



**Planning and Zoning  
Department**

616 Germantown Pike, Lafayette  
Hill, PA 19444-1821

484-594-2625

[www.whitemarshTWP.org](http://www.whitemarshTWP.org)

Subdivision and Land Development Cover  
Page for SLD # 13-21

Project Name: 7111 Sheaff Lane Partners, LLC

Address: Sheaff Lane

Date: November 11, 2021

Status: Under Review

Updates:

WISSAHICKEN VALLEY  
WATERSHED LAND



SKIPPACK PIKE

THE HIGHLANDS

SHEAFF LANE

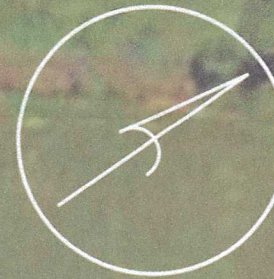
Context Plan

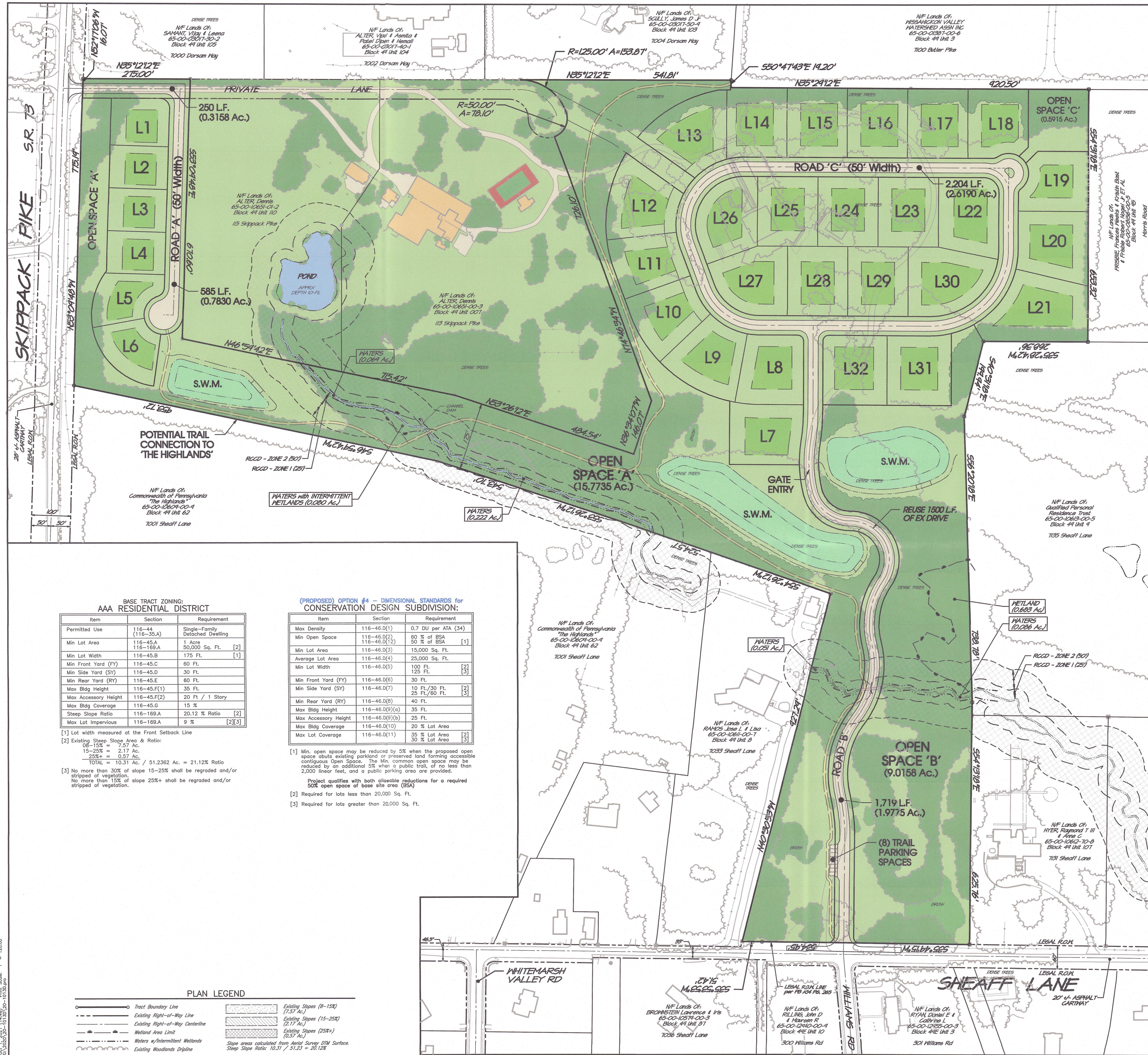
7111 Sheaff Lane

ONE SQUARE INCH EQUALS:  
10,000 SF / 23 ACRES



SCALE: 1"=200' DATE: 10/1/21





OPEN SPACE 'A'  
250 L.F.  
(0.3158 Ac.)

585 L.F.  
(0.7830 Ac.)

POND  
APPROX DEPTH 10-FL

S.W.M.

POTENTIAL TRAIL CONNECTION TO 'THE HIGHLANDS'

WATERS (10.064 Ac.)

WATERS WITH INTERMITTENT WETLANDS (0.080 Ac.)

WATERS (0.222 Ac.)

OPEN SPACE 'A' (15.735 Ac.)

GATE ENTRY

S.W.M.

REUSE 1500 L.F. OF EX DRIVE

OPEN SPACE 'B' (9.0158 Ac.)

1,719 L.F.  
(1.9775 Ac.)

(8) TRAIL PARKING SPACES

BASE TRACT ZONING:  
AAA RESIDENTIAL DISTRICT

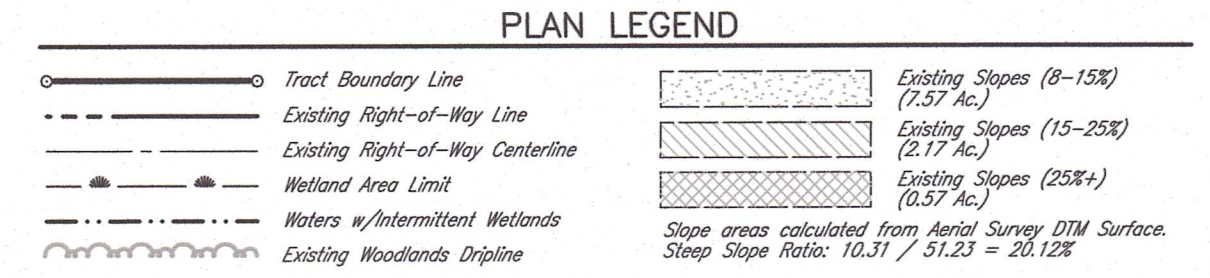
Item	Section	Requirement
Permitted Use	116-44 (116-35.A)	Single-Family Detached Dwelling
Min Lot Area	116-45.A	1 Acre 50,000 Sq. Ft. [2]
Min Lot Width	116-45.B	175 Ft. [1]
Min Front Yard (FY)	116-45.C	60 Ft.
Min Side Yard (SY)	116-45.D	30 Ft.
Min Rear Yard (RY)	116-45.E	60 Ft.
Max Bldg Height	116-45.F(1)	35 Ft.
Max Accessory Height	116-45.F(2)	20 Ft / 1 Story
Max Bldg Coverage	116-45.G	15 %
Max Lot Impervious	116-169.A	20.12 % Ratio [2]
		9 % [2][3]

[1] Lot width measured at the Front Setback Line  
 [2] Existing Steep Slope Area & Ratio:  
 08-15% = 7.57 Ac.  
 15-25% = 2.17 Ac.  
 25%+ = 0.57 Ac.  
 TOTAL = 10.31 Ac. / 51.2362 Ac. = 21.12% Ratio  
 [3] No more than 30% of slope 15-25% shall be regraded and/or stripped of vegetation.  
 No more than 15% of slope 25%+ shall be regraded and/or stripped of vegetation.

(PROPOSED) OPTION #4 - DIMENSIONAL STANDARDS FOR CONSERVATION DESIGN SUBDIVISION:

Item	Section	Requirement
Max Density	116-46.0(1)	0.7 DU per ATA (34)
Min Open Space	116-46.0(2)	60 % of BSA [1]
Min Lot Area	116-46.0(3)	15,000 Sq. Ft.
Average Lot Area	116-46.0(4)	25,000 Sq. Ft.
Min Lot Width	116-46.0(5)	100 Ft. [2]
Min Front Yard (FY)	116-46.0(6)	30 Ft.
Min Side Yard (SY)	116-46.0(7)	10 Ft./30 Ft. [2]
Min Rear Yard (RY)	116-46.0(8)	40 Ft.
Max Bldg Height	116-46.0(9)(a)	35 Ft.
Max Accessory Height	116-46.0(9)(b)	25 Ft.
Max Bldg Coverage	116-46.0(10)	20 % Lot Area
Max Lot Coverage	116-46.0(11)	35 % Lot Area [3]

[1] Min. open space may be reduced by 5% when the proposed open space abuts existing parkland or preserved land forming accessible contiguous Open Space. The Min. common open space may be reduced by an additional 5% when a public trail, of no less than 2,000 linear feet, and a public parking area are provided.  
 Project qualifies with both allowable reductions for a required 50% open space of base site area (BSA)  
 [2] Required for lots less than 20,000 Sq. Ft.  
 [3] Required for lots greater than 20,000 Sq. Ft.

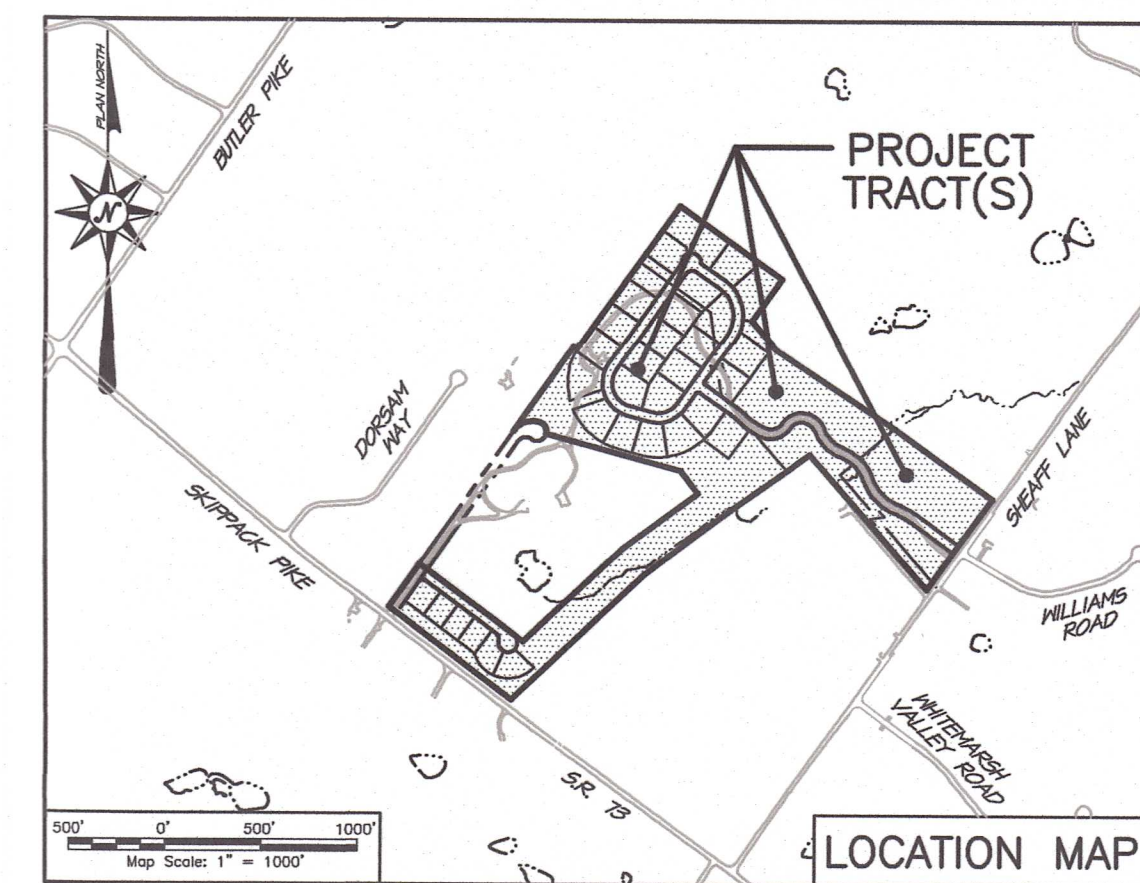


LAYOUT STATISTICS:  
Per Proposed OPTION #4

Base Site Area:	51.2362 Ac.
Adjusted Tract Area:	49.0862 Ac.
Maximum Permitted Lots:	34
Proposed Lots:	32
Largest Lot/Size:	L21 / 40,415 S.F.
Smallest Lot/Size:	L3 / 16,515 S.F.
Avg. Lot Size:	27,052 S.F.
Area in ROADS:	5.6953 Ac.
Area in LOTS:	19.8728 Ac.
Open Space:	25.6669 Ac. (50.10% of BSA)
Length of Trail:	4,375 L.F.

SITE CALCULATIONS:

Base Site Area (BSA):		
(1) Tract Area:		51.8443 Ac.
(2) Subtract:		
(a) Existing road right-of-way:		0.4082 Ac.
(b) Utility right-of-way:		0.0000 Ac.
(c) Land with different zoning:		0.0000 Ac.
(3) Equals base site area (BSA):		51.2362 Ac.
Constrained lands calculation:		
Resource	Protection Factor	Area of Resource
(1)(a) Floodway	100% (1.0)	x 0.00 Ac. = 0.00 Ac.
(1)(b) Floodplain	50% (0.5)	x 0.00 Ac. = 0.00 Ac.
(1)(c) Wetlands	95% (0.95)	x 1.19 Ac. = 1.13 Ac.
(1)(d) Steep Slopes (25%+)	85% (0.85)	x 0.57 Ac. = 0.48 Ac.
(1)(e) Steep Slopes (15-25%)	25% (0.25)	x 2.17 Ac. = 0.54 Ac.
(1)(f) Total of Resources		x 3.93 Ac. = 2.15 Ac.
(1)(g) Constrained Land		2.15 Ac.
Adjusted tract area calculation (ATA):		
(1) Base site area (from BSA):		51.2362 Ac.
(2) Subtract constrained land:		-2.1500 Ac.
(3) Equals adjusted tract area (ATA):		49.0862 Ac.



REVISIONS

W N  
S E  
PLAN NORTH

PROJECT SERIAL NUMBER FOR DESIGN:  
2021 1120944  
April 22, 2021

**Pennsylvania 67**

Parcel Information:  
7111 Sheaff Lane Partners, LLC.  
TP: 65-00-10651-50-7  
Block 49, Unit 88  
7111 Sheaff Lane  
TP: 65-00-10651-50-2  
Block 49, Unit 94  
Sheaff Lane  
TP: 65-00-10612-50-9  
Block 49, Unit 106  
7129 Sheaff Lane

Deed Area: 51.8444 Ac.  
Private Lane: 0.3159 Ac.  
Use: RR: 0.4083 Ac.  
NET Area: 50.9202 Ac.

Applicant:  
**Sal Paone Builder**  
c/o Mr. Sal Paone, VP  
1120 N. Bethlehem Pike  
Spring House, PA 15477  
(215) 542-1331

Scale in Feet (1" = 120')

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WOODROW & ASSOCIATES, INC.  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1108 North Bethlehem Pike / Suite 5 - Lower Orymead - PA 19002  
Phone: (215) 542-2648 Web: www.woodrowinc.com

CONSERVATION SUBDIVISION - OPTION 4  
DEVELOPMENT STUDY EXHIBIT  
7111 SHEAFF LANE  
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

Layer List:  
Exh\_Concept-H

Job No: 20-1013 D

Plan Date: SEPT. 27, 2021

Sheet No: 1 of 1

**WHITEMARSH TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

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**AN ORDINANCE AMENDING THE WHITEMARSH TOWNSHIP CODE CHAPTER  
116 ENTITLED "ZONING" ARTICLE VII ENTITLED "AAA RESIDENTIAL  
DISTRICT", SECTION 46 "DIMENSIONAL STANDARDS FOR CONSERVATION  
DESIGN SUBDIVISION OR LAND DEVELOPMENTS" TO PERMIT AN OPTION  
FOUR AND ARTICLE XXXVI CONSERVATION DESIGN OVERLAY DISTRICT TO  
PROVIDE DEVELOPMENT STANDARDS FOR OPTION FOUR**

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**WHEREAS**, the Board of Supervisors has met the procedural requirements of 53 P.S. §10101, et. seq. of the Pennsylvania Municipalities Planning Code, for the adoption of the proposed ordinance, including holding a public hearing;

**WHEREAS**, the Second Class Township Code authorizes the Board of Supervisors to make and adopt ordinances that are consistent with the constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors for the Township of Whitemarsh, and it is hereby ordained and enacted by the authority of the same as follows:

**§ 1. CODE AMENDMENTS.**

**A. CHAPTER 116 ENTITLED "ZONING" ARTICLE VII ENTITLED "AAA RESIDENTIAL DISTRICT" SECTION 46 "DIMENSIONAL STANDARDS FOR CONSERVATION DESIGN SUBDIVISION OR LAND DEVELOPMENTS" IS HEREBY AMENDED TO INSERT A NEW PARAGRAPH D AS FOLLOWS:**

**D. Option Four.**

- (1) Maximum density: 0.7 dwelling units per acre of adjusted tract area.
- (2) Minimum common open space: 60% of base site area, except when modified by 116-46.D.12, herein. No portion of a building lot shall count toward the required open space.
- (3) Minimum lot area: 15,000 square feet.

- (4) Average lot area: 25,000 square feet.
- (5) Minimum lot width: Lots less than 20,000 sf: 100 feet.  
Lots 20,000 sf or greater: 125 feet
- (6) Front yard: 30 feet.
- (7) Side yard: Lots less than 20,000 sf: 10 feet minimum, 30 feet aggregate.  
Lots 20,000 sf or greater: 25 feet minimum, 60 feet aggregate.
- (8) Rear yard: 40 feet.
- (9) Height:
  - (a) Principal building: 35 feet.
  - (b) Accessory building: 25 feet.
- (10) Building coverage: 20% of lot area.
- (11) Impervious Coverage: Lots less than 20,000 sf: 40% of lot area.  
Lots 20,000 sf or greater: 35% of lot area.

(12) The minimum common open space may be reduced by 5% when the proposed open space abuts existing parkland or preserved land forming accessible contiguous open space. The minimum common open space may be reduced by an additional 5% when a public trail, of no less than 1,000 linear feet, and a public parking area are provided in the proposed and/or existing open space. Any proposed improvements shall be designed to be low impact.

**B. SECTION 116-270 “DEVELOPMENT OPTIONS” IS DELETED AND REPLACED WITH THE FOLLOWING:**

A. This article provides for flexibility in designing new single-family detached residential subdivisions by allowing four forms of by-right development options in certain residential districts, as summarized below:

	<b>Residential District AAAA</b>	<b>Residential District AAA</b>	<b>Residential District AA</b>	<b>Residential District A</b>
Option One	X	X	NA	NA
Option Two	X	X	NA	NA

	Residential District AAAA	Residential District AAA	Residential District AA	Residential District A
Option Three	X	X	X	X
Option Four	X	X	NA	NA

- (1) Option One: providing for very low-density residential uses with no common open space, appropriate to rural areas, with flexible and reduced design standards in instances where a permanent conservation easement is offered to maintain such uses. Option One is permitted in AAAA and AAA Residential Districts only.
- (2) Option Two: providing for residential uses at the density permitted by the existing underlying zoning with common open space. Option Two is permitted in AAAA and AAA Residential Districts only.
- (3) Option Three: providing for higher-density residential uses with a higher percentage of common open space. Option Three is permitted in AAAA, AAA, AA and A Residential Districts.
- (4) Option Four: providing for higher-density residential uses with a higher percentage of common open space and/or expansion of existing open space areas and the provision of public amenities within the proposed or existing open space. Option four is permitted in the AAAA and AAA Residential Districts.

**C. SECTION 116-272 “USE REGULATIONS” IS AMENDED SO THAT “PRINCIPLE” IS REPLACED WITH “PRINCIPAL” IN PARAGRAPH E(1).**

**D. SECTON 116-275 “COMMON OPEN SPACE LAND USE AND DESIGN STANDARDS” PARAGRAPH. B. “COMMON OPEN SPACE DESIGN STANDARDS” IS AMENDED SUCH THAT PARAGRAPH (2) IS DELETED AND REPLACED WITH THE FOLLOWING:**

- (2) In Options Two, Three and Four, the common open space may be owned and maintained by the Township, a homeowners' association, land trust, or other conservation organization acceptable to the Township. However, in no case shall less than 30% of the land comprising the adjusted tract area be available for the common use and passive enjoyment of the subdivision residents. These ownership options may be combined so that different parts of the common open space may be owned by different entities.

**E. SECTION 116-276 “PERMANENT COMMON OPEN SPACE PROTECTION THROUGH CONSERVATION EASEMENTS” IS AMENDED SUCH THAT PARAGRAPH B IS DELETED AND REPLACED WITH THE FOLLOWING:**

B. Option Two, Option Three and Option Four. In Option Two, Option Three and Option Four developments the common open space shall be subject to permanent conservation easements prohibiting future development and defining the range of permitted activities consistent with § 116-275, Common open space land use and design standards, of this chapter. (For example, the clearing of woodland habitat shall generally be prohibited, except as necessary to create trails, active recreation facilities, and to install subsurface septic disposal systems or spray irrigation facilities.) Such easement shall be executed between the applicant and either the Township or, with Township consent, a conservation organization qualified to accept charitable donations of conservation easements.

**F. SECTION 116-277 “OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE”, PARAGRAPH B “OWNERSHIP METHODS”, SUBPARAGRAH (5) “NONCOMMON PRIVATE OWNERSHIP” IS AMENDED TO ADD THE FOLLOWING AT THE END OF THE PARAGRAPH:**

Private ownership of open space is not permitted with Option Four.

**§2. REPEALER.**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

**§3. REVISIONS.**

The Whitmarsh Township Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its ordinance, including this provision.

**§4. SEVERABILITY.**

In the event that any section, sentence, clause, phrase or word of this ordinance shall be declared illegal, invalid or unconstitutional by any Court of competent jurisdiction, such declaration shall not prevent, preclude or otherwise foreclose enforcement of any of the remaining portions of this Ordinance.

**§5. EFFECTIVE DATE.**

This amendment shall become effective five (5) days after date of adoption.

**§6. FAILURE TO ENFORCE NOT A WAIVER.**

The failure of Whitemarsh Township to enforce any provision of this ordinance shall not constitute a waiver by Whitemarsh Township of its rights of future enforcement hereunder.

**ENACTED and ORDAINED** by the Board of Supervisors of Whitemarsh Township, Montgomery County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**ATTEST:**

**TOWNSHIP OF WHITEMARSH:**

By: \_\_\_\_\_  
Richard L. Mellor, Jr., Secretary

By: \_\_\_\_\_  
Laura Boyle-Nester, Chair

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**WHITEMARSH TOWNSHIP**

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**To:** Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer

**From:** NICHOLAS W. WEAVER, FIRE MARSHAL 

**Subject:** SLD #13-21 7111 Sheaff Lane Partners, LLC

**Date:** October 15, 2021

**cc:**

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This application cannot be approved at this time for the following outstanding items:

1. Fire Apparatus Access and turning plan not provided. This plan shall meet the requirements as set forth in Chapter 5 of the International Fire Code 2015 edition, Appendix D of the International Fire Code 2015 Edition, and Whitemarsh Township Ordinance #1003.
  - a. Fire Apparatus Access Roads shall be 24' wide with 14' vertical clearance and no closer than 5' to a structure.
  - b. Highest roof surface height shall be provided. This height shall be measured to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls. If this height exceeds 30ft, the Fire Apparatus Access Road shall be 26' wide.
  - c. Apparatus: Overall length 49' and wheelbase 23' (Tandem axle).
  - d. The security gate shall be approved by the Fire Marshal with an approved means for emergency bypass.
  
2. All buildings must have a fire hydrant within 400' of the structure by approved route. The applicant must provide a plan showing the distances to the nearest fire hydrants.
  - a. If the building is sprinklered, then the distance is increased to 600'.

**Nicholas W. Weaver**  
**Fire Marshal**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2614  
Email: [nweaver@whitemarshwp.org](mailto:nweaver@whitemarshwp.org)