ACT 287 AS AMENDED

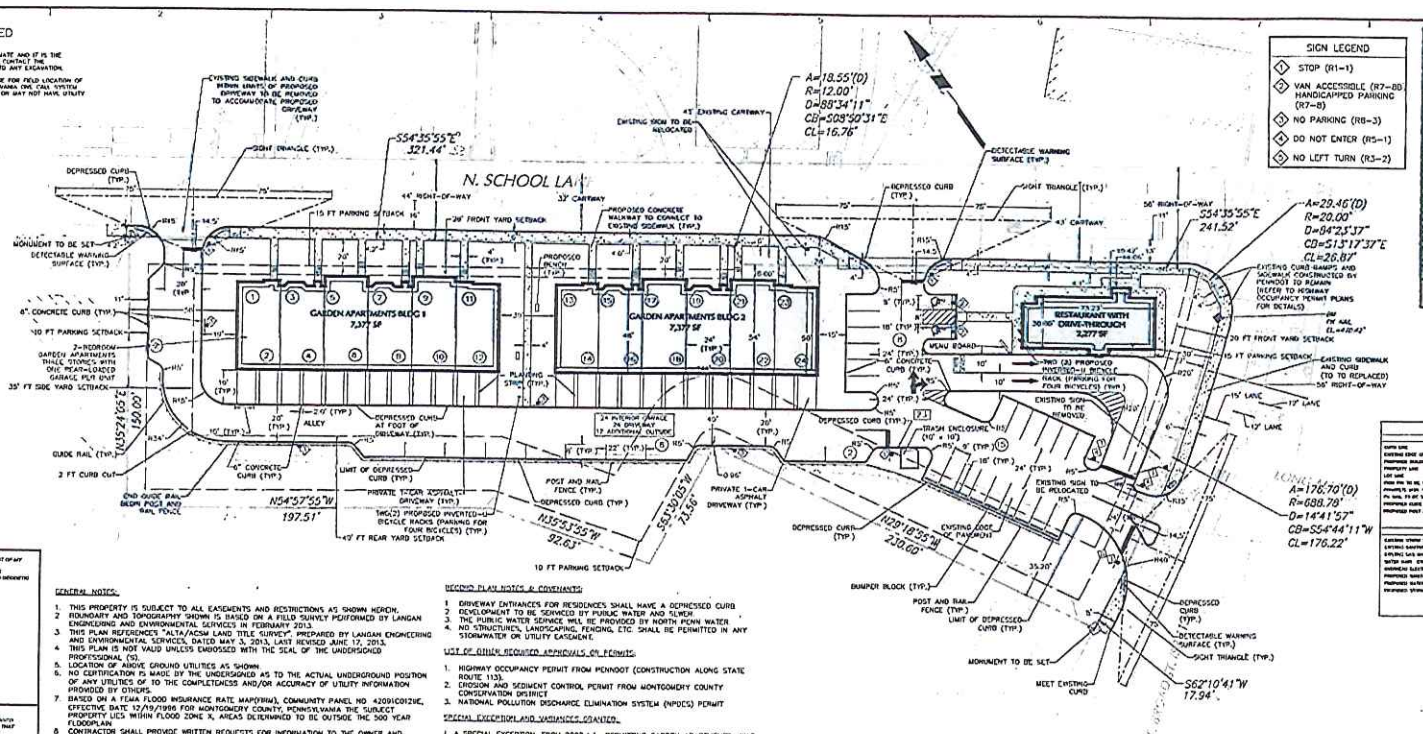
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 287 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG IT
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

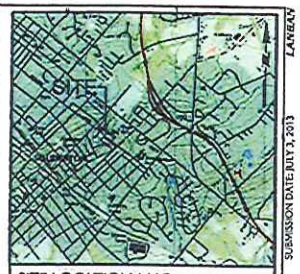
Pennsylvania One Call System, Inc.
1-800-242-1776

SERIAL NUMBER: 20130500679



SIGN LEGEND

1. STOP (R1-1)
2. VAN ACCESSIBLE (R7-8B) HANDICAPPED PARKING (R7-8)
3. NO PARKING (R8-3)
4. DO NOT ENTER (R5-1)
5. NO LEFT TURN (R3-2)



SITE LOCATION MAP 1"=2,000'

RECORD OWNER:
BOUDERTON AREA SCHOOL DISTRICT
750 LOWER ROAD
BOUDERTON, PA 18964

APPLICANT (EQUITABLE OWNER):
TURNERSVILLE ESTATES, LP
P.O. BOX 1479
LANSDALE, PA 19446
PHONE: 215-661-0460

LEGEND

7-3-2013	PER BOROUGH COMMENTS 3
5-17-2013	REVISED PARCEL INFORMATION 2
6-5-2013	PER BOROUGH COMMENTS 1
Date	Description No.

REVISIONS

JASON ENGELHARDT
PROFESSIONAL ENGINEER PA STATE LIC. No. PE-057145-E

LANGAN

Project

BERKELEY COURT
SOUDERTON BOROUGH
MONTGOMERY COUNTY PENNSYLVANIA

Drawing Title

SITE PLAN
(RECORD PLAN)

Project No. 240029301	Drawing No. CS-101
Date 5-3-2013	
Scale 1"=30'	
Drawn By SLZ	
Checked By RE	Sheet 4 of 18

SUBMISSION DATE: JULY 3, 2013

PROJECT No. 240029301

LANGAN

GENERAL NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS AS SHOWN HEREIN.
2. BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES IN FEBRUARY 2013.
3. THIS PLAN REFERENCES "ALTA/ACSM LAND TITLE SURVEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED MAY 3, 2013, LAST REVISED JUNE 17, 2013.
4. THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL (S).
5. LOCATION OF ABOVE GROUND UTILITIES AS SHOWN.
6. NO CERTIFICATION IS MADE BY THE UNDERSIGNED AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES OF TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY INFORMATION PROVIDED BY OTHERS.
7. BASED ON A FEMA FLOOD INSURANCE RATE MAP(FIRM), COMMUNITY PANEL NO. 42091C0129E, EFFECTIVE DATE 12/19/1996 FOR MONTGOMERY COUNTY, PENNSYLVANIA THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
8. CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
9. DEVELOPER RESERVES THE RIGHT TO ENTER ALL LOTS, RIGHTS-OF-WAY, EASEMENTS AND OPEN SPACE AREAS CREATED BY THE LAND DEVELOPMENT SUBSEQUENT TO THEIR CONVEYANCE. THIS RIGHT IS TO RUN WITH THE LAND UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD, RECEIPT OF NOTICE FROM THE MUNICIPALITY THAT THE IMPROVEMENTS ARE COMPLETE AND DEVELOPER IS RELEASED OF ALL RESPONSIBILITY PURSUANT TO THE DEVELOPER'S AGREEMENTS DEVELOPER MAINTAINS THESE RIGHTS UNDER SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AS AMENDED P.S. 10509. THIS RIGHT IS GRANTED FOR THE PURPOSE OF COMPLETING SITE LANDSCAPING AND TO MAKE ANY MODIFICATIONS TO GRADING AND/OR DRAINAGE AS MAY BE DEEMED NECESSARY BY THE DEVELOPER, AND/OR THE BOROUGH ENGINEER FOR THE PURPOSE OF ENSURING SATISFACTORY STORMWATER MANAGEMENT.
10. THE TOTAL TRACT AREA, MEASURED FROM THE EXTENTS OF THE LEGAL RIGHT OF WAY AND THE EXISTING PROPERTY LINE IS 2.63 ACRES IN SIZE. THE SITE IS ZONED MUR "MIXED USE REDEVELOPMENT" DISTRICT WITH THE SPECIAL EXCEPTION USE OF GARDEN APARTMENTS, AND THE CONDITIONAL USE OF A DRIVE-THROUGH RESTAURANT.
11. THE APPLICANT IS PROPOSING A MIXED USE DEVELOPMENT, SERVED BY PUBLIC WATER AND SEWER.
12. STREET TREES TO BE FIELD ADJUSTED TO AVOID POTENTIAL UTILITY CONFLICTS.
13. NO VISION-OBSTRUCTING OBJECT SHALL OBSCURE VISION ABOVE THE HEIGHT OF THIRTY (30) INCHES OR BELOW THE HEIGHT OF TEN (10) FEET WITHIN THE AREA BOUNDED BY THE SIGHT TRIANGLES SHOWN ON THE PLAN.
14. HORIZONTAL REFERENCE DATUM BASED ON NAD 83 PA SOUTH DERIVED BY GPS METHODS, USING NGS BENCHMARK KV 3812.
15. VERTICAL REFERENCE DATUM BASED ON NAVD 88 DERIVED BY GPS METHODS, USING NGS BENCHMARK KV 3812.
16. ALL EXISTING BOLLARDS ARE TO BE REMOVED.
17. ALL ON-SITE CURB SHALL BE CONCRETE WITH A 6 INCH CURB REVEAL OR DEPRESSED AS INDICATED ON THIS PLAN.
18. THE APPROVED IMPROVEMENT CONSTRUCTION PLAN, A COPY OF WHICH MAY BE INSPECTED AT THE OFFICE OF THE BOROUGH MANAGER, HAS BEEN MADE A PART OF THE APPROVED FINAL PLAN.
19. ALL CURB LINES IN PARKING AREAS SHALL HAVE A MINIMUM RADIUS OF FIVE FEET.
20. EXISTING CURB AND SIDEWALK ALONG N. SCHOOL LANE AND E. BROAD STREET MUST BE REPLACED AS REQUIRED BY THE BOROUGH.
21. ALL SIDEWALKS AND RAMPS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
22. THE MAINTENANCE OF STORMWATER FACILITIES ON THE SUBJECT SITE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND ANY AGREEMENT BETWEEN THE OWNER AND THE OPERATOR OF THE PROPOSED RESTAURANT. THE OWNER'S DEED, AND THE DEED TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES. THE BOROUGH OF SOUDERTON SHALL BE PERMITTED TO INSPECT THE STORMWATER AND SANITARY SEWER FACILITIES ON AT LEAST AN ANNUAL SCHEDULE TO ENSURE THAT ANY NECESSARY CORRECTIVE WORK IS PERFORMED IN A TIMELY MANNER. THE BLANKET EASEMENT AS IT IS RELATED TO STORMWATER AND SANITARY SEWER FACILITIES PROVIDES FOR THE FLOW OF STORMWATER AND SANITARY SEWER ACROSS PROPERTIES, AND MAY NOT BE ALTERED WITHOUT THE WRITTEN PERMISSION OF THE BOROUGH ENGINEER. NO OBSTRUCTIONS SUCH AS PLANTING BERMS OR FENCES MAY BE INSTALLED WITHOUT SUFFICIENT PROVISION FOR THE PASSAGE OF STORMWATER, AND ANY SUCH PROPOSED PROVISION SHALL BE APPROVED IN WRITING BY THE BOROUGH ENGINEER.
23. THE PROPOSED RESTAURANT SHALL HAVE NO LOADING DOORS, SERVICE ENTRANCES, OR LOADING DOCKS LOCATED ALONG ANY FACADE FACING A STREET OR WITHIN 35 FEET OF A STREET.
24. CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG) TO ENSURE THAT ADA DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT AREAS DESIGNATED FOR ACCESSIBLE ROUTES (INCLUDING CURB RAMPS, SIDEWALKS, HANDICAP PARKING STALLS, CROSSWALKS AND INLETS) BY FOLLOWING THE ADA ACCESSIBILITY GUIDELINES.
25. REFER TO THE HIGHWAY OCCUPANCY PERMIT PLANS FOR THIS PROJECT FOR CONSTRUCTION INFORMATION ALONG STATE ROUTE (S.R.) 113 INCLUDING THE PROPOSED DRIVEWAY AT S.R. 113.

RECORD PLAN NOTES & COVENANTS:

1. DRIVEWAY ENTRANCES FOR RESIDENCES SHALL HAVE A DEPRESSED CURB.
2. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER.
3. THE PUBLIC WATER SERVICE WILL BE PROVIDED BY NORTH PENN WATER.
4. NO STRUCTURES, LANDSCAPING, FENCING, ETC. SHALL BE PERMITTED IN ANY STORMWATER OR UTILITY EASEMENT.

LIST OF OTHER REQUIRED APPROVALS OR PERMITS:

1. HIGHWAY OCCUPANCY PERMIT FROM PENNDOT (CONSTRUCTION ALONG STATE ROUTE 113).
2. EROSION AND SEDIMENT CONTROL PERMIT FROM MONTGOMERY COUNTY CONSERVATION DISTRICT.
3. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

SPECIAL EXCEPTION AND VARIANCES GRANTED:

1. A SPECIAL EXCEPTION, FROM 2002 A.1., PERMITTING GARDEN APARTMENTS WAS GRANTED BY THE SOUDERTON ZONING HEARING BOARD ON APRIL 9, 2013.
2. THE SOUDERTON BOROUGH ZONING HEARING BOARD ON APRIL 9, 2013, GRANTED A VARIANCE FROM SECTIONS 2002 A.1 AND 702 B., WHICH REQUIRE THAT THE MINIMUM YARD REQUIREMENTS SHALL BE INCREASED BY ONE FOOT (1') HORIZONTAL DISTANCE FOR EACH CORRESPONDING ONE FOOT (1') IN HEIGHT MEASURED IN EXCESS OF TWENTY FEET (20').
3. THE SOUDERTON BOROUGH ZONING HEARING BOARD ON APRIL 9, 2013, GRANTED A VARIANCE FROM SECTIONS 2002 A.1, 703 B.1 AND 703 B.3, WHICH REQUIRE THE FRONT YARD SETBACK TO BE NOT LESS THAN FIFTY FEET (40'), AND THE REAR YARD SETBACK TO BE NOT LESS THAN FIFTY FEET (50'). VARIANCE APPROVAL ALLOWED FOR THE SETBACKS ILLUSTRATED ON EXHIBIT B AND SHOWN ON THE RECORD PLAN.
4. THE SOUDERTON BOROUGH ZONING HEARING BOARD ON APRIL 9, 2013, GRANTED A VARIANCE FROM SECTION 2003 B. WHICH REQUIRES THE MIX OF USES PER SECTION 2003 B. AS IS ILLUSTRATED ON EXHIBIT B AND SHOWN ON THE RECORD PLAN.
5. THE SOUDERTON BOROUGH ZONING HEARING BOARD ON APRIL 9, 2013 GRANTED A VARIANCE FROM SECTION 2005 A.6, ALLOWING THE DEVELOPMENT OF AN ACCESS POINT WITHIN TWO HUNDRED (200) FEET FROM THE CENTERLINE OF AN EXISTING INTERSECTION OF STREETS.
6. THE SOUDERTON BOROUGH ZONING HEARING BOARD ON APRIL 9, 2013 GRANTED A VARIANCE FROM SECTION 2004 A. STATING THAT THE MINIMUM FLOOR AREA RATIO FOR THE ENTIRE LOT SHALL BE 0.50 AND THE MAXIMUM PERMITTED FLOOR AREA RATIO SHALL BE 1.5.
7. THE SOUDERTON BOROUGH ZONING HEARING BOARD ON APRIL 9, 2013 GRANTED A VARIANCE FROM SECTION 2008 B.1 AND 2008 B.3 WHICH REQUIRES A FIFTEEN FOOT (15') MINIMUM LANDSCAPE BUFFER WITHIN THE YARD SETBACKS ALONG THE PERIMETER OF ALL LOT BOUNDARIES EXCEPT WHEN FRONTING ON A PUBLIC STREET. VARIANCE APPROVED AS ILLUSTRATED ON EXHIBIT B.
8. THE SOUDERTON BOROUGH ZONING HEARING BOARD ON APRIL 9, 2013, GRANTED A VARIANCE FROM SECTION 2007 E.6, WHICH REQUIRES A FIFTEEN FOOT MINIMUM PARKING SETBACK FROM THE ULTIMATE RIGHT-OF-WAY OF ALL STREETS AND BUILDINGS. VARIANCE APPROVAL ALLOWED FOR THE SETBACKS ILLUSTRATED ON EXHIBIT B AND SHOWN ON THE RECORD PLAN.

WAIVERS & DEFERRALS REQUESTED:

1. A WAIVER IS REQUESTED FROM SECTION 408.2 REQUIRING THE TOP OR BOTTOM EDGE OF SLOPES SHALL BE A MINIMUM OF THREE FEET (3') FROM THE PROPERTY LINE DUE TO THE CONFIGURATION OF THE PROPOSED DEVELOPMENT WITH RESPECT TO THE SHAPE OF THE PROPERTY.
3. A WAIVER IS REQUESTED FROM SECTION 418.5.B.1 AND 418.5.B.4 WHICH REQUIRES A BUFFER PLANTING AREA OF NOT LESS THAN FIFTEEN FEET (15') IN WIDTH BE ESTABLISHED ALONG ALL PROPERTY LINES AND EXTERNAL STREET BOUNDARIES. PARKING IS NOT PERMITTED IN THE BUFFER AREA. THIS WAIVER IS REQUESTED DUE TO THE NARROWNESS OF THE SITE AND TO DEVELOP THE PLANS CONSISTENTLY WITH THE LAYOUT PREVIOUSLY PRESENTED TO THE BOROUGH.
4. A WAIVER IS REQUESTED FROM SECTION 418.6.C.1 REQUIRING THAT THE PERIMETER OF ALL PARKING LOTS SHALL BE PLANTED WITH A FILTERING BUFFER AS REQUIRED BY SECTION 418.5.D PROVIDED THE MAXIMUM AMOUNT OF VEGETATIVE BUFFERING IS PROVIDED WHERE SPACE ALLOWS. THIS WAIVER IS NECESSARY DUE TO EXISTING PROPERTY CONSTRAINTS (NARROWNESS, COMPACT SITE) AND TO DEVELOP THE PLAN CONSISTENT WITH THE LAYOUT PREVIOUSLY PRESENTED TO THE BOROUGH.
5. A WAIVER IS REQUESTED FROM SECTION 418.7.A.3 AND 418.7.A.4 FOR THE AREA BETWEEN THE PROPOSED RESTAURANT AND NORTH SCHOOL LANE WHICH REQUIRES A MINIMUM OF TEN FEET (10') WIDTH PLANTING AREA. THIS WAIVER IS REQUESTED DUE TO THE NARROWNESS OF THE SITE. SIGNIFICANT PROPOSED PLANTINGS HAVE BEEN PROVIDED IN THIS LOCATION.
6. A DEFERRAL IS REQUESTED FROM SECTION 308.12.B REQUIRING A STREETSCAPE PLAN UNTIL PHASE 2 OF THE HIGH SCHOOL REDEVELOPMENT PROJECT.
7. A DEFERRAL IS REQUESTED FROM SECTION 308.12.A.1 REQUIRING THAT THE APPLICANT SHALL SUBMIT AN OPEN SPACE/AMENITY PLAN DETAILING THE LOCATION OF THE PROPOSED OPEN SPACE AREAS UNTIL PHASE 2 OF THE HIGH SCHOOL REDEVELOPMENT PROJECT.

SOUDERTON BOROUGH ZONING DATA TABLE

ZONING DISTRICT: MUR Mixed Use Redevelopment District

ITEM	PERMITTED / REQUIRED	PROPOSED	ORDINANCE SECTION
Proposed Use	Mixed Use	Garden Apartments Units (1) Conditional Use Restaurant with Drive-Through	
Lot Density			
Max. Density for 2 bedroom or larger Garden Apartments	12.5 d.u./AC	11.83 d.u./AC	Article VII, Section 703 A
Lot Coverage:			
Min. Lot Area	60,000 SF	88,500 SF (2.03 ACRES)	Article XX, Section 2004 B.1
Min. Lot Width	200 FT	219 FT (Dwed 0L)	Article XX, Section 2004 B.2
Floor Area Ratio (F.A.R.)	0.5 = Floor Area Ratio +1.5	0.53	Article XX, Section 2004 A
Max Building Coverage	50 %	19.2%	Article XX, Section 2004 B.3
Max Impervious Coverage	70 %	57%	Article XX, Section 2004 B.4
Min. Open Space	30 %	31%	Article XX, Section 2004 B.5
Building Height Requirements:			
Max Residential Building Height	40 FT (3 Stories)	35 FT (3 Stories)	Article XX, Section 2004 A
Max. Non-Residential Building Height	35 Ft (2 Stories)	N/A (1 Story)	Article XX, Section 2004 A
Gross Floor Area Requirements			
Hotel	See Note #4 below	4.9% (4)	Article XX, Section 2003 B.
Residential	See Note #4 below	95.1% (4)	Article XX, Section 2003 B.
Residential Yard Requirements			
Front Yard	55 FT	8 FT (4)	Article VII, Section 703.B.1.
Rear Yard	65 FT	40 FT (4)	Article VII, Section 703.B.2.
Side Yard	35 FT	58 FT	Article VII, Section 703.B.3.
Building Setback Requirements:			
Residential			
Min. Setback from Paved Internal Road or Parking Area	15 FT	15 FT	Article VII, Section 704.B.
Max. Length of Apartment Building	180 FT	144 FT	Article XX, Section 2004 F.1.
Max. Building Footprint	15,000 SF	7,377 SF	Article XX, Section 2004 F.1.
Min. Side to Side Between Buildings	30 FT	30 FT	Article XX, Section 2004 D.1.
Parking Dimensions:			
Parking Stall Dimensions (≤5% Slope)	9 FT by 18 FT	9 FT by 18 FT	Article IV, Section 403.3 C.1.
Parallel Parking Stall Dimensions	22 FT by 8 FT	22 FT by 8 FT	Article IV, Section 403.3 C.2.
Min Aisle Width (90 deg.)	24 FT	24 FT	Article IV, Section 403.3 C.3.
Min. Parking Setback from ROW Line	15 FT	15 FT	Article XX, Section 2007 E.6.
Min. Parking Setback from Property Line	10 FT	10 FT	Article XII, Section 1201.E
Min Residential Spaces (1.5 Tailwater SP/d.u.)	38 SP	38 SP	Article XII, Section 1205
Min. Retail Spaces (1/25 SF Plus Space + Max/Employee on largest shift) (2)	18 SP	21 SP	Article XII, Section 1205

Notes:
(1) Special exception granted by Souderton Borough Zoning Hearing Board on April 9, 2013.
(2) Assumes 1,128 SF of patron space to proposed 2,377 SF Restaurant, as well as 3 employees on the largest shift.
(3) Open space calculated as all pervious areas except steep slopes.
(4) See variance notes on CS-101.

SCALE IN FEET 30 0 15 30

Drawing title

SITE PLAN
(RECORD PLAN)

Project No. 240029301	Drawing No. CS-101
Date 5-3-2013	
Scale 1"=30'	
Drawn By SLZ	
Checked By RE	Sheet 4 of 18