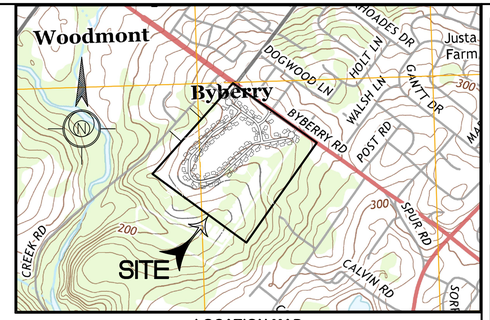


LOCATION MAP
SCALE: 1"=1,000'

PROPERTY INFORMATION:

TAX PARCEL NUMBER: 41-00-01594-003

OWNER:
THE ACADEMY OF THE NEW CHURCH
801 TOMLINSON ROAD, PITCAIRN HALL
PO BOX 711
BRYN ATHYN, PA 19009

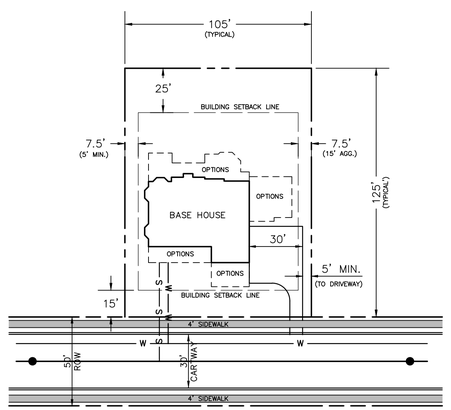
APPLICANT/EQUITABLE OWNER:
TOLL PA III, L.P.
250 GIBRALTAR ROAD
HORSHAM, PA 19044

GROSS SITE AREA:	59.539 AC
LEGAL ROW:	0.545 AC
ULTIMATE ROW:	1.439 AC
NET SITE AREA:	57.555 AC
BUFFER EASEMENT:	4.441 AC
CONSERVATION EASEMENT:	18.508 AC
DEVELOPMENT AREA:	34.607 AC

ZONING CRITERIA:

CURRENT ZONING: RM-2 (RESIDENTIAL MIXED-2)
PROPOSED USE: SINGLE FAMILY DETACHED HOMES

	REQUIRED	PROPOSED
MIN. LOT AREA:	6,000 SF	12,087 SF
MIN. LOT WIDTH:	60 FT	87.92 FT
MIN. FRONT SETBACK:	15 FT	15 FT
MIN. SIDE SETBACK:	5 FT / 15 FT	5 FT / 15 FT
MIN. REAR SETBACK:	25 FT	25 FT
MAX. BLDG COVERAGE:	40%	40%
MAX. LOT COVERAGE:	70%	7,200 SF*
NET DENSITY:	6 DU/AC (207 HOMES)	1.7 DU/AC (60 HOMES)
OPEN SPACE (LOTS 62 & 63):	8% (4.604 AC)	49.7% (28.621 AC)
GREEN SPACE (LOT 61):		3.639 AC
PARKING:	2 SPACES/DU	>2 SPACES/DU



TYPICAL LOT
SCALE: 1"=40'

100 0 50 100 FEET 200 400
GRAPHIC SCALE 1 inch = 100 ft.

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
250 Gibraltar Road • Suite 2E • Horsham, PA 19044
T: 215-914-2050

REV.	DATE	DESCRIPTION	DRAWN

SITE PLAN

ANC PROPERTY
LOWER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

DATE: 10/27/17	SCALE: 1"=100'
DESIGN: JHB	DRAWN: JBS
JOB NO.: 3904	FILE NAME: SITE RENDERING
REF. NO.:	
SHEET NO.: 1 OF 1	