

ZONING DATA

EXISTING ZONING: R-3 MEDIUM DENSITY RESIDENTIAL	REQUIRED: PROPOSED
PROPOSED USE: FULL CLUSTER OPTION (SINGLE FAMILY DETACHED HOMES)(PERMITTED)	
MINIMUM COMMON OPEN SPACE:	25% OF GROSS TRACT 48.5%
MINIMUM ACTIVE OPEN SPACE:	5% OF GROSS TRACT 28.1%
MINIMUM CENTRAL NEIGHBORHOOD O.S.:	4% OF GROSS TRACT 9.2%
MAXIMUM NUMBER OF LOTS:	48
MINIMUM TRACT AREA:	10 AC. 43.17 AC.
MINIMUM LOT AREA:	10,000 SF 10,000 SF
MINIMUM LOT WIDTH @ BUILDING LINE:	27.5 LF 27.5 LF
MAXIMUM BUILDING COVERAGE:	25% ≤25%
MAXIMUM IMPERV SURFACE COVERAGE(LOT):	45% ≤45%
MINIMUM YARDS	
FRONT	25 FT. 25 FT.
SIDE	10 FT. 10 FT.
REAR	25 FT. 25 FT.
MAXIMUM BUILDING HEIGHT	
PRINCIPAL BUILDING:	35 FT. ≤35 FT.
ACCESSORY BUILDING:	15 FT./1 STORY ≤15 FT./1 STORY

* THE NUMBER OF RESIDENTIAL BUILDING LOTS CREATED WITH THE FULL CLUSTER DOES NOT EXCEED THE NUMBER OF LOTS THAT COULD BE BUILT UNDER THE LIMITED CLUSTER OPTION OUTLINED IN §164-43.

COMMON OPEN SPACE CALCULATIONS:

REQUIRED: 25% OF THE GROSS TRACT AREA
43.17 AC. x 0.25 = 10.79 AC.

PROPOSED:
GROSS COMMON OPEN SPACE 24.96 AC.
- BASIN 1 -0.89 AC.
- BASIN 2 -0.37 AC.
- RAIN GARDEN 3 -0.17 AC.
- RAIN GARDEN 4 -0.16 AC.
- BASIN 5 -0.46 AC.
- EXIST. PP&L EASEMENT -1.96 AC.
- EXIST. SANITARY EASEMENT -0.01 AC.
NET COMMON OPEN SPACE 20.95 AC.

20.94 AC./43.17 AC. = 48.5%
(% OF STORMWATER AND UTILITIES ARE INCLUDED IN PROPOSED OPEN SPACE)

ACTIVE OPEN SPACE CALCULATIONS:

REQUIRED: 5% OF THE GROSS TRACT AREA
43.17 AC. x 0.05 = 2.16 AC.

PROPOSED:
GROSS ACTIVE OPEN SPACE 13.43 AC.
- BASIN 5 -0.46 AC.
- PORTION OF PP&L EASEMENT WITHIN ACTIVE OPEN SPACE -0.84 AC.
NET COMMON OPEN SPACE 12.13 AC.

12.13 AC./43.17 AC. = 28.1%
(% OF STORMWATER AND UTILITIES ARE INCLUDED IN PROPOSED OPEN SPACE)

NEIGHBORHOOD OPEN SPACE CALCULATIONS:

REQUIRED: 4% OF THE GROSS TRACT AREA
43.17 AC. x 0.04 = 1.73 AC.

PROPOSED:
GROSS NEIGHBORHOOD OPEN SPACE 5.57 AC.
- BASIN 1 -0.89 AC.
- BASIN 2 -0.37 AC.
- RAIN GARDEN 3 -0.17 AC.
- RAIN GARDEN 4 -0.16 AC.
NET COMMON OPEN SPACE 3.98 AC.

3.98 AC./43.17 AC. = 9.2%
(% OF STORMWATER AND UTILITIES ARE INCLUDED IN PROPOSED OPEN SPACE)

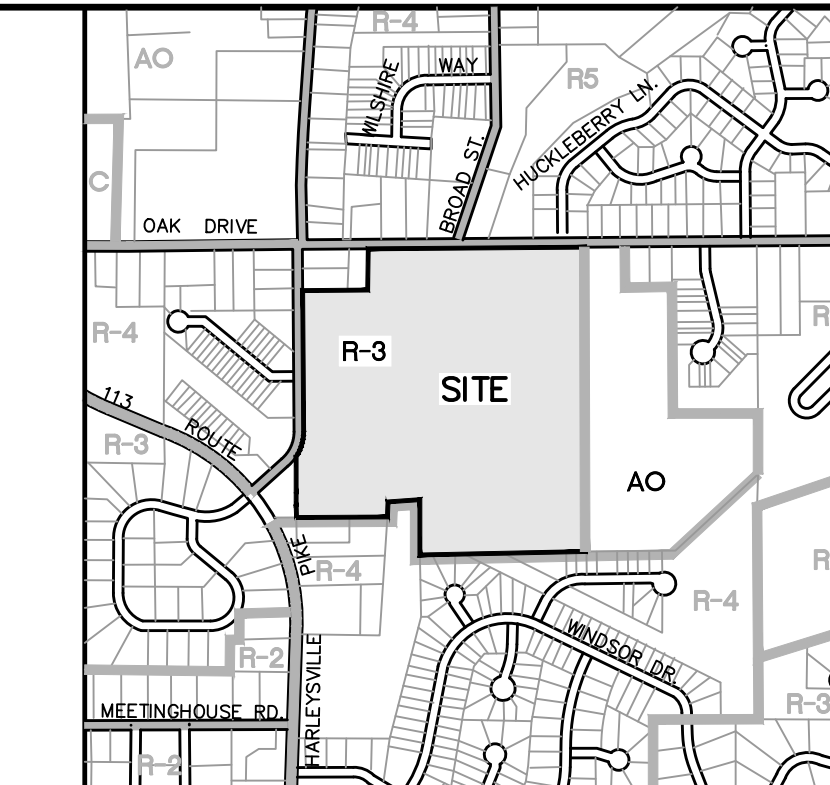
MULTI-PURPOSE FIELD PARKING CALCULATIONS

PROPOSED:
30 SPACES PER FIELD⁽¹⁾
30 x 3 FIELDS = 90 SPACES

⁽¹⁾BASED ON ONE SPACE PER PLAYER
@ 22 PLAYERS PER FIELD (11 PER TEAM)
PLUS 8 EXTRA SPACES FOR REFEREES,
SUBSTITUTE PLAYERS AND EXTRA SPECTATORS

SUBDIVISION AND LAND DEVELOPMENT WAIVERS GRANTED (1/4/2021):

- §142-13.0.(6)(A). REQUIRING THE LOCATION, SIZE, SPECIES AND CONDITION OF TREES EIGHT INCHES IN DIAMETER OR GREATER. (THE MAJORITY OF THE TREES ARE LOCATED WITHIN THE EXISTING WOODLAND AREA AND WITHIN FLOODPLAIN, WHICH WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE).
- §142-23.B. REQUIRING A CARTRAY WIDTH OF 20 FEET FOR VILLAGE COLLECTOR STREETS. (A CARTRAY 8' WIDTH OF 20 FEET IS PROPOSED FOR OAK DRIVE, CONSISTENT WITH THE WAIVER GRANTED FOR JACOB'S CROSSING, AS RECOMMENDED BY THE TOWNSHIP TRAFFIC CONSULTANT).
- §142-25.G. REQUIRING APPROACHES TO INTERSECTIONS SHALL FOLLOW A STRAIGHT COURSE FOR A MINIMUM OF 50 FEET. (THE APPROACHES TO THE INTERSECTION OF THE HUCKLEBERRY DRIVE EXTENSION AND THE ALDER PARK DRIVEWAY RELOCATION DO NOT FOLLOW A STRAIGHT COURSE FOR 50 FEET).
- §142-27.B.(1)(B). REQUIRING A CUL-DE-SAC LANDSCAPE ISLAND. (IT IS BELIEVED THAT THESE ARE NO LONGER DESIRED BY THE TOWNSHIP).
- §142-27.B.(1)(D). 142-27.B.(3)(C). PERMITTING A MAXIMUM CUL-DE-SAC LENGTH OF 750 FEET. (THE EXTENSION OF SPRINGHILL DRIVE THROUGH THE SOUTHERN CUL-DE-SAC BULB IS APPROXIMATELY 830 FEET. THE EXTENSION OF SPRINGHILL DRIVE THROUGH THE NORTHERN CUL-DE-SAC IS APPROXIMATELY 1,328 FEET. HOWEVER AN EMERGENCY ACCESS DRIVE IS PROVIDED, WHICH EXTENDS TO OAK DR. THE EXTENSION OF HUCKLEBERRY LANE IS APPROXIMATELY 795 FEET (INCLUDING THE DRIVEWAY EXTENSION FOR ALDER PARK). PER §142-27.B.(1)(D)(2) CUL-DE-SAC ARE PERMITTED TO EXCEED THE PERMITTED MAXIMUM IF SITE CONDITIONS SO WARRANT, SUCH AS EXTREME TOPOGRAPHICAL RESTRICTIONS, UDDLY SHAPED TRACT CONFIGURATION AND LACK OF ALTERNATE OUTLETS.
- §142-30.H. REQUIRING CLEAR SIGHT TRIANGLES FOR DRIVEWAYS OF 75 FEET ALONG LOCAL ACCESS STREETS. (GIVEN THE TYPE OF DEVELOPMENT PROPOSED AND THE LOW SPEEDS OF THE DEVELOPMENT ROADS, CLEAR SIGHT TRIANGLES FOR THE PROPOSED DRIVEWAYS ARE NOT PROPOSED).
- §142-30.E.(1). REQUIRING DRIVEWAYS FOR INDIVIDUAL RESIDENTIAL LOTS SHALL BE LOCATED AT LEAST 75 FEET FROM AN INTERSECTION. (THE DRIVEWAYS FOR UNITS 4-607.8-57.25-18.26-20.35-58' DO NOT COMPLY, HOWEVER DRIVEWAY TURNAROUNDS HAVE BEEN PROVIDED).
- §142-31.D.(2). REQUIRING PARKING AREAS TO PROVIDE CURBING AND 10% OF THE INTERNAL PARKING LOT TO BE LANDSCAPED. (THIS RELATES TO THE PROPOSED PARKING AREA ADJACENT TO ALDER PARK, CURBING AND 10% LANDSCAPING ARE NOT PROPOSED).
- §142-41.M. REQUIRING A BICYCLE TRAIL RIGHT OF WAY OF 25 FEET IN WIDTH. (THE TRAIL IS LOCATED WITHIN OPEN SPACE WITH VARYING WIDTH).
- §142-42.C. AND 142-13.E.4. REQUIRING TREE REPLACEMENT. (TREE REPLACEMENT IS NOT PROPOSED BUT ALTERNATIVELY A FEE-IN-LIEU-OF HAS BEEN PROPOSED).
- §142-42.F.(2)(B)(1). §142-42.F.(2)(D)(1). LOWER SALFORD TOWNSHIP ENGINEERING STANDARDS §107.7.B.(3). REQUIRING BASIN SIDE SLOPES OF 4:1. (BASIN SIDE SLOPES OF 3:1 ARE PROPOSED FOR BASINS 1 AND 3).
- §142-42.G.(3)(A)(3). §142-42.G.(3)(E)(2). §142-42.H. REQUIRING BUFFERS, SCREENS AND HEDGEROWS. (DUE TO THE NATURE OF THIS DEVELOPMENT, AND EXISTING/PROPOSED EASEMENTS ALONG THE EXISTING STREETS, PROVIDING ADDITIONAL BUFFER AND/OR SCREENING AND HEDGEROWS IS NOT ENTIRELY FEASIBLE. BUFFER LANDSCAPING IS PROVIDED WHERE FEASIBLE TO FULL. SECTION 142-42.G.(3)(E)(2) FOR MEDIUM DENSITY BUTTER AT THE NORTH, EAST, AND SOUTH PROPERTY LINES. NONE PROVIDED AT SOUTH PROPERTY LINE AT MULTI-PLAY FIELDS, AS THIS AREA IS WITHIN THE PP&L EASEMENT, AND THEY DO NOT ALLOW TREES WITHIN THEIR EASEMENT).
- LOWER SALFORD TOWNSHIP ENGINEERING STANDARDS WAIVER REQUESTS:
- §102. REQUIRING A CURB RADIUS OF 35 FEET AT INTERSECTIONS. (PARTIAL WAIVER: A CURB RADIUS OF 25 FEET IS PROPOSED FOR ALL INTERSECTIONS EXCEPT FOR THE SPRINGHILL/MAPLE INTERSECTION).
- §106. REQUIRING CONCRETE CURBS. (BELGIUM BLOCK CURBING IS PROPOSED FOR PROPOSED INTERIOR ROADS. CONCRETE CURB IS PROPOSED FOR WIDENED AREA ALONG BOTH MAPLE AVENUE AND OAK DRIVE).
- §107.6.A. REQUIRING REINFORCED CEMENT CONCRETE PIPES. (CURB PIPES ARE PROPOSED FOR ALL OFF-ROAD PIPE RUNS EXCEPT FOR BASIN DISCHARGE PIPES).



CERTIFICATIONS:
COMMONWEALTH OF PENNSYLVANIA : SS.
COUNTY OF :
FOXLANE HOMES AT PARKVIEW, LLC
NOW KNOWN AS FOXLANE HOMES AT PARK CROSSING, LLC

BY: JOSEPH P. MORRISSEY, MANAGER

ON THIS THE DAY OF , A.D., 20 , BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH P. MORRISSEY, MANAGER OF FOXLANE HOMES AT PARKVIEW, LLC, NOW KNOWN AS FOXLANE HOMES AT PARK CROSSING, 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.

NOTARY PUBLIC
MY COMMISSION EXPIRES (DATE)
IN WITNESS:
WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS DAY OF , 20 .

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. , PAGE , ON THIS DAY OF , 20 .

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LOWER SALFORD AT A PUBLIC MEETING HELD ON THE DAY OF , 20 .

CHAIRMAN SECRETARY
THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LOWER SALFORD AT A PUBLIC MEETING HELD ON THE DAY OF , 20 .

CHAIRMAN SECRETARY
THIS PLAN WAS RECOMMENDED FOR APPROVED BY THE LOWER SALFORD TWP. ENGINEER ON THIS DAY OF , 20 .

TOWNSHIP ENGINEER DATE

MPCC NO. 18-0054-006

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

REFERENCE DOCUMENTS:

1. "STORMWATER MANAGEMENT REPORT FOR MAPLE AVENUE" AND "PRE AND POST DEVELOPMENT DRAINAGE AREA PLANS" (SHEETS 1 AND 2 OF 2) DATED LAST REVISED 1/8/2021 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 MAPLE AVENUE TRACT" DATED LAST REVISED AUGUST 21, 2020 AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES.

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

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

SIGNATURE DATE

SERIAL NO. 20181031044

Before You Dig Anywhere

In... **PENNSYLVANIA**

STOP! CALL 1-800-242-1778

PA Law requires 3 working days notice before you excavate

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.

OWNER/APPLICANT:
FOXLANE HOMES AT PARK CROSSING, LLC
1243 EASTON ROAD, SUITE 205
WARRINGTON, PA 18976

SITE INFORMATION
SITE ADDRESS:
448 MAPLE AVENUE
HARLEYSVILLE, PA 19438

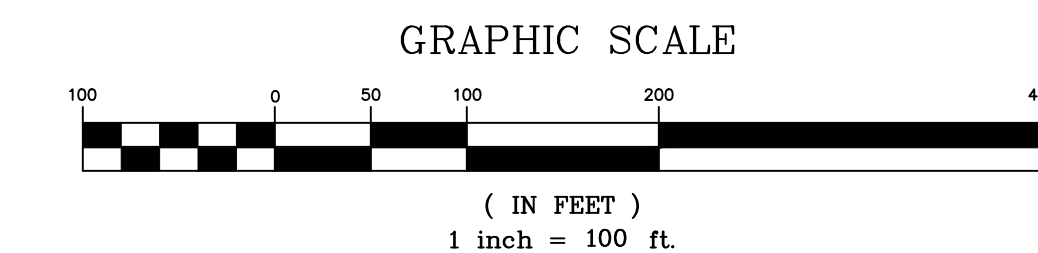
BLOCK 7 UNIT 41
PARID: 50-00-02530-00-3
GROSS TRACT AREA: 43.173 AC.

SURVEYOR CERTIFICATION
I, _____, PA PROFESSIONAL LAND SURVEYOR NO. _____, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PROJECT BOUNDARIES SHOWN HEREON REPRESENT A BOUNDARY SURVEY BY _____ UNDER MY IMMEDIATE SUPERVISION IN _____ THAT THE MONUMENTATION SHOWN HEREON FOR SAID BOUNDARIES EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE _____

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 _____ SAMUEL D. COSTANZO, PA. P.E. No. 041557-E



TWP ENGR (12-03-20), TWP TRAFFIC ENGR (12-02-20)	K.B.J.	02-10-21	DATE: MARCH 26, 2020
PER MCCD LETTER (12-18-20)			SCALE: 1" = 100'
TWP ENGR (10-23-20), TWP TRAFFIC ENGR (10-23-20)	K.B.J.	01-08-21	DESIGNED BY: K.B.J.
TWP ENGR (8-14-20), TWP TRAFFIC ENGR (8-13-20)	K.B.J.	11-17-20	DRAWN BY: E.N.P.
	K.B.J.	10-02-20	CHECKED BY: K.B.J.
REVISIONS	AUTH.	DATE	JOB NO. 18-02-LSA
BY: DAVID H. ARTMAN, PA PLS No. 51039-E			
BY: SAMUEL D. COSTANZO, PA PE No. 041557-R			

OVERALL RECORD PLAN (SHEET 1 of 18 TO BE RECORDED)
FOR
PARK CROSSING AT SALFORD
PARCEL #50-00-02530-00-3
SITUATED IN
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA