

SITE DATA

OWNER:	JOHN & VERA M. WENTZ TRUST
TAX PARCEL:	57-00-0118-005
GROSS AREA:	±83.7 ACRES
LEGAL RIGHTS OF WAY:	± 2.6 ACRES
NET AREA:	±81.1 ACRES
PUBLIC SEWER:	UPPER HANOVER AUTHORITY
PUBLIC WATER:	UPPER HANOVER AUTHORITY
PA DEP CHAPTER 93:	TROUT STOCKED FISHERY (TSF)
STREAM DESIGNATION:	

- GENERAL NOTES AND REFERENCES**
1. TOPOGRAPHIC BASE INFORMATION IS APPROXIMATE ONLY AND IS NOT FROM ACTUAL FIELD OR LAND SURVEY.
 2. PROPERTY BOUNDARY DEPICTED FROM DEED PLOT. ADJOINER INFORMATION TAKEN FROM COUNTY TAX MAPS.
 3. TOPOGRAPHIC MAPPING TAKEN FROM PASDA MAPPING. MAPS PA X19-Y109 AND PA X19-Y110 AND GOOGLE MAPPING.
 4. FLOODPLAIN TAKEN FROM FLOOD INSURANCE RATE MAP 42051C001E, EFFECTIVE DATE DECEMBER 19, 1998.
 5. SOILS DESIGNATIONS INTERPOLATED FROM USDA-NRCS SOILS MAPS.
 6. STREAM DESIGNATION TAKEN FROM EAMP PA.
 7. A PHDI CONDUCTED ON SEPTEMBER 29, 2015 INDICATED THAT THE U.S. FISH AND WILDLIFE SERVICE WOULD REQUIRE A BOG TURTLE HABITAT (PHASE 1) SURVEY.
 8. THE U.S. FISH AND WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY ONLY INDICATES WETLANDS ASSOCIATED WITH THE POND. HOWEVER, THERE ARE LIKELY ADDITIONAL WETLANDS ASSOCIATED WITH THE STREAM AND FLOODPLAIN. NO WETLAND EVALUATION OR DELINEATION WAS DONE.
 9. THE PROPERTY WAS ADDED TO THE AGRICULTURAL SECURITY AREA IN 2008 BY TOWNSHIP RESOLUTION. IT IS ELIGIBLE TO BE REMOVED FROM THE AGRICULTURAL SECURITY AREA.
 10. PUBLIC WATER IS AVAILABLE VIA AN 8" WATERMAIN ALONG ROUTE 29 AND STAUFFER ROADS.
 11. THE CURRENT STRUCTURES ON THE PROPERTY ARE SERVED BY A SANITARY SEWER GRINDER PUMP TO A FORCEMAIN IN ROUTE 29.
 12. PUBLIC SEWER AVAILABILITY HAS REACHED THE CAPACITY OF A 4" FORCE MAIN IN ROUTE 29 FOR A CONVERSION WITH THE UPPER HANOVER AUTHORITY ON OCTOBER 2, 2015. THE SITE CAN NOT CURRENTLY BE SERVED BY PUBLIC SEWER WITHOUT UPGRADING APPROXIMATELY 1.5 MILES OF FORCE MAIN FROM PALM HILL ROAD TO BLOMMER DRIVE.
- DISCUSSIONS INDICATED THE AUTHORITY IS CURRENTLY DESIGNING A NEW PUMP STATION AND INTERCEPT AT ZIEGLER ROAD THROUGH KNOLL INTERNATIONAL, WHICH COULD PROVIDE CAPACITY TO THE SITE IN APPROXIMATELY 2-4 YEARS IF APPROVED BY THE TOWNSHIP.

ZONING DISTRICTS

UPPER HANOVER TOWNSHIP, MONTGOMERY CO.
LI LIGHT INDUSTRIAL AND LIMITED COMMERCIAL
LIC-1 LIGHT INDUSTRIAL AND LIMITED COMMERCIAL
R-1 AGRICULTURAL LOW DENSITY RESIDENTIAL
VCR VILLAGE COMMERCIAL/RESIDENTIAL

HEREFORD TOWNSHIP, BERKS COUNTY

MU MIXED USE
AP AGRICULTURAL PRESERVATION

SOIL DESIGNATIONS

MONTGOMERY COUNTY

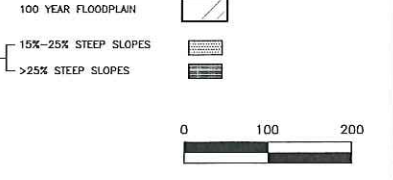
BO BOWMANVILLE-HUMMERS SILT LOAMS
BwA BUCKINGHAM SILT LOAM, 0-3% SLOPES
CRA CROTON SILT LOAM, 0-3% SLOPES
Crb CROTON SILT LOAM, 3-8% SLOPES
PcB PENN CHANNERY SILT LOAM, 3-8% SLOPES
PcC PENN CHANNERY SILT LOAM, 8-15% SLOPES
REA READINGTON SILT LOAM, 0-3% SLOPES
ReB READINGTON SILT LOAM, 3-8% SLOPES
UrxB URBAN LAND-PENN COMPLEX, 0-8% SLOPES
W WATER

BERKS COUNTY

PcB PENN CHANNERY LOAM, 3-8% SLOPES
ReA READINGTON SILT LOAM, 0-3% SLOPES

EXISTING FEATURES LEGEND

PROPERTY LINE	---
ADJOINER LINE	---
EASEMENT LINE	---
LEGAL RIGHT OF WAY	---
ZONING DISTRICT BOUNDARY LINE	//////
EDGE OF PAVEMENT	---
CONTOUR	---
WOOD LINE	---
SOILS BOUNDARY LINE	---
OVERHEAD WIRES	---
STREAM	---
RIPARIAN CORRIDOR	---
FLOODPLAIN BOUNDARY	---
100 YEAR FLOODPLAIN	---



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NO.	REVISION	DATE	BY	APP.

SEAL	SEAL	MANAGER	IF
		DESIGN	CHKD. BY
		DRAFT	CHKD. BY
		FILE	DATE
		NOTES	SCALE

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Corporate Headquarters
2123 East High Street
Pottstown, PA 19864
610-323-4040

Southampton Office
708 Louisa Drive
Southampton, PA 18966
215-364-2520

www.bursich.com

CLIENT

FOX & ROACH REALTORS
49 E. LANCASTER AVENUE
MALVERN, PA 19355

SUBJECT

EXISTING FEATURES BASE PLAN

855 GRAVEL PIKE

UPPER HANOVER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.
157634.00

SHEET NO.
1 OF 1

DWG. NO.
BP157634