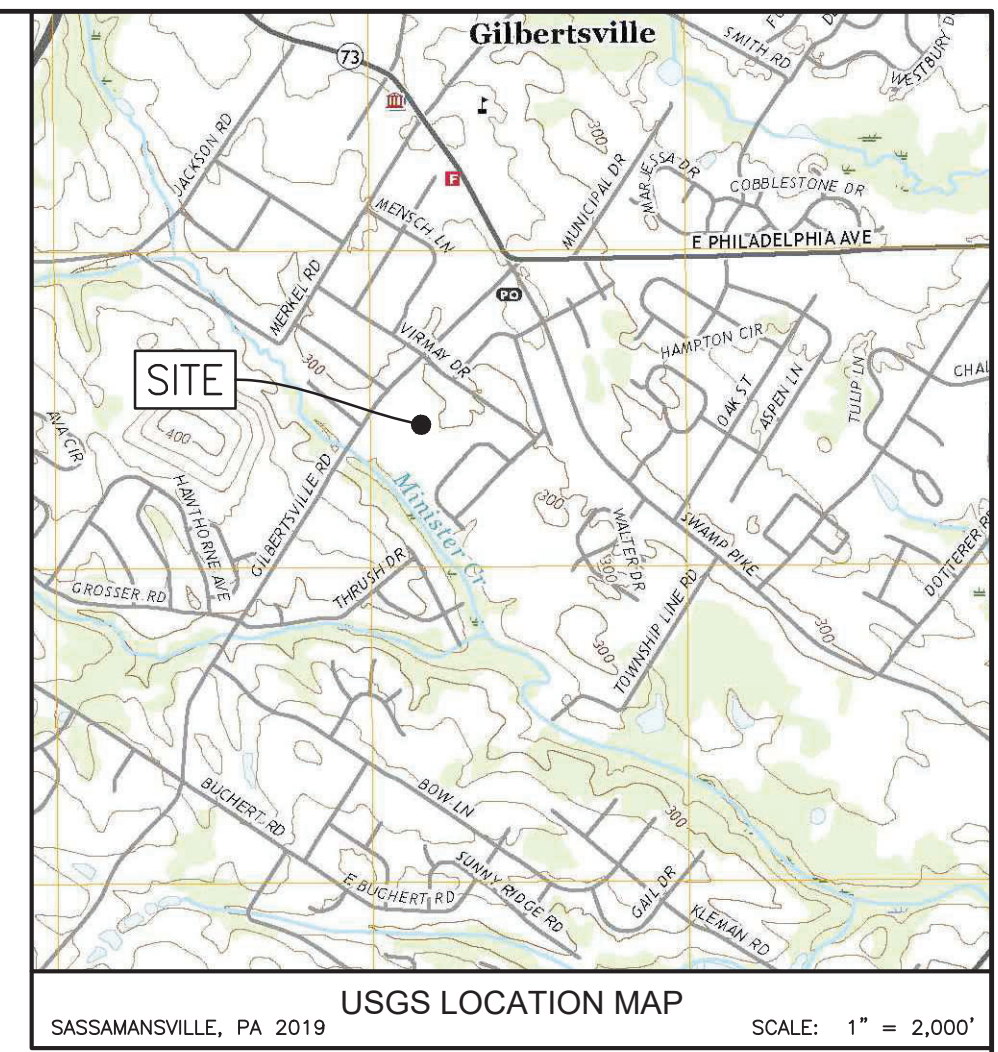
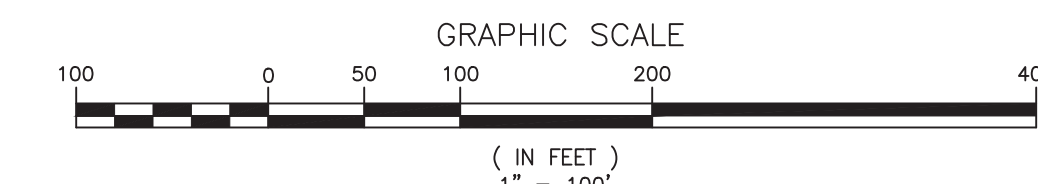
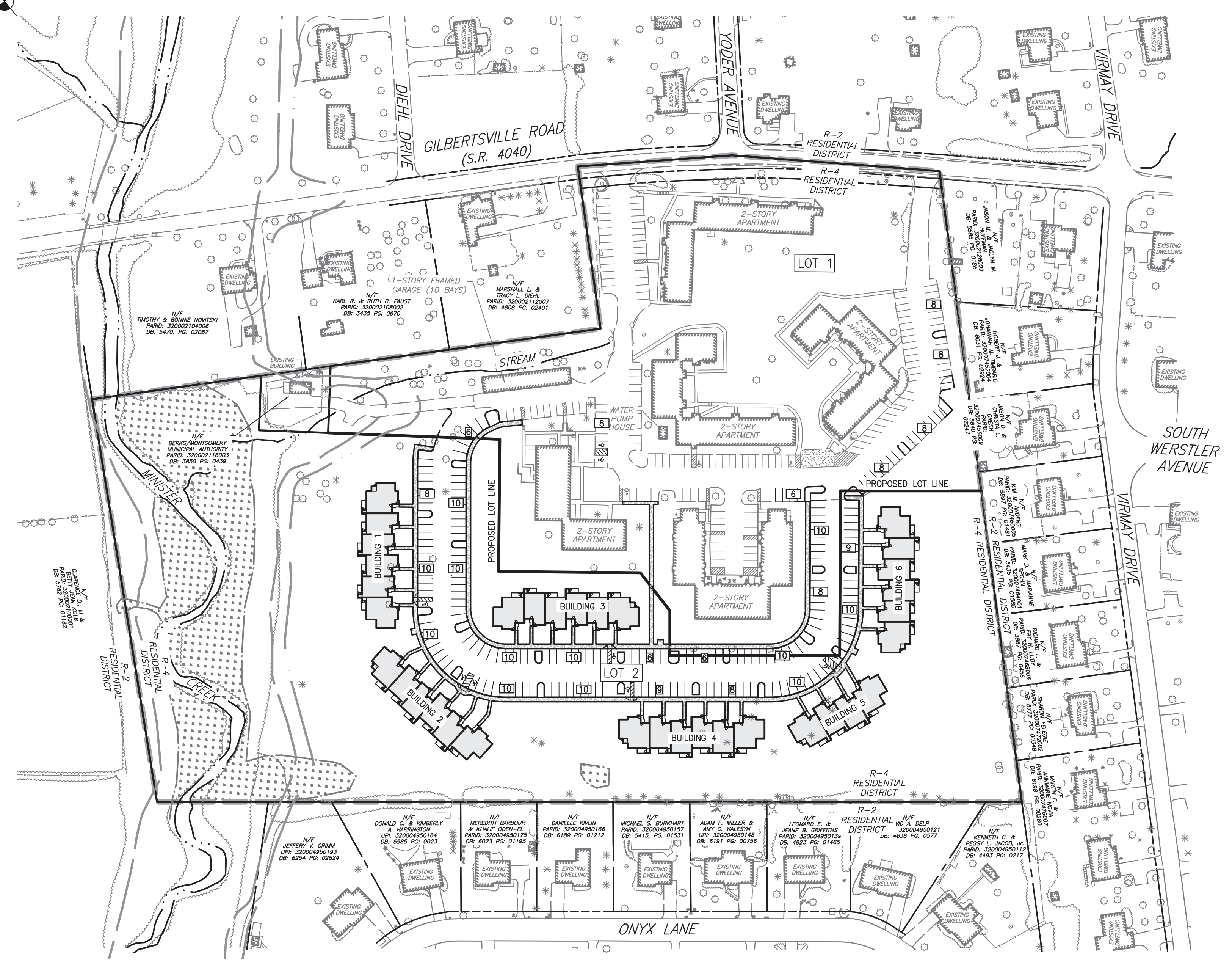
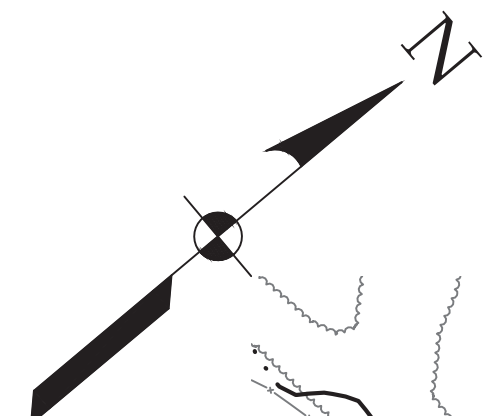


PRELIMINARY / FINAL MAJOR SUBDIVISION PLAN FOR AVANTE APARTMENTS 200 GILBERTSVILLE ROAD DOUGLASS TOWNSHIP, MONTGOMERY COUNTY



USGS LOCATION MAP
SASSAMANSVILLE, PA 2019 SCALE: 1" = 2,000'



SHEET INDEX	
SHEET TITLE	SHEET NUMBER (OF 7)
COVER SHEET	1
OVERALL EXISTING FEATURES PLAN	2
EXISTING FEATURES PLAN	3-4
OVERALL SUBDIVISION PLAN	5
SUBDIVISION PLAN	6-7

LEGEND	
	PROPERTY LINE
	ADJONER PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	ZONING LINE
	EXISTING EDGE OF PAVEMENT/DRIVEWAY
	EXISTING FENCE
	EXISTING STREAM (TOP OF BANK)
	100-YEAR FLOODPLAIN LINE
	500-YEAR FLOODPLAIN LINE
	EXISTING TREE/SHRUB LINE
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	WALLS
	CONCRETE
	WETLANDS

PARID: 320002120008

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES: 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STATE - STOP CALL

Pennsylvania One Call System, Inc.

PENNSYLVANIA ACT 187 REQUIREMENTS: PADULA ENGINEERING COMPANY DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PADULA ENGINEERING COMPANY GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

NUM.	DATE	REVISION

PREPARED FOR:
T & ASSOCIATES
200 GILBERTSVILLE ROAD
GILBERTSVILLE, PA 19525
DOUGLASS TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA

PREPARED BY:
WILLIAM R. CUJDIK
LAND SURVEYOR
SU075215
PENNSYLVANIA

PLAN TITLE:
MAJOR PRELIMINARY / FINAL PLANS

COVER SHEET

DATE: NOVEMBER 22, 2024

DRAWN: iii

APPROVED: WRC

PROJECT NUMBER: 200113

PADULA ENGINEERING
Civil Engineering & Land Surveying

PADULA ENGINEERING COMPANY
780 EAST MARKET STREET, SUITE 275
WEST CHESTER, PA 19382
PADULAENGINEERING.COM
(610) 696-9900

1 OF 7

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF PADULA ENGINEERING COMPANY

DEVELOPABLE LOT AREA CALCULATIONS		
GROSS LOT AREA	846,937 S.F.	19.489 ACRES
LESS AREA WITHIN ROAD RIGHT-OF-WAY	14,422 S.F.	0.331 ACRES
LESS AREA WITHIN UTILITY EASEMENTS (OUTSIDE OF FLOODPLAIN)	1,683 S.F.	0.039 ACRES
LESS AREA OF STEEP SLOPES (OUTSIDE OF FLOODPLAIN & UTILITY EASEMENTS)	13,052 S.F.	0.300 ACRES
LESS AREA WITHIN FLOODPLAIN	135,609 S.F.	0.311 ACRES
DEVELOPABLE LOT AREA	684,171 S.F.	15.706 ACRES

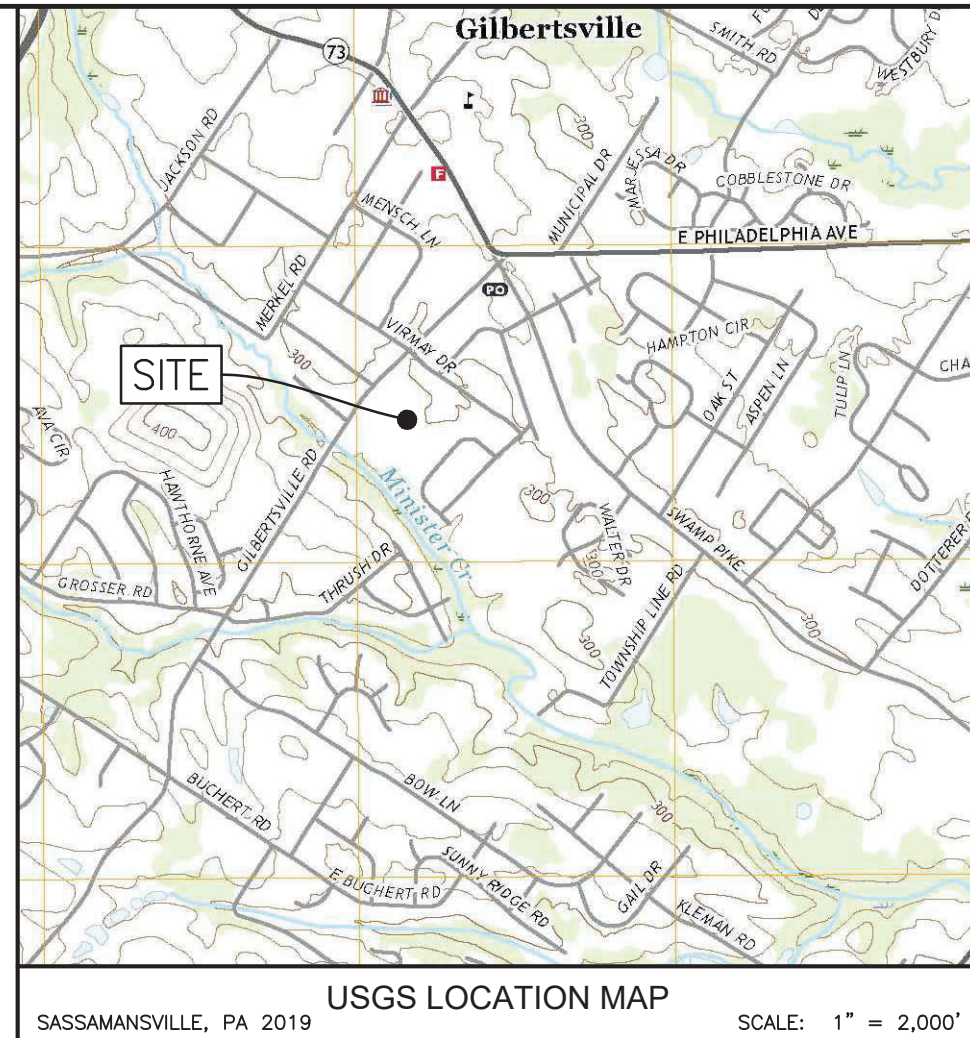
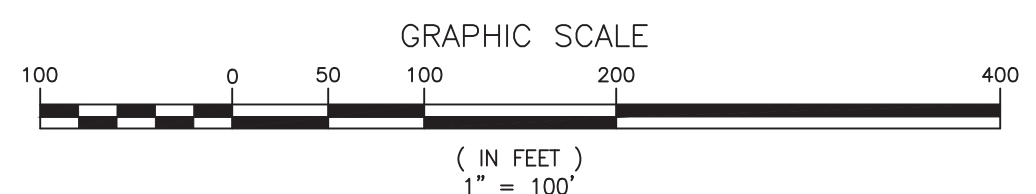
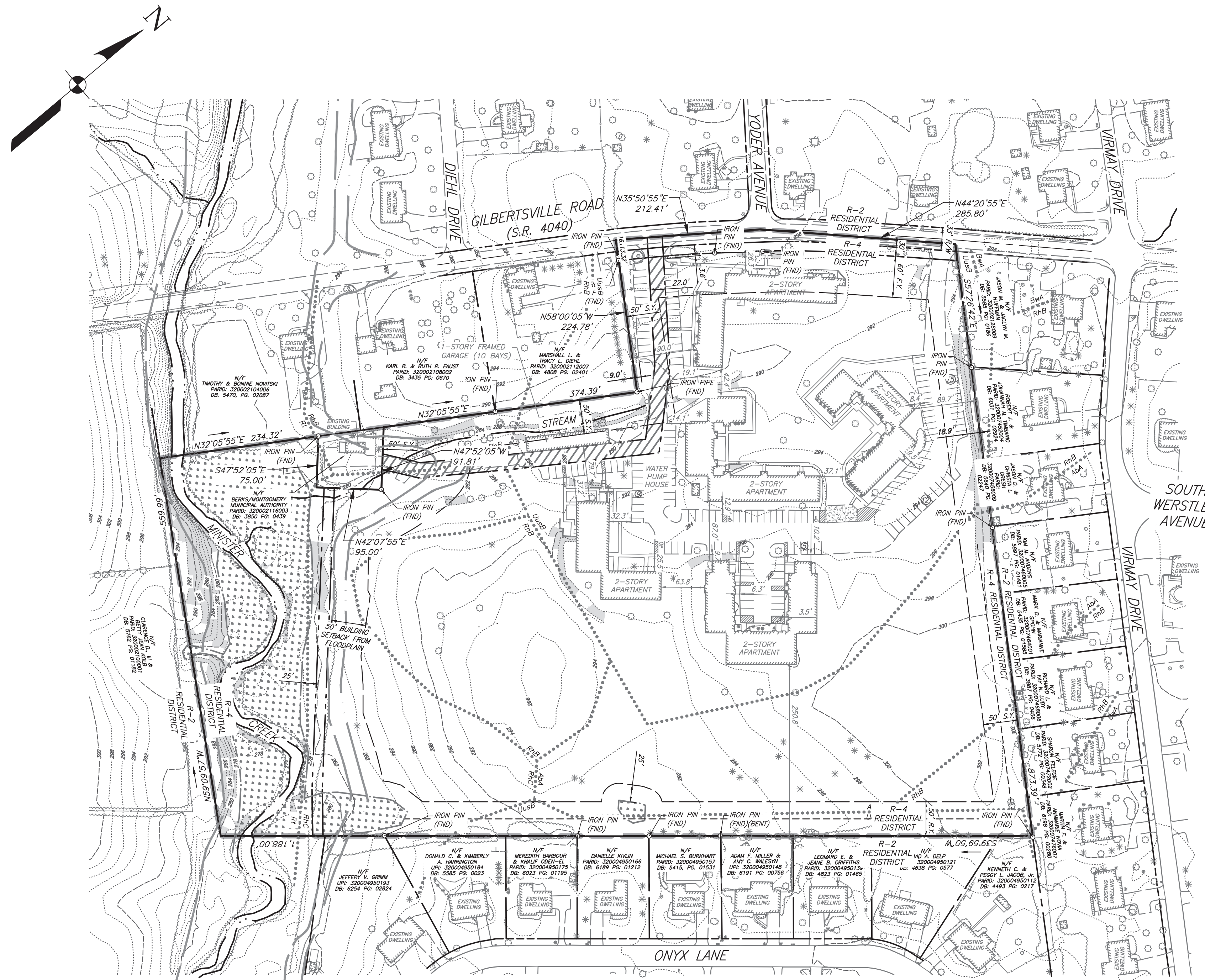
IMPERVIOUS SURFACE SUMMARY	
	EXISTING
BUILDINGS	57,259 S.F.
PAVEMENT	77,654 S.F.
CONCRETE	12,046 S.F.
WALLS	187 S.F.
TOTAL	147,146 S.F.

PARKING SPACE SUMMARY	
	EXISTING
ADA SPACES	4
PARKING SPACES	161
TOTAL	165

ZONING DATA		
ZONING DISTRICT: R-4 RESIDENTIAL DISTRICT		
	REQUIRED	EXISTING
TRACT SIZE	10 ACRE (MIN.)	19.489 ACRE
DENSITY	11 DWELLING UNITS PER ACRE	7 DWELLING UNITS PER ACRE (105 DWELLING UNITS ⁽⁹⁾)
BUILDING LENGTH	200' (MAX.)	176.3'
BUILDING SPACING	20' (MIN.) ⁽³⁾	37.1'
BUILDING SETBACKS		
FRONT YARD ⁽¹⁾	60' (MIN.)	26.3'*
SIDE YARD ⁽²⁾	50' (MIN.)	43.6'*
REAR YARD ⁽²⁾	50' (MIN.)	250.8'
BUILDING HEIGHT	35' (MAX.)	EXISTING
PARKING SETBACKS		
TRACT BOUNDARY LINE	20' (MIN.)	9.0'*
ULTIMATE RIGHT-OF-WAY LINE	10' (MIN.)	3.6'*
EDGE OF PAVING OF A PRIVATE STREET OR ANOTHER PARKING AREA	10' (MIN.)	N/A
ANY BUILDING	25' (MIN.)	3.5'*

(1) 60' FROM ULTIMATE RIGHT-OF-WAY FOR COLLECTOR STREETS.
(2) 50' FROM PROPERTY LINES
(3) A. MINIMUM DISTANCE BETWEEN BUILDINGS WITH LESS THAN 3 PERCENT WINDOW OR OTHER TRANSPARENT SURFACE ON FACING WALLS: 20 FEET (SEE DEFINITION OF FACING WALLS IN PART 2).
B. MINIMUM DISTANCE BETWEEN BUILDINGS WITH MORE THAN 3 PERCENT WINDOW OR OTHER TRANSPARENT SURFACE ON FACING WALLS: 40 FEET.
C. MINIMUM DISTANCE BETWEEN BUILDINGS WHERE ONE OR BOTH FACING WALL(S) CONTAINS AN OUTDOOR LIVING AREA: 60 FEET.
(4) CALCULATED USING DEVELOPABLE LOT AREA.
*EXISTING NONCONFORMITY
REFER TO DOUGLASS TOWNSHIP ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.

LEGEND	
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	ZONING LINE
	BUILDING SETBACK LINE
	EXISTING 2' CONTOUR W/ ELEVATION
	EXISTING 10' CONTOUR W/ ELEVATION
	SOILS BOUNDARY
	EXISTING EDGE OF PAVEMENT/DRIVEWAY
	EXISTING FENCE
	EXISTING STREAM (TOP OF BANK)
	100-YEAR FLOODPLAIN LINE
	500-YEAR FLOODPLAIN LINE
	EXISTING TREE/SHRUB LINE
	EXISTING DECIDUOUS TREE AND SIZE
	EXISTING EVERGREEN TREE AND SIZE
	WALLS
	CONCRETE
	SLOPES >15%
	WETLANDS
	EXISTING ACCESS EASEMENT



- GENERAL NOTES**
- OWNER: T & ASSOCIATES, 200 GILBERTSVILLE ROAD, GILBERTSVILLE, PA 19525
 - SITE ADDRESS: 200 GILBERTSVILLE ROAD, GILBERTSVILLE, PA 19525
 - SOURCE OF TITLE: DEED REFERENCE: DB 4204, PG 88
 - LAND USE: EXISTING LAND USE: APARTMENTS
 - SURVEY NOTES:
 - A. BOUNDARY AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN OCTOBER 2021 BY PADULA ENGINEERING COMPANY.
 - B. PLAN COORDINATES REFER TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD 83 OBTAINED BY GPS OBSERVATION TAKEN ON OCTOBER 19, 2021.
 - C. ELEVATIONS BASED ON NAVD83 DATUM OBTAINED BY GPS OBSERVATION TAKEN ON OCTOBER 19, 2021.
 - D. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR SEARCH. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO VARIOUS EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS AND/OR RIGHTS OF OTHERS. THIS SURVEY IS SUBJECT TO REVISIONS AS SUCH TITLE REPORT MAY REVEAL.
 - UTILITIES:
 - A. THE EXISTING SITE IS SERVICED BY ONSITE WATER AND PUBLIC SEWER.
 - E. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 - WETLANDS: WETLANDS SHOW ON SITE PER DELINEATION PERFORMED BY VORTEX ENVIRONMENTAL ON SEPTEMBER 29, 2021.
 - FLOODPLAIN: A PORTION OF THE PARCEL IS LOCATED WITHIN ZONE AE AREA WITH DETERMINED BASE FLOOD ELEVATION AND ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA, PER MAP PANEL NO. 42091C0086G, EFFECTIVE DATE: 3/2/2016.
 - RECEIVING STREAM: THE SITE IS LOCATED IN THE SWAMP CREEK WATERSHED AND DRAINS TO MINISTER CREEK IN WHICH IS DESIGNATED AS TROUT STOCKING (TSF) AND MIGRATORY FISHES (MF) BY PA CODE CHAPTER 93.
 - TREES: THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREES LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
 - THE GRANTING OF ZONING PERMIT IN ANY FLOODPLAIN DISTRICT SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY THE TOWNSHIP, OR BY AN OFFICIAL OR EMPLOYEE THEREOF. THE PRACTICALITY OR SAFETY OF ANY STRUCTURE, USE OR OTHER PLAN PROPOSED, AND SHALL CREATE NO LIABILITY UPON, OR A CAUSE OF ACTION AGAINST SUCH PUBLIC BODY, OFFICIAL OR EMPLOYEE FOR ANY DAMAGE THAT MAY RESULT PURSUANT THERETO.

GEOLOGY DESCRIPTION						
UNIT NO.	SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
10	Trb	BRUNSWICK FORMATION	TRIASSIC	MUDSTONE	SILTSTONE	SHALE, ARGILLITE

GEOLOGY INFORMATION TAKEN FROM PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, eMapPA

SOILS DESCRIPTIONS						
SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
AbA	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	18-22" TO FRAGIPAN; 46-50" TO LITHIC BEDROCK	SOMEWHAT POORLY DRAINED	ABOUT 6-18"	D	NO
BwA	BUCKINGHAM SILT LOAM 0-3% SLOPES	20-40" TO FRAGIPAN; 46-50" TO LITHIC BEDROCK	SOMEWHAT POORLY DRAINED	ABOUT 6-18"	B/D	NO
RhB	REAVILLE SILT LOAM 3-8% SLOPES	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	D	NO
RhC	REAVILLE SILT LOAM 8-15% SLOPES	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	D	NO
Rt	ROWLAND SILT LOAM, TERRACE	60-99" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 12-36"	C	NO
UuSB	URBAN LAND-UDORTMENTS SHALE AND SANDSTONE COMPLEX 0-8% SLOPES	10-99" TO LITHIC BEDROCK	WELL DRAINED	MORE THAN 80"	A	NO

SOIL INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION DISTRICT, WEB SOIL SURVEY

NUM.	DATE	REVISION

PREPARED BY: T & ASSOCIATES
200 GILBERTSVILLE ROAD
GILBERTSVILLE, PA 19525
DOUGLASS TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA

PREPARED FOR: MAJOR PRELIMINARY / FINAL PLANS
OVERALL EXISTING FEATURES PLAN

PLAN TITLE: OVERALL EXISTING FEATURES PLAN

PREPARED BY: **PADULA ENGINEERING**
Civil Engineering & Land Surveying
PADULA ENGINEERING COMPANY
780 EAST MARKET STREET, SUITE 275
WEST CHESTER, PA 19382
PADULAENGINEERING.COM
(610) 696-9900

DATE: NOVEMBER 22, 2024
DRAWN: iii
APPROVED: WRC
PROJECT NUMBER: 200113

2 OF 7

PARID: 320002120008

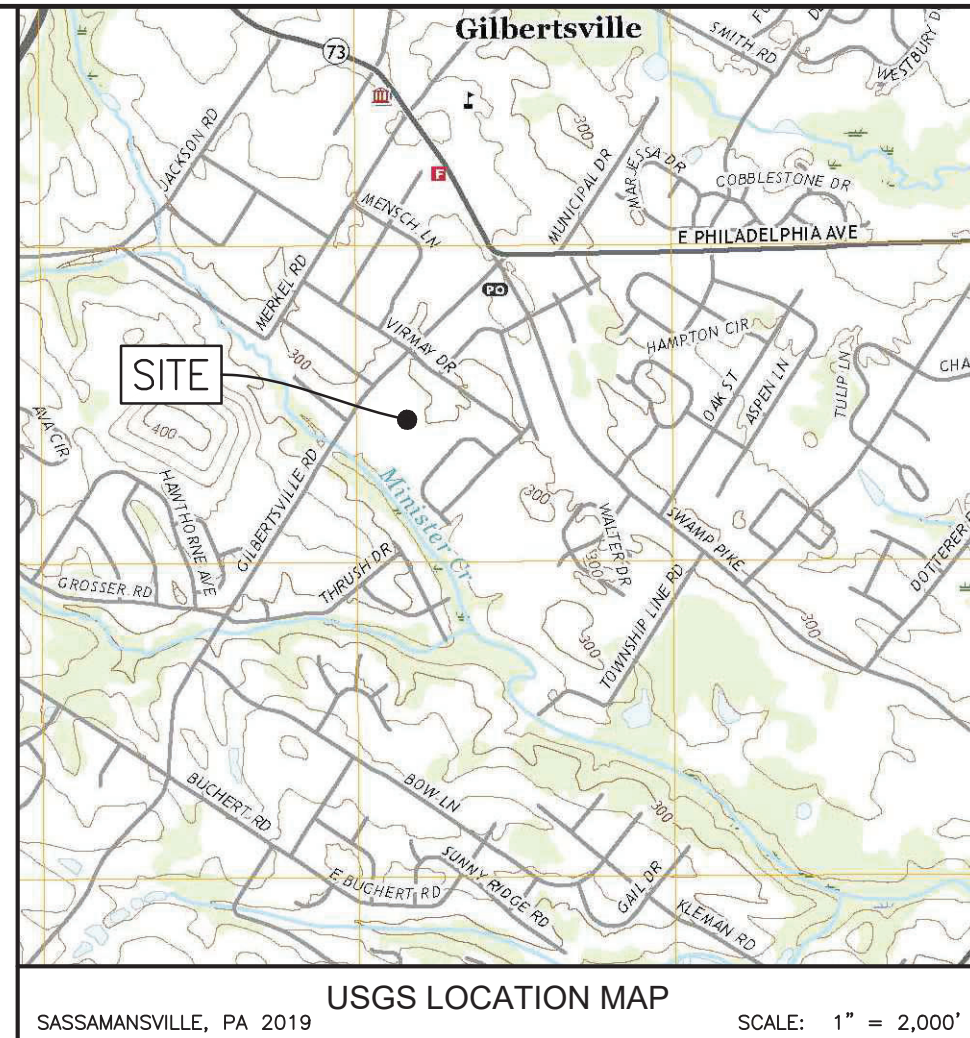
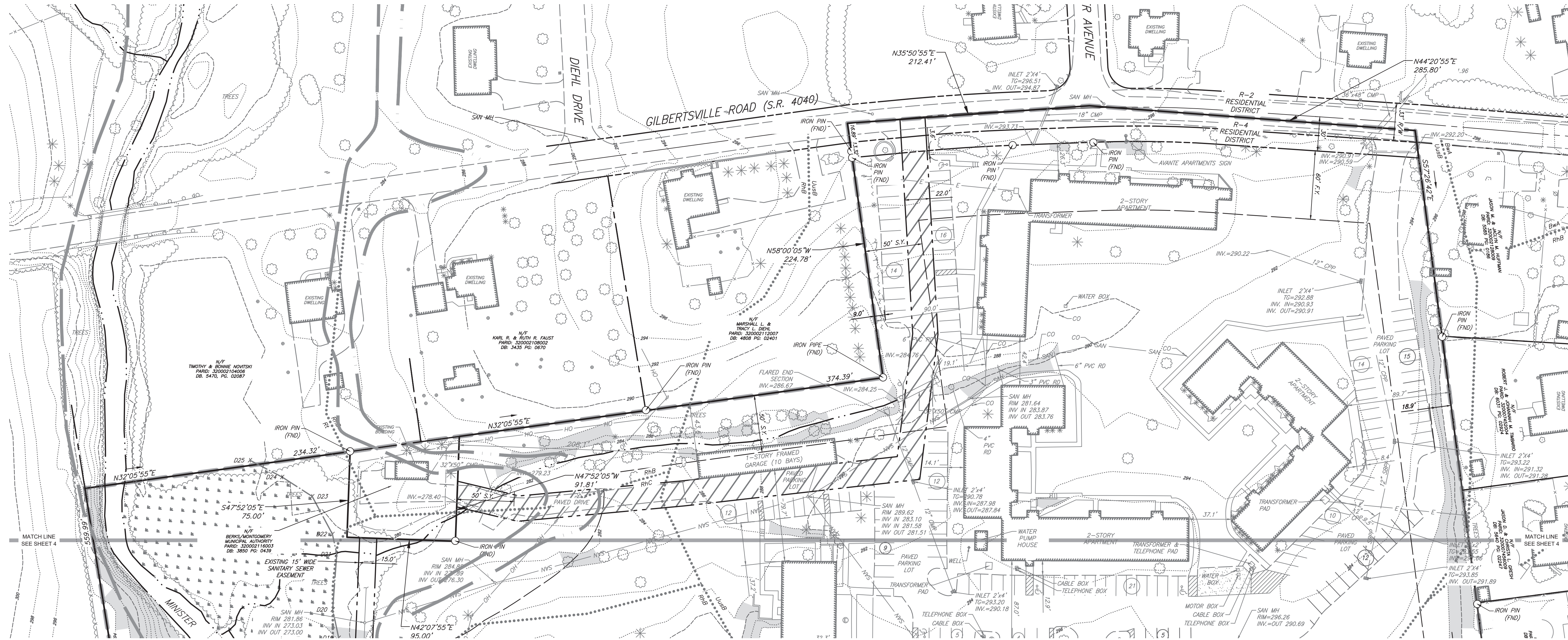
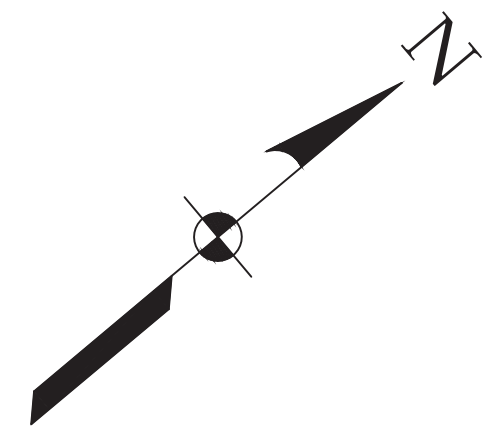
CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES: 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STATE - STOP CALL

PENNSYLVANIA ACT 187 REQUIREMENTS: PADULA ENGINEERING COMPANY DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PADULA ENGINEERING COMPANY GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

CALL BEFORE YOU DIG! PENNSYLVANIA ONE CALL SYSTEM

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF PADULA ENGINEERING COMPANY



LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	ZONING LINE
	BUILDING SETBACK LINE
	EXISTING 2' CONTOUR W/ ELEVATION
	EXISTING 10' CONTOUR W/ ELEVATION
	SOILS BOUNDARY
	EXISTING EDGE OF PAVEMENT/DRIVEWAY
	EXISTING FENCE
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	EXISTING LANDSCAPING
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING DECIDUOUS TREE AND SIZE
	EXISTING EVERGREEN TREE AND SIZE
	WALLS
	CONCRETE
	SLOPES >15%
	WETLANDS
	EXISTING ACCESS EASEMENT

GEOLOGY DESCRIPTION

UNIT NO.	SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
10	Trb	BRUNSWICK FORMATION	TRIASSIC	MUDSTONE	SILTSTONE	SHALE, ARGILLITE

GEOLOGY INFORMATION TAKEN FROM PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, eMapPA

SOILS DESCRIPTIONS

SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
AbA	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	18-22" TO FRAGIPAN; 46-50" TO LITHIC BEDROCK	SOMEWHAT POORLY DRAINED	ABOUT 6-18"	D	NO
BwA	BUCKINGHAM SILT LOAM 0-3% SLOPES	20-40" TO FRAGIPAN; 46-50" TO LITHIC BEDROCK	SOMEWHAT POORLY DRAINED	ABOUT 6-18"	B/D	NO
RhB	REAVILLE SILT LOAM 3-8% SLOPES	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	D	NO
RhC	REAVILLE SILT LOAM 8-15% SLOPES	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	D	NO
Rt	ROWLAND SILT LOAM, TERRACE	60-99" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 12-36"	C	NO
UuSB	URBAN LAND-UDORATHENTS SHALE AND SANDSTONE COMPLEX 0-8% SLOPES	10-99" TO LITHIC BEDROCK	WELL DRAINED	MORE THAN 80"	A	NO

SOIL INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION DISTRICT, WEB SOIL SURVEY

PARID: 320002120008

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES: 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STATE - STOP CALL

Padula Engineering Company, Inc. Pennsylvania One Call System, Inc.

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NUM.	DATE	REVISION

PREPARED FOR: **T & ASSOCIATES**
200 GILBERTSVILLE ROAD
GILBERTSVILLE, PA 19525
DOUGLASS TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA

PREPARED BY: **PADULA ENGINEERING**
Civil Engineering & Land Surveying
780 EAST MARKET STREET, SUITE 275
WEST CHESTER, PA 19382
PADULAENGINEERING.COM
(610) 696-9900

PLAN TITLE: **MAJOR PRELIMINARY / FINAL PLANS**
EXISTING FEATURES PLAN

DATE: NOVEMBER 22, 2024

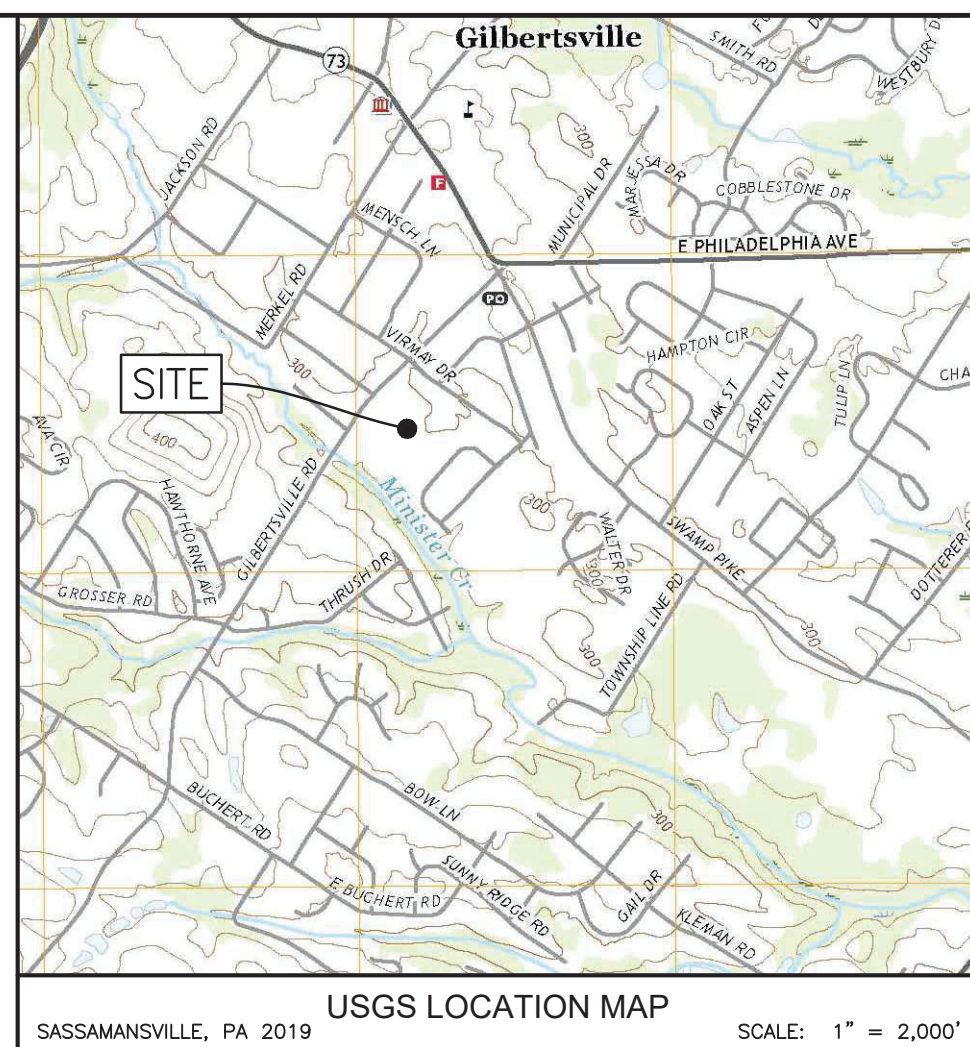
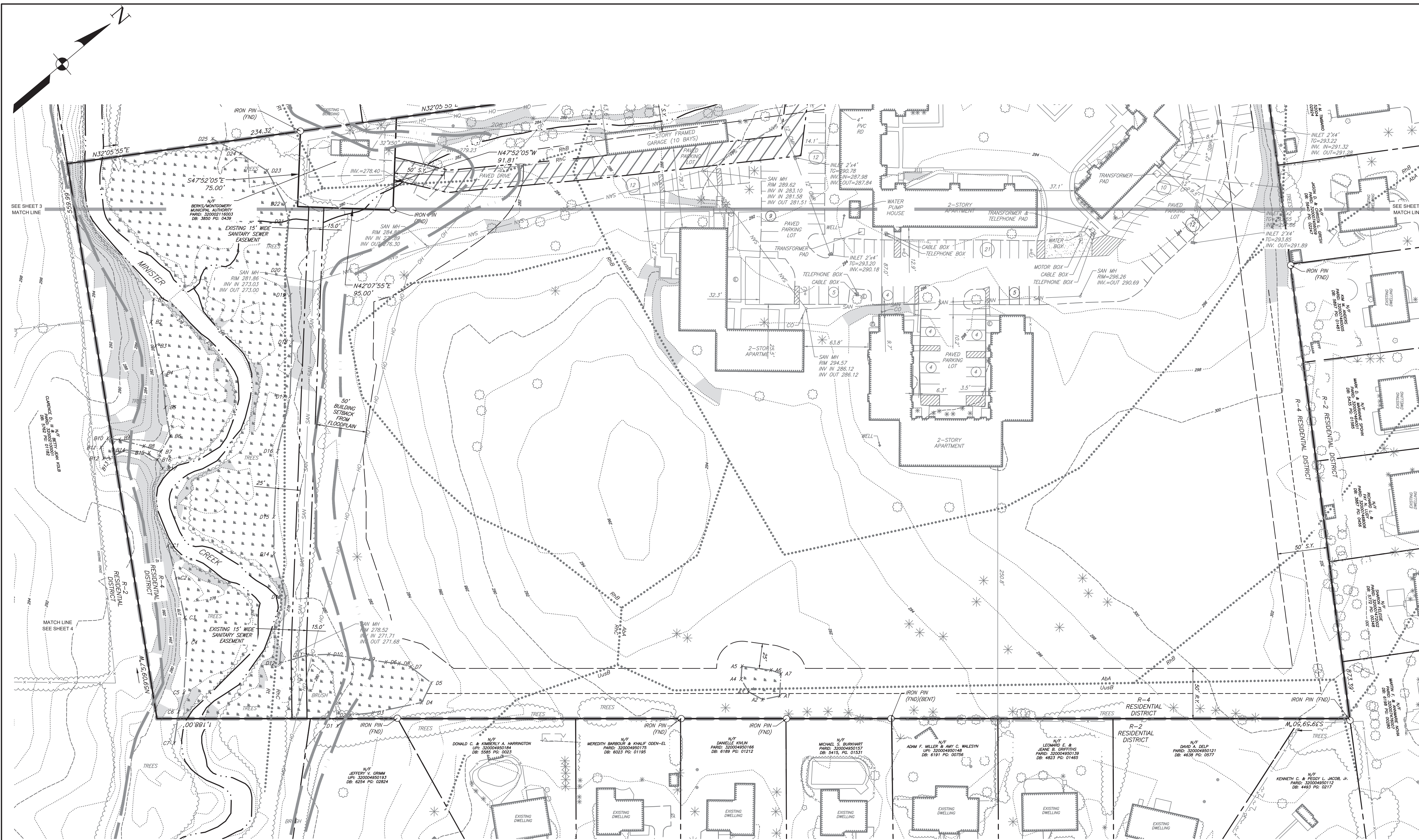
DRAWN: iii

APPROVED: WRC

PROJECT NUMBER: 200113

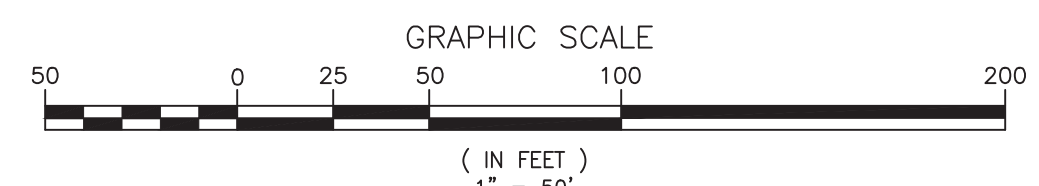
3 OF 7

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LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING EASEMENT
	ZONING LINE
	BUILDING SETBACK LINE
	EXISTING 2' CONTOUR W/ ELEVATION
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	WALLS
	CONCRETE
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	WETLANDS
	EXISTING ACCESS EASEMENT



GEOLOGY DESCRIPTION

UNIT NO.	SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
10	Trb	BRUNSWICK FORMATION	TRIASSIC	MUDSTONE	SILTSTONE	SHALE, ARGILLITE

GEOLOGY INFORMATION TAKEN FROM PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, eMapPA

SOILS DESCRIPTIONS

SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
AbA	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	18-22" TO FRAGIPAN; 46-50" TO LITHIC BEDROCK	SOMEWAIT POORLY DRAINED	ABOUT 6-18"	D	NO
BwA	BUCKINGHAM SILT LOAM 0-3% SLOPES	20-40" TO FRAGIPAN; 46-50" TO LITHIC BEDROCK	SOMEWAIT POORLY DRAINED	ABOUT 6-18"	B/D	NO
RhB	REAVILLE SILT LOAM 3-8% SLOPES	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	D	NO
RhC	REAVILLE SILT LOAM 8-15% SLOPES	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	D	NO
Rt	ROWLAND SILT LOAM, TERRACE	60-99" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 12-36"	C	NO
UuSB	URBAN LAND-UDORTMENTS SHALE AND SANDSTONE COMPLEX 0-8% SLOPES	10-99" TO LITHIC BEDROCK	WELL DRAINED	MORE THAN 80"	A	NO

SOIL INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION DISTRICT, WEB SOIL SURVEY

PARID: 320002120008

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES: 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.

PENNSYLVANIA ACT 187 REQUIREMENTS: PADULA ENGINEERING COMPANY DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PADULA ENGINEERING COMPANY GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

NUM.	DATE	REVISION

PREPARED FOR:
T & ASSOCIATES
 200 GILBERTSVILLE ROAD
 GILBERTSVILLE, PA 19525
 DOUGLASS TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA

PREPARED BY:
PADULA ENGINEERING
 Civil Engineering & Land Surveying
 PADULA ENGINEERING COMPANY
 780 EAST MARKET STREET, SUITE 275
 WEST CHESTER, PA 19382
 PADULAENGINEERING.COM
 (610) 696-9900

PLAN TITLE:
MAJOR PRELIMINARY / FINAL PLANS
 EXISTING FEATURES PLAN

DATE: NOVEMBER 22, 2024

DRAWN: iii

APPROVED: WRC

PROJECT NUMBER: 200113

4 OF 7

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF PADULA ENGINEERING COMPANY

ZONING DISTRICT: R-4 RESIDENTIAL DISTRICT					
	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	COMBINED LOTS 1 & 2
TRACT SIZE	10 ACRE (MIN.)	19.489 ACRE	8.321 ACRE**	11.168 ACRE	19.489 ACRE
DENSITY	11 DWELLING UNITS PER ACRE	7 DWELLING UNITS PER ACRE (105 DWELLING UNITS)**	14 DWELLING UNITS PER ACRE (105 DWELLING UNITS)**	9 DWELLING UNITS PER ACRE (68 DWELLING UNITS)**	11 DWELLING UNITS PER ACRE (173 DWELLING UNITS)**
BUILDING LENGTH	200' (MAX.)	176.3'	176.3'	199.5'	199.5'
BUILDING SPACING	20' (MIN.) ⁽¹⁾	37.1'	37.1'	25.5'	25.5'
BUILDING SETBACKS					
FRONT YARD ⁽¹⁾	60' (MIN.)	26.3**	26.3**	22.1**	26.3**
SIDE YARD ⁽²⁾	50' (MIN.)	43.6**	43.6**	30.9**	43.6**
REAR YARD ⁽²⁾	50' (MIN.)	250.8'	25.3**	57.9'	57.9'
BUILDING HEIGHT	35' (MAX.)	EXISTING	EXISTING	<35'	<35'
PARKING SETBACKS					
TRACT BOUNDARY LINE	20' (MIN.)	9.0*	9.0*	0.00**	9.0*
ULTIMATE RIGHT-OF-WAY LINE	10' (MIN.)	3.6*	3.6*	N/A	3.6*
EDGE OF PAVING OF A PRIVATE STREET OR ANOTHER PARKING AREA	10' (MIN.)	N/A	N/A	N/A	N/A
ANY BUILDING	25' (MIN.)	3.5*	3.5*	25.5'	3.5*

(1) 60' FROM ULTIMATE RIGHT-OF-WAY FOR COLLECTOR STREETS.
(2) 50' FROM PROPERTY LINES
(3) A. MINIMUM DISTANCE BETWEEN BUILDINGS WITH LESS THAN 3 PERCENT WINDOW OR OTHER TRANSPARENT SURFACE ON FACING WALLS: 20 FEET (SEE DEFINITION OF FACING WALLS IN PART 2).
B. MINIMUM DISTANCE BETWEEN BUILDINGS WITH MORE THAN 3 PERCENT WINDOW OR OTHER TRANSPARENT SURFACE ON FACING WALLS: 40 FEET.
C. MINIMUM DISTANCE BETWEEN BUILDINGS WHERE ONE OR BOTH FACING WALL(S) CONTAINS AN OUTDOOR LIVING AREA: 60 FEET.
(4) CALCULATED USING DEVELOPABLE LOT AREA.
*EXISTING NONCONFORMITY
**VARIANCE GRANTED
REFER TO DOUGLASS TOWNSHIP ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.

IMPERVIOUS SURFACE SUMMARY				
LOT 1				
	EXISTING	TO BE REMOVED	PROPOSED	TOTAL DEVELOPED
BUILDINGS	57,259 S.F.	0 S.F.	0 S.F.	57,259 S.F.
PAVEMENT	77,271 S.F.	835 S.F.	13,475 S.F.	89,911 S.F.
CONCRETE	12,046 S.F.	0 S.F.	3,952 S.F.	15,998 S.F.
WALLS	187 S.F.	0 S.F.	0 S.F.	187 S.F.
TOTAL	146,763 S.F.	835 S.F.	17,427 S.F.	163,355 S.F.
LOT 2				
	EXISTING	TO BE REMOVED	PROPOSED	TOTAL DEVELOPED
BUILDINGS	0 S.F.	0 S.F.	45,576 S.F.	45,576 S.F.
PAVEMENT	383 S.F.	274 S.F.	53,288 S.F.	53,397 S.F.
CONCRETE	0 S.F.	0 S.F.	17,841 S.F.	17,841 S.F.
WALLS	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL	383 S.F.	274 S.F.	116,705 S.F.	116,814 S.F.
TOTAL LOTS 1 & 2	147,146 S.F.	1,109 S.F.	134,132 S.F.	280,169 S.F.

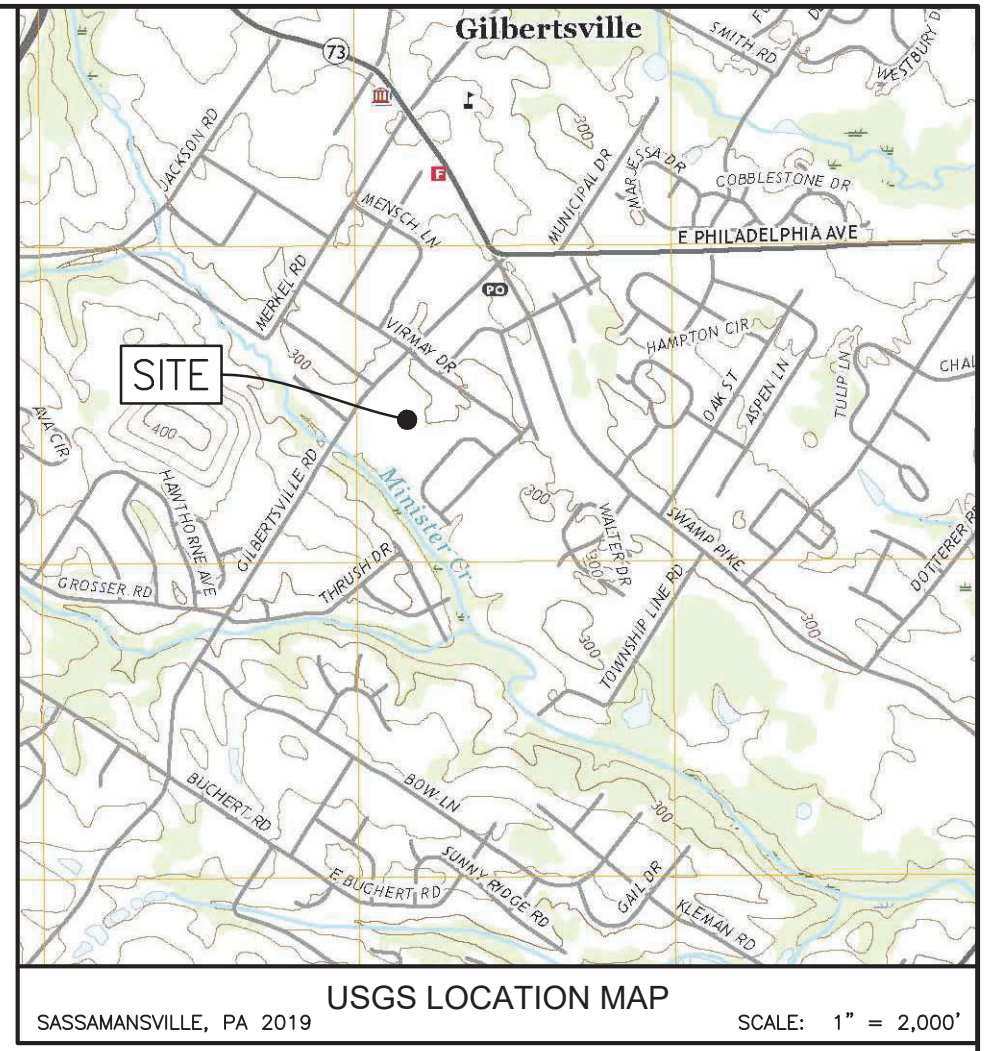
ZONING APPROVAL
ZONING HEARING BOARD OF DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
APPLICATION NO: 0308-2023 HEARING DATE: JUNE 22, 2023
APPLICANT: T&A ASSOCIATES VERBAL DECISION RENDERED: JUNE 22, 2023
PROPERTY: 200 GILBERTSVILLE ROAD WRITTEN DECISION DATED: JULY 21, 2023

WRITTEN DECISION AND ORDER
BACKGROUND
ON MARCH 8, 2023, T&A ASSOCIATES ("APPLICANT") FILED AN APPLICATION WITH THE DOUGLASS TOWNSHIP ZONING HEARING BOARD ("ZHB") SEEKING INTER ALIA, TEN TEMPORARY DIMENSIONAL VARIANCES IN ORDER TO INCREASE THE SIZE OF APPLICANTS EXISTING APARTMENT COMPLEX. APPLICANT ASKS THE ZHB TO ACKNOWLEDGE FOUR EXISTING, NON-CONFORMING CONDITIONS AND ALSO ASKS THAT ANY RELIEF GRANTED BY THE ZHB EXTEND FOR TWO YEARS. THE PROPOSED APARTMENT COMPLEX EXPANSION WOULD NOT REQUIRE ANY ZONING RELIEF BUT FOR THE FACT THAT APPLICANT CANNOT OBTAIN FINANCING FOR THIS PROJECT WITHOUT CREATE A TEMPORARY TWO-LOT SUBDIVISION. ALL OF THE REQUIRED ZONING RELIEF IS IN PROXIMITY TO THE PROPOSED LOT LINE. NONE OF THE REQUESTED ZONING RELIEF IS IN PROXIMITY TO ANY OF THE ADJUTING RESIDENTIAL PROPERTIES.
A PUBLIC HEARING WAS HELD ON JUNE 22, 2023, PURSUANT TO THE NOTICE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE ("MPC"). APPLICANT WAS REPRESENTED THROUGHOUT THE PROCEEDINGS BY ERIC FREY, ESQUIRE. APPLICANT OFFERED THE SWORN TESTIMONY OF TWO WITNESSES AND OFFERED INTO EVIDENCE A FIVE-PAGE ENGINEERED PLAN/DRAWING. HAVING CONSIDERED ALL THE EVIDENCE AND THE TESTIMONY PRESENTED, THE ZHB MAKES THE FOLLOWING FINDING AND CONCLUSION, AND ENTERS THE ORDER SET FORTH BELOW.
FINDINGS OF FACT: SEE DOCUMENT FOR COMPLETE TEXT.
CONCLUSIONS OF LAW: SEE DOCUMENT FOR COMPLETE TEXT.
ORDER
ON MOTION OF KAREN KEISER, SECONDED BY DANIEL CARUSO, THE ZHB VOTED UNANIMOUSLY TO GRANT THE REQUESTED TEN VARIANCE, TO CONFIRM THE FOUR EXISTING, NON-CONFORMING CONDITIONS, AND TO EXTEND THE DEADLINE OF SUCH ZONING RELIEF FOR A PERIOD OF TWO YEARS, ALL OF WHICH ARE SUBJECT TO THE FOLLOWING CONDITIONS.
WITHIN 6 MONTHS OF COMPLETING CONSTRUCTION OF THE PROPOSED NEW APARTMENTS, APPLICANT SHALL REVERSE THE TEMPORARY TWO-LOT SUBDIVISION AND MERGE PROPOSED LOTS 1 AND 2 BACK INTO ONE LOT CONSISTING OF APPROXIMATELY 19.5 ACRES.
APPLICANT SHALL OBTAIN ALL NECESSARY TOWNSHIP PERMITS;
APPLICANT SHALL COMPLY WITH ALL CURRENT TOWNSHIP BUILDING CODES INCLUDING, BUT NOT LIMITED TO, TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT, BUFFERING AND STORMWATER MANAGEMENT; AND
APPLICANT SHALL COMPLY WITH ALL OTHER TOWNSHIP, COUNTY, STATE AND/OR FEDERAL RULES, REGULATIONS, CODES, ORDINANCES, RESOLUTIONS, STATUTES AND/OR LAW.
ANY PARTY TO THESE PROCEEDINGS HAS THE RIGHT TO APPEAL THIS DECISION TO THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA, WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS WRITTEN DECISION.
THE ZONING HEARING BOARD RESERVES THE RIGHT TO PREPARE AND SUBMIT MORE COMPLETE FINDINGS OF FACT AND CONCLUSIONS OF LAW TO SUPPORT THIS DECISION IN THE EVENT AN APPEAL IS FILED.
DOUGLASS TOWNSHIP ZONING HEARING BOARD
DANIEL CARUSO, CHAIRMAN
KAREN KEISER, SECRETARY
KURT DAVIDHEISER, MEMBER
MAILING DATE: JULY 21, 2023.

DEVELOPABLE LOT AREA CALCULATIONS					
	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2		
GROSS LOT AREA	848,937 S.F. 19.489 ACRES	362,464 S.F. 8.321 ACRES	486,473 S.F. 11.168 ACRES		
LESS AREA WITHIN ROAD RIGHT-OF-WAY	14,422 S.F. 0.331 ACRES	14,422 S.F. 0.331 ACRES	0 S.F. 0.000 ACRES		
LESS AREA WITHIN UTILITY EASEMENTS (OUTSIDE OF FLOODPLAIN)	1,683 S.F. 0.039 ACRES	0 S.F. 0.000 ACRES	1,683 S.F. 0.039 ACRES		
LESS AREA OF STEEP SLOPES (OUTSIDE OF FLOODPLAIN & UTILITY EASEMENTS)	13,052 S.F. 0.300 ACRES	12,631 S.F. 0.290 ACRES	421 S.F. 0.010 ACRES		
LESS AREA WITHIN FLOODPLAIN	135,609 S.F. 0.311 ACRES	7,983 S.F. 0.183 ACRES	127,626 S.F. 2.930 ACRES		
DEVELOPABLE LOT AREA	684,171 S.F. 15.706 ACRES	327,428 S.F. 7.517 ACRES	356,743 S.F. 8.189 ACRES		

OPEN SPACE CALCULATIONS				
	PROPOSED LOT 1	PROPOSED LOT 2		TOTAL
GROSS LOT AREA	362,464 S.F. 8.321 ACRES	486,473 S.F. 11.168 ACRES	848,937 S.F.	19.489 ACRES
OPEN SPACE REQUIREMENT 15% OF GROSS AREA	54,370 S.F. 1.248 ACRES	72,971 S.F. 1.675 ACRES	127,341 S.F.	2.923 ACRES
PROVIDED OPEN SPACE	0 S.F. 0.000 ACRES	154,128 S.F. 3.538 ACRES	154,128 S.F.	3.538 ACRES

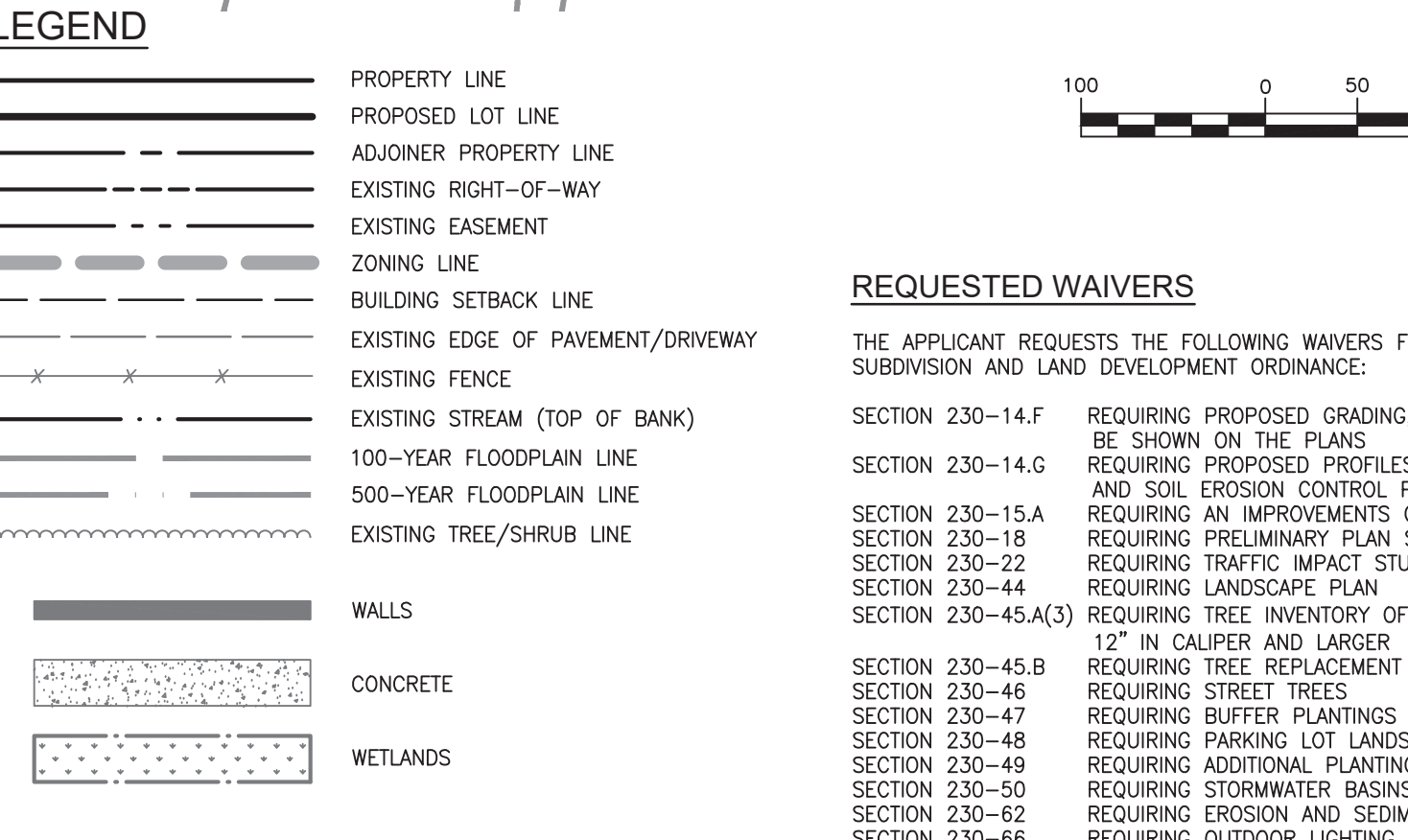
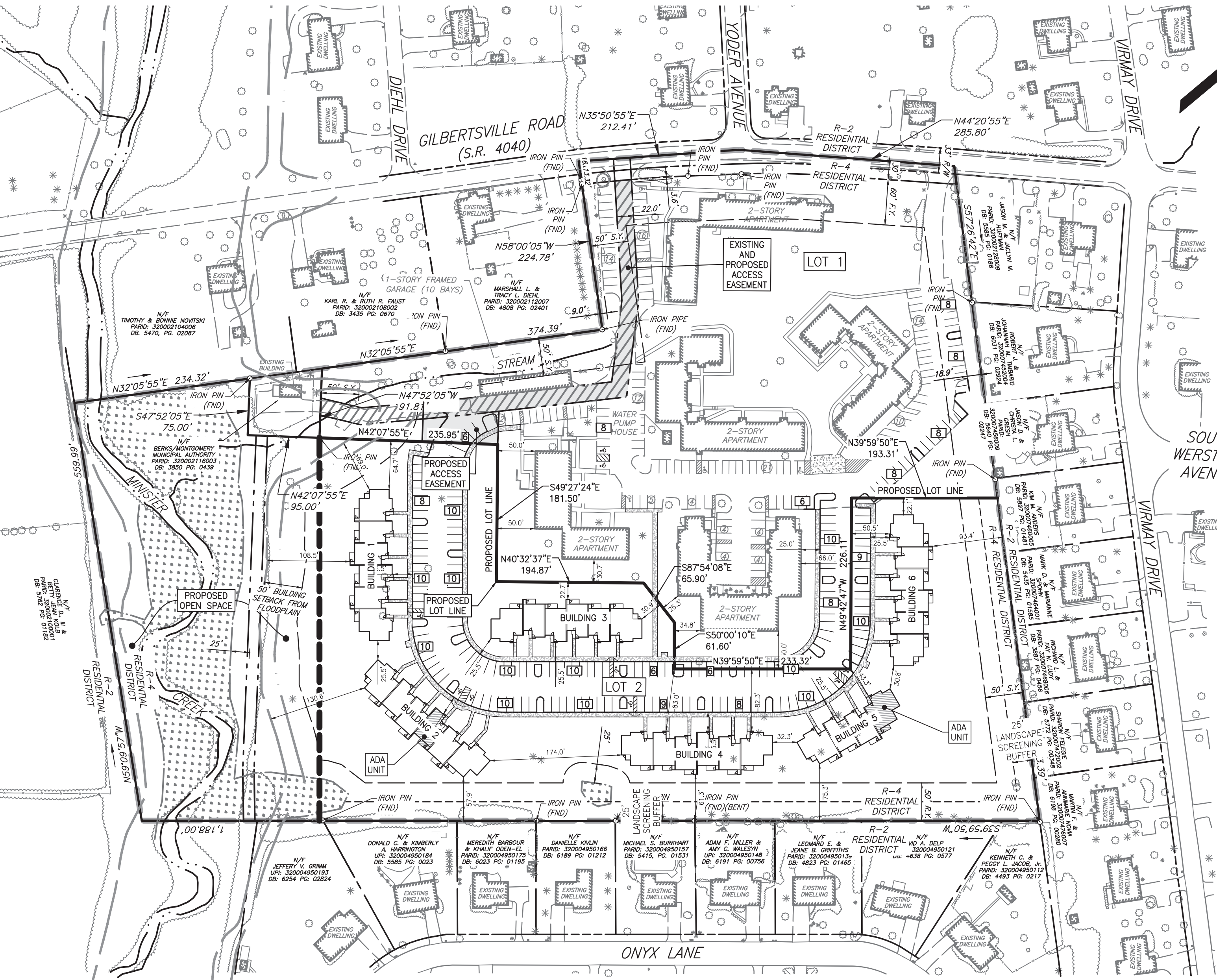
PARKING SPACE SUMMARY				
	EXISTING	TO BE REMOVED	PROPOSED	TOTAL
ADA SPACES	4	0	9	13
PARKING SPACES	161	35	211	337
TOTAL	165	35	220	350



OWNER'S CERTIFICATION
COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF MONTGOMERY
ON THE _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGES HIMSELF/HERS/ (THEMSELVES) TO BE _____ OF _____ A CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HE/SHE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID CORPORATION BY HIMSELF/HERS/ AS THAT THE SAID CORPORATION IS THE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THIS PLAN BE DULY RECORDED.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
I, _____ ACKNOWLEDGE MYSELF TO BE THE _____ OF _____ A CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, CERTIFY THAT THE CORPORATION IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF DOUGLASS AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THE PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 230, SUBDIVISION AND LAND DEVELOPMENT, OF THE DOUGLASS TOWNSHIP CODE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENTS A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.
11/22/2024
SURVEYOR _____ DATE _____
TOWNSHIP SUPERVISOR'S CERTIFICATION
THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____.
CHAIRMAN _____
ATTENDED: SECRETARY _____
TOWNSHIP PLANNING AGENCY CERTIFICATION
THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP PLANNING AGENCY THIS _____ DAY OF _____, 20____.
CHAIRMAN _____
ATTENDED: SECRETARY _____
WETLANDS CERTIFICATION
I DO HEREBY CERTIFY THAT THE DELINEATION OF THE WETLANDS ON THIS PLAN IS IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION AND THAT I HAVE DETERMINED THESE LIMITS BASED UPON THE U.S. CORPS OF ENGINEERS GUIDELINES.
11/22/2024
SIGNATURE: _____ DATE _____

COUNTY RECORDING NOTE
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN NORRISTOWN, PENNSYLVANIA, THE PLAN BOOK _____, PAGE _____ ON THE _____ DAY OF _____, 20____.
MPC: NO _____
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE: _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION



REQUESTED WAIVERS
THE APPLICANT REQUESTS THE FOLLOWING WAIVERS FROM THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
SECTION 230-14.F REQUIRING PROPOSED GRADING, DRAINAGE AND UTILITIES BE SHOWN ON THE PLANS
SECTION 230-14.G REQUIRING PROPOSED PROFILES, DRAINAGE COMPUTATIONS AND SOIL EROSION CONTROL PLAN
SECTION 230-15.A REQUIRING AN IMPROVEMENTS CONSTRUCTION PLAN
SECTION 230-18 REQUIRING PRELIMINARY PLAN SUBMISSION
SECTION 230-22 REQUIRING TRAFFIC IMPACT STUDY
SECTION 230-44 REQUIRING LANDSCAPE PLAN
SECTION 230-45.A(3) REQUIRING TREE INVENTORY OF ALL TREES
SECTION 230-45.B 12" IN CALIPER AND LARGER REQUIRING TREE REPLACEMENT PLANTINGS
SECTION 230-46 REQUIRING STREET TREES
SECTION 230-47 REQUIRING BUFFER PLANTINGS
SECTION 230-48 REQUIRING PARKING LOT LANDSCAPING
SECTION 230-49 REQUIRING ADDITIONAL PLANTINGS
SECTION 230-50 REQUIRING STORMWATER BASINS AND ASSOCIATED FACILITIES
SECTION 230-62 REQUIRING EROSION AND SEDIMENT CONTROL
SECTION 230-66 REQUIRING OUTDOOR LIGHTING

PLAN PURPOSE
THE PURPOSE OF THIS SUBDIVISION PLAN IS TO SUBDIVIDE THE EXISTING PARCEL INTO TWO SEPARATE PARCELS. NO LAND DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION APPLICATION. FUTURE IMPROVEMENTS (SIX NEW APARTMENT BUILDINGS AND PARKING AREAS) ARE SHOWN FOR REFERENCE. A SEPARATE LAND DEVELOPMENT APPLICATION WILL BE PREPARED FOR THE CONSTRUCTION OF THE NEW APARTMENT BUILDINGS AND PARKING AREAS.

NUM.	DATE	REVISION

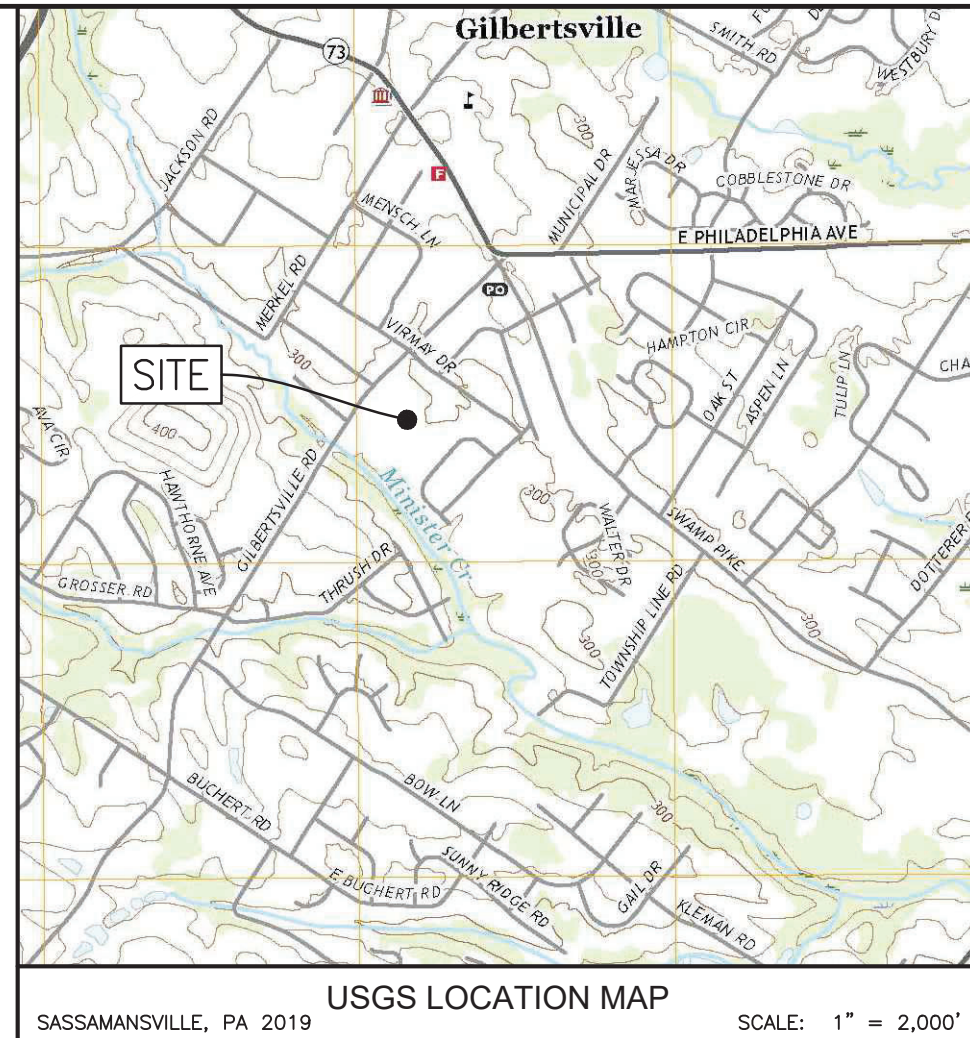
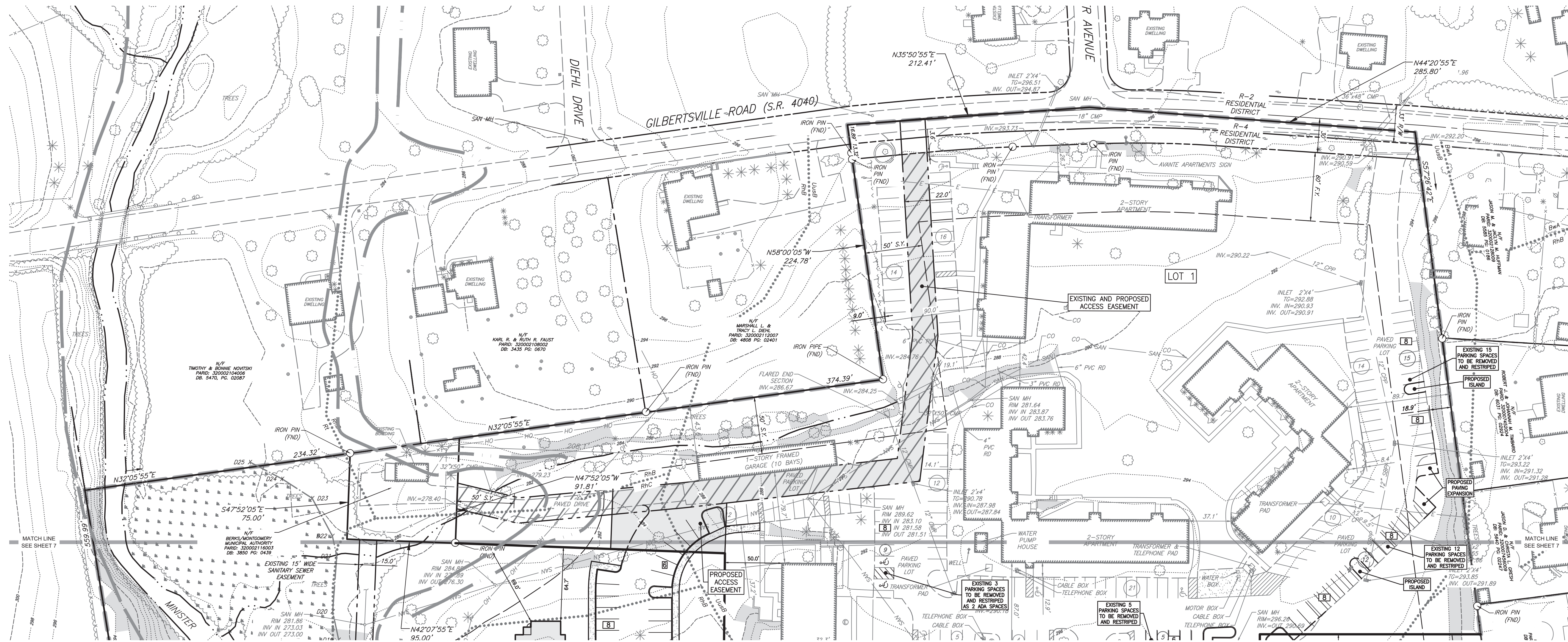
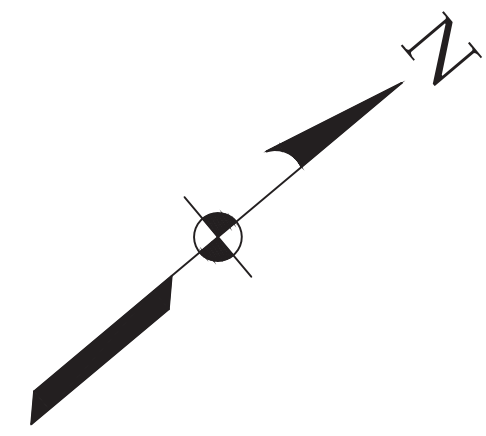
PREPARED FOR:
T & ASSOCIATES
200 GILBERTSVILLE ROAD
GILBERTSVILLE, PA 19525
DOUGLASS TOWNSHIP * MONTGOMERY COUNTY * PENNSYLVANIA
PLAN TITLE:
MAJOR PRELIMINARY / FINAL PLANS
OVERALL SUBDIVISION PLAN

WILLIAM R. CUJDIK
LAND SURVEYOR
SU075215

PREPARED BY:
PADULA ENGINEERING
Civil Engineering & Land Surveying
PADULA ENGINEERING COMPANY
780 EAST MARKET STREET, SUITE 275
WEST CHESTER, PA 19382
PADULAENGINEERING.COM
(610) 696-9900

DATE: NOVEMBER 22, 2024
DRAWN: iii
APPROVED: WRC
PROJECT NUMBER: 200113
5 OF 7

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF PADULA ENGINEERING COMPANY



LEGEND

	PROPERTY LINE
	PROPOSED LOT LINE
	ADJOINING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	ZONING LINE
	BUILDING SETBACK LINE
	EXISTING 2' CONTOUR W/ ELEVATION
	EXISTING 10' CONTOUR W/ ELEVATION
	SOILS BOUNDARY
	EXISTING EDGE OF PAVEMENT/DRIVEWAY
	EXISTING FENCE
	EXISTING OVERHEAD WIRES
	EXISTING STREAM (TOP OF BANK)
	100-YEAR FLOODPLAIN LINE
	500-YEAR FLOODPLAIN LINE
	EXISTING TREE/SHRUB LINE
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING DECIDUOUS TREE AND SIZE
	EXISTING EVERGREEN TREE AND SIZE
	WALLS
	CONCRETE
	SLOPES >15%
	WETLANDS
	EXISTING ACCESS EASEMENT
	PROPOSED ACCESS EASEMENT

GEOLOGY DESCRIPTION

UNIT NO.	SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
10	Trb	BRUNSWICK FORMATION	TRIASSIC	MUDSTONE	SILTSTONE	SHALE, ARGILLITE

GEOLOGY INFORMATION TAKEN FROM PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, eMapPA

SOILS DESCRIPTIONS

SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
AbA	ABBOTTSTOWN SILT LOAM	18-22" TO FRAGIPAN; 0-3% SLOPES	SOMEWHAT POORLY DRAINED	ABOUT 6-18"	D	NO
BwA	BUCKINGHAM SILT LOAM	20-40" TO FRAGIPAN; 0-3% SLOPES	SOMEWHAT POORLY DRAINED	ABOUT 6-18"	B/D	NO
RhB	REAVILLE SILT LOAM	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	D	NO
RhC	REAVILLE SILT LOAM	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	D	NO
Rt	ROWLAND SILT LOAM, TERRACE	60-99" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 12-36"	C	NO
UuSB	URBAN LAND-UDORTHENTS SHALE AND SANDSTONE COMPLEX	0-8% SLOPES	WELL DRAINED	MORE THAN 80"	A	NO

SOIL INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION DISTRICT, WEB SOIL SURVEY

PARID: 320002120008

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES: 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STATE - STOP CALL

Padula Engineering Company, Inc. Pennsylvania One Call System, Inc.

PENNSYLVANIA ACT 187 REQUIREMENTS: PADULA ENGINEERING COMPANY DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PADULA ENGINEERING COMPANY GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

NUM.	DATE	REVISION

PREPARED FOR: **T & ASSOCIATES**
200 GILBERTSVILLE ROAD
GILBERTSVILLE, PA 19525
DOUGLASS TOWNSHIP • MONTGOMERY COUNTY • PENNSYLVANIA

PREPARED BY: **WILLIAM R. CUJDIK**
LAND SURVEYOR
SU075215

PLAN TITLE: **MAJOR PRELIMINARY / FINAL PLANS**

SUBDIVISION PLAN

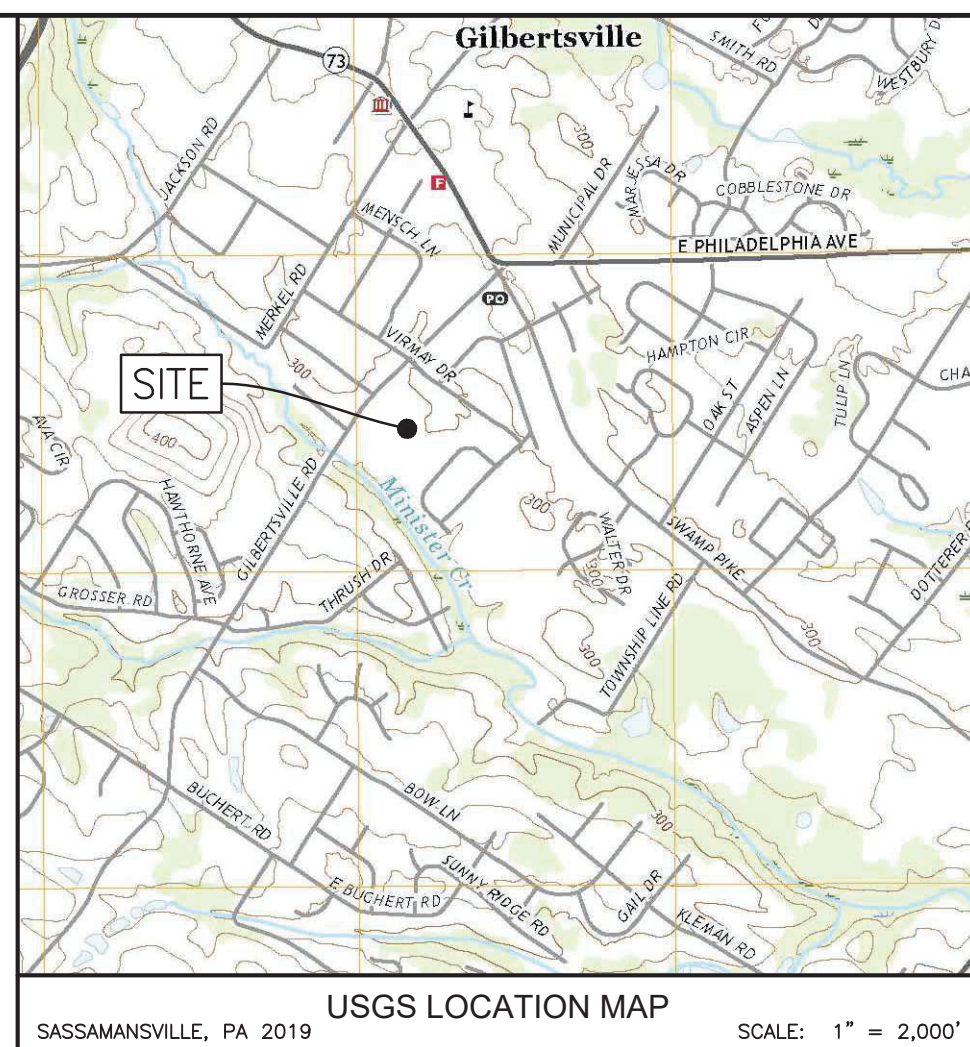
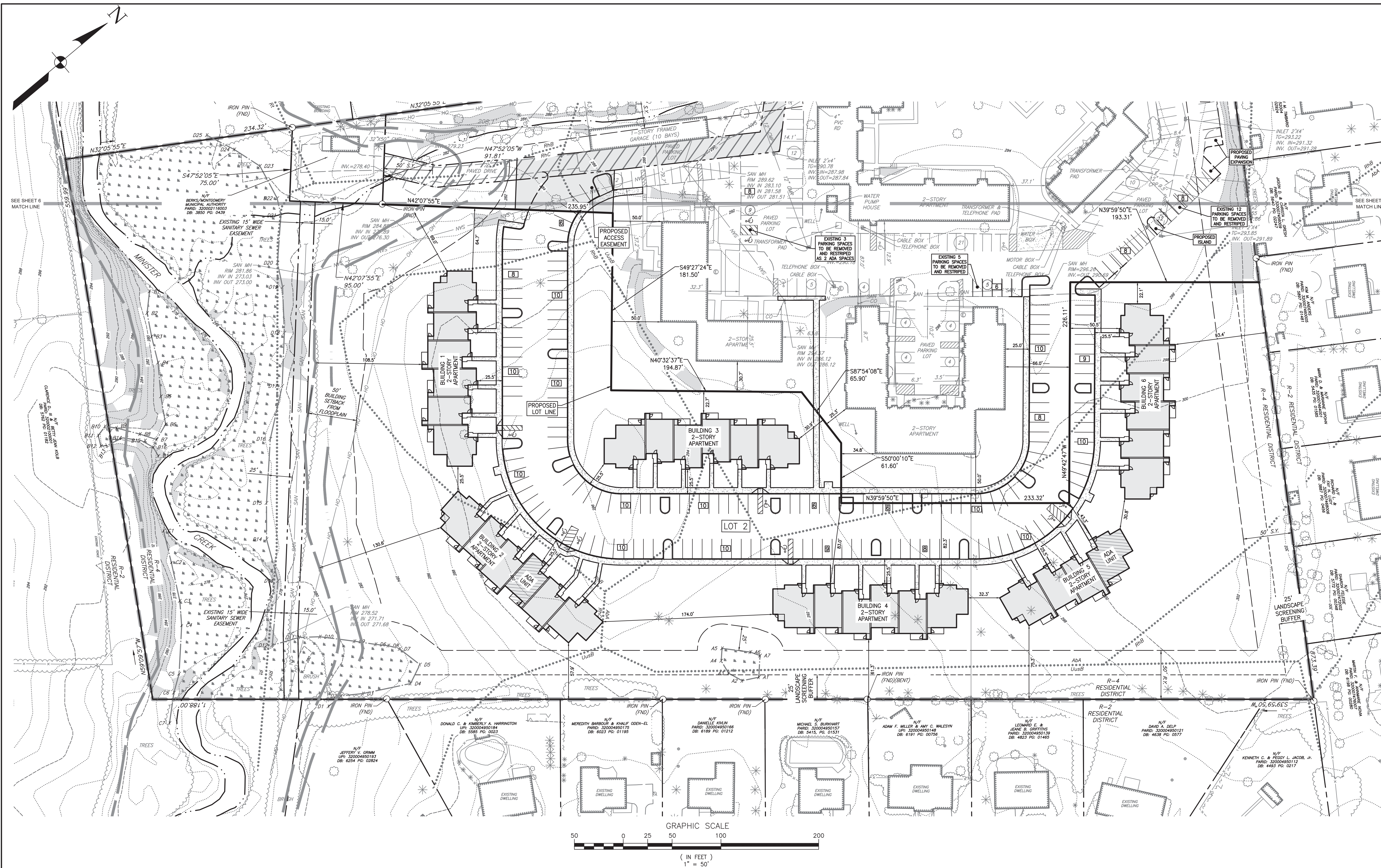
PREPARED BY: **PADULA ENGINEERING**
Civil Engineering & Land Surveying

870 EAST MARKET STREET, SUITE 275
WEST CHESTER, PA 19382
PADULAENGINEERING.COM
(610) 696-9900

DATE: NOVEMBER 22, 2024
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PROJECT NUMBER: 200113

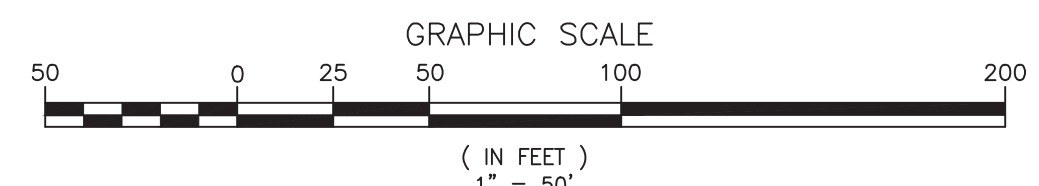
6 OF 7

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LEGEND

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RhB	REAVILLE SILT LOAM 3-8% SLOPES	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	D	NO
RhC	REAVILLE SILT LOAM 8-15% SLOPES	20-40" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 6-36"	D	NO
Rt	ROWLAND SILT LOAM, TERRACE	60-99" TO LITHIC BEDROCK	MODERATELY WELL DRAINED	ABOUT 12-36"	C	NO
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PARID: 320002120008

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T & ASSOCIATES
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 GILBERTSVILLE, PA 19525
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PLAN TITLE:
MAJOR PRELIMINARY / FINAL PLANS
 SUBDIVISION PLAN

DATE: NOVEMBER 22, 2024
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 SHEET: **7** OF 7

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