

DESIGN ENGINEER, SURVEYOR, PLANNER, LANDSCAPE
EASTERN STATES ENGINEERING, INC.
2747 PHILMONT AVENUE
P.O. BOX 38
HUNTINGDON VALLEY, PA 19006
215-914-2050 ANDS CONSULTANT:
ADLER GEOSCIENCE, INC
129 MARKET STREET
CAMDEN, NEW JERSEY,
856-757-0070 THE MAXIMUM GRADE FOR DRIVEWAYS SHALL NOT EXCEED 4%. THE MINIMUM GRADE SHALL NOT BE LESS THAN 2%. DRIVEWAYS SHALL BE A MINIMUM 18' WIDE WITH 22' WIDE AYS, MAY BE PLACED IN OR ON DRAINAGE WER EASEMENTS.

) FILL SLOPES SHALL BE 3 HORIZONTAL:

) BY THE TOWNSHIP. 08102

ALL MATERIALS AND ALL CONSTRUCTION METHODS EMPLOYED ALL MATERIALS AND ALL CONSTRUCTION METHODS EMPLOYED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF DESIGN, CONSTRUCTION REQUIREMENTS AND DETAIL DRAWINGS FOR WASTEWATER FACILITIES FOR THE UPPER PROTOWNSHIP SEWER AUTHORITY. PROVIDENCE

THE GRAVITY SANITARY SEWER MAIN SHALL BE CONSTRUCTOR 8" P.V.C. PIPE AND CLASS 52 DUCTILE IRON PIPE FOR WITH DEPTH OF COVER THAT EXCEEDS 15 FEET. MINIMUM 8—FOOT HORIZONTAL CLEARANCE AND 1.5—FOOT ERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ANITARY SEWERS MAIN AND LATERAL AND DOMESTIC WATER VERTICAL CLEARANCE IS LESS THAN 1.5 FEET, CONCRETE NCASEMENT SHALL BE USED. TO BE DEDICATED TO THE UPPER SHIP SEWER AUTHORITY.

29. ANY SEWAGE DISPOSAL SYSTEM FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT Padep AND MONTGOMERY COUNTY HEALTH DEPARTMENT REQUIREMENTS.

31. THE APPLICANT/DEVELOPER SHALL PROMPTLY GRADE SLOPES AND OPEN DITCHES AND PROVIDE FENCING WHEN NECESSARY BY THE TOWNSHIP ENGINEER. 32. REMAINING AGRICULTURAL AREAS DESIGNED AS OPEN USED FOR ACTIVE AND PASSIVE OPEN SPACE ONLY. THE DESIGNATED OPEN SPACE SHALL NOT BE FURTHER SUBDIVIDED.

34. SUMP PUMPS ARE TO BE PROVIDED IN ALL HOMES. DISCHARGE SUMP PUMPS SHALL BE DIRECTED TO NATURAL WATERCOURSES OF DRAINAGE SWALES. SUMP PUMPS WILL NOT DISCHARGE TOWARDS FROM

38. IN ORDER TO PREVENT THE POSSIBILITY OF STAGNATE WATER WITHIN THE PROPOSED PONDS, SOME TYPE OF AERATOR WILL BE PRIOR TO CONSTRUCTION, SHOP DRAWINGS OF THE AERATION AND PUMPING SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVED THE TOWNSHIP ENGINEER. THE CONTROL PANEL SERVING THE FAND AERATION SYSTEMS SHALL BE FED BY UNDERGROUND ELECTHEROM THE PROPOSED ROAD.

THE PENNSYLVANIA

42. 5' WIDE WALKPATH LOCATIONS ARE APPROXIMATE ONLY. FINAL LOCATIONS TO BE DETERMINED PRIOR TO FINAL PLAN APPROVAL. 41. CONDITIONAL USE APPROVED JANUARY 6, 43. ALL INTERNAL CURBING SHALL BE BELGIAN BLOCK. WITHIN STATE RIGHT OF WAY SHALL BE PADOT STANDARD CONCRETE. ALL CURBING D PLAIN

45. THE OPEN SPACE, STREETS, STORM SEWER SYSTEM, COMMUNITY CENTERS AND DETENTION BASINS SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION AND WILL NOT BE OFFERED FOR DEDICATION WITH THE EXCEPTION OF OPEN SPACE LOT 232 WHICH WILL BE OWNED AND MAINTAINED BY UPPER PROVIDENCE TOWNSHIP. ONLY.

TO BE PLACED UNDERGROUND AT A

NATURAL TOTAL SITE ARE

RESOURCES

CHART:

EXISTING AREA

PROPOSED DISTUR

.529 ACRES

STEEP SLOPES (>15%): WOODLANDS: WETLANDS/WATERS OF TH

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U.S. L 1967).

50. EXISTING CALCULATED FLOODWALINE OBTAINED FROM PLANS ENTITLES OAKS — PHASE 2", SHEET 2—6 OF 2 REVISED FEBRUARY 21, 2002, AS PRISE. THE COMMUNITY CENTER SHALL EAPPROVED BY THE FIRE MARSHALL.

<u>GENERAL</u>

NOTES

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19. THE WETLANDS SHOWN ON THESE PLANS WERE DELINEATED ADLER ENGINEERS, INC. IN AUGUST 2001 AND OCTOBER 2003.

21. ALL STREET NAME SIGNS SHALL CONFORM TO AND BE ERECTED AS PER UPPER PROVIDENCE TOWNSHIP SPECIFICATIONS. ALL TRAFF CONTROL SIGNS SHALL CONFORM TO PADOT SPECIFICATIONS AND MUCH POSTS (OR EQUAL AS APPROXIMENT). STREETS WITHIN THE SUBDIVISION ARE TO BE PRIVATE STREETS.

22. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

AN UNDER DRAIN, EXTRA DEPTH STONE BASE OR FABRIC MAY BE IIRED BY THE TOWNSHIP WHEN FIELD CONDITIONS INDICATE A NEED SUCH REQUIREMENTS.

INTERSECTIONS ARE TO BE STOP SIGN CONTROLLED.

ZONING REQUIREMENTS:

26. THE SPEED LIMIT WITHIN THIS DEVELOPMENT IS TO BE POSTED AT 25 M.P.H.

33. THE 5' WIDE WALKPATH WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION. AND STABILIZE

35. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT LANDSCAPE BERMS WITHIN OPEN SPACE AND BUFFER YARDS. APPROVAL FROM THE TOWNSHIP ENGINEER WILL BE OBTAINED PRIOR TO CONSTRUCTION. THE CURBLINE.

36. WATER MAINS AND ELECTRICAL CONDUIT SHALL BE PLACED UNDERGROUND. THE EXACT LOCATION AND DEPTH IS TO BE DETERMINED PRIOR TO CONSTRUCTION.

37. A WELL SHALL BE INSTALLED IN THE OPEN SPACE IN ORDER TO MAINTAIN A PERMANENT WATER SURFACE ELEVATION OF 151.50 IN POND# 3.

TO BE PUMPS RIC

MONTGOMERY COUNTY PLANNING COMMISSION NUMBER IS 02 APPLICATION NUMBER IS 02-048016-, 2003, REVISED JUNE 7, 2004. 0135

40.

BUILDING FOOTPRINTS SHOWN ARE FOR GRADING _ FOOTPRINTS TO BE PROVIDED WITH THE BUILDIN

46. LOCATION OF EXISTING WATER FACILITIES SHOWN ARE APPROXIMATE. ANY UTILITIES NOT SHOWN, OR LOCATED AS SHOWN, SHALL NOT BE THE CAUSE OF THE CONTRACTOR TO DENY RESPONSIBILITY FOR PROTECTION AND/OR REPAIR DURING CONSTRUCTION. EXACT LOCATION SHALL BE VERIFIED IN THE FIELD. 47. HYDRANT LOCATION IS SUBJECT PROVIDENCE TOWNSHIP FIRE MARSHAL

48. ALL PROPOSED RETAINING WALLS WILL BE DESIGNED AND SEALED BY A STRUCTURAL ENGINEER AND DETAILS WILL BE PROVIDED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL. SAFETY RAILS WILL BE PROVIDED WHERE DEEMED NECESSARY BY THE TOWNSHIP ENGINEER.

49. ALL PROPERTY CORNERS TO BE MARKED WITH IRON PINS. II

RON PINS MPLETE.

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BASED

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18. THE COMMUNITY CENTER DESIGN SHOWN ON THE PLANS IS CONCEPTUAL. FINAL DESIGN OF THE PROPOSED COMMUNITY CENTER TO BE PROVIDED BY MINNO & WASKO, ARCHITECTS AND PLANNERS.

THE PROPOSED FACILITIES INCLUDE:

a) 4166 S.F. COMMUNITY CENTER WITH 75 PARKING SPACES.
b) 1800 S.F. INDOOR POOL. SIZE: 30' X 60'
c) 1800 S.F. OUTDOOR POOL SIZE: 30' X 60'
THE PROPOSED COMMUNITY CENTER AND POOLS ARE FOR THE EXCLUSIVE USED OF RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS.

THE TRASH AREA WILL BE SCREENED FROM DIRECT VIEW FROM ANY RESIDENTED. USIVE USE RESIDENCE.

52. THE ENTRANCE (
ALLOWS EMERGENCY S
ACCESS TO THE DEV
APPROVAL BY THE F
RESPONSE.

3. ALL EXISTING STRUCTURES, DRIVEWAYS, SEPTIC TANKS, OCATED ON THE SITE SHALL BE REMOVED.

WELLS, ETC.

FIC MOUNTED ROVED

4. UTILITY COMPANIES AF ND ACROSS A TEN (10) HE EASEMENT AREA SHAI ND RUN THE ENTIRE LEN RANTED FOR THE PURPO LECTRIC TRANSFORMERS

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EASEMENT

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BF LOTS

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2003

24. WETLAND JURISDICTION DETERMINATION RECEIVED FROM U.S. ARMY CORPS OF ENGINEERS ON OCTOBER 4, 2002 PERMIT No.: CENAP—OP—R—200200429—39 & ON OCTOBER 22, PERMIT No.: CENAP—OP—R—200300747—1

11 HAN 30 FEET FROM THE POINT OF INTERSECTION OF THE TWO LEGS.

28. ANY WELL FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH THE WATER WELL DRILLERS LICENSE ACT AND CURRENT Padnir Requirements. 27. IN ACCORDANCE WITH SECTION 182-10 OF THE ZONING ORDINANCE, ON CORNER LOTS, NO PHYSICAL IMPROVEMENTS OR PLANTING AREAS SHALL BE ERECTED, ALTERED OR MAINTAINED WITHIN THE REQUIRED YARDS WHICH SHALL CAUSE OBSTRUCTION TO DRIVERS' VISION FROM THE ABUTTING INTERSECTION. A SIGHT TRIANGLE IS A TRIANGLE WHOSE LEGS ARE THE SIDES OF A CARTWAY AND AN ACCESS WAY WHICH INTERSECTS IT, WITH EACH LEG BEING NOT LESS THAN 30 FEET FROM THE POINT OF INTERSECTION OF THE TWO LEGS.

NIMUM LOT AREA (S.F.)
NIMUM LOT WIDTH (FT.)
INIMUM BUILDING SETBACK LINE
AXIMUM BUILDING HEIGHT (FT.)
NIMUM FRONT YARD (FT.)
NIMUM SIDE YARD (FT.)
NIMUM REAR YARD (FT.)
NIMUM DISTANCE BETWEEN
JILDINGS (FT.)

SITE DENSITY CALACTERS
SITE DATA:

SITE DATA:

TOTAL SITE AREA: 104.53 ACRES
EXISTING EGYPT ROAD R.O.W.: 0.75 ACRES
STEEP SLOPE AREAS: 10.6 ACRES
STEEP SLOPE AREAS: 10.6 ACRES
FLOODPLAIN (ALLUVIAL SOILS OUTSIDE STEEP AXIMUM GROSS DENSITY (DU/AC)
INIMUM OPEN SPACE RATIO
AXIMUM IMPERVIOUS SURFACE RATIO(%)
AXIMUM BUILDING COVERAGE(%)
INIMUM NET SITE AREA (ACRES)
AXIMUM COMMUNITY CENTER HEIGHT CALCULATIONS (3) STOR 10 30 2.75 30% 25% 15% 50 40(*1)

PROPOSED: 2.72 DU/DEVELOPABLE ACRE = WITH OPEN SPACE BONUS) MAX 2.5 DU/DEVELOPABLE ACRE = MAX 2.75 208 LOTS

NG (COMMUNITY |

CENTER):

56 PAVED STALLS (INCLUDING 2 HANDICAP STALLS) 28 STALLS IN UNPAVED RESERVE PARKING AREA

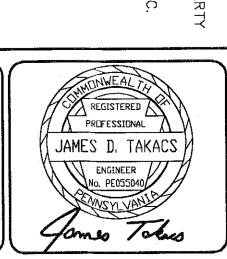
AREA TABULATION TOTAL SITE AREA: 227 LOTS REGENCY AT PROVIDENCE:

AT PROVIDENCE (a.k.a. FOGEL TRACT) UPPER PROVIDENCE TWP., MONTGOMERY CO., PENNSYLVANIA 4 8/24/04 A 3 8/04/04 A 2 7/21/04 A 1 6/07/04 A REV. DATE 2004, 6/30/2004 SHIP COMMENTS

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EASTERN
STATES
ENGINEERING

250 GIBRALTAR ROAD SUITE 2E HORSHAM, PA 19044 TEL: (215) 914-2050 FAX: (215) 293-5488



WITH A KNOX BOX

H A SYSTEM THAT
POLICE) IMMEDIATE
BE SUBJECT TO
F AN EMERGENCY

GENERAL NOTES

MDD PAB

227 (229 ALLOWED)

ED 16

CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS