

DIMENSIONAL REQUIREMENTS FOR R-1 ZONING:

Single Family Dwelling	w/ Sanitary Sewer	w/o Sanitary Sewer
Minimum Lot Area:	20,000 sq. ft.	43,560 sq. ft. (1 ac.)
Minimum Lot Width:	125'	175'
Impervious Surface Coverage:	35%	35%
Minimum Front Yard:	40'	40'
Minimum Rear Yard:	35'	35'
Minimum Side Yard:	20'	20'
Principle Structure Maximum Height:	2-1/2 sty. (35' ht.)	2-1/2 sty. (35' ht.)
Accessory Structure Max. Ht.:	1 sty. (20' ht.)	1 sty. (20' ht.)

- NOTES:**
1. DRAINAGE WAYS SHOWN ON PLAN ARE APPROXIMATE & HAVE NOT BEEN DELINEATED.
 2. NO WETLAND DELINEATION HAS BEEN COMPLETED
 3. TOPOGRAPHIC INFORMATION PROVIDED BY PARDA LIDAR IMAGERY
 4. PROPERTY LINE INFORMATION PROVIDED BY ALLEGHENY COUNTY GIS AND IS NOT A ACTURAL SURVEY



SCALE: 1" = 40'
 0 20 40 80

REVISIONS:



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 Sewersport, PA 15143
 (724) 439-2100
 (FAX) 439-2100
 E-mail: vw@vwpa.com

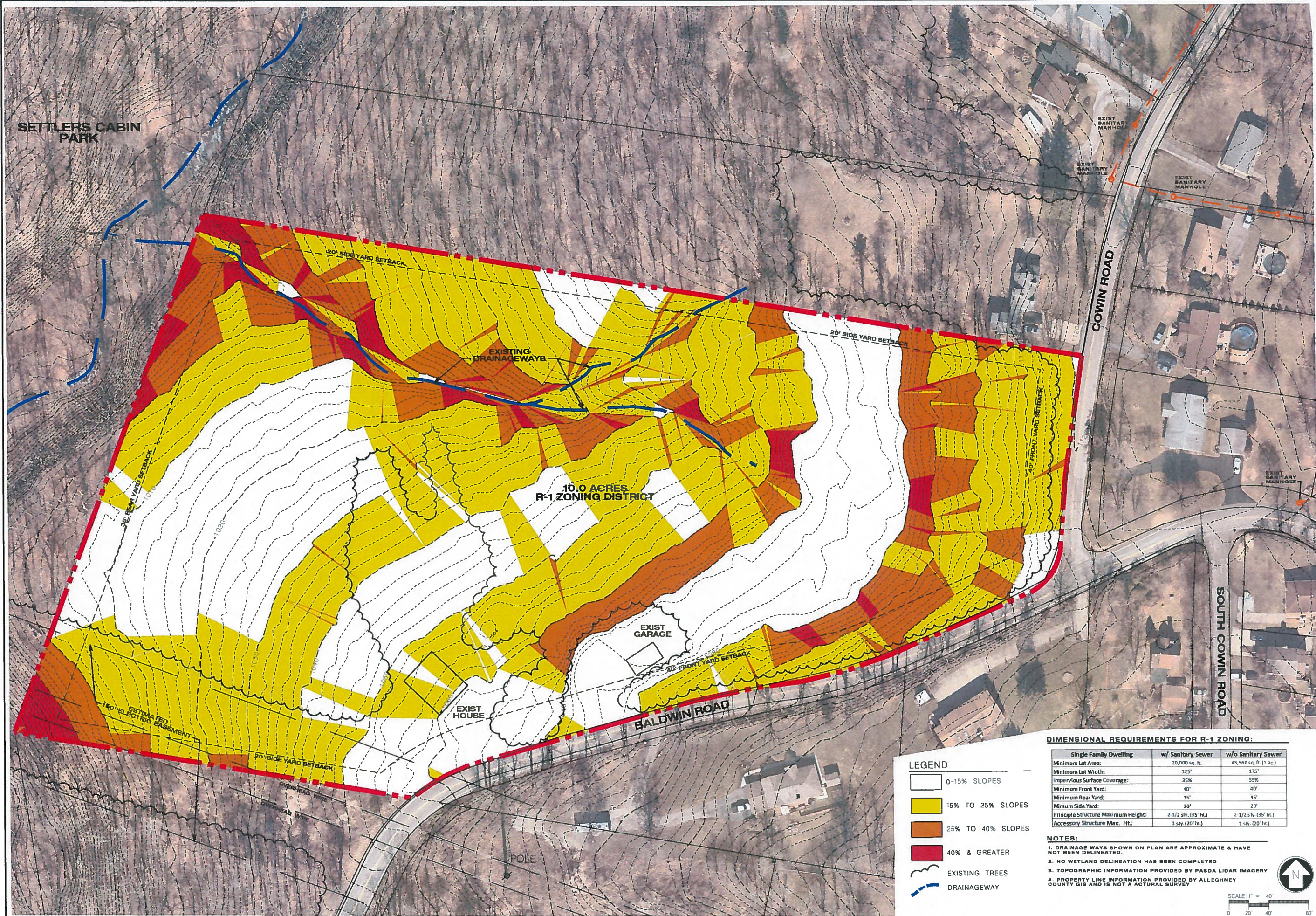
P.W. MUF
 U.S. C.M.
 C.B.

FARLS - MOSER PROPERTY

TOWNSHIP OF COLLIER, ALLEGHENY COUNTY PA
 PREPARED FOR:
 TRACI MOSER & LISA FARLS
 276 BALDWIN ROAD
 CARNEGIE, PA 15106

EXISTING CONDITIONS PLAN SHEET 1

SCALE: 1" = 40'
 (@ 24" x 36")
 ISSUE DATE: NOVEMBER 2016
 JOB NO. 2015-019



10.0 ACRES
R-1 ZONING DISTRICT

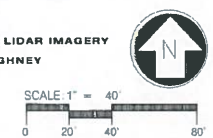
LEGEND

	0-15% SLOPES
	15% TO 25% SLOPES
	25% TO 40% SLOPES
	40% & GREATER
	EXISTING TREES
	DRAINAGEWAY

DIMENSIONAL REQUIREMENTS FOR R-1 ZONING:

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 4. PROPERTY LINE INFORMATION PROVIDED BY ALLEGHENY COUNTY GIS AND IS NOT A ACTURAL SURVEY



REVISED:

Victor-Walzel Associates Landscape Architects

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Scranton, PA 18543
(Office) 717-741-2200
(E-mail) vwalzel@vwa.net

P.W. SAU
C.B. FUS
C.B.

FARLS - MOSER PROPERTY

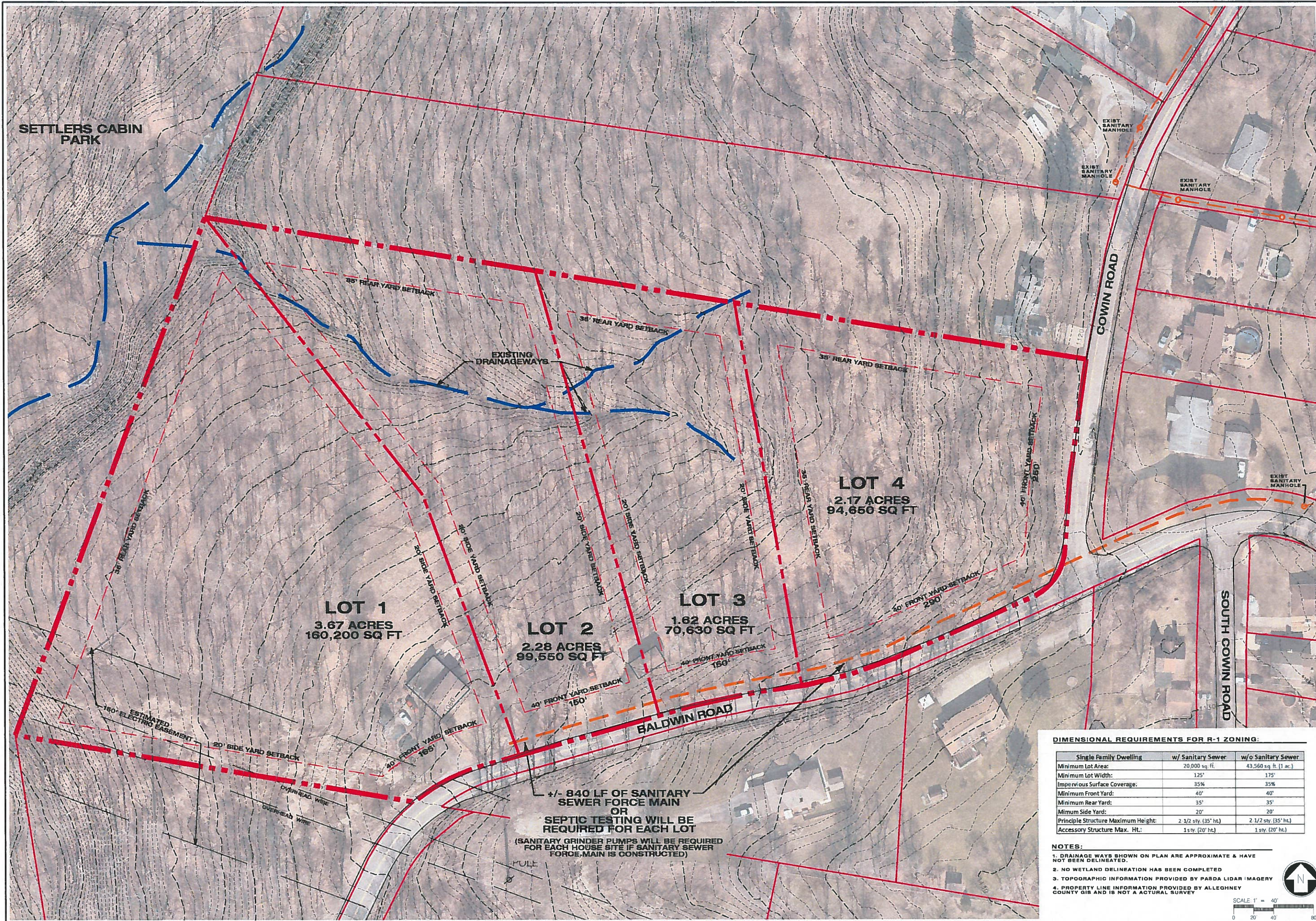
TOWNSHIP OF COLLIER, ALLEGHENY COUNTY, PA

PREPARED FOR
TRACI MOSER & LISA FARLS
276 BALDWIN ROAD
CARNEGIE, PA 15106

EXISTING SLOPE MAP

SHEET 2

SCALE 1" = 40' - 0"
(@ 24" x 36")
ISSUE DATE: NOVEMBER 2010
JOB NO: 2010-07



SETTLERS CABIN PARK

COWIN ROAD

SOUTH COWIN ROAD

BALDWIN ROAD

LOT 1
3.67 ACRES
160,200 SQ FT

LOT 2
2.28 ACRES
99,550 SQ FT

LOT 3
1.62 ACRES
70,630 SQ FT

LOT 4
2.17 ACRES
94,650 SQ FT

+/- 840 LF OF SANITARY SEWER FORCE MAIN OR SEPTIC TESTING WILL BE REQUIRED FOR EACH LOT
(SANITARY GRINDER PUMPS WILL BE REQUIRED FOR EACH HOUSE SITE IF SANITARY SEWER FORCE MAIN IS CONSTRUCTED)

DIMENSIONAL REQUIREMENTS FOR R-1 ZONING:

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REVISED



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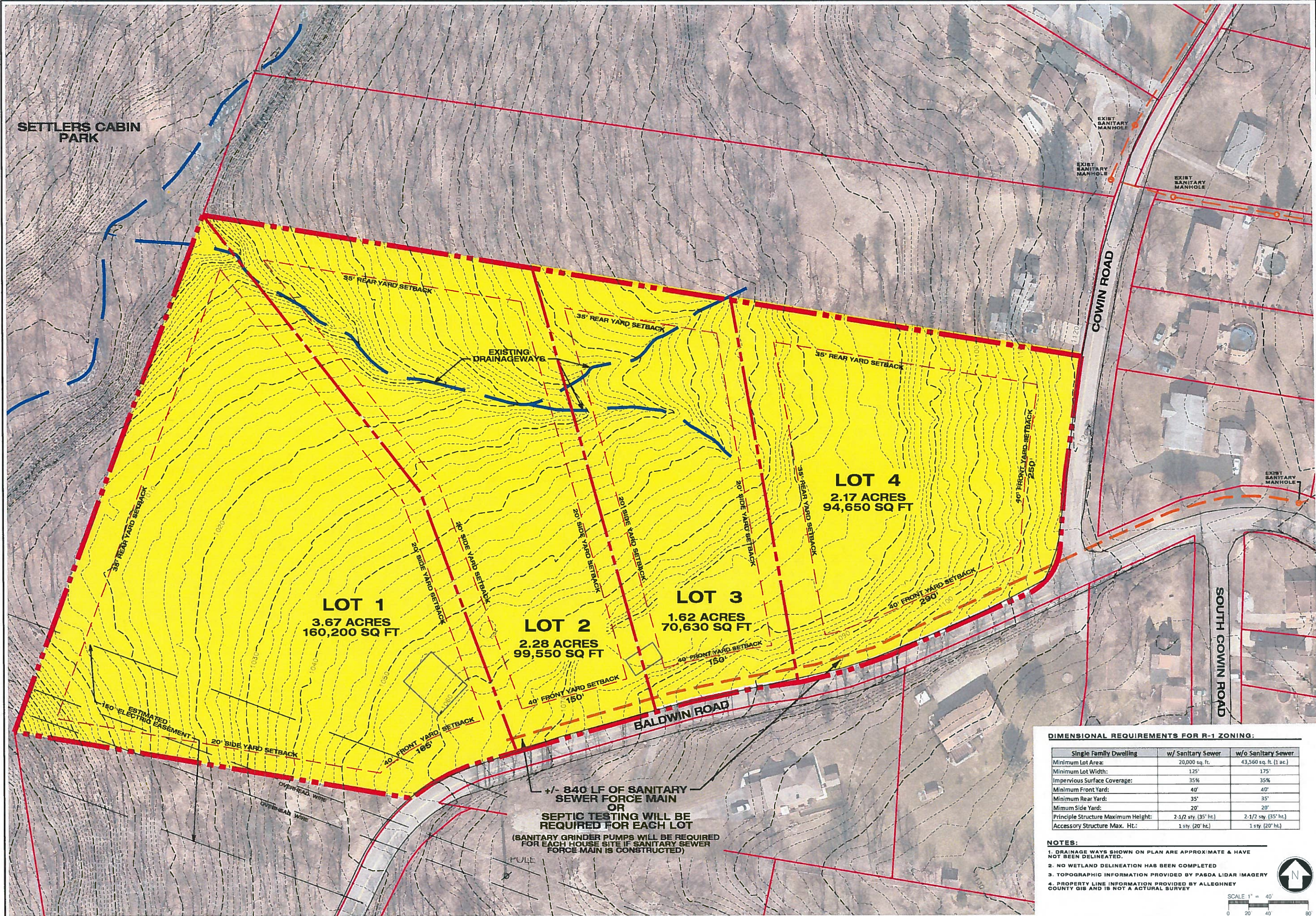
P.M. 10/11/11
D.P. 1/28/12
C.R.

FARLS - MOSER PROPERTY
TOWNSHIP OF COLLIER, ALLEGHENY COUNTY PA

PREPARED FOR:
TRACI MOSER & LISA FARLS
276 BALDWIN ROAD
CARRIAGE, PA 15106

FOUR LOT SUBDIVISION PLAN SHEET 3

SCALE 1" = 40'-0"
(@ 24" x 36")
ISSUE DATE NOVEMBER 2012
CIR 143 7885-771



SETTLERS CABIN PARK

COWIN ROAD

SOUTH COWIN ROAD

LOT 1
3.67 ACRES
160,200 SQ FT

LOT 2
2.28 ACRES
99,550 SQ FT

LOT 3
1.62 ACRES
70,630 SQ FT

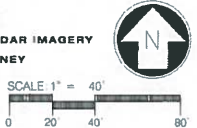
LOT 4
2.17 ACRES
94,650 SQ FT

+/- 840 LF OF SANITARY SEWER FORCE MAIN OR SEPTIC TESTING WILL BE REQUIRED FOR EACH LOT
(SANITARY GRINDER PUMPS WILL BE REQUIRED FOR EACH HOUSE SITE IF SANITARY SEWER FORCE MAIN IS CONSTRUCTED)

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 4. PROPERTY LINE INFORMATION PROVIDED BY ALLEGHENY COUNTY GIS AND IS NOT A ACTURAL SURVEY



REVISIONS:



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P.L. No. _____

D.B. No. _____

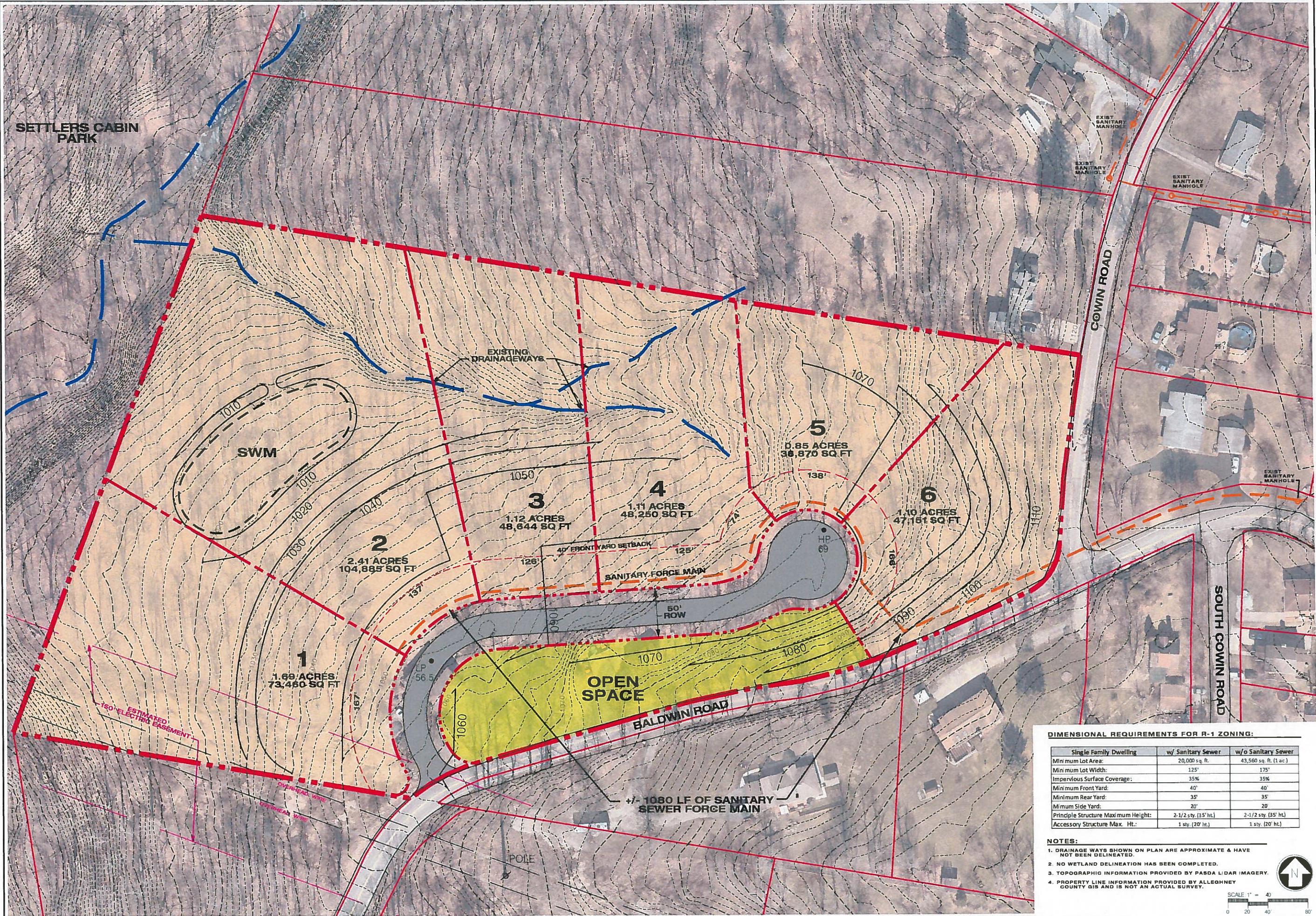
C.B. _____

FARLS - MOSER PROPERTY

TOWNSHIP OF COLLIER, ALLEGHENY COUNTY, PA
PREPARED FOR:
TRACI MOSER & LISA FARLS
278 BALDWIN ROAD
CARNEGIE, PA 15106

FOUR LOT SUBDIVISION PLAN SHEET 3

SCALE: 1" = 40'
(@ 24" x 36")
ISSUE DATE: NOVEMBER 2020
JOB NO: 2020-373



SETTLERS CABIN PARK

SWM

EXISTING DRAINAGEWAYS

OPEN SPACE

+/- 1080 LF OF SANITARY SEWER FORCE MAIN

COWIN ROAD

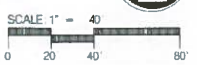
SOUTH COWIN ROAD

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REVISED:



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Associates
Landscape Architects

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P.M. MW
C.B. CMS
C.B.

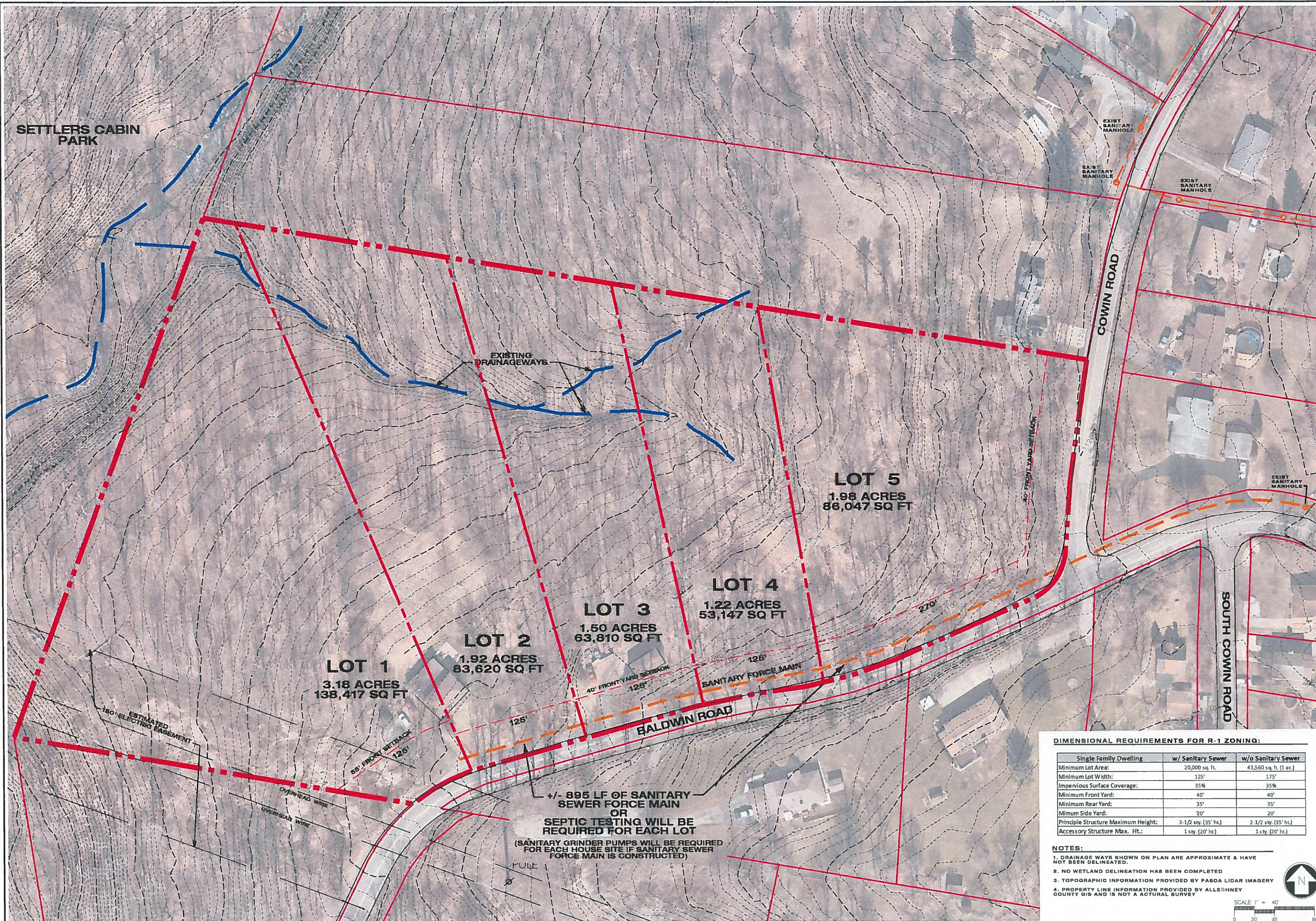
FARLS - MOSER PROPERTY
TOWNSHIP OF COLLIER, ALLEGHENY COUNTY PA

PREPARED FOR:
TRACI MOSER & LISA FARLS
276 BALDWIN ROAD
CARNEGIE, PA 15106

CONCEPT PLAN

SHEET 4

SCALE 1" = 40'-0"
(8 1/2" x 11")
DATE: NOVEMBER 2022
JOB NO.: 2202-015



SETTLERS CABIN PARK

EXIST SANITARY MANHOLE
EXIST SANITARY MANHOLE
EXIST SANITARY MANHOLE

COWIN ROAD

SOUTH COWIN ROAD

LOT 5
1.98 ACRES
86,047 SQ FT

LOT 4
1.22 ACRES
53,147 SQ FT

LOT 3
1.50 ACRES
63,810 SQ FT

LOT 2
1.92 ACRES
83,620 SQ FT

LOT 1
3.18 ACRES
138,417 SQ FT

EXISTING DRAINAGEWAYS

SANITARY FORCE MAIN

BALDWIN ROAD

+/- 895 LF OF SANITARY SEWER FORCE MAIN OR SEPTIC TESTING WILL BE REQUIRED FOR EACH LOT (SANITARY GRINDER PUMPS WILL BE REQUIRED FOR EACH HOUSE SITE IF SANITARY SEWER FORCE MAIN IS CONSTRUCTED)

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REV 15/08/15



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D.R. CMS
C.R.

FARLS - MOSER PROPERTY
TOWNSHIP OF COLLIER, ALLEGHENY COUNTY PA

PREPARED FOR:
TRACI MOSER & LISA FARLS
276 BALDWIN ROAD
CARNEGIE, PA 15106

FIVE LOT SUBDIVISION PLAN SHEET 5

SCALE 1" = 40'-0"
(@ 24" x 36")
ISSUED 15th NOVEMBER 2015
JOB NO. 2015-07