

- GENERAL SITE PLAN NOTES:**
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL ENGINEER.
  - THE PROJECT SITE IS KNOWN AS PARCEL 05-00-0238-00-6. THE PROJECT SITE IS LOCATED IN R-4 MEDIUM-HIGH DENSITY MIXED DWELLING DISTRICT.
  - THE BOUNDARY TOPOGRAPHY AND EXISTING FEATURES AS SHOWN ARE BASED ON PLAN TITLED "ALTAMANS LAND TITLE SURVEY" FOR PROJECT 488 HARLEYSVILLE PIKE, PREPARED BY HOWELL KLINE SURVEYING, 02/09/2012.
  - NO CERTIFICATION IS MADE BY THE UNDERSIGNED AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OR TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS.
  - ELEVATIONS BASED ON NAVD 1988.
  - ALL CONCRETE STRUCTURES TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED BUILDINGS. ALSO REFER TO ARCHITECTURAL PLANS FOR UTILITY TIE IN LOCATIONS.
  - CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC STRUCTURE ITEM OR ANY SPECIFIC STRUCTURE ITEM SPECIFIED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENT THAN THOSE SPECIFIED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
  - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 1, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
  - ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE DESIGNED IN ACCORDANCE WITH THE "PENNDOT GUIDE LINES" LATEST EDITION.
  - THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE ARRESTIONAL AUTHORITIES / AGENCIES REQUIRED NOTICE BEFORE BEGINNING ANY ON-SITE OR OFF-SITE WORK.
  - ALL TOPSOIL MUST REMAIN ON THE SITE.
  - THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL REGULATIONS RELATED TO HEALTH AND SAFETY AS WELL AS ALL APPLICABLE STATE, FEDERAL AND LOCAL RULES AND REGULATIONS.
  - ALL DEMOLITION MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
  - ALL TOWNSHIP PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
  - LIMITS OF FIELD MAPPED FLOODPLAIN SOIL HAVE BEEN BASED ON MAP TITLED "SITE SPECIFIC SOIL MAP" FOR JPO HARLEYSVILLE PROJECT, PREPARED BY BARRY BETT & ASSOCIATES INC.
  - WETLAND AND WATERCOURSE DELINEATION IS BASED ON PDF TITLED "WETLAND AND WATERCOURSE DELINEATION" FOR JPO HARLEYSVILLE PROJECT, PREPARED BY LIBERTY ENVIRONMENTAL INC., DATED MAY 26, 2023.
  - PROPOSED ROAD A, ROAD B, OPEN SPACE AND ALL STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

- REQUESTED WAIVERS:**
- SECTION 142-16.1 & 142-17 - PRELIMINARY AND FINAL PLANS, THESE SECTIONS OF THE ORDINANCE REQUIRES SEPARATE PRELIMINARY AND FINAL PLANS. THE APPLICANT IS REQUESTING A WAIVER FROM THESE REQUIREMENTS AND IS SUBMITTING A COMBINED PRELIMINARY/FINAL PLANS FOR THIS PROJECT.
  - SECTION 142-31.1(1) - STREET INTERSECTION SPACING. THIS SECTION REQUIRES A MINIMUM INTERSECTION SPACING OF 300 FEET BETWEEN THE STREETS FOR PRINCIPAL ARTERIAL ROADS. THE APPLICANT IS REQUESTING A WAIVER FROM THIS SECTION TO PROVIDE A SEPARATION OF 238.8 FEET BETWEEN THE PROPOSED ROAD A AND CHESWYCK DRIVE.
  - SECTION 142-33.4 - CLEAR SIGHT TRIANGLE. THIS SECTION REQUIRES A CLEAR SIGHT TRIANGLE OF 300 FEET ALONG PRINCIPAL ARTERIAL ROADWAY. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO PROVIDE 75 FEET SIGHT TRIANGLE ALONG THE PROPOSED ROAD A.
  - SECTION 142-39.2(1) & 142-42 (F) - GRADING SLOPES. THESE SECTIONS OF THE ORDINANCE REQUIRE PERMANENT EXCAVATION AND SIDE SLOPES FOR STORMWATER BASIN BE NO MORE THAN FOUR HORIZONTAL TO ONE VERTICAL. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO PROVIDE AN INTERIOR SIDE SLOPE OF THREE HORIZONTAL TO ONE VERTICAL AND TO HAVE A RETAINING WALL WITHIN THE STORMWATER MANAGEMENT BASIN.
  - SECTION 142-41.0(12) - SHARED-USE PATH LOCATION. THIS SECTION OF THE ORDINANCE REQUIRES ALL SHARED-USE PATHS BE LOCATED NO CLOSER THAN FIVE FEET FROM THE EDGE OF 20-FOOT SHARED-USE PATH RIGHT OF WAY. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO PROVIDE THE SHARED-USE PATH ALONG THE FURTHEST EDGE OF RIGHT-OF-WAY FROM THE ADJACENT NEIGHBORING PROPERTIES.
  - SECTION 142-42.C - REPLACEMENT OF TREES. THIS SECTION REQUIRES REPLACEMENT OF TREES REMOVED BY THE DEVELOPMENT TO A QUANTITY EQUIVALENT TO ONE (1) CALIPER TREE AND TWO (2) CALIPER INCH REPLACEMENT FOR REMOVAL OF ONE (1) 18" DIAMETER TREE. NOTED ON THE LANDSCAPE PLAN, A TOTAL OF 448 TREES NEEDS TO BE PLANTED FOR REPLACEMENT. THE APPLICANT IS REQUESTING A PARTIAL WAIVER FROM THIS REQUIREMENT TO PLANT 24 TREES, IN ADDITION TO 186 PROPOSED TREES FOR THE PROJECT.
  - SECTION 142-42.0(V)(8) - SITE ELEMENT SCREEN ALONG HARLEYSVILLE PIKE. THIS SECTION REQUIRES A TYPE 6 SITE ELEMENT SCREEN BETWEEN THE ATTACHED RESIDENTIAL REAR YARDS AND HARLEYSVILLE PIKE. THE APPLICANT IS REQUESTING A PARTIAL WAIVER FROM THIS REQUIREMENT TO ONLY PROVIDE THE REQUIRED PLANTING WITHOUT A TWO TO THREE FOOT HIGH CONTINUOUS BERM BETWEEN THE TOWNHOUSE BUILDINGS AND HARLEYSVILLE PIKE.

**BUILDING SUMMARY**

TRIPLEX (3-DWELLING)	6 UNITS
QUADRUPLEX (4-DWELLING)	8 UNITS
TOWNHOUSES (6-DWELLING)	12 UNITS
<b>TOTAL UNITS</b>	<b>26 UNITS</b>

**PARKING SUMMARY**

REQUIRED OFF-STREET PARKING:	68
2.5 PARKING SPACES PER UNIT	65 SPACES
<b>TOTAL REQUIRED</b>	<b>68</b>
PROPOSED DRIVEWAY PARKING	= 52 SPACES
PROPOSED ON-STREET PARKING	= 13 SPACES
<b>TOTAL PROPOSED PARKING SPACES</b>	<b>65 SPACES</b>

**IMPERVIOUS COVERAGE SUMMARY TABLE**

GROSS LOT AREA	388,486 SF
EXISTING ROAD	4,379 SF
PROPOSED ROADS	35,183 SF
DRIVEWAYS	12,922 SF
EMERGENCY ACCESS	3,059 SF
SIDEWALKS AND TRAILS	19,436 SF
PATIO'S	6,240 SF
BUILDINGS	38,480 SF
<b>TOTAL IMPERVIOUS AREA</b>	<b>119,679 SF</b>
<b>IMPERVIOUS COVERAGE</b>	<b>30.9%</b>

**TOWNSHIP OF LOWER SALFORD**

**ZONING DISTRICT: R-4 (MEDIUM-HIGH DENSITY MIXED DWELLING RESIDENTIAL DISTRICT)**

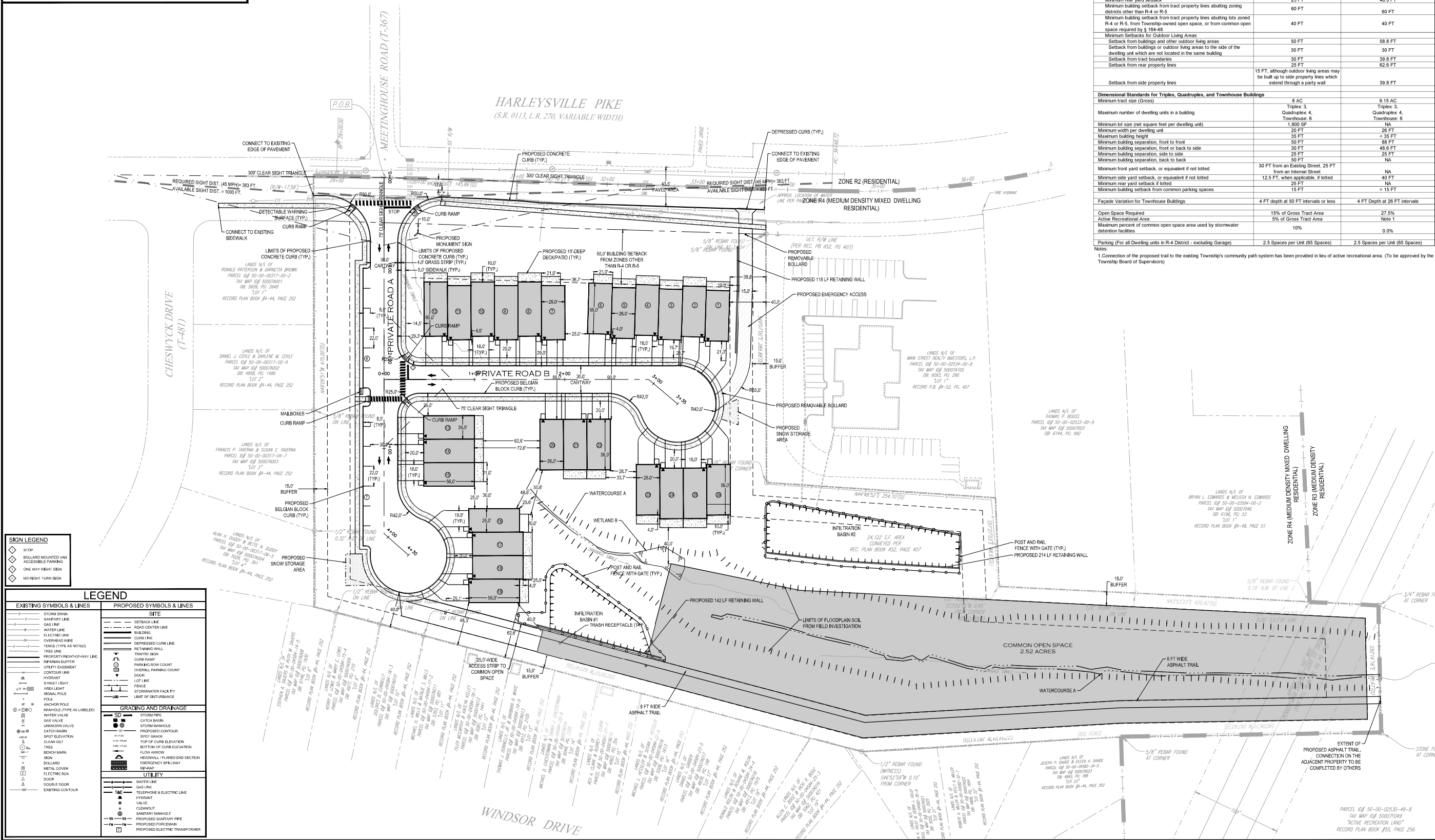
ITEM	REQUIRED/PERMITTED	PROPOSED
Zoning District:	R-4	R-4
Principal Permitted Use:	Triplex buildings, Quadruplex buildings, Townhouse buildings or dwelling units, provided that the townhouses are located in a fully mixed development	Triplex buildings, Quadruplex buildings, Townhouse buildings or dwelling 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		Gross Tract = 9.148 AC Area within Ultimate ROW = 0.398 AC Area within PPAI, 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)(c)	30 AC	NA
Minimum lot size per Dwelling Unit	1,800 SF	NA (Unlimited 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	62.6 FT
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	39.8 FT
Dimensional Standards for Triplex, Quadruplex, and Townhouse Buildings		
Minimum tract size (Gross)	8 AC	9.15 AC
Maximum number of dwelling units in a building	Triplex: 3 Quadruplex: 4 Townhouse: 6	Triplex: 3 Quadruplex: 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 to back to side	30 FT	48.8 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	40 FT
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	27.5%
Active Recreational Area	5% of Gross Tract Area	Note 1
Parking	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)

Notes:  
1. Connection of the proposed trail to the existing Township's community path system has been provided in lieu of active recreational area. (To be approved by the Township Board of Supervisors)

**arna**  
ENGINEERING  
CIVIL ENGINEERS

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1456 Ferry Road, Suite 603  
Doylesstown, PA 18901  
T: 215.766.8280  
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SCALE IN FEET  
0 25 50



**SIGN LEGEND**

- STOP
- BOLLARD MOUNTED VAN ACCESSIBLE PARKING
- ONE WAY RIGHT SIGN
- NO RIGHT TURN SIGN

**LEGEND**

EXISTING SYMBOLS & LINES	PROPOSED SYMBOLS & LINES
STORM DRAIN	SETBACK LINE
SHARPLY LINE	ROAD CENTER LINE
GAS LINE	BUILDING
WATER LINE	CURB LINE
ELECTRIC LINE	DEPRESSED CURB LINE
OVERHEAD WIRE	RETAINING WALL
FENCE (TYPE AS NOTED)	TRAFFIC SIGN
TREE LINE	CURB RAMP
PROPERTY RIGHT-OF-WAY LINE	PARKING ROW COUNT
REPAIR/RUTTER	OVERALL PARKING COUNT
UTILITY EASEMENT	DOOR
CONTOUR LINE	LOT LINE
HYDRANT	FENCE
STREET LIGHT	STORMWATER FACILITY
ARMSLIGHT	LIMIT OF DISTURBANCE
BRONAL POLE	
POLE	
ANCHOR POLE	
MANHOLE (TYPE AS LABELED)	
WATER VALVE	
GAS VALVE	
UNKNOWN VALVE	
CATCH BASIN	
SPOT ELEVATION	
CURB ELEVATION	
TREE	
BENCH MARK	
IRON	
BOLLARD	
METAL COVER	
ELECTRIC ROCK	
DOOR	
DOOR IN DOOR	
EXISTING CONTOUR	

**GRADING AND DRAINAGE**

- STORM PIPE
- CATCH BASIN
- STORM MANHOLE
- PROPOSED CONTOUR
- SPOT GRADE
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- FLOW ARROW
- HEADWALL FLARED END SECTION
- EMERGENCY SPILLWAY
- RA-S&S

**UTILITY**

- WATER LINE
- GAS LINE
- TELEPHONE & ELECTRIC LINE
- HYDRANT
- VALVE
- CLEANOUT
- SANITARY MANHOLE
- PROPOSED SANITARY PIPE
- PROPOSED FORCE MAIN
- PROPOSED ELECTRIC TRANSFORMER

Project  
**JPO HARLEYSVILLE TRACT**  
PARCEL ID #50-00-0238-00-6  
LOWER SALFORD TOWNSHIP  
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title  
**SITE PLAN (RECORD PLAN)**

DATE COMMENTS NO.

REVISIONS		
Project No.	230023301	
Date	AUGUST 20, 2024	
Scale	1" = 50'	
Drawn By	KGP	
Checked By	AB	
Drawing No.	CS-100	

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