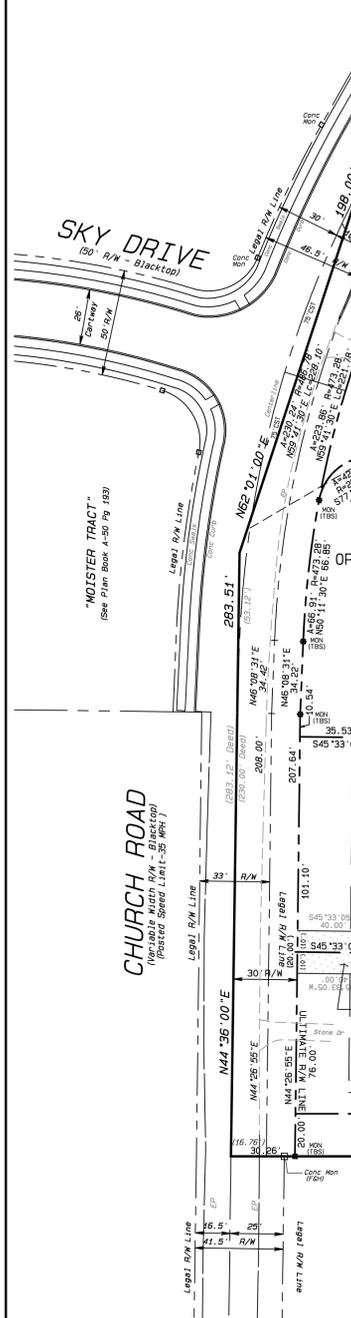


LEGEND

---	CENTERLINE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	LEGAL R.O.W., EASEMENTS
---	REQUIRED R.O.W.
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM SEWER/INLET
---	PROPOSED STORM SEWER/INLET
---	PROPOSED WATER LINE
---	PROPOSED SAN. SEWER LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED GAS LINE
---	EXISTING MANHOLE
---	PROPOSED MANHOLE
---	EXISTING CURBLINE
---	PROPOSED CURBLINE
---	IRON PIN (TO BE SET)
---	EXISTING IRON PIN
---	CONCRETE MONUMENT (TO BE SET)
---	EXISTING MONUMENT
---	PROPOSED CONCRETE PADS/SIDEWALKS

IP (TBS)
IP
MNM (TBS)
Con Mon



CURVE DATA CHART

CURVE	ARC	RADIUS	CHORD BEARING	CHORD LENGTH
1	8.55'	475.00'	N29°50'17"W	8.55'
2	6.72'	175.00'	N02°33'06"E	6.72'
3	19.99'	175.00'	S50°45'20"W	19.98'
4	22.75'	175.00'	S01°53'30"W	22.73'
5	25.33'	175.00'	S55°00'39"E	25.30'
6	5.56'	525.00'	S29°03'01"E	5.56'

WAIVERS REQUESTED

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE PROVISIONS OF THE LOWER PROVIDENCE TOWNSHIP CODE, CHAPTER 123, SUBDIVISION AND DEVELOPMENT OF LAND AND CHAPTER 129, STORMWATER MANAGEMENT.

- A WAIVER TO ALLOW THE PLANTING PLAN TO BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN LIEU OF A LANDSCAPE ARCHITECT. §123-18.4. (3) (P).
- AN INTERPRETATION, OR A WAIVER, TO PROVIDING THE SIDEWALK ALONG THE ONE SIDE (INSIDE) OF SKY CIRCLE, BEING ALONG THE OPEN SPACE "B" FRONTAGE. THIS SIDEWALK IS APPROXIMATELY 843 FEET LONG. §123-33.
- A WAIVER TO ALLOW THE SIDEWALK ALONG CHURCH ROAD TO BE LOCATED FOUR FEET FROM THE CURBLINE IN LIEU OF THE REQUIRED FIVE FEET. MINIMUM. §123-33.A.
- A WAIVER TO ALLOW THE COMMON DRIVEWAY ON LOTS NO 1 AND 2 TO BE LOCATED LESS THAN FIVE FEET FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED FIVE FEET. MINIMUM. §123-36.A. (2) (D).
- AN INTERPRETATION, OR A WAIVER, TO PROVIDING SHADE TREES ALONG THE ONE SIDE (INSIDE) OF SKY CIRCLE, BEING ALONG THE OPEN SPACE "B" FRONTAGE. APPROXIMATELY 77 SHADE TREES ARE REQUIRED. §123-32.
- A WAIVER TO ALLOW THE USE OF HIGH DENSITY POLYETHYLENE PIPE WITH AN ESSENTIALLY SMOOTH INTERIOR WALL (HDPE) IN LIEU OF REINFORCED CONCRETE PIPE - STRENGTH CLASS III (RCP). §129-19.C. (2).

SITE DATA

RECORD OWNER/APPLICANT: ANTHONY C. BRANCA, JR.
3007 PENN VIEW LANE
NORRISTOWN, PA 19403
(610) 587-7963

PREMISES: 420 CHURCH ROAD
BLOCK 2 UNIT 43
TPN 43-00-02314-00-1
DB 5586 PG 2670

426 CHURCH ROAD
BLOCK 2 UNIT 55
TPN 43-00-02311-00-4
DB 6013 PG 1184

CHURCH ROAD
BLOCK 2 UNIT 68
TPN 43-00-02308-00-7
DB 6013 PG 1184

428 CHURCH ROAD
BLOCK 2 UNIT 62
TPN 43-00-02309-00-7
DB 6120 PG 1181

PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS

PROPOSED # OF DWELLINGS/LOTS: 24 LOTS

PROPOSED OPENSAPCE: AREAS A-E = 144,272 SF (31.9%)

ZONING DATA

R-2 RESIDENTIAL
(PUBLIC WATER AND SANITARY SEWER AVAILABLE)

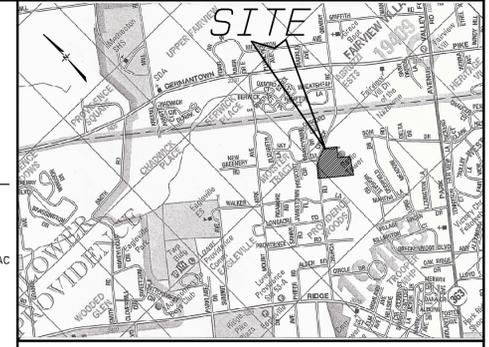
LOT AREA	25,000 SF	(MIN)
LOT WIDTH @ B.S.B.L.	100 FT	(MIN)
FRONT YARD	50 FT	(MIN)
SIDE YARD	20 FT	(MIN)
REAR YARD	60 FT	(MIN)
BUILDING HEIGHT	35 FT	(MAX)
BUILDING COVERAGE	20 %	(MAX)
IMPERVIOUS COVERAGE	35 %	(MAX)
PARKING	2 PS/DU	(MIN)

VILLAGE HOUSE DEVELOPMENT
(PERMITTED BY CONDITIONAL USE)
(PUBLIC WATER AND SANITARY SEWER AVAILABLE)

TRACT AREA (GROSS)	8.5 AC	(MIN)	10.3748 AC
TRACT AREA (NET)	15 AC	(MAX)	10.3748 AC
DENSITY (GROSS)	2.5 DU/AC	(MIN)	2.31 DU/AC
OPEN SPACE	25 %	(MIN)	25 %
LOT AREA	8,000 SF	(MIN)	8,000 SF
FRONT YARD	25 FT	(MIN)	25 FT
SIDE YARD	10 FT	(MIN)	10 FT
REAR YARD	30 FT	(RESIDENTIAL)	30 FT
REAR YARD	60 FT	(ABUT. EX. RESIDENTIAL)	N/A
LOT WIDTH @ B.S.B.L.	55 FT	(MIN)	55 FT
BUILDING COVERAGE	30 %	(MAX)	30 %
IMPERVIOUS COVERAGE	45 %	(MAX)	45 %
BUILDING HEIGHT	35 FT	(MAX)	35 FT
PARKING	3 STY	(MIN)	2 STY
	2 PS/DU	(MAX)	2 PS/DU

NOTES

- THE SITE IS LOCATED IN FEMA FLOOD ZONE "X", BEING AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS INDICATED ON PANEL 248 OF THE FLOOD INSURANCE RATE MAP 4205000965, MAP REVISED DATE OF MARCH 2, 2016.
- ALL CONSTRUCTION METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, "SPECIFICATIONS AND PUBLICATION #794, "STANDARDS FOR ROADWAY CONSTRUCTION" OR THE MUNICIPAL STANDARD SPECIFICATIONS AND DETAILS, WHICHEVER IS STRICTER.
- THE DIMENSIONS OF THE PROPOSED STRUCTURES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WHEN FINAL ARCHITECTURAL DRAWINGS ARE PREPARED.
- AS INDICATED ON THE USDA NRCS WEB SOIL SURVEY, THE SITE IS COMPRISED OF THE FOLLOWING SOIL TYPES:
 - R4A READINGTON SILT LOAM
 - DEPTH TO BEDROCK: 40-70 INCHES
 - DEPTH TO WATER TABLE: 18-36 INCHES
 - HYDROLOGIC SOIL GROUP: C
 - R4B READINGTON SILT LOAM
 - 3-8% SLOPES
 - DEPTH TO BEDROCK: 40-60 INCHES
 - DEPTH TO WATER TABLE: 18-36 INCHES
 - HYDROLOGIC SOIL GROUP: C
 - U4s8 URBAN LAND-ADJUSTMENTS
 - SHALE AND SANDSTONE COMPLEX
 - 0-8% SLOPES
 - DEPTH TO BEDROCK: 10-99 INCHES
 - DEPTH TO WATER TABLE: OVER 80 INCHES
 - HYDROLOGIC SOIL GROUP: D
- ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING, BUT NOT LIMITED TO, EMBANKMENTS AND VEGETATION) SHALL BE REMOVED OR REDUCED TO THE "CLEAR" POSITION TO THE CENTERLINE OF THE ROAD TO THE DISTANCE DEFINED IN CHAPTER 441.800 IN THE PENNSYLVANIA CODE, TITLE 67, TRANSPORTATION, JANUARY 1980 EDITION. THE DESIRABLE SIGHT DISTANCE FOR THE PROPOSED ROAD SHALL BE CONSIDERED TO BE THE DISTANCE TO THE RIGHT OF CONTINUOUS SIGHT DISTANCE FOR THE DRIVER WHILE THE PROPOSED INTERSECTION ONTO THROUGH TRAFFIC IS BEING MADE. THE DRIVER MUST BE CONSIDERED TO BE APPROXIMATELY 20 FEET TO THE EDGE OF THE CLOSEST HIGHWAY THROUGH LANE (FROM THE CURBLINE IF CURBING IS PRESENT) AT AN EYE LEVEL OF 5' 0" ABOVE THE PAVED SURFACE. THE PAVED SURFACE SHALL BE THE CLOSEST HIGHWAY TRAVEL LANE ALSO BE 3'-6" ABOVE THE PAVED SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE. THE SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPROVING AGENCIES. THE CONTINUOUS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.
- THE APPLICANT MUST SIGN A BMP OPERATIONS AND MAINTENANCE AGREEMENT WITH THE MUNICIPALITY TO COVER ALL STORMWATER MANAGEMENT AND MAINTENANCE OBLIGATIONS. THE AGREEMENT SHALL BE TRANSFERRED WITH TRANSFER OF OWNERSHIP.
- THE APPLICANT SHALL RECORD THE FOLLOWING DOCUMENTS IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY, WITHIN 30 DAYS OF APPROVAL OF THE STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLAN BY THE MUNICIPALITY:
 - THE OPERATIONS AND MAINTENANCE PLAN, OR A SUMMARY THEREOF;
 - OPERATIONS AND MAINTENANCE AGREEMENTS; AND
 - EASEMENTS.
- A STORMWATER MANAGEMENT EASEMENT SHALL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION FOR ACCESS FOR INSPECTIONS AND MAINTENANCE OR THE PRESERVATION OF STORMWATER RUNOFF CONVEYANCE. THE EASEMENT SHALL BE PROVIDED BY THE HOMEOWNERS ASSOCIATION FOR THE PRESERVATION OF STORMWATER CONTROLS AND BMP'S BY PERSONS OTHER THAN THE HOMEOWNERS ASSOCIATION.
- THE HOMEOWNERS ASSOCIATION SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL OWNERSHIP, OPERATION, MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY. THE HOMEOWNERS ASSOCIATION SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITY.
- IT IS UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, UNLESS AN EXCEPTION IS GRANTED IN WRITING BY THE MUNICIPALITY.
- THE MUNICIPALITY HAS THE RIGHT, BUT NOT THE OBLIGATION TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE MUNICIPALITY. THE MUNICIPALITY SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE MUNICIPALITY HAS BEEN REIMBURSED IN FULL.
- SANITARY SEWERS ALONG WITH THE MAINTENANCE RESPONSIBILITY IS OFFERED FOR DEDICATION TO THE LOWER PROVIDENCE SEWER AUTHORITY.
- THE SANITARY SEWER PIPES AND APPURTENANCES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOWER PROVIDENCE SEWER AUTHORITY.
- THE STORM SEWER DESIGNATED AS "HDPE" SHALL BE HIGH DENSITY POLYETHYLENE PIPE WITH AN ESSENTIALLY SMOOTH INTERIOR WALL (HDPE) (RCP) (RCP) SHALL HAVE A FULL CIRCULAR CROSS SECTION WITH AN ANNUALLY CORNERED OUTER WALL MEETING THE REQUIREMENTS OF ASTM M24 TYPE S. HDPE TO BE INSTALLED PER A205 PROJECT NOTE 3.115.
- THE STORM SEWER DESIGNATED AS "RCP" SHALL BE REINFORCED CONCRETE PIPE - STRENGTH CLASS III.
- ALL RAINWATER CONDUCTORS TO BE PVC SCHEDULE 40 OR PVC SDR-35 OR HIGH-DENSITY POLYETHYLENE (SMOOTH INTERIOR HDPE-SI) HAVING A MINIMUM SLOPE OF 1.0%.
- SUMP PUMPS FOR FOUNDATION DRAINAGE SHALL BE CONNECTED TO AN APPROVED STORMWATER DRAINAGE SYSTEM WHEN FEASIBLE. WHEN THIS CONNECTION IS NOT FEASIBLE, THE OUTFLOW FROM THE SUMP PUMP SHALL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A RECENT SURVEY PERFORMED BY JOSEPH M. ESTOCK, P.E., PLS.
- CONCRETE MONUMENTS BEING 24X44 INCHES WITH 40" REVEALED EDGES SHALL BE SET AS INDICATED ON THE PLAN. ALL LOT CORNERS SHALL BE PINNED WITH AT LEAST A 5/8" INCH STEEL ROD WITH A MINIMUM LENGTH OF 24 INCHES. ALL MONUMENTATION SHALL BE SET BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- BENCHMARK #1 LETTERS "ME" ON TOP OF FIRE HYDRANT ALONG THE SOUTHWESTERLY SIDE OF SKY DRIVE AT THE SOUTHWESTERLY CORNER OF THE INTERSECTION WITH CHURCH ROAD. ELEVATION = 480.00 FEET.
- BENCHMARK #2 LETTERS "ME" ON TOP OF FIRE HYDRANT ALONG THE SOUTHEASTERLY SIDE OF CHURCH ROAD APPROXIMATELY 53 FEET SOUTHWEST OF THE PROPERTY LINE. ELEVATION = 480.00 FEET.
- THE AREA BETWEEN THE TITLE LINE AND THE RIGHT-OF-WAY LINE OF CHURCH ROAD BEING 21,780 SF, AND THE RIGHT OF WAY OF SKY CIRCLE BEING 83,643 SF, AND THE POSSIBLE FUTURE ROAD RIGHT-OF-WAY BEING 1,888 SF, ARE HEREBY OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION AT THE TIME OF THE TAKING.
- A NOTE SHALL BE PLACED IN THE DEEDS OF LOTS NO. 3, 18 AND 25 STATING THAT ACCESS SHALL BE RESTRICTED TO THE PROPERTY.
- THE AREA WITHIN THE CLEAR VISION TRIANGLE WILL NOT CONTAIN ANY VEGETATION OR STRUCTURE THAT WOULD OBSTRUCT THE CLEAR VISION IN THIS AREA. AN EASEMENT WILL BE PREPARED AND OFFERED TO THE MUNICIPALITY.
- THE MAINTENANCE OF THE OPEN SPACE PARCELS A, B, C, D, E AND THE POSSIBLE FUTURE ROAD RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- ALL PROPOSED UTILITIES AND UTILITY SERVICES TO THE BUILDINGS MUST BE INSTALLED UNDERGROUND.
- THE PROPOSED DWELLINGS WILL BE SERVICED WITH PUBLIC SANITARY SEWER SERVICE AND PUBLIC WATER SUPPLY.



OWNER'S CERTIFICATE

I, ANTHONY C. BRANCA, JR. HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

ANTHONY C. BRANCA, JR.

BY: ANTHONY C. BRANCA, JR.
COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY: SS:

ON THE _____ DAY OF _____ 20____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED ANTHONY C. BRANCA, JR., KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING PLAN AND THAT HE IS THE OWNER OF THE DESIGNATED LAND. THAT ALL NECESSARY APPROVAL(S) OF THE PLAN HAS/HAVE BEEN OBTAINED AND IS/ARE ENDSORSED THEREON, AND THAT HE DESIRES THE FOREGOING PLAN TO BE DULY RECORDED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVED BY THE BOARD OF SUPERVISORS OF LOWER PROVIDENCE TOWNSHIP THIS _____ DAY OF _____, 20____

CHAIRMAN _____

SECRETARY _____

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE LOWER PROVIDENCE TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20____

CHAIRMAN'S SIGNATURE _____ DATE _____

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER OF LOWER PROVIDENCE TOWNSHIP ON _____ DAY OF _____, 20____

TOWNSHIP ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN THEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

JOSEPH M. ESTOCK, PE, PLS DATE _____

RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN NORRISTOWN, PA, IN PLAN BOOK NO. _____ PAGE NO. _____ ON THE _____ DAY OF _____, 20____

CONDITIONAL USE APPROVAL

CONDITIONAL USE APPROVAL PURSUANT TO ZONING ORDINANCE SECTION 143-36.E RECEIVED APRIL 2, 2020 (MODIFIED BY COURT ORDER DATED OCTOBER 19, 2020) TO PERMIT A VILLAGE HOUSE DEVELOPMENT USE CONSISTING OF 25 SINGLE FAMILY HOUSES ON THE SUBJECT PROPERTY, MADE UP OF 4 PARCELS AND CONTAINING 10.3748 ACRES.

Tract Area:
451,928 SF (10.3748 Ac) Gross to Title Line
440,062 SF (10.1024 Ac) Net to Legal R/W Line

GRAPHIC SCALE 1"=40'

0	40	80	120
---	----	----	-----

11-10-21	REV PER "THE CROSSROADS GROUP" ESC/SMM PLANS	REVISIONS
DATE		

PROJECT TITLE: **CHURCH RD SUBDIVISION**

PREPARED FOR: BRANCA CONSTRUCTION COMPANY, INC

REVISION NO. LOWER PROVIDENCE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE: **RECORD PLAN**

PREPARED BY: JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors

SCALE: 1" = 40' DATE: 31 MARCH 2021 FILE NO.: 05078 FIELD BOOK: 314 SHT. NO.: 1 of 18

MPC NO.: _____ TOWNSHIP FILE NO.: _____

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

MONTGOMERY CO. RECORDER OF DEEDS DATE STAMP

MONTGOMERY COUNTY COMMISSIONERS REGISTRY LABEL

PLAN BOOK NO. AND PAGE NO. _____ MONTGOMERY COUNTY RECORDER OF DEEDS LABEL