

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

	<b>Required:</b>	<b>Provided:</b>
Zoning District:	Cluster Residential District *	Cluster Residential District *
Min. Tract Area:	10 AC.	32.34 AC.
Min. Lot Size:	2,000 SF.	N/A
Min. Lot Width:	N/A	N/A
Max. Density:	3.85 Dwelling units per AC.	3.71 Dwelling units per AC.
Min. Road Frontage:	N/A	N/A
Max. Building Height:	35'	35'
Min. Building Setbacks:		
Front:	30'	30'
Side:	N/A	N/A
Rear:	N/A	N/A
Min. Parking Setback:	15'	50'
Min. Building Separation:	25' no windows, 50' with windows	25' with and without windows
Min. Parking Ratio:	2 Spaces per dwelling unit	2.25 Spaces per dwelling unit
Min. Open Space:	30%	49%
Max. Impervious Coverage:	25%	35%
Max. Building Length:	160'	150'
Min. Tract Perimeter Buffer:	15'	50'
Min. Tract Perimeter Setback:	75'	50'
Min. Parking Area Perimeter Landscaping:	10'	10'
Steep Slopes $\geq$ 15% Max. Impervious Cover:	0	2%

\* Existing Zoning District for the Stotesbury Development