



Roxane Agostinelli <roxanecan@gmail.com>

Fwd: 276 Baldwin Ten Acre Parcel: 4 Lot-5 Lot-6 Lot Concept Plans & Recommendation

1 message

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Mon, Nov 23, 2020 at 9:09 PM

Roxane – for your records, please find attached a 11x17 set of plans in PDF format. This shows all the drawings in one PDF file. Please reach out if any questions!

Thanks

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Four Lots Simple Subdivision Plan

This is my recommendation on how this property should be developed. It is a simple four lot scheme ranging in lot sizes between 3.67 acres to 1.62 acre lot sizes. There are two options to develop these lots.

- a. The developer would need to construct a sanitary sewer force main to the existing sanitary manhole located at the intersection of Baldwin Rd and South Cowin Rd. Each house will be required to install a sanitary sewer grinder pump to pump the sewage to the force main. This is a common condition.

- b. Lot Septic System – Each lot would need to approved septic sites for each lot. This testing would need to be completed prior to any subdivision plan submittal to the township. The lot sizes are larger than 1 acre, so these lots meet the requirement for a subdivision without sanitary sewers. The final lot line locations would be determined on the locations for the septic site. The existing house already has an existing septic system.

Six Lot Land Development Plan

I have included this option to provide to potential developers / builders. This option creates six lots on a proposed township road that requires a 50' right-of-way and would require the overall site grading to create a new road layout, grading for lots and providing a detention facility. It is my opinion that the development costs to construct everything and providing only six lots will not provide enough profit for a developer.

Five Lots Simple Subdivision Plan – not recommended

I have also included a five-lot option to show you, but I think the better value in the property is the four-lot option. Under this option, Lots 1-4 are shown 125' wide at the front building line but Lot 1 front building line is 55' instead of 40'. Lot 5 has a smaller buildable pad area than the other option. Driveway access to Lot 5 needs to be close to the lot line with Lot 4 and there is only so much room to construct the house. For Lot 1 – this is a smaller buildable pad area and the house will need to be closer to the existing overhead power line. My position is that the four-lot option is better and the five-lot option.

There are two options for the sewers for the potential buyer and possible subdivision:

1. On-lot septic testing to find two septic sites per lot.
2. Sanitary Sewer force main line with each house installing a grinder pump.

The force main line would install a small sanitary line along the road frontage of Baldwin Road (within the road right-of-way) to the existing sanitary manhole at BR-303-I

All of this construction can occur in the road right-of-way and no easement required

