



BOARD OF SUPERVISORS CERTIFICATION
 APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP
 THIS 17th DAY OF January 2020

TOWNSHIP ENGINEER CERTIFICATION
 APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF January 15th, 2020

PLANNING COMMISSION CERTIFICATION
 APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION
 THIS 14th DAY OF January 2020

RECORDING CERTIFICATE
 RECORDED THIS 17th DAY OF January 2020
 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE
 COUNTY OF MONTGOMERY OF MORRISTOWN, PENNSYLVANIA
 IN PLAN FILE CASE D.B. NO. 0497, PAGE 00201

OWNER OF RECORD:
 ADULT COMMUNITIES TOTAL SERVICES, INC. HAS LAID OUT UPON OUR LAND SITUATED IN
 THE WHITPAIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA
 CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN.
 WITNESS MY HAND AND SEAL THIS 18th DAY OF December 2019

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
NOTARY PUBLIC:
 ON THE 18th DAY OF December 2019, BEFORE ME, THE SUBSCRIBED, A NOTARY
 PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN Liberty, PA,
 PERSONALLY APPEARED KENNETH J. KARMERS, J. KARMERS
 WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT - REAL ESTATE SERVICES
 OF ADULT COMMUNITIES TOTAL SERVICES, INC. AND THAT AS SUCH HE
 BEING AUTHORIZED TO DO SO, KENNETH J. KARMERS EXECUTED THE FOREGOING
 PLAN BY DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN
 OBTAINED AND IS ENDORSED THEREON, AND THAT THE SAID CORPORATION DESIRES THAT
 THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR AFORESAID.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: Dec 8, 2023

SURVEYOR CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE
 MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL
 DETAILS ARE CORRECT.
 DATE: 12/17/19
 ROBERT M. COHRAC
 REGISTERED ENGINEER OR SURVEYOR
 (SEAL)

GENERAL NOTES:

- ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE ADVISED TO COMPLY WITH THE PENNSYLVANIA ACT 38, ON FLOOD INSURANCE RATE MAP NO. 42021-0256-G BEARING A MAP REVISION DATE OF MARCH 2, 2015, FOR COMMUNITY NO. 420718, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SAID PREMISES IS SITUATED.
- THE ELEVATIONS ON THIS PLAN ARE BASED ON U.S.G.S. DATUM TO MARCH 1989.
- SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 42021-0256-G BEARING A MAP REVISION DATE OF MARCH 2, 2015, FOR COMMUNITY NO. 420718, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SAID PREMISES IS SITUATED.
- ZONE "AE" INDICATES THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALSO KNOWN AS THE BASE FLOOD. IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR, IN WHICH THE BASE FLOOD ELEVATION HAS BEEN DETERMINED. THE BASE FLOOD ELEVATION OF 272.0 NAVD88 ON SAID MAP HAS BEEN ADJUSTED TO ELEVATION 273.0 NGVD 1929 DATUM.
- ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN.
- SOILS ARE TAKEN FROM U.S.D.A. SOIL SURVEY OF MONTGOMERY COUNTY.
- DEED DATED OCTOBER 7, 1985, DEED BOOK 4783 PAGE 1334.
- ALL PLUMBING IS TO BE DONE BY A REGISTERED PLUMBER.
- THE SANITARY SEWER ON SITE ARE PRIVATELY OWNED.
- SANITARY SEWER SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE UPPER WHITPAIN TOWNSHIP AND WHITPAIN TOWNSHIP STANDARD SPECIFICATIONS.
- A MINIMUM COVER OF 4 FEET SHALL BE MAINTAINED ON ALL SANITARY SEWERS.
- NO PLANTINGS OR STRUCTURES SHOULD BE LOCATED WITHIN 10 FEET OF THE SANITARY SEWER.
- PROPER HORIZONTAL AND VERTICAL CLEARANCES SHALL BE MAINTAINED AND SHALL BE CONSISTENT WITH PADOT AND WHITPAIN TOWNSHIP STANDARDS.
- AN IMPROVED CONSTRUCTION PERMIT IS REQUIRED FROM WHITPAIN TOWNSHIP PRIOR TO CONSTRUCTION.
- CONDITIONAL USE #CU 40-19 APPROVED BY THE BOARD OF SUPERVISORS 6/18/19. CONDITIONAL USE #CU 28-18 APPROVED BY THE BOARD OF SUPERVISORS 11/17/16. CONDITIONAL USE #CU 22-10 APPROVED BY THE BOARD OF SUPERVISORS 11/14/10. CONDITIONAL USE #CU 9-00 APPROVED BY THE BOARD OF SUPERVISORS 7/1/00. CONDITIONAL USE #CU 7-99 APPROVED BY THE BOARD OF SUPERVISORS 8/1/99. CONDITIONAL USE #CU 1-97 APPROVED BY THE BOARD OF SUPERVISORS 10/29/97.
- THE RETENTION/DETENTION BASINS AND STORMWATER FACILITIES (AS SHOWN IN THIS PLAN) ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF WHITPAIN, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED. IN ACCORDANCE WITH THE APPROVED FINAL PLAN, BY THE OWNER, THE TOWNSHIP OF WHITPAIN AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID RETENTION / DETENTION BASINS IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE ASSOCIATION. IN THE EVENT THAT MAINTENANCE AND STRUCTURAL INTEGRITY ARE NOT MAINTAINED BY THE OWNER AS REQUIRED BY THE TOWNSHIP, THE OWNER HEREBY GRANTS TO THE TOWNSHIP THE RIGHT TO ENTER UPON SUCH PROPERTY AND TO PERFORM ANY AND ALL IMPROVEMENTS, REVISIONS OR MAINTENANCE AS MAY BE DETERMINED NECESSARY BY THE TOWNSHIP AND TO RECOVER THE COSTS THEREOF FROM THE OWNER BY ALL LAWFUL MEANS INCLUDING, BUT NOT LIMITED TO, THE IMPOSITION OF A MUNICIPAL LIEN ON THE SUBJECT PROPERTY. A BLANKET EASEMENT IN FAVOR OF WHITPAIN TOWNSHIP SHALL BE PROVIDED OVER ALL OPEN SPACE AREAS FOR THIS PURPOSE.
- FINAL TRAIL ALIGNMENT SHALL BE STAKED IN THE FIELD AND REVIEWED WITH THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTION.

BMP ACKNOWLEDGMENT

I HEREBY ACKNOWLEDGE THAT THE STORM WATER MANAGEMENT FACILITIES AND BMPs ARE FIXTURES THAT CAN BE ALTERED ONLY AFTER BEING APPROVED BY A LICENSED PROFESSIONAL. THE AFORESAID STORM WATER MANAGEMENT FACILITIES ARE BMPs AND FIXTURES THAT, ONCE INSTALLED, CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP, AND THAT A REVISION EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT FOR APPROVAL. THE POEM BMPs ARE A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUCCESSOR GRANTEEES.

Kenneth J. Karmers 12/15/19
 OWNER DATE

ZONING
R-6 AGRICULTURAL RESIDENCE
 CONDITIONAL USE: RETIREMENT COMMUNITY

	REQUIREMENT	EXISTING	PROPOSED
MINIMUM TRACT SIZE:	50 ACRES	101.08 GROSS ACRES (97.09 NET ACRES)	101.08 GROSS ACRES (97.09 NET ACRES)
MAXIMUM UNITS:	4.25 PER ACRE (425 UNITS)	404 UNITS	412 UNITS
MAXIMUM BUILDING HEIGHT:	3 STORIES	3 STORIES	3 STORIES
REQUIRED OPEN SPACE:	50 %	50 %	50 %
PERMETER SETBACK:	100 FEET	100 FEET	100 FEET
GREEN AREA:	75 %	78.4 %	77.9 %
PARKING: (8.5' X 19' TYPICAL)	1 SPACE PER UNIT PLUS 1 SPACE PER EMPLOYEE	607 SPACES + COTTAGES	617 SPACES + COTTAGES
	1 SPACE PER 800 S.F. (COMMUNITY CENTER) = 518 SPACES		
DESIGN ENGINEER		328 RESIDENTIAL UNITS = 78 MEDICAL BEDS + 28 PERSONAL CARE BEDS + 30 ASSISTED LIVING BEDS = 26 EXISTING COTTAGES (PHASE 1) = 21 EXISTING COTTAGES (PHASE 2) = 4 PROPOSED COTTAGES =	328 UNITS 18 UNITS 15 UNITS 26 UNITS 21 UNITS 4 UNITS
		TOTAL 412 UNITS	

I, *Robert M. Cohrac*, ON THIS DATE 12/18/19, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP) REGULATIONS AND THE STORMWATER MANAGEMENT ORDINANCE OF WHITPAIN TOWNSHIP.

WAIVERS REQUESTED

- Waiver of SLDO Section 129-58.C.(1) - From showing Existing features within 400 feet of the land to be developed on the Existing Features Plan.
- Waiver of SLDO Section 129-59.B - From showing plans at a horizontal scale of one inch equals forty feet and a vertical scale of one inch equals four feet.

SITE DATA

TAX PARCEL NUMBER: 66-00-04102-00-8
 66-00-04099-00-2
 TAX MAP: BLOCK 9-A, UNIT 11
 BLOCK 9-A, UNIT 22
 BLOCK 9-A, UNIT 23
 RECORD OWNER: ADULT COMMUNITIES TOTAL SERVICES, INC.
 375 MORRIS ROAD
 P.O. BOX 90
 WEST POINT, PA. 19486-0090
 SITE ADDRESS: 9000 TWIN SILO DRIVE
 P.O. BOX 1108
 BLUE BELL, PA. 19422-4202
 DEED REFERENCE: D.B. 4783 PAGE 1334
 SEWER: MUNICIPAL
 WATER: PUBLIC

NORTH WALES WATER AUTHORITY NOTE:

All proposed new water facilities within this development, including the water main, water service piping up to and including individual curb stops, fire line isolation valves and fire hydrants, shall be offered for dedication to the North Wales Water Authority.

ACT 287, AS AMENDED, TABLE OF CONTACTS

PENNSYLVANIA AMERICAN WATER
 171 W. JOHNSON HIGHWAY
 EAST NORRITON, PA. 19401
 COMCAST CABLEVISION
 1 APOLLO RD.
 PLYMOUTH MEETING, PA. 19462
 COMCAST
 4400 WAYNE AVE.
 PHILADELPHIA, PA. 19140
 PECO ENERGY
 C/O USIC
 450 S. HENDERSON RD. SUITE B
 KING OF PRUSSIA, PA. 19406
 WHITPAIN TOWNSHIP
 950 WENTZ ROAD
 BLUE BELL, PA. 19422
 NORTH WALES WATER AUTHORITY
 1000 HARDEES DR. UNIT H
 375 MORRIS RD.
 P.O. BOX 1339
 NORTH WALES, PA. 19454
 XCOM COMMUNICATIONS INC.
 1220 BROADCASTING ROAD
 WYOMISSING, PA. 19100
 ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC
 1000 HARDEES DR. UNIT H
 ABERDEEN, MD. 21001
 VERIZON PENNSYLVANIA LLC
 15 MONTGOMERY AVENUE, FLOOR 2
 PITTSBURGH, PA. 15212

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 PA 1
 SERIAL NUMBER
 20160821800
 1-800-242-1776

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORD EXAMINATION OF THE SITE COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK. AS PER PENNSYLVANIA ACT 287, CONTACTED 03/22/2016. SERIAL # 20160821800.

EQUITABLE OWNER/APPLICANT:

ADULT COMMUNITIES TOTAL SERVICES, INC.
 375 MORRIS RD.
 P.O. BOX 90
 WEST POINT, PA. 19486-0090

MCPC No. 16-0146-001

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____
 For the Director
 Montgomery County Planning Commission

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL

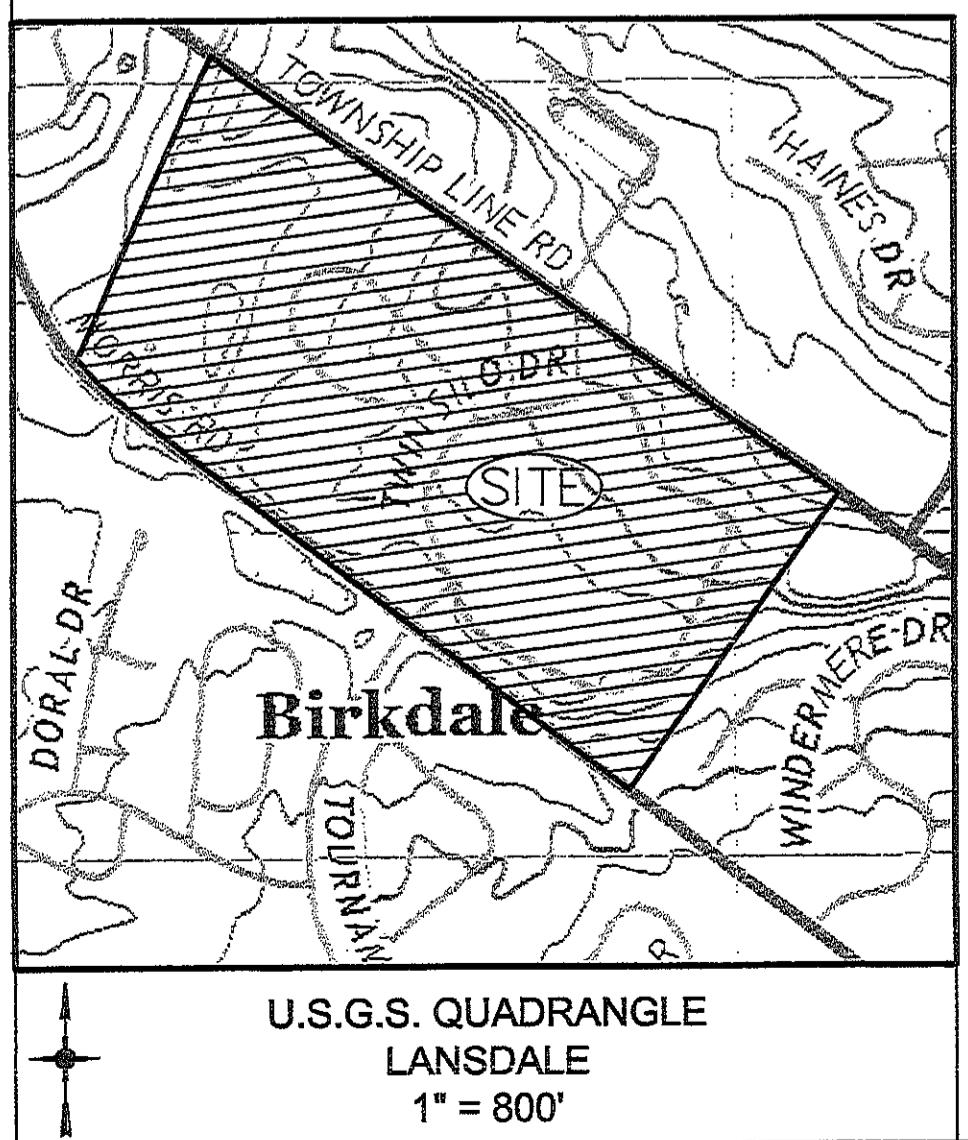
NO.	DATE	DESCRIPTION	BY
13	12-13-19	REV. AS PER TWP. REVIEW LETTER DATED 8/15/19	JAS
12	8-20-19	NPDES AMENDMENT	JAS
11	5-24-19	REV. AS PER TWP. REVIEW LETTER DATED 5/7/19	JAS
10	2-28-19	ADDITIONAL 4 COTTAGES	JAS
9	1-4-19	PROPOSED GENERATOR - WAIVER OF LAND DEV.	JAS
8	10-10-18	REV. AS PER M.C.C.D. REVIEW 10/4/18	JAS
7	8-30-18	REV. AS PER M.C.C.D. REVIEW 8/23/18	JAS
6	6-29-18	REV. AS PER M.C.C.D. REVIEW 6/13/18	JAS
5	1-26-18	REV. AS PER TWP. REVIEW LETTER DATED 12/12/17	JAS
4	7-7-17	RELOCATION OF WATER & STORM SEWER LINES	JAS
3	4-21-17	NPDES SUBMISSION	JAS
2	11-30-16	REVISED AS PER TOWNSHIP REVIEW LETTER	JAS
1	9-15-16	ADDED HYDRO SOILS	JAS

RECORD PLAN
 PREPARED FOR
NORMANDY FARMS ESTATES
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

SCALE	DATE	JOB	DRAWING NO.
1"=120'	6-24-16	187-007-09-1	SHEET 2 OF 33
MANAGER:	JPH	DRAWN BY:	JAS

Chambers Associates, Inc.
 Consulting Engineers and Surveyors
 2962 Skippack Pike P.O. Box 678
 Worcester, PA 19400-0678
 484-991-8187

RECORD PLAN 1 OF 9



U.S.G.S. QUADRANGLE
 LANSDALE
 1" = 800'

N/F WINDERMERE COMMUNITY ASSOCIATION