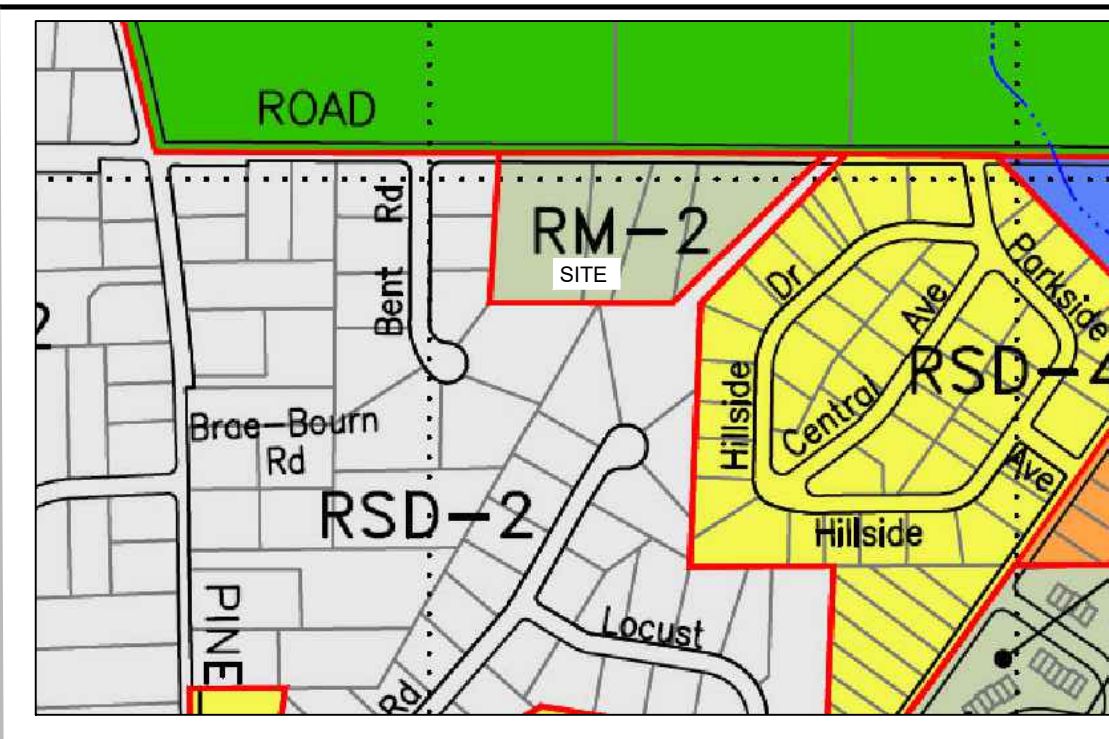
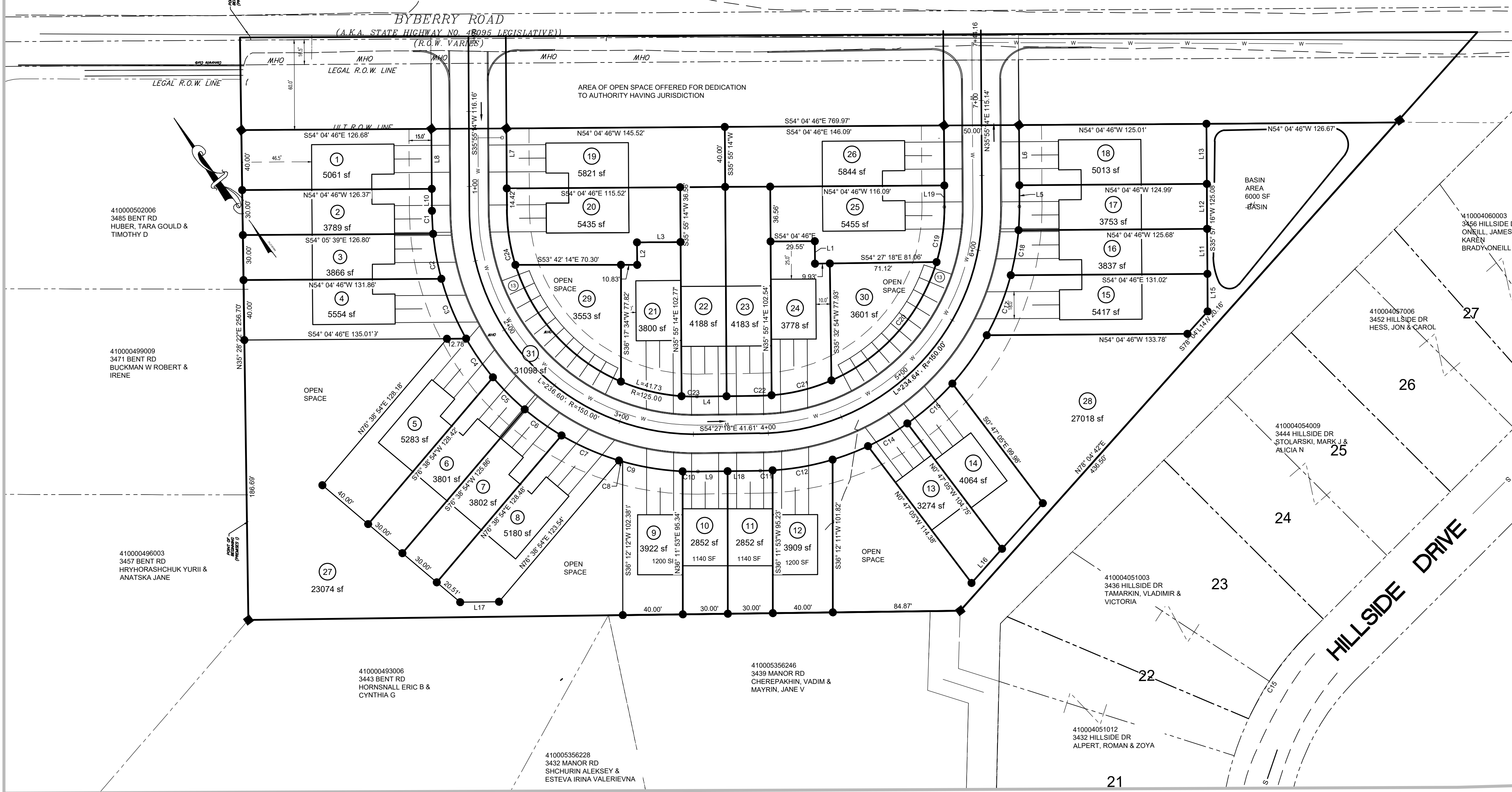


BYBERRY ROAD (L.R. 46095)



GENERAL NOTES 1"=500'

- PROJECT NARRATIVE: THIS PLAN DEPICTS THE DEVELOPMENT OF 90, 92, 94, AND 106 BYBERRY RD IN LOWER MORELAND TOWNSHIP MONTGOMERY COUNTY PA 19006 AS A RESIDENTIAL COMMUNITY OF 26, 3 STY, SINGLE FAMILY ATTACHED DWELLINGS, IN ACCORDANCE WITH THE STANDARDS OF ZONING SECTION 208-802. PUBLIC WATER AND SEWER WILL BE PROVIDED. A HOMEOWNERS ASSOCIATION WILL BE CREATED FOR SITE MAINTENANCE.
- ZONING DISTRICT RM2

ITEM	REQUIRED	PROPOSED
MAX NET DENSITY	8 / AC	5.60 / AC
MIN LOT AREA	2500 SF	2852 SF
MIN LOT WIDTH	25 FT	30 FT
MAX LOT COVERAGE	70 %	60.8 %
FRONT YARD SETBACK	15 FT	> 15 FT
SIDE YARD SETBACK	0/10	> 0, 10
REAR YARD SETBACK	25 FT	> 25 FT
BUILDING HT MAX	35 FT	35 FT
BUILDING COVERAGE MAX	40 %	40 %

OPEN SPACE
 DENSITY PROPOSED 2614.64 = 5.6 / AC
 REQUIRED AMOUNT 15 %
 PROPOSED OPEN SPACE = 1.31 AC = 1.31 / 4.64 = 28.3 %
 BASIN AREA 6000 SF = 10.5 % OF OPEN SPACE (25 % ALLOWABLE)
- SITE BOUNDARY AND TOPOGRAPHY IS FROM A FIELD SURVEY BY FIORAVANTI INC. OCTOBER 2023.
 THIS PROJECT IS COMPRISED OF TMAPS 410001777009 (90), 41007070 (92), 410001774003 (94), 410001771006 (106)
- WATER AND SEWER SERVICE WILL BE PROVIDED BY THE LOWER MORELAND, MONTGOMERY COUNTY MUNICIPAL AUTHORITY.
- ALL ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION SERVICE FACILITIES SHALL BE PROVIDED BY UNDERGROUND CABLES, INSTALLED IN ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY AND OTHER COMPANIES PROVIDED.
- EQUITABLE OWNER, APPLICANT AND DEVELOPER:
 AWZ LLC
 1435 STREET RD
 SOUTHAMPTON PA 18966
 MR. VLADIMIR ATAMENENKO

TOTAL LOTS	113733	
INTERIOR ROAD RW	31098	
ROW DEDICATION AREA	48586	
OPEN SPACE PARCEL 27	23074	
OPEN SPACE PARCEL 28	27018	
OPEN SPACE PARCEL 29	3553	
OPEN SPACE PARCEL 30	3601	
TOTAL TRACT	250663	
	5.754	AC
EXISTING LOT SUMMARY		
ULT ROW AREA	48529	
CONSOLIDATED LOTS	202132	
TOTAL EX	250661	4.64 AC NET AC

lot 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
lot area 2500sf min	5061	3789	3866	5554	5283	3801	3802	5180	3922	2852	2852	3909	3274	4064	5417	3837	3753	5013	5821	5435	3800	4188	4183	3778	5455	5844
bldg	1500	1500	1500	1500	1500	1500	1500	1500	1200	1140	1140	1200	1200	1200	1200	1500	1500	1500	1500	1500	1500	1200	1200	1200	1200	1200
Driveaway length	24.4	24.5	28.5	42.5	35.5	24.5	24.5	33.5	32.5	23.5	25.5	33.5	32.5	23.5	24.5	43.5	29.5	25.5	25.5	25.5	37.5	33.5	33.5	37.5	37.5	
paving drive	439.2	441	513	765	639	459	441	639	585	459	459	603	585	539	441	747	783	531	459	459	459	675	603	603	675	
misc future imperv	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
total imperv	1939.2	1941	2013	2265	2139	1959	1941	2139	1785	1599	1599	1803	1785	1739	1641	1947	2283	2031	1959	1959	1959	1875	1803	1803	1875	
IMP COVER % 70% MAX	38.3%	51.2%	52.1%	40.8%	40.5%	51.5%	51.1%	41.3%	45.5%	56.1%	56.1%	46.1%	54.5%	42.8%	30.3%	50.7%	60.8%	40.5%	33.7%	36.0%	51.6%	46.8%	44.8%	47.7%	33.1%	32.1%
BLDG COV % 40% MAX	29.6%	39.6%	38.8%	27.0%	28.4%	39.5%	39.5%	29.0%	30.6%	40.0%	40.0%	30.7%	36.7%	29.5%	22.2%	31.3%	40.0%	29.9%	25.8%	27.6%	39.5%	35.8%	28.7%	31.8%	22.0%	20.5%

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.33	175.00	5° 01' 07"	N33° 24' 41"E	15.32
C2	30.50	175.00	9° 59' 12"	N25° 54' 31"E	30.46
C3	43.28	175.00	14° 10' 11"	N13° 49' 50"E	43.17
C4	31.42	175.00	10° 17' 17"	S1° 38' 08"W	31.38
C5	30.15	175.00	9° 52' 12"	N8° 26' 39"W	30.11
C6	30.15	175.00	9° 52' 19"	N18° 20' 54"W	30.11
C7	41.88	175.00	13° 42' 43"	S30° 08' 25"E	41.78
C8	2.47	175.00	0° 48' 30"	S37° 24' 01"E	2.47
C9	40.62	175.00	13° 17' 58"	N44° 27' 15"W	40.53
C10	10.24	175.00	3° 21' 04"	N52° 46' 46"W	10.23
C11	8.16	175.00	2° 40' 22"	N55° 47' 29"W	8.16
C12	40.72	175.00	13° 19' 52"	N83° 47' 36"W	40.63
C14	30.27	175.00	9° 54' 37"	N83° 41' 41"W	30.23
C15	66.83	200.00	19° 08' 43"	S71° 43' 13"W	66.52
C16	40.21	175.00	13° 09' 53"	S84° 46' 04"W	40.12
C17	43.24	175.00	14° 09' 20"	N58° 07' 57"E	43.13
C18	30.51	175.00	9° 59' 26"	S46° 03' 34"W	30.48
C19	37.19	125.00	17° 02' 54"	N44° 26' 41"E	37.06
C20	108.92	125.00	49° 55' 31"	N77° 55' 54"E	302.65
C21	41.32	125.00	18° 56' 22"	N67° 38' 09"W	41.13
C22	8.54	124.52	3° 55' 41"	S56° 12' 53"E	8.54
C23	10.31	125.00	4° 43' 29"	N52° 05' 33"W	283.85
C24	37.17	128.72	16° 32' 46"	N27° 31' 26"E	37.04

SEGMENT	LENGTH	DIRECTION
L1	16.03	S35° 55' 14"W
L2	15.03	S35° 55' 14"W
L3	12.82	N54° 04' 46"W
L4	19.70	N54° 27' 18"W
L5	14.31	S35° 55' 14"W
L6	40.11	S35° 55' 14"W
L7	40.00	S35° 55' 14"W
L8	39.97	S35° 55' 14"W
L9	19.77	N54° 27' 18"W
L10	14.66	N35° 55' 14"E
L11	30.00	N35° 57' 16"E
L12	30.00	N35° 57' 16"E
L13	40.11	N35° 57' 16"E
L14	20.16	S78° 04' 43"W
L15	24.98	S35° 57' 16"W
L16	30.58	S78° 04' 43"W
L17	25.87	S54° 27' 18"E
L18	21.84	N54° 27' 18"W
L19	14.42	N35° 55' 14"E

[Symbol]	FOREST AREA	FOREST
[Symbol]	EXIST AREA 1	74106
[Symbol]	DIST AREA 1	24387
[Symbol]	DIST AREA 2	1131
[Symbol]	DIST AREA 3	11065
[Symbol]	TOTAL	36583
[Symbol]	PERCENTAGE	0.49365773

area	15-25 - existing	allowable 30%
1	14465.00	
2	16443.00	
3	3115.00	
total	34023.00	10206.90
disturbed		
1	3076.00	
2	482.00	
3	5511.00	
4	1004.00	
	10073.00	
percent disturbed	29.606%	

FIORAVANTI, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 618 STREET ROAD • SOUTHAMPTON, PA 18966
 (215) 322-2143

ZONING SITE PLAN
 90-106 BYBERRY RD HUNTINGDON VALLEY PA
 PREPARED FOR:
AWZ LLC
 1435 STREET RD
 SOUTHAMPTON PA 18966

SKETCH PLAN
YIELD PLAN

SHEET 1 OF 5

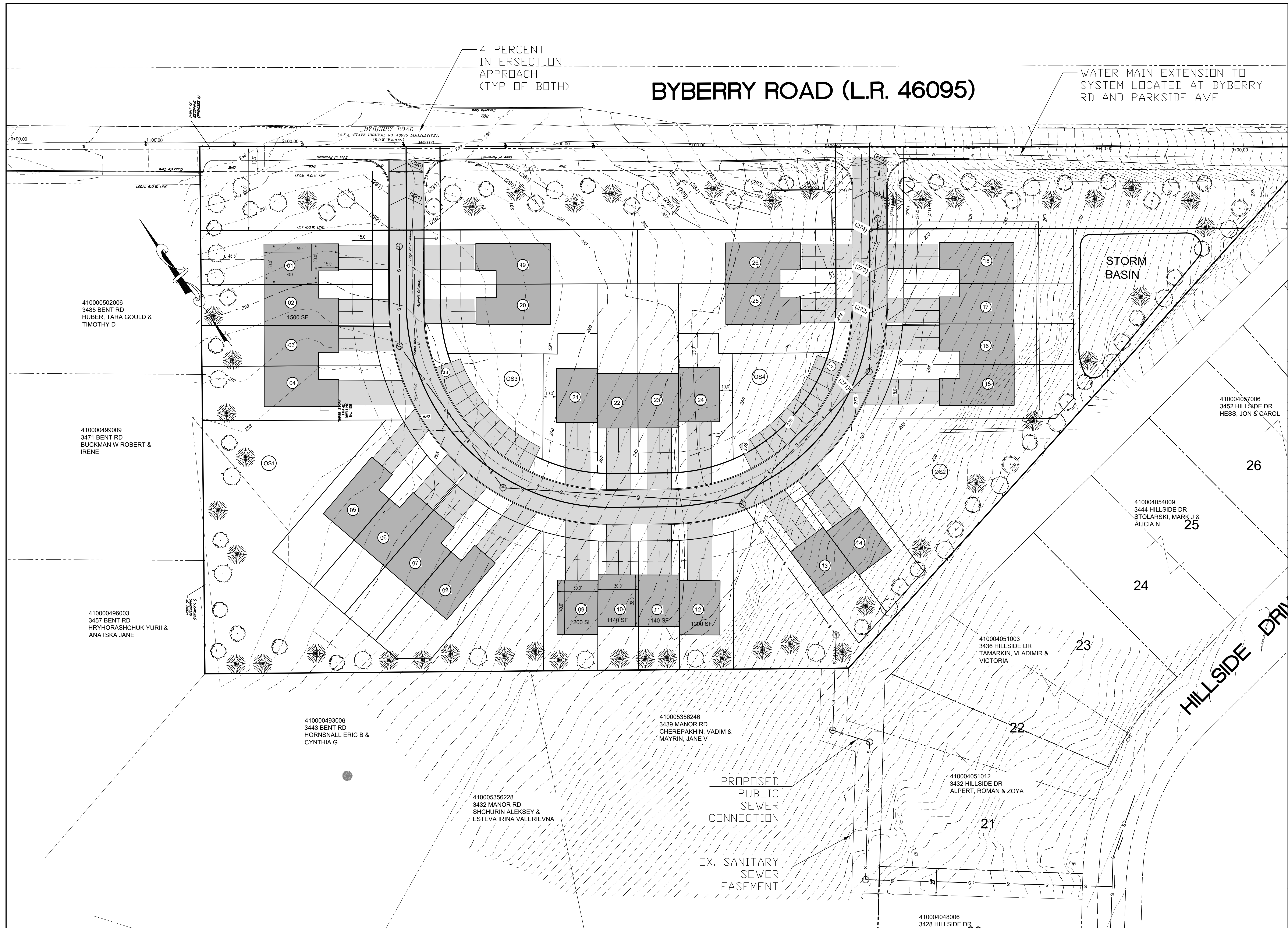
NO.	DESCRIPTION	DATE

DATE: 2-8-24
 SCALE: 1"=40'
 JOB # 2229 FB #
 DRAWN: STAFF CHECKED: VWF

BYBERRY ROAD (L.R. 46095)

4 PERCENT
INTERSECTION
APPROACH
(TYP OF BOTH)

WATER MAIN EXTENSION TO
SYSTEM LOCATED AT BYBERRY
RD AND PARKSIDE AVE



410000502006
3485 BENT RD
HUBER, TARA GOULD &
TIMOTHY D

410000499009
3471 BENT RD
BUCKMAN W ROBERT &
IRENE

410000496003
3457 BENT RD
HRYHORASHCHUK YURI &
ANATSKA JANE

410000493006
3443 BENT RD
HORNSNALL ERIC B &
CYNTHIA G

410005356228
3432 MANOR RD
SHCHURIN ALEKSEY &
ESTEVA IRINA VALERIEVNA

410005356246
3439 MANOR RD
CHEREPAKHIN, VADIM &
MAYRIN, JANE V

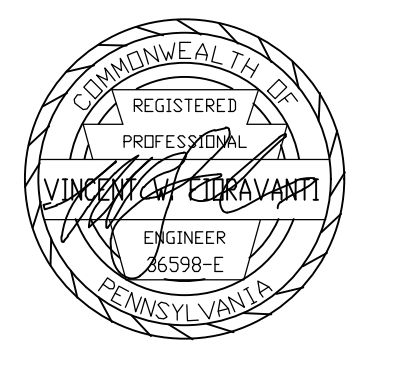
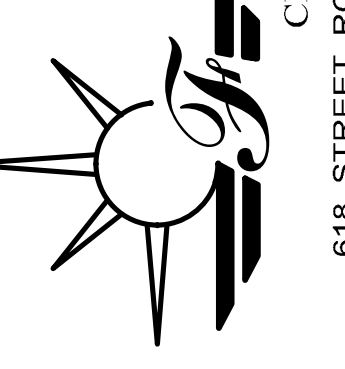
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3432 HILLSIDE DR
ALPERT, ROMAN & ZOYA

410004048006
3428 HILLSIDE DR

410004057006
3452 HILLSIDE DR
HESS, JON & CAROL

410004054009
3444 HILLSIDE DR
STOLARSKI, MARK J &
ALICIA N

410004051003
3436 HILLSIDE DR
TAMARKIN, VLADIMIR &
VICTORIA



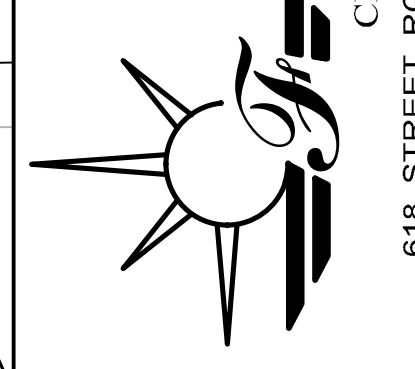
REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 2-8-24
SCALE: 1"=40'
JOB # 2229 FB #
DRAWN: STAFF CHECKED: VWF

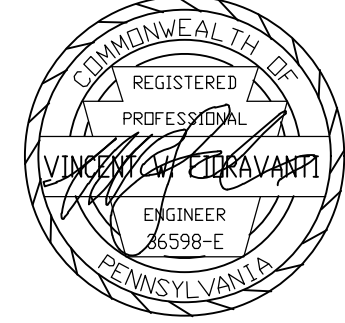
ZONING SITE PLAN
90-106 BYBERRY RD HUNTINGDON VALLEY PA
PREPARED FOR:
AWZ LLC.
1435 STREET RD
SOUTHAMPTON PA 18966

SKETCH PLAN
UTILITY PLAN

BYBERRY ROAD (L.R. 46095)



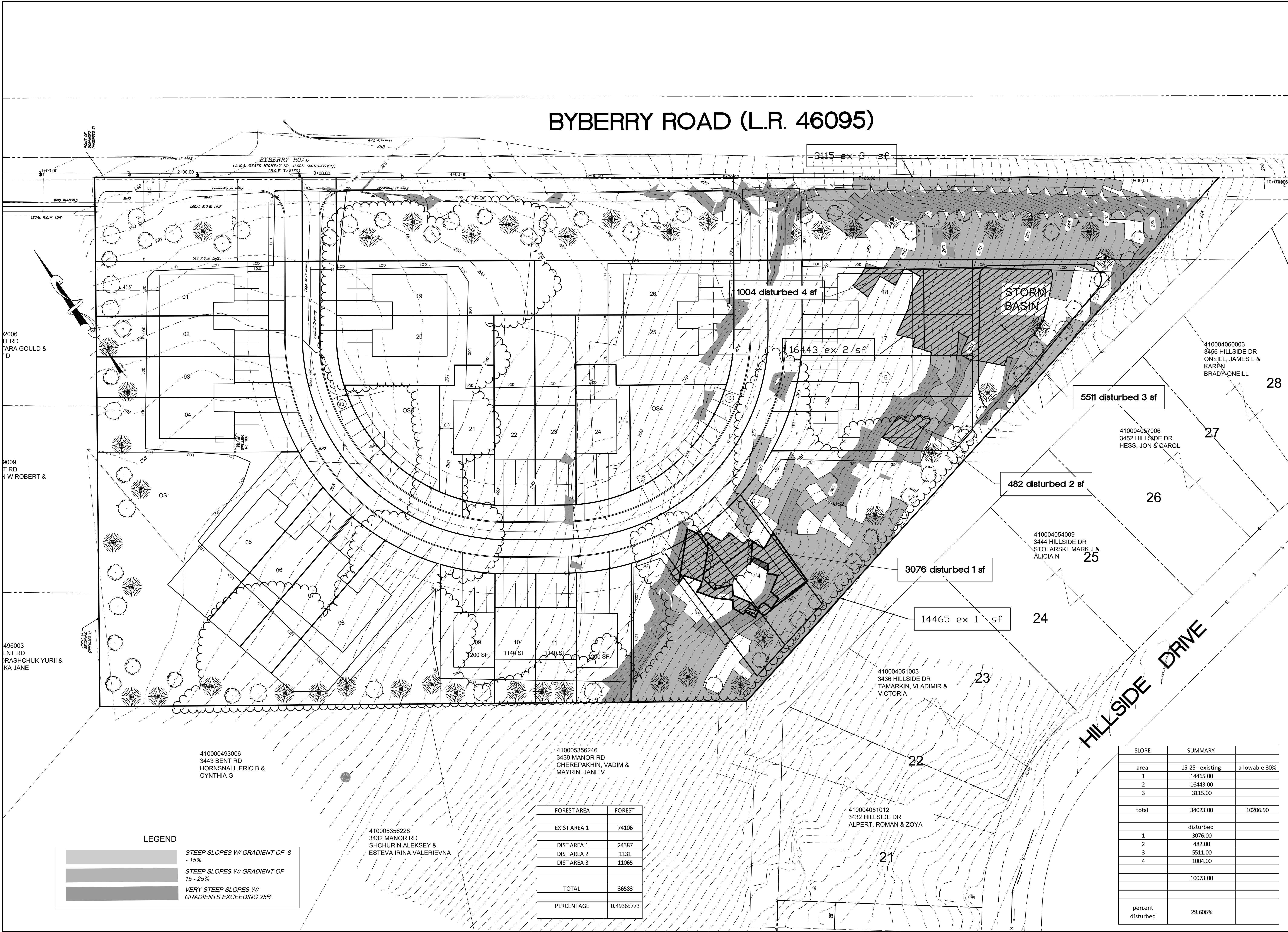
FIORAVANTI, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 618 STREET ROAD • SOUTHAMPTON, PA 18966
 (215) 322-2143



REVISIONS		
NO.	DESCRIPTION	DATE

ZONING SITE PLAN
 90-106 BYBERRY RD HUNTINGDON VALLEY PA
 PREPARED FOR:
AWZ LLC.
 1435 STREET RD
 SOUTHAMPTON PA 18966

SKETCH PLAN NATURAL RESOURCE PLAN

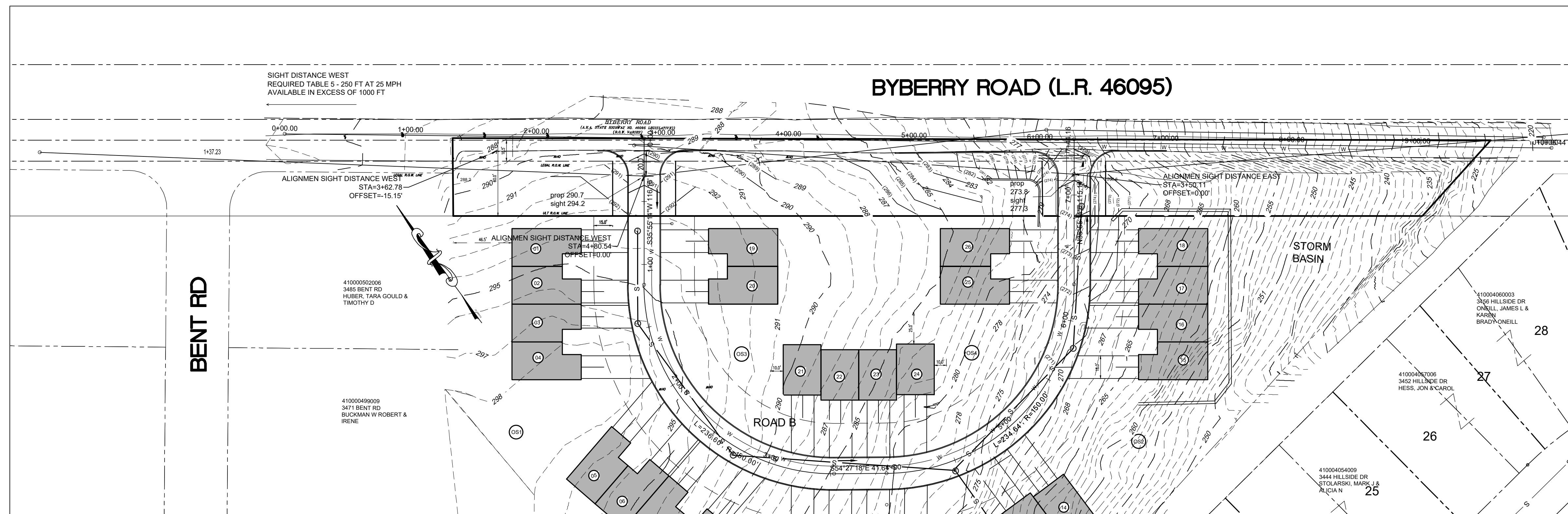


LEGEND

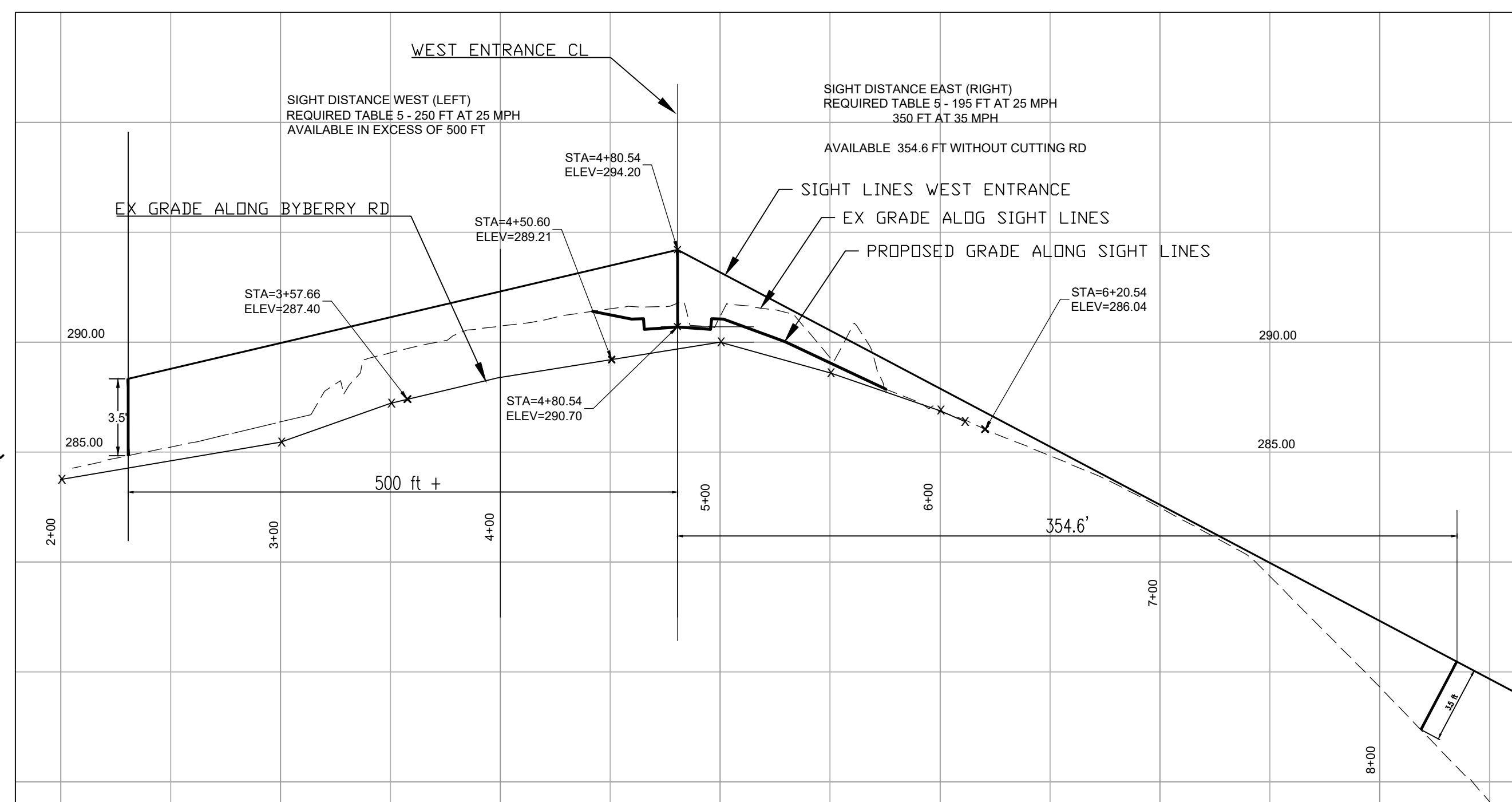
[Light Gray Box]	STEEP SLOPES W/ GRADIENT OF 8 - 15%
[Medium Gray Box]	STEEP SLOPES W/ GRADIENT OF 15 - 25%
[Dark Gray Box]	VERY STEEP SLOPES W/ GRADIENTS EXCEEDING 25%

FOREST AREA	FOREST
EXIST AREA 1	74106
DIST AREA 1	24387
DIST AREA 2	1131
DIST AREA 3	11065
TOTAL	36583
PERCENTAGE	0.49365773

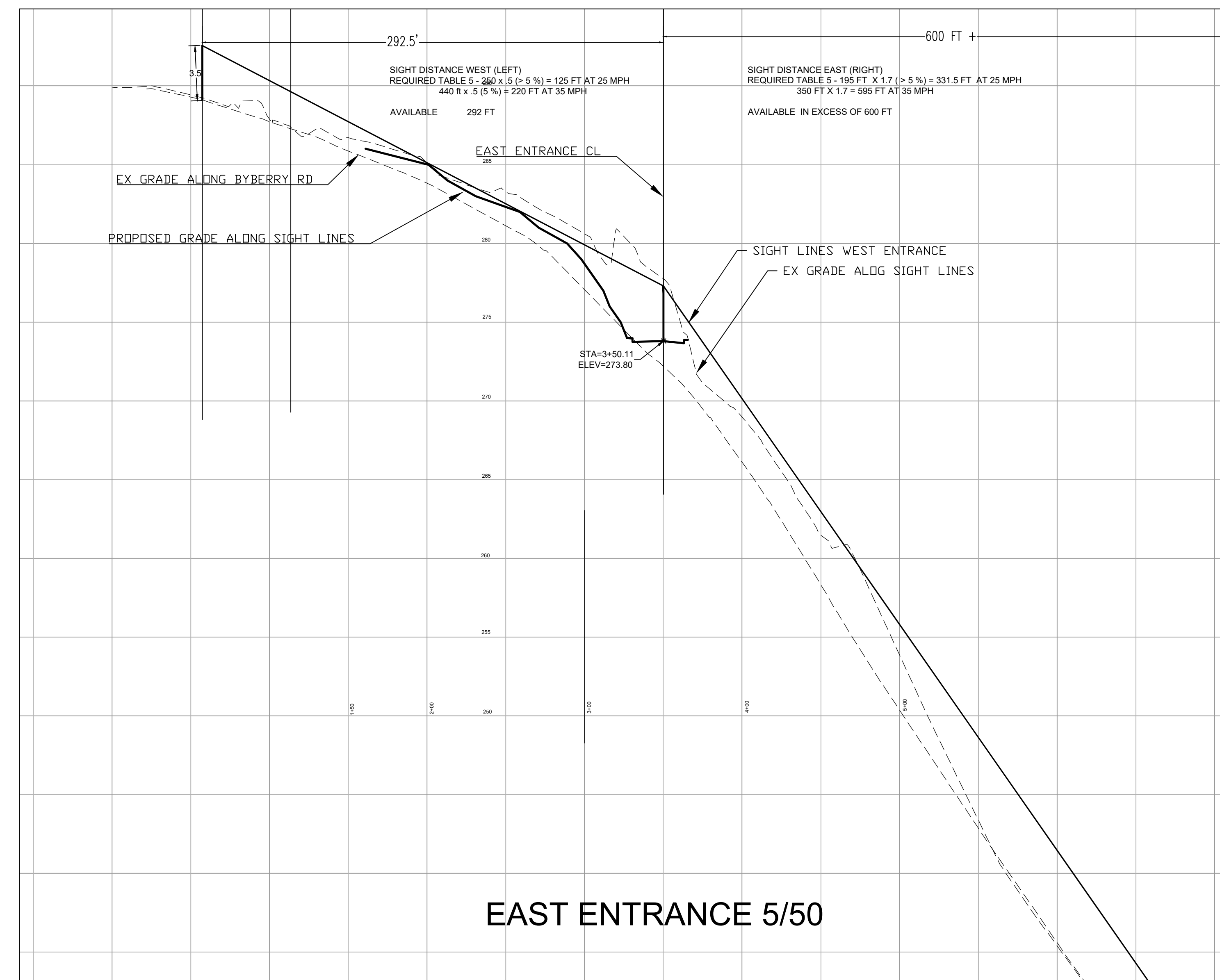
SLOPE SUMMARY		
area	15-25 - existing	allowable 30%
1	14465.00	
2	16443.00	
3	3115.00	
total	34023.00	10206.90
disturbed		
1	3076.00	
2	482.00	
3	5511.00	
4	1004.00	
	10073.00	
percent disturbed	29.606%	



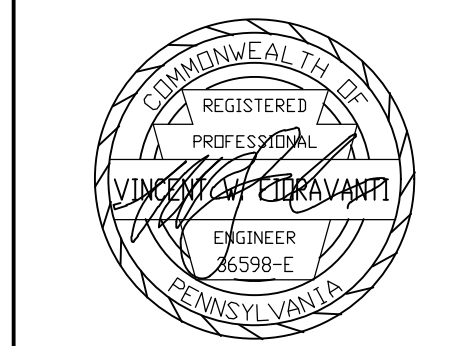
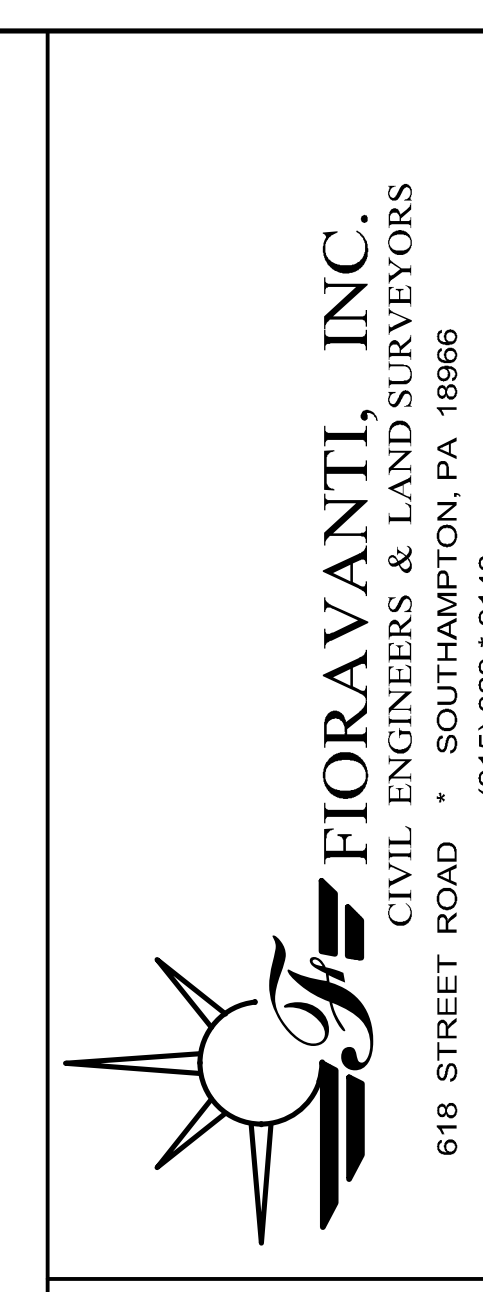
PLAN VIEW 1"=50'



WEST ENTRANCE 5/50



EAST ENTRANCE 5/50



REVISIONS		
NO.	DESCRIPTION	DATE

DATE:	2-8-24
SCALE:	1"=40'
JOB #	2229
DRAWN STAFF	FB #
CHECKED:	VWF

ZONING SITE PLAN
 90--106 BYBERRY RD HUNTINGDON VALLEY PA
 PREPARED FOR:
 AWZ LLC.
 1435 STREET RD.
 SOUTHAMPTON PA 18966

SKETCH PLAN
 SIGHT
 DISTANCE
 PLAN