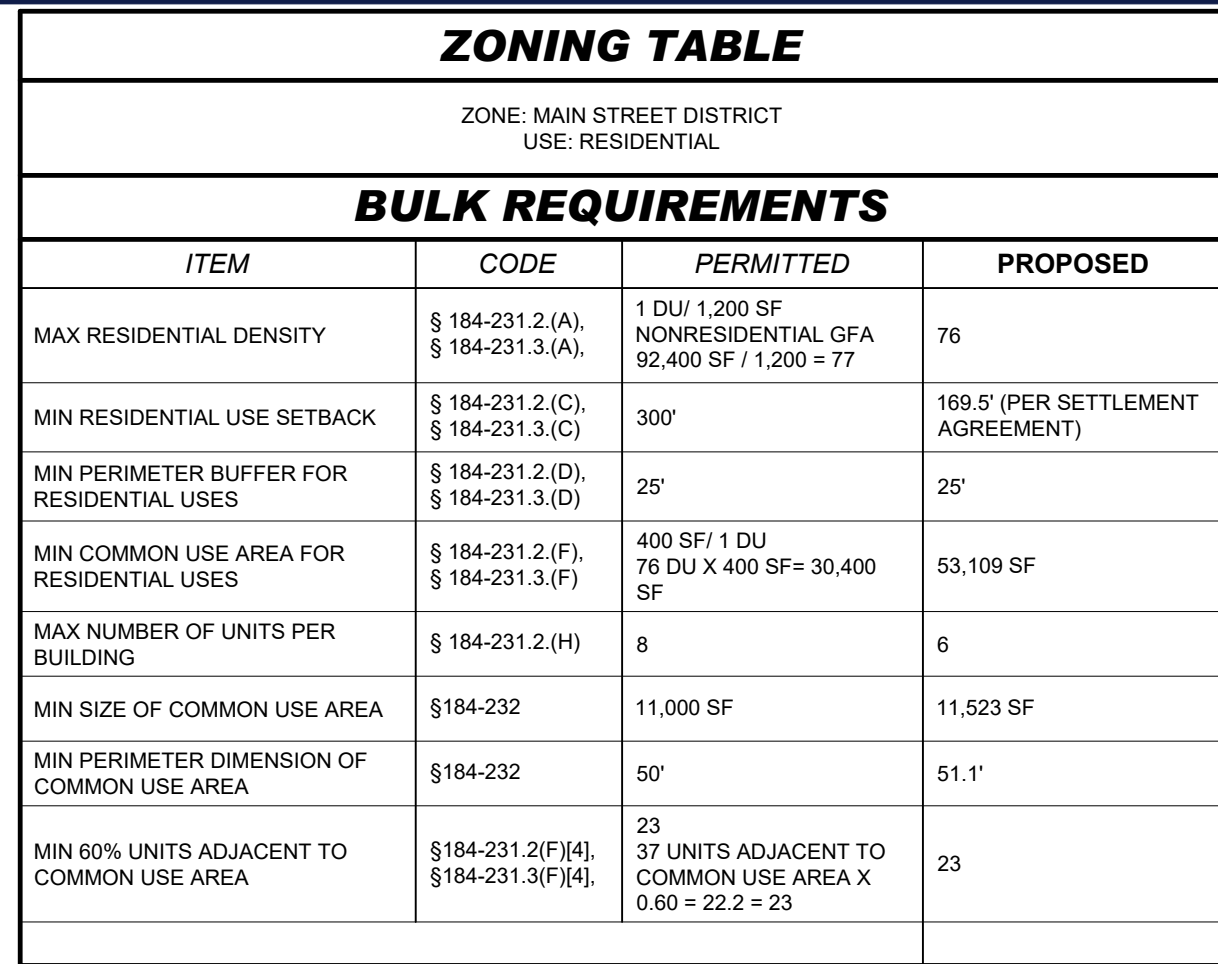




ZONING TABLE			
ZONE: MS- MAIN STREET DISTRICT USE: RESIDENTIAL- SINGLE FAMILY ATTACHED			
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN GROSS LOT AREA	\$184-232	1,800 SF (PER UNIT) 1,800 SF X 70 UNITS = 126,000 SF	335,587 SF
MIN LOT WIDTH	\$184-232	24' (PER UNIT)	24'
MIN/ MAX FRONT YARD	\$184-232	15' MIN/ 25' MAX	COMPLIES
MIN SIDE YARD	\$184-232	7.5'	7.5'
MIN REAR YARD	\$184-232	20'	COMPLIES
MAX BUILDING HEIGHT	\$184-232	35'	35'
MAX BUILDING COVERAGE	\$184-232	65%	21.5% (72,238 SF)
MAX IMPERVIOUS COVERAGE	\$184-232	65%	46% (154,501 SF)
MIN DISTANCE BETWEEN BUILDINGS	\$184-232	15'	15'

ZONING TABLE			
ZONE: MS- MAIN STREET DISTRICT USE: RESIDENTIAL- SINGLE FAMILY DETACHED			
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN GROSS LOT AREA	§184-232	5,000 SF (PER UNIT)	5,000 SF
MIN LOT WIDTH	§184-232	50' (PER UNIT)	50'
MIN MAX FRONT YARD	§184-232	15' MIN/ 25' MAX	15'
MIN SIDE YARD	§184-232	7.5'	7.5'
MIN REAR YARD	§184-232	20'	30'
MAX BUILDING HEIGHT	§184-232	35'	35'
MAX BUILDING COVERAGE	§184-232	65%	35.8% (1,719 SF)
MAX IMPERVIOUS COVERAGE	§184-232	65%	43.9% (2,195 SF)
MIN DISTANCE BETWEEN BUILDINGS	§184-232	15'	15'

ZONING TABLE			
ZONE: MS- MAIN STREET DISTRICT (USE: NON-RESIDENTIAL USES (OFFICE/RETAIL))			
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN GROSS LOT AREA	\$184-232	20,000 SF	270,611 SF
MIN LOT WIDTH	\$184-232	100'	481.9'
MIN/ MAX LOT FRONT YARD	\$184-232	30' MIN/ 100' MAX	30'
MIN SIDE YARD	\$184-232	15' EACH	29.5'
MIN REAR YARD	\$184-232	30'	COMPLIES
MAX BUILDING HEIGHT	\$184-232	35'	35'
MAX BUILDING GROSS FLOOR AREA	\$184-232	65,000 SF	49,686 SF
MAX BUILDING COVERAGE	\$184-232	20% OF NET LOT AREA	17.1% (46,200 SF)
MAX BUILDING COVERAGE WHEN BONUS STANDARDS PROVIDED	\$184-232	30% OF NET LOT AREA	N/A
MAX IMPERVIOUS COVERAGE	\$184-232	65% OF NET LOT AREA	60.6% (163,899 SF)
MIN BUILDING SETBACK FROM RESIDENTIAL USE	\$184-232	75'	75'
MIN DISTANCE BETWEEN BUILDINGS	\$184-232	25'	N/A

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN STALL SIZE	\$155-16.B(3)	9'5" X 18'	9' X 18' *
MIN ADA STALL SIZE		8' X 18'	8' X 18'
MIN AISLE WIDTH	\$155-16.B(9)	25'	24' *

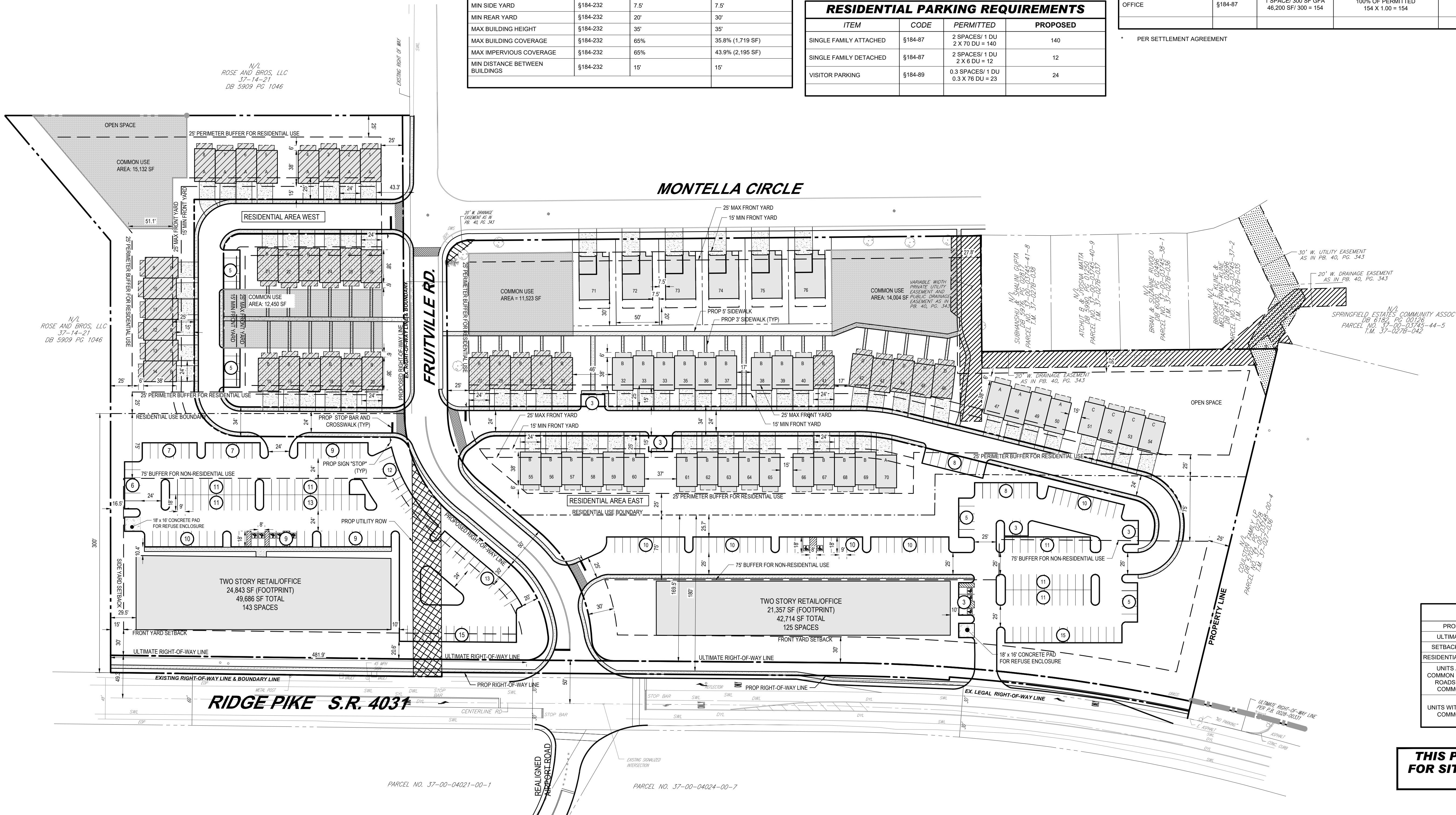
RESIDENTIAL PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
SINGLE FAMILY ATTACHED	\$184-87	2 SPACES/ 1 DU 2 X 70 DU = 140	140
SINGLE FAMILY DETACHED	\$184-87	2 SPACES/ 1 DU 2 X 6 DU = 12	12
VISITOR PARKING	\$184-89	0.3 SPACES/ 1 DU 0.3 X 76 DU = 23	24

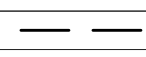
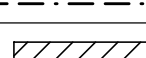


LOCATION MAP
SCALE: 1" = 1,000'
SOURCE: BING MAPS

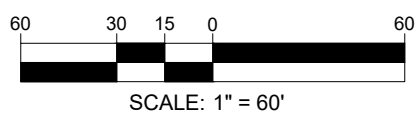
COMMERCIAL PARKING REQUIREMENTS				
<i>ITEM</i>	<i>CODE</i>	<i>PERMITTED</i>	<i>PERMITTED WITH SHARED PARKING REDUCTION</i>	<i>PROPOSED</i>
RETAIL	\$184-87	1 SPACE/ 250 SF GFA 46,200 SF/ 250 = 185	60% OF PERMITTED 185 X 0.60 = 111	268
OFFICE	\$184-87	1 SPACE/ 300 SF GFA 46,200 SF/ 300 = 154	100% OF PERMITTED 154 X 1.00 = 154	

* PER SETTLEMENT AGREEMENT



LEGEND	
PROPERTY LINE	
ULTIMATE ROW LINE	
SETBACK / BUFFER LINE	
RESIDENTIAL USE BOUNDARY	
UNITS ADJACENT TO COMMON USE AREA OR ON ROADS ADJACENT TO COMMON USE AREA	
UNITS WITH FRONTAGE ON COMMON USE AREA	

**THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY**



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

- LAND SURVEYING
- PROGRAM MANAGEMENT
- LANDSCAPE ARCHITECTURE
- SUSTAINABLE DESIGN
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

REVISIONS

[illegible]

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING
UTILITIES SHOWN HEREIN HAVE
BEEN DEVELOPED FROM UTILITY
COMPANY RECORDS AND
ABOVE-GROUND INSPECTION OF THE
SITE. COMPLETENESS OR
ACCURACY OF TYPE, SIZE, DEPTH
OR HORIZONTAL LOCATION OF
UTILITIES OR STRUCTURES CANNOT BE
WARRANTED. CONTRACTORS MUST BE
SUBJECT TO REQUIREMENTS OF
SLURRIE ACT NUMBER 287 OF 1974 AS
OF 2017. CONTRACTORS MUST VERIFY
OF ALL UNDERGROUND UTILITIES AND
PRIOR TO START OF WORK.
WWW.PA/CALL.ORG

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAC250192.00-0A
DRAWN BY:	MH
CHECKED BY:	NL
DATE:	11/12/2025
CAD I.D.:	P-CUSE-PROP

PROJECT:

**PROPOSED
CONDITIONAL USE
PLAN DOCUMENTS**

**PIAZZA REALTY
COMPANY, INC.**
OF
FRUITVILLE CROSSING

A PROPOSED MIXED USE DEVELOPMENT

3373-3387 RIDGE PIKE,
POTTSTOWN, PA 19464

BOHLER 

**1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102**
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:

CONDITIONAL USE SITE PLAN

SHEET NUMBER:

C-102

ORG. DATE - 11/12/2025