

Owner

Notary Public

My Commission Expires_____

e c o r d e r

ATTEST: _____ President

Secretary

Engineer

Saddlebrook Lane

Paper Mill Road

Ex. Right-Of-Way

1. OWNER:
ARTHUR & PAULINA ZHARSKY
601 KORISIA DRIVE
HUNTINGDON VALLEY, PA 19006
2. PROPERTY INFORMATION:
TAX BLOCK 18 URBAN
TAX PARCEL # 411-00-04336-00-6
DEED BOOK 6141 PAGE 01814
SITE ADDRESS:
1200 CALVIN ROAD
HUNTINGDON VALLEY, PA 19006
GROSS TRACT AREA = 10.64 AC (463,562 SF) TO PENNDOT R.O.W.
NET TRACT AREA = 10.60 AC (461,812 SF) TO ULTIMATE R.O.W.
3. BOUNDARY AS SHOWN TAKEN FROM "SKETCH PLAN" MADE FOR CALVIN D. ZHARSKY PREPARED BY JOHN A. SIEGEMAKER, STRUCTURED DATED FEBRUARY 17, 2006. TOPOGRAPHICAL LOCATIONS AND PHYSICAL FEATURES TAKEN FROM "SKETCH PLAN" MADE FOR CALVIN D. WALSH, PREPARED BY CHARLES M. WALSH, DATED FEBRUARY 17, 2006. TOPOGRAPHICAL INFORMATION IS BASED UPON LOWER MORELAND TOWNSHIP SANITARY SEWER DRAIN. BENCHMARK: MANHOLE AT INTERSECTION OF HUNTINGDON PIKE AND CALVIN ROAD. RIM = 282.80, INV. = 271.00 (OUT).
4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION FOR THE SUBSURFACE STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE ENGINEER HAS ONLY VERIFIED THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
5. ZONING INFORMATION:
ZONING DISTRICT RSD-2 RESIDENTIAL SINGLE DETACHED-2

REGULATIONS	REQUIRED	PROP LOT1	PROP LOT2	PROP LOT3
MAX NET DENSITY	2.4 DU/AC	N/A	N/A	N/A
MIN LOT AREA	18,750 SF/DU	33,225 SF	303,514 SF	683,089 SF
MIN LOT WIDTH AT STREET	125 FT	165 FT	615 FT	60 FT
MIN FRONT YARD SETBACK	50 FT	50 FT	50 FT	N/A
MIN SIDE SETBACK	50 FT	N/A	28.2 FT	N/A
MIN REAR SETBACK	25 FT	N/A	98.4 FT	N/A
MIN BUILDING HEIGHT	40 FT	N/A	148 FT	N/A
MAX BUILDING COVERAGE	20 %	N/A	≤40 %	N/A
MAX LOT COVERAGE	20 %	N/A	7.1 %	N/A
MAX LOT COVERAGE	20 %	N/A	7.1 %	N/A

*40.0 FT FOR "LONG SIDE" OF CORNER LOT

7. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 42091C0314G AND MAP NO. 42091C0318G, PREPARED FOR MONTGOMERY COUNTY PA, MAP EFFECTIVE DATE 03/02/2016

9. THE LIMIT OF WETLAND/WATERS OF THE COMMONWEALTH WERE DELINATED BY DEL VAL SOIL AND ENVIRONMENTAL CONSULTANTS, INC. OF DOYLESTOWN, PA DURING NOVEMBER 2005.

10. EXISTING HOUSES SERVED BY CALVIN ROAD = 6, TOTAL PROPOSED HOUSES = 8

11. THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED:
180-30.A, 180-32.A(3) THAT CALVIN ROAD NOT BE REQUIRED TO CONFORM TO THE PUBLIC STREET REQUIREMENTS FOR CARTWAY, CURBS AND SIDEWALKS.

180-31.B(1) THAT A CUL-DE-SAC PAVED RADIUS MINIMUM OF 45 FT NOT BE REQUIRED.

180-32.A THAT CALVIN ROAD REMAIN AS A PRIVATE STREET IN THE
RSD-2 DISTRICT, SERVING A POTENTIAL OF 8-11 TOTAL LOTS.

12. AS REQUIRED IN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, SECTION 180-32.A(4), A HOMEOWNERS ASSOCIATION OR OTHER LEGAL ENTITY AS APPROVED BY THE BOARD OF COMMISSIONERS SHALL BE FORMED TO MAINTAIN THE PRIVATE STREET.

13. AS REQUIRED IN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, SECTION 180-32.A(5), THE BOARD OF COMMISSIONERS SHALL RESERVE THE RIGHT TO REQUIRE THE RECONSTRUCTION OF THE PRIVATE STREET UP TO TOWNSHIP STANDARDS AND SUBSEQUENT DEDICATION AS A PUBLIC STREET, IF SUCH PRIVATE STREET IS DEEMED TO BE A SAFETY OR HEALTH HAZARD.

14. AS REQUIRED IN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, SECTION 180-32.A(6), A FINANCIAL SECURITY AGREEMENT WILL BE EXECUTED TO GUARANTEE PROPER CONSTRUCTION OF THE PRIVATE STREET.

STEEP SLOPES 15-25 %

STEEP SLOPES >25 %

STEEP SLOPE DISTURBANCE CALCULATION:

TOTAL EXISTING STEEP SLOPES 15-25% = 90,450 SF
TOTAL EXISTING STEEP SLOPES > 25% = 7,980 SF

CATEGORY 15-25% - PERMITTED DISTURBANCE = 50% = 45,225 SF
PROPOSED DISTURBANCE = 8.3% = 7,500 SF

CATEGORY > 25% - PERMITTED DISTURBANCE = 25% = 1,995 SF
PROPOSED DISTURBANCE = 3.8% = 300 SF

*EXCLUDED MAN-MADE SLOPES AT OLD CAMP FACILITIES

IMPERVIOUS COVERAGE TABULATION:

TOTAL EXISTING IMPERVIOUS	=	64,475 SF
BUILDINGS TO BE REMOVED	=	- 9,491 SF
DRIVEWAY TO BE REMOVED	=	-23,750 SF
<u>POOL/CONC/OTHER TO BE REMOVED</u>	<u>=</u>	<u>-18,503 SF</u>
TOTAL IMPERVIOUS TO BE REMOVED	=	-51,744 SF
PROP NEW DRIVEWAY	=	25,709 SF
PROP NEW BUILDING/CONC	=	9,039 SF
TOTAL NEW IMPERVIOUS	=	34,748 SF

TOTAL NET NEW IMPERVIOUS	=	47,479 SF
(NET DECREASE IN IMPERVIOUS	=	-16,996 SF

SINCE IMPERVIOUS COVERAGE IS BEING REDUCED
NO STORMWATER MANAGEMENT IS REQUIRED UNTIL
SUCH TIME AS LOT 1 OR LOT 3 IS DEVELOPED
WITH MORE THAN 16,996 SQUARE FEET OF NEW
IMPERVIOUS COVER.

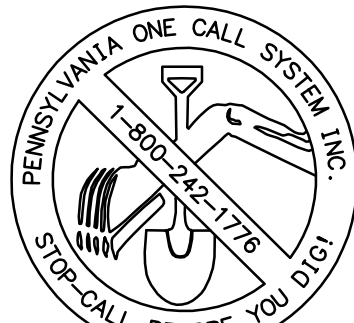
AVAILABLE SIGHT DISTANCE AT INTERSECTION
OF CALVIN ROAD WITH HUNTINGDON PIKE IS
LEFT 800 FEET, RIGHT 1,100 FEET.
SIGHT DISTANCE TO BE MAINTAINED BY
TRIMMING VEGETATION.

LOCATION MAP\SCALE:1"=1000'

LOCATION MAP GRAPHIC SCALE

PLAN GRAPHIC SCALE

NORTH ARROW



www.paonecall.org

MCPC No. 19-0102-001

Certified this date _____

 For the Director
 Montgomery County Planning Commission

No.	Date	Description	By
1	4-1-80	SUBDIVISION DWG C&D File Name =	Dwyer/Eggen JCB/NTR
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PRELIMINARY/FINAL SUBDIVISION PLAN

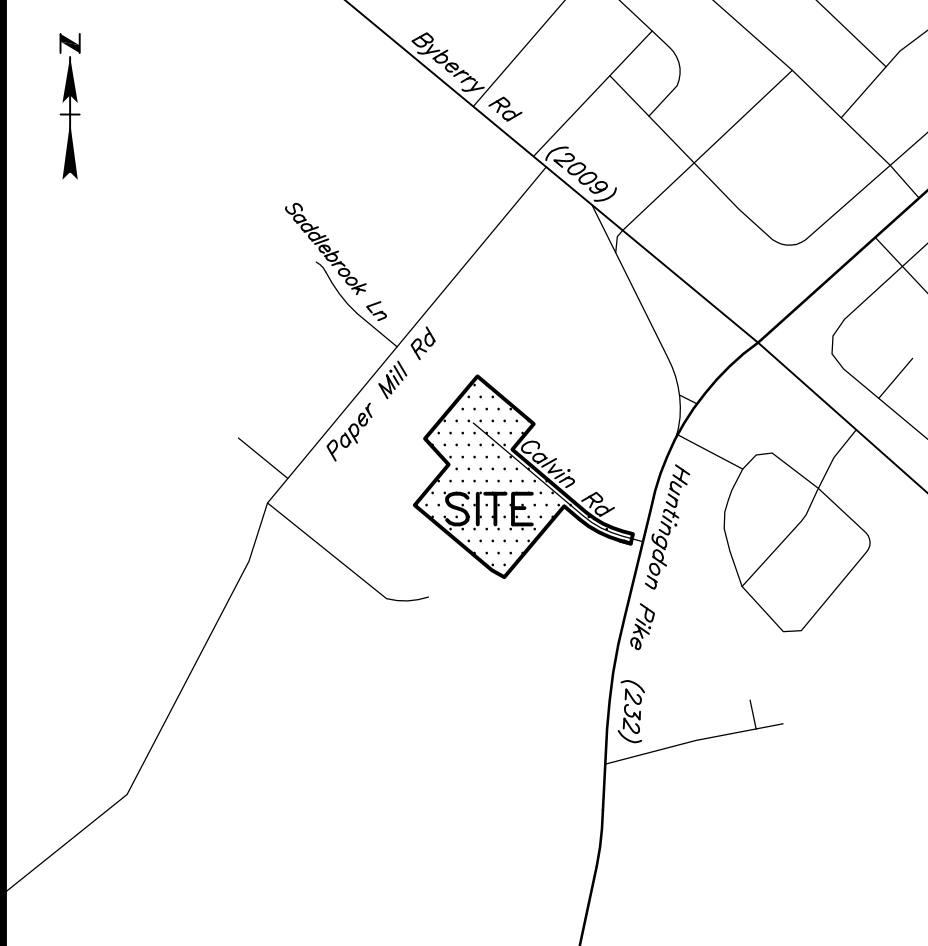
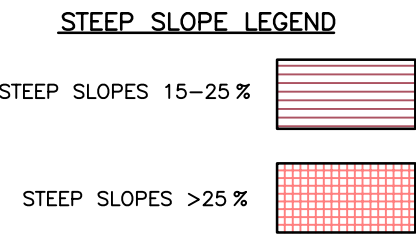
PREPARED FOR

1200 CALVIN ROAD

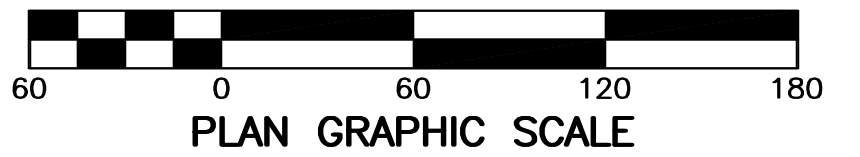
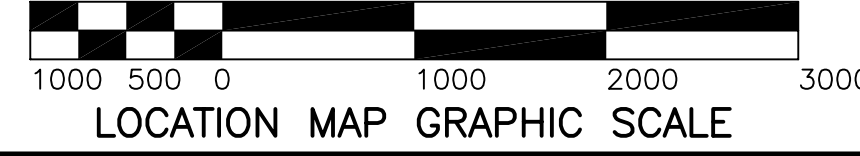


ProTract
Engineering, Inc.

P.O. Box 58 - Hatboro, Pa. 19040
1800 E. High St., Suite 125 - Pottstown, Pa. 19464



LOCATION MAP\SCALE:1"=1000'



AVAILABLE SIGHT DISTANCE AT INTERSECTION OF CALVIN ROAD WITH HUNTINGDON PIKE IS LEFT 800 FEET, RIGHT 1,100 FEET. SIGHT DISTANCE TO BE MAINTAINED BY TRIMMING VEGETATION.

EXISTING FEATURES & AERIAL PLAN

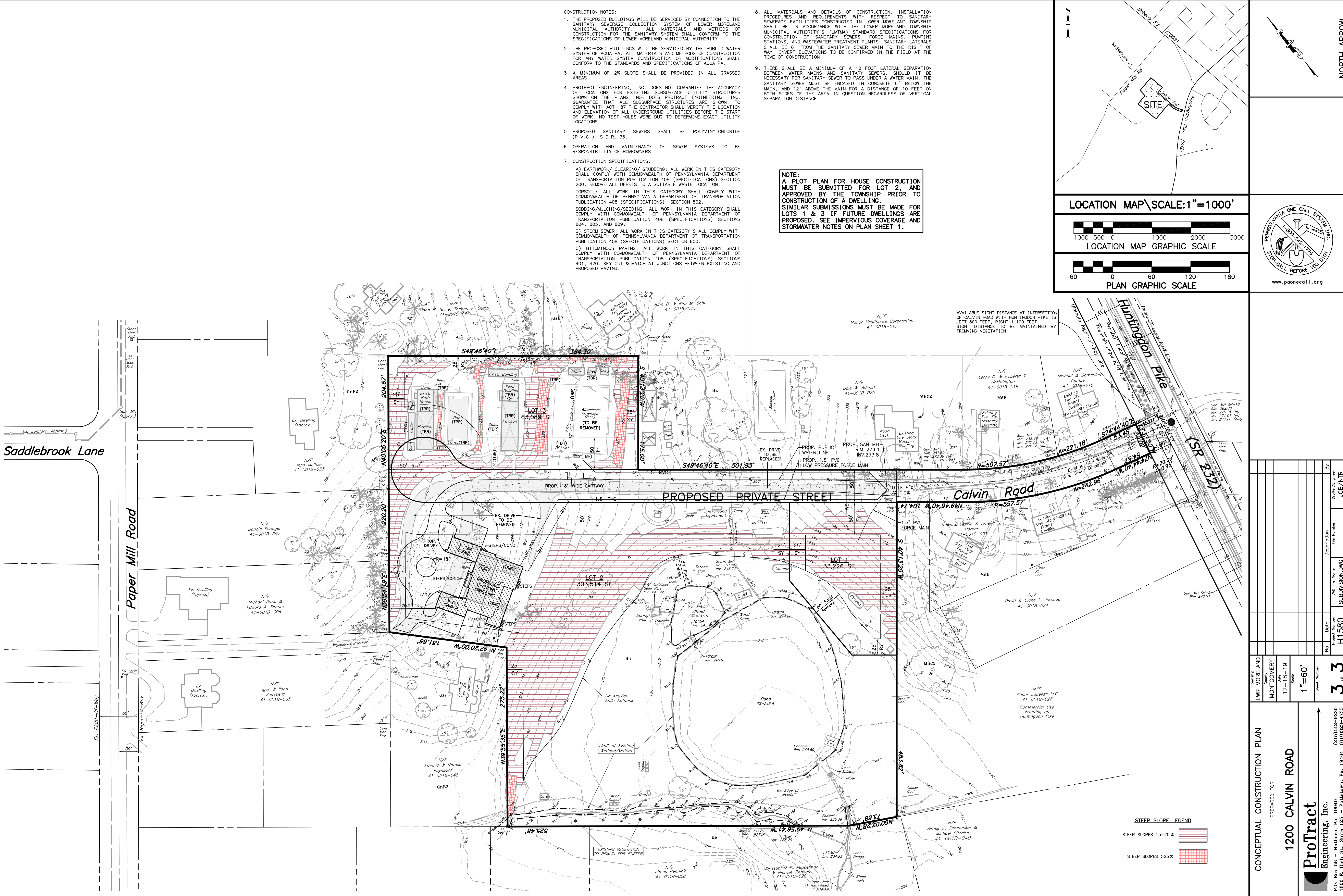
PREPARED FOR

1200 CALVIN ROAD

ProTract Engineering, Inc.

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(215)442-9290
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Township	LWR MORELAND	County	MONTGOMERY	Project Number	H1580	Sheet Number	2	of	3
Scale	12-18-19	Scale	1"=60'	Subdivision	DWG	Date		By	JGB/NTR
File Name				File Number					

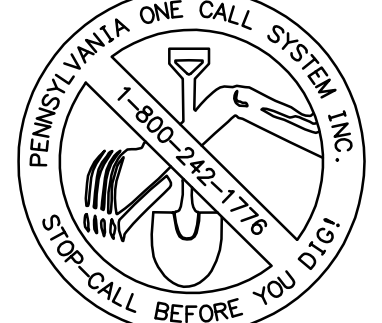
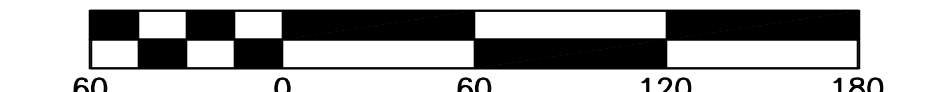
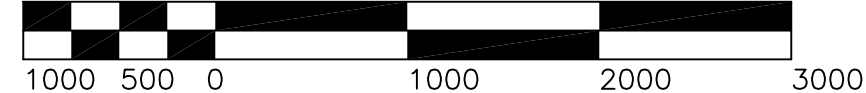


CONSTRUCTION NOTES:

1. THE PROPOSED BUILDINGS WILL BE SERVICED BY CONNECTION TO THE SANITARY SEWERAGE COLLECTION SYSTEM OF LOWER MORELAND MUNICIPAL AUTHORITY. ALL MATERIALS AND METHODS OF CONSTRUCTION FOR THE SANITARY SYSTEM SHALL CONFORM TO THE SPECIFICATIONS OF LOWER MORELAND MUNICIPAL AUTHORITY.
2. THE PROPOSED BUILDINGS WILL BE SERVICED BY THE PUBLIC WATER SYSTEM OF AQUA PA. ALL MATERIALS AND METHODS OF CONSTRUCTION FOR ANY WATER SYSTEM CONSTRUCTION OR MODIFICATIONS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF AQUA PA.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED IN ALL GRASSED AREAS.
4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK. NO TEST HOLES WERE DUG TO DETERMINE EXACT UTILITY LOCATIONS.
5. PROPOSED SANITARY SEWERS SHALL BE POLYVINYLCHLORIDE (P.V.C.), S.D.R. 35.
6. OPERATION AND MAINTENANCE OF SEWER SYSTEMS TO BE RESPONSIBILITY OF HOMEOWNERS.
7. CONSTRUCTION SPECIFICATIONS:
 - A) EARTHWORK/ CLEARING/ GRUBBING: ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 200. REMOVE ALL DEBRIS TO A SUITABLE WASTE LOCATION.
 - TOPSOIL: ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 802.
 - SODDING/MULCHING/SEEDING: ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTIONS 804, 805, AND 809.
 - B) STORM SEWER: ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTION 600.
 - C) BITUMINOUS PAVING: ALL WORK IN THIS CATEGORY SHALL COMPLY WITH COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 (SPECIFICATIONS) SECTIONS 401, 420, KEY CUT & MATCH AT JUNCTIONS BETWEEN EXISTING AND PROPOSED PAVING.
8. ALL MATERIALS AND DETAILS OF CONSTRUCTION, INSTALLATION PROCEDURES AND REQUIREMENTS WITH RESPECT TO SANITARY SEWERAGE FACILITIES CONSTRUCTED IN LOWER MORELAND TOWNSHIP MUNICIPAL AUTHORITY'S (LMTMA) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SANITARY SEWERS, FORCE MAINS, PUMPING STATIONS, AND WASTEWATER TREATMENT PLANTS. SANITARY LATERALS SHALL BE 6" FROM THE SANITARY SEWER MAIN TO THE RIGHT OF WAY. INVERT ELEVATIONS TO BE CONFIRMED IN THE FIELD AT THE TIME OF CONSTRUCTION.
9. THERE SHALL BE A MINIMUM OF A 10 FOOT LATERAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS. SHOULD IT BE NECESSARY FOR SANITARY SEWER TO PASS UNDER A WATER MAIN, THE SANITARY SEWER MUST BE ENCASED IN CONCRETE 6" BELOW THE MAIN, AND 12" ABOVE THE MAIN FOR A DISTANCE OF 10 FEET ON BOTH SIDES OF THE AREA IN QUESTION REGARDLESS OF VERTICAL SEPARATION DISTANCE.

NOTE:
A PLOT PLAN FOR HOUSE CONSTRUCTION MUST BE SUBMITTED FOR LOT 2, AND APPROVED BY THE TOWNSHIP PRIOR TO CONSTRUCTION OF A DWELLING.
SIMILAR SUBMISSIONS MUST BE MADE FOR LOTS 1 & 3 IF FUTURE DWELLINGS ARE PROPOSED. SEE IMPERVIOUS COVERAGE AND STORMWATER NOTES ON PLAN SHEET 1.

LOCATION MAP\SCALE:1"=1000'



NORTH ARROW

Saddlebrook Lane

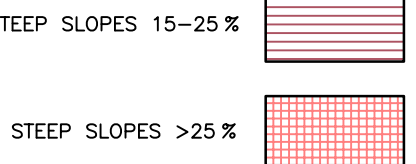
Paper Mill Road

PROPOSED PRIVATE STREET

Calvin Road

Huntingdon Pike

STEEP SLOPE LEGEND



CONCEPTUAL CONSTRUCTION PLAN

PREPARED FOR

1200 CALVIN ROAD

ProTract Engineering, Inc.
P.O. Box 56 - Hatboro, Pa. 19040
1800 E. High St., Suite 125 - Pottstown, Pa. 19404

Township	LWR MORELAND
County	MONTGOMERY
Section	12-18-19
Scale	1"=60'
Sheet Number	3 of 3

No.	Date	Description	By
Project Number	H1580	Subdivision/DWG	JGB/NTR
CD File Name			
DWG File Number			