

**LOCATION MAP**

**BULK REQUIREMENTS**

	REQUIRED	PROPOSED
MIN. LOT AREA:	21,780 SF	154,048 SF (GROSS / TITLE LINE)
MIN. LOT WIDTH:	120 FT.	130,439 SF (NET / ULT. R.O.W. LINE)
BUILDING SETBACKS		534.6 FT.
FRONT:	50 FT.	117.3 FT.
SIDE YARD (EA):	25 FT.	36.6 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:	35 FT.	35 FT.
BUILDING HEIGHT:	14 FT.	N/A
ACCESSORY BUILDING:	20%	16.96% (NET) (22,129 SF)
MAX. BUILDING COVERAGE:		
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 + 28 OVERFLOW PARKING SPACES  
 = 60 TOTAL SPACES

ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.  
 (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.

**ZONING PLAN NOTES**

APPLICANT:  
 CARMICHAEL ASSOCIATES, 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 DISTRICT  
 EXISTING USE: EXISTING SINGLE FAMILY RESIDENCE (2)  
 PROPOSED USE: TOWNHOMES (PERMITTED)

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	05.05.2021	GENERAL REVISIONS	AMT	REK

**811**  
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 PENNSYLVANIA  
 YOU MUST CALL 811 BEFORE ANY EXCAVATION  
 WHETHER IT'S ON PRIVATE OR PUBLIC LAND.  
 1-800-242-1776  
 www.811.org

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

PROJECT No.: PC171277  
 DRAWN BY: BG / AT  
 CHECKED BY: JB  
 DATE: 04/30/2021  
 CAD ID.: PC171277-SITE-0

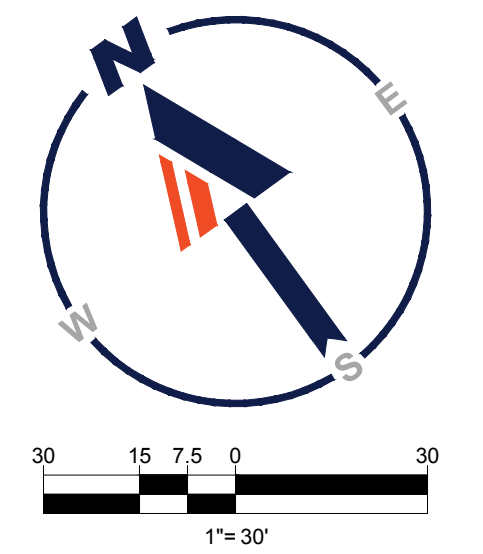
**LAND DEVELOPMENT PLANS**

FOR  
**LCM FAMILY VENTURES, L.P.**  
 PROPOSED TOWNHOUSE RESIDENTIAL DEVELOPMENT  
 778-783 N. SUMNEYTOWN PIKE  
 UPPER GWYNEDD TOWNSHIP  
 MONTGOMERY COUNTY  
 PENNSYLVANIA 18464

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

**R.E. KLOS, JR.**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE No. PE045476E  
 NEW JERSEY LICENSE No. 24GE04502900

SHEET TITLE:  
**SITE PLAN SKETCH**  
 SHEET NUMBER:  
**1**  
 REVISION 1 - 05.05.2021



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