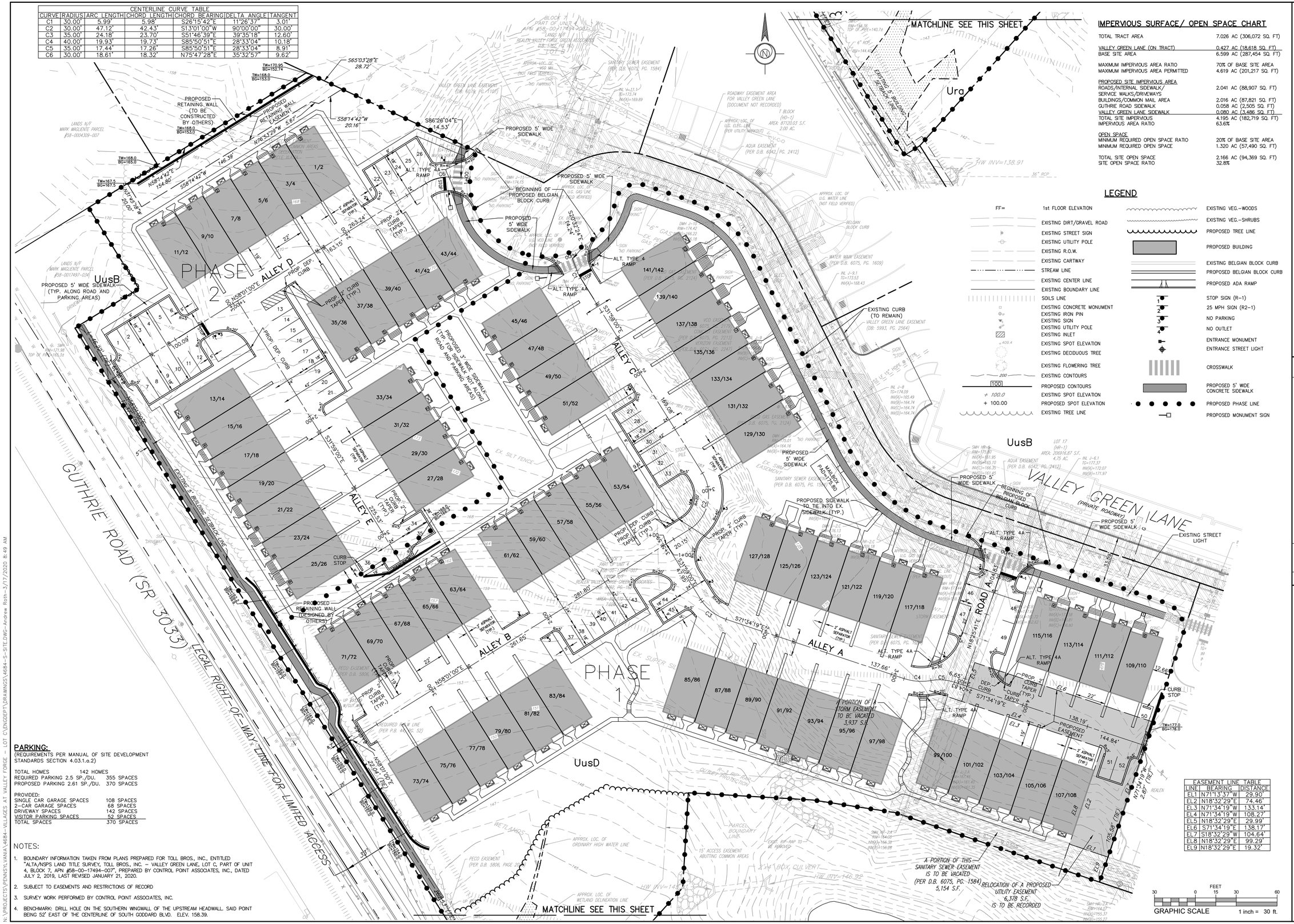
CENTERLINE CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	5.99'	5.98'	S26°15'42"E	11°26'37"	3.01'
C2	30.00'	47.12'	42.43'	S13°01'00"W	90°00'00"	30.00'
C3	35.00'	24.18'	23.70'	S51°46'39"E	39°35'18"	12.60'
C4	40.00'	19.93'	19.73'	S85°50'51"E	28°33'04"	10.18'
C5	35.00'	17.44'	17.26'	S85°50'51"E	28°33'04"	8.91'
C6	30.00'	18.61'	18.32'	N75°47'28"E	35°32'57"	9.62'



IMPERVIOUS SURFACE/ OPEN SPACE CHART

TOTAL TRACT AREA	7.026 AC (306,072 SQ. FT)
VALLEY GREEN LANE (ON TRACT)	0.427 AC (18,618 SQ. FT)
BASE SITE AREA	6.599 AC (287,454 SQ. FT)
MAXIMUM IMPERVIOUS AREA RATIO	70% OF BASE SITE AREA
MAXIMUM IMPERVIOUS AREA PERMITTED	4.619 AC (201,217 SQ. FT)
PROPOSED SITE IMPERVIOUS AREA	
ROADS/INTERNAL SIDEWALK/ SERVICE WALKS/DRIVEWAYS	2.041 AC (88,907 SQ. FT)
BUILDINGS/COMMON MAIL AREA	2.016 AC (87,821 SQ. FT)
OUTHIRE SIDEWALK	0.058 AC (2,505 SQ. FT)
VALLEY GREEN LANE SIDEWALK	0.080 AC (3,486 SQ. FT)
TOTAL SITE IMPERVIOUS	4.195 AC (182,719 SQ. FT)
IMPERVIOUS AREA RATIO	63.6%
OPEN SPACE	
MINIMUM REQUIRED OPEN SPACE RATIO	20% OF BASE SITE AREA
MINIMUM REQUIRED OPEN SPACE	1.320 AC (57,490 SQ. FT)
TOTAL SITE OPEN SPACE	2.166 AC (94,369 SQ. FT)
SITE OPEN SPACE RATIO	32.8%

LEGEND

FF= 1st FLOOR ELEVATION
EXISTING DIRT/GRAVEL ROAD
EXISTING STREET SIGN
EXISTING UTILITY POLE
EXISTING R.O.W.
EXISTING CARTWAY
STREAM LINE
EXISTING CENTER LINE
EXISTING BOUNDARY LINE
SOILS LINE
EXISTING CONCRETE MONUMENT
EXISTING IRON PIN
EXISTING SIGN
EXISTING UTILITY POLE
EXISTING INLET
409.4 EXISTING SPOT ELEVATION
EXISTING DECIDUOUS TREE
EXISTING FLOWERING TREE
200 EXISTING CONTOURS
100 PROPOSED CONTOURS
100.0 EXISTING SPOT ELEVATION
+ 100.00 PROPOSED SPOT ELEVATION
EXISTING TREE LINE

PARKING:

(REQUIREMENTS PER MANUAL OF SITE DEVELOPMENT STANDARDS SECTION 4.03.1.a.2)

TOTAL HOMES 142 HOMES

REQUIRED PARKING 2.5 SP./DU.	355 SPACES
PROPOSED PARKING 2.61 SP./DU.	370 SPACES
PROVIDED:	
SINGLE CAR GARAGE SPACES	108 SPACES
2-CAR GARAGE SPACES	68 SPACES
DRIVEWAY SPACES	142 SPACES
VISITOR PARKING SPACES	52 SPACES
TOTAL SPACES	370 SPACES

NOTES:

1. BOUNDARY INFORMATION TAKEN FROM PLANS PREPARED FOR TOLL BROS., INC., ENTITLED "ALTA/NSPS LAND TITLE SURVEY, TOLL BROS., INC. – VALLEY GREEN LANE, LOT C, PART OF UNIT 4, BLOCK 7, APN #58-00-17494-007", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED JULY 2, 2019, LAST REVISED JANUARY 21, 2020.
2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
3. SURVEY WORK PERFORMED BY CONTROL POINT ASSOCIATES, INC.
4. BENCHMARK: DRILL HOLE ON THE SOUTHERN WINGWALL OF THE UPSTREAM HEADWALL. SAID POINT BEING 52' EAST OF THE CENTERLINE OF SOUTH GODDARD BLVD. ELEV. 158.39.

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N71°13'37"W	29.90'
EL2	N18°32'29"E	74.46'
EL3	N71°34'19"W	133.14'
EL4	N71°34'19"W	108.27'
EL5	N18°32'29"E	29.99'
EL6	S71°34'19"E	138.17'
EL7	S18°32'29"W	104.64'
EL8	N18°32'29"E	99.29'
EL9	N18°32'29"E	19.32'

ESE CONSULTANTS
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. MAIDEN 44EE058477 PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	DRAWN
2	3/17/20	REVISED PER SELLER'S REVIEW LETTER	ESE
1	2/28/20	REVISED PER SELLER'S REVIEW LETTER	ESE

SITE PLAN
(RECORD PLAN 2 OF 3)

LOT 'C'

UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

DATE: 1/29/20	SCALE: 1" = 30'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4684	FILE NAME: 4684-S-SITE
REF. NO.:	SD02.01
SHEET NO.:	2 OF 21

N:\PROJECTS\PENNSYLVANIA\4684-VILLAGES AT VALLEY FORGE - LOT C\ENGDEPT\DRAWINGS\4684-S-SITE.DWG-Andrew Roth-3/17/2020 8:49 AM