



LOCATION MAP
Scale 1" = Approx. 100'

AD District Standards		Proposed
Min. Lot	= 2,200 S.F.	3,000 S.F.
Min. Width	= 20 Ft.	30 Ft.
Front Yard	= 30 Ft.	30 Ft.
Side Yard	= 15 Ft.	15 Ft.
Rear Yard	= 30 Ft.	30 Ft.
Max. Height	= 35 Ft.	35 Ft.
Impervious Surface	= 60%	40%
Open Space Ratio	= 15%	15%
Distance Between Buildings	= 40 Ft.	40 Ft., 60 Ft. For Side Entrance Garage
Setbacks		
From Boundary	60 Ft.	60 Ft.
From Ut. R.O.W.	60 Ft.	50 Ft.

SKETCH PLAN T-3 JOSHUA HILL

Whitemarsh Township, Montgomery County, PA

Site Area: 11.80 Ac.
Existing Zoning: LM
Proposed Use: Townhouses
No. of Units: 36
Density: 3.10 du/ao.
Building Size: Typical 3 to 4 du/bldg.

Prepared for

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165 East Levering Mill Road
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Prepared by

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Source: Plan of property prepared by Mornone-King Associates, July 20, 1968; from a plan prepared by C. Raymond Weir Associates, Inc., August 18, 1975, last revised October 17, 1975. Not to be construed as a physical survey. Contours refer to 10-foot intervals above the datum established by the U.S.C.S.