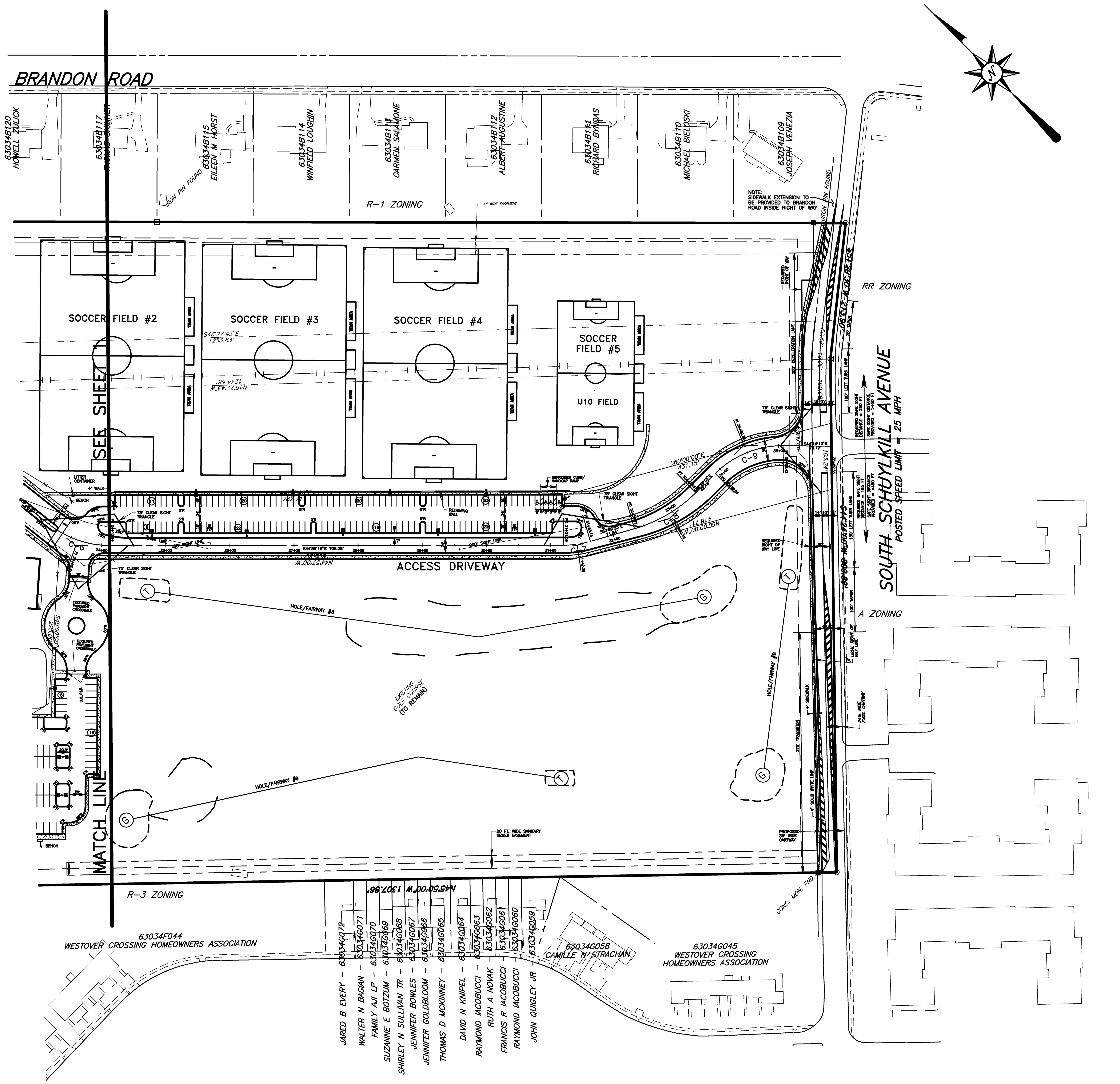


TOWNSHIP OF WEST NORRITON ZONING REQUIREMENTS

ZONING PART 12. RE–RECREATION DISTRICTS

RE DISTRICT

SECTION 1201. USE REGULATIONS

LAND MAY BE USED OR OCCUPIED AND BUILDINGS AND STRUCTURES, AS ACCESSORY ADJUNCTS THERETO, MAY BE ERECTED OR USED FOR ANY OF THE FOLLOWING PURPOSES AND NO OTHER:

RESTAURANTS, INCLUDING BANQUET, MEETING ROOM AND SPECIAL EVENT FACILITIES, PRIVATE OR PUBLIC GOLF COURSE, TENNIS COURT, SWIMMING POOL, ICE SKATING RINK, PLAYING FIELD, AND FOR LIKE RECREATIONAL USES PROVIDED THAT SUCH RECREATIONAL EVENT FACILITIES ARE CONDUCTED OUT–OF–DOORS AND ARE PRIMARILY USED FOR OWNER, GUESTS, MEMBER–SHIP OR PATRON PARTICIPATION.

SECTION 1203. SUBMISSION OF PLAN REQUIREMENTS

	REQUIRED	PROVIDED
A. GENERAL SITE ELEMENTS	SITE ELEMENTS	COMPLIED. SEE PLAN
B. BUILDING SHAPE AND DIMENSIONS		
EXISTING RESTAURANT, BANQUET & MEETING FACILITY		30,000 SF
PROPOSED SPECIAL EVENTS BUILDING		40,000 SF
C. BUILDING APPEARANCE*		
D. LANDSCAPING	LANDSCAPING	SEE PLAN

SECTION 1208. HEIGHT REGULATIONS

REQUIRED	PROVIDED
35' HT. MAX.	35' HT. MAX.

THE TRACT AREA BEING DEVELOPED = 91.646 ACRES.
THE TRACT WILL BE DEVELOPED AS ONE LOT.
THE DEVELOPMENT WILL CONSIST OF TWO BUILDINGS WITH THE PROPOSED BUILDING BEING CONSISTENT IN DESIGN AND STYLE TO THE EXISTING BUILDING. IN ADDITION, TWO PICNIC PAVILLIONS ARE PROPOSED. NO NEW STREETS ARE BEING PROPOSED. 2,560 LF OF EXISTING ROADS WILL BE WIDENED/IMPROVED.

ZONING SECTION 1202. ON SITE PARKING REQUIREMENTS

25 FOOT SETBACK FROM TRACT BOUNDARY REQUIRED/PROVIDED

RECREATION COMPLEX PLAN PARKING CALCULATIONS

SOCCER FIELDS = 66 CARS PER FIELD
66 x 5 = 330 SPACES

FOOTBALL FIELD = 135 CARS PER FIELD
135 x 1 = 135 SPACES

RUNNING TRACK = 100 PARTICIPANTS PER EVENT
= 100 SPACES

LITTLE LEAGUE BASEBALL = 58 CARS PER FIELD
58 x 5 = 290 SPACES

BASKETBALL COURTS = 45 CARS PER COURT
45 x 5 = 225 SPACES

TENNIS COURTS = 9 CARS PER COURT
8 x 9 = 72 SPACES

SKATEPARK = 40 CARS PER COURT
40 x 1 = 40 SPACES

SWIMMING POOL = 100 SPACES PER EVENT

PICNIC PAVILION = 10 SPACES PER PAVILION
10 x 2 = 20 SPACES

SUBTOTAL = 1,312 SPACES FOR FIELDS AND COURTS

HANDICAP PARKING

REQUIRED = 28 SPACES
PROVIDED = 26 SPACES (INCLUDED IN OVERALL TOTAL)

SPECIAL EVENTS BUILDING PARKING SUMMARY

BANQUETS, CONFERENCES, SPECIAL EVENTS

40,000 SF

20 EMPLOYEES/1 SPACE PER EMPLOYEE
= 20 SPACES

348 EXISTING PARKING SPACES

BUILDING SUBTOTAL = 368 SPACES

GRAND TOTAL = 1,680 TOTAL SPACES

PARKING REQUIRED	PROVIDED
1,680 TOTAL SPACES	1,758 SPACES

NOTE: THE FOLLOWING USES ARE ANCILLARY TO THE NOTED USES ABOVE AND DO NOT REQUIRE ADDITIONAL PARKING SPACES: BATTING CAGE, SWIMMING POOL, TOT LOT, PICNIC PAVILLION

GENERAL NOTES:

1. BOUNDARY SURVEY IN ACCORDANCE WITH DESCRIPTIONS CONTAINED IN DEED BOOK 5520 PAGE 1447 AND WITHOUT BENEFIT OF A TITLE REPORT.
2. REFERENCE MONTGOMERY COUNTY RECORDED PLAN IN PLAN BOOK A–54, PAGE 53; SUBDIVISION PLAN FOR VRJ ASSOCIATES DATED 2–25–92 AND LAST REVISED 10–13–92 BY YERKES ASSOCIATES, INC.
3. OWNER OF RECORD: VRJ ASSOCIATES, LP
   401 SOUTH SCHUYLKILL AVENUE, NORRISTOWN, PA. 19403
4. TOTAL TRACT AREA: 91.646 AC. TO TITLE LINES, COMPRISED OF
   TAX MAP ID NO. 63034 071 = 83.892 AC.
   TAX MAP ID NO. 63034 003 = 7.754 AC.
   SOUTH SCHUYLKILL AVENUE RIGHT OF WAY AREA = 0.70 ACRES
   PORT INDIAN ROAD RIGHT OF WAY AREA = 0.61 ACRES
5. TOPOGRAPHY PHOTOGRAMMETRICALLY COMPILED BY PROMAPS, INC. FROM AERIAL PHOTOGRAPHY CONTROLLED BY AND SUPPLEMENTED WITH GROUND SURVEYS BY EDWARD B. WALSH AND ASSOCIATES, INC (EBWA)
6. PROJECT BENCH MARK IS THE RIM OF AN EXISTING SANITARY SEWER MANHOLE SITUATE IN SOUTH SCHUYLKILL AVENUE, 90' SOUTHWEST OF GOLF CLUB DRIVEWAY. ELEVATION – 172.71 WEST NORRITON TOWNSHIP SANITARY SEWER DATUM.
7. THE PROPOSED BUILDING WILL CONNECT TO THE PUBLIC SANITARY AND PUBLIC WATER SUPPLY.
8. ANY OFFSITE ROAD IMPROVEMENTS THAT ARE NECESSARY FOR DEVELOPMENT OF THIS PROPERTY AS SHOWN WILL BE DESIGNED AND PROVIDED ON SEPARATE PLAN SETS FOR REVIEW.
9. IT IS NOTED THAT WILLIAMS GAS PIPELINE MUST APPROVE THE PROPOSED DISTURBANCES NOTED IN THE PIPELINE RIGHT OF WAY AREA.
10. THE PROPOSED FACILITIES AND IMPROVEMENTS WILL BE OWNED AND MAINTAINED AS A PRIVATE FACILITY.
11. NO TOPSOIL MAY BE REMOVED FROM THE SITE.
12. INCLUDED WITH THIS APPLICATION IS THE CONSOLIDATION OF PARCELS 003 AND 071 INTO ONE PARCEL. THE CONSOLIDATION WILL OCCUR WITH THE RECORDATION OF THIS PLAN SET.
13. A BLANKET EASEMENT IS PROVIDED OVER THE TRACT TO ALLOW THE TOWNSHIP ACCESS TO ALL STORMWATER MANAGEMENT FACILITIES.
14. UPON COMPLETION OF CONSTRUCTION OF THE PROPOSED IMPROVEMENTS AN AS–BUILT SURVEY MUST BE PERFORMED. AS–BUILT PLANS MUST BE PREPARED AND SUBMITTED TO THE TOWNSHIP TO CONFIRM THE CONSTRUCTION IS GENERALLY IN CONFORMANCE WITH THE APPROVED PLANS.
15. THE ROOF DRAINS ON THE EXISTING AND PROPOSED BUILDINGS WILL DISCHARGE AT GRADE AT THE BUILDINGS. THE GROUND WILL BE SLOPED AWAY FROM THE BUILDINGS TO ENSURE PROPER DRAINAGE.
16. CONCRETE MONUMENTS SHALL BE SET AT ALL TRACT CORNERS (NOTED BY THE SYMBOL "■"). WHERE EXISTING IRON PINS ARE FOUND THE PIN MUST BE ENCASED IN CONCRETE PER TOWNSHIP CODE.
17. THE LAND DEVELOPMENT APPROVAL WILL REQUIRE APPROVALS FROM DEP FOR ACT 537 PLANNING AND AN NPDES PERMIT. CONSERVATION DISTRICT APPROVAL PER DEP CHAPTER 102 IS REQUIRED IN CONJUNCTION WITH THE NPDES PERMIT.
18. A SITE INVESTIGATION TO DETERMINE IF WETLANDS ARE PRESENT ON THE TRACT WAS COMPLETED BY QUALIFIED STAFF WITH EDWARD B. WALSH & ASSOCIATES, INC. IN MARCH 2012. NO WETLAND AREAS WERE FOUND ON SITE. IT IS NOTED THAT THE VEGETATION ABOVE THE EXISTING POND DOES NOT CONSTITUTE WETLANDS GIVEN THE WATER DEPENDENCY FROM A MANMADE WATER SOURCE.
19. THE LOCATION OF FIRE HYDRANTS IS TO BE FINALIZED WITH THE FIRE MARSHALL DURING THE FINAL PLAN PROCESS.
20. THE SOILS BOUNDARIES AND CLASSIFICATIONS PROVIDED ARE TAKEN FROM THE NRCS WEBSITE.
21. NO WAIVERS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED.
22. THE ULTIMATE AND REQUIRED RIGHT OF WAY PROVIDED ALONG SOUTH SCHUYLKILL AVENUE AND PORT INDIAN ROAD ARE IRREVOCABLY OFFERED FOR DEDICATION TO WEST NORRITON TOWNSHIP UPON RECORDATION OF THIS PLAN SET.
23. THE WATERMAIN SIZE WILL BE DETERMINED FOR THE REQUIRED FLOW, PRESSURE AND DURATION FOR FIRE PROTECTION DURING THE FINAL PLAN PROCESS.
24. A COPY OF THE TITLE REPORT WILL BE SUBMITTED FOR REVIEW WITH THE FINAL PLAN APPLICATION.
25. SIGNAGE AND PAVEMENT MARKING PLANS ARE TO BE PROVIDED WITH THE FINAL PLAN SET FOR REVIEW.
26. THE POSTED SPEED LIMIT ON THE ACCESS DRIVEWAY WILL BE 15 MPH.
27. ALL CURB RAMPS MUST BE DESIGNED TO BE ADA COMPLIANT, INCLUDING THE CROSSWALK AREA. THE DESIGN MUST BE INCLUDED IN THE FINAL PLAN SET FOR REVIEW.
28. NO PARKING SHALL BE PERMITTED ALONG THE ACCESS DRIVEWAY. NO PARKING SIGNS MUST BE PROVIDED ALONG THE ACCESS DRIVE.
29. ADDITIONAL DIMENSIONS ARE TO BE PROVIDED TO THE FINAL PLAN SET FOR CONSTRUCTION LAYOUT.
30. THE STORMWATER MANAGEMENT OPERATION AND MAINTENANCE AGREEMENT MUST BE RECORDED IN CONJUNCTION WITH FINAL PLAN APPROVAL.
31. THE EMERGENCY ACCESS GATE IS TO REMAIN CLOSED AND LOCKED. THE TOWNSHIP AND EMERGENCY SERVICES WILL BE PROVIDED WITH KEYS TO OPEN THE GATE AS NEEDED.

ACT 287 SERIAL NUMBER: 20110770127

EDWARD B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES E. B. WALSH & ASSOC., INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.

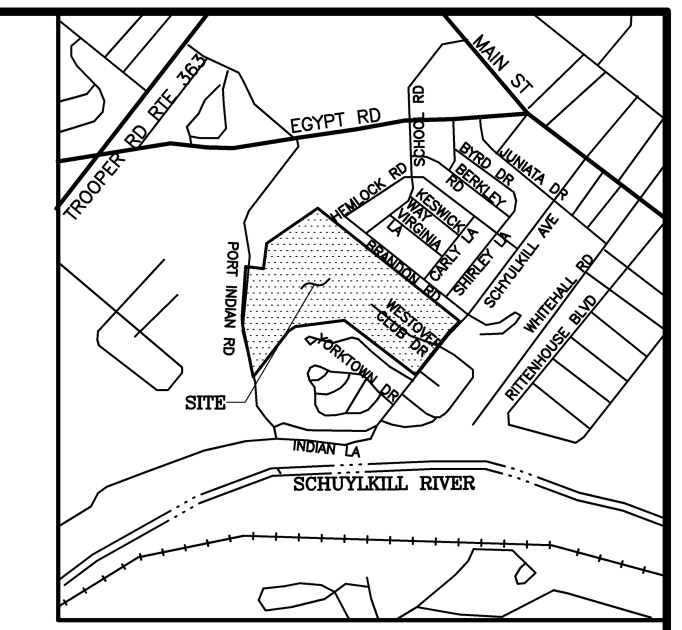
CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1–800–242–1776.

UTILITIES NOTIFIED

WEST NORRITON TWP.
PA AMERICAN WATER
COMCAST
PECO
NORTH RIDGE EST. CONDOMININUM
NEON TRANSCOM
TRANSCONTINENTAL/WILLIAMS GAS
VERIZON

100 0 100 200 300 400 FEET

GRAPHIC SCALE



LOCATION MAP
1"=2000'

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA:
:SS
COUNTY OF MONTGOMERY:

ON THIS ____ DAY OF ____________, A.D., 20__BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ____________, PERSONALLY APPEARED ____________________, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE ____________ OF ____________, A PARTNERSHIP, AND THAT SUCH ____________, BEING AUTHORIZED TO DO SO, HE/SHE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID PARTNERSHIP ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF WEST NORRITON, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC'S SIGNATURE

NOTARIAL SEAL

I HEREBY CERTIFY THAT ____________________ IS THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED OR DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

OWNER'S SIGNATURE — DATE SIGNED

SUBMITTED HEREWITH ARE A COMPLETE SET OF CONSTRUCTION IMPROVEMENT PLANS MARKED SHEET ________ THROUGH ________ WHICH FORM A PART OF THIS APPLICATION, BEING DATED ________ AND LAST REVISED________.

OWNER'S SIGNATURE — DATE SIGNED

TOWNSHIP PLANNING COMMISSION

REVIEWED THIS________DAY OF__________, 20___BY THE PLANNING COMMISSION OF WEST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PA.

CHAIRMAN'S SIGNATURE — DATE SIGNED

TOWNSHIP BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF COMMISSIONERS OF WEST NORRITON TOWNSHIP THIS________DAY OF__________, 20__.

PRESIDENT'S SIGNATURE — DATE SIGNED

SECRETARY'S SIGNATURE — DATE SIGNED

PROFESSIONAL LAND SURVEYOR'S 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 AND GEODETIC DETAILS ARE CORRECT.

PROFESSIONAL LAND SURVEYOR'S SIGNATURE — DATE SIGNED

RECORDER OF DEEDS

RECORDED THIS________DAY OF __________, 20___, IN THE OFFICE FOR THE RECORDING DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NO.________PAGE ________.

RECORDER

MONTGOMERY COUNTY PLANNING COMMISSION

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

OWNERS' CERTIFICATION OF STORMWATER MANAGEMENT PLAN

"I/WE ACKNOWLEDGE THAT ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLAN, THAT THE STORMWATER MANAGEMENT FACILITIES CONTAINED IN THIS PLAN ARE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY WEST NORRITON TOWNSHIP OR ITS DESIGNEE. AND THAT WE ARE RESPONSIBLE FOR THE PROPER MAINTENANCE AND INSPECTION OF THESE STORMWATER MANAGEMENT FACILITIES, BOTH DURING AND AFTER CONSTRUCTION, PER THE MAINTENANCE SCHEDULE CONTAINED IN THIS PLAN. I/WE FURTHER ACKNOWLEDGE THAT DURING ALL SUBSEQUENT REAL ESTATE TRANSACTIONS, THE EXISTENCE OF THESE STORMWATER FACILITIES AND THEIR MAINTENANCE RESPONSIBILITIES SHALL BE DISCLOSED TO THE NEW OWNERS."

PROPERTY OWNER

OWNER/APPLICANT

VRJ ASSOCIATES, L.P.
401 SOUTH SCHUYLKILL AVENUE
NORRISTOWN, PA. 19403
610–630–7911

PRELIMINARY PLAN
TITLE PLAN

1 9–28–15 REVISED PER TOWNSHIP CONSULTANT REVIEW COMMENTS

LAND DEVELOPMENT PLAN
FOR

WESTOVER SPORTING COMPLEX

WEST NORRITON TOWNSHIP — MONTGOMERY COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903–0060
Fax (610) 903–0080

Project–	2769
Date–	12–23–14
Scale–	1"= 100'
Drawn–	SLM
Checked–	A.J.B.
Sheet–	2 OF 65
Ver.–	000

Plotted: 9/25/2015 File: F:\JB\2769\FPS\2769–SPORTS–4.pro