

**PARKING REQUIREMENTS ZONING SECTION 208.601 TABLE 6-3-1**

**SPECIALTY TRADE CONTRACTORS NAICS CODE 238**  
**ADMINISTRATIVE OFFICES: 1 PER 350 SQ.FT. OF GFA; AND**  
**MAINTENANCE/STORAGE AREA: 1 PER 2,000 SQ.FT. OF GFA OF COVERED OR ENCLOSED AREA.**

**MAINTENANCE /STORAGE : 1 SPACE PER 2000 SF**

**PROPOSED USES FOR NEW UNITS**

UNIT	GFA	CURRENT BUSINESS USE	CODE REQUIRED PARKING
J	4000 SF	SPECIALTY CONTRACTOR	1500 SF OFFICE X 1 1/2 + 2500 STORAGE X 1 1/2 = 4.3 + 1.25 = 5.5 = 6 SPACES
K	4000 SF	SPECIALTY CONTRACTOR	1500 SF OFFICE X 1 1/2 + 2500 STORAGE X 1 1/2 = 4.3 + 1.25 = 5.5 = 6 SPACES
L	4000 SF	SPECIALTY CONTRACTOR	1500 SF OFFICE X 1 1/2 + 2500 STORAGE X 1 1/2 = 4.3 + 1.25 = 5.5 = 6 SPACES
M	4000 SF	STORAGE	4000 SF STORAGE X 1 1/2 = 2 SPACES

TOTAL REQUIRED FOR PROPOSED USES = 26 SPACES - TOTAL ADDITIONAL PROPOSED SPACES = 28

**IMPERVIOUS SURFACE SUMMARY COMBINED TRACT**

COMBINED TRACT PROPOSED CONDITIONS	PROJECT SITE CONVERTIBLE CONDO LOT PROP CONDITIONS	CONDO	PROPOSED COMBINED
LOT AREA	57226.00	77181.00	134407.00
WOODS	2265.00	0.00	2265.00
GRAVEL	0.00	5089.00	5089.00
MEADOW	1697.00	905.00	2602.00
CONC PAD TBR	0.00	0.00	0.00
PAVING ADJOINER	0.00	0.00	0.00
BUILDINGS	20000.00	24397.00	44397.00
BITUMINOUS PAVING	33264.00	46810.00	80074.00
TOTAL	57226.00	77181.00	134407.00
BLDG AREA	20000.00	24397.00	44397.00
BLDG COVERAGE	0.35	0.32	0.33
IMPERV TOTAL	53264.00	76276.00	129540.00
IMPERV COVERAGE	0.93	0.99	0.96

**IMPERVIOUS SURFACE SUMMARY PROJECT SITE ONLY**

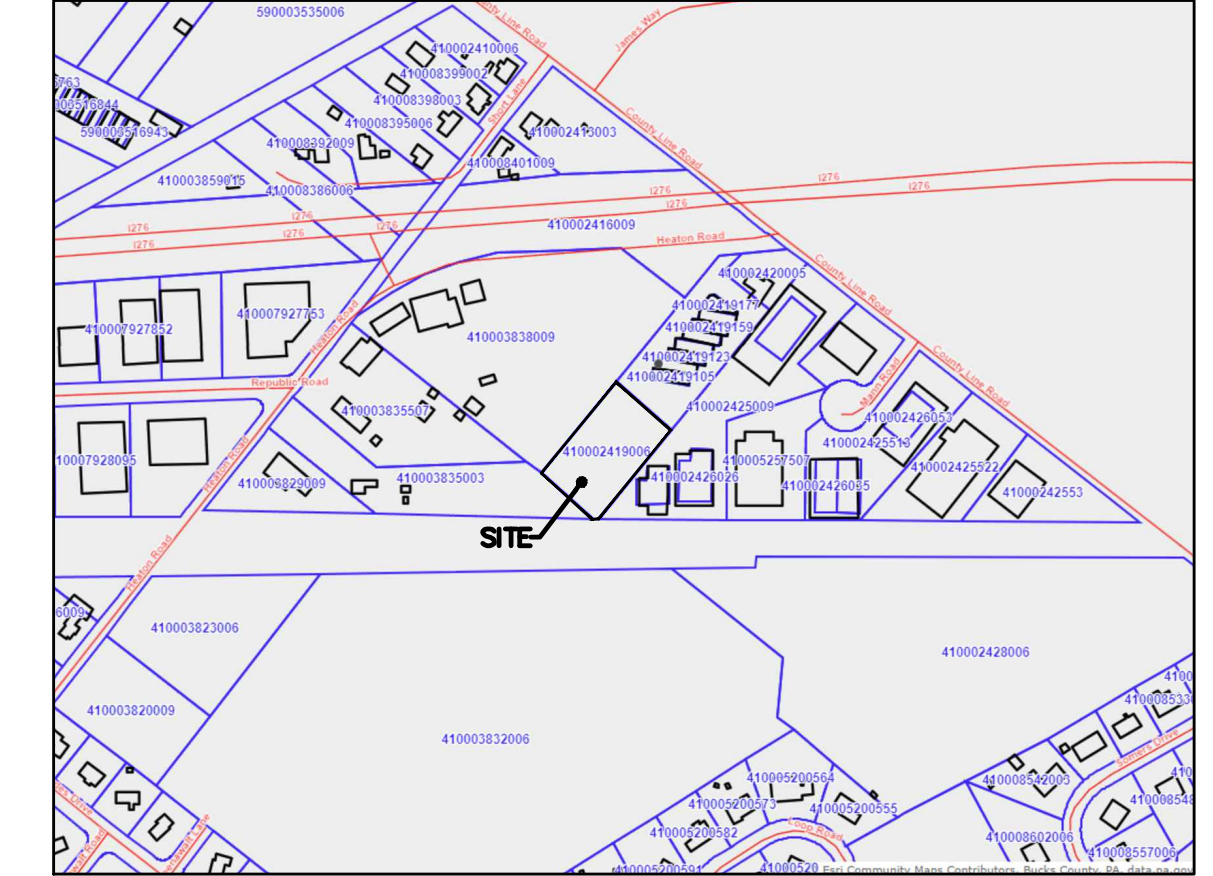
ITEM	PROJECT SITE CONVERTIBLE CONDO LOT EX CONDITIONS	PROPOSED	DELTA
LOT AREA	57226.00		
WOODS	6302.00	2265.00	-4037.00
GRAVEL	38078.00	0.00	
MEADOW	12287.00	1697.00	
CONC PAD TBR	302.00	0.00	
PAVING ADJOINER	277.00	0.00	
BUILDINGS	0.00	20000.00	20000.00
BITUMINOUS PAVING	0.00	33264.00	
TOTAL	57226.00	57226.00	
BLDG AREA	0.00	20000.00	
BLDG COVERAGE	0.00	0.35	
IMPERV TOTAL	38657.00	53264.00	14607.00
IMPERV COVERAGE	0.68	0.93	

**GENERAL NOTES**

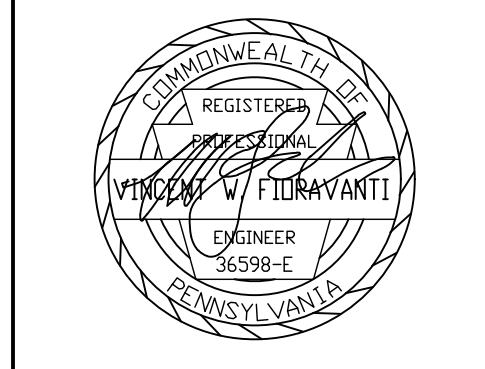
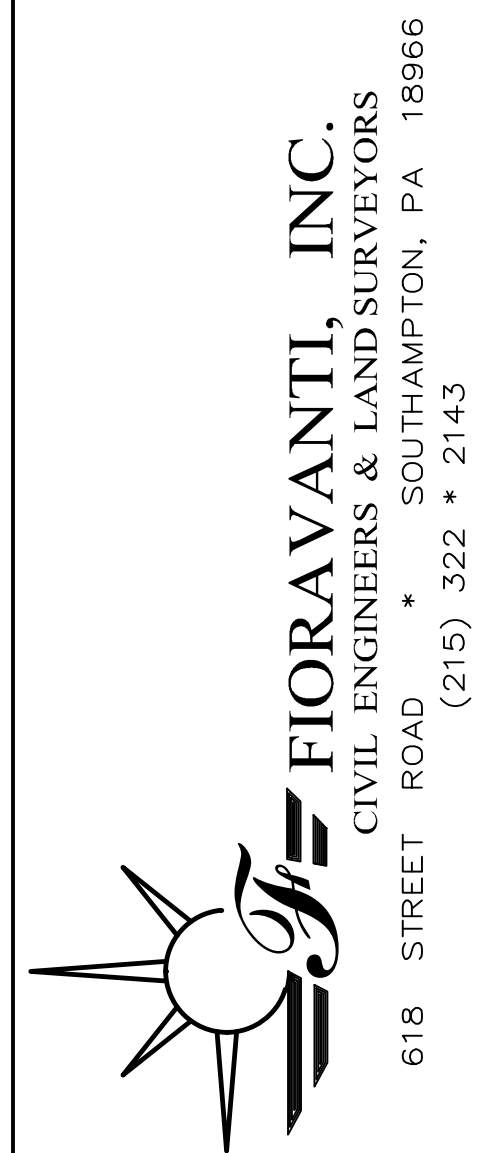
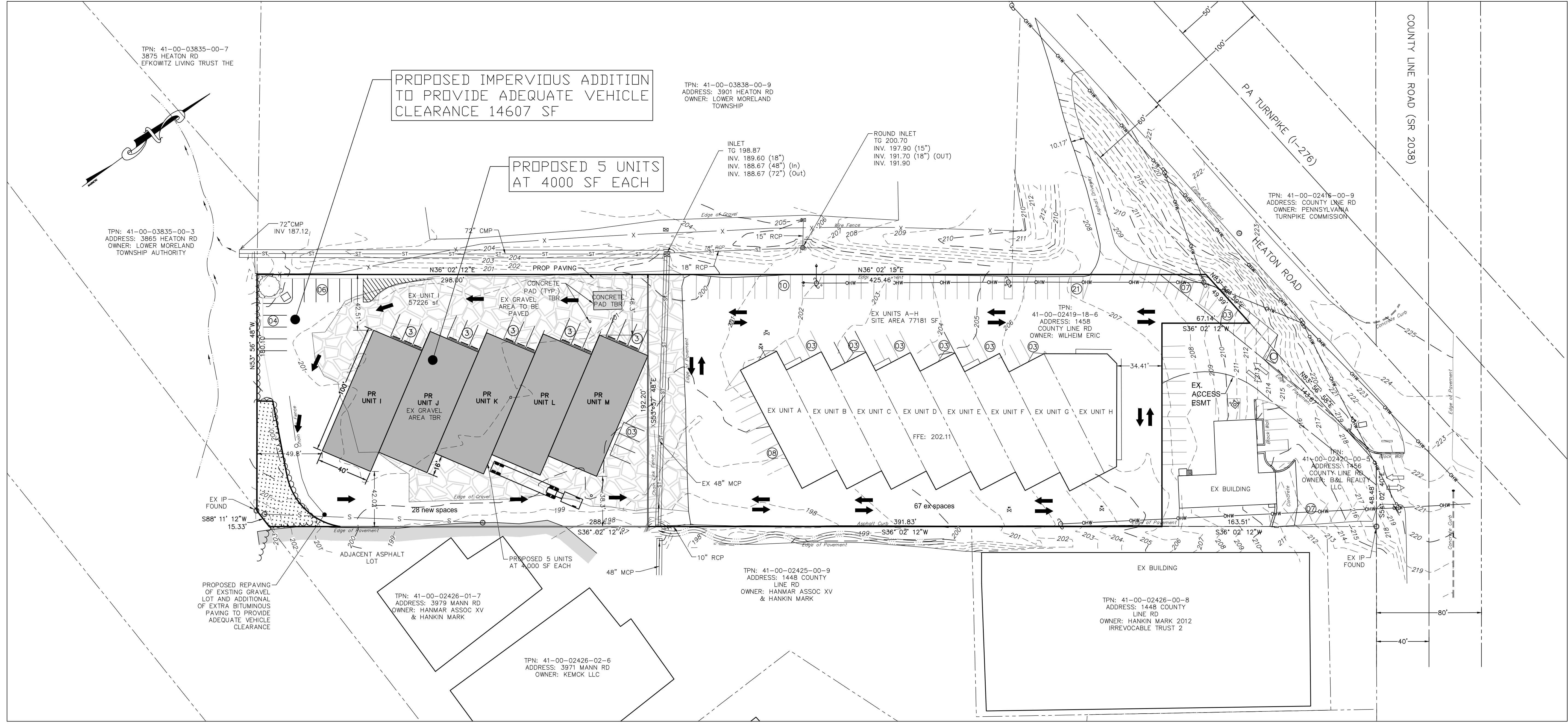
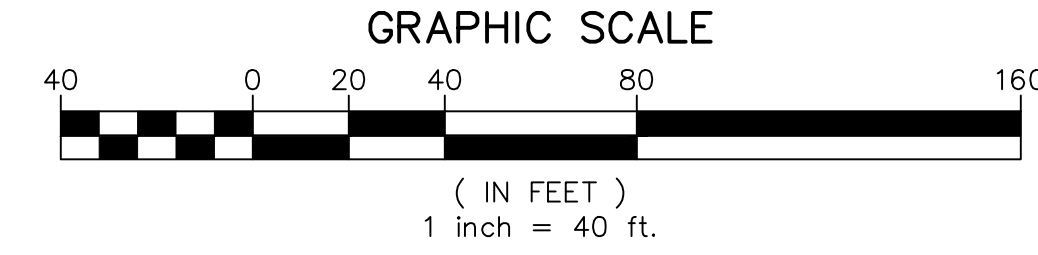
- PROJECT NARRATIVE: THIS PROJECT IS LOCATED AT 1458 COUNTY LINE RD IN LOWER MORELAND TOWNSHIP MONTGOMERY COUNTY PA. THE SITE WAS DEVELOPED IN APPROXIMATELY 1976 AND 1982 AND THE PROPERTY WAS MADE SUBJECT TO A DECLARATION OF CONDOMINIUM RECORDED ON OCTOBER 14, 2021 WITH THE MONTGOMERY COUNTY RECORDER OF DEEDS AT INSTRUMENT NO. 2021122589. THIS PROJECT CONSISTS OF UNIT I WHICH IS THE CONVERTIBLE UNIT IN THE CONDO DEVELOPMENT. IT IS PROPOSED TO CONSTRUCT 5 ADDITIONAL UNITS WITH THIS CONVERTIBLE LAND AS PERMITTED IN THE RECORDED CONDO DOCUMENTS. EACH NEW UNIT WILL BE A 4000 SF FLEX BUILDING SIMILAR TO THE UNITS ALREADY EXISTING ON THE PROPERTY. IT IS PROPOSED TO CONNECT THE BUILDINGS TO PUBLIC SEWER AND PRIVATE WELL AND THE CONDO DOCUMENTS WILL BE AMENDED TO REFLECT THE ADDITIONAL 5 UNITS.
- MUNICIPALITY: LOWER MORELAND TOWNSHIP ZONING DISTRICT: BD-IND: BUSINESS/INDUSTRIAL THE FIGURES BELOW ARE BASED ON THE OVERALL PROPERTY 1458 COUNTY LINE RD

ITEM	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	10,000 SF	57226 SF	57226 SF
LOT WIDTH	125 FT	192.2 FT *	192.2 FT**
FRONT YARD	50 FT	NA	0 FT**
SIDE YARD	8/20 FT	> 8/20 FT	38.3/84.6 FT
REAR YARD	20 FT	NA	49.8 FT
MAX BLDG HGT	50 FT	< 50 FT	< 50 FT
MAX BLDG COVERAGE	60%	0 %	35.0 %
MAX IMP COVERAGE	85%	68 %	93 %**

\* EXISTING NONCONFORMITY-- LANDLOCKED  
\*\* VARIANCE REQUIRED
- OWNER: ERIC WILHELM C/O KMM GROUP 2200 BYBERRY RD HATBORO PA. 19040  
EQUITABLE OWNER / APPLICANT  
Brian Klein  
Pa Stair Lift  
2727 Philmont Ave  
Suite 130  
Huntingdon Valley Pa 19006
- TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY THIS OFFICE IN NOVEMBER 2024
- TAX PARCEL NUMBER: 41-00-02419-00-6
- PA ONE CALL SN: 2025-092-2108



LOCATION MAP 1"=500'



**REVISIONS**

NO.	DESCRIPTION	DATE
1	DEFINE USES	12-31-25

DATE: 11/11/2025  
SCALE: 1"=40'  
JOB # 2307 FB # ---  
DRAWN: STAFF CHECKED: VMF

1458 COUNTY LINE ROAD  
LOWER MORELAND TOWNSHIP, PA  
PREPARED FOR:  
BRIAN KLEIN  
2727 PHILMONT AVENUE  
HUNTINGTON VALLEY, PA 19006

PROPOSED  
SITE PLAN

SHEET  
1 OF 5

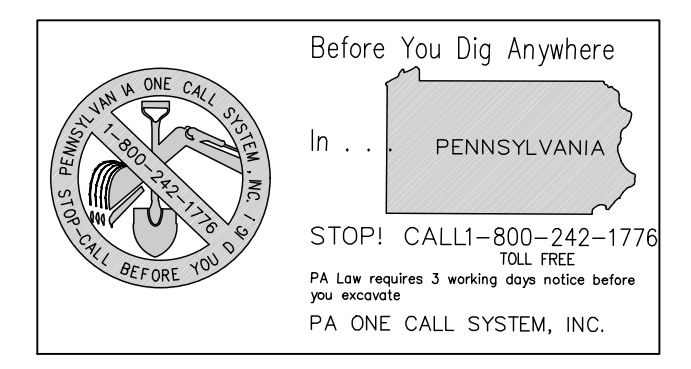






**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING CURB
	EDGE OF EXISTING PAVED ROAD
	EXISTING FENCE
	EXISTING EASEMENT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING POLES
	EXISTING BUILDINGS
	EXISTING BUILDING SETBACK
	EXISTING PAVED DRIVEWAY
	EXISTING TREE MASS
	EXISTING TREES AND BUSHES TO REMAIN
	EXISTING TREES AND BUSHES TO BE REMOVED



ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE: # 2025-317-3365

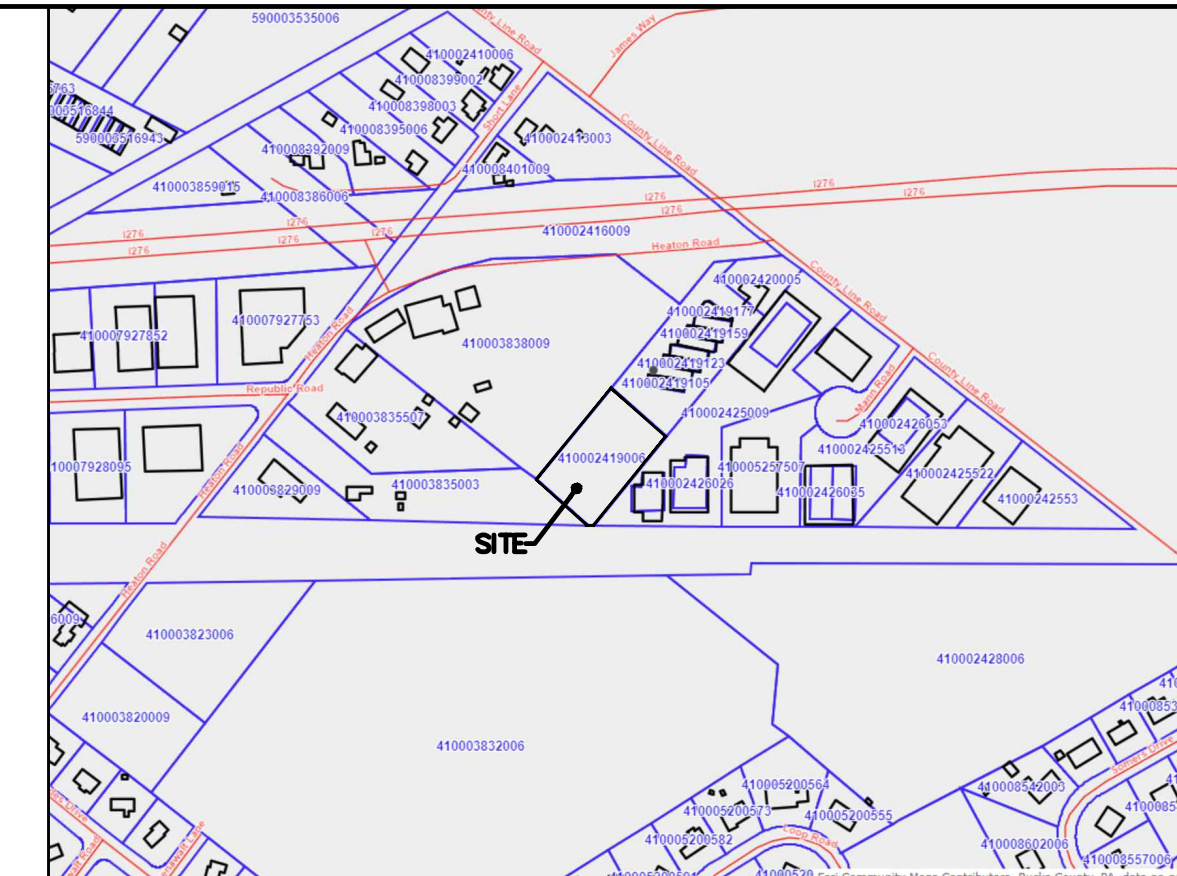
UTILITIES:  
COMCAST CABLE SURVEILLANCE  
PECO EXELON COMPANY  
LOWER MORELAND TOWNSHIP  
ZAYO BANDWIDTH FORMERLY PPL COMMUNICATIONS

**IMPERVIOUS SUMMARY**

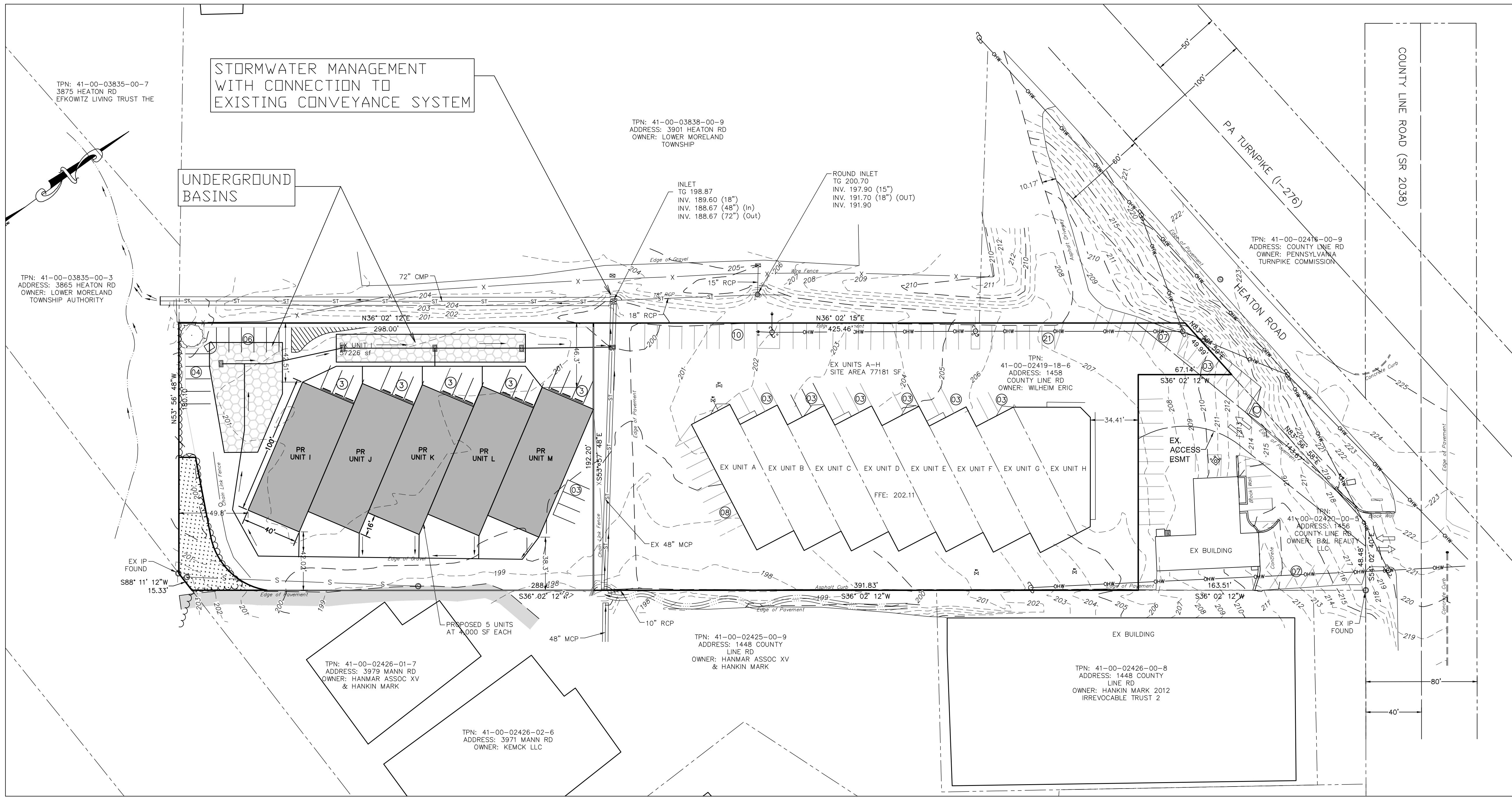
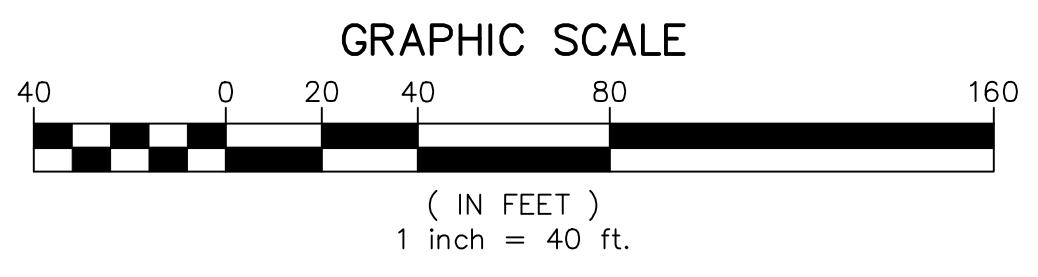
ITEM	EXISTING	PROPOSED
LOT AREA	57,226	SF
GRAVEL AREA	38,078.8	38,078.8
PAVED AREA	308.6	308.6
BUILDINGS	0.0	20,000.0
TOTAL BLDG	0.0	20,000.0
MAX BLDG ALLOWED	34,335.7	34,335.7
BLDG COV	0.00%	34.95%
TOTAL IMP	38,387.4	58,387.4
MAX IMP ALLOWED	48,642.3	48,642.3
IMP COV	67.08%	102.03%
IMP OVER	-10254.9	9,745.1

**IMPERVIOUS CHANGE**

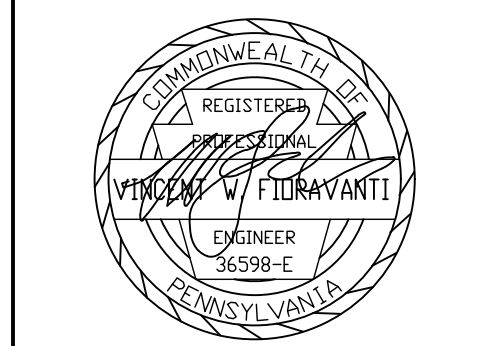
EXISTING	38,387.4
PROPOSED	58,387.4
NET CHANGE	20,000.0



LOCATION MAP  
1"=500'



**FIORAVANTI, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
618 STREET ROAD \* SOUTHAMPTON, PA 18966  
(215) 322 \* 2143



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**PROPOSED  
STORMWATER  
PLAN**

**SHEET  
5 OF 5**