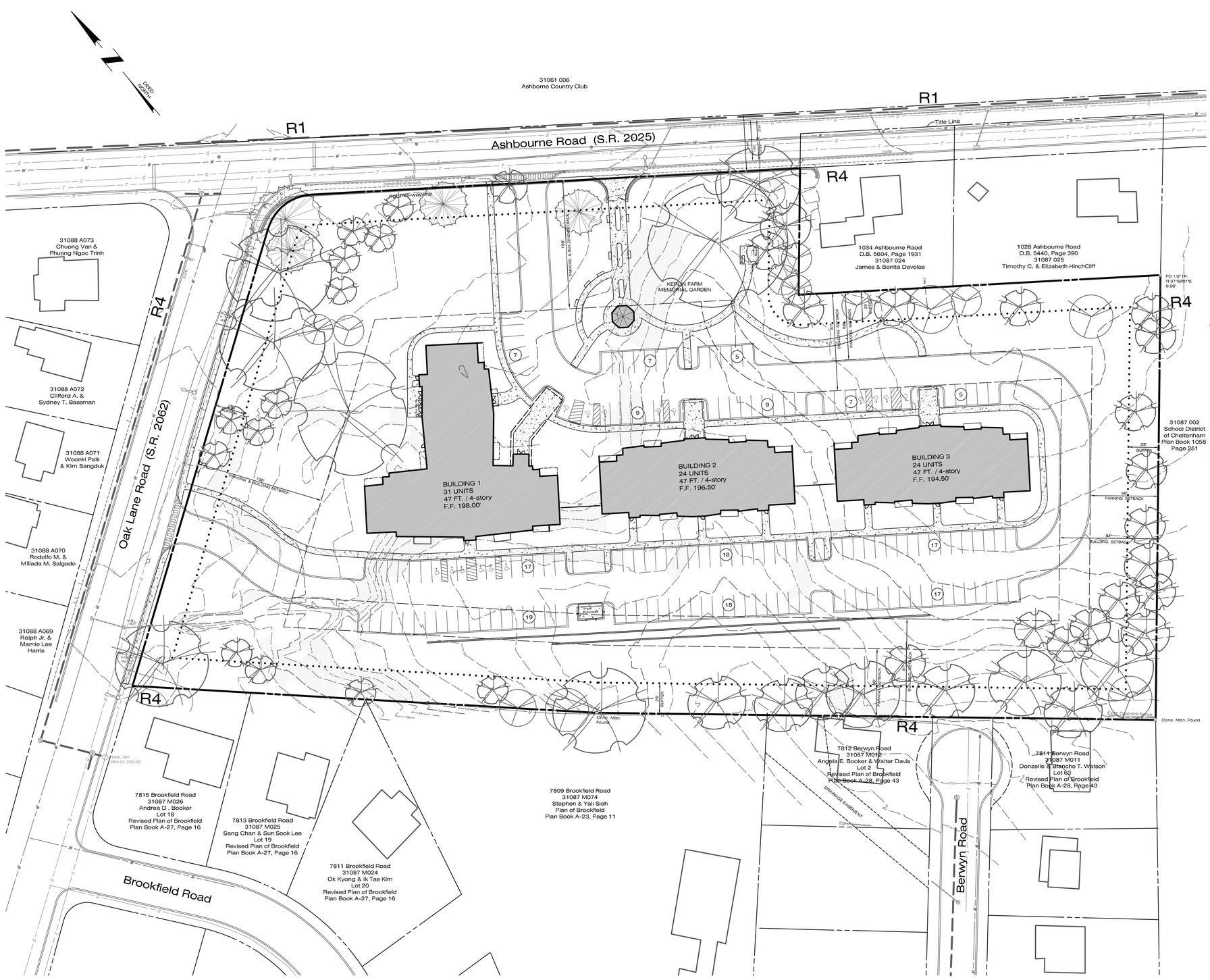

NOTES

1. Boundary & Topographic information is based on a field survey performed by Stephen A. Higgins of Ritter & Plante Associates, LLC during April 2011.
2. Benchmark is a existing sanitary sewer manhole at the intersection of Ashbourne & Oak Lane Roads, Invert elevation is 198.83 (SE). Vertical datum is based on Cheltenham Township Sewer Datum.
3. FEMA FIRM Map #42091C0415 E effective December 19, 1996 designates the site as Zone X, areas outside the 500 yr. floodplain.
4. Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
5. No freshwater wetlands exist on the property as per the Wetlands Evaluation Report as prepared by Envirosearch Consultants, Inc. dated May 13, 2011.
6. Only above ground visible improvements have been located; underground utilities and invert elevations shown have been taken from Township Records and are not survey measured or located. The location of the underground utilities are approximate and must be field verified by contractor before commencement of any construction.
7. The property is zoned R4 Residence District with the Age-Restricted Overlay District by Special Exception.

LEGEND

EXISTING FEATURES

- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- TYPE 'M' INLET
- TYPE 'C' INLET
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN
- LIGHT STANDARD
- MONUMENT
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- FENCE LINE
- EXISTING BUILDINGS
- ZONING BOUNDARY LINE
- TREES TO REMAIN
- 15% + STEEP SLOPES (0.67 acres)

PROPOSED FEATURES

- FENCE
- BUILDING AREA
- OPEN SPACE
- PARKING SPACE (9'x18' typ.)

LAND USE DATA

	area	percent
Total Tract Area	7.32 acres	100.0%
Area in Steep Slopes	0.67 acres	9.2%
Developable Area	6.65 acres	90.8 %
	area	percent
Building Cover	0.81 acres	12.2%
Impervious Cover (excludes building area)	1.77 acres	26.6%
Open Space (in developable area)	4.07 acres	61.2%
Developable Area	6.65 acres	100 %
Area of Total Open Space	4.74 acres	

List of Variances & Waivers

1. Section 295-165 B (2): Steep Slope Conservation District Boundary definitions - exceptions: The Township Engineer may except man-made slopes from the provisions of this article if the alteration, regrading, clearing or construction upon such slope can be accomplished without causing erosion of the slope and will not result in soil failure, ...etc.

Relief: The steep slope areas on the site consist of a manmade band wrapping around from the greenhouse structures to the existing residence and appear to have been created when the existing house was built. The area of steep slope is approximately 0.67 acres. The majority of the steep slopes are contained to the interior of the property. All of the slopes will be disturbed. All soil and erosion control measures will be taken to control erosion and runoff until after the site is stabilized.

AGE-RESTRICTED OVERLAY DISTRICT ZONING DATA

(Special Exception Use for Mid-rise Multi-family Development.)

	required	proposed
Minimum Tract Area (gross)	5 acres	7.32 acres
Minimum Highway Frontage	450 feet	848 feet
Perimeter Setbacks		
Minimum Building/Parking exterior R.O.W.	100 feet*	106 feet
Minimum Building Setback (adjacent single-family)	75 feet*	81 feet
Minimum Building Setback (any other use)	50 feet*	56 feet
Minimum Parking Setback (adjacent single-family)	50 feet*	56 feet
Minimum Parking Setback (any other use)	25 feet*	31 feet
Mid-rise Multi-family Density (4 or 5 Story - 12 DU/developable area)	79 DU	79 DU
Building Cover (20% per developable area)	18%**	12.2%
Impervious Cover (45% per developable area)	42%**	38.8%
Maximum Building Height	96 feet	47 feet
Maximum Building Stories	8 stories	4 stories
Minimum Building Separation	30 feet	35 feet
Maximum Building Length	160 feet	160 feet
Minimum Building Setback from Internal Accessway	25 feet	25 feet
Total Open Space Requirement - Total Tract Area (at lease 20% of which shall be developable area)	50%	65.0% 55.9%
Mimimum Perimeter Landscape Buffer	25 feet	25 feet
Parking Requirements:		
Resident Spaces Required (1.5 space/unit)	119 spaces	119 spaces
Employee Spaces Required (1space/employee)	6 spaces	6 spaces
Guest Spaces Required (1space/ 5 DU)	16 spaces	30 spaces
Total Spaces	141 spaces	155 spaces***

* If building height exceeds 45 feet, each setback increases by 3 feet for every foot of additional height beyond the 45 feet. Total height is 47', therefore, 6' was added to each setback.
**For every story in excess of 3 stories, the allowable building coverage is reduced by 2 % and the allowable impervious coverage is reduced by 3 %.
***15 of the total 156 parking spaces are ADA accessible.

ZONING LEGEND

R1 Residence District
R4 Residence District

REVISIONS				

AGE-RESTRICTED APARTMENTS

1050 Ashbourne Road Cheltenham, PA 19012
Cheltenham Township, Montgomery County, PA
Tax Parcel #31-00-00985-00-1
Tax Map ID #31087 021 Ward No. 7-3

prepared for:
1050 ASHBOURNE ASSOCIATES, LLC
P.O. Box 1545
Jackson, NJ 08527

prepared by:
RITTER & PLANTE ASSOCIATES, LLC
4220 Main Street
Philadelphia, PA 19127
215-508-3900

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E

Preliminary Land Development Plan

Date: June 13, 2012 Scale: 1" = 40'

ZONING PLAN

40' 20' 0 40'

PLOTTED: Wednesday, June 13, 2012 - 8:16 AM | PLOTTED BY: Dave | FILE: O:\Autocad Projects\RR Kevin Farm\Kevin Farm - Berwyn Manor\Dwg | LAYOUT: ZONING PLAN