

GENERAL NOTES

- 1) THE PLAN REFLECTS EXISTING AND PROPOSED CONDITIONS. THE DEVELOPER SHALL VERIFY ALL INFORMATION AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 2) THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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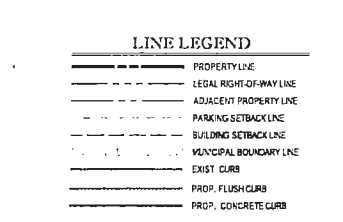
BUILDING SETBACKS

FROM CURB LINE OF PUBLIC AND PRIVATE STREETS OF MAIN ACCESS DRIVEWAYS	MINIMUM	MAXIMUM	EXPOSED
FROM CURB LINE OF SIDE DRIVE OR SIDEWALK ACCESS DRIVEWAYS	10 FT.	12 FT.	10 FT.
FROM PUBLIC ROW	0 FT.	25 FT.	75 FT. (MAX)
FROM ADJACENT LOTS	0 FT.	-	0 FT. (MAX)
FROM SIZE OF LOT PROPERTY LINES	30 FT. (MIN)	-	60 FT. (MAXIMUM)
FROM SIZE OF NEAR PROPERTY LINES MEETING A USE AS NOTED IN SECTION 100 - RESIDENTIAL USES	15 FT.	-	15 FT. (MINIMUM)
FROM SIDE-SETBACK PARKING AREAS	10 FT.	10 FT.	10 FT.
MINIMUM ADJACENT BUILDINGS ON SAME SITE	25 FT.	N/A	75 FT.

DIMENSIONAL REGULATIONS

MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. BUILDING HEIGHT	MIN. BUILDING FOOTPRINT	MIN. FLOOR AREA RATIO (COMMERCE/RESIDENTIAL USES)	MIN. RETENTION HEIGHT	MIN. PARKING
10,000 SQ. FT.	100 FT.	100 FT.	25 FT.	25,000 SQ. FT.	0.10 (MAXIMUM)	10 FT.	RESIDENTIAL: 2 SPACES/UNIT + 25% + 100 SPACES MIN. 1 SPACE/250 SF + 100/250 + 100 SPACES

VARIANCES APPROVED (APPLICATION 17-07)



MIX REQUIREMENTS

USE	MINIMUM % OF TOTAL AREA	PROPOSED
RESIDENTIAL (SINGLE-FAMILY)	75-85%	75.00%
RESIDENTIAL (MULTI-FAMILY)	15-25%	25.00%
RECREATION (STRUCTURED PARKING)	10-15%	10.00%

HONL'S PROVISIONS

SECTION	REQUIREMENTS	PROPOSED
1. STREET LIGHTING	1. STREET LIGHTING	1. STREET LIGHTING
2. SIGNAGE	2. SIGNAGE	2. SIGNAGE
3. STRUCTURED PARKING	3. STRUCTURED PARKING	3. STRUCTURED PARKING
4. OPEN INFRASTRUCTURE/RECREATION	4. OPEN INFRASTRUCTURE/RECREATION	4. OPEN INFRASTRUCTURE/RECREATION

THE FAIRWAY
(A.K.A. THE FAIRWAY VALLEY ROAD)
PURE FARM
(OF THE USA)

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 Fax: (215) 816-8102
 www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	BY
1	5/20/18	PER COMMENTS	J.M.F.

CALL BEFORE YOU DIG!

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PA1
 1 800 242 1774

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PP150555
 DRAWN BY: R.D.E.
 CHECKED BY: A.S.B.
 DATE: 01/25/2018
 SCALE: 1"=60'
 CAD I.D.: PP150555 CONDITIONAL USE

CONDITIONAL USE PLANS FOR REDSTONE AT BAEDERWOOD

FOR
THE FAIRWAY
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY, PA

BAEDERWOOD RESIDENTIAL PARTNERS, L.P.

1301 LANCASTER AVENUE
 BERWYN, PA

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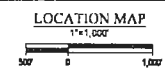
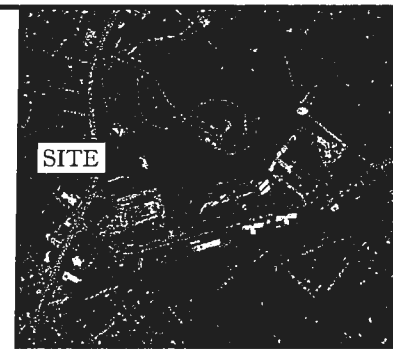
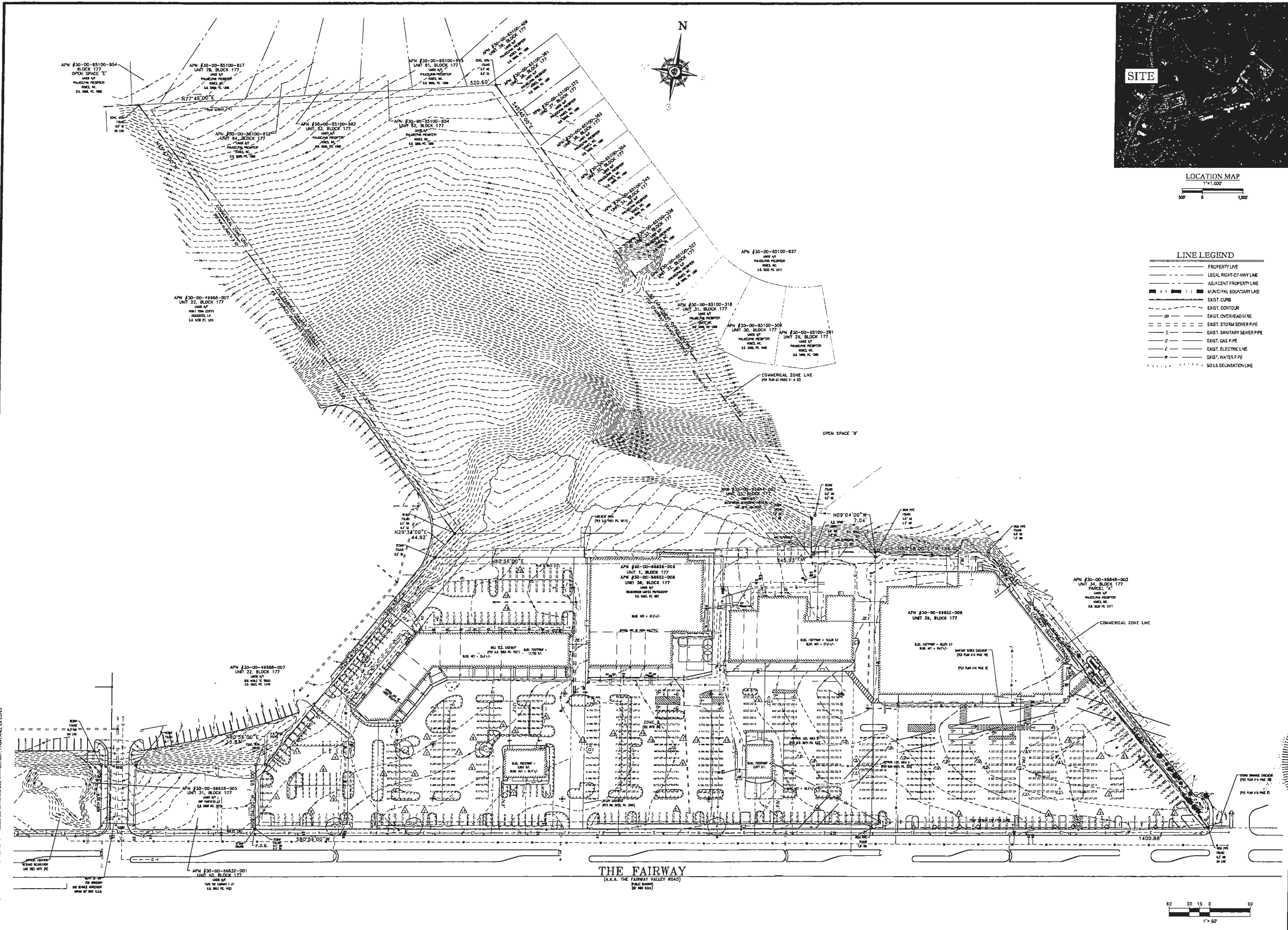
A.S. BENOSKY

REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE NO. LA0013716

OVERALL SITE PLAN

SHEET NUMBER:
2
 OF 38

REVISION - 1



LINE LEGEND

---	PROPERTY LINE
---	LEGAL RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	MUNICIPAL BOUNDARY LINE
---	EXIST. CURB
---	EXIST. CONTOUR
---	EXIST. OVERHEAD WIRE
---	EXIST. STORM SEWER PIPE
---	EXIST. SANITARY SEWER PIPE
---	EXIST. GAS P.P.E.
---	EXIST. ELECTRIC LINE
---	EXIST. WATER P.P.E.
---	SO L.S. DELINEATION LINE

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 WASHINGTON, DC • WASHINGTON, DC • WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	3/26/18	PER COMMENTS	J.M.F.

CALL BEFORE YOU DIG!

PA 1
1-800-333-3776

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PP150555
 DRAWN BY: R.D.E.
 CHECKED BY: A.S.B.
 DATE: 01/29/2018
 SCALE: 1"=60'
 CAD I.D.: PP150555 CONDITIONAL USE

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 FOR
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 MONTGOMERY COUNTY, PA
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A.S. BENOSKY

REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE No. LA003716

SHEET NO. 11 OF 38
OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
 SHEET NUMBER: 11 OF 38
 REVISION: 1

4/11/2018 10:58:51 AM CAD CONDITIONAL USE PER 150555 CONDITIONAL USE - LAYOUT 11: ORIGINAL EX-CAD