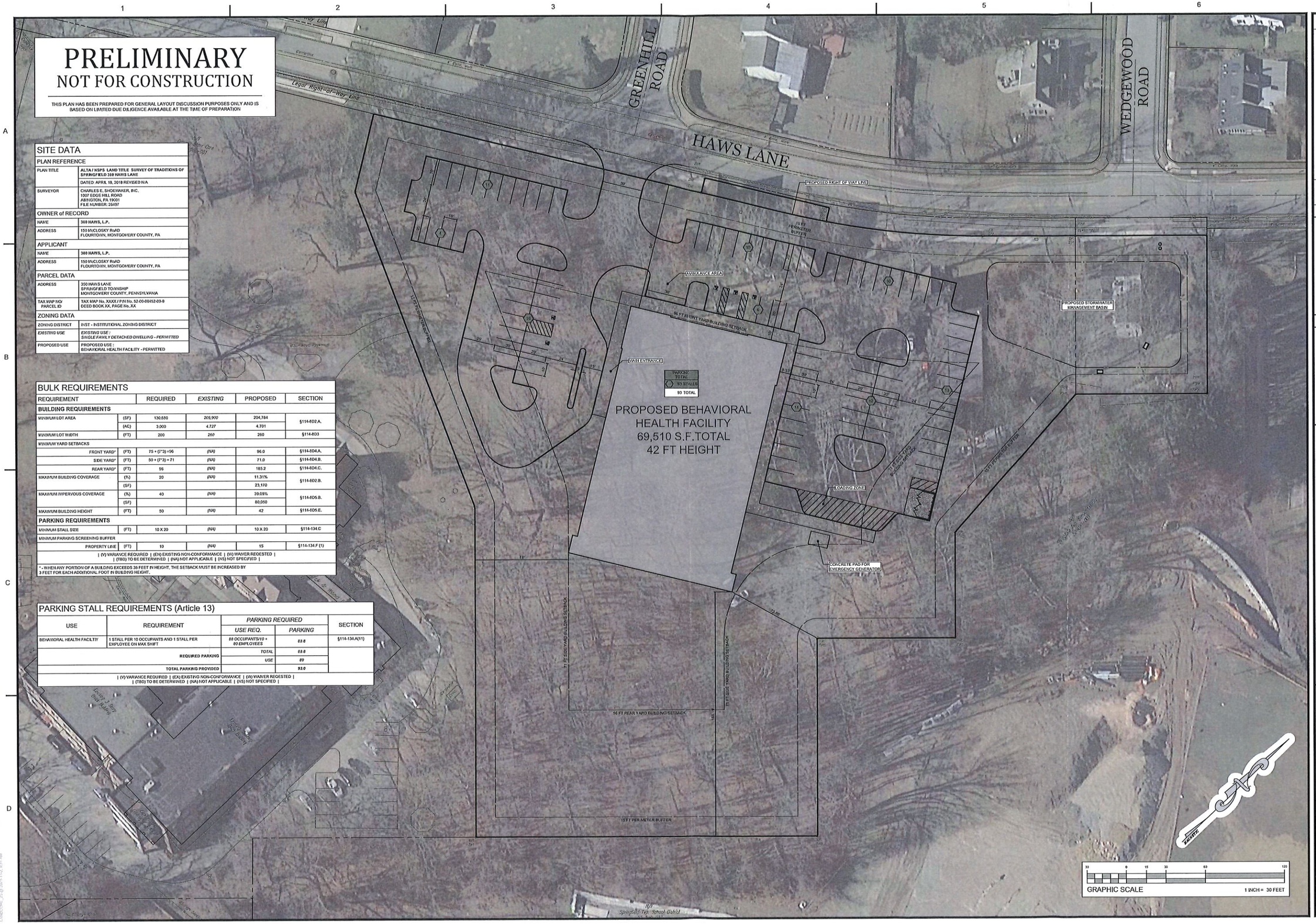
PRELIMINARY
NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION



SITE DATA

PLAN REFERENCE	
PLAN TITLE	ALTA / NSPS LAND TITLE SURVEY OF TRADITIONS OF SPRINGFIELD 350 HAWS LANE
	DATED APRIL 18, 2018 REVISED N/A
SURVEYOR	CHARLES E. SHOEMAKER, INC. 1007 EDGE HILL ROAD ABINGTON, PA 19001 FILE NUMBER: 25497
OWNER of RECORD	
NAME	350 HAWS, L.P.
ADDRESS	150 McCLOSKY RoAD FLOURTOWN, MONTGOMERY COUNTY, PA
APPLICANT	
NAME	350 HAWS, L.P.
ADDRESS	150 McCLOSKY RoAD FLOURTOWN, MONTGOMERY COUNTY, PA
PARCEL DATA	
ADDRESS	350 HAWS LANE SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA
TAX MAP NO/ PARCEL ID	TAX MAP No. XXXX / PIN No. 52-00-00452-00-9 DEED BOOK XX, PAGE No. XX
ZONING DATA	
ZONING DISTRICT	INST - INSTITUTIONAL ZONING DISTRICT
EXISTING USE	*EXISTING USE :* *SINGLE FAMILY DETACHED DWELLING - PERMITTED*
PROPOSED USE	PROPOSED USE : BEHAVIORAL HEALTH FACILITY - PERMITTED

BULK REQUIREMENTS

REQUIREMENT		REQUIRED	*EXISTING*	PROPOSED	SECTION
BUILDING REQUIREMENTS					
MINIMUM LOT AREA	(SF)	130,680	205,900	204,784	§114-602.A.
	(AC)	3.000	4.727	4.701	
MINIMUM LOT WIDTH	(FT)	200	260	260	§114-603
MINIMUM YARD SETBACKS					
FRONT YARD*	(FT)	75 + (7*3) =96	(NA)	96.0	§114-604.A.
SIDE YARD*	(FT)	50 + (7*3) = 71	(NA)	71.0	§114-604.B.
REAR YARD*	(FT)	96	(NA)	185.2	§114-604.C.
MAXIMUM BUILDING COVERAGE	(%)	20	(NA)	11.31%	§114-602.B.
	(SF)			23,170	
MAXIMUM IMPERVOUS COVERAGE	(%)	40	(NA)	39.09%	§114-605.B.
	(SF)			80,050	
MAXIMUM BUILDING HEIGHT	(FT)	50	(NA)	42	§114-605.E.
PARKING REQUIREMENTS					
MINIMUM STALL SIZE	(FT)	10 X 20	(NA)	10 X 20	§114-134.C
MINIMUM PARKING SCREENING BUFFER					
PROPERTY LINE	(FT)	10	(NA)	15	§114-134.F (1)

| (V) VARIANCE REQUIRED \| (EN) EXISTING NON-CONFORMANCE \| (W) WAIVER REQESTED \| \| (TBD) TO BE DETERMINED \| (NA) NOT APPLICABLE \| (NS) NOT SPECIFIED \|

*- WHEN ANY PORTION OF A BUILDING EXCEEDS 35 FEET IN HEIGHT, THE SETBACK MUST BE INCREASED BY 3 FEET FOR EACH ADDITIONAL FOOT IN BUILDING HEIGHT.

PARKING STALL REQUIREMENTS (Article 13)

USE	REQUIREMENT	*PARKING REQUIRED*		SECTION
		USE REQ.	*PARKING*	
BEHAVIORAL HEALTH FACILTIY	1 STALL PER 10 OCCUPANTS AND 1 STALL PER EMPLOYEE ON MAX SHIFT	*88 OCCUPANTS/10 + 89 EMPLOYEES*	*88.8*	§114-134.A(11)
REQUIRED PARKING		*TOTAL*	*88.8*	
		USE	*89*	
TOTAL PARKING PROVIDED			93.0	

| (V) VARIANCE REQUIRED \| (EX) EXISTING NON-CONFORMANCE \| (W) WAIVER REQESTED \| \| (TBD) TO BE DETERMINED \| (NA) NOT APPLICABLE \| (NS) NOT SPECIFIED \|

REV.	DATE	COMMENT	BY

NOT FOR CONSTRUCTION

PROJECT No: 200084
DRAWN BY: JZB
CHECKED BY: D.A. TWEDE
CADD.F: 200084_CF0

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LANDCOREENGINEERING.COM

PROJECT: PROPOSED INSTITUTIONAL DEVELOPMENT
HAWS LANE & GREENHILL ROAD
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
APPLICANT: MEH INVESTMENTS
TITLE: CONCEPT PLAN F0

DATE: 2021-11-02
SHEET: CPT
REV. No: 0