



TOWNSHIP OF UPPER PROVIDENCE

***MEETING TO BE HELD VIA ZOOM CONFERENCE**

LINK TO BE PROVIDED ON TOWNSHIP WEBSITE (UPROV-MONTCO.ORG)

24 HOURS PRIOR TO THE MEETING TIME*

PLANNING COMMISSION AGENDA

OCTOBER 14, 2020– 7:00 PM

CALL TO ORDER / ROLL CALL

PUBLIC COMMENT FOR NON-AGENDA ITEMS

GENERAL DISCUSSION ITEMS:

- **MINUTES: SEPTEMBER 9, 2020**

APPLICATIONS TO BE HEARD ON OCTOBER 14, 2020:

1. Toll Brothers – Foley Tract

Property Address: 301 Rittenhouse Road
Proposed Development: 89 total units (62 townhomes; 27 single family detached)
Township #: 8001-0362-0001 ZTA / 8001-0362-0002 (T) LD
Submission Date: September 9, 2020
No clock expiration date (zoning and signature)

APPLICATIONS PENDING REVIEW: DATE FOR DISCUSSION TO BE DETERMINED

1. SEI North Campus Master Plan

Property Address: 1 Freedom Valley Drive
Proposed Development: SEI North Campus Master Plan
Township #: 7040-0333-0005 [MP]
Submission Date: October 8, 2020

2. 172 Hopwood Road Conditional Use and Tentative Plan

Property Address: 172 Hopwood Road
Proposed Development: 48-unit carriage home development
Township #: 6033-0341-0001 CU / 6033-0341-0002 (T) LD
Submission Date: February 5, 2020
Conditional Use Hearing Clock: ~~April 3, 2020~~ / Extension to November 21, 2020 (per August 12, 2020 letter)
Land Development Clock Expiration: ~~May 5, 2020~~ / Extension to November 21, 2020 (per August 12, 2020 letter)

3. Residences at Providence Town Center Final Plan

Property Address: Arcola Road and Water Loop Drive
Proposed Development: Multi-family and Hotel
Township #: 3031-0305-0004 FINAL
Submission Date: December 10, 2019 / Clock Expiration: None



4. Barker Property / Reynolds Acquisitions Final Plan

Property Address: 116 Hess Road

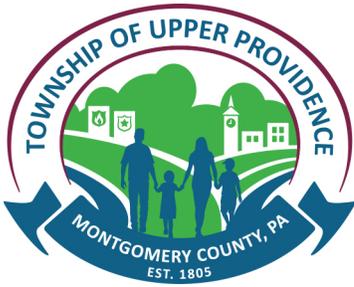
Proposed Development: 14 lot Subdivision

Township #: 5010-0351-0004 Final

Submission date: August 14, 2020 / Clock Expiration: none

FUTURE AGENDA DISCUSSION

ADJOURNMENT



1286 Black Rock Road
Phoenixville PA 19460
Phone: 610-933-9179
Fax: 610-983-0355

Visit Us Online:
www.uprov-montco.org

General Inquiries:
admin@uprov-montco.org

Board of Supervisors _____

Helene Calci, Chair
Albert Vagnozzi, Vice Chair
Laurie Higgins
John Pearson
Bill Starling

Township Manager/Secretary

Timothy J. Tieperman

Township Solicitor

Joseph E. Bresnan, Esq.

September 10, 2020

RE: Toll Brothers Zoning Text Amendment and Tentative Plan Submission
Twp. #8001-0362-0001 ZTA
Twp. #8011-0362-0002 (T)LD

Please review the enclosed material and return your comments to the Township offices at your earliest convenience.

Sincerely,

Geoffrey B. Grace, AICP

Zoning Officer/Director of Planning, Township of Upper Providence

cc: (via email unless otherwise noted)
Upper Providence Board of Supervisors
Upper Providence Township Planning Commission
Township Manager
Spring Ford School District (hand delivery)
Township Solicitor
Township Engineer (internal mail)
Township Traffic Engineer

ALYSON M. ZARRO
alyson@rrhc.com
Extension: 202



September 8, 2020

via hand delivery & e-mail

Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
1286 Black Rock Road
Phoenixville, PA 19460
ggrace@uprov-montco.org

**Re: Toll Brothers/Foley Property
Zoning Ordinance Text Amendment and Tentative Sketch Plan Application**

Dear Geoff:

As you know, I represent Toll Mid-Atlantic LP Company, Inc. ("Toll") in connection with its proposed development of the Foley Property, which is located on both sides of Rittenhouse Road, south of Valley View Drive in the Township ("Property"). Toll is the equitable owner of the Property which is identified as Parcel Nos. 61-00-04459-04-3, 61-00-04456-00-1 and 61-00-04459-02-5.

The Property is currently zoned R-1 District. The Mixed Residential Community Option is permitted on tracts in the R-1 District meeting certain criteria by Conditional Use. The Property meets the criteria for development under the Mixed Residential Community Option with the exception of the distance from an interchange of Route 422. Presently, the Zoning Ordinance requires a portion of a tract to be within a maximum 4,000 feet from the center line of a Route 422 interchange. The Property is located more than 4,000 feet but less than 4,500 feet from an interchange of Route 422. Accordingly, Toll is proposing to amend this section of the Mixed Residential Community Option to permit a property subject to such development to be located no less than 4,500 feet from an interchange.

Toll is proposing to develop the Property under the MRC Option with a combination of single-family detached dwellings on individual lots and townhouse dwellings. 27 single-family detached dwellings and 62 townhomes are proposed for a total of 89 homes. Additionally, 15 acres of open space would be provided along with trail connections to the existing Township trail system.

Enclosed for filing in connection with Toll's development proposal are the following materials:

1. One (1) original and four (4) copies of the Subdivision and Land Development Application form;
2. Five (5) copies in black and white and five (5) copies in color of the Tentative Sketch Plan for the proposed development prepared by ESE Planning dated August 24, 2020;
3. Five (5) of a Location Exhibit prepared by ESE Planning dated August 21, 2020;
4. Five (5) copies of a proposed Zoning Ordinance Text Amendment;
5. One (1) original and four copies of the Montgomery County Act 247 Referral Form;
6. A check in the amount of \$2,500.00 made payable to Upper Providence Township for the Zoning Text Amendment Application Fee;
7. A check in the amount of \$2,500.00 made payable to Upper Providence Township for the Tentative Sketch Plan Application fee;
8. A check in the amount of \$20,000.00 to establish an escrow account with the Township for Consultant review fees; and
9. One copy of the Plans on a thumb drive.

Kindly forward the Application materials to the Township Planning Commission for review. We request to be scheduled on the next available Planning Commission meeting agenda for initial presentation of proposed development concept.

As always, please feel free to contact me with questions. Thank you for your attention to this matter.

Very truly yours,

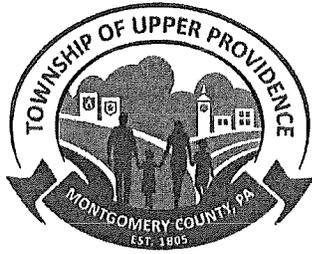


ALYSON M. ZARRO

AMZ/mrm

Enclosures

cc: Brian Thierrin, Toll Brothers (*w/enclosures via e-mail*)
Emily Steward, ESE Planning (*w/enclosures via e-mail*)



Township of Upper Providence Application for Subdivision or Land Development Review

Township of Upper Providence
1286 Black Rock Road
Phoenixville PA 19460
Phone: 610-933-9179; Fax: 610-983-0355

APPLICATION SUBMISSION DATE: _____

PLAN NUMBER: _____

Legal
Owner: Edward J. Foley, Jr. and Gail Foley

Proposal Name: Foley Property

Owner Address: 301 Rittenhouse Road

Proposal Location/Address: Both sides of Rittenhouse Rd, South
of Valley View Drive

City/State/Zip: Royersford, PA 19468

Tax Parcel Number(s): 61-00-04459-04-3; 61-00-00456-00-1;
61-00-04459-02-5

Owner phone/email:
Equitable Owner/
Applicant (if different than owner): Toll Mid - Atlantic LP
Company, Inc.

Block /Unit: 08/94, 08/93; 07/08

Current Zoning: R-1 District/Proposed Mixed Residential Community
Option

Applicant Address: 1140 Virginia Drive

Nearest Cross Street: Valley View Drive

City/State/Zip: Fort Washington, PA 19034

Property Acreage/Tract Area: 34 acres

Applicant Phone: 215-938-8000

Proposed Number of Units (residential): 89 units

Applicant Email: bthierrin@tollbrothers.com

Proposed Square Feet (commercial/office/industrial):

Applicant Representatives:

Type of Review Requested:

Attorney: Alyson M. Zarro, Esquire

Subdivision Plan (Minor Subdivision)

Contact Information (phone/email): 610-458-4400

Tentative; Preliminary; Final

Alyson@rrhc.com

Land Development Plan

Civil Engineer: ESE Consultants, Inc.

Tentative; Preliminary; Final

Contact Information (phone/email): 1140 Virginia Drive,

Conditional Use

Fort Washington, PA 19034

Zoning Ordinance Amendment

Traffic Engineer:

Zoning Map Amendment

Contact Information (phone/email):

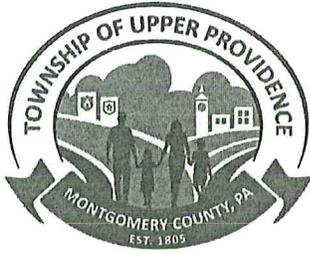
Subdivision/Land Development Ord. Amendment

Other: ESE Planning - Emily Stewart

Curative Amendment

Other Review Request (explain below):

Contact Information (phone/email): estewart@eseconsultants.com; 215-293-5469



Township of Upper Providence Application for Subdivision or Land Development Review

Township of Upper Providence
1286 Black Rock Road
Phoenixville PA 19460
Phone: 610-933-9179; Fax: 610-983-0355

APPLICATION SUBMISSION DATE: Filled in by Township
PLAN NUMBER: Filled in by Township

Plans to be submitted with the application:

- Plans [five (5) paper copies are required] (dated: 8/24/20) (black and white, and color)
- Electronic version of all plan and documentation submitted with application (via CD, thumb drive, etc.)
 - Dropbox or other electronic file transfers to be sent to ggrace@uprov-montco.org
- Other Documents [five (5) copies required]

List additional documents by title (attach a separate sheet if necessary):

Location Exhibit prepared by ESE Planning dated August 21, 2020

I/We filed with Upper Providence Township a (describe plan) Alyson Zarro which is subject to the time limitations for review set forth in the Municipalities Planning Code. I/We voluntarily waive the time limits for review of our filing. Such waiver is granted to allow for adjustments or revisions to our filing as may be required during the review process. I/We may revoke this waiver at any time. If I/We do revoke this waiver, then the Township's time limit for review that is set forth in the Municipalities Planning Code shall begin to run on the day that I hand deliver the signed revocation to the Township during regular business hours, regardless of the number of days that elapsed between the date of the original filing and the date of the revocation.

Applicant's Signature:

No application shall be accepted for processing unless properly signed in the appropriate space:

Signed: _____ Owner of Record

Signed: _____ Equitable Owner

Signed: Alyson M Z Authorized Agent (for: _____ Owner; Equitable Owner)

To be completed by the Township:

Application Fee: \$ _____ (Paid) Escrow Fee: \$ _____ (Paid)

Received By: _____

Per the Pennsylvania Municipalities Planning Code, States Act § 247 of 1969 this plan is accepted as complete on the following date: _____ 90-Day Clock expiration: _____

Signed: _____ :Township Zoning Officer/Director of Planning

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF UPPER PROVIDENCE (MONTGOMERY COUNTY), PA, CHAPTER 182 ENTITLED "ZONING," TO AMEND SECTION 182-63.34.D OF THE MRC MIXED RESIDENTIAL COMMUNITY OPTION TO PROVIDE FOR DEVELOPMENT OF TRACTS UNDER THE MRC OPTION LOCATED WITHIN 4,500 FEET FROM THE CENTER LINE OF AN INTERCHANGE OF ROUTE 422.

Be it ordained by the Board of Supervisors of Upper Providence Township, as follows:

Section I: Amendment to the text of Chapter 182, "Zoning" of the Code of the Township of Upper Providence (Montgomery County), Pennsylvania.

1. Amend Section 182-63.34.D to read as follows:

- D. Any tract of ground, or contiguous group of tracts which are the subject of an application for development pursuant to this article shall have a minimum of 900 feet of frontage, measured along the ultimate rights-of-way of the lot or lots on roads with an arterial or collector road classification identified pursuant to the Township's adopted Ultimate Rights-of-Way Map; and a portion of the tract shall be within 4,500 feet from the center line of an interchange of Route 422.

Section II: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section III: If any provision or part of this ordinance is for any reason held invalid, the remaining provisions and parts of this ordinance shall not be affected thereby. If the application of this ordinance or any of its provisions or parts to any persons, property or circumstances is held invalid, the application of this ordinance to other persons, property or circumstances shall not be affected thereby.

Section IV: This ordinance shall become effective five (5) days from date of adoption.

ENACTED AND ORDAINED THIS _____ DAY OF _____, 2020.

UPPER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS

ATTEST:

By: _____
Chairperson

Township Secretary

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date: _____
 Municipality: Upper Providence Township

Applicant's Representative: Brian Thierrin
 Address: Toll Brothers, 517 Liseter Road

Proposal Name: Foley Property

City/State/Zip: Newtown Square, PA 19073

Applicant Name: Toll Mid-Atlantic LP Company, Inc.

Business Phone (required): 484-427-7683

Business Email (required): bthierrin@tollbrothers.com

Address: 1140 Virginia Drive

City/State/Zip: Fort Washington, PA 19034

Phone: 215-938-8000

Email: bthierrin@tollbrothers.com

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan: Type of Submission:

- Tentative (Sketch) New Proposal
- Preliminary / Final Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: R-1 District

Special Exception Granted Yes No

Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number(s) 61-00-04459-04-3; 61-00-04456-00-1; 61-00-04459-02-5

Location (address or frontage) Rittenhouse Road

Nearest Cross Street Valley View Drive

Total Tract Area 34 acres

Total Tract Area Impacted By Development To be confirmed.

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family	27					
Townhouses/Twins	62					
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other					15	

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: Proposed development under Mixed Residential Community Option.

LOCATION EXHIBIT

FOLEY PROPERTY



PLAN SUMMARY:

SITE DATA:

ADDRESS: RITTENHOUSE ROAD
ROYERSFORD, PA

PARCEL(S): 61-00-04459-043
61-00-04459-025
61-00-04456-001

SITE AREA: ± 34 ACRES
CURRENT ZONING: R-1

PROPOSED ZONING:

OFFICE DATA:

PROJECT NUMBER: 19084

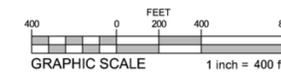
DATE: 2020.08.21

SCALE: 1"=400'

DRAWN BY: EES

SOURCES:

1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
2. AERIAL PHOTOGRAPH PROVIDED BY: PEMA DATED 2018.
3. PARCEL INFORMATION PROVIDED BY MONTGOMERY COUNTY GIS DATA.
4. ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.



PROPERTY DATA:

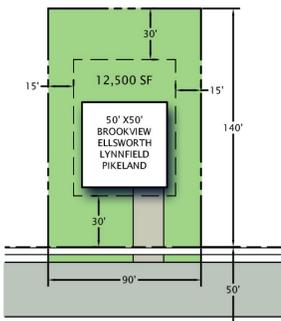
TOTAL SITE AREA:	± 34.4 AC
EX. RIGHTS OF WAY:	±.9 AC
UTILITY LINES:	0 AC
FLOODPLAIN SOILS:	± 3.8 AC
STEEP SLOPES IN EXCESS OF 15%:	± 2.3 AC
DEVELOPABLE ACREAGE:	± 27.4 AC

ZONING REQUIREMENTS: MIXED USE (R-1 DISTRICT)

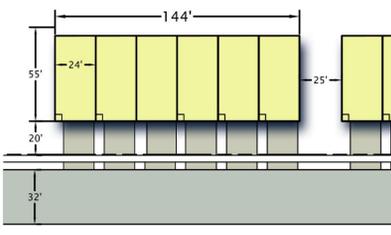
BULK REQUIREMENTS	REQUIRED	PROVIDED
MIN. DEVELOPABLE ACRES:	12 AC	27 AC
MAX. PERMITTED DENSITY:	4 DU/AC (109 DU)	3.2 DU/AC (89 DU)
FRONTAGE ON ARTERIAL/COLLECTOR:	900 FT	1,725 LF
MIN. COLLECTOR ROAD SETBACK:	75 FT	75 FT
MIN. SFD SETBACK:	50 FT	50 FT
MIN. SFA SETBACK:	100 FT	100 FT
MIN. SFD HOMES:	25 %	27%
MAX. BUILDING HEIGHT:	35 FT	35 FT
OVERALL TRACT BLDG COVERAGE:	25%	±12%
20% OF DEV. LANDS FOR OS:	5.2 AC	20 AC
SINGLE FAMILY DETACHED LOTS:		
MIN. LOT SIZE:	12,500 SF	12,500 SF
MIN. LOT WIDTH:	90 FT	90 FT
MIN. FRONT YARD:	30 FT	30 FT
MIN. SIDE YARD:	10 FT MIN/30 FT AGG	15 FT
MIN. REAR YARD:	30 FT	30 FT
MAX. BLDG COVERAGE:	30% (3,750 SF)	NTE 30% (3,750 SF)
SINGLE FAMILY ATTACHED HOMES:		
MIN. BUILDING SEPARATION:	25 FT	25 FT
MIN. SETBACK FROM INTERNAL ROADS:	10 FT	10 FT
MAX. BLDG LENGTH:	150 FT	144 FT

SITE ASSUMPTIONS:

1. CONCEPT ASSUMES PUBLIC WATER AND SEWER TO BE AVAILABLE TO THE SITE.
2. PLAN TO BE DEVELOPED UNDER MIXED RESIDENTIAL OPTION AS A CONDITIONAL USE.
3. PLAN REQUIRES STREAM CROSSING AND DISTURBANCE WITHIN THE FLOODPLAIN CONSERVATION DISTRICT.
4. WAIVER REQUIRED FOR LENGTH OF CUL-DE-SAC FOR ROADS A & B.
5. PLAN ASSUMES MAN MADE SLOPES CAN BE DISTURBED AND RE-GRADED.



TYPICAL SFD LOT
SCALE: 1" = 50'



TYPICAL SFA LOT
SCALE: 1" = 50'

LEGEND:

- STEEP SLOPES (GREATER THAN 15%)
- FLOODPLAIN SOILS
- STREAM
- PRELIMINARY WETLANDS
- CULVERT
- SANITARY MANHOLE

SOURCES:

1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
2. AERIAL PHOTOGRAPH TAKEN FROM: DVRC DATED: 2010.
3. TOPOGRAPHIC INFORMATION TAKEN FROM: PASDA PA LIDAR DATA.
4. FLOODPLAIN INFORMATION TAKEN FROM FEMA COMMUNITY PANEL: 42091C0209G DATED: MARCH 2, 2016.
5. SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES.
6. PRELIMINARY WETLAND INFORMATION PROVIDED BY ESE FIELD WALK DATED 8/14/20.
7. TRIBUTARY TO MINGO CREEK CLASSIFIED AS WARM WATER FISHES PER PA DEP.
8. ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.



MIXED RESIDENTIAL CONCEPT PLAN
(89) HOMES

FOLEY PROPERTY

UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PA

PLAN SUMMARY:

- (27) SINGLE FAMILY LOTS
- (62) TOWNHOMES
- (89) TOTAL HOMES
- 3,368 LF OF NEW ROADS (32' CARTWAY)
- 15 ACRES OPEN SPACE
- 1.5 ACRES STORM WATER

SITE DATA:

ADDRESS: RITTENHOUSE ROAD ROYERSFORD, PA

PARCEL(S): 61-00-04459-043
61-00-04456-001
61-00-04459-025

SITE AREA: ± 34 ACRES
CURRENT ZONING: R-1
PROPOSED ZONING: MIXED RESIDENTIAL

OFFICE DATA:

PROJECT NUMBER: 19084
DATE: 2020.08.24
SCALE: 1"=100'
DRAWN BY: EES

PROPERTY DATA:

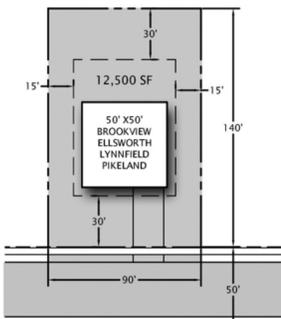
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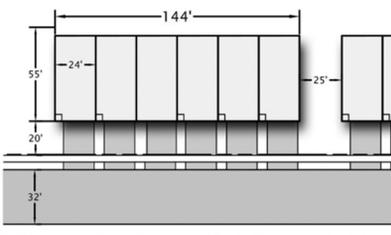
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SCALE: 1" = 50'



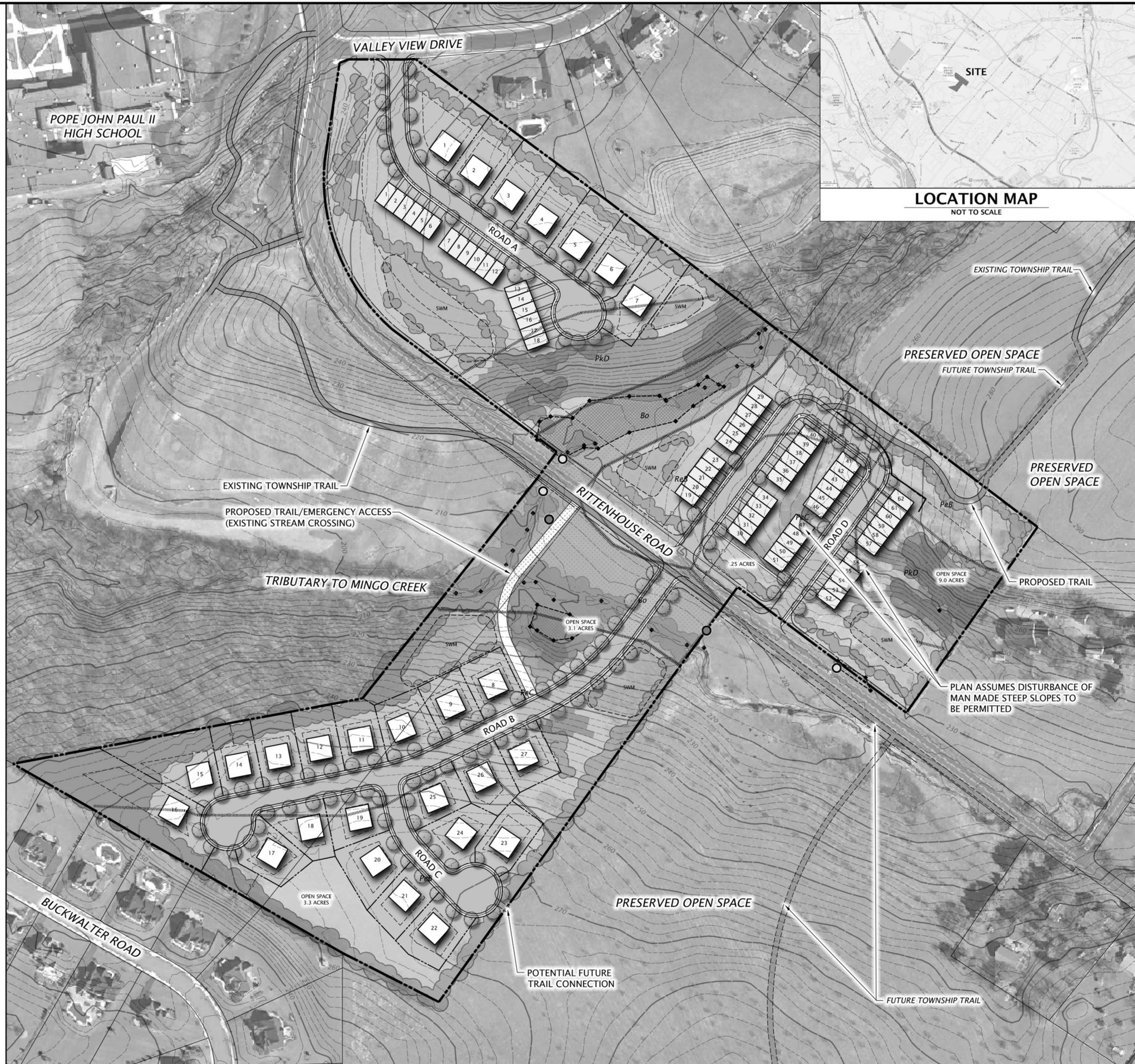
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- STREAM
- PRELIMINARY WETLANDS
- CULVERT
- SANITARY MANHOLE

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(32' CARTWAY)

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PROPOSED ZONING: MIXED RESIDENTIAL

OFFICE DATA:

PROJECT NUMBER: 19084

DATE: 2020.08.24

SCALE: 1"=100'

DRAWN BY: EES