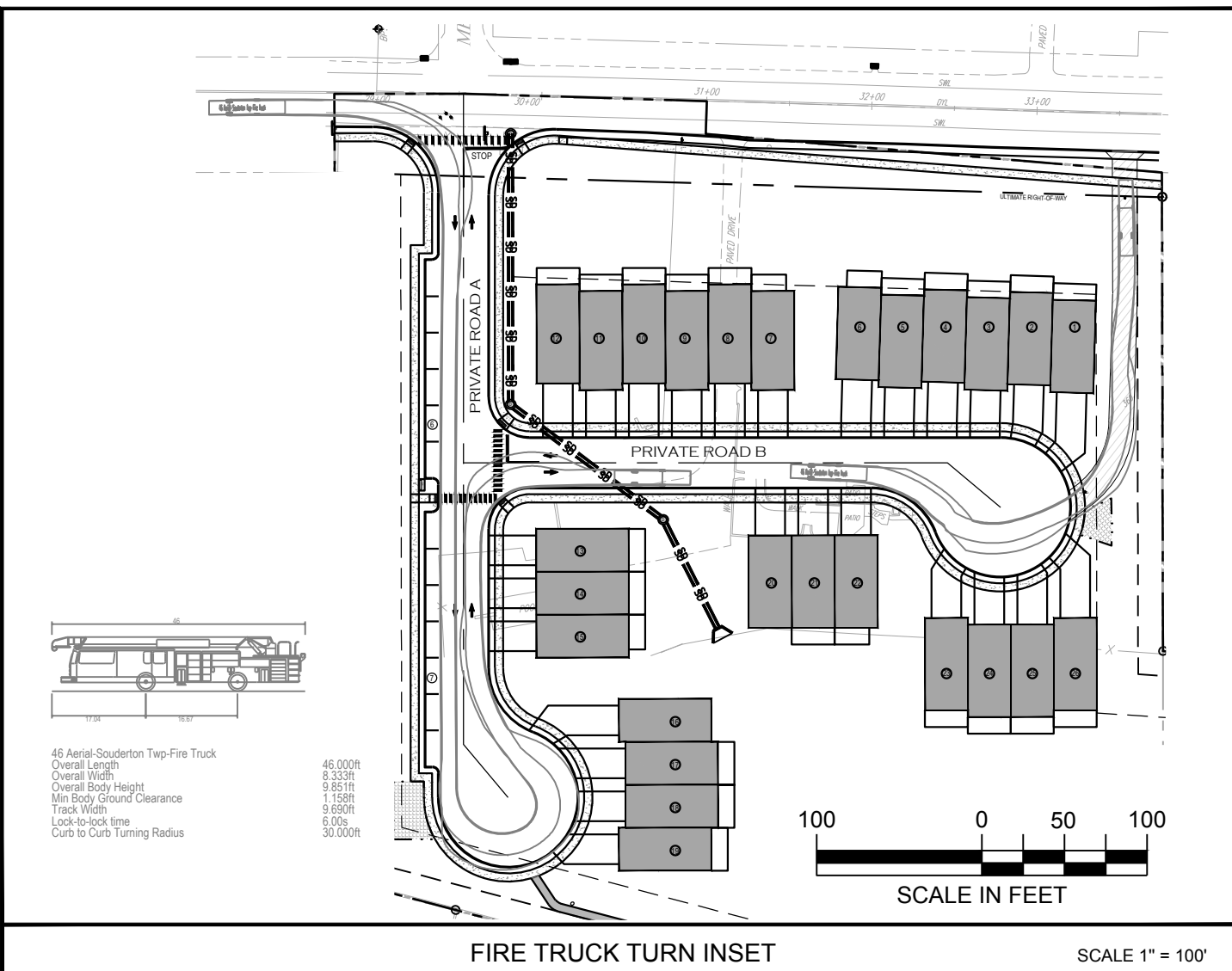


BUILDING SUMMARY	
TRIPLEX (3-DWELLING)	6 UNITS
QUADRUPLIX (4-DWELLING)	8 UNITS
TOWNHOUSES (6-DWELLING)	12 UNITS
TOTAL UNITS	26 UNITS

PARKING SUMMARY	
REQUIRED OFF-STREET PARKING:	
2.5 PARKING SPACES PER UNIT	= 65
TOTAL REQUIRED	= 65 SPACES

Proposed Driveaway Parking	
PROPOSED DRIVEWAY PARKING	= 52 SPACES
PROPOSED ON-STREET PARKING	= 13 SPACES
TOTAL PROPOSED PARKING SPACES	= 65 SPACES

Impervious Coverage Summary Table	
Gross Lot Area	398,486 SF
Existing Road	4,379 SF
Proposed Roads	35,407 SF
Driveways	12,874 SF
Emergency Access	3,059 SF
Sidewalks and Trails	12,199 SF
Pavement	6,040 SF
Buildings	38,480 SF
Total Impervious Area	112,536 SF
Impervious Coverage	28.2%

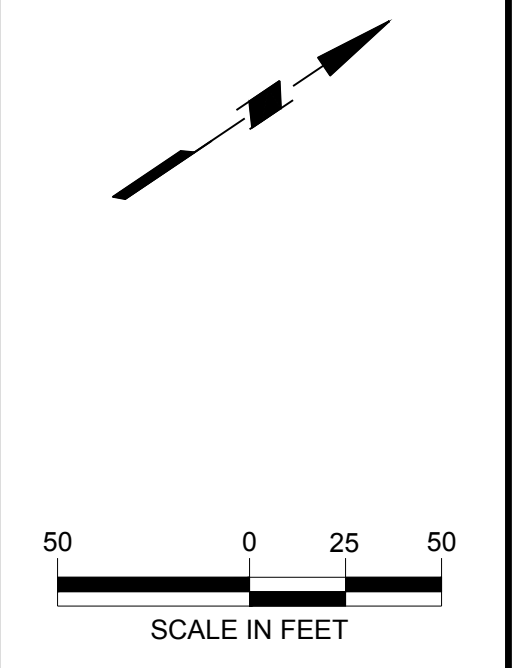


- NOTES:
- THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY" FOR PROJECT 488 HARLEYSVILLE PIKE, PREPARED BY HOWELL KLINE LAND SURVEYING, DATED 02/08/2022.
 - DEP PERMITS FOR STORMWATER MANAGEMENT DISCHARGE MAY BE REQUIRED.
 - ADDITIONAL WAIVERS MAY BE REQUIRED.
 - PENNDOT PERMITS SHALL BE REQUIRED.
 - LIMITS OF FIELD MAPPED FLOODPLAIN SOIL HAVE BEEN PLOTTED FROM PDF TITLED "SITE SPECIFIC SOIL MAP" FOR JPO HARLEYSVILLE PROJECT, PREPARED BY BARRY ISETT & ASSOCIATES INC.
 - WETLAND AND WATERCOURSE DELINEATION IS BASED ON PDF TITLED "ATTACHMENT 2 - AERIAL PHOTOGRAPH MAP" FOR JPO HARLEYSVILLE PROJECT, PREPARED BY LIBERTY ENVIRONMENTAL, INC., DATED MAY 26, 2023.
 - PROPOSED ROAD A AND ROAD B WILL BE PRIVATELY OWNED AND MAINTAIN BY A HOMEOWNERS ASSOCIATION.
- POTENTIAL WAIVERS:
- SECTION 142-31 K.(1) - REQUIRES A MINIMUM INTERSECTION SPACING OF 800 FT FOR PRINCIPAL ARTERIAL ROADS. THE APPLICANT IS PROPOSING 238.6 FEET BETWEEN THE PROPOSED ROAD A AND CHESWYCK DRIVE.
 - SECTION 142-32 B.(1)(c) - REQUIRES A 300-FOOT CLEAR SIGHT TRIANGLE FOR THE INTERSECTION OF A PRINCIPAL ARTERIAL ROAD. THE APPLICANT IS PROPOSING THE LEG OF THE PROPOSED ROAD A TO BE 75 FEET LONG.

TOWNSHIP OF LOWER SALFORD		
ZONING DISTRICT: R-4 (MEDIUM-HIGH-DENSITY MIXED DWELLING RESIDENTIAL DISTRICT)		
ITEM	REQUIRED/PERMITTED	PROPOSED
Zoning District:	R-4	R-4
Principal Permitted Use:	Triplex buildings, Quadriplex buildings, Townhouse buildings or dwelling units, provided that the townhouses are located in a fully mixed development	Triplex buildings, Quadriplex buildings, Townhouse buildings or dwelling units, provided that the townhouses are located in a fully mixed development
Bulk Requirements		
Minimum tract size (gross acres)	5 AC	9.15 AC
Net Lot Area	NA	Gross Tract = 9.148 AC Area within Ultimate ROW = 0.398 AC Area within PP&L Easement = 0.368 AC Total Net Lot Area = 8.382 AC
Maximum tract size (gross acres) allowed without fully mixing a development in accordance with § 164-47A(2)(a)	30 AC	NA
Minimum lot size per Dwelling Unit	1,800 SF	NA (Units)
Minimum lot width at the building line	Not Applicable	NA
Minimum width per dwelling unit	20 FT	26 FT
Maximum building height	35 FT	< 35 FT
Minimum building setback from the ultimate right-of-way lines of collector or semi-controlled access roads	50 FT	NA
Minimum building setback from the ultimate right-of-way lines of feeder and residential roads	30 FT	NA
Minimum building setback from private street curbs or common driveways serving 3 or more dwelling units	25 FT	25 FT
Minimum building setback from common parking spaces	20 FT	> 20 FT
Maximum building coverage (percent of net lot area)	35%	10.54%
Base Density (Fully Mixed Developments)	3 Units/Gross Acre (27 Units)	2.85 Units/Gross Acre (26 Units)
Minimum Yards		
Minimum side yard setback	15 FT, when applicable	NA
Minimum rear yard setback	25 FT	48.3 FT
Minimum building setback from tract property lines abutting zoning districts other than R-4 or R-5	60 FT	60 FT
Minimum building setback from tract property lines abutting lots zoned R-4 or R-5, from Township-owned open space, or from common open space required by § 164-48	40 FT	40 FT
Minimum Setbacks for Outdoor Living Areas		
Setback from buildings and other outdoor living areas	50 FT	58.8 FT
Setback from buildings or outdoor living areas to the side of the dwelling unit which are not located in the same building	30 FT	30 FT
Setback from tract boundaries	30 FT	39.8 FT
Setback from rear property lines	25 FT	NA
Setback from side property lines	15 FT, although outdoor living areas may be built up to side property lines which extend through a party wall	NA
Dimensional Standards for Triplex, Quadriplex, and Townhouse Buildings		
Minimum tract size (Gross)	8 AC	9.15 AC
Maximum number of dwelling units in a building	Triplex: 3, Quadriplex: 4, Townhouse: 6	Triplex: 3, Quadriplex: 4, Townhouse: 6
Minimum lot size (net square feet per dwelling unit)	1,800 SF	NA
Minimum width per dwelling unit	20 FT	26 FT
Maximum building height	35 FT	< 35 FT
Minimum building separation, front to front	50 FT	88 FT
Minimum building separation, front or back to side	30 FT	48.6 FT
Minimum building separation, side to side	25 FT	25 FT
Minimum building separation, back to back	50 FT	NA
Minimum front yard setback, or equivalent if not lotted	30 FT from an Existing Street, 25 FT from an Internal Street	NA
Minimum side yard setback, or equivalent if not lotted	12.5 FT, when applicable, if lotted	NA
Minimum rear yard setback if lotted	25 FT	NA
Minimum building setback from common parking spaces	15 FT	> 15 FT
Facade Variation for Townhouse Buildings	4 FT depth at 50 FT intervals or less	4 FT Depth at 26 FT intervals
Open Space Required	15% of Gross Tract Area	15.3%
Active Recreational Area	5% of Gross Tract Area	5.0%
Maximum percent of common open space area used by stormwater detention facilities	10%	0.0%
Parking (For all Dwelling units in R-4 District - excluding Garage)	2.5 Spaces per Unit (65 Spaces)	2.5 Spaces per Unit (65 Spaces)



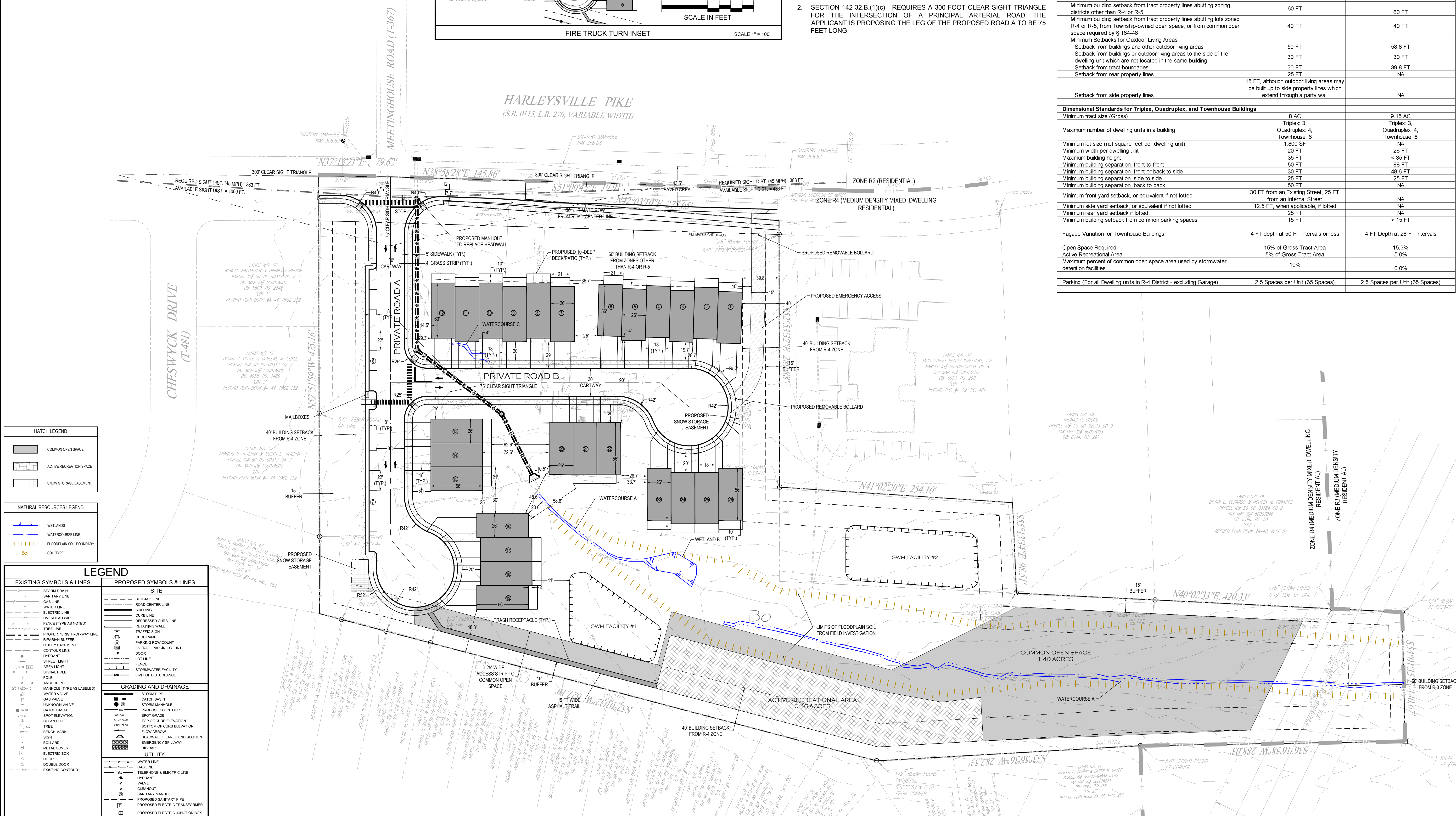
arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylesstown, PA 18901
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Project
JPO HARLEYSVILLE TRACT
PARCEL ID #50-00-02536-00-6
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title
SKETCH PLAN

Professional Engineer Seal for Chirag V. Thakkar, No. 075193, PA Lic. No. 75153



HATCH LEGEND	
[Pattern]	COMMON OPEN SPACE
[Pattern]	ACTIVE RECREATION SPACE
[Pattern]	SNOW STORAGE EASEMENT

NATURAL RESOURCES LEGEND	
[Symbol]	WETLANDS
[Symbol]	WATERCOURSE LINE
[Symbol]	FLOODPLAIN SOIL BOUNDARY
[Symbol]	SOIL TYPE

LEGEND	
EXISTING SYMBOLS & LINES	PROPOSED SYMBOLS & LINES
[Symbol]	SETBACK LINE
[Symbol]	ROAD CENTERLINE
[Symbol]	BUILDING
[Symbol]	CURB LINE
[Symbol]	DEPRESSED CURB LINE
[Symbol]	RETAINING WALL
[Symbol]	TRAFFIC SIGN
[Symbol]	PARKING ROW COUNT
[Symbol]	OVERALL PARKING COUNT
[Symbol]	DOOR
[Symbol]	LOT LINE
[Symbol]	FENCE
[Symbol]	STORMWATER FACILITY
[Symbol]	LIMIT OF DISTURBANCE
GRADING AND DRAINAGE	
[Symbol]	STORM PIPE
[Symbol]	CATCH BASIN
[Symbol]	STORM MANHOLE
[Symbol]	PROPOSED CONTOUR
[Symbol]	SPOT GRADE
[Symbol]	TOP OF CURB ELEVATION
[Symbol]	BOTTOM OF CURB ELEVATION
[Symbol]	FLOW ARROW
[Symbol]	HEADWALL / FLARED END SECTION
[Symbol]	EMERGENCY SPILLWAY
[Symbol]	BRINK
UTILITY	
[Symbol]	WATER LINE
[Symbol]	GAS LINE
[Symbol]	TELEPHONE & ELECTRIC LINE
[Symbol]	HYDRANT
[Symbol]	VALVE
[Symbol]	CLEANOUT
[Symbol]	SANITARY MANHOLE
[Symbol]	PROPOSED SANITARY PIPE
[Symbol]	PROPOSED ELECTRIC TRANSFORMER
[Symbol]	PROPOSED ELECTRIC JUNCTION BOX

DATE	COMMENTS	NO.
REVISIONS		
Project No.	230023301	
Date	04/15/2024	
Scale	1" = 50'	
Drawn By	AG	
Checked By	AAB	
Drawing No.	SK-100	