LIST OF DRAWINGS:

SHEET	TITLE
1	LAND DEVELOPMENT PLAN
2	EXISTING CONDITIONS PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	UTILITY PROFILES
6	UTILITY PROFILES
7	LIGHTING PLAN & DETAILS
8	LANDSCAPE PLAN
9	LANDSCAPE DETAILS
10	EROSION & SEDIMENT CONTROL PLAN
11–12	DETAILS
13–14	EROSION & SEDIMENT CONTROL PLAN DETAILS
15	RESOURCE DISTURBANCE PLAN
16	PRE–DEVELOPMENT DRAINAGE PLAN
17	POST–DEVELOPMENT DRAINAGE PLAN
18	INLET DRAINAGE PLAN
19	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
20	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

GENERAL NOTES:

1. THIS PLAN REFERENCES:
   A.) A SURVEY: "BOUNDARY & TOPOGRAPHICAL SURVEY" PLAN
   PREPARED FOR: HOMEHER HILL, LLC
   PREPARED BY: JOSEPH J. WRIGHT, PA L.S. #SU7826–W
   CONTROL POINT ASSOCIATES, INC.
   1600 MANOR DRIVE, SUITE 200
   CHALFONT, PA. 18914
   PROJECT NO.: CP02052
   LAST DATED: 3/20/03

   B.) A SURVEY: "ROADWAY TOPOGRAPHIC SURVEY" PLAN
   PREPARED FOR: STONY CREEK VILLAGE
   PREPARED BY: JAMES C. WEED, PA LS #SU075250
   CONTROL POINT ASSOCIATES, INC.
   1600 MANOR DRIVE, SUITE 210
   CHALFONT, PA. 18914
   PROJECT NO.: 02–16058R
   LAST DATED: 09/12/2017
2. OWNER: LAND NOW OR FORMERLY OF STONY CREEK VILLAGE, LP. D.B. 5641, PG. 1622, BLOCK 21, LOT 17
3. APPLICANT: STONY CREEK VILLAGE, LP. PO BOX 140 SKIPPACK, PA 19474
4. ZONING (BY DISTRICT):

	COMMERCIAL (C) REQUIRED	AGRICULTURAL (AGR) REQUIRED	PROPOSED
MIN. LOT AREA:	25,000 S.F.	80,000 S.F.	GROSS – 196,334 S.F. (4.5 Ac) NET – 154,710 S.F. (3.6 Ac.)
MAX. BUILDING AREA RATIO:	30%	10%	8.3%
SETBACKS:			
FRONT YARD:	45'	250'	37' *
SIDE YARD:	20'	125'	40' & 86' *
REAR YARD:	50'	125'	65' *
PARKING:	20'(FRONT/REAR) 5' (SIDE)	15'	37'(FRONT/REAR)* 116' & 50'(SIDE)*
MIN. LOT WIDTH:	100'	250'	325'
MAX BUILDING HEIGHT:	30'	35'	35' *
MAX. IMPERVIOUS AREA:	50%	30%	49% *

5. PARKING REQUIREMENT: (BY DISTRICT)

	COMMERCIAL (C) REQUIRED	PROPOSED
TOTAL: 26,550 S.F.	RESTAURANT: 2,800 S.F. (50% PATRON USE) @ 2 SPACES/50 S.F. =112 SPACES OFFICE: 9,600 S.F. @ 1 SPACE/250 S.F. =39 SPACES RETAIL: 11,350 S.F. @ 1 SPACE/150 S.F. =76 SPACES TOTAL: 227 SPACES–45 SPACES (20% REDUCTION APPROVED JANUARY 16, 2004) = 182 SPACES; 83 SPACES TO BE SHARED BETWEEN OFFICE, RETAIL, AND RESTAURANT USES RESULTING IN 99 SPACES REQUIRED.	99 SPACES

* ZONING RELIEF WAS GRANTED PURSUANT TO APPLICATION #03–17, BY THE ZONING HEARING BOARD OF THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA, DATED JANUARY 16, 2004.

A PUBLIC HEARING ON THE ABOVE APPLICATION HAVING BEEN HELD ON NOVEMBER 25, 2003 AT 6:30 P.M. AT THE WORCESTER TOWNSHIP COMMUNITY HALL, 1031 VALLEY FORGE ROAD, FAIRVIEW VILLAGE, PENNSYLVANIA, PURSUANT TO NOTICE AS REQUIRED BY THE WORCESTER TOWNSHIP ZONING ORDINANCE OF 1973, AS AMENDED, AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AND HAVING CONSIDERED THE EVIDENCE AND TESTIMONY PRESENTED, THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP ENTERS THE FOLLOWING DECISION:
ORDER
UPON CONSIDERATION OF THE EVIDENCE AND TESTIMONY PRESENTED, APPLICANT'S REQUEST FOR RELIEF FROM THE PROVISIONS OF THE WORCESTER TOWNSHIP ZONING ORDINANCE, AS AMENDED, TO PERMIT THE DEVELOPMENT OF A "BARN STYLE" RETAIL AND OFFICE VILLAGE CENTER, IS HEREBY DETERMINED AS FOLLOWS:

1–5.4,15.4.1. APPLICANT'S REQUEST FOR A VARIANCE FROM THE PROVISIONS OF §150–11 TO PERMIT A "BARN STYLE" RETAIL AND OFFICE VILLAGE CENTER IN THE AGRICULTURAL DISTRICT, IS HEREBY GRANTED;

2. APPLICANT'S REQUEST FOR A VARIANCE FROM THE PROVISIONS OF §150–112 G TO PERMIT ONE OR MORE CAFES OR RESTAURANTS EMPLOYING MORE THAN FOUR PERSONS, IS HEREBY GRANTED;

3. APPLICANT'S REQUEST FOR A SPECIAL EXCEPTION PURSUANT TO §150–112 I (8) TO PERMIT MULTIPLE USE OFFICE BUILDINGS IS HEREBY GRANTED;

4. APPLICANT'S REQUEST FOR VARIANCES FROM THE PROVISIONS OF §150–118 B (1) AND (2) TO PERMIT A GROSS BUILDING FLOOR AREA IN EXCESS OF 6,500 SQ. FT., WITHOUT THE REQUIRED PROPORTIONATE INCREASE IN THE YARD AREAS, IS HEREBY GRANTED;

5. APPLICANT'S REQUEST FOR A VARIANCE FROM THE PROVISIONS OF §150–116 A TO PERMIT A BUILDING HEIGHT OF 35' RATHER THAN 30' AS PERMITTED BY THE ORDINANCE, IS HEREBY GRANTED;

6. APPLICANT'S REQUEST FOR VARIANCES FROM THE PROVISIONS OF §150–13 TO PERMIT FRONT, REAR AND SIDE YARD SETBACKS OF LESS THAN THAT REQUIRED BY THE ORDINANCE, IS HEREBY GRANTED;

7. APPLICANT'S REQUEST FOR VARIANCES FROM THE PROVISIONS OF §150–14 A AND B TO PERMIT A TOTAL BUILDING COVERAGE WHICH EXCEEDS 10%, AND A TOTAL IMPERVIOUS COVERAGE WHICH EXCEEDS 20% ON THE LOT, IS HEREBY GRANTED;

8. APPLICANT'S REQUEST FOR A VARIANCE FROM THE PROVISIONS OF §150–16 B (2) TO PERMIT A PARKING AREA WHICH IS LOCATED LESS THAN 100' OF ANY PROPERTY LINE, IS HEREBY GRANTED;

9. APPLICANT'S REQUEST FOR A VARIANCE FROM THE PROVISIONS OF §150–199 TO PERMIT A LOT WHICH ABUTS A HIGHWAY TO HAVE LESS THAN THE REQUIRED SETBACK FOR THAT YARD DOUBLED IN SIZE, IS HEREBY GRANTED;

10. APPLICANT'S REQUEST FOR A VARIANCE FROM THE PROVISIONS OF §150–153 TO PERMIT A 20% REDUCTION IN THE TOTAL NUMBER OF OFF–STREET PARKING SPACES REQUIRED BY THE ORDINANCE, IS HEREBY GRANTED;

11. APPLICANT'S REQUEST FOR A VARIANCE FROM THE PROVISIONS OF §150–155 C TO PERMIT A DRIVEWAY TO BE LOCATED 290' FROM A STREET INTERSECTION RATHER THAN 300' AS REQUIRED BY THE ORDINANCE, IS HEREBY GRANTED;

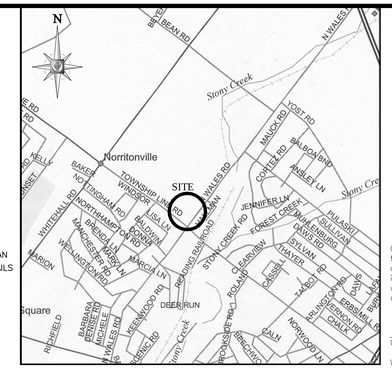
12. APPLICANT'S REQUEST FOR A VARIANCE FROM §150–203 TO PERMIT UNDERGROUND PIPE STORAGE IN LIEU OF DETENTION BASINS WITHIN THE REQUIRED YARD AREA, IS HEREBY GRANTED.

THE ABOVE GRANTED APPROVALS ARE SUBJECT TO THE CONDITION THAT ALL BUSINESSES IN THE RETAIL VILLAGE SHALL CLOSE BY 11:00 P.M.

THE BOARD RESERVES THE RIGHT TO PREPARE FULL FINDINGS OF FACT AND CONCLUSIONS OF LAW TO SUPPORT THIS DECISION IF AN APPEAL IS FILED.

5. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
6. FEATURES TO BE REMOVED ARE NOTED [TBR].
7. SITE IS SERVICED BY PUBLIC WATER & PUBLIC SEWER.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
9. THE LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION IN ACCORDANCE WITH PENNSYLVANIA ACT 38, "ONE CALL" SYSTEM. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
10. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OR BOHLER ENGINEERING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE redone DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. ENGINEER RESERVES THE RIGHT TO CORRECT THESE DRAWINGS.
11. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
12. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
13. CONTRACTOR SHALL MINIMIZE ANY UNNECESSARY DISTURBANCE OF EXISTING TREES AND SHRUBS.
14. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES TO REMAIN THROUGH THE USE OF PERIMETER FENCING.
15. THE PROPOSED INTERIOR ROADS ARE TO REMAIN PRIVATE AND ULTIMATELY BE MAINTAINED BY THE OWNER.
16. THE PROPOSED SANITARY AND STORM SEWER SYSTEMS, INCLUDING BASINS, SHALL BE MAINTAINED BY THE OWNER.
17. ALL SIGNAGE WILL BE CONSTRUCTED IN COMPLIANCE WITH SECTION 150–147 OF WORCESTER TOWNSHIP ZONING ORDINANCE.
18. TEMPORARY PAVEMENT/SHED EASEMENT WILL REMAIN WITH THE CURRENT FRAME SHED AND PAVEMENT. AT SUCH TIME THE SHED AND/OR PAVEMENT IS REMOVED FOR ANY REASON THE EASEMENT IS EXTINGUISHED.
19. LOADING AND UNLOADING WILL TAKE PLACE DURING OFF PEAK HOURS.
20. THE ULTIMATE RIGHT OF WAY WILL BE DEDICATED TO THE APPROPRATE AGENCY HAVING JURISDICTION.
21. ELEVATIONS ARE BASED UPON NGVD 29 DATUM. BENCHMARK # B184, PID #KX0122, ELEV.=384.21 DESCRIPTION 1.1 MILES SOUTHWEST ALONG HIGHWAY NO. 363 FROM THE POST OFFICE AT WORCESTER, 37 FEET NORTHWEST OF THE CORNER LINE OF THE HIGHWAY, 1.8 FEET NORTHEAST OF THE WORCESTER EVANGELICAL CONGREGATIONAL CHURCH, A STANDARD DISK SET VERTICALLY IN THE SOUTHEAST WALL 4.3 FEET ABOVE THE GROUND.
22. ACCESS TO ALL BASINS AND PIPES IS GRANTED TO WORCESTER TOWNSHIP FOR INSPECTION PURPOSES.
23. ALL INTERNAL STORMWATER MANAGEMENT FACILITIES INCLUDING BUT NOT LIMITED TO THE INLETS, PIPING, AND UNDERGROUND STORAGE FACILITES WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND ARE NOT OFFERED FOR DEDICATION.
24. LIGHTING AND ANY ILLUMINATION SIGNS SHALL BE EXTINGUISHED BETWEEN 10:00 PM AND 6:00 AM, PREVAILING TIME.
25. TOWNSHIP LINE ROAD AND NORTH WALES ROAD REALIGNMENT IMPROVEMENTS SHOWN AS DESIGNED BY MCMAHON ASSOCIATES PROJECT No. 803121.01 DATED: MAY 4, 2005 LAST REVISED AUGUST 18, 2006

TOWNSHIP LINE ROAD AND NORTH WALES ROAD REALIGNMENT IMPROVEMENTS SHOWN AS DESIGNED BY MCMAHON ASSOCIATES PROJECT No. 803121.01 DATED: MAY 4, 2005 LAST REVISED AUGUST 18, 2006



LOCATION MAP
SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATION

I hereby certify that this plan represents a field survey made by me or under my supervision, that all property corners are set as shown hereon, that all geometric details as shown are correct, and that all lots or tracts have a boundary closure error of 1:10,000 or better.

Professional Land Surveyor, # _____ Date _____

WAIVER REQUEST

1. SECTION 150–17.D.7 – PARKING STALL DIMENSIONS SHALL BE NOT LESS THAN TEN (10) FEET IN WIDTH AND 20 FEET IN DEPTH. WAIVER GRANTED OCTOBER 3, 2005
2. SECTION 150–24.B.4.F.1 – ALL DETENTION BASINS SHALL BE DESIGNED AS PER PROCEDURES DEVELOPED BY THE US SOIL CONSERVATION SERVICE AS OUTLINED IN ITS TECHNICAL RELEASE NO. 55. WAIVER GRANTED OCTOBER 3, 2005
3. SECTION 150–16.C – SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS UNLESS NOT REQUIRED BY THE BOARD OF SUPERVISORS. WAIVER GRANTED OCTOBER 3, 2005. TO PROVIDE A 6' TRAIL AS WELL AS A 15' TRAIL EASEMENT ALONG NORTH WALES ROAD IN LIEU OF SIDEWALK.
4. SECTION 150–24.B.4.F.2 – THIS SECTION STATES THAT A 100–YR., 24 HR. STORM UNDER FULL DEVELOPMENT CONDITIONS SHOULD BE RELEASED AT A MAXIMUM OUTFLOW RATE EQUAL TO THAT RESULTING FROM A 10–YR., 24 HR. STORM UNDER PRESENT CONDITIONS. WAIVER GRANTED OCTOBER 3, 2005
5. SECTION 150–24.B.3.J – A MINIMUM OF THREE (3) FT. OF COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES. WAIVER GRANTED OCTOBER 3, 2005
6. SECTION 150–33.C.1.N.4 – THIS SECTION STATES THAT WE NEED TO SHOW EXISTING FEATURES WITHIN 400 FT. OF THE PROPERTY. WAIVER GRANTED OCTOBER 3, 2005
7. SECTION 150–18.B – THIS SECTION REQUIRES CURBING TO BE CONSTRUCTED OF CONCRETE. WAIVER GRANTED OCTOBER 3, 2005, TO PROVIDE BELGIAN BLOCK CURB IN LIEU OF CONCRETE CURB.

LEGEND

EXISTING IRON PIN	PROPERTY LINE
EXISTING INLET (TYPE AS NOTED)	PROPOSED R.O.W. LINE
EXISTING MANHOLE (TYPE AS NOTED)	LEGAL R.O.W. LINE
EXISTING UTILITY POLE	TEMPORARY CONSTRUCTION EASEMENT
EXISTING WATER VALVE	PROPOSED TRAIL EASEMENT LINE
EXISTING GAS VALVE	PROPOSED SETBACK LINE
EXISTING VENT	EXISTING ZONING LINE
EXISTING SANITARY MANHOLE	EXISTING OVERHEAD UTILITY LINE
EXISTING TRAFFIC SIGNAL	EXISTING TREE LINE
EXISTING SIGN	PROPOSED TREE LINE
PROPOSED PAINTED DIRECTIONAL ARROWS	EXISTING CURB
PROPOSED PARKING SPACE COUNT	EXISTING DEPRESSED CURB
PROPOSED SIGN	PROPOSED BELGIUM BLOCK CURB
	PROPOSED FENCE
	PROPOSED GUIDERAIL
	PROPOSED LIGHT

	PROPOSED CONC. PAVEMENT
	PROPOSED CONC. SIDEWALK
	PROPOSED PAVERS ON CONC.
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED TYPE "M" INLET
	PROPOSED TYPE "C" INLET
	PROPOSED JUNCTION BOX
	PROPOSED GREASE TRAP
	PROPOSED SANITARY MANHOLE

30 15 7.5 0 30
1"= 30'

CERTIFICATION OF OWNERSHIP

On this, the _____ day of _____, 20 ____ before me the undersigned owner, personally appeared_____, owner, who being duly sworn according to law, deposes and says that he is the owner of the properties shown on this plan, that the plan thereon was made at his direction and he acknowledges the same to be his act and plan and desires the same to be recorded as such according to law.

Owner _____ Date _____

Witness my hand and notarial seal the date and year aforesaid.

My commission expires _____

Notary Public _____

CERTIFICATION OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct as required by the Township of Worcester Subdivision and Land Development Ordinance.

_____ Registered Engineer

_____ Surveyor

WORCESTER TOWNSHIP ENGINEER CERTIFICATION

Approved by the Worcester Township Engineer this _____ day of _____ 20_____

WORCESTER TOWNSHIP PLANNING COMMISSION CERTIFICATION

Approved by the Worcester Township Planning Commission this _____ day of _____, 20_____

WORCESTER TOWNSHIP BOARD OF SUPERVISORS CERTIFICATION

Approved by the Worcester Township Board of Supervisors this _____ day of _____, 20_____

RECORDER OF DEEDS

Recorded in the office of the Recorder of Deeds, Montgomery County, Pennsylvania in the Plan Book _____Page____ on the _____ day of _____, 20_____

MONTGOMERY COUNTY PLANNING COMMISSION

Approved by the Montgomery County Planning Commission on the

_____ (County Planning Commission Stamp)

County Planning Commission File Number:_____

_____ day of _____, 20 _____

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REVISIONS

REV	DATE	COMMENT	BY

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 SYSTEM INC. 1-800-242-1776
POCS SERIAL NUMBER
20172332433,20172332434, 20172332512, 20172332513, & 20172332514

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PP160719
DRAWN BY: J.K.S.
CHECKED BY: M.T.J.
DATE: 2017-09-21
SCALE: AS NOTED
CAD I.D.: PP160719 LANDDEV-20

PROJECT:
FINAL LAND DEVELOPMENT PLANS
FOR
STONY CREEK VILLAGE, LP.
PROPOSED COMMERCIAL DEVELOPMENT
NORTH WALES & TOWNSHIP LINE ROADS
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

BOHLER ENGINEERING
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PENNSYLVANIA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317

SHEET TITLE:
LAND DEVELOPMENT PLAN

SHEET NUMBER:
1
OF 20

REVISION 0 - 2017.09.21