

SIDEWALK DEFERRAL REQUEST:

DEFERRAL OF IMPROVEMENT NOTE:
INSTALLATION OF THOSE IMPROVEMENTS INCLUDING CURB, SIDEWALK, STREET WIDENING AND STORM SEWER ALONG THE TRACT FRONTAGE(S) BY THE PROPERTY OWNER/DEVELOPER IS HEREBY DEFERRED UNTIL SUCH TIME IT IS DEEMED NECESSARY BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS, WITHOUT THE NEED FOR ADOPTION OF AN ORDINANCE OR ASSESSMENT, WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE BOARD OF SUPERVISORS. OWNER/DEVELOPER AGREES TO:
1. OBTAIN ALL NECESSARY PERMITS THAT ARE APPLICABLE TO THE WORK;
2. INSTALL CURB, SIDEWALK, STREET WIDENING OR STORM SEWER AT NO EXPENSE TO WHITPAIN TOWNSHIP;
3. WAIVE ANY RIGHTS TO CONTEST A LEA BY WHITPAIN TOWNSHIP IF CURB, SIDEWALK, STREET WIDENING OR STORM SEWER INSTALLATION IS NOT COMPLETED WITHIN NINETY-DAY PERIOD, WEATHER PERMITTING, INSTALLATION OF CURB AND RELATED CONSTRUCTION SHALL CONFORM TO THE APPLICABLE TOWNSHIP AND PENNDOT CONSTRUCTION STANDARDS, IN FORCE AT THE TIME OF NOTICE.FORE, A WAIVER HAS BEEN REQUESTED FROM THIS ORDINANCE SECTION.

N/F
MICHAEL ORPNECK & JOAN LETTIERI
PARCEL 66-00-06748-00-8
(1961 SKIPPACK PIKE)

SKIPPACK PIKE (SR 0073)
STA. 748+50.00
SEGMENT 0400, OFFSET 0851
SPEED LIMIT 45 MPH

SIGHT DISTANCE MINIMUM: 370'
SIGHT DISTANCE AVAILABLE: 522'
NEAREST INTERSECTION = 687'
NORTH WALES ROAD

SIGHT DISTANCE REQUIRED: 398'
SIGHT DISTANCE AVAILABLE: 483'
NEAREST INTERSECTION = 750'
REYNARDS RUN

MONITORING WELLS:

- THE FOLLOWING MONITORING WELLS WERE CLOSED AND ABANDONED ON DECEMBER 30 & 31, 2020:
 - MW#1, MW#2, MW#4, & PW#6
 - THE FOLLOWING MONITORING WELL WOULD NOT BE FIELD LOCATED:
 - MW#5
 - THE FOLLOWING MONITORING WELL WILL BE REMOVED DURING CONSTRUCTION:
 - MW#4
- UTILITY NOTES:**
- THE PROPERTY OWNER SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE GRAVITY LATERAL, GRINDER PUMP AND PRESSURE SEWER TO THE POINT OF DISCHARGE.
 - NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE PROPOSED SEWER OR LATERALS.

ZONING: R-1 / R-2 RESIDENTIAL DISTRICT

	REQUIRED (R-1)	REQUIRED (R-2)	EXISTING	PROPOSED
GROSS LOT AREA (DEED)	-	-	149,422 S.F.	149,422 S.F.
NET LOT AREA (LEGAL 30' R/W)	-	-	142,511 S.F.	142,511 S.F.
NET LOT AREA (ULTIMATE 40' R/W)	30,000 S.F.	12,500 S.F.	138,042 S.F.	138,042 S.F.
MINIMUM LOT WIDTH	150 FT.	100 FT.	>100 FT.	>100 FT.
FRONT YARD SETBACK	50 FT.	50 FT.	50 FT.	50 FT.
SIDE YARD SETBACK	50 FT.	30 FT.	30 FT.	30 FT.
REAR YARD SETBACK	75 FT.	50 FT.	50 FT.	50 FT.
BUILDING HEIGHT	<40 FT.	<40 FT.	<40 FT.	<40 FT.
MAX. IMPERVIOUS COVERAGE	18.55% (27,131.52 S.F.)	0%	43.02% (59,396.18 S.F.)	0%
MIN. GREEN AREA	80.35% (110,910.48 S.F.)	100%	56.82% (77,442.27 S.F.)	100%

FORMULA FOR IMPERVIOUS COVERAGE:
MAX IMPERVIOUS COVERAGE FORMULA PER ZONING SECTION 160-214.C(2)(g):
Y=0.179X+2.422
X=LOT AREA IN SQUARE FEET
Y=0.179(138,042 S.F.) + 2.422 = 27,131.52 S.F. MAX. IMPERVIOUS

ZONING NOTE:
PER ZONING SECTION 160-10.C "WHEN A DISTRICT BOUNDARY LINE DIVIDES A LOT HELD IN SINGLE AND SEPARATE OWNERSHIP AT THE EFFECTIVE DATE OF THIS CHAPTER, THE REGULATIONS AS TO THE USE IN THE LESS RESTRICTED DISTRICT SHALL EXTEND OVER THE PORTION OF THE LOT IN THE MORE RESTRICTED DISTRICT AT A DISTANCE OF NOT MORE THAN 50 FEET BEYOND THE DISTRICTED BOUNDARY LINE."

TEXAS EASTERN PIPELINE NOTE:
THE CONTRACTOR SHALL CONTACT SCOTTY A. FRYER OF ENBRIDGE (610-458-1735; SCOTT.FRYER@ENBRIDGE.COM) AT LEAST 48 HOURS PRIOR TO ANY WORK DONE WITHIN THE LIMITS OF THE TEXAS EASTERN GAS PIPELINE.

RIGHT-OF-WAY DEDICATION NOTE:
THE AREA OF LAND BETWEEN THE EXISTING LEGAL R.O.W. AND THE PROPOSED ULTIMATE R.O.W. IS HEREBY OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION.

TOXIC / FLAMMABLE MATERIALS:
PER TESTIMONY AT THE ZONING HEARING BOARD MEETING ON DECEMBER 19, 2019, NO FLAMMABLE OR TOXIC MATERIALS ARE ALLOWED TO BE STORED WITHIN THE FACILITY.

ALLUVIAL SOILS NOTE:
THE ALLUVIAL SOILS SHOWN ON THE SITE WERE SURVEYED BY PENN'S TRAIL ENVIRONMENTAL, LLC ON NOVEMBER 15, 2019, AND APPROVED BY WHITPAIN TOWNSHIP ON DECEMBER 19, 2019.

VARIANCES GRANTED:

- THE FOLLOWING VARIANCES WERE GRANTED AT THE DECEMBER 19, 2019 WHITPAIN TOWNSHIP ZONING HEARING BOARD MEETING UNDER APPLICATION NO. 2221-19:
- APPLICANT'S REQUEST FOR VARIANCES FROM ARTICLE XXIX, SECTION 160-223 RELATING TO CHANGE OF USE AND SECTION 160-224, RELATED TO DISCRETION OF ZONING HEARING BOARD, A VARIANCE FROM ARTICLE XXIX, SECTION 160-225 RELATED TO EXTENSION OF NON-CONFORMING USE AN SECTION 160-227 RELATED TO DESTRUCTION BY FIRE OR CONDEMNATION, A VARIANCE FROM ARTICLE XXIX, SECTION 160-225 RELATED TO DISCONTINUANCE OF USE TO PERMIT THE APPLICANT TO CHANGE THE NONCONFORMING USE OF THE PROPERTY FROM THE INDUSTRIAL USE OF A METAL PLATING PLANT TO A THREE (3) STORY, 33,971 S.F. FOOTPRINT SELF-STORAGE FACILITY WHICH IS PERMITTED UNDER THE R-1 ZONING DISTRICT.
 - APPLICANT REQUESTS FOR A VARIANCE FROM ARTICLE VI, SECTION 160-13 RELATED TO USE REGULATIONS TO PERMIT APPLICATION TO USE ITS PROPERTY AS A SELF-STORAGE FACILITY WHEN THE ORDINANCE PROHIBITS SUCH USE IN THE R-1 AND R-2 RESIDENTIAL DISTRICTS IS GRANTED.
 - APPLICANT REQUESTS FOR A VARIANCE FROM ARTICLE XXVII, SECTION 160-214.C RELATED TO GREEN AREA REGULATIONS TO PERMIT THE APPLICANT TO HAVE 59,396.18 S.F. OF IMPERVIOUS SURFACE ON ITS PROPERTY WHEN THE ORDINANCE ALLOWS A MAXIMUM IMPERVIOUS SURFACE OF 27,131.52 S.F. IS GRANTED.
 - APPLICANT REQUESTS FOR A VARIANCE FROM ARTICLE XXVI, SECTION 160-189.A RELATED TO NON-CONFORMING SIGNAGE OR, IN THE ALTERNATIVE, A VARIANCE FROM ARTICLE XXVI, SECTION 160-191.B RELATED TO SCHEDULE OF SIGN REGULATIONS TO USE REGULATIONS TO PERMIT APPLICATION TO USE ITS PROPERTY AS A SELF-STORAGE FACILITY WITH AN INSTALLED 510 S.F. INTERIOR ILLUMINATED MONUMENT SIGN AND 100 S.F. OF BUILDING SIGNAGE INCLUDING DIRECTION SIGNS WHEN THE ORDINANCE PROHIBITS THE SAME IS GRANTED.
 - APPLICANT REQUESTS FOR A VARIANCE FROM ARTICLE XXXI, SECTION 160-241 RELATED TO EXPIRATION OF SPECIAL EXCEPTIONS AND VARIANCES TO PERMIT THE VARIANCES AND/OR SPECIAL EXCEPTIONS ABOVE THE GRANTED TO EXPIRE IN 30 MONTHS WHEN THE ORDINANCE PROVIDED THAT SUCH RELIEF EXPIRES AT THE END OF SIX MONTHS IS GRANTED.
- THE ZHE DECISION AND ORDER IS SUBJECT TO THE FOLLOWING CONDITIONS:
- ALL USE AND DEVELOPMENT ALLOWED BY ANY GRANTED APPLICATION SHALL CONFORM TO THE EXHIBITS AND TESTIMONY PRESENT AT THE HEARING UNLESS OTHERWISE SPECIFIED IN THE DECISION AND ORDER.
 - THE APPLICANT AGREES TO WORK WITH THE DEER HOLLOW HOMEOWNERS ASSOCIATION TO ADD APPROPRIATE BUFFERING TO THE PROPERTY.
 - THE APPLICANT AGREES TO COMPLY WITH TOWNSHIP ORDINANCE RELATED TO SIGN ILLUMINATION.
- WAIVERS REQUESTED:**
WAIVERS ARE REQUESTED FROM THE FOLLOWING SECTIONS OF THE WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
- SECTION 160-189.A: BUFFERS & LANDSCAPING FOR PARKING AREAS: PLANTING OPTIONS: EVERY 100 LINEAR FEET OF THE PROPERTY LINE SHALL BE BUFFERED:
PROPOSED BOUNDARY TOTAL LENGTH: 1,547 LF
PROPERTY BOUNDARY W/ EXISTING PERMANENT CANOPY: 510 LF
PROPERTY BOUNDARY W/ EXISTING PERMANENT SR-476 BARRIER: 232 LF
PROPERTY BOUNDARY W/O EXISTING PERMANENT SCREEN: 705 LF
 - REQUIRED SCREEN BUFFER: 705 LF * 13 EVERGREEN / 100 = 92 EVERGREEN
705 LF * 20 SHRUBS / 100 = 141 SHRUBS
REQUIRED SOFTENING BUFFER: 705 LF * 2 CANOPY / 100 = 14 CANOPY
705 LF * 2 FLOWERING / 100 = 14 FLOWERING
705 LF * 3 EVERGREEN / 100 = 21 EVERGREEN
705 LF * 8 SHRUBS / 100 = 57 SHRUBS
 - PRESERVED TREE CREDIT: 61 TREES - PROPOSED SOFTENING BUFFER PLANTINGS (7 CANOPY, 7 FLOWERING, 21 EVERGREEN) = 26 REMAINING TREE CREDITS
- WE HAVE PROVIDED 68 EVERGREEN TREE BUFFER PLANTINGS ON SITE, AND 22 EVERGREEN BUFFER PLANTINGS ON THE OPEN SPACE OF DEER HOLLOW ESTATES FOR A TOTAL OF 88 EVERGREEN PLANTINGS. PER SECTION 129-19A(1), WE ARE REQUIRED TO PROVIDE 92 BUFFERS PLANTINGS. RELIEF IS REQUESTED FROM 4 EVERGREEN BUFFER PLANTINGS AND 75 SHRUBS.
- OUR PROPOSED PARKING AREA IS APPROXIMATELY 98 LINEAR FEET. WE HAVE PROVIDED PLANTINGS FOR A BUFFER LENGTH OF 336 LINEAR FEET, WHICH IS FROM THE PROPERTY CORNER ALL THE WAY TO THE WEST BRANCH OF STONY CREEK. WE HAVE PROVIDED ADDITIONAL PLANTINGS ALONG THE PROPERTY LINE ADJACENT TO THE RAILROAD. THE SCREENING AND BUFFERING OF THE DEER HOLLOW ESTATES OPEN SPACE SCREENS THE PROPOSED BUILDING AND PARKING. ADDITIONALLY, TO THE FRONT OF OUR SITE IS THE RIGHT-OF-WAY, PROPOSED FORCEMAIN, AND EXISTING UTILITIES ARE LOCATED IN THE FRONT OF THE SITE. TREES CANNOT BE PLACED WITHIN 10 FEET OF THESE ITEMS. ALSO, THE PENNSYLVANIA TURNPIKE IS AT THE REAR OF THE PROPERTY WHICH HAS A CONCRETE BARRIER SCREEN AND IS ELEVATED ABOVE THE SITE APPROXIMATELY THIRTY (30 FEET). WE'VE PROVIDED BUFFER PLANTINGS ALONG THE STREAM SIDE OF THE PROPERTY, 1855 SKIPPACK PIKE, AND DEER HOLLOW ESTATES. ANY ADDITIONAL PLANTINGS WILL CONFLICT WITH THE WOODLAND CANOPY CONSERVATION EASEMENT AS REQUIRED BY THE WHITPAIN TOWNSHIP ORDINANCE. WE BELIEVE THAT THIS IS ADEQUATE BUFFERING AND FOLLOWS THE INTENTION OF THE TOWNSHIP ORDINANCE.
2. SECTION 129-21.C: STORM PIPES SHALL HAVE A MINIMUM DIAMETER OF 18 INCHES: THE PROJECT PROPOSES TO CONNECT MORE THAN THE TWO ALLOWABLE ROOF LEADERS TO A SINGLE PIPE. ADDITIONALLY, PORTIONS OF THE CONVEYANCE SYSTEM CONSIST OF PIPES SMALLER THAN THE TOWNSHIP MINIMUM REQUIRED. THE ROOF LEADERS WILL BE PROVIDED WITH ADEQUATE OVERFLOWS AS WELL AS CLEANOUTS. THE INFILTRATION BEDS HAVE BEEN DESIGNED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. THE INFILTRATION BED IS A SHALLOW DEPTH DEVIATION DUE TO SITE CONDITIONS.
3. SECTION 129-58.C(1): EXISTING FEATURES WITHIN 400 FEET OF THE LAND TO BE DEVELOPED MUST BE SHOWN ON THE EXISTING FEATURES PLAN. THE REQUIRED SURVEY LIMITS REQUESTED BY THE ORDINANCE ARE GREATER THAN THE PROJECT AREA. THE PROJECT HAS PROVIDED AN AERIAL PHOTOGRAPH IN LIEU OF THE ADDITIONAL SURVEY.
- M.C.P.C. APPROVAL BLOCK
- MCP NO. 20-0042-001
PROCESSED AND REVIEWED REPORT BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPAL PLANNING CODE.
CERTIFIED THIS DATE MARCH 27, 2020
- FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

CANOPY EASEMENT

LINE ID	BEARING	DISTANCE
E01	S44°36'00"W	159.32'
E02	S41°29'51"E	13.34'
E03	N69°49'29"E	29.10'
E04	S29°22'47"W	24.53'
E05	N18°03'19"W	11.01'
E06	S85°34'33"E	26.55'
E07	S21°17'50"W	15.82'
E08	S18°23'37"E	15.49'
E09	N57°19'18"W	74.36'
E10	N27°20'34"W	58.03'
E11	S11°13'00"E	107.97'
E12	S8°13'12"E	39.17'
E13	N28°00'33"E	94.48'
E14	N44°44'12"E	43.83'
E15	N54°04'40"E	80.92'
E16	N69°08'53"E	39.31'
E17	N64°46'33"W	50.90'
E18	N43°33'03"W	77.38'
E19	N18°59'50"W	42.20'
E20	N48°16'45"W	24.87'
EASEMENT AREA:		37,502.70 S.F.

WOODLAND CANOPY PRESERVATION CALCULATIONS:

PER WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 129-20.C(4) EXISTING TREES CONTAINED WITHIN THE WOODLAND CANOPY SHALL BE PRESERVED TO THE GREATEST EXTENT, BUT IN NO EVENT SHALL MORE THAN 40% OF THE LAND AREA WITHIN THE DESIGNATED WOODLAND CANOPY BE ALTERED, GRADED, OR PAVED. TREES TO BE PRESERVED IN ORDER TO MEET ORDINANCE REQUIREMENTS, INCLUDING REQUIRED BUFFERS OR WOODLAND CANOPY PRESERVATION, SHALL BE PERMANENTLY PRESERVED BY MEANS OF A CONSERVATION EASEMENT TO BE HELD BY THE TOWNSHIP AND WHICH SHALL REQUIRE THE PRESERVATION OF TREES ON PRIVATE PROPERTY IN PERPETUITY.

EXISTING WOODLAND CANOPY AREA: 81,032 S.F.
80% OF THE EXISTING WOODLAND: 61,032 * 0.6 = 36,619.75 S.F.

A: CANOPY EASEMENT: 37,502.70 S.F.

SURVEYOR'S CERTIFICATION:

I, ROBERT E. BLUE JR., DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PROPERTY CORNERS EXISTING AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER. ADDITIONALLY, THE PROPERTY IS CLEAR OF ANY AND ALL EASEMENTS OR OTHER ENCUMBRANCES THAT WOULD AFFECT DEVELOPMENT AS OF THE DATE OF THE SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____

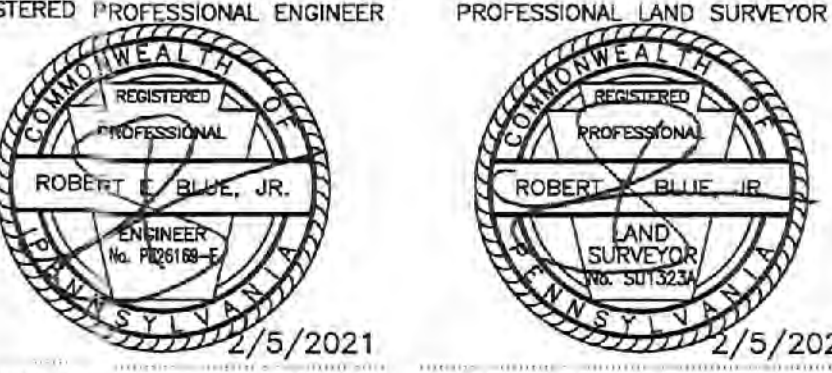
ENGINEERS' CERTIFICATION:

I, ROBERT E. BLUE JR., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS MY ENGINEERING DESIGN, AND THAT THE DIMENSIONAL AND TECHNICAL DETAILS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____

PENNDOT R.O.W. METES AND BOUNDS

LINE OR CURVE ID	BEARING/ CHORD BEARING	DISTANCE/ CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
R1	N44° 36' 00"E	32.78'	-	-
R2	S42° 55' 00"E	294.13'	-	-
R3	N50° 52' 00"E	11.33'	-	-
R4	S44° 30' 00"E	156.35'	-	-
R5	S55° 52' 20"W	28.34'	-	-
R6	CH=N44° 59' 09"W	CH=256.86'	R=5,689.65'	L=256.86'
R7	N48° 16' 45"W	189.05'	-	-
TOTAL AREA:		11,380.25 S.F.		



REVISIONS

NO.	DATE	DESCRIPTION
1	2020-03-13	ISSUED
2	2020-04-16	REV. PER WHITPAIN TOWNSHIP LETTER
3	2020-09-25	REV. PER WHITPAIN TOWNSHIP LETTER
4	2020-10-26	REV. PER WHITPAIN TOWNSHIP LETTER
5	2020-12-23	REV. PER LANDSCAPE PLAN
6	2021-01-20	REV. PER FINAL SUBMISSION
7	2021-02-05	REV. PER FINAL SUBMISSION
8	2021-02-05	REV. PER FINAL SUBMISSION
9	2021-02-05	REV. PER FINAL SUBMISSION

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www.robertblue.com email: rblue@robertblue.com

DATE	SCALE	SHEET NUMBER
2019-09-11	1"=20.00'	2 of 30

LEGEND

- EXIST. UTILITY POLE
- 100 YR FLOOD PLAN - FEMA
- 100 YR FLOOD PLAN - TOWNSHIP
- ZONING DISTRICT BOUNDARY
- PROPOSED EASEMENT
- BUILDING SETBACK LINE
- ADJOINER PARCEL LINE
- SIGHT DISTANCE LINE
- LEGAL R/W LINE
- PROP. CONC. CURB
- FENCE
- PROP. WALL
- RAILROAD TRACKS
- PROP. BUILDING
- CONCRETE
- PIN TO BE SET
- CONC. MONUMENT TO BE SET
- POROUS PAVEMENT

811
PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG
CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL SOMEONE NEEDS TO CALL 811.
Know what's below. Call before you dig. SERIAL #20192463062-000
SEPTEMBER 5, 2019

RECORD PLAN (1 OF 4)
1950 SKIPPACK PIKE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
PREPARED FOR
1950 SKIPPACK PIKE, LP
1030 WEST GERMANTOWN PIKE
EAST NORRITON, PA 19403