

1085 - LAVEROCK: Conceptual Site Plan - June 9, 2009**Cheltenham Township - Montgomery County, Pennsylvania**

	Required:	Provided:
Zoning District:	Age-Restricted Overlay District	Age-Restricted Overlay District
Min. Tract Area:	5 AC.	10.55 AC.
Min. Unit Size:	850 SF. (2+ bedrooms)	850 SF. (2+ bedrooms)
Min. Lot Width:	450'	1,306'
Max. Density:	30 Dwelling units per AC. plus bonus (311 D.U.)	14.22 Dwelling units per AC. (150 D.U.)
Min. Road Frontage:	750'	~1,450
Max. Building Height:	6 Stories or 90'	4 Stories (55')
Min. Building Setbacks:		
Front:	60'	60'
Side:	60'	60'
Rear:	60'	60'
Min. Parking Setback:	50'	60'
Min. Building Separation:	30'	100'
Min. Parking Ratio:	1.5 Spaces per unit plus 1 per every 5 units plus 1 per employee	1.5 Spaces per unit plus 1 per every 5 units plus 1 per employee
Min. Open Space:	45%	65%
Max. Building Coverage:	20%	14% (Includes existing mansion and structures)
Max. Impervious Coverage:	55%	34%
Max. Building Length:		
Wing:	200'	150'
Facade:	350'	250'
Min. Tract Perimeter Buffer:	25'	25'
Min. Parking Area Perimeter Landscaping:	10'	10'
Steep Slopes \geq 15% Disturbance:	Special Exception Required	Special Exception Sought