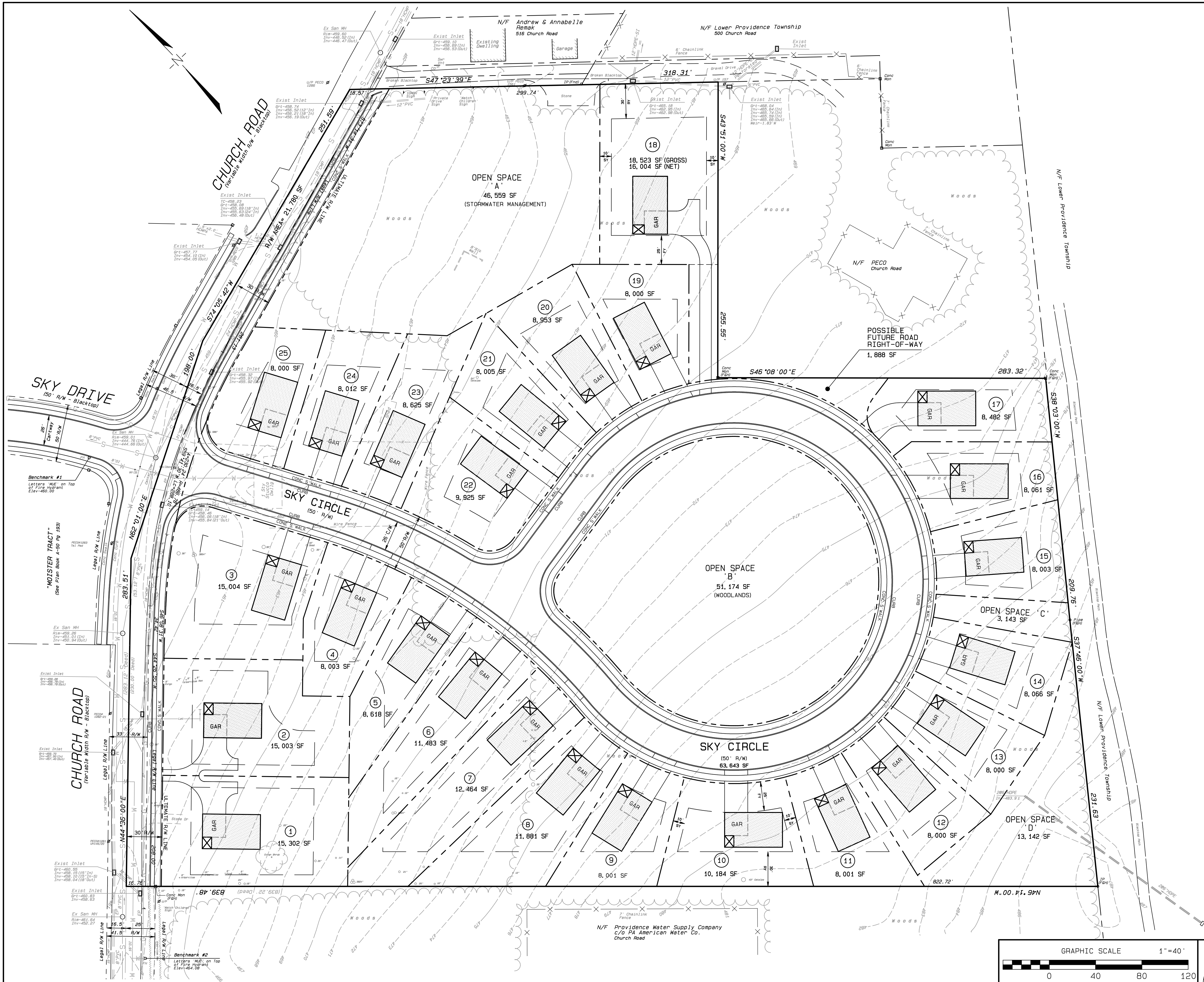




LEGEND	
	CENTERLINE
	TRACT BOUNDARY
	PROPERTY LINE
	LEGAL R.O.W., EASEMENTS
	REQUIRED R.O.W.
	EXISTING CONTOUR
	EXISTING WATER LINE
	EXISTING SAN. SEWER LINE
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING STORM SEWER/INLET
	EXISTING MANHOLE
	EXISTING CURBLINE
	UTILITY POLE
	EXISTING VALVE, VENT, CO.
	CONCRETE MONUMENT
	IRON PIN, PIPE

ZONING DATA	
R-2 RESIDENTIAL	
(PUBLIC WATER AND SANITARY SEWER AVAILABLE)	
LOT AREA	25,000 SF (MIN)
LOT WIDTH @ B.S.B.L.	100 FT (MIN)
FRONT YARD	50 FT (MIN)
SIDE YARD	20 FT (MIN)
REAR YARD	60 FT (MIN)
BUILDING HEIGHT	35 FT (MAX)
BUILDING COVERAGE	25 % (MAX)
IMPERVIOUS COVERAGE	35 % (MAX)
PARKING	2 PS/DU (MIN)

VILLAGE HOUSE DEVELOPMENT		
(PERMITTED BY CONDITIONAL USE)		
(PUBLIC WATER AND SANITARY SEWER AVAILABLE)		
	REQUIRED	PROVIDED
TRACT AREA (GROSS)	8.5 AC (MIN)	10.3748 AC
TRACT AREA (GROSS)	15 AC (MAX)	10.3748 AC
DENSITY (GROSS)	2.5 DU/AC (MAX)	2.41 DU/AC
OPEN SPACE	25 % (MIN)	25 %
LOT AREA	8,000 SF (MIN)	8,000 SF
FRONT YARD	25 FT (MIN)	25 FT
SIDE YARD	10 FT (MIN)	10 FT
REAR YARD	20 FT (ABUT. EX. RESIDENTIAL)	N/A
REAR YARD	30 FT (MIN)	30 FT
REAR YARD	60 FT (ABUT. EX. RESIDENTIAL)	N/A
LOT WIDTH @ B.S.B.L.	55 FT (MIN)	55 FT
BUILDING COVERAGE	30 % (MAX)	30 %
IMPERVIOUS COVERAGE	45 % (MAX)	45 %
BUILDING HEIGHT	35 FT (MAX)	35 FT
PARKING	3 STV (MIN)	3 STV
	2 PS/DU (MIN)	2 PS/DU

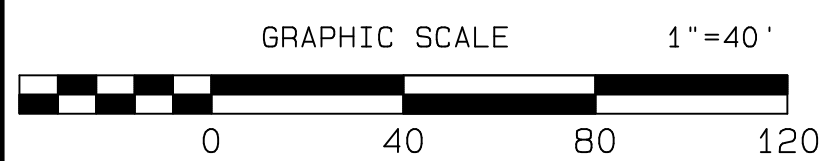
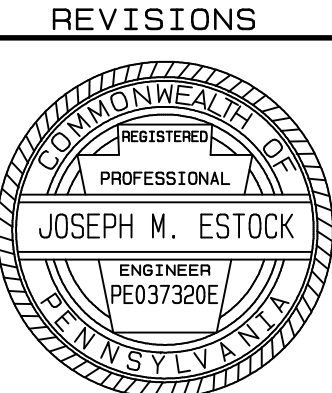
PROPOSED OPEN SPACE:
AREAS A-D= 114,018 SF (25.2%)

Tract Area:
451,928 SF (10.3748 Ac) Gross to Title Line
440,062 SF (10.1024 Ac) Net to Legal R/W Line

PROJECT TITLE :
420 CHURCH ROAD
LOWER PROVIDENCE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE :
CONDITIONAL USE APPLICATION PLAN

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors

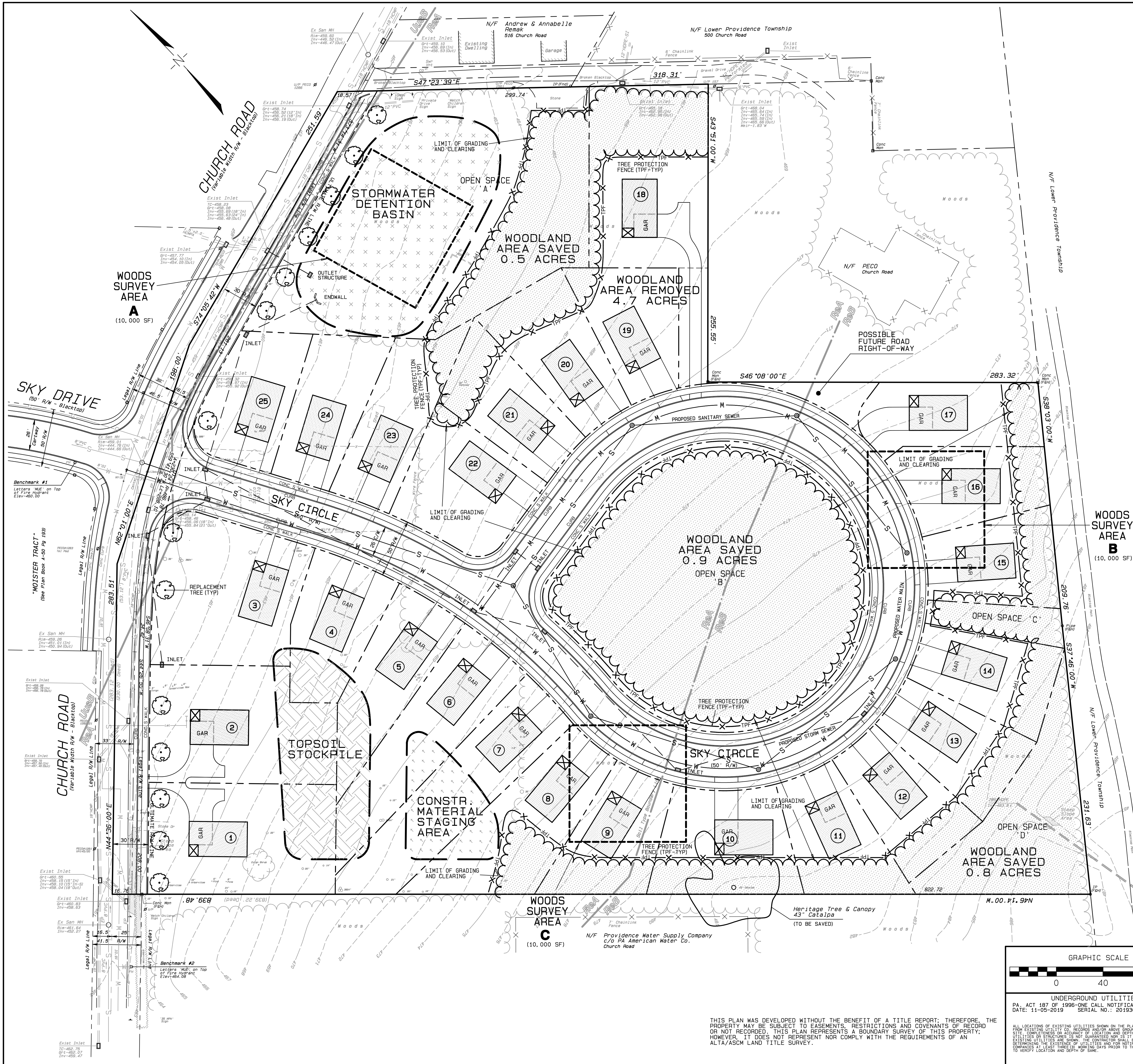


UNDERGROUND UTILITIES
PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: 11-05-2019 SERIAL NO.: 20193090729

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITIES CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

THIS PLAN WAS DEVELOPED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE, THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD OR NOT RECORDED. THIS PLAN REPRESENTS A BOUNDARY SURVEY OF THIS PROPERTY; HOWEVER, IT DOES NOT REPRESENT NOR COMPLY WITH THE REQUIREMENTS OF AN ALTA/ASCM LAND TITLE SURVEY.

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 40'	11 DECEMBER 2019	05078	314	1 of 2



TREE SAMPLING DATA

SAMPLING DATE: NOVEMBER 18, 2019
ATTENDEES: DANIEL MALLACH, JOSEPH M. ESTOCK, ANTHONY C. BRANCA

STATEMENT OF WOODLAND CONDITION: REMARKABLY POOR QUALITY WOODLAND, WITH A HIGH PERCENTAGE OF INVASIVE PEAR AND NORWAY MAPLE TREES, AND ASH TREES WITH EMERALD ASH BORER INFESTATION. THE SITE IS RIFE WITH INVASIVE UNDERSTORY AND VINING PLANTS AS WELL - MULTIFLORA ROSE, HONEYSUCKLE, PORCELAINBERRY (WILD GRAPE), WINEBERRY, (ASIAN RASPBERRY).

WOODLAND RECOMMENDATION: FOR THE OPEN SPACE TO BE SAFE AND USEFUL TO FUTURE RESIDENTS, SOME TARGETED CLEARING OF AT LEAST THE INVASIVE UNDERSTORY AND THE INVASIVE TREES WOULD BE APPROPRIATE.

SAMPLE AREA: 30,000 SF (3 AREAS @ 10,000 SF EACH)
ELIGIBLE TREE COUNT: 2 TREES
ELIGIBLE TREE DENSITY: 2.9 TREES PER ACRE.
EXISTING WOODLAND AREA: 6.9 ACRES
WOODLAND AREA REMOVED: 4.7 ACRES
ELIGIBLE TREES TBR (EXTRAPOLATED): 14 TREES
REPLACEMENT TREES PROVIDED: 14 TREES @ 2.5" CALIPER

PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI)

DATE OF REVIEW: 12/11/2019
PROJECT SEARCH ID: PNDI-699483
SEARCH RESULTS: AGENCY: PA GAME COMMISSION, PA DCMR, PA FISH & BOAT COMMISSION, US FISH & WILDLIFE SERVICE
RESULTS: NO KNOWN IMPACT, NO KNOWN IMPACT, NO KNOWN IMPACT, NO KNOWN IMPACT

WETLAND/WATERS DETERMINATION

DATE OF STUDY: 07/28/2017
WETLANDS SCIENTIST/ FIELD BIOLOGIST: JOHN F. SZCZEPANSKI, PH.D., NOVA CONSULTANTS, LTD., 251 BURGUNDY LANE, NEWTOWN, PA 18940, (215) 860-7069
WETLAND HABITAT/ WETLAND FEATURES: NONE

LEGEND

---	CENTERLINE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	LEGAL R.O.W., EASEMENTS
---	REQUIRED R.O.W.
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM SEWER/INLET
---	PROPOSED WATER LINE
---	PROPOSED SAN. SEWER LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED GAS LINE
---	PROPOSED MANHOLE
---	EXISTING CURBLINE
---	PROPOSED CURBLINE
---	UTILITY POLE
---	EXISTING VALVE, VENT, CO.
---	CONCRETE MONUMENT
---	IRON PIN, PIPE

NATURAL RESOURCES LEGEND

+	STORMWATER DETENTION BASIN
+	CONSTRUCTION MATERIAL STAGING AREA
+	TOPSOIL STOCKPILE
+	WOODLAND AREA TO BE SAVED
+	LIMIT OF GRADING AND CLEARING
+	TREE PROTECTION FENCE
+	EXISTING HERITAGE TREE
+	EXISTING EDGE OF WOODLANDS
+	PROPOSED REPLACEMENT TREE

FLOODPLAIN

THE PROJECT SITE IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOODPLAIN MAP NO. 42051002450 MAP REVISED DATE OF MARCH 02, 2016

SOILS TYPE LEGEND

SYMBOL	DESCRIPTION
ReA	Readington Silt Loam 0-3% Slope Depth to Bedrock: 40-70 Inches Depth to Water Table: 18-36 Inches Hydrologic Soil Group: C
ReA	Readington Silt Loam 3-8% Slopes Depth to Bedrock: 40-60 Inches Depth to Water Table: 18-36 Inches Hydrologic Soil Group: C
UusB	Urban Land-udorthents Shale and Sandstone Complex 0-8% SLOPES Depth to Bedrock: 10-99 Inches Depth to Water Table: Over 80 Inches Hydrologic Soil Group: C

Soil Type Boundary Line

STEEP SLOPE AREA

STEEP SLOPE AREA
15% OR GREATER

NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A RECENT SURVEY PERFORMED BY JOSEPH M. ESTOCK, PE, PLS.
- BENCHMARKS:
BENCHMARK #1 - LETTERS 'MUE' ON TOP OF FIRE HYDRANT ALONG THE SOUTHWESTERLY SIDE OF SKY DRIVE AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION WITH CHURCH ROAD. ELEV=460.00
BENCHMARK #2 - LETTERS 'MUE' ON TOP OF FIRE HYDRANT ALONG THE SOUTHEASTERLY SIDE OF CHURCH ROAD APPROXIMATELY 63 FEET SOUTHWEST OF THE PROPERTY LINE. ELEV=464.08

REVISIONS

NO.	DATE	DESCRIPTION
1	11/18/2019	ISSUED FOR PERMIT

GRAPHIC SCALE

1" = 40'

0 40 80 120

UNDERGROUND UTILITIES

PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
DATE: 11-05-2019 SERIAL NO.: 20193090729

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITIES RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

Tract Area:

451,928 SF (10.3748 Ac) Gross to Title Line
440,062 SF (10.1024 Ac) Net to Legal R/W Line

PROJECT TITLE:

420 CHURCH ROAD

LOWER PROVIDENCE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE:

NATURAL RESOURCES PLAN

PREPARED BY:

JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors

355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 40'	11 DECEMBER 2019	05078	314	2 of 2

THIS PLAN WAS DEVELOPED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE, THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD OR NOT RECORDED. THIS PLAN REPRESENTS A BOUNDARY SURVEY OF THIS PROPERTY; HOWEVER, IT DOES NOT REPRESENT NOR COMPLY WITH THE REQUIREMENTS OF AN ALTA/ASCM LAND TITLE SURVEY.