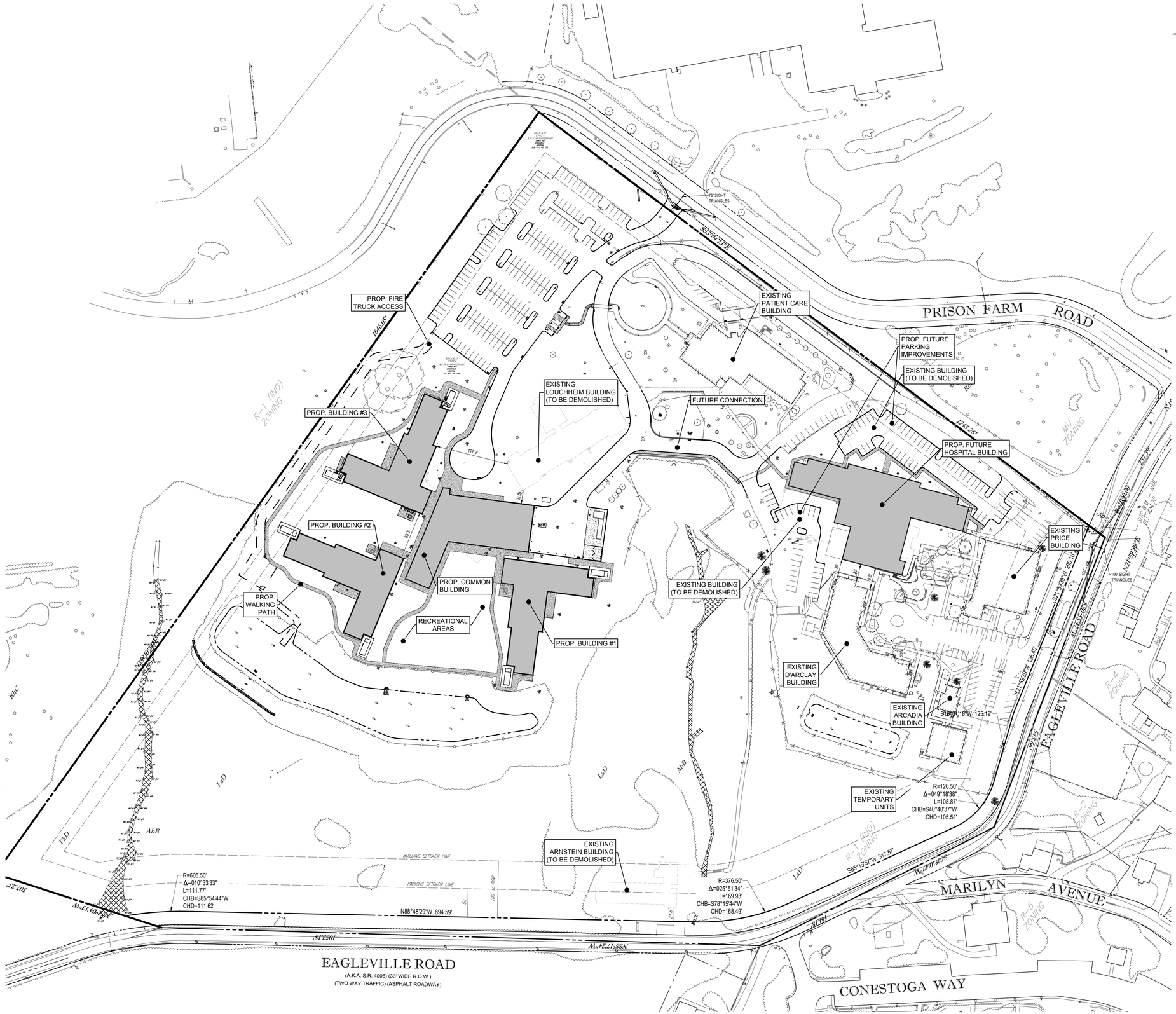
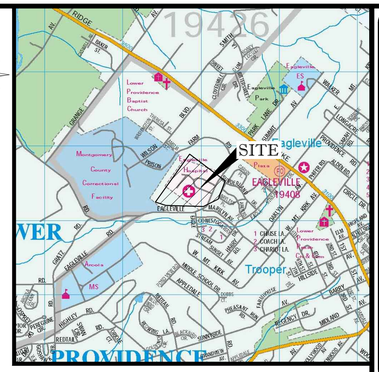




VICINITY MAP
1"=2,000'
1,000' 0 2,000'

ZONING PLAN NOTES

1.) THIS PLAN REFERENCES AN "ALTA / ACSM LAND TITLE SURVEY"
PREPARED FOR: EAGLEVILLE HOSPITAL
PREPARED BY: CHARLES E. SHOEMAKER, INC.
1007 EDGE HILL ROAD
ABINGTON, PA 19001
PROJECT NO.: 26238
DATED: 12/11/2014

2.) APPLICANT:
EAGLEVILLE HOSPITAL
100 EAGLEVILLE HOSPITAL
NORRISTOWN, PA 19403

3.) ZONING DATA:
100 EAGLEVILLE ROAD
LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY PENNSYLVANIA
TAX MAP PARCEL NUMBER: 43-00-03289-007

EXISTING ZONING: RESIDENTIAL (INSTITUTIONAL OVERLAY)
EXISTING USE: HOSPITAL

PROPOSED ZONING: RESIDENTIAL (INSTITUTIONAL OVERLAY)
PROPOSED USE: HOSPITAL

	REQUIRED	EXISTING	PROPOSED
GROSS LOT AREA:	-	38.46 Ac.	-
MIN. LOT AREA (NET):	5 Ac.	36.76 Ac.	36.76 Ac.
MIN. LOT WIDTH:	400 FT.	1210.9 FT.	1210.9 FT.
MIN. BUILDING SETBACKS			
ULTIMATE RIGHT-OF-WAY:	100 FT.	45.2 FT.	45.2 FT.
PROPERTY LINES:	75 FT.	81.7 FT.	81.7 FT.
MIN. LOT LANSCAPING:	50%	>50%	51.6%
MAX. BUILDING HEIGHT:	45 FT.	<45 FT.	<45 FT.
MAX. BUILDING COVERAGE:	20%	6.30%	10.51%
MAX. IMPERVIOUS COVERAGE:	50%	26.85%	33.11%

5.) ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.

6.) (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.

PARKING CALCULATIONS

NEW RESIDENTIAL BEDS:	264 BEDS
PROPOSED NEW HOSPITAL BEDS:	74 BEDS
TOTAL:	338 BEDS

PROPOSED FIRST SHIFT EMPLOYEES: 150 EMPLOYEES

HOSPITAL, NURSING HOME, REHABILITATION CENTER, INSTITUTIONAL REQUIRED PARKING:
1 SPACE / 2 BEDS PLUS 1 SPACE PER EMPLOYEE ON LARGEST SHIFT

REQUIRED PARKING: 338 / 2 = 169 + 150 = 319 SPACES
PROVIDED PARKING: 325 SPACES

N
W E
S
80 40 20 0 80
1"= 80'

BOHLER ENGINEERING
SITE CIVIL/LAND CONSULTING ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES
UPSTATE NEW YORK
BOSTON, MA
NEW YORK, NY
NEW JERSEY
PHILADELPHIA, PA
ALLENTOWN, PA
SOUTHEASTERN, PA
BALTIMORE BEACH, DE
BALTIMORE, MD
SOUTHERN MARYLAND
NORTHERN VIRGINIA
RICHMOND, VA
RALEIGH, NC
CHARLOTTE, NC
TAMPA, FL
SOUTH FLORIDA

THE INFORMATION, DESIGN AND CONTENTS OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED IN ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ANY UNAUTHORIZED USE OF THESE PLANS IS AT THE SOLE RISK OF THE USER. © BOHLER ENGINEERING 2019

REVISIONS

REV	DATE	COMMENT	BY
01	2/15/2019	GMP SET (FOR PRICING ONLY)	RDE
02	2/18/2019	PER NPDES SUBMISSION	RDE
03	4/9/2019	PER MCCD COMMENTS	AAK
04	4/16/2019	PER CLIENT COMMENTS	JMF
05	6/17/2019	PER MCCD COMMENTS	HLH
06	6/20/2019	PER TOWNSHIP COMMENTS	AAK

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 SYSTEM, INC. 1-800-242-1776
POCS SERIAL NUMBER 20161972001

PROJECT No.:	PC171312
DRAWN BY:	HLH
CHECKED BY:	JRH
DATE:	2018.10.31
SCALE:	AS NOTED
CAD I.D.:	PC171312-SITE-6

PROJECT:

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

EAGLEVILLE HOSPITAL

100 EAGLEVILLE ROAD
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER ENGINEERING
1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

J.R. HORNICK
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE072504

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-3
OF 58

REVISION 6

R:\171PC\171312\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION 6\PC171312-SITE-6-----3-LAYOUT C-3 OA SITE