

MONTGOMERY
COUNTY COMMUNITY
COLLEGE
ATHLETIC FIELDS
UPGRADE

CLIENT:

MONTGOMERY
COUNTY COMMUNITY COLLEGE
340 DEKALB PIKE
BLUE BELL, PA 19422
www.MC3.edu

Landscape Architect
SALT DESIGN STUDIO
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ISSUED FOR:
PRELIMINARY AND
FINAL LAND
DEVELOPMENT

SEAL:

SHEET TITLE:

**OVERALL
SITE PLAN**

REV DATE DESCRIPTION

SCALE:
AS NOTED

DATE:
11/21/2022 DRAWN BY: J.H.
CHECKED BY: J.P.M.

SHEET NUMBER:

C-200

SITE ZONING INFORMATION

LOCATION: 340 DEKALB PIKE, BLUE BELL, WHITMIRE TOWNSHIP, PA

ZONES: IN (INSTITUTIONAL DISTRICT)

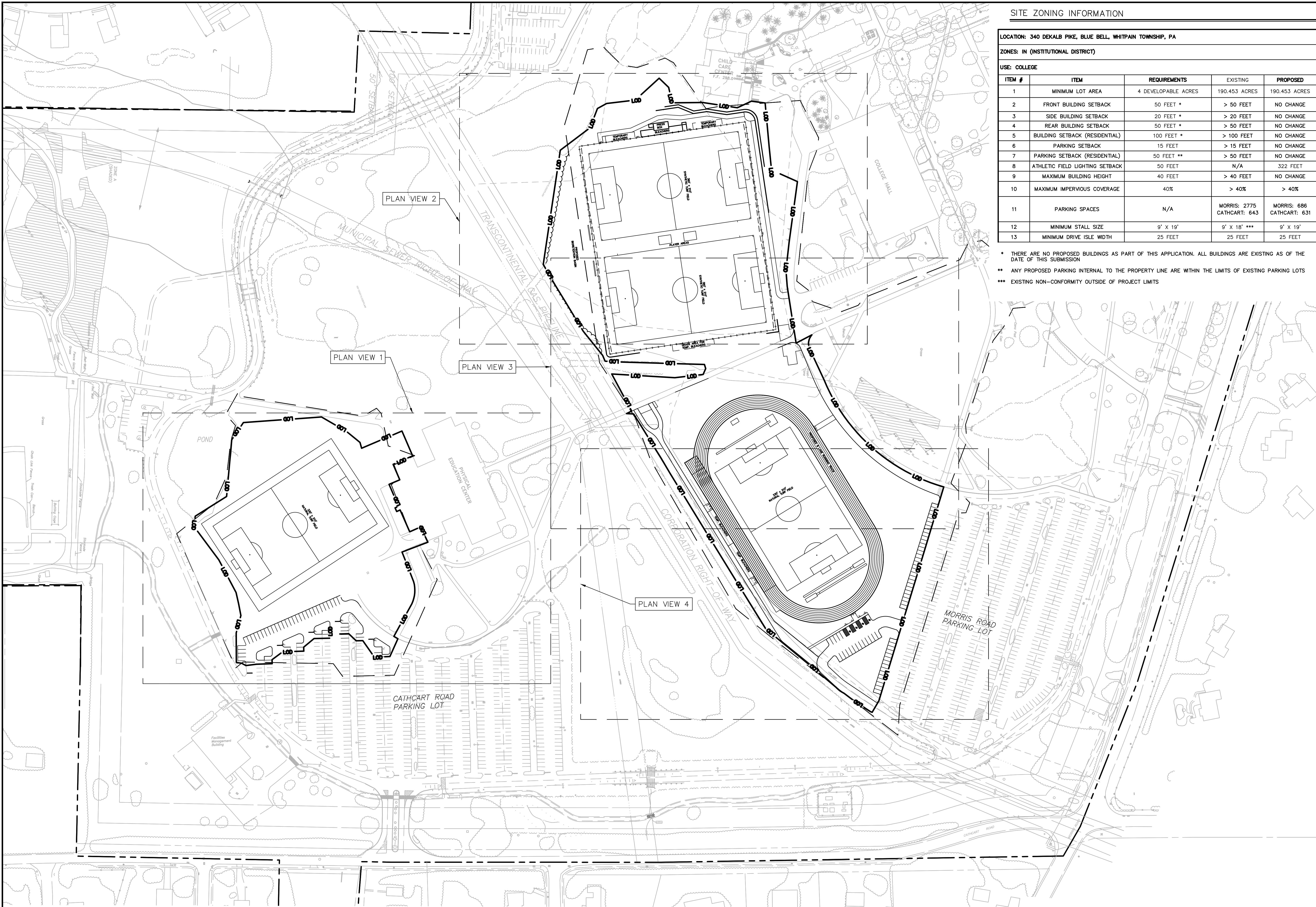
USE: COLLEGE

| ITEM # | ITEM | REQUIREMENTS | EXISTING | PROPOSED | VARIANCE |
|--------|---------------------------------|---------------------|-------------------------------|------------------------------|----------|
| 1 | MINIMUM LOT AREA | 4 DEVELOPABLE ACRES | 190.453 ACRES | 190.453 ACRES | NO |
| 2 | FRONT BUILDING SETBACK | 50 FEET * | > 50 FEET | NO CHANGE | NO |
| 3 | SIDE BUILDING SETBACK | 20 FEET * | > 20 FEET | NO CHANGE | NO |
| 4 | REAR BUILDING SETBACK | 50 FEET * | > 50 FEET | NO CHANGE | NO |
| 5 | BUILDING SETBACK (RESIDENTIAL) | 100 FEET * | > 100 FEET | NO CHANGE | NO |
| 6 | PARKING SETBACK | 15 FEET | > 15 FEET | NO CHANGE | NO |
| 7 | PARKING SETBACK (RESIDENTIAL) | 50 FEET ** | > 50 FEET | NO CHANGE | NO |
| 8 | ATHLETIC FIELD LIGHTING SETBACK | 50 FEET | N/A | 322 FEET | NO |
| 9 | MAXIMUM BUILDING HEIGHT | 40 FEET | > 40 FEET | NO CHANGE | NO |
| 10 | MAXIMUM IMPERVIOUS COVERAGE | 40% | > 40% | > 40% | NO |
| 11 | PARKING SPACES | N/A | MORRIS: 2775 CATHCART: 643 | MORRIS: 686 CATHCART: 631 | NO |
| 12 | MINIMUM STALL SIZE | 9' X 19' | 9' X 18' *** | 9' X 19' | NO |
| 13 | MINIMUM DRIVE ISLE WIDTH | 25 FEET | 25 FEET | 25 FEET | NO |

* THERE ARE NO PROPOSED BUILDINGS AS PART OF THIS APPLICATION. ALL BUILDINGS ARE EXISTING AS OF THE DATE OF THIS SUBMISSION

** ANY PROPOSED PARKING INTERNAL TO THE PROPERTY LINE ARE WITHIN THE LIMITS OF EXISTING PARKING LOTS

*** EXISTING NON-COMFORMITY OUTSIDE OF PROJECT LIMITS



SCALE: 1" = 100'-0"



2118

SALT DESIGN STUDIO FILE NO.:

2118