ZONING DATA

HVY AND HVY-X INDUSTRIAL ZONING DISTRICT

CLASSIFICATION:	REQUIRED:	EXISTING:	PROPOSED:
TRACT AREA	2 AC	333,316 S.F. (7.65 AC.)	333,316 S.F. (7.65 AC.)
YARD SETBACKS:			
FRONT	20'	128' SCHOOL / 67' GYM	41' SAMS PLACE
SIDE	40' AGG., 15' MIN.	0' SCHOOL / 20' GYM	20' SAMS PLACE
REAR	20'	866' SCHOOL / 656' GYM	404' SAMS PLACE
MAXIMUM IMPERVIOUS COVERAGE	60%	71.1% (236,897 S.F.)	70.9% (236,347 S.F.)
MINIMUM GREEN SPACE	40%	28.9%	29.1%
MAXIMUM BUILDING COVERAGE	40%	14.6%	14.8%
ACCESSORY USE/STRUCTURE COVERAGE OF REAR YARD	30%	26.5%	26.5%

SITE DATA

OWNER:
AIM ACADEMY
1200 RIVER ROAD
CONSHOHOCKEN, PA 19428

APPLICANT:
AIM ACADEMY
1200 RIVER ROAD
CONSHOHOCKEN, PA 19428

TAX MAP:	65	65	65
BLOCK:	5	5	5
UNIT:	10	26	24
DEED BOOK:	5547	5547	5547
PAGE:	1541	1541	1541
FOLIO NO.:	65-00-10066-00-3	65-00-10066-06-6	65-00-10066-04-8

GROSS TRACT AREA: 8.87 ACRES
NET TRACT AREA: 7.65 ACRES

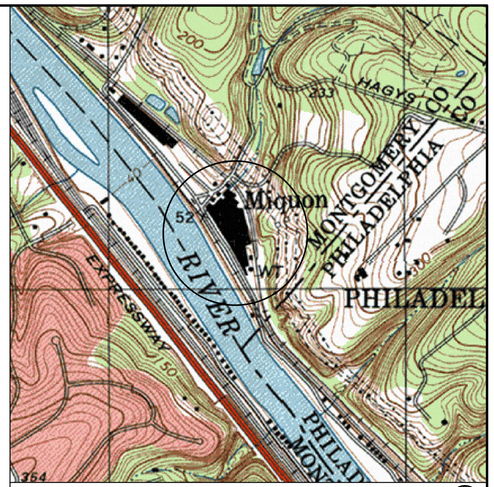
PARKING SUMMARY

RIVER PARK 2:	REQUIRED:	EXISTING:	PROPOSED:
ADMINISTRATION: 1 SPACE PER STAFF & 1 SPACE PER 2 CLASSROOMS & OFFICES (100 TOTAL STAFF * , 17 OFFICES)	109 SPACES		
LOWER SCHOOL: 1 SPACE PER STAFF & 1 SPACE PER 2 CLASSROOMS & OFFICES (20 CLASSROOMS & OFFICES)	10 SPACES		
MIDDLE SCHOOL: 1 SPACE PER STAFF & 1 SPACE PER 2 CLASSROOMS & OFFICES (15 CLASSROOMS & OFFICES)	8 SPACES		
UPPER SCHOOL: 1 SPACE PER STAFF & 1 SPACE PER 10 STUDENTS (94 STUDENTS)	10 SPACES		
OFFICE (3RD FLOOR C WING) 1 SPACE PER 250 SF (8,500 SF OFFICE SPACE)	34 SPACES		
TWO-STORY GYMNASIUM: 1 SPACE PER 2 CLASSROOMS & OFFICES (7 OFFICES)	4 SPACES		
SEPTA PARKING SPACES, SUBJECT TO LEASE BY AND BETWEEN SEPTA AND BPG OFFICE VI RIVER PARK II LP	0 SPACES	139 SPACES	**119 SPACES
TOTAL RIVER PARK 2 PARKING PARKING REQUIRED BY TOWNSHIP ZONING	175 SPACES	314 TOTAL SPACES	***306 TOTAL SPACES

* ANTICIPATED FUTURE STAFF
**AIM ACADEMY IS REVISING THE LEASE AGREEMENT WITH SEPTA SO 20 OF THE PARKING SPACES CURRENTLY LEASED TO SEPTA ARE RETURNED TO AIM ACADEMY FOR THEIR USE
***8 EXISTING ON-SITE PARKING SPACES WILL BE REMOVED FOR THE PROPOSED SAM'S PLACE

NOTES:

1. THERE ARE NO PROVISIONS BEING PROPOSED FOR THE LIGHTING OF THE PROPOSED PARKING AREAS; EXISTING LIGHTING IS TO REMAIN .
2. THERE ARE NO PROPOSED SIGNS BEING PROPOSED WITHIN THIS DEVELOPMENT.
3. THERE ARE NO WATER OR SEWAGE UTILITIES PROPOSED AS PART OF OR WITHIN THE PROPOSED SAM'S PLACE.
4. THERE ARE NO BUILDINGS BEING USED OR INTENDED TO BE USED FOR DWELLING PURPOSES.
5. THE PROPOSED USE OF THIS PARCEL IS A SCHOOL, GYM, AND BICYCLE REPAIR STUDIO THEREFORE, THERE ARE NO PROPOSED INDUSTRIAL OR COMMERCIAL OPERATIONS OCCURRING THAT WOULD PRODUCE NOISE, GLARE, AIR POLLUTION, WATER POLLUTION, FIRE HAZARDS, TRAFFIC CONGESTION OR OTHER SAFETY HAZARDS.
6. THERE ARE NO METHODS PROPOSED TO BE EMPLOYED IN CONTROLLING EXCESS NOISE, AIR POLLUTION, SMOKE, FUMES, WATER POLLUTION, FIRE HAZARDS OR OTHER SAFETY HAZARDS.
7. THERE ARE ARE NO STEEP SLOPES PRESENT WITHIN THE PROJECT LIMIT OF DISTURBANCE.
8. THE PROPOSED IMPROVEMENTS ARE LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN AND THE RIPARIAN CORRIDOR.



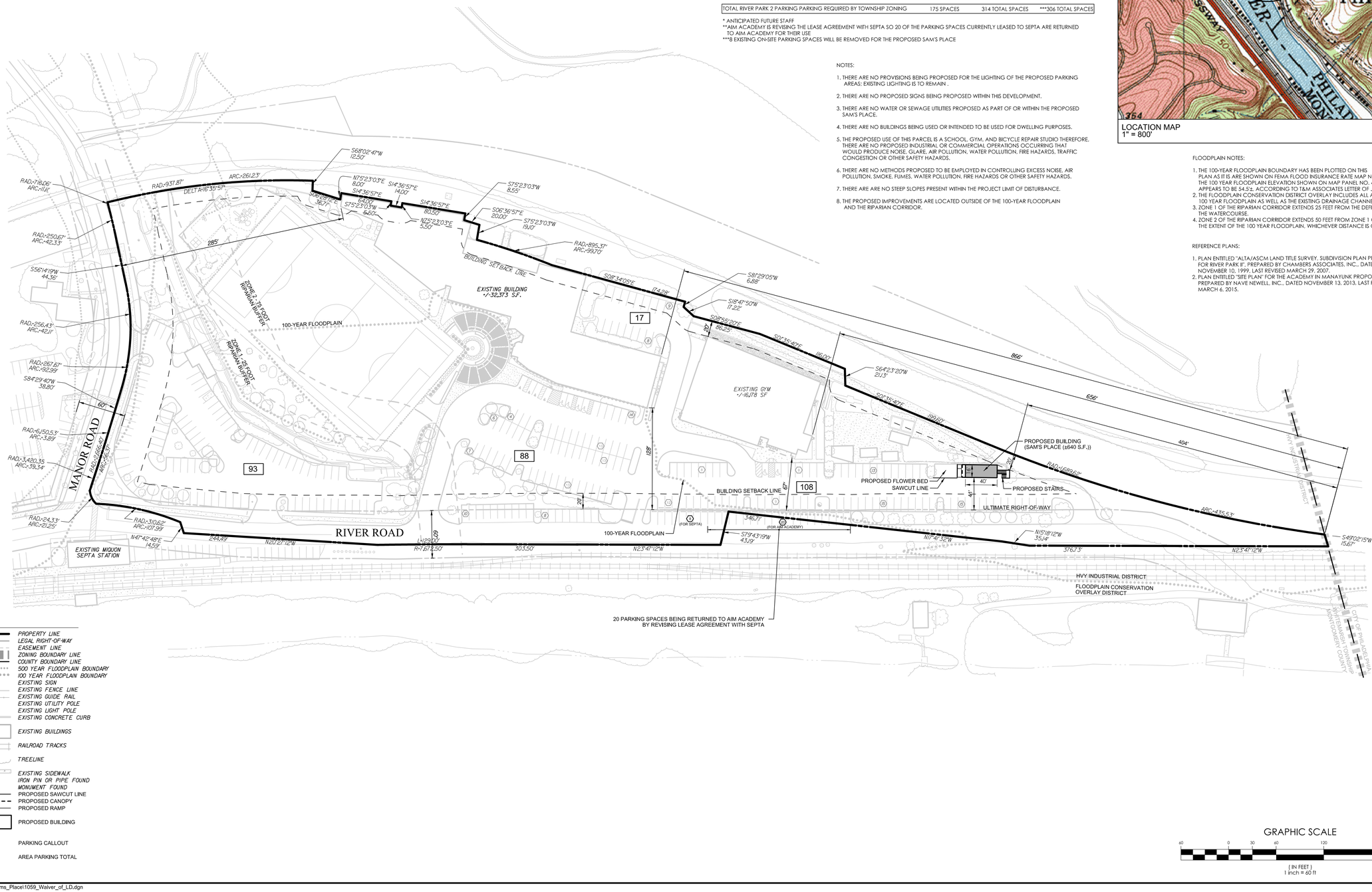
LOCATION MAP
1" = 800'

FLOODPLAIN NOTES:

1. THE 100-YEAR FLOODPLAIN BOUNDARY HAS BEEN PLOTTED ON THIS PLAN AS IT IS ARE SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO.42091C0367E. THE 100 YEAR FLOODPLAIN ELEVATION SHOWN ON MAP PANEL NO. 42091C0367E APPEARS TO BE 54.5±. ACCORDING TO T&M ASSOCIATES LETTER OF JUNE 14, 2012.
2. THE FLOODPLAIN CONSERVATION DISTRICT OVERLAY INCLUDES ALL AREAS OF THE 100 YEAR FLOODPLAIN AS WELL AS THE EXISTING DRAINAGE CHANNEL.
3. ZONE 1 OF THE RIPARIAN CORRIDOR EXTENDS 25 FEET FROM THE DEFINED EDGE OF THE WATERCOURSE.
4. ZONE 2 OF THE RIPARIAN CORRIDOR EXTENDS 50 FEET FROM ZONE 1 OR EQUAL TO THE EXTENT OF THE 100 YEAR FLOODPLAIN, WHICHEVER DISTANCE IS GREATER.

REFERENCE PLANS:

1. PLAN ENTITLED "ALTA/ASCM LAND TITLE SURVEY, SUBDIVISION PLAN PREPARED FOR RIVER PARK II", PREPARED BY CHAMBERS ASSOCIATES, INC., DATED NOVEMBER 10, 1999, LAST REVISED MARCH 29, 2007.
2. PLAN ENTITLED "SITE PLAN" FOR THE ACADEMY IN MANAYUNK PROPOSED GYMNASIUM, PREPARED BY NAVE NEWELL, INC., DATED NOVEMBER 13, 2013, LAST REVISED MARCH 6, 2015.



LEGEND

- PROPERTY LINE
- LEGAL RIGHT-OF-WAY
- EASEMENT LINE
- ZONING BOUNDARY LINE
- COUNTY BOUNDARY LINE
- 500 YEAR FLOODPLAIN BOUNDARY
- 100 YEAR FLOODPLAIN BOUNDARY
- EXISTING SIGN
- EXISTING FENCE LINE
- EXISTING GUIDE RAIL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING CONCRETE CURB
- EXISTING BUILDINGS
- RAILROAD TRACKS
- TREELINE
- EXISTING SIDEWALK
- IRON PIN OR PIPE FOUND
- MONUMENT FOUND
- PROPOSED SAWCUT LINE
- PROPOSED CANOPY
- PROPOSED RAMP
- PROPOSED BUILDING
- PARKING CALLOUT (10)
- AREA PARKING TOTAL (85)

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft

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date:	no.	description	chk'd	by

REVISIONS

SEAL:

JAMES P. BANNON
Professional Engineer
Pennsylvania License No. PE 082137

DRAWING NAME: WAIVER OF LAND DEVELOPMENT PLAN

AIM ACADEMY

LOCATION: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA

project no.	drawn by:
2011-059.07	NAM
date:	chk'd by:
9/30/20	JPB
scale:	approv. by:
1" = 60'	GCN

sheet no.

1 of 1

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