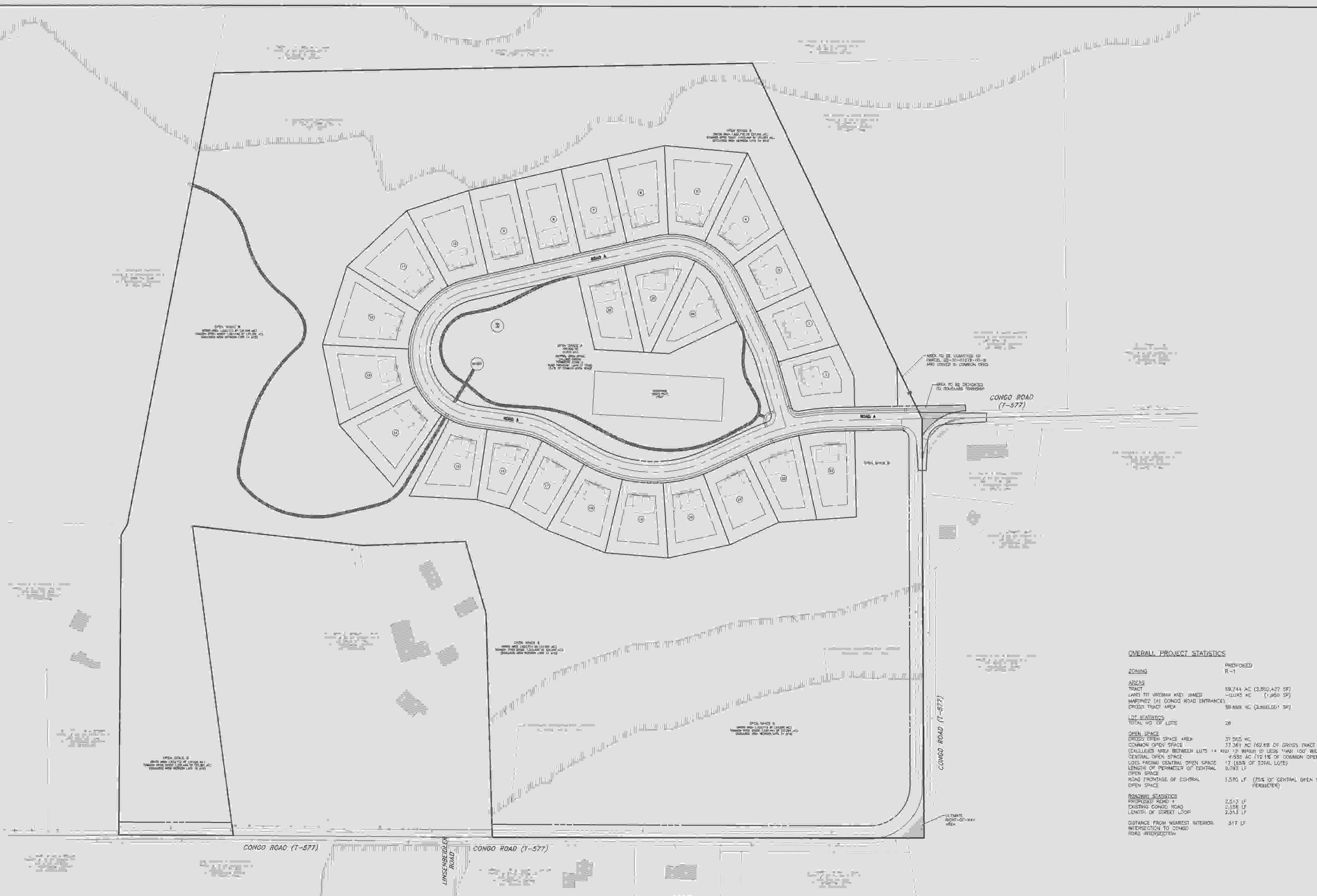


KEY MAP
SCALE: 1"=1,000'



OVERALL PROJECT STATISTICS

	PROPOSED	REQUIRED
ZONING	R-1	
AREAS		29 AC MINIMUM
TRACT	59,744 AC (2,802,427 SF)	
LAND TO VORONIA AND JAMES	-10,045 AC (1,060 SF)	
MARSHES (AT CONGO ROAD ENTRANCE)		
GROSS TRACT AREA	59,698 AC (2,801,000 SF)	
LOT STATISTICS		
TOTAL NO OF LOTS	28	
OPEN SPACE		
GROSS OPEN SPACE AREA	37,905 AC	
COMMON OPEN SPACE (EXCLUDES AREA BETWEEN LOTS 14 AND 19 WHICH IS LESS THAN 100' WIDE)	37,361 AC (62.6% OF GROSS TRACT AREA)	60% OF GROSS LOT AREA
CENTRAL OPEN SPACE	4,938 AC (12% OF COMMON OPEN SPACE)	8% OF COMMON OPEN SPACE
LOTS FACING CENTRAL OPEN SPACE	17 (65% OF TOTAL LOTS)	30% OF TOTAL LOTS
LENGTH OF PERIMETER OF CENTRAL OPEN SPACE	2,093 LF	
ROAD FRONTAGE OF CENTRAL OPEN SPACE	1,570 LF (75% OF CENTRAL OPEN SPACE PERIMETER)	75%
ROADWAY STATISTICS		
PROPOSED ROAD A	2,613 LF	
EXISTING CONGO ROAD	2,158 LF	
LENGTH OF STREET LOOP	2,513 LF	
DISTANCE FROM NEAREST INTERSECTION TO CONGO ROAD INTERSECTION	317 LF	



NO.	REVISION	DATE	BY

SEAL

SEAL

MANAGER

DATE

SCALE

DESIGN	DATE
DRAWN	DATE
FILE	DATE
NOTES	SCALE

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SUBJECT

ZONING DISCUSSION PLAN

749 CONGO ROAD SUBDIVISION

DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.
228255.00

SHEET NO.
1 OF 1

DWG. NO.
ZONING

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