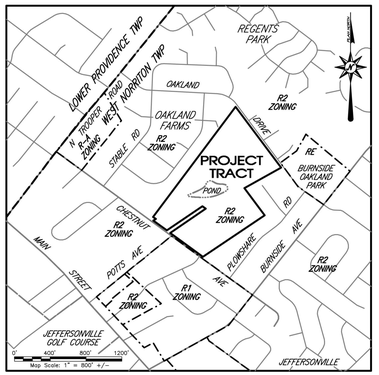

LOCATION MAP

ZONING and SITE DATA SCHEDULE

Zoning District: R2 Residence District (Chapter 27, Part 5)			
Item	Section	Requirement	Plan Provided
Permitted Use	504.A	Cluster Subdivision of Lots containing (1) Single-Family detached dwelling by Conditional Use	
Tract Area	505.A	5 Contiguous Acres	55.5618 Acres
Minimum Common Open Space	505.F(1)	40 % of Tract Area	43.51 % (24.1733 Acres)
Lot Area (Min)	505.F(2)(a)	10,000 Sq. Ft.	10,000 Sq. Ft.
Lot Width (Min)	505.F(2)(b)	65 Ft. @ Bldg Line	80.0 Ft. @ Bldg Line
Lot Width (Average)	505.F(2)(c)	80 Ft. @ Bldg Line	106.9 Ft. @ Bldg Line
Yard Setbacks			
Front	505.F(2)(d)	30 Ft.	30 Ft.
Side	505.F(2)(e)	10 Ft.	10 Ft.
Rear	505.F(2)(f)	25 Ft.	25 Ft.
Accessory Bldg	505.F(2)(g)	In Rear Yard Only	In Rear Yard Only
Height (Building)			
Principal Building	505.F(2)(h)(i)	35 Ft.	35 Ft.
Accessory Building	505.F(2)(h)(ii)	20 Ft. (1 Story)	20 Ft. (1 Story)
Maximum Building Coverage	505.F(2)(i)	30 % of individual lot	30 % of individual lot
Perimeter Buffer	505.F(2)(j)	35 Ft.	35 Ft.
Gross Density	505.F(2)(l)	Based on Yield Plan (79 Units)	79 Units Proposed

CONDITIONAL USE STANDARDS

Standards for Conditional Use of Cluster Development:

1. per 505.B: Tract to be developed must be under one ownership or subject to application filed jointly by the owners of the entire tract.
2. per 505.C: Tract shall contain any one or combination of the following; (1) Floodplain. (2) Slopes in excess of 15%, (3) Mature permanent vegetation such as trees with a caliper of (6") or greater covering 1/4 acres, (4) Other Natural features of irreplaceable value of unique areas providing wildlife habitat, (5) Land suitable for active recreation use of public open space facilities
3. per 505.D: The cluster subdivision shall be served by public water and public sanitary sewer facilities.
4. per 505.F(2)(l): Maximum density shall be determined by submission of a sketch plan based upon by-right development in the R-2 Residence District. This plan shall be submitted as part of the conditional use application for cluster development and shall demonstrate compliance with all applicable requirements of the zoning ordinance. The number of lots determined by the by-right yield plan shall be the maximum number of lots allowed in any proposed cluster development.
5. per 505.F(2)(m): Pedestrian access shall be provided through the common open space and shall connect to other open space areas whenever practicable.

GENERAL NOTES

Base Existing Features and Survey Notes

1. The project site is identified as:
   Record Owner: **DORIS Y & RONALD W MARKLEY REVOCABLE TRUST**
   Site Address: 2325 Chestnut Avenue, Norristown, PA 19403-3036
   Block / Unit: 001 / 007
   Tax Parcel No.: 63-00-01108-008
   Deed Bk / Page: 5658 / 2573
   Gross Area: 55.5618 Acres
2. A Metes and Bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. This survey was prepared during the month of May, 2015.
3. Topography illustrated upon this plan taken from a field survey performed by Woodrow & Associates, Inc., during the month of May 2015. It is supplimented with data obtained from the Pennsylvania Spatial Data Access online mapping site, which was aquired in connection with the PAMAP Lidar Program and was collected in 2008. The Elevation Datum is NGVD 1988.
4. This plan was prepared utilizing the following references:
   a. Tax maps and deeds of record as obtained from the Montgomery County Recorder of Deeds and Tax Assessors Offices, Norristown, PA.
   b. Existing Soils classifications and mapping has been plotted data obtained from the USDA-NRCS Web Soil Survey (WSS) web site.
   c. Site Flood Plain information has been obtained from the FEMA Map Service Center web site (http://msc.fema.gov). Community Panel 420711-0244 E (Dec 19, 1996)
   d. Wetlands illustrated were field mapped by John Szczepanski, PhD, Nova Consultants (Jan. 2013). Wetlands flagging field located by Woodrow & Assoc., Inc.
   e. Ultimate right-of-way information illustrated taken from West Norriton Township Subdivision Ordinance section 503.1.C(1)(b)(2)
   f. West Norriton Township Zoning Map dated November 12th, 2001.
   g. Aerial images provided by Google Earth and Delaware Valley Regional Planning Commission.
5. All contractors working on this project shall comply with the requirements of PA Act 287 of 1974 as amended by PA Act 181 of 2006 (Pennsylvania One Call system). All contractors working on this site shall obtain a PA One Call serial number for construction purposes not less than three (3) nor more than ten (10) working days prior to construction.
   Serial No.: 20151130184 West Norriton Twp-Oakland Drive (For Design) 04/23/2015
   Serial No.: 20151130167 West Norriton Twp-Chestnut (For Design) 04/23/2015
6. Existing subsurface utility information illustrated on these plans are based upon visual field inspection. Information pertaining to the size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid for the project design. There is no expressed or implied agreement that utility size, location, depth, etc. as shown, exists between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.

Development Notes:

7. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
8. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
9. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
10. Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
11. The proposed finished grading shown on this plan has been based on the proposed building(s) finished floor elevations and has been used to design the storm water management facilities. The contractor shall comply with the grading scheme indicated unless otherwise approved by the Township and Design Engineers.
12. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
13. A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
14. Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per A.S.T.M. Test D-1557. moisture content at time of placement shall be no more than 2% above nor 3% below optimum. contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
15. Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
16. The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1
17. Erosion control matting shall be provided on all earth slopes at 3:1 or greater.
18. Contractor to ensure compliance with ADA regulations.
19. The area between the project Title Line and the Ultimate Right-of-Way is offered in perpetuity for dedication to the agency having jusisdiction over said right-of-way at time of dedication.

Utility Notes:

20. Refer to architectural drawings for exact building utility connection locations. Service sizes to be determined by Architect.
21. Contractor to confirm the horizontal location and vertical elevation of utilities being crossed or connected into prior to construction. The engineer of record shall be informed in writing of any discrepancies or clearance issues prior to proceeding with construction.
22. Clean outs and curb boxes within the paved areas must have traffic loading frames and covers.
23. Shop drawings and/or literature submittal on equipment/products associated with the sanitary sewer and potable water facilities will be provided to the operator of said facilities for approval prior to fabrication and/or erection.
24. Location of all existing and proposed services are approximate and must be confirmed independently with local utility companies prior to commencement of any construction or excavation. Sanitary sewer and all other utility service connection points shall be confirmed independently by the contractor in field prior to the commencement of construction. All discrepancies shall be reported immediately in writing to the engineer of record. Construction shall commence beginning at the lowest invert (point of connection) and progress up gradient. Interface points (crossings) with existing underground installations shall be field verified by test pit prior to commencement of construction.
25. This project shall be served by public sanitary sewer and water services.

PLAN FEATURES LEGEND

- Tract Boundary Line
- Legal Right-of-Way Line
- Existing Roadway Centerline
- Existing Drive / Paving Limit
- Mapped Wetlands Limits
- Zoning District Boundary

SITE DATA SCHEDULE

GROSS Tract Area:	2,420,271.28 Sq. Ft.	55.5618 Acres
Area w/In Public R.O.W.:	28,030.70 Sq. Ft.	0.6435 Acres
NET Tract Area:	2,392,240.50 Sq. Ft.	54.9183 Acres
TOTAL PROPOSED LOTS:		79
TOTAL PROPOSED OPEN SPACE:		24.1733 Acres
TOTAL LENGTH OF NEW TRAILS:		3094 L.F.
TOTAL LENGTH OF NEW ROADS:		5141 L.F.

REVISIONS

No.:	DATE:	DESCRIPTION:

REGISTERED PROFESSIONAL KEVIN R. GIBBONS LAND SURVEYOR No. 044550-E

SCALE IN FEET (1" = 100'-0")

ONLY PLANS INTERPRETATIONAL & BASED PROFESSIONAL SEAL ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER.
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Parcel Information: TP 63-00-01108-008 Block 1 Unit 7 Deed Bk: 5658 Pg: 2573 Gross Tract: 55.5618 Acres

Record Owner: DORIS Y & RONALD W MARKLEY REVOCABLE TRUST 2325 Chestnut Avenue Norristown, PA 19403

Applicant: Mikelan, LLC Attn: Len Dellcripo 2962 Chestnut Grove Rise Norristown, PA 19403

CONDITIONAL USE EXHIBIT for R-2 CLUSTER DEVELOPMENT

MARKLEY FARM PROPERTY

WEST NORRITON TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL/ CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd
Phone: (215) 542-5848 Fax: (215) 542-5879
Web: www.woodrowassoc.com

Layer List:	Exh_CondUse
Plan Date:	June 19, 2015
Job No:	11-0410 D
Design Mgr: J.H.K.	Sheet No: 1 of 1
Proj. Mgr: T.P.W.	

Project No: 11-0410 D Project Name: MARKLEY FARM PROPERTY Print Date: Jul 15, 2015 (9:56)