

BOARD OF SUPERVISORS CERTIFICATION

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP
THIS ___ DAY OF _____

ADAM ZUCKER
CHAIRMAN
ANTHONY F. GRECO
SECRETARY

TOWNSHIP ENGINEER CERTIFICATION

APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF _____

JIM BLANCH
TOWNSHIP ENGINEER

PLANNING COMMISSION CERTIFICATION

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION
THIS ___ DAY OF _____

RICHARD SHORIN
SECRETARY
WHITPAIN TOWNSHIP PLANNING COMMISSION

RECORDING CERTIFICATE

RECORDED THIS ___ DAY OF _____
IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE
COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA,
IN PLAN FILE CASE _____ D.B. NO. _____

ACKNOWLEDGEMENT OF INTENT:
ACTS RETIREMENT LIFE COMMUNITIES, 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 ___ DAY OF _____ 20__

(SEAL) KENNETH J. KARMERIS
VICE PRESIDENT - REAL ESTATE SERVICES

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
NOTARY PUBLIC:**

ON THE ___ DAY OF _____ 20__ BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE
COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____
PERSONALLY APPEARED KENNETH J. KARMERIS _____ EXECUTED THE FOREGOING PLAN BY
WHO ACKNOWLEDGED HIMSELF TO BE THE VICE PRESIDENT - REAL ESTATE SERVICES OF
ACTS RETIREMENT LIFE COMMUNITIES, INC. AND THAT AS SUCH HE
BEING AUTHORIZED TO DO SO. KENNETH J. KARMERIS _____ 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.

(SEAL) NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ 20__

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 _____ ROBERT M. COMIRAC
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, THE UNDERGROUND UTILITY LINE PROTECTION LAW, WHICH REQUIRES THREE WORKING DAYS NOTICE BEFORE EXCAVATION. CALL PA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR THE LOCATION OF UNDERGROUND UTILITIES.
- THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN REPRESENT THE INFORMATION REASONABLY AVAILABLE WHEN THE PLAN WAS PREPARED. CONTRACTORS AND OTHER USERS OF THIS PLAN ARE RESPONSIBLE FOR VERIFICATION OF UNDERGROUND UTILITIES PRIOR TO DESIGN OR CONSTRUCTION WORK AT LOCATIONS SHOWN HEREON.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION ON THIS PLAN WAS PREPARED BY CHAMBERS ASSOCIATES INC. AND REPRESENTS THE COMPILATION OF RECORDED INFORMATION AND AN ACTUAL SURVEY BY CHAMBERS ASSOCIATES INC. FROM AUGUST 1997 TO MARCH 1999.
- THE ELEVATIONS ON THIS PLAN ARE BASED ON U.S.G.S. DATUM.
- 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. 42091C0266-G BEARING A MAP REVISION DATE OF MARCH 2, 2016. FOR COMMUNITY NO. 420713, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SAID PREMISES IS SITUATED.

- 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 GWYNEDD 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 STANDARDS.

**ZONING
R-6 AGRICULTURAL RESIDENCE
CONDITIONAL USE: RETIREMENT COMMUNITY**

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 NAV88 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 FLOODPLAIN.

REQUIREMENT	EXISTING	PROPOSED
MINIMUM TRACT SIZE:	101.08 GROSS ACRES (97.09 NET ACRES)	101.08 GROSS ACRES (97.09 NET ACRES)
MAXIMUM UNITS:	401 UNITS	404 UNITS
MAXIMUM BUILDING HEIGHT:	3 STORIES	3 STORIES
REQUIRED OPEN SPACE:	50 %	50%
PERIMETER SETBACK:	100 FEET	100 FEET
GREEN AREA:	75%	78.7%
PARKING: (9.5' X 19' TYPICAL)	582 SPACES	603 SPACES + COTTAGES
1 SPACE PER UNIT PLUS 1 SPACE PER EMPLOYEE	333 RESIDENTIAL UNITS = 73 MEDICAL BEDS = 28 PERSONAL CARE BEDS + 30 ASSISTED LIVING BEDS = 28 EXISTING COTTAGES = 12 PROPOSED COTTAGES =	333 UNITS 18 UNITS 15 UNITS 26 UNITS 12 UNITS
1 SPACE PER 500 S.F. (COMMUNITY CENTER)	= 512 SPACES	TOTAL 404 UNITS

6. SOILS ARE TAKEN FROM U.S.D.A. SOIL SURVEY OF MONTGOMERY COUNTY.

7. DEED DATED OCTOBER 7, 1985, DEED BOOK 4783 PAGE 1334.

SITE DATA

TAX PARCEL NUMBER: 66-00-04102-00-8
TAX MAP: BLOCK 9-A, UNIT 11
RECORD OWNER: A.C.T.S. INC.
COMCAST CABLEVISION
PLYMOUTH MEETING, PA. 19462
SITE ADDRESS: 9000 TWIN SILO DRIVE
P.O. BOX 1109
BLUE BELL, PA. 19422
DEED REFERENCE: D.B. 4783 PAGE 1334
SEWER: MUNICIPAL
WATER: PUBLIC

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
4420 WAYNE AVE.
PHILADELPHIA, PA. 19140
PECO ENERGY
C/O USIC
450 S. HENDERSON RD. SUITE B
KING OF PRUSSIA, PA. 19406

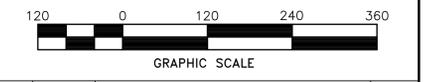
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
1-800-242-1776
POCSERIAL NUMBER
20160821800

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND 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. 19422

MCPC 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



NO.	DATE	DESCRIPTION	BY

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

Chambers Associates, Inc.
Consulting Engineers and Surveyors
2962 Skippack Pike P.O. Box 678
Worcester, PA 19490-0678
484-991-8187

SCALE	DATE	JOB	DRAWING NO.
1"=120'	6-24-16	187-007.09-1	SHEET 2 of 33
MANAGER:	JPH	DRAWN BY:	JAS

