

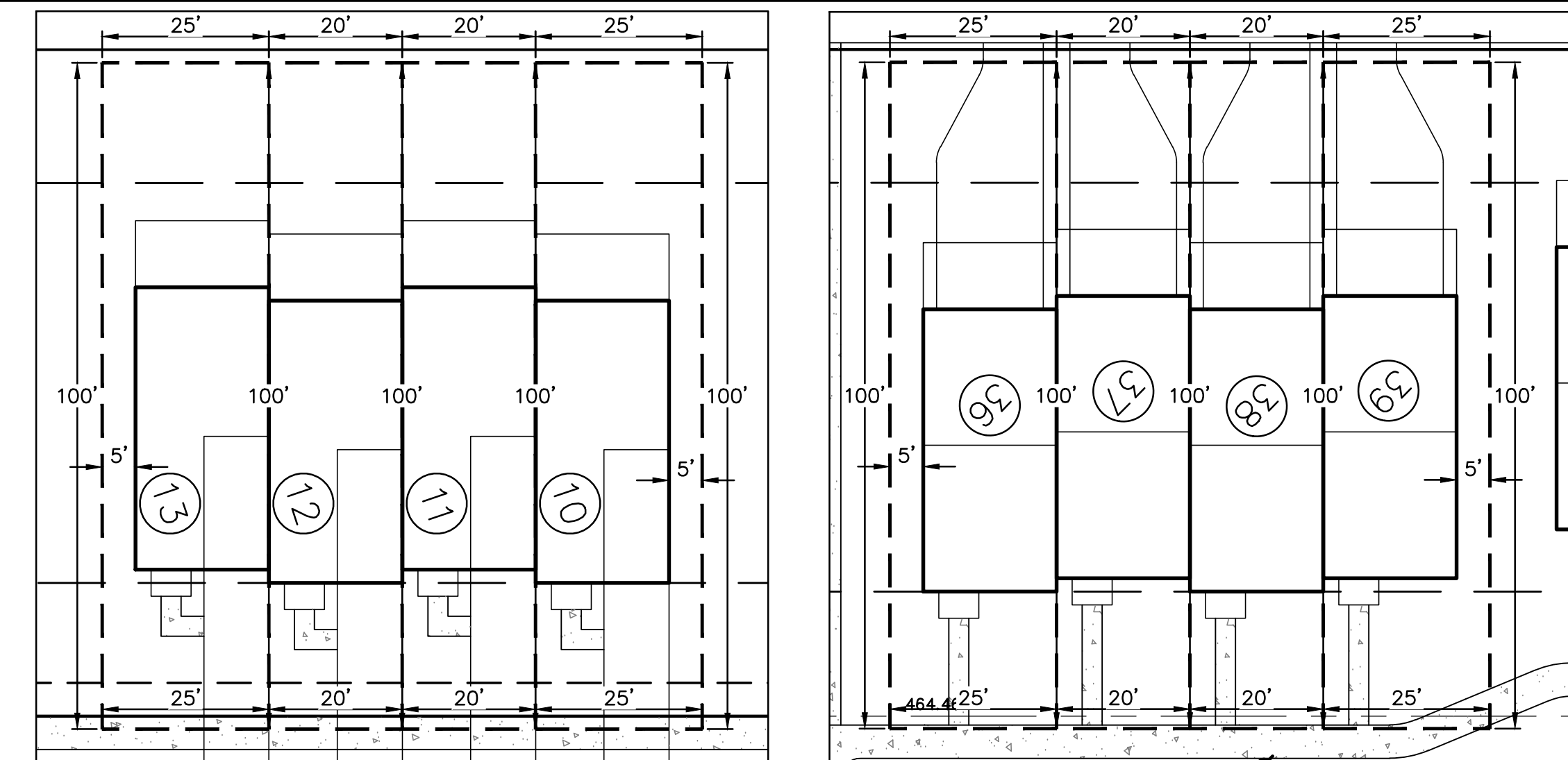
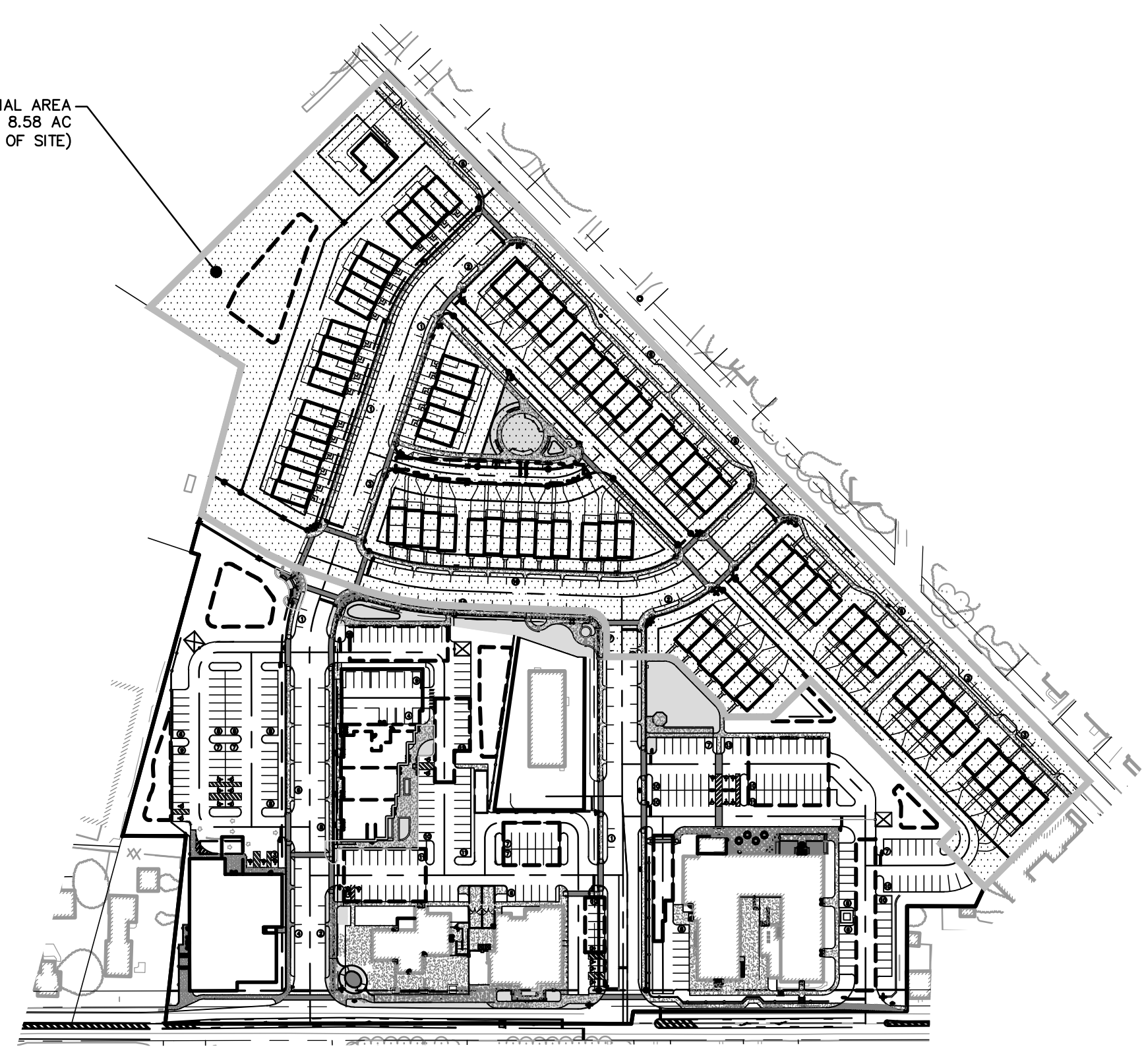
LEGEND

---	PROPERTY LINE
---	EXISTING LEGAL RIGHT OF WAY
---	EXISTING ULTIMATE RIGHT OF WAY
---	PROPOSED LOT LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED MONUMENT
---	PROPOSED PROPERTY PIN
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED PUBLIC SPACE

SHEETS FOR RECORDING PURPOSES

01	- COVER
02	- RECORD PLAN
04	- LOT CONSOLIDATION & RE-SUBDIVISION PLAN
05	- RIGHT OF WAY & EASEMENT PLAN
06	- ZONING SUMMARY & NOTES

PROPOSED RESIDENTIAL AREA = 8.58 AC (53.49% OF SITE)



DUBLIN CODE FROM §27 ATTACHMENT 1: TABLE OF AREA AND DIMENSIONAL REQUIREMENTS

NOTES:
 1. Unless otherwise specified in Part 5 for the specific use, in which case the provisions of Part 5 shall apply.
 2. Minimum lot area shall be as specified for specific uses in Part 5; those that are not specified, then the minimum lot area in this table shall apply.
 3. Building line along the Comprehensive Plan road depicted in the Rezoning and Visioning Plan for Dublin Borough for residential uses is 10 feet and 15 feet on all other streets.
 4. There shall be no side yard setbacks for buildings that share a party wall. The setbacks between buildings shall be five feet for each building where there is no party wall.

Use Designations and Parking Requirements

Building Designation	Use	Floors	Description	Parking Requirement	Commercial Area, s.f.	Commercial Parking	Residential Units	Residential Parking Required	Parking Provided	Notes	
Residential Section:	Townhouse Units 20-61	3	Rear backed (alley) townhouse	2 spaces/unit			55	110	110	Per ZC Sec. 27-505.2(D)(4) b. Garage spaces not included. 3 driveway spaces provided.	
	Townhouse Units 2-19	3	Front backed (road) townhouse	2 spaces/unit			23	46	46	Per ZC Sec. 27-505.2(D)(4) b. Garage spaces not included. 1 driveway space each. Includes on-street parking proximal to unit.	
			Spillover parking	0.5 spaces/unit				79	39		
Mixed Use Section:	Granville Hospital Community Health	D1 Medical Office	1* 14,830 sq ft of community medical	1 space for every 150 sq ft of gross floor area	14,830	99		99	97	Includes on-street parking proximal to unit. Residential Section: Total structure Rear Loaded Units: 3 spaces in driveway. Front Loaded Units: 1 space in driveway. Adjacent on-street and other spaces.	
	New Mixed Use Building	D4 Mixed Use	3 15,000 sq ft mixed commercial and service (C3) with 300 sq ft of office space	1 space for every 200 sq ft of GFA intended for use in servicing customers	6,964	14		14	14	Includes on-street parking proximal to unit, and 3 covered spaces in building.	
		Commercial and Service (C3)	1 1 bedroom apartment (B1+ Live-Work Unit)	1.5 spaces per unit			22	33	33	Per ZC Sec. 27-505.2(D)(4) b. Parking based on expected mix of structures. Includes 13 covered spaces within structure.	
		2 bedroom apartment (B1+ Live-Work Unit)	2.0 spaces per unit			6	16	16	16	Per ZC Sec. 27-505.2(D)(4) b. Parking based on expected mix of structures. Includes 13 covered spaces within structure.	
	Dublin Service Station Adaptive Reuse	D4 Mixed Use	1** 5,500 sq ft multi-tenant mix of Fast Food (D10) and Tavern (D10)	1 space for every 50 sq ft of gross floor area	1,300	0		0	0	** Parking not required for single story non-residential use in mixed use building.	
		Tavern (D10)	1 space for every 50 sq ft of gross floor area								
		Fast Food (D10)	1 space for every 2 customer seats. 30 seats provided for D10 use.			4,200	15		15	Schematic floor plan for service station (22 seats for fast food (D10) use, plus 8 additional seats shared with the tavern (D10). Max number of seats occupied by fast food units = 20 seats.	
	Dublin Clear	D4 Mixed Use	1** 7,470 sq ft D4 mixed use - consisting of multi-tenant mix of D4 Eating Places (table service) and D10 Fast Food (counter service)	1 space for every 100 sq ft of gross floor area	4,650	17		17	17	** Parking not required for single story non-residential use in mixed use building.	
		Eating Place (D9)	1 space for every 100 sq ft of gross floor area			2,820	0		0	Parking not required for fast 3,000 sq ft of GFA of non-residential use in mixed use building.	
		Fast Food (D10)	3 spaces for every 100 sq ft of gross floor area								
Dublin TCC Center Adaptive Reuse	D4 Mixed Use	2 30,000 sq ft office (D2), mixed commercial and service (C3) and other: Athletic facility/warehouse (C20)	1 space for every 150 sq ft of GFA + 1 space/employee	11,000	68		68	66	**Parking not required for building area > 15,000 sq ft. Assumes 12 employees, 1 each in 3 spaces. Parking not required for fast 3,000 sq ft of GFA of non-residential use in mixed use building.		
	Office (D2)	1 space for every 200 sq ft of GFA intended for use in servicing customers		8,000	25		25	25	Parking not required for fast 3,000 sq ft of GFA of non-residential use in mixed use building.		
	Commercial and Service (C3)	1 space for every 200 sq ft of GFA intended for use in servicing customers		11,000	28		28	28	First 3,000 sq ft of GFA for patron area. Total commercial and mixed use side.		
									Total	313	317

ZONING INFORMATION

- 1 ZONING DISTRICT**
 R2 NEIGHBORHOOD CONSERVATION DISTRICT*
 TC-1 TOWN CENTER**
 R2 AND TC-1 RE-ZONED AS TC-2 FOR DESIGN

2 PROPOSED USES

PROPOSED USE	RESIDENTIAL	EXISTING NON-CONFORMITY
B1 - SINGLE FAMILY	1/1EA	SINGLE FAMILY (EXISTING NON-CONFORMITY)
B12 - TOWNHOUSE		
D1 - MIXED USE	15,000 SF	MIXED USE BLDG (WITH 30 RESIDENTIAL UNITS)
D1 - MEDICAL OFFICE	14,830 SF	1-STORY COMMERCIAL HEALTHCARE BLDG
D9 - EATING PLACE (EX. DINER)	7,471 SF	1-STORY ADAPTIVE RE-USE OF EX DINER
D3 - COMMERCIAL & SERVICE	20,853 SF	VILLAGE COMMERCIAL/ADAPTIVE RE-USE

3 SITE CAPACITY

PROPERTY KNOWN AS TAX PARCELS 10-2, 10-3, 10-3.2, 10-3.2.2, 10-3.2.3, 10-3.2.4, 10-3.2.5, 10-3.2.6, 10-3.2.7 AND 10-4

TOTAL SITE AREA	17.62 AC	767,573 SF
(1) EXISTING ROV	1.41 AC	61,465 SF
(2) EASEMENT (CLEAR OF ROW)	0.16 AC	7,084 SF
LOT AREA	16.05 AC	699,024 SF

IMPERVIOUS SURFACE TABULATION

	(SF)	(AC)	% OF BSA
BUILDINGS	63,032	1.45	9.02%
SIDEWALKS, ROADS, ETC.	139,334	3.20	19.93%
TOTAL	202,354	4.65	28.95%

POST-DEVELOPMENT

	(SF)	(AC)	% OF BSA
ROADS (WITH CURB)	220,289	5.09	31.51%
SIDEWALK	66,027	1.52	9.49%
TOWNHOUSES & SINGLE FAMILY	67,643	1.55	9.95%
MIXED-USE BUILDINGS	63,815	1.46	9.10%
DRYWALLS	37,608	0.87	5.41%
DECKS	6,800	0.16	0.97%
WALLS AND MISC.	4,337	0.10	0.59%
TOTAL	468,234	10.76	66.76%

4 AREA AND DIMENSIONAL REQUIREMENTS

	TC-2 (SITE B & CRES)	PROPOSED
MINIMUM SITE AREA	8.0 AC	17.62 AC
MINIMUM DENSITY	7.0 DU/GROSS AC	4.4 DU/GROSS AC
MAXIMUM IMPERVIOUS	75.0 % OF SITE	66.76 % OF SITE
MIN. PUBLIC SPACE	5.0 % OF SITE	6.39% OF SITE
MAX. RESIDENTIAL AREA	600.0 % OF SITE	53.49%
B-12 TOWNHOUSE		
MINIMUM LOT AREA	2,000 SF	2,000 SF (MIN)
MINIMUM LOT WIDTH	20.0 FT	20 FT (MIN)
MINIMUM BUILDING HEIGHT	35.0 FT	40 FT (MIN)
MAXIMUM BUILDING HEIGHT	45.0 FT	35 FT
BUILD TO LINE	15.0 FT	15 FT
SIDE YARD SETBACK**	5.0 FT/UNIT	5 FT
REAR YARD SETBACK	20.0 FT	20 FT
D-4 MIXED USE		
MINIMUM LOT AREA	5,000 SF	5,000 SF (MIN)
MINIMUM LOT WIDTH	60.0 FT	60 FT (MIN)
MINIMUM BUILDING HEIGHT	35.0 FT	35 FT
MAXIMUM BUILDING HEIGHT	45.0 FT	35 FT
BUILD TO LINE**	15.0 FT	15 FT
SIDE YARD SETBACK**	5.0 FT/UNIT	5 FT (MIN)
REAR YARD SETBACK	20 FT	20 FT

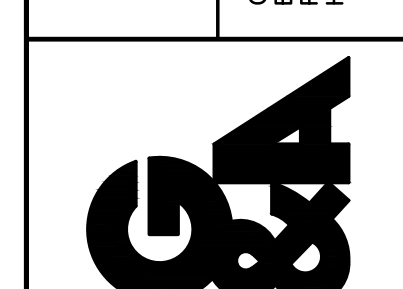
5 ZONING TABLE OF AREA AND DIMENSIONAL REQUIREMENTS FOOTNOTES

*SEE ZONING TABLE OF AREA AND DIMENSIONAL REQUIREMENTS FOOTNOTES

LOCATION	OWNER/RESPONSIBLE PARTY FOR MAINTENANCE	AREA (SF)	AREA (AC)
PUBLIC SPACE 'A'	IND	6,979	0.16
PUBLIC SPACE 'B'	IND	83,077	1.90
PUBLIC SPACE 'C'	DUBLIN TOWN CENTER L.P.	11,686	0.27
PUBLIC SPACE 'D'	DUBLIN TOWN CENTER L.P.	8,365	0.19
PUBLIC SPACE 'E'	DUBLIN TOWN CENTER L.P.	5,084	0.12
PUBLIC SPACE 'F'	DUBLIN TOWN CENTER L.P.	8,061	0.23
PUBLIC SPACE 'G'	DUBLIN TOWN CENTER L.L.C.	1,901	0.04
PUBLIC SPACE 'H'	DUBLIN TOWN CENTER L.L.C.	1,901	0.04
TOTAL		46,647	1.02

GILMORE & ASSOCIATES, INC.
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 www.gilmoreassoc.com

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TAX MAP PARCEL NO.: XX
SEE SURVEY NOTES 1)

JOB NO.: 2016-03062
MUNICIPAL FILE NO.: XX

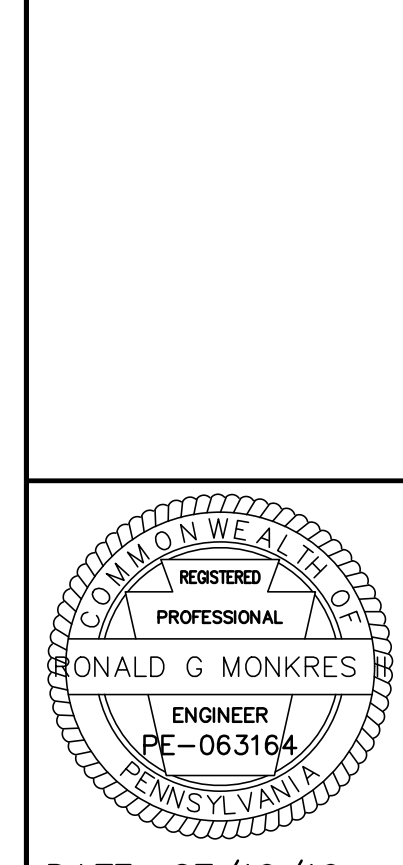
OWNER: DUBLIN TOWN CENTER L.P.
 100 SLOTER ROAD
 PENNAPSE, PA 18944
 212-548-7533

TOTAL LOT: 17.62 AC
SCALE: 1"=50'
DATE: 07/23/19

CHECKED BY: MRC
DRAWN BY: MRC
DESIGNED BY: MRC

PRELIMINARY-FINAL LAND DEVELOPMENT PLAN
OVERALL SITE PLAN
DUBLIN TOWN CENTER

DUBLIN BOROUGH, BUCKS COUNTY, PENNSYLVANIA



DATE: 07/19/19

NO.	REVISION	DATE	BY
2	REVISED PER BOROUGH CONSULTANT COMMENTS	09/19/19	DSZ
1	REVISED PER PRELIMINARY PLAN REVIEWS	07/19/19	DSZ
	REV.		