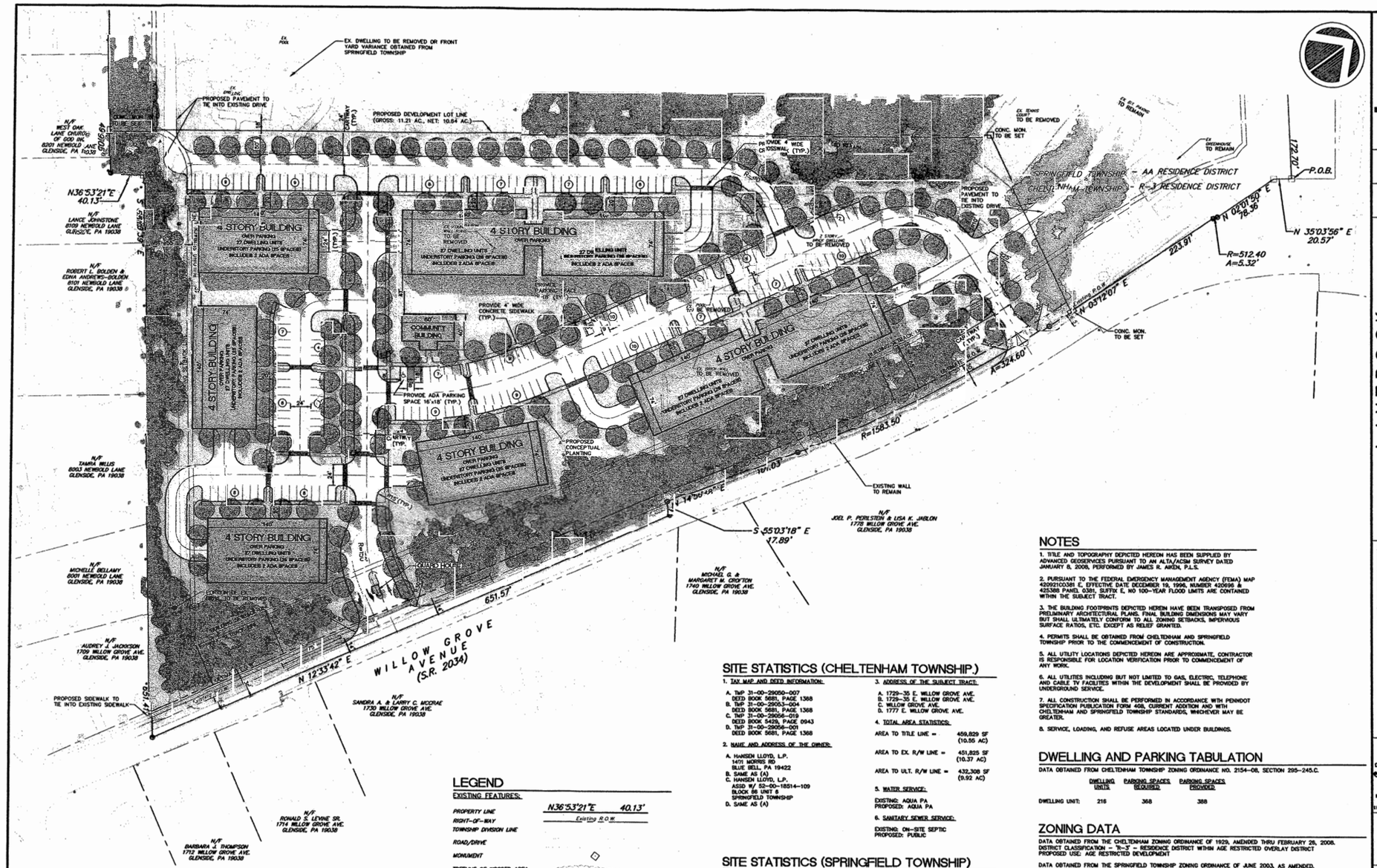

LEGEND

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

PROPOSED FEATURES:

- ULTIMATE RIGHT-OF-WAY — ULTIMATE R.O.W.
- ROAD/DRIVE CENTERLINE
- SIDEWALK
- CROSSWALK
- MONUMENT
- PARKING SPACE NUMBER
- TRAFFIC DIRECTION ARROW
- CONCEPTUAL PLANTING

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 5428, PAGE 0943
D. TMP 31-00-29058-001
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 86 UNIT 6
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 WALTON 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. 1729-35 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

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. AREN, P.L.S.

2. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42092C0381 E, EFFECTIVE DATE DECEMBER 19, 1996, NUMBER 420696 & 425388 PANEL 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.

8. SERVICE, LOADING, AND REFUSE AREAS LOCATED UNDER BUILDINGS.

DWELLING AND PARKING TABULATION

DATA OBTAINED FROM CHELTENHAM TOWNSHIP ZONING ORDINANCE NO. 2154-08, SECTION 295-245.C.

	DWELLING UNITS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
DWELLING UNIT:	216	368	388

ZONING DATA

DATA OBTAINED FROM THE CHELTENHAM ZONING ORDINANCE OF 1929, AMENDED THRU FEBRUARY 28, 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 REQUIRED	SPRINGFIELD "AA" DIST.
MIN. LOT AREA:	20,000 SF		5 ACRES	9.80* ACRES	25,000 SF
MIN. LOT WIDTH @ STREET LINE:	100 FT.		450 FT.	1,454 FT.	100 FT.
MIN. FRONT YARD SETBACK:	50 FT.		55 FT.	55 FT.	50 FT.
MIN. SIDE YARD SETBACK:	15 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		53%	47%	
MAX. BUILDING HEIGHT:	40 FT.		6 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		43%	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

REVISIONS	DATE
PLAN ORIGINATION DATE	DECEMBER 18, 2008

HIBBELN ENGINEERING COMPANY, LLC
CONSULTING ENGINEERS

ILLUSTRATIVE TENTATIVE SKETCH 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_SH104
PLAN SCALE: 1"= 50'	PLAN SHEET NUMBER 4 OF 5

0' 25' 50' 100'
GRAPHIC SCALE