

- PLAN NOTES:
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN TITLED "ALTA/ASPS LAND TITLE SURVEY" PREPARED BY CARROLL ENGINEERING CORPORATION DATED 07-06-2022.
  - THE PROPOSED USE OF THE PROPERTY IS TWO-FAMILY DWELLINGS AND THE PROPERTY IS TO BE DEVELOPED AS A PLANNED COMMUNITY.
  - PROPOSED BUILDING FOOTPRINT SHOWN IS APPROXIMATE AND WILL BE REFINED AS PART OF THE BUILDING PERMIT PROCESS.
  - ALL UTILITIES ARE TO BE PLACED AND INSTALLED UNDERGROUND.
  - REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008, (800-242-1776)
  - SUBJECT PROPERTY IS LOCATED WITHIN U LIMITED INDUSTRIAL ZONING DISTRICT.
  - FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 258 OF 451, COMMUNITY MAP NO. 4209560258G WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016
  - THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
  - IN ACCORDANCE WITH SECTION 109-15.G, CONSTRUCTION OF ANY STRUCTURE REQUIRING A GRADING PLAN UNDER THIS CHAPTER SHALL NOT CONTINUE PAST THE FOUNDATION STAGE UNTIL THE OWNER/ BUILDER HAS SUBMITTED CERTIFICATION THAT THE FIRST FLOOR AND GARAGE FLOOR ELEVATIONS OF THE PROPOSED STRUCTURE CONFORM TO THE PLANS SUBMITTED WITH THE GRADING PERMIT APPLICATION. THE CERTIFICATION SHALL BE SUBMITTED TO THE TOWNSHIP AND SHALL BE SIGNED AND SEALED BY THE RESPONSIBLE REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN PA.
  - A BLANKET EASEMENT WILL BE GRANTED TO UPPER GWYNEDD TOWNSHIP TO PROVIDE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS/MAINTAIN THE PROPOSED STORMWATER BMPs IN THE EVENT THE PROPERTY OWNER(S) DO NOT PROPERLY MAINTAIN THEM.
  - ON ANY LOT, NO WALL, FENCE, OBJECT OR STRUCTURE OF ANY KIND SHALL BE ERRECTED, ALTERED, OR MAINTAINED AND NO HEDGE, FREE, SHRUB, OR OTHER GROWTH SHALL BE PLANTED OR MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A ROAD BY OBSCURING THE VIEW. DRIVEWAYS SHALL BE LOCATED SO AS TO PROVIDE A CLEAR SIGHT TRIANGLE, MEASURED FROM THE INTERSECTING STREET CENTER LINE AND THE DRIVEWAY CENTERLINE, OF NOT LESS THAN 30 FEET.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY PREPARED BY CARROLL ENGINEERING CORPORATION DATED. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP STANDARDS AND TO PENNDOT PUBLICATION 408 LATEST EDITION AND THAT WHERE A DISCREPANCY OCCURS BETWEEN THE 2 STANDARDS, THE STRICTER STANDARD SHALL APPLY.
  - SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
  - UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
  - NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREAS, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE TOWNSHIP HAS BEEN OBTAINED. REFER TO THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (SHEET 13) FOR STORMWATER FACILITY PLANS AND DETAILS.
  - NO PERSON SHALL PLACE ANY STRUCTURE (WITH OR WITHOUT FOUNDATION), FENCES, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP. REFER TO THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (SHEET 5) FOR STORMWATER FACILITY PLANS AND DETAILS.
  - STORMWATER FACILITIES ARE DESIGNED TO CONTROL THE PEAK RATE AND RUNOFF VOLUME FROM THE SITE AS SHOWN, AS WELL AS AN ADDITIONAL 500 SQUARE FEET OF IMPERVIOUS AREA PER LOT, DRAINING UNDETAINED FROM THE SITE.
  - BENCHMARK AT SANITARY MANHOLE RIM 317.05, BASED ON THE NAVD 88 DATUM.
  - A BLANKET UTILITY EASEMENT OVER THE SITE IS PROVIDED FOR INSPECTION AND MAINTENANCE OF THE PROPOSED SANITARY SEWER SYSTEMS FOR ACCESS BY UPPER GWYNEDD TOWNSHIP.
  - A BLANKET UTILITY EASEMENT OVER THE SITE IS PROVIDED FOR INSPECTION AND MAINTENANCE OF THE PROPOSED WATER SYSTEM FOR ACCESS BY THE NORTH WALES WATER AUTHORITY.
  - A PUBLIC ACCESS EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE TRAIL BY UPPER GWYNEDD TOWNSHIP AND ACCESS OF THE TRAIL BY THE GENERAL PUBLIC.
  - ALL WATER FACILITIES WITHIN THIS DEVELOPMENT, INCLUDING THE WATER MAIN, FIRE HYDRANTS AND WATER SERVICE PIPING UP TO AND INCLUDING INDIVIDUAL CURB STOPS, SHALL BE OFFERED FOR DEDICATION TO THE NORTH WALES WATER AUTHORITY. ALL WATER PIPING AND ASSOCIATED APPURTENANCES DOWNSTREAM OF THESE FACILITIES TO THE INDIVIDUAL RESIDENCES SHALL BE PRIVATELY OWNED. ALL WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NORTH WALES WATER AUTHORITY STANDARD SPECIFICATIONS AND DETAILS.

### SITE PLAN LEGEND

CURB LINE	
PROPERTY LINE	
STORMWATER FACILITY	
BUILDING	
TRAFFIC SIGNAGE	
PROPOSED ASPHALT TRAIL	
PROPOSED CONCRETE	
PROPOSED MONUMENT	
PROPOSED IRON PIN	
PROPOSED PUBLIC ACCESS EASEMENT	

VARIANCES GRANTED BY THE UPPER GWYNEDD TOWNSHIP ZONING HEARING BOARD ON OCTOBER 25, 2022:

A. A USE VARIANCE FROM SECTION 195-25(B) TO PERMIT TWIN DUPLEX RESIDENTIAL USES IN THE L-1 DISTRICT; AND

B. A DIMENSIONAL VARIANCE FROM SECTION 195-25.K(3)(A) TO PERMIT A FRONT YARD SETBACK OF 53 FEET 2 INCHES WHERE 75 FEET IS REQUIRED AS SHOWN IN THE PLANS AT A-7, AND

C. A DIMENSIONAL VARIANCE FROM SECTION 195-25.K(3)(B) TO PERMIT A REDUCED SIDE YARD SETBACK FROM THE NORTHEAST PROPERTY LINE WITH MERCK FOR THE CONSTRUCTION OF UNIT 10 AS SHOWN ON THE PLANS AT A-7 AND FOR THE CONSTRUCTION OF A REAR, UNCOVERED DECK OR PATIO NO GREATER THAN 12 FEET IN LENGTH AS MEASURED FROM THE REAR OF UNIT 10 TO THE REAR PROPERTY LINE; AND

D. A DIMENSIONAL VARIANCE FROM SECTION 195-25.K(3)(G)(1) TO PERMIT PARKING WITHIN THE FIRST 50 FEET OF THE REQUIRED FRONT YARD SETBACK.

THE DECISION OF THE ZONING HEARING BOARD NOTED REFERENCE TO II.9H AND I.

H. THE PROPERTY WILL BE DEVELOPED AS A PLANNED COMMUNITY AND WILL NOT BE SUBDIVIDED INTO INDIVIDUAL LOTS OR PARCELS.

I. THE PLANNING COMMUNITY WILL HAVE A HOMEOWNER'S ASSOCIATION AND/OR SUCH OTHER APPROPRIATE GOVERNING DOCUMENTS THAT WILL RESTRICT ACCESSORY STRUCTURES AND PROHIBIT ANY INDIVIDUAL UNIT OWNERS FROM INSTALLING ANY CLOTHES LINE, FENCE, SHED OR SIMILAR ACCESSORY STORAGE STRUCTURE.

### WAIVERS REQUESTED:

- GRADING, EXCAVATIONS AND FILLS §109-15.A - TO ALLOW GRADING WITHIN FIVE (5) FEET FROM THE PROPERTY LINES AND RIGHT-OF-WAY LINE OF STREETS.
- SALDO §168-6.C.(1) - TO NOT SHOW EXISTING FEATURES FOR A DISTANCE OF 100 FEET FROM THE TRACT BOUNDARY.
- SALDO §168-13.B - TO ALLOW THE PLAN TO BE SUBMITTED FOR PRELIMINARY/FINAL PLAN SUBMISSION AND APPROVAL.
- SALDO §168-20.D(2)(a) - TO ALLOW A CUL-DE-SAC STREET WITH LESS THAN THIRTY (30) FOOT WIDE CARTWAY.
- SALDO §168-21.B - TO ALLOW PERPENDICULAR PARKING ALONG A PRIVATE ACCESS ROAD.
- SALDO §168-33.B - TO ALLOW EVERGREENS TO BE USED TO MEET THE SHADE TREE REQUIREMENTS ALONG WEST POINT PIKE.

ZONING TABLE			
CURRENT ZONING DISTRICT: LIMITED INDUSTRIAL			
ITEM	REQUIRED / PERMITTED	PROPOSED	ORDINANCE SECTION
Land Use:		Two-Family Dwellings (V)	195-25.B
Min. Lot Area	43,560 SF	103,193 SF	195-25.K(1)
Min. Lot Width at Building Line	200 FT	> 200 FT	195-25.K(1)
Min. Front Yard Setback	75 FT	50.6 FT (V)	195-25.K(3)(a)(2)
Min. Side Yard Setback (One Side)	25 FT	10.1 FT (V)	195-25.K(3)(b)
Min. Rear Yard Setback	40 FT	46.3 FT	195-25.K(3)(c)
Max. Building Coverage	25.91%	11.6%	195-25.K(2)
Max. Building Height	35 FT	35 FT	195-9.M(1)
Min. Driveway Setback from Property Line	10 FT	10 FT	195-25.K(3)(d)
Min. Number of Parking Spaces	2 Spaces Per Unit	40 Spaces (4 Spaces Per Unit)	195-28.A
Min. Parking Setback within Front Yard	50 FT	20 FT (V)	195-25.K(3)(g)(1)
Min. Parking Setback from Property Line	10 FT	20 FT	195-25.K(3)(g)(4)
Max. Number of Dwelling Units	10	10	See ZHB Decision
(V) Variance Granted			

### APPLICANT & OWNER:

PENNINGTON PROPERTY GROUP LLC  
P.O. BOX 35  
CHALFONT, PA 18914  
(267) 767-0876

### SIGN LEGEND

- STOP SIGN
- NO PARKING FIRE LANE
- (ALL SIGNS SHALL CONFORM WITH PENNDOT PUBLICATION 236)

REVIEWED BY THE TOWNSHIP ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER GWYNEDD TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE \_\_\_\_\_ STEPHEN MURPHY PLS.,  
CARROLL ENGINEERING CORPORATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPOSED GRADING ACTIVITIES SHALL NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF TO AND/OR OTHERWISE IMPACT DOWNSTREAM PROPERTIES EXCEPT AS MAY BE PART OF AN APPROVED STORMWATER RUNOFF COLLECTION AND MANAGEMENT PLAN.

DATE \_\_\_\_\_ ROBERT CUNNINGHAM, P.E.  
HOLMES CUNNINGHAM ENGINEERING

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

\_\_\_\_\_  
BENJAMIN GOLDTHORP, MEMBER

OWNER'S ACKNOWLEDGMENT: STATE OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN (\_\_\_\_\_), PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF UPPER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_.

RECORDED PLAN  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE \_\_\_\_\_ D.B. NO \_\_\_\_\_ PAGE \_\_\_\_\_

\_\_\_\_\_  
RECORDER

I, ROBERT CUNNINGHAM, P.E., ON THIS DATE \_\_\_\_\_, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS.

DATE \_\_\_\_\_ ROBERT CUNNINGHAM, P.E.  
HOLMES CUNNINGHAM ENGINEERING

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	34.23'	410.00'	04°47'0.6"	S09°57'32"W	34.22'
C2	523.95'	1417.76'	21°08'15.36"	N00°17'19"E	520.08'
C3	358.95'	1397.76'	14°42'49.68"	S03°15'02"W	357.95'

IMPERVIOUS CALCULATIONS	
Lot Area (SF)	103,193
Proposed Buildings	12,000
Proposed Deck/ Patio	1,200
Proposed Lot Walkways	1,370
Proposed Asphalt	19,820
Proposed Curb	405
Proposed Concrete Sidewalk and Aprons	2,372
Proposed Asphalt Trail	8,183
Total Proposed Impervious	45,350
Proposed Impervious Coverage	43.9%

NOTE:  
SHEETS 1 THROUGH 17, INCLUSIVE, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN WHICH HAS BEEN PREPARED BY HOLMES CUNNINGHAM ENGINEERING, DATED NOVEMBER 15, 2022, CONTAINING 17 SHEETS. ONLY THOSE SHEETS LABELED AS "RECORD PLAN" SHALL BE RECORDED.

Holmes Cunningham LLC  
409 E. Butler Ave,  
Unit 5  
Doylestown, PA 18901  
(215) 586-3330  
www.hcengineering.net

REVISIONS	
Date	Description
01/10/2023	Revised per Comments
04/11/2023	Revised per Comments

CALL BEFORE YOU DIG II  
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS DRAWING ARE BASED ON THE INFORMATION PROVIDED BY THE UTILITY COMPANIES WHO HAVE BEEN CONTACTED FOR THIS PROJECT. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**MOYER BOULEVARD PROPERTY**  
TPN # 56-00-09616-02-1  
WEST POINT PIKE AND MOYER BLVD  
UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA

**RECORD SITE PLAN**

File No.	1756 C1.0.DWG
HCE Job	1756
Date	11/15/2022
Scale	1"=40'
Designed	RC
Sheet	3 of 18
Drawing No.	C1.0