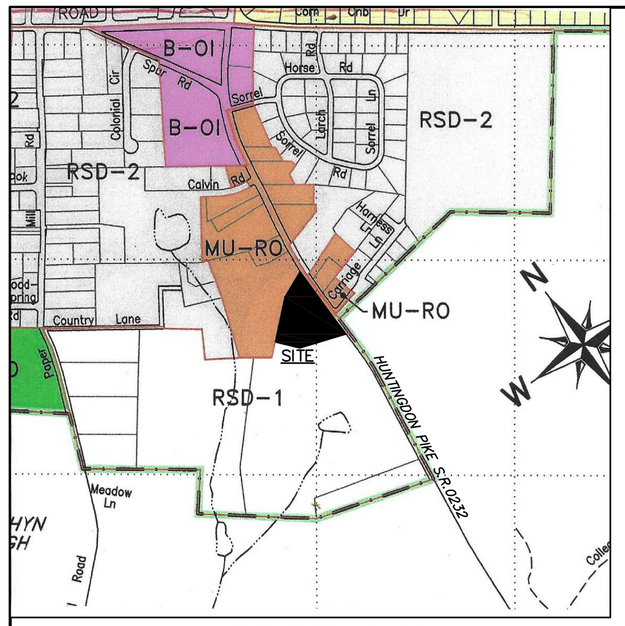

LOCATION MAP
SCALE: 1"=800'

LEGEND

- +100.2 — EXISTING SPOT ELEVATION
- 100 — EXISTING CONTOUR
- EXISTING MONUMENT
- UTILITY POLE
- CONCRETE CURB
- EXISTING MANHOLE
- WS — EXISTING WATER SERVICE
- SS — EXISTING SANITARY LATERAL
- CONCRETE SIDEWALK OR PAD
- WV — WATER VALVE
- CB — CURB BOX
- EDGE OF PAVING
- SOIL BOUNDARY LINE
- 15-25% SLOPES
- EXISTING TREE LINE/WOODLANDS

ZONING MU-RO
PARID 41004333504
N/L AIMEE PENNINK SCHMUCKER

SOILS LIST
GdB — Gladstone gravelly loam, 3-8% slopes
Ha — Hatboro silt loam
PaC — Parker gravelly loam, 8-15% slopes

N74°02'00"E 290.60'
N52°51'00"E 341.57'
N37°09'00"W 220.00'
N78°17'18"W 60.96'
N69°20'08"W 840.13'
S03°23'00"W 203.17'
S86°37'00"E 233.46'
S80°55'13"E 210.64'
S69°20'08"E 244.50'
S69°20'08"E 296.86'
S69°20'08"E 244.50'
S03°23'00"W 130.91'
S03°23'00"W 130.91'
S03°23'00"W 488.39'
R=1200.00'
L=174.25'
CH=N41°31'10"E (174.09')
R=225.00'
L=124.44'
CH=N54°13'10"E (122.87')
80.95' ULTIMATE R/W LINE
LEGAL R/W LINE
PENNDOT CENTERLINE
SPEED LIMIT 45 MPH - ARTERIAL ROAD
HUNTINGDON PIKE S.R. 0232
ROLLED ASPHALT CURB
CARRIAGE LANE
PENNDOT SEGMENT 110 OFFSET 32
MANHOLE RIM:243.25
MANHOLE RIM:245.94
MANHOLE RIM:259.50
MANHOLE RIM:259.93
SITE BENCHMARK MANHOLE RIM:260.00
LIGHT
BANK
CONCRETE
EDGE OF PAVING
OHW
PUMPSTATION EASEMENT
CONCEPTUAL DWELLING
LOT No.2
33,725 SF
LOT No.1
38,953 SF
LOT No.3
GROSS 38,552 SF
NET 32,439 SF
LOT No.4
GROSS 35,198 SF
NET 29,085 SF
LOT No.5
30,562 SF
EXISTING DWELLING
2,455 SF
FF:260.16
GF:251.50
PROPOSED DRIVEWAY
COMMON ACCESS/UTILITY EASEMENT
6' HIGH BROKEN WIRE/WOOD FENCE
6' HIGH WOOD FENCE
6' HIGH CHAIN LINK FENCE
GARDEN SHED
50' FY
25' RY
30' SY
20' SY
25' SY
20.5' SY
POB
POC
BSBL
MON FND
ZONING RSD-1
PARID 41004330003
N/L ACADEMY OF THE NEW CHURCH

General Notes and Summary

1. Tax Parcel: Block 1B, Unit 42 (P/N 41-00-04332-00-1)
2. Site Area to Legal Right of Way = 4.5262 Aces or 197,163 SF
   Site Area to Ultimate Right of Way = 4.0573 Aces or 176,735 SF
3. Owner of Record and Applicant: Wei Wang
   3262 Huntingdon Pike
   Huntingdon Valley, PA 19006
4. Zoning: MU-RO - Mixed Use Residential Office Zoning District
   Existing & Proposed Use: Single Family Dwelling - Permitted by Right.

Required/Permitted	Proposed
a. Lot Area - 18,750 sf. min.*	More than 18,750 sf.
b. Lot Width at Street line - 125 ft. min.*	More than 125 ft.
c. Lot Coverage - 50% max.	Less than 50%
d. Front Yard - 50 ft. min.	50.0 ft.
e. Side Yard - 50 ft. aggregate	50.0 ft. aggregate
20 ft. min.	20.0 ft. minimum
f. Rear Yard - 25 ft. min.	25.0 ft.
g. Building Height - 35 ft. max.	Less than 35 ft.
h. Building Coverage 40% max.	Less than40%
i. Accessory Structure or Use	To be determined
j. Parking - 2 spaces	more than 2

* In accordance with section 208-802. B Flag lot residence the minimum lot size shall be 1.5 times the minimum required lot area or 28,125 SF for the flag portion of the lot and the minimum lot width shall be 25 ft.

5. The purpose of this sketch plan is to show general conformance with the Lower Moreland Township Zoning Ordinance (ZO) and Subdivision and Land Development Ordinance (SALDO) in regard to potential subdivision and development of the property. There is no guarantee the total number of lots and lot configuration can be obtained until the plan is reviewed by the township and complete engineering design for stormwater management, grading, water service, sanitary sewer service, natural resource protection etc. is completed.
6. Property boundary and topographic information indicated was obtained from field survey performed by Eastern / Chadrow Associates Inc. on December 23, 2021 and represents field conditions as of that date. Datum of topography is U.S.G.S. Site benchmark is sanitary sewer MH in front of site driveway. Rim elevation = 260.00 ft.
7. Public sanitary sewer service and public water service are provided.
8. There are no floodplains and regulated flood hazard areas located on the site based on FEMA Flood Insurance Rate Map numbers 42091C0318G and 42091C0314 effective March 2, 2016.
9. The site is drains to tributary 2448 of the Pennypack Creek, which is located in the Pennypack Creek Watershed. PA chapter 93 use classification is TSF-MF. On lot stormwater management shall be provided in accordance Lower Moreland Township stormwater management ordinance requirements and specifications. Design of any required stormwater management facilities shall be provided to the township for review and approval prior to issuing required building permits.
10. The onsite Soils are classified as GdB - Gladstone gravelly loam, 3% to 8% slopes and PaC - Parker gravelly loam, 8% to 15% slopes.
11. These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pennsylvania Act 187 as amended requires that contractors determine the location of all utility, sewerage and water lines before commencing construction. PA One Call 1-800-242-1776 was contacted 1/18/2022 serial number 20220181230.

STOP-CALL BEFORE YOU DIG!
1-800-242-1776
PENNSYLVANIA ONE CALL SYSTEM, INC.
CONTACTED: 1-18-2022 SERIAL No.20220181230

ACT 187 USERS LIST FOR LOWER MORELAND

	USER	ADDRESS	TELEPHONE
1.	LOWER MORELAND TWP. AUTHORITY	640 RED LION ROAD HUNTINGDON VALLEY, PA. 19006	215-947-3100
2.	BELL ATLANTIC - PA.	GUS DIEFFENBACH-R/W AGENT 104 WITMER RD., HORSHAM, PA. 19044	215-956-2623
3.	AQUA PENNSYLVANIA, INC.	762 LANCASTER AVE. BRYN MAWR, PA. 19010	1-800-242-1776
4.	PECO ENERGY	R.S. BOOTH, JR.-DIVISION SUPERINTENDENT C/O W.R. CORNELL 400 PARK AVE., WARMINSTER, PA. 18974	1-800-242-1776 412-323-7100
5.	PA. DEPT. OF TRANSPORTATION	MICHAEL DANTONIO-SUPERINTENDENT P.O. BOX #350, NORRISTOWN, PA. EAST NORRITON TOWNSHIP	215-275-2368

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
LAWRENCE J. BYRNE
ENGINEER 40487-E

LAWRENCE J. BYRNE
PROFESSIONAL ENGINEER
LICENSE No.40487E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
EDMUND A. CHADROW, III
LAND SURVEYOR NO.75128

EDMUND A. CHADROW, III
PROFESSIONAL LAND SURVEYOR
LICENSE No.75128

SKETCH PLAN OF FEASIBILITY
3262 HUNTINGDON PIKE
LOWER MORELAND TOWNSHIP, MONTGOMERY COUNTY, PENNA.
MADE FOR
WEI WANG

SCALE: 1"=30' 0 30 60 90 8 FEBRUARY 2022

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672-8671 FAX (215) 672-6765
EST. 1967

COMM.10573
FB-356/100

E-2716