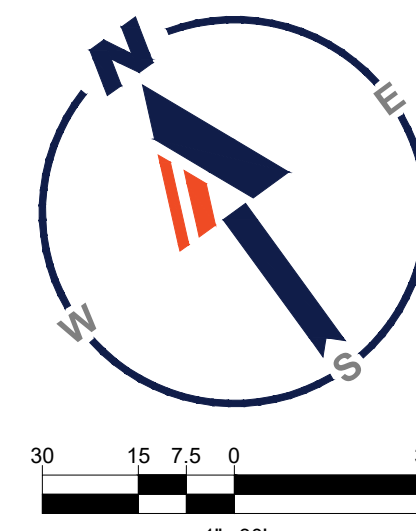




	<u>REQUIRED</u>	<u>PROPOSED</u>
MIN. LOT AREA:	21,780 SF	154,048 SF (GROSS / TITLE LINE)
MIN. LOT WIDTH:	120 FT.	130,439 SF (NET / U.L.T. R.O.W. LINE)
BUILDING SETBACKS		534.0 FT.
FRONT:	50 FT.	UNIT (1) 108.7 FT.
		UNIT (17) 102.3 FT
SIDE YARD (EA):	25 FT.	35.6 FT.
REAR:	50 FT.	66.7 FT.
ACCESSORY STRUCTURE SETBACKS		
FRONT:	50 FT.	N/A
SIDE YARD (EA):	6 FT. / 25 FT.	N/A
REAR:	6 FT. / 50 FT.	N/A
MAX. HEIGHT:		
BUILDING HEIGHT:	35 FT.	35' FT.
ACCESSORY BUILDING:	14 FT.	N/A
MAX. BUILDING COVERAGE:	20%	16.96% (NET) (22,129 SF)
PARKING BUFFER		
ADJACENT TO RESIDENTIAL	25 FT.	N/A
PARKING REQUIREMENTS:		
TOTAL REQUIRED = 2 SPACES / DWELLING UNIT x 17 UNITS = 34 SPACES		
TOTAL PROPOSED = 34 DRIVEWAY SPACES + 26 OVERFLOW PARKING SPACES		

APPLICANT:
PROSPECT ACQUISITIONS, L.P.
404 SUMNEYTOWN PIKE, SUITE 200
NORTH WALES, PA 19454

ZONING DATA:
SITE ADDRESS
779-783 N. SUMNEYTOWN PIKE
UPPER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PA
19454

EXISTING ZONING: R-2 RESIDENTIAL
EXISTING USE: EXISTING SINGLE FAM

PROPOSED USE: TOWNHOMES (PER

LEGEND	
PROPOSED SIGNAGE	
(A)	STOP
(B)	DO NOT ENTER
(C)	NO PARKING