. ALL SITE LIGHTING IS PROPOSED TO BE UPGRADED TO LED.

EXISTING DRAINAGE PATTERNS WILL BE RETAINED WITH THE EXCEPTION OF THE PLAYGROUND AREA. SMALL CHANGES TO ROOF DRAINAGE AT THE ENDS OF THE BUILDING, THE NET EFFECT OF THE INCREASE IN GREEN AREA AND PLACEMENT OF THE PLAYGROUND IS THAT ONE ADDITIONAL STORMWATER INLET IS PROPOSED THAT WILL SHARE THE PREVIOUS DRAINAGE AREA TO THE MODIFIED EXISTING INLET WEST OF THE PLAYGROUND. STORMWATER COMPUTATIONS ARE OMITTED AS PART OF THE PLAN SUBMISSION. A SUBMISSION TO EACH OF THE STORMWATER MANAGEMENT SYSTEM IS EITHER LESS OR WILL EXPERIENCE A DE MINIMIS CHANGE.

CHANGES TO THE EXISTING UTILITIES ARE MINOR, WITH THE EXCEPTION THAT THE RESTAURANT GREASE TRAP IS BEING REMOVED AND THE BUILDING WILL BE SPRINKLERED, REQUIRING A NEW FIRE WATER SUPPLY AND METER. ADDITIONAL UTILITY INFORMATION IS PROVIDED ON ARCHITECTURAL PLANS SUBMITTED FOR PERMIT.

LEGEND

EXISTING	PROPOSED
CURB	DEPRESSED CURB
DEPRESSED CURB	EDGE OF PAVE
EDGE OF PAVE	PARKING LOT SETBACK
PARKING LOT SETBACK	LEGAL RIGHT-OF-WAY
LEGAL RIGHT-OF-WAY	PROPERTY LINE
PROPERTY LINE	MAJOR CONTOURS
MAJOR CONTOURS	MINOR CONTOURS
MINOR CONTOURS	SPOT ELEVATION
SPOT ELEVATION	FENCE LINE
FENCE LINE	TREE LINE
TREE LINE	GUIDE RAIL
GUIDE RAIL	SANITARY SEWER LINE
SANITARY SEWER LINE	STORM LINE
STORM LINE	OVERHEAD ELECTRIC LINE
OVERHEAD ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND ELECTRIC LINE	TELEPHONE LINE
TELEPHONE LINE	WATER LINE
WATER LINE	GAS LINE
GAS LINE	FIBEROPTIC LINE
FIBEROPTIC LINE	STORM INLET
STORM INLET	STORM MANHOLE
STORM MANHOLE	SANITARY MANHOLE
SANITARY MANHOLE	GAS VALVE
GAS VALVE	WATER METER
WATER METER	SIGN
SIGN	UTILITY POLE
UTILITY POLE	IRON PIN FOUND
IRON PIN FOUND	CONCRETE MONUMENT FOUND
CONCRETE MONUMENT FOUND	LIGHT FIXTURE
LIGHT FIXTURE	CONIFEROUS TREE
CONIFEROUS TREE	DECIDUOUS SHADE TREE
DECIDUOUS SHADE TREE	BITUMINOUS PAVING
BITUMINOUS PAVING	BUILDING
BUILDING	CONCRETE PAVING

LAND DEVELOPMENT PLAN

RECORD PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

SUB CORPORATE DRIVE WEST, LANSDOWNE, PA 19047 • 302.395.0000 • www.gilmore-assoc.com
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BY THE OWNER, THE CONTRACTOR, THE ENGINEER, THE
ARCHITECT, THE SURVEYOR, THE LANDSCAPE ARCHITECT,
THE PLANNING COMMISSION, THE ZONING BOARD OF
ADJUSTMENT, THE BUILDING DEPARTMENT, THE
WATER, SEWER, GAS, ELECTRIC, TELEPHONE, AND
TELEGRAPH COMPANIES, AND THE PUBLIC WORKS
DEPARTMENT OF THE CITY, TOWNSHIP, OR COUNTY
WHERE THE PROJECT IS LOCATED.

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G&A
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT NO.: 2207059

OWNERS INFO: 1 CAT PROPERTIES LLC
440 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
215-237-8680

MUNICIPAL FILE NO.:

TAX MAP PARCEL NO.:
66-00-01759-00-2

TOTAL AREA: 2,134 AC.

TOTAL LOTS: 1

DATE: 9/7/22

SCALE: 1"-20'

DRAWN BY: WMH

CHECKED BY: DAW

SHEET NO.: 2 OF 10