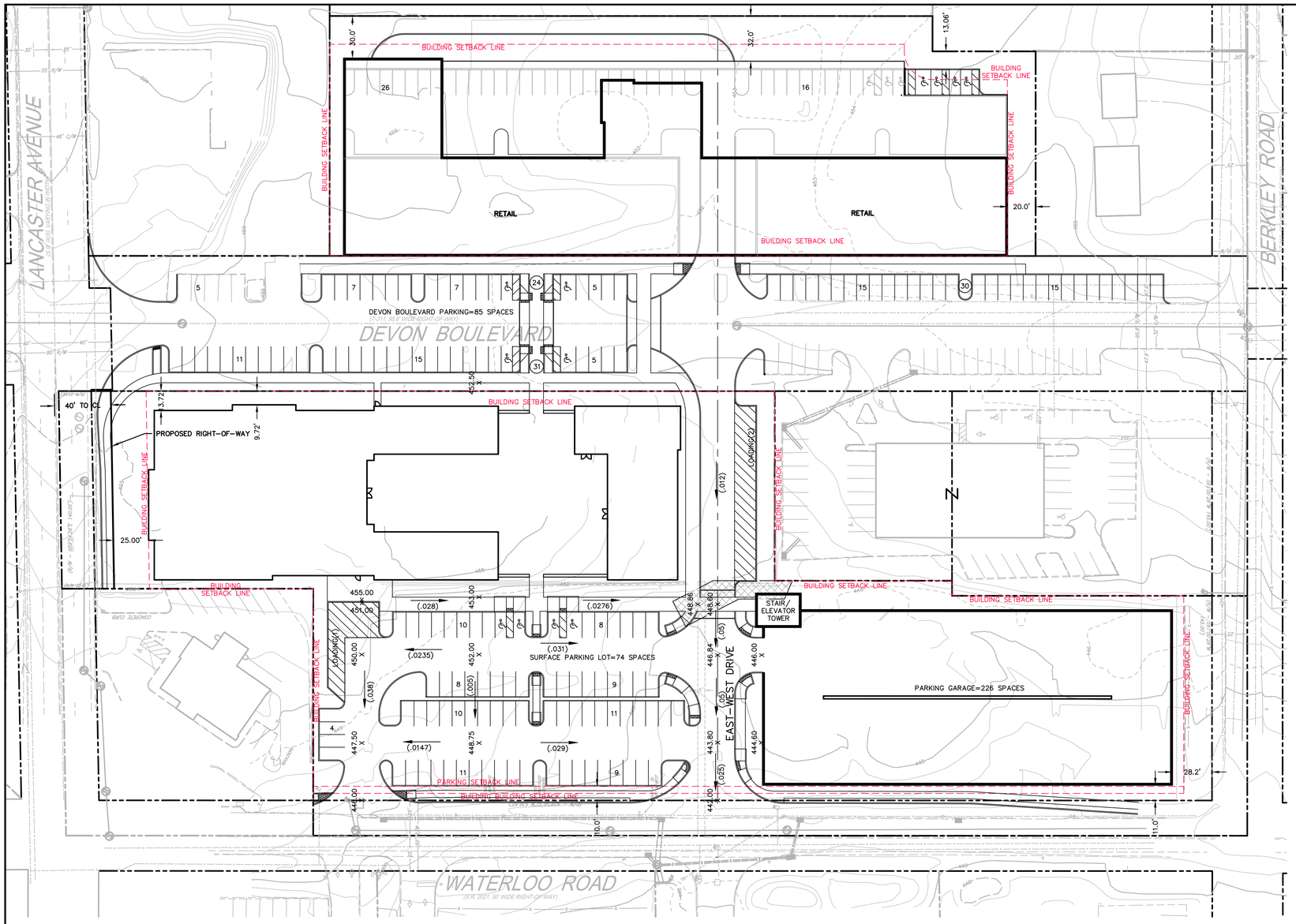

DEVON YARD - SITE TABLE

PARCEL ZONING DATA TABLE

ZONING DATA		NEW OVERLAY DISTRICT REGULATIONS	PROPOSED
ZONING DISTRICT		DY DEVON YARD OVERLAY DISTRICT	
USE		UNIFIED DEVELOPMENT	UNIFIED DEVELOPMENT
GROSS TRACT AREA	AC	5.000	5.605
	SF	217800	244139
NET TRACT AREA(1)	AC		5.574
	SF		242818
MINIMUM TRACT WIDTH AT THE STREET LINE	FT	100	141
BUILDING FACE TO TRACT EXTERIOR ARTERIAL STREET RIGHT-OF-WAY(2)	FT	25	25
BUILDING FACE TO TRACT EXTERIOR COLLECTOR STREET RIGHT-OF-WAY(3)	FT	5	11
MINIMUM PRINCIPAL STRUCTURE SETBACK FROM A RESIDENTIAL BOUNDARY	FT	20	20
BUILDING COVERAGE (MAXIMUM)	%	60	54%
MAXIMUM RESIDENTIAL BUILDING FOOTPRINT	%	30	26%
MINIMUM GREEN AREA	%	15	18%
BUILDING HEIGHT (MAXIMUM)			
COMMERCIAL	FT	50	50
MULTI-FAMILY	FT	60	60
SURFACE PARKING SETBACK FROM STREET RIGHTS-OF-WAY	FT	10	10
SURFACE PARKING LANDSCAPED AREA	%	5	8.9

(1) WEST PARCEL - THE FOLLOWING WERE SUBTRACTED FROM THE PROPOSED GROSS LOT AREA: EXISTING UTILITY EASEMENTS (1,321 SF).
(2) LANCASTER AVENUE IS THE ARTERIAL STREET WITHIN THE PROJECT AREA
(3) WATERLOO ROAD AND BERKLEY ROAD ARE THE COLLECTOR STREETS WITHIN THE PROJECT AREA

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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DEVON YARD - OVERLAY DISTRICT SITE PLAN

URBAN OUTFITTERS

5000 SOUTH BROAD STREET, PHILADELPHIA, PA 19112

DATE: 03/24/2015
SK012715_SITE INFORMATION
20133010

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