SITE STATISTICS (CHELTENHAM TOWNSHIP.)

1. TAX MAP AND DEED INFORMATION:

A. TMP 31-00-29050-007
DEED BOOK 5681, PAGE 1368
B. TMP 31-00-29053-004
DEED BOOK 5681, PAGE 1368
C. TMP 31-00-29056-019
DEED BOOK 5429, PAGE 0943
D. TMP 31-00-29056-001
DEED BOOK 5681, PAGE 1368

2. NAME AND ADDRESS OF THE OWNER:

A. HANSEN LLOYD, L.P.
1401 MORRIS RD
BLUE BELL, PA 19422
B. SAME AS (A)
C. HANSEN LLOYD, L.P.
ASSD W/ 52-00-18514-109
BLOCK 66 UNIT 5
SPRINGFIELD TOWNSHIP
D. SAME AS (A)

3. ADDRESS OF THE SUBJECT TRACT:

A. 1729-35 E. WILLOW GROVE AVE.
B. 1729-35 E. WILLOW GROVE AVE.
C. WILLOW GROVE AVE.
D. 1777 E. WILLOW GROVE AVE.

4. TOTAL AREA STATISTICS:

AREA TO TITLE LINE = 459,829 SF (10.55 AC)

AREA TO EX. R/W LINE = 451,825 SF (10.37 AC)

AREA TO ULT. R/W LINE = 432,308 SF (9.92 AC)

5. WATER SERVICE:

EXISTING: AQUA PA
PROPOSED: AQUA PA

6. SANITARY SEWER SERVICE:

EXISTING: ON-SITE SEPTIC
PROPOSED: PUBLIC

SITE STATISTICS (SPRINGFIELD TOWNSHIP)

1. TAX MAP AND DEED INFORMATION:

A. TMP 52-00-18505-001
DEED BOOK 5681, PAGE 1368
B. TMP 52-00-18511-004
DEED BOOK 5681, PAGE 1368
C. TMP 52-00-18508-007
DEED BOOK 5681, PAGE 1368
D. TMP 52-00-18514-109
DEED BOOK 5681, PAGE 1368
E. TMP 52-00-18514-001
DEED BOOK 5681, PAGE 1368

2. NAME AND ADDRESS OF THE OWNER:

A. HANSEN LLOYD, L.P.
1710 BALTON RD
BLUE BELL, PA 19422
B. SAME AS (A)
C. SAME AS (A)
D. SAME AS (A)
E. SAME AS (A)

3. ADDRESS OF THE SUBJECT TRACT:

A. 1727 E. WILLOW GROVE AVE.
B. 1720-35 E. WILLOW GROVE AVE.
C. 1725 E. WILLOW GROVE AVE.
D. 1797 E. WILLOW GROVE AVE.
E. 1799 E. WILLOW GROVE AVE.

4. TOTAL AREA STATISTICS:

AREA TO TITLE LINE = 1,408,594 SF (32.34 AC)

5. WATER SERVICE:

EXISTING: AQUA PA
PROPOSED: NO CHANGE

6. SANITARY SEWER SERVICE:

EXISTING: ON-SITE SEPTIC
PROPOSED: NO CHANGE

STEEP SLOPES LEGEND

SLOPES 15%+

SLOPES 35%+

NATURAL RESOURCES (SPRINGFIELD TWP.)

NATURAL RESOURCES:	REQUIRED PROTECTION	AC OF LAND IN RESOURCE	REQUIRED PROTECTED AREA	PROVIDED PROTECTED AREA
FLOODPLAIN	100%	NONE	N/A	N/A
STEEP SLOPES (15%+)	*	5.05 AC	*	4.58 AC
STEEP SLOPES (35%+)	100%	0.22 AC	**	**

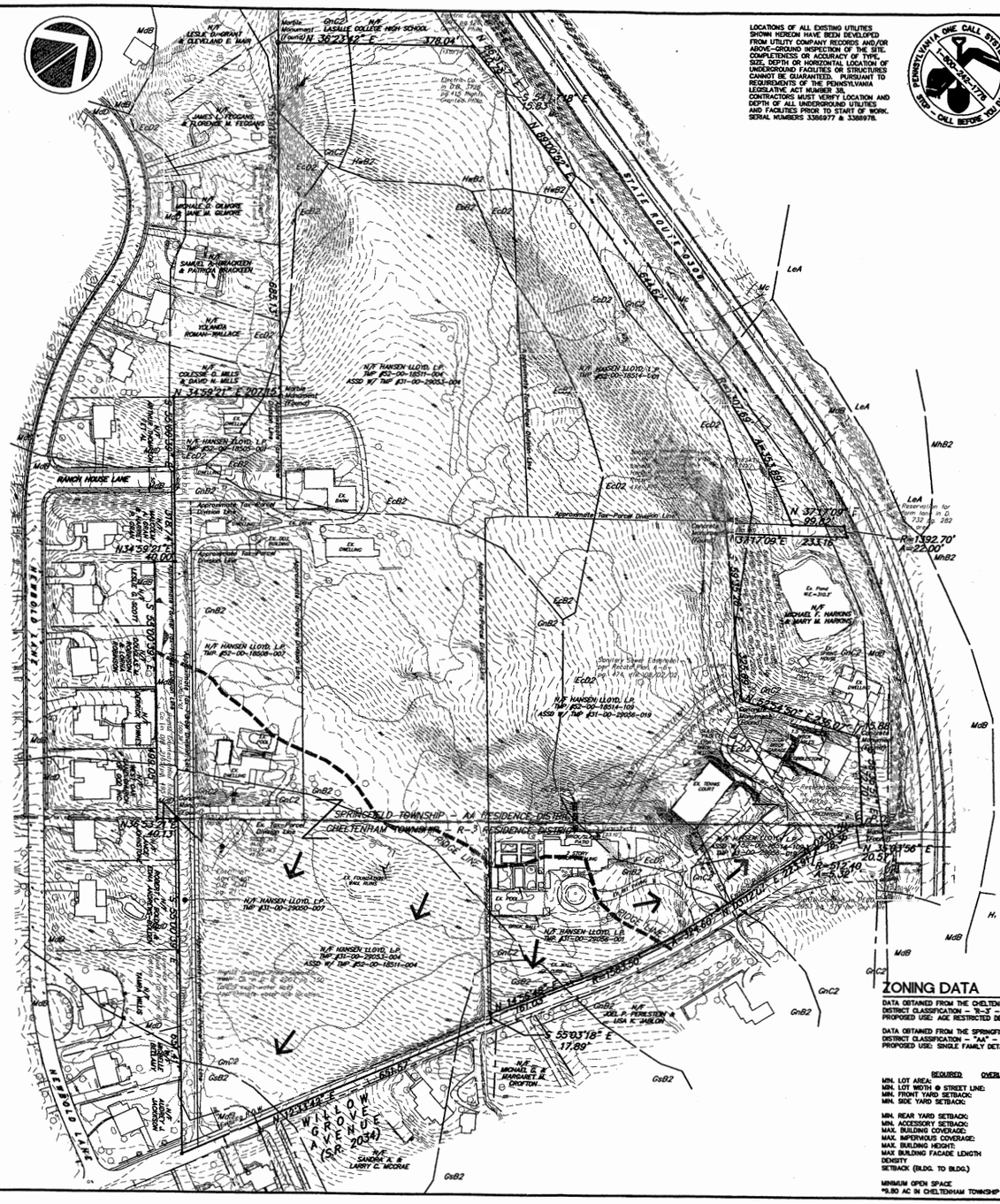
* THE TOWNSHIP ENGINEER SHALL CERTIFY THAT SUCH CONSTRUCTION WILL NOT RESULT IN DRAINAGE PROBLEMS OR SAFETY HAZARDS.

** SLOPES EXCEEDING 35% WITHIN THE SUBJECT PARCEL ARE ASSOCIATED WITH THE EXISTING TENNIS COURT, DRIVEWAY AND MISC. STRUCTURES. AS SUCH, ARE MANMADE IN ORIGIN.

NATURAL RESOURCES (CHELTENHAM TWP.)

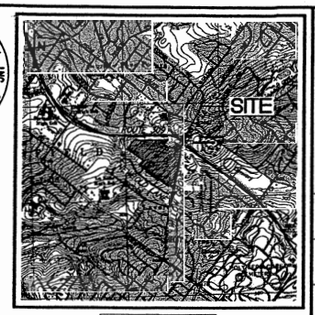
NATURAL RESOURCES:	REQUIRED PROTECTION	AC OF LAND IN RESOURCE	REQUIRED PROTECTED AREA	PROVIDED PROTECTED AREA
FLOODPLAIN	100%	NONE	N/A	N/A
WETLANDS	100%	NONE	N/A	N/A
WATERBODIES/WATERCOURSES	100%	NONE	N/A	N/A
STEEP SLOPES (15%+)	*	0.76 AC	*	0.07 AC
RIPARIAN BUFFER	100%	NONE	N/A	N/A
WOODLANDS	85%**	5.13 AC	**	0.14 AC

* Z.O. SECTION 295-168.F PERMITS DISTURBANCE BY SPECIAL EXCEPTION. SLOPES EXCEEDING 15% WITHIN THE SUBJECT PARCEL ARE ASSOCIATED WITH THE EXISTING TENNIS COURT, DRIVEWAY AND MISC. STRUCTURES. AS SUCH, ARE MANMADE IN ORIGIN.
**REMOVAL OF TREES IN EXCESS OF 15% SHALL BE REPLACED WITH NEW TREES HAVING A CALIPER OF 2 1/2" MINIMUM.)



LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NUMBERS 3386977 & 3386978.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP - CALL BEFORE YOU DIG!



0' 1,000' 2,000' 4,000'
GRAPHIC SCALE

SITE LOCATION MAP 1"= 2,000'

NOTES

1. TITLE AND TOPOGRAPHY DEPICTED HEREON HAS BEEN SUPPLIED BY ADVANCED GEOSERVICES PURSUANT TO AN ALTA/ACSM SURVEY DATED JANUARY 8, 2008, PERFORMED BY JAMES R. AKDIN, P.L.S.

2. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42092C0381 E, EFFECTIVE DATE DECEMBER 19, 1996, NUMBER 420696 & 425389 PAND, 0381, SUFFIX E, NO 100-YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.

3. THE BUILDING FOOTPRINTS DEPICTED HEREIN HAVE BEEN TRANSPOSED FROM PRELIMINARY ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS, IMPERVIOUS SURFACE RATIOS, ETC. EXCEPT AS RELIEF GRANTED.

4. PERMITS SHALL BE OBTAINED FROM CHELTENHAM AND SPRINGFIELD TOWNSHIP PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

5. ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.

6. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.

7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATION PUBLICATION FORM 408, CURRENT ADDITION AND WITH CHELTENHAM AND SPRINGFIELD TOWNSHIP STANDARDS, WHICHEVER MAY BE - GREATER.

SOILS DATA

DATA OBTAINED FROM THE SOIL SURVEY OF MONTGOMERY COUNTY, PA, ISSUED IN APRIL 1967.

EcB2 - EDGEMONT CHANNERY LOAM (3-8%)
EcD2 - EDGEMONT CHANNERY LOAM (15-25%)
GnB2 - GLENELG SILT LOAM (3-8%)
GnC2 - GLENELG SILT LOAM (8-15%)
GsB2 - GLENVILLE SILT LOAM (3-8%)
HwB2 - HOWELL SILT LOAM (3-8%)
MdB - MADE LAND, SLOPING
MdD - MADE LAND, STRONGLY SLOPING

LEGEND

EXISTING FEATURES:

PROPERTY LINE	N36°53'21"E 40.13'
RIGHT-OF-WAY	Existing R.O.W.
TOWNSHIP DIVISION LINE	
ROAD/DRIVE	
MONUMENT	
TREELINE OF WOODED AREA	
CONTOUR LINE	390
SOIL CLASSIFICATION LINE	EcB2 GnB2
RIDGE LINE	
DRAINAGE FLOW ARROW	

ZONING DATA

DATA OBTAINED FROM THE CHELTENHAM ZONING ORDINANCE OF 1929, AMENDED THRU FEBRUARY 26, 2008.
DISTRICT CLASSIFICATION - "R-3" - RESIDENCE DISTRICT WITHIN AGE RESTRICTED OVERLAY DISTRICT
PROPOSED USE: AGE RESTRICTED DEVELOPMENT

DATA OBTAINED FROM THE SPRINGFIELD TOWNSHIP ZONING ORDINANCE OF JUNE 2003, AS AMENDED.
DISTRICT CLASSIFICATION - "AA" - RESIDENCE DISTRICT
PROPOSED USE: SINGLE FAMILY DETACHED DWELLING

	CHELTENHAM "R-3" DIST. REQUIRED	CHELTENHAM "R-3" DIST. OVERLAY	CHELTENHAM AGE QUALIFIED PROVIDED	CHELTENHAM "AA" DIST. REQUIRED	SPRINGFIELD "AA" DIST.
MIN. LOT AREA:	20,000 SF	5 ACRES	9.90* ACRES	1,454 FT.	25,000 SF
MIN. LOT WIDTH @ STREET LINE:	100 FT.	450 FT.	55 FT.	55 FT.	100 FT.
MIN. FRONT YARD SETBACK:	50 FT.	55 FT.	55 FT.	55 FT.	50 FT.
MIN. SIDE YARD SETBACK:	15 FT.	55 FT.	55 FT.	55 FT.	15 FT.
	40 FT. AGGR.	N/A			50 FT. AGGR.
MIN. REAR YARD SETBACK:	25 FT.	55 FT.	55 FT.		25 FT.
MIN. ACCESSORY SETBACK:	N/A	35 FT.	35 FT.		
MAX. BUILDING COVERAGE:	15%	20%	20%		15%
MAX. IMPERVIOUS COVERAGE:	N/A	55%	47%		
MAX. BUILDING HEIGHT:	40 FT.	5 STORIES (90 FT.)	4 STORIES		
MAX BUILDING FACADE LENGTH	N/A	350 FT.	300 FT.		
DENSITY	N/A	30 DU/ACRE (300 MAX.)	20.47 DU/ACRE		
SETBACK (BLDG. TO BLDG.)	N/A	30 FT. OR 1/2 HEIGHT OF TALLER BLDG.	30 FT.		
MINIMUM OPEN SPACE	N/A	45%	53%		

*9.80 AC IN CHELTENHAM TOWNSHIP + 1.17 AC IN SPRINGFIELD TOWNSHIP = 10.97 AC (MEASURED TO LEGAL R/W)

HIBBELN ENGINEERING COMPANY, LLC
CONSULTING ENGINEERS
215-619-9070 PA, NJ, MD & DE
593 Skippack Pike, Suite 300
Blue Bell, Pennsylvania 19422
www.hibbelnengineering.com

LAND SURVEYING:
ADVANCED GEOSERVICES
1055 ANDREW DRIVE
SUITE A
WEST CHESTER, PA 19380

LAND PLANNING:
PROVIDED BY CLIENT
1401 MORRIS ROAD
BLUE BELL, PA 19422
(215) 616-8204

LAVEROCK REQUIRED TENTATIVE SKETCH APPLICATION

PREPARED FOR

HANSEN - LLOYD, L.P.

SITE SITUATE IN

SPRINGFIELD AND CHELTENHAM TOWNSHIPS
MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISION	PLAN ORIGINATION DATE
		OCTOBER 16, 2008

HIBBELN ENGINEERING COMPANY, LLC
CONSULTING ENGINEERS

EXISTING FEATURES PLAN

LAVEROCK
REQUIRED TENTATIVE SKETCH APPLICATION
SITE SITUATE IN
SPRINGFIELD & CHELTENHAM TOWNSHIPS
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: JBS
PROJECT NUMBER: 1085	DRAWING FILE: 1085_SHT01
PLAN SCALE: 1"= 100'	PLAN SHEET NUMBER 2 OF 5

0' 50' 100' 200'
GRAPHIC SCALE