

PARKING CALCULATIONS

REQUIRED:
2.5 SPACES PER D.U.
2.5 x 62 = 155 SPACES

PROVIDED:⁽¹⁾
DRIVEWAYS (2 PER D.U.): 124
OFF-STREET SPACES: 46
TOTAL: 170
170/62 = 2.74 SPACES PER D.U.

⁽¹⁾ GARAGES NOT PERMITTED TO COUNT.

DENSITY CALCULATIONS

PERMITTED:
5.5 D.U./AC. OF GROSS TRACT AREA
5.5 x 12.34 AC. = 67 D.U.

PROPOSED:
62 D.U.
62 D.U./12.34 AC. = 5.1 D.U./AC.

BUILDING COVERAGE CALCULATIONS

PERMITTED:
35% OF NET TRACT AREA
0.35 x 12.34 AC. = 4.32 AC.

PROPOSED:
CAMBRIDGE: 1,188 SF/DU X 56 DU'S = 66,528 SF
EXPANDED CAMBRIDGE: 1,376 SF/DU X 6 DU'S = 8,256 SF
TOTAL: 74,784 SF (1.72 AC.)
1.72 AC./12.34 AC. = 14%

GREEN SPACE CALCULATIONS

PROPOSED:
12.34 AC. - 4.81 AC. (IMPERVIOUS) = 7.53 AC.
7.53 AC./12.34 AC. = 61%

IMPERVIOUS SURFACE CALCULATIONS

PROPOSED:
BUILDINGS: 1.72 AC.
DRIVEWAYS: 0.75 AC.
SIDEWALKS/TRAIL: 0.76 AC.
PATIO/DECK: 0.27 AC.
OFF-STREET PARKING: 0.26 AC.
CURB AND CARTWAY: 0.91 AC.⁽²⁾
MISCELLANEOUS (100 SF/DU): 0.14 AC.
TOTAL: 4.81 AC.
4.81 AC./12.34 AC. = 39%

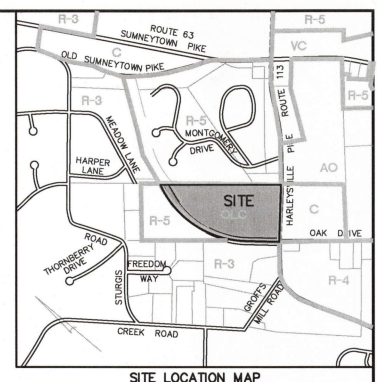
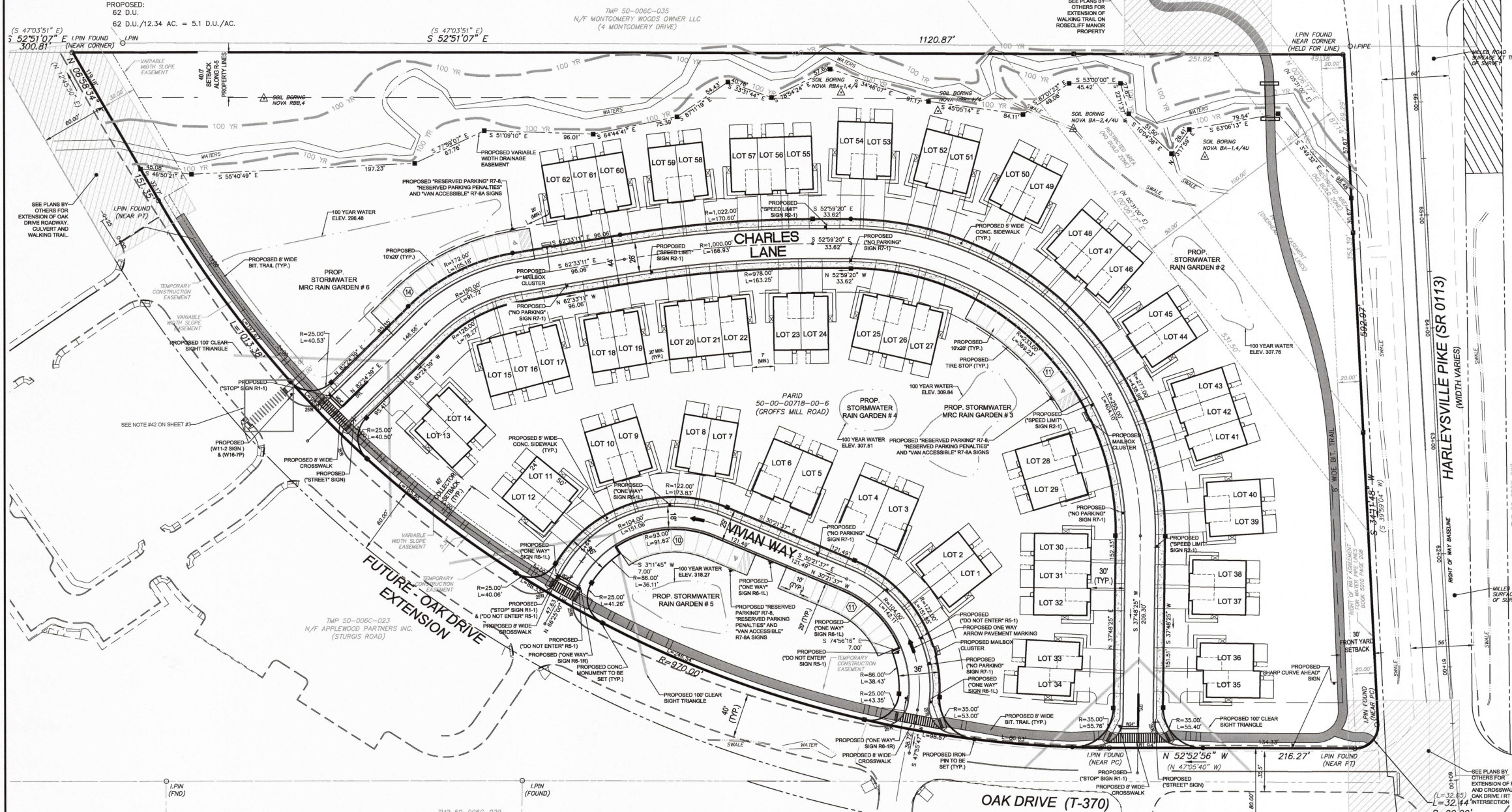
⁽²⁾ DOES NOT INCLUDE CURB AND CARTWAY ASSOCIATED WITH FUTURE OAK DRIVE EXTENSION.

COMMON OPEN SPACE CALCULATIONS

REQUIRED:
15% OF GROSS TRACT AREA
0.15 x 12.34 AC. = 1.85 AC.

PROVIDED:
3.74 AC. (NET)*
3.74 AC./12.34 AC. = 30%

* NET AREA EXCLUDES STORMWATER MANAGEMENT FACILITIES, AREAS WITHIN 15 FEET OF DWELLINGS/DECKS/PATIOS, PPKL RIGHT OF WAY, DRIVEWAYS, STREETS, ALLEYS, OR REQUIRED RESIDENTIAL PARKING AREAS.



CERTIFICATIONS:
OWNER OF RECORD
FOXLANE HOMES AT OAK DRIVE, LLC

BY:
JOSEPH P. MORRISSEY, MANAGER
COMMONWEALTH OF PENNSYLVANIA : SS.
COUNTY OF Delaware

ON THIS 28th DAY OF May, A.D., 2022, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH P. MORRISSEY, MANAGER OF FOXLANE HOMES AT OAK DRIVE, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH MANAGER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY BY HIMSELF AS MANAGER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 28th DAY OF May, A.D., 2022

Joseph P. Morrissey
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
AMY L. DEMEDIO, Notary Public
Delaware County
My Commission Expires April 28, 2024
Commission Number 1241606

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. 0051, PAGE 0016 ON THIS 1st DAY OF June, 2022.

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LOWER SALFORD AT A PUBLIC MEETING HELD ON THE 28th DAY OF April, 2020.

Heidi B. Salford
VICE CHAIRMAN SECRETARY

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LOWER SALFORD AT A PUBLIC MEETING HELD ON THE 28th DAY OF March, 2020.

Heidi B. Salford
CHAIRMAN SECRETARY

THIS PLAN WAS RECOMMENDED FOR APPROVED BY THE LOWER SALFORD TWP. ENGINEER ON THIS 6th DAY OF June, 2022.

Michelle Jontain 6/6/22
TOWNSHIP ENGINEER DATE

MCPD NO. 18-0053-006
PROCESSED AND REVIEWED. REPORT PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

SURVEYOR CERTIFICATION

I, DAVID H. ARTMAN, PA PROFESSIONAL LAND SURVEYOR NO. SU-051039-E, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PROJECT BOUNDARIES SHOWN HEREON REPRESENT A BOUNDARY SURVEY BY VCEA UNDER MY IMMEDIATE SUPERVISION IN MAY, 2019, AND THAT THE MONUMENTATION SHOWN HEREON FOR SAID BOUNDARIES EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEOMETRIC DETAILS ARE CORRECT.

DATE 5-19-22 David H. Artman

SITE INVESTIGATION WATERS/WETLANDS:

A SITE INVESTIGATION WAS PERFORMED BY NOVA CONSULTANTS AND FIELD LOCATED BY VAN CLEEF ENGINEERING ASSOCIATES IN APRIL, 2018 TO VERIFY THE EXTENT OF WATERS/WETLANDS ON SITE.

WATERS/WETLANDS CERTIFICATION:

I, JOHN SZCZEPANSKI, HEREBY CERTIFY THAT A SITE INVESTIGATION WAS MADE BY ME AND THAT THE WATERS/WETLANDS SHOWN ARE IN ACCORDANCE WITH OUR FIELD INVESTIGATION AND AS BASED ON U.S. ARMY CORPS. OF ENGINEER GUIDELINES.

John Szczepanski 5/19/22
DATE
NOVA CONSULTANTS, LTD.

ENGINEER CERTIFICATION

I, SAMUEL D. COSTANZO, PA P.E., No. 041557-E, A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

DATE 5-19-22 Samuel D. Costanzo
DATE
SAMUEL D. COSTANZO, PA P.E. No. 041557-E

OWNER/APPLICANT

FOXLANE HOMES AT OAK DRIVE, LLC
1243 EASTON ROAD, SUITE 205
WARRINGTON, PA 18976

SITE INFORMATION

SITE ADDRESS:
GROFF'S MILL ROAD
HARLEYSVILLE, PA 19438
PARID: 50-00-00718-00-6
DEED BOOK 6214 PAGE 1046
GROSS TRACT AREA: 12.342 AC.

REFERENCE DOCUMENTS:

1. "STORMWATER MANAGEMENT REPORT FOR OAK DRIVE" AND "PRE AND POST DEVELOPMENT DRAINAGE AREA PLANS" (SHEETS 1 AND 2 OF 2) DATED LAST REVISED 02/08/2021 AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES.
2. "WETLAND REPORT FOR METROPOLITAN DEVELOPMENT DATED APRIL, 2018, AS PREPARED BY NOVA CONSULTANTS, LTD."
3. "FLOODPLAIN REPORT FOR OAK DRIVE TRACT" DATED LAST REVISED FEBRUARY 9, 2022 AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES.
4. "OFF-SITE FORCE MAIN PLANS" DATED LAST REVISED FEBRUARY 22, 2022 AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES.
5. "OAK DRIVE EXTENSION PLANS - PHASE 1" DATED LAST REVISED MARCH 15, 2022 AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES.
6. "HIGHLIGHTS AT Salford OFF-SITE TRAIL EXHIBIT" DATED LAST REVISED OCTOBER 27, 2021 AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES.
7. "HIGHWAY OCCUPANCY PERMIT PLANS" (EPS APP NO. 228906) DATED LAST REVISED NOVEMBER 10, 2021, AS PREPARED BY BOGA ENGINEERING, INC.

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|---|--------|----------|---------------------|
| PER TOWNSHIP ENGINEER LETTER (3-25-22), PER WATER/SEWER UPDATES/ADD LSTA DED. NOTES | K.B.J. | 3-31-22 | DATE: MAY 1, 2020 |
| PER TOWNSHIP ENGINEER (11-22-21), PER LSTA (11-30-21) | K.B.J. | 12-21-21 | SCALE: 1" = 50' |
| PER TOWNSHIP ENGINEER (8-24-21), TOWNSHIP TRAFFIC ENGINEER (8-13-21) | K.B.J. | 10-27-21 | DESIGNED BY: K.B.J. |
| PER TOWNSHIP ENGINEER (1-5-21), TOWNSHIP TRAFFIC ENGINEER (12-21-20) | K.B.J. | 07-30-21 | DRAWN BY: E.N.P. |
| | | | CHECKED BY: K.B.J. |
| REVISIONS | AUTH. | DATE | JOB NO. 18-01-LSA |

BY: David H. Artman 5-19-22
DAVID H. ARTMAN, PA PLS NO. 64089-E
BY: Samuel D. Costanzo 5-19-22
SAMUEL D. COSTANZO, PA P.E. No. 041557-E

SERIAL NO. 20181031767

Before You Dig Anywhere
PENNSYLVANIA
STOP! CALL 1-800-242-1776
TOLL FREE
PA ONE CALL SYSTEM, INC.

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- PROPOSED MONUMENT TO BE SET
- PROPOSED IRON PIN TO BE SET
- PROPOSED ROAD CENTERLINE
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED BUFFER
- PROPOSED CLEAR SIGHT TRIANGLE

NO REVIEW REQUIRED
CERTIFICATE FOR RECORDING
DATE 6/24/22
For the Director
Montgomery County Planning Commission

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Van Cleef
ENGINEERING ASSOCIATES
501 NORTH MAIN STREET, DOYLESTOWN, PA 18041
EMAIL: CONTACTUS@VANCLEEFENGINEERING.COM
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876 FAX (215) 345-1730

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RECORD PLAN (SHEET 1 of 6 TO BE RECORDED)
FOR
HIGHPOINTE AT Salford
PARCEL #50-00-00718-006
SITUATED IN
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

Montgomery County
JUN 24 2022
Recorder of Deeds

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