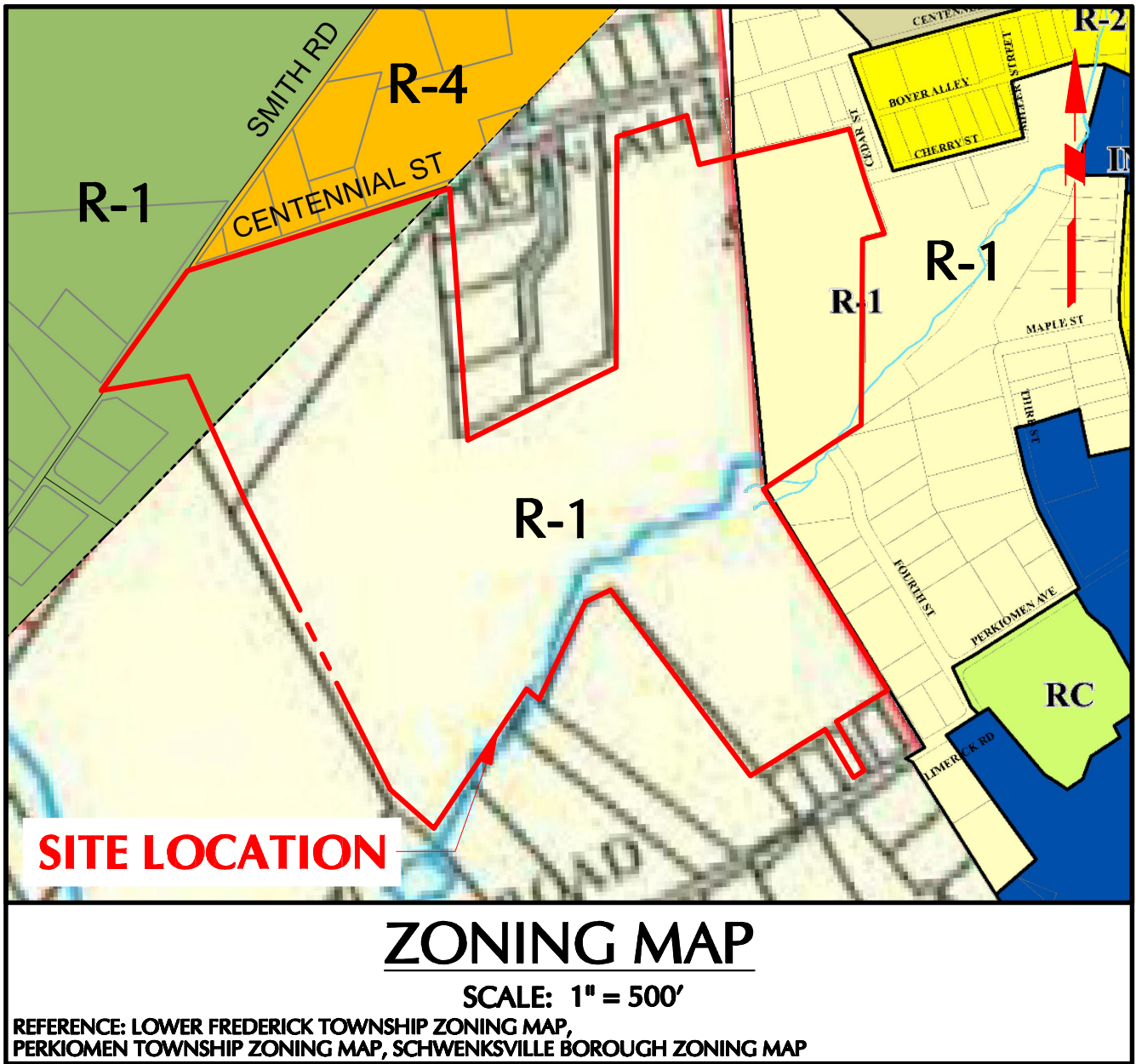
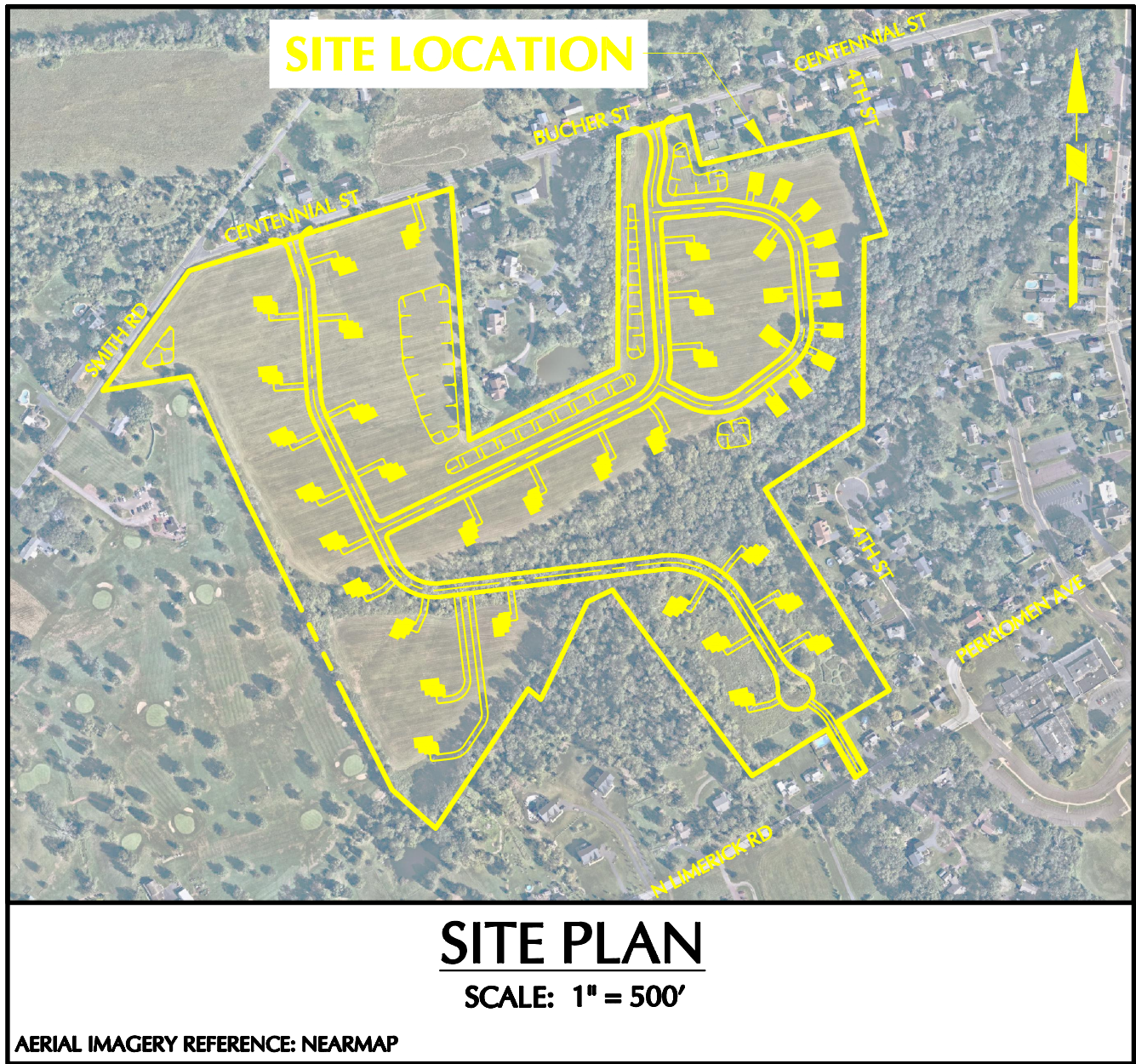
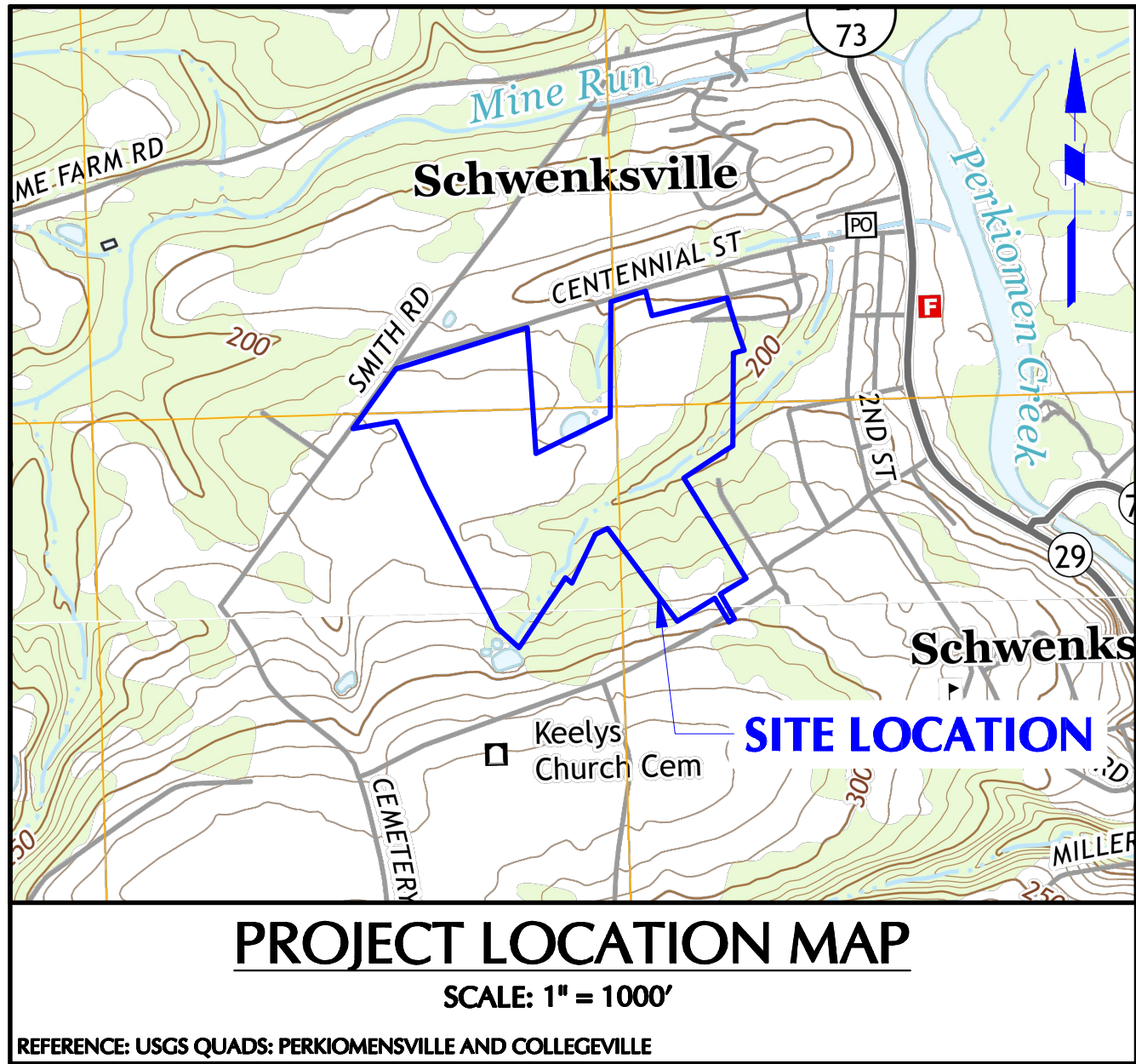


# ARTISAN LAND COMPANY CENTENNIAL STREET SKETCH PLAN SET

## LOWER FREDERICK TOWNSHIP, PERKIOMEN TOWNSHIP, SCHWENKSVILLE BOROUGH MONTGOMERY COUNTY, PENNSYLVANIA



DRAWING LIST				
Page No.	Drawing No.	Drawing Title	Scale	Date Revised
1	GI001	COVER SHEET	AS SHOWN	12/20/2023
2	CB101	EXISTING FEATURES PLAN	1"=150'	12/20/2023
3	CP101	CONCEPT PLAN	1"=150'	12/20/2023

PROJECT CONTACTS		
<b>CIVIL ENGINEER:</b> <b>LANGAN</b> LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES STONE MANOR CORPORATE CENTER 2700 KELLY ROAD, SUITE 200 WARRINGTON, PA 18976 215.491.6500	<b>APPLICANT:</b> ARTISAN LAND COMPANY 206 OLD LANCASTER ROAD DEVON, PA 19333	<b>OWNER:</b> HERBERT & RICHARD LANDIS 99 COLLINS LN SCHWENKSVILLE, PA 19473

### ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 AS AMENDED, TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION. TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG !!  
PENNSYLVANIA LAW REQUIRES:  
(1) WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND  
(10) WORKING DAYS IN DESIGN STAGE  
--- STOP & CALL ---

Pennsylvania One Call System, Inc.  
1-800-242-1776



**LANGAN**  
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Warrington, PA 18976  
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Project  
**ARTISAN LAND  
COMPANY  
CENTENNIAL STREET**  
LOWER FREDERICK TOWNSHIP  
PERKIOMEN TOWNSHIP  
SCHWENKSVILLE BOROUGH  
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

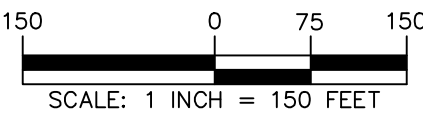
**COVER SHEET**

Project No. <b>200189001</b>	Drawing No. <b>GI001</b>
Date <b>12/20/2023</b>	
Drawn By <b>JMR</b>	
Checked By <b>LTT</b>	
	Sheet <b>1</b> of <b>3</b>





- NOTES:
1. WORLD AERIAL IMAGERY BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE. SOURCE OF AERIAL IMAGERY PROVIDED BY NEARMAP.
  2. LIDAR, PARCEL LINES, COUNTY BOUNDARY AND WATERWAYS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.
  3. THE LOCATION OF ALL MUNICIPAL BOUNDARY LINES TO BE CONFIRMED BY EACH MUNICIPALITY.
  4. SOILS INFORMATION PROVIDED FROM NRCS WEB SOIL SURVEY.
  5. PERKIOMEN TOWNSHIP DRAINAGE EASEMENT BASED ON PLAN TITLED V.1-01 "STORM DRAINAGE EASEMENT PLAN" BY SSM GROUP, INC. DATED 3/17/14, PROVIDED BY THE MONTGOMERY COUNTY RECORDER OF DEEDS.
  6. APPROXIMATE STEEP SLOPE CONSERVATION OVERLAY DISTRICT LOCATION BASED ON DRAWING TITLED "STEEP SLOPE MAP" BY SSM GROUP, INC. DATED 1/28/13, PROVIDED BY PERKIOMEN TOWNSHIP.



ON-SITE SOIL TYPE DESCRIPTIONS					
Map Symbol	Soil	Hydrologic Soil Group	Hydric Status? (Y or N)	Depth to Seasonal High Water Table	Depth to Bedrock
AbA	Abbotstown silt loam, 0 to 3 percent slopes	D	Y	1 - 2 FT	4 FT
AbB	Abbotstown silt loam, 3 to 8 percent slopes	D	Y	1 - 2 FT	4 FT
Bo	Bowmansville-Knaurs silt loams	C/D	Y	1 - 2 FT	> 5 FT
KIC	Klinesville channery silt loam, 8 to 15 percent slopes	D	Y	> 5 FT	1 - 2 FT
PkD	Penn-Klinesville channery silt loams, 15 to 25 percent slopes	B	Y	> 5 FT	1 - 2 FT
ReA	Readington silt loam, 0 to 3 percent slopes	C	Y	1 - 2 FT	4 - 5 FT
ReB	Readington silt loam, 3 to 8 percent slopes	C	N	1 - 2 FT	4 - 5 FT
RhA	Reaville silt loam, 0 to 3 percent slopes	D	Y	1 - 2 FT	1 - 2 FT
RhC	Reaville silt loam, 8 to 15 percent slopes	D	Y	1 - 2 FT	1 - 2 FT
UryB	Urban land- Readington complex, 0 to 8 percent slopes		Y	> 5 FT	> 5 FT
*Soils information obtained from Web Soil Survey.					

LEGEND	
STEEP SLOPE (>25%)	
CONSERVATION OVERLAY	
SOIL BOUNDARY	
SOIL TYPE	AbA
EXISTING MINOR CONTOUR	62
EXISTING MAJOR CONTOUR	70
DRAINAGE EASEMENT	
NHD STREAM	
MUNICIPAL BOUNDARY	
OVERALL TRACT AREA	
PARCEL LINES	

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Project

**ARTISAN LAND COMPANY**

**CENTENNIAL STREET**

LOWER FREDERICK TOWNSHIP

PERKIOMEN TOWNSHIP

SCHWENSVILLE BOROUGH

MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

**EXISTING FEATURES PLAN**

Project No.

**200189001**

Date

**12/20/2023**

Drawn By

**JMR**

Checked By

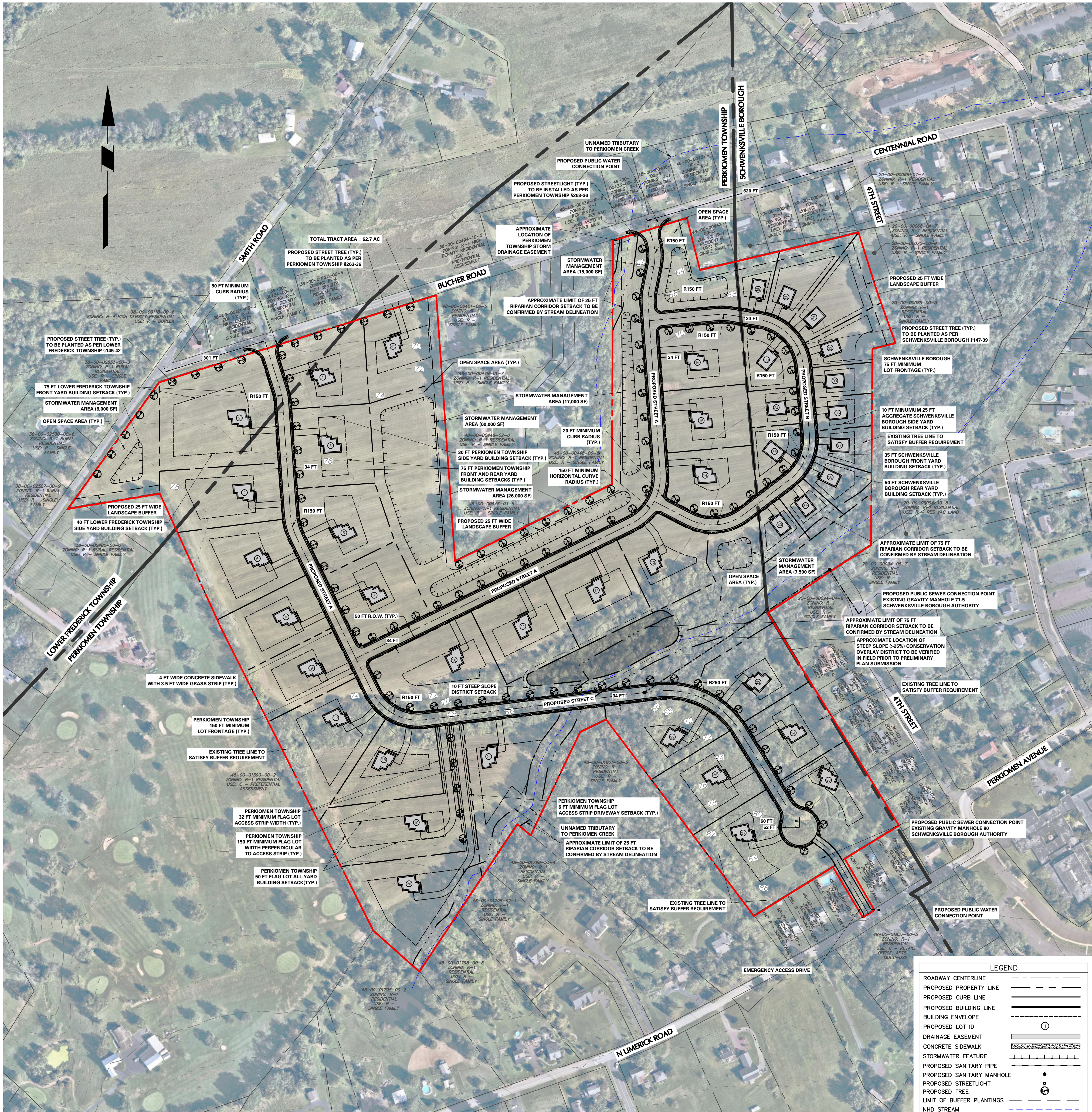
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Drawing No.

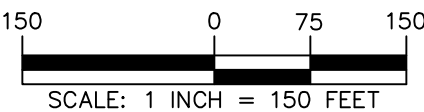
**CB101**

Sheet **2** of **3**





- NOTES:
1. WORLD AERIAL IMAGERY BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE. SOURCE OF AERIAL IMAGERY PROVIDED BY NEARMAP.
  2. LIDAR, PARCEL LINES, COUNTY BOUNDARY AND WATERWAYS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.
  3. THE LOCATION OF ALL MUNICIPAL BOUNDARY LINES TO BE CONFIRMED BY EACH MUNICIPALITY.

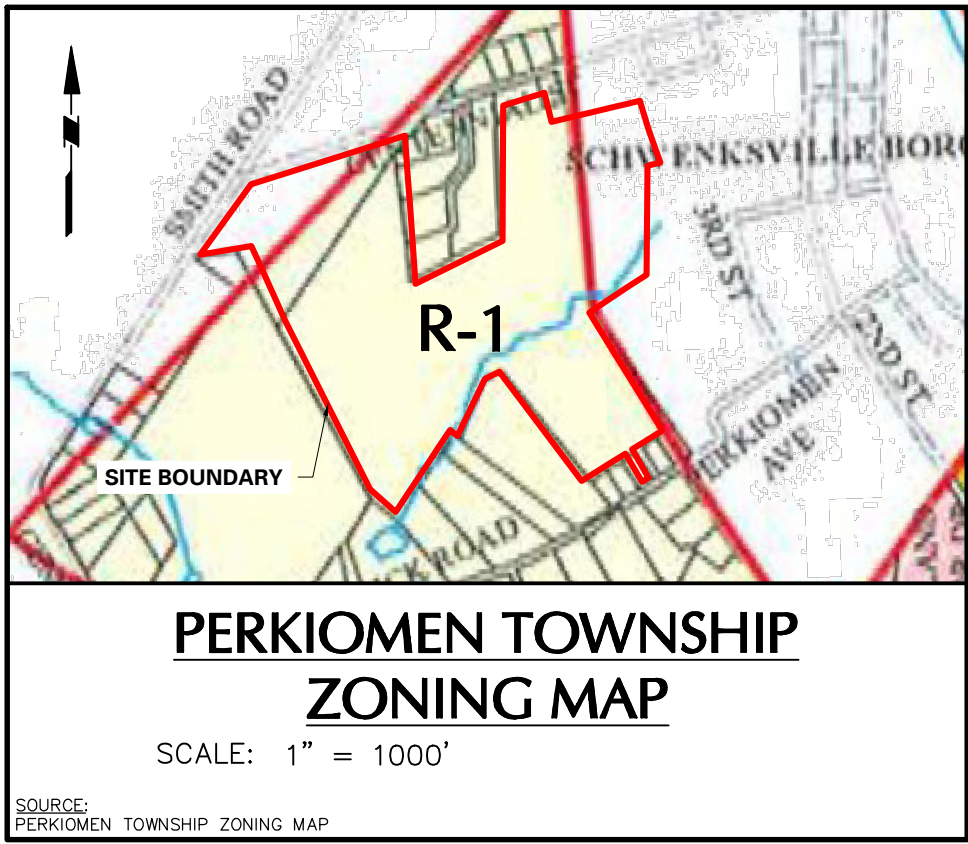
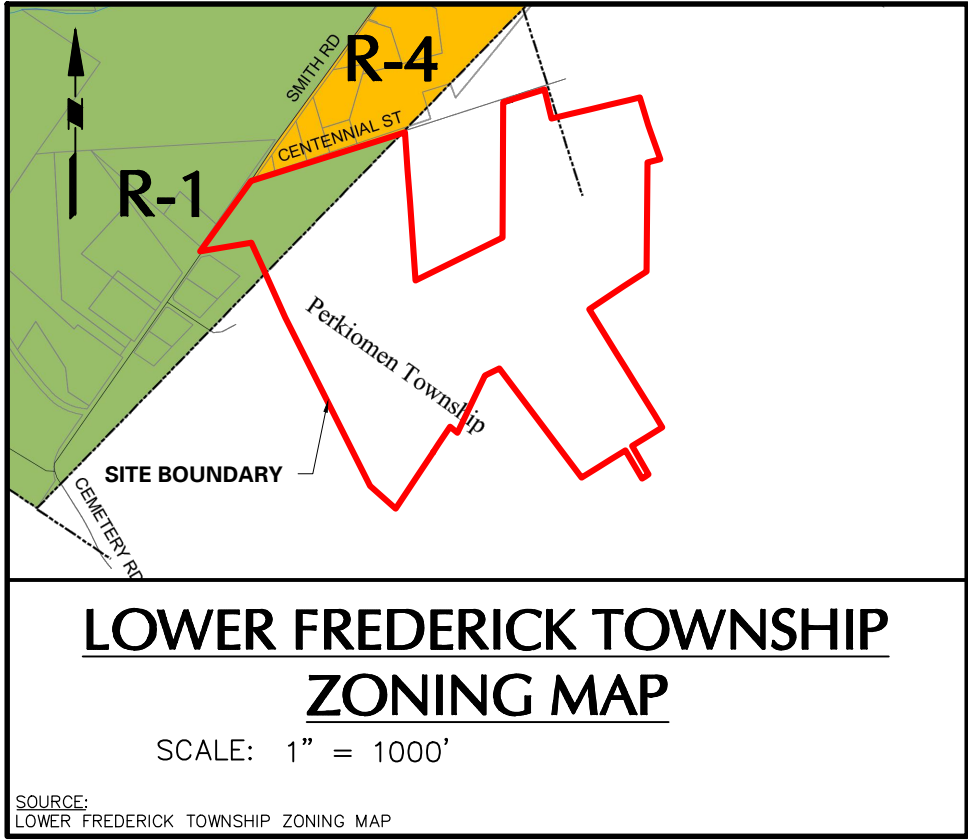
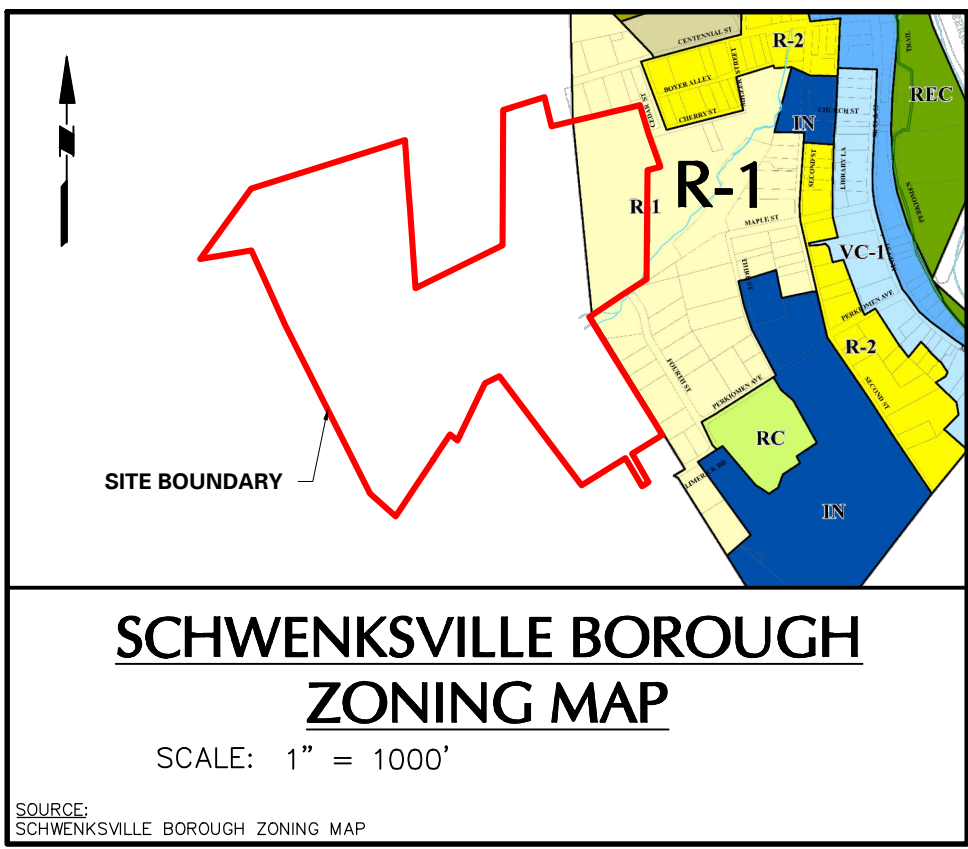


LEGEND	
ROADWAY CENTERLINE	---
PROPOSED PROPERTY LINE	---
PROPOSED CURB LINE	---
PROPOSED BUILDING LINE	---
BUILDING ENVELOPE	---
PROPOSED LOT ID	○
DRAINAGE EASEMENT	---
CONCRETE SIDEWALK	---
STORMWATER FEATURE	---
PROPOSED SANITARY PIPE	---
PROPOSED SANITARY MANHOLE	●
PROPOSED STREETLIGHT	●
PROPOSED TREE	○
LIMIT OF BUFFER PLANTINGS	---
NHD STREAM	---
MUNICIPAL BOUNDARY	---
OVERALL TRACT AREA	---
PARCEL LINES	---
RIPARIAN CORRIDOR SETBACK	---
STEEP SLOPE SETBACK	---
STEEP SLOPE (>25%)	---
CONSERVATION OVERLAY	---

SCHWENKSVILLE BOROUGH ZONING TABLE				
ARTISAN LAND COMPANY - CENTENNIAL STREET ZONING DISTRICT: R-1 Residential District				
ITEM	PERMITTED / REQUIRED	PROPOSED	ORDINANCE SECTION	CONDITION
Proposed Use	Single-family detached dwelling and conservation/recreation	Single-family detached dwellings (13 lots)	\$176-501A	C
ZONING DATA				
Lot Coverage:		1.63 units/AC (13 units / 8.0 AC)	N/A	N/A
Tract Density:	N/A	1.63 units/AC (13 units / 8.0 AC)	N/A	N/A
Min. Lot Area:	15,000 SF	15,107 SF	\$176-502	C
Min. Lot Width:	75 FT	75 FT	\$176-502	C
Max. Impervious Coverage:	40%	19.8%	\$176-502	C
Max. Building Coverage:	30%	14.6%	\$176-502	C
Setback Requirements				
Min. Front Yard:	35 FT or average of two closest adjacent structures	35 FT	\$176-502	C
Min. Side Yard:	Aggregate 25 FT, each >10 FT	10 FT, Aggregate 25 FT	\$176-502	C
Min. Rear Yard:	50 FT	50 FT	\$176-502	C
Building Height Requirements	3 stories or 35 FT	35 FT or less	\$176-502	C
Roadway Requirements				
Minimum Cartway Width Local Access Street	30 FT	34 FT	\$147-22B (2)	C
Minimum R.O.W. Width Local Access Street	50 FT	50 FT	\$147-22B (1)	C
Minimum Centerline Horizontal Curve	150 FT	150 FT	\$147-23A	C
Minimum Private Driveway Distance From Street Intersection	50 FT	N/A	\$147-29E (1)	N/A
Minimum Distance Between Intersections for Local Access Streets	300 FT	N/A	\$147-25B (1)(c)	N/A
Maximum Cul-de-sac Street Length	500 FT	N/A	\$147-26B (3)	N/A
Minimum Sidewalk Width	4 FT	4 FT	\$147-30E	C
Sidewalk Distance from R.O.W. Line	6 IN	6 IN	\$147-30F	C
Parking Requirements				
Amount of Parking	1 paved 9 FT x 18 FT parking space per bedroom, 2 parking space per dwelling unit	4 spaces per dwelling unit <sup>1</sup>	\$176-1700A	C
Notes	Each unit assumed to have 2 garage spaces and 2 driveway spaces to meet this requirement.			
CONDITION ABBREVIATIONS:	W - Waiver C - Compliance NC - Existing Nonconformity TBV - To be verified V - VARIANCE N/A - Not Available / Not Applicable			

LOWER FREDERICK TOWNSHIP ZONING TABLE				
ARTISAN LAND COMPANY - CENTENNIAL STREET ZONING DISTRICT: R-1 Rural Residential District				
ITEM	PERMITTED / REQUIRED	PROPOSED	ORDINANCE SECTION	CONDITION
Proposed Use	Single-family detached dwelling agricultural uses, open space, game farm, parks and recreation, institutions, and government	Single-family detached dwellings (1 lot)	\$170-43	C
ZONING DATA				
Lot Coverage:				
Tract Density:	N/A	0.25 units/AC (1 units / 4.0 AC)	N/A	N/A
Min. Lot Area:	2 AC (87,120 SF)	2.2 AC (96,426 SF)	\$170-44 A.(1)	C
Min. Lot Width:	200 FT	335 FT	\$170-44 A.(4)	C
Min. Buildable Area for Each Lot	21,780 SF	37,995 SF	\$170-44 A.(3)	C
Max. Building Coverage:	5%	2.7%	\$170-44 A.(8)	C
Setback Requirements				
Min. Front Yard:	75 FT	75 FT	\$170-44 A.(5)	C
Min. Side Yard:	40 FT	40 FT	\$170-44 A.(6)	C
Min. Rear Yard:	75 FT	75 FT	\$170-44 A.(7)	C
Min. Grading Setback:	5 FT	5 FT or greater	\$145-38A	C
Building Height Requirements	35 FT	35 FT or less	\$170-44A.(3)	C
Roadway Requirements				
Minimum Cartway Width Local Road	30 FT	34 FT	\$145-32A	C
Minimum Centerline Horizontal Curve	150 FT	150 FT	\$145-23A	C
Minimum Curb Radii at Street Intersections for Local Access Roads	25 FT	50 FT	\$145 Attachment 4 §102	C
Minimum Distance Between Intersections for Local Roads	300 FT	301 FT	\$145-25C.(3)	C
Minimum Sidewalk Width	4 FT	4 FT	\$145-41E	C
Minimum Sidewalk Distance from Curb	3 FT	3 FT	\$145-41F	C
Parking Requirements				
Amount of Parking	2 spaces per dwelling unit	4 spaces per dwelling unit <sup>1</sup>	\$170-130	C
Notes	Each unit assumed to have 2 garage spaces and 2 driveway spaces to meet this requirement.			
CONDITION ABBREVIATIONS:	W - Waiver C - Compliance NC - Existing Nonconformity TBV - To be verified V - VARIANCE N/A - Not Available / Not Applicable			

PERKIOMEN TOWNSHIP ZONING TABLE				
ARTISAN LAND COMPANY - CENTENNIAL STREET ZONING DISTRICT: R-1 Residential District				
ITEM	PERMITTED / REQUIRED	PROPOSED	ORDINANCE SECTION	CONDITION
Proposed Use	Single-family detached and Single-family semi-detached dwellings	Single-family detached dwellings (27 Lots)	\$310-95A-B	C
ZONING DATA				
Lot Coverage:				
Tract Density:	N/A	0.53 units/AC (27 units / 50.7 AC)	N/A	N/A
Min. Lot Area:	1 AC (43,560 SF)	1.0 AC (43,620 SF)	\$310-97A.(1)	C
Min. Lot Width <sup>1</sup>	150 FT	150 FT	\$310-97A.(2)	C
Max. Impervious Coverage (Flag Lot)	20%	16.7%	\$310-97D.(2)	C
Max. Impervious Coverage (Typical Lot)	20%	10.2%	\$310-97D.(2)	C
Max. Building Coverage:	10%	5.9%	\$310-97D.(1)	C
Setback Requirements				
Min. Front Yard:	75 FT	75 FT	\$310-97A.(3)	C
Min. Side Yard:	30 FT	30 FT	\$310-97A.(5)	C
Min. Rear Yard:	75 FT	75 FT	\$310-97A.(4)	C
Min. All Yard Setback for Flag Lots	50 FT	50 FT	\$310-49C.(5)	C
Building Height Requirements	35 FT	35 FT or less	\$310-97C.(1)	C
Roadway Requirements				
Minimum Cartway Width Minor Street	34 FT	34 FT	\$264-24C.(1)	C
Minimum R.O.W. Width Minor Street	50 FT	50 FT	\$264-24C.(1)	C
Minimum Centerline Horizontal Curve	150 FT	150 FT	\$264-24F.(2)(a)	C
Minimum Centerline Vertical Curve (where algebraic difference exceeds 1%)	200 FT	TBV	\$264-24G.(1)	TBV
Minimum Cul-de-sac R.O.W. Radius	50 FT	52 FT	\$264-24J.(5)	C
Maximum Cul-de-sac Street Length	500 FT	60 FT	\$264-24J.(5)	C
Maximum Cul-de-sac Street Dwelling Units	20 units	11 units	\$264-24J.(3)	C
Minimum Curb Radii at Street Intersections (involving a major street)	50 FT	50 FT	\$264-24 H.(6)(c)	C
Minimum Curb Radii at Street Intersections (involving no more than a minor street)	20 FT	20 FT	\$264-24 H.(6)(a)	C
Minimum Curb Radii at Private Driveways	5 FT	5 FT	\$264-24M.(2)	C
Minimum Distance Between Intersections	150 FT	620 FT	\$264-24H.(3)	C
Minimum Private Driveway Distance from Street Intersection (corner lots)	40 FT	76 FT	\$264-24M.(1)	C
Minimum Sidewalk Width	4 FT	4 FT	\$264-35D.(1)	C
Parking Requirements				
Amount of Parking	2 spaces per dwelling unit	4 spaces per dwelling unit <sup>2</sup>	\$310-74A.1	C
Open Space	No min. for subdivisions less than 50 units	11.7 AC (tract total)	\$264-31A.(3)(b)	C
Notes	1. Per \$264-26A.(3) The depth of residential lots should be not less than one nor more than 2 1/2 times their width. 2. Emergency access drive proposed at the end of the proposed cul-de-sac to provide emergency-only connection to N Limerick road. 3. Each unit assumed to have 2 garage spaces and 2 driveway spaces to meet this requirement.			
CONDITION ABBREVIATIONS:	W - Waiver C - Compliance NC - Existing Nonconformity TBV - To be verified V - VARIANCE N/A - Not Available / Not Applicable			



# LANGAN

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Project

## ARTISAN LAND COMPANY

### CENTENNIAL STREET

LOWER FREDERICK TOWNSHIP  
PERKIOMEN TOWNSHIP  
SCHWENKSVILLE BOROUGH

MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

# CONCEPT PLAN

Project No. 200189001

Date 12/20/2023

Drawn By JMR

Checked By LTT

Drawing No. CP101

Sheet 3 of 3