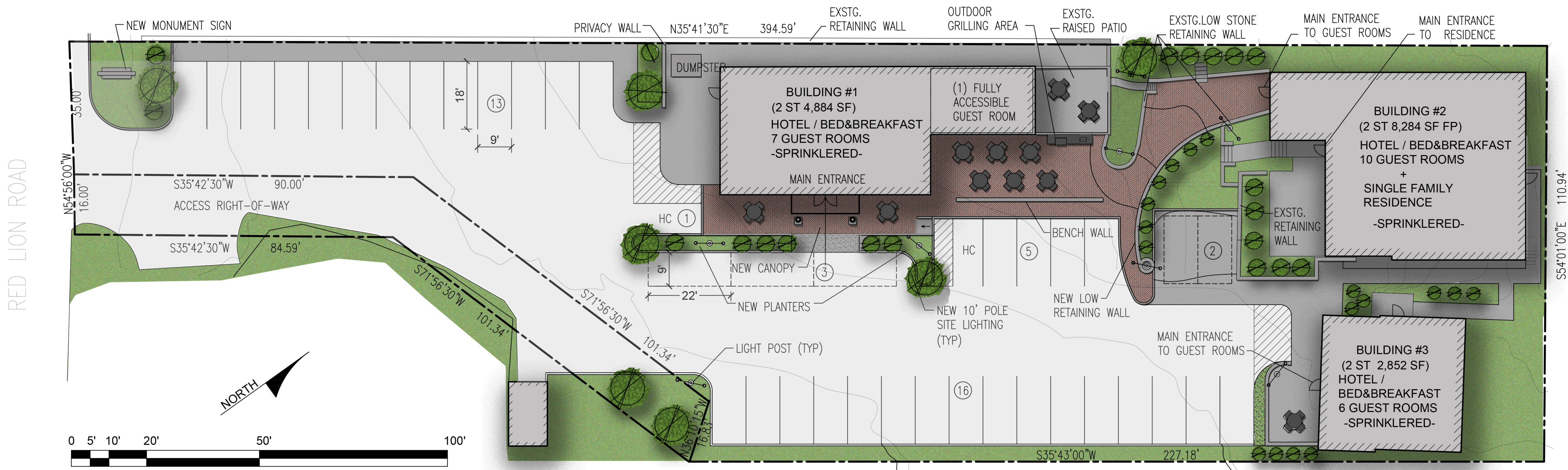


SITE PLAN - EXISTING

SCALE 1:20



SITE PLAN - PROPOSED

SCALE 1:20

SITE INFORMATION
PARCEL ID 410007762009

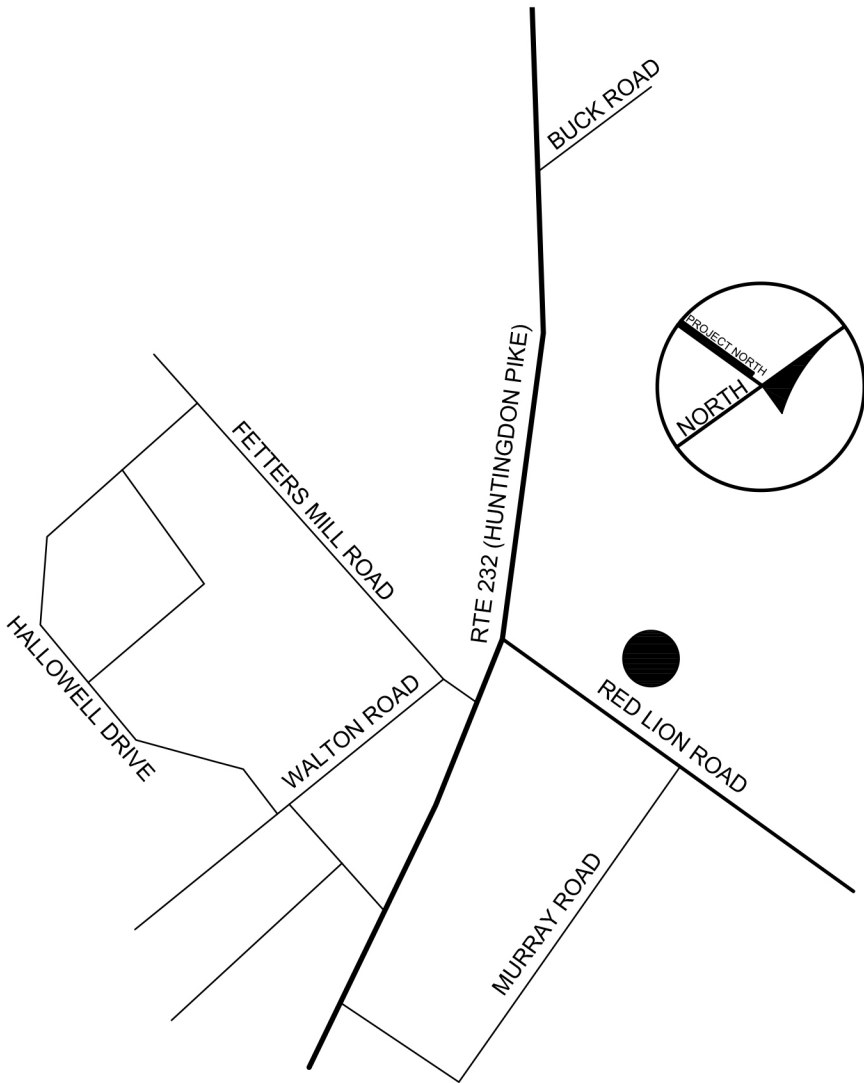
	REQUIRED	EXISTING	PROPOSED
MAXIMUM NET DENSITY	12	3	24
LOT SIZE	36,173 SF	36,173 SF	NO CHANGE
IMPERVIOUS COVERAGE	60%	86%	86%
BUILDING COVERAGE	65%	18%	NO CHANGE
MIN. FRONT YARD	25'	BLDG #1 - 175' BLDG #2 - 321' BLDG #3 - 331'	NO CHANGE
MIN. SIDE YARD	20' BOTH SIDES (8' MIN)	BLDG #1 - 4.65' BLDG #2 - 7.03' BLDG #3 - 2.47'	NO CHANGE
MIN. REAR YARD	20'	BLDG #1 - 136' BLDG #2 - 5.30' BLDG #3 - 22.38'	NO CHANGE
MAX. HEIGHT	40'		NO CHANGE

ZONING: MIXED USE / VILLAGE CENTER (MU-VC)

	REQUIRED	EXISTING	PROPOSED
MAXIMUM NET DENSITY	12	3	24
PARKING	28 (1.1 X 23 GUEST ROOMS + 2 FOR SINGLE FAMILY RESIDENCE)		40

PROPOSED USE BREAK-DOWN

USES	EXISTING USE	PROPOSED USE	GUEST ROOMS	OTHER
BUILDING #1*	WAREHOUSE / MULTI-USE OFFICE	HOTEL / BED&BREAKFAST (ACCOMODATIONS)	7	ACCESSORY FITNESS & KIDS' PLAY AREA & OFFICE
BUILDING #2*	CONVERTED OFFICE / DWELLING	HOTEL / BED&BREAKFAST (ACCOMODATIONS)	10	SINGLE FAMILY RESIDENCE (1 DWELLING UNIT)
BUILDING #3*	DWELLING	HOTEL / BED&BREAKFAST (ACCOMODATIONS)	6	
* TO BE FULLY SPRINKLERED			23	TOTAL GUEST ROOMS



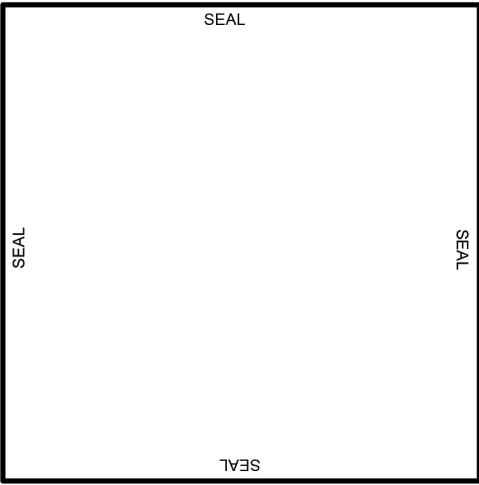
LOCATION MAP

N.T.S.

REFERENCE INFORMATION OBTAINED: PLAN WAS CREATED FROM INFORMATION PROVIDED BY A SET OF LAND DEVELOPMENT PLANS - DATED 05/17/17 - PREPARED BY AMBRIC TECHNOLOGY CORPORATION, CONSULTING ENGINEERS AND SURVEYORS (100 PINE STREET, COLWYN, PA 19023) FOR THE PROPERTY LOCATED AT 657 RED LION ROAD, LOWER MORELAND TOWNSHIP.

THE INFORMATION SHOWN ON THE EXISTING AND PROPOSED SITE PLANS ARE PRELIMINARY IN NATURE AND ARE NOT TO BE USED FOR CONSTRUCTION. ANY ERRORS & OMISSIONS CREATED BY THESE PLANS ARE NOT THE RESPONSIBILITY OF BAKER POSEY DESIGN, LLC.

PERSPECTIVE OWNER: LLC T.B.D.
C/O RYAN & ADRIANN GLUNZ
OWNERS OF "BE WELL BAKERY & CAFE"



ARCHITECT:
BAKER POSEY DESIGN LLC
1903 SHARON ROAD
MEADOWBROOK, PA 19046
(P) 267 207 5982

PERSPECTIVE OWNER:
LLC T.B.D.
C/O RYAN & ADRIANN GLUNZ
OWNERS OF "BE WELL BAKERY & CAFE"

PROPOSED ALTERATIONS
AT
657 RED LION ROAD
LOWER MORELAND TOWNSHIP, PA 19006

ISSUANCE:		
WARNER	TITLE	DATE

DATE:	02/29/19
DRAWN BY:	EMP/DGB
COMM. NO.	

DRAWING TITLE:
SITE SKETCH PLAN

DRAWING NUMBER:
SP-1



PROPOSED ALTERATIONS
AT
657 RED LION ROAD
LOWER MORELAND TOWNSHIP, PA 19006