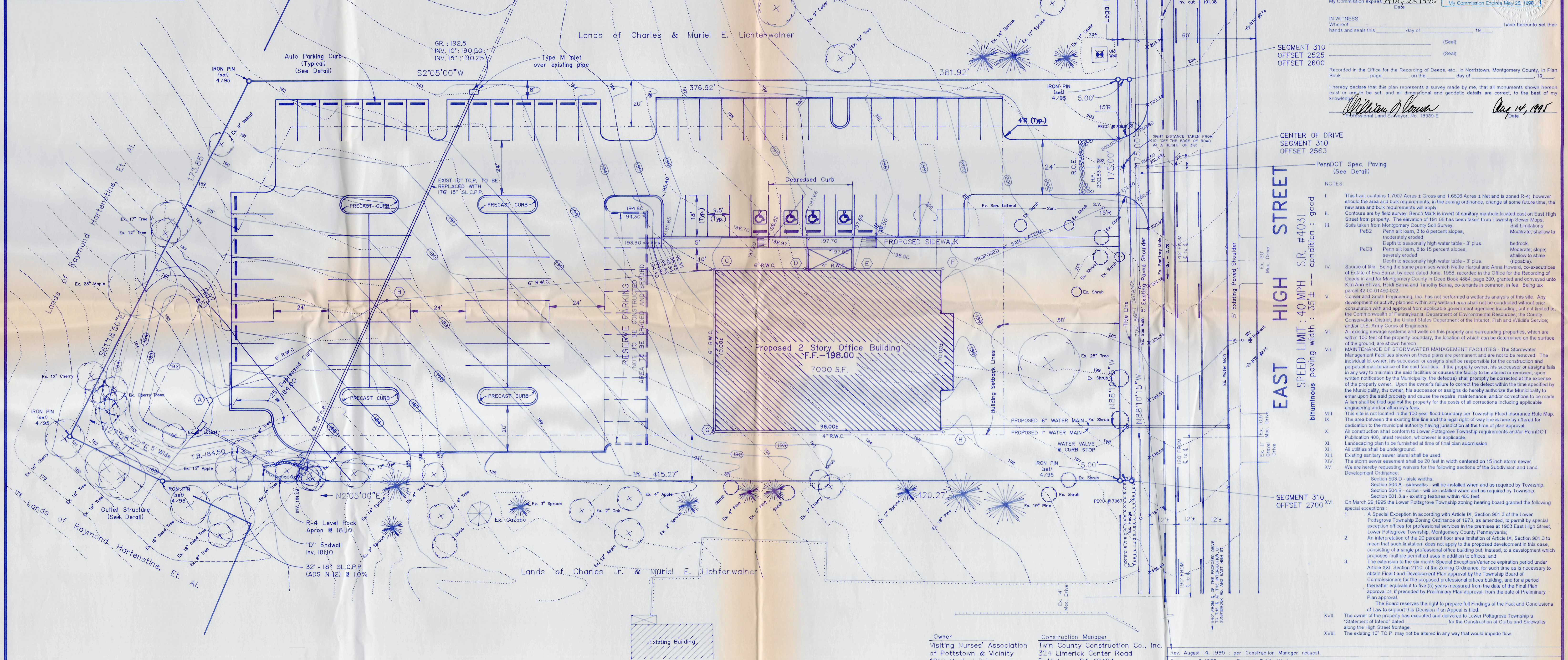


ROOF DRAIN PIPING SYSTEM						
NODE	PIPE"	U.S. INV.	D.S. INV.	LENGTH	SLOPE	
F-E	4	197.00	196.00	40	0.0250	
E-D	4	196.00	195.50	22	0.0227	
D-C	6	195.50	195.00	40	0.0125	
H-G	4	195.00	192.00	102	0.0294	
G-C	6	192.00	190.25	72	0.0243	
C-B	6	190.25	183.20	142	0.0496	
B-A	8	183.20	181.75	88	0.0165	

* All pipe SDR 35 PVC

MCPC No. **95-031-3**
PROCESSED and REVIEWED Report prepared by
Montgomery County Planning Commission
in accordance with the Uniform Planning Code.
Certified this date: **9/26/95**
E. J. Lerner
Montgomery County Planning Commission

LOWER POTTSBORO TOWNSHIP PLANNING COMMISSION
This plan was reviewed as to layout and location by the Planning Commission of the Lower Pottsgrove Township, Montgomery County, Pennsylvania, at a meeting held on **9/26/95** day of **September** 19**95**.
Chairman
President
Secretary
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
On this **21** day of **September**, 19**95**, A.D., before me, the
Subscribed a Notary Public, in and for the County of Montgomery and State of Pennsylvania, residing
in **Pottstown**, came **Sandra Lee Levesque**, known to me to be the person(s)
whose name(s) is/are signed to the plan and acknowledged(s) that he/she/they executed the same and
declared(s) that the same be recorded as such.
Sandra Lee Levesque
Notary Public
My Commission expires **May 25, 1996**
KATHLEEN M. BERTON, Notary Public
Pottstown, Montgomery County
My Commission expires **May 25, 1996**

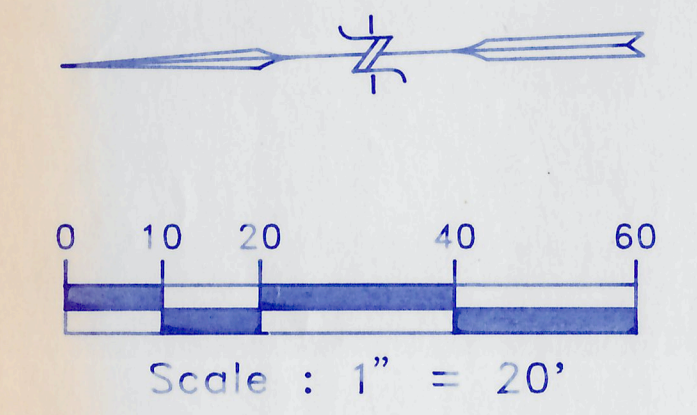


IN WITNESS
Whereof _____ day of _____ 19____ have hereunto set their
hands and seals this _____ day of _____ 19____
(Seal)
(Seal)
Recorded in the Office for the Recording of Deeds, etc., in Norristown, Montgomery County, in Plan
Book _____ page _____ on the _____ day of _____ 19____
I hereby declare that this plan represents a survey made by me, that all monuments shown herein
exist or are to be set, and all dimensional and geodetic details are correct, to the best of my
knowledge.
William J. Lerner
Professional Land Surveyor, No. 18389-E
Date **Aug 14, 1995**

- SEGMENT 310
OFFSET 2525
OFFSET 2600
- Center of Drive
SEGMENT 310
OFFSET 2563
- PenDOT Spec. Paving
(See Detail)
- NOTES
- This tract contains 1.7007 Acres ± Gross and 1.6806 Acres ± Net and is zoned R-4; however should the area and bulk requirements, in the zoning ordinance, change at some future time, the new area and bulk requirements will apply.
 - Contours are by field survey. Bench Mark is invert of sanitary manhole located east on East High Street from property. The elevation of 191.05 has been taken from Township Sewer Maps.
 - Soil Limitations
PeB2 Penn silt loam, 3 to 8 percent slopes, Moderate, shallow to bedrock
PeC3 Penn silt loam, 8 to 15 percent slopes, Moderate, slope; shallow to shale (rippable)
Depth to seasonally high water table - 3' plus
Depth to seasonally high water table - 3' plus
Source of title: Being the same premises which Nettie Harp and Anna Howard, co-executrices of Estate of Eva Barba, by deed dated June, 1988, recorded in the Office for the Recording of Deeds in and for Montgomery County in Deed Book 4884, page 302, granted and conveyed unto Kim Ann Shih, Heidi Barba and Timothy Barba, co-tenants in common, in fee. Being tax parcel 42-00-0145C-002.
 - Cover and Smith Engineering, Inc. has not performed a wetlands analysis of this site. Any development or activity planned within any wetland area shall not be conducted without prior consultation with and approval from applicable government agencies including, but not limited to, the Commonwealth of Pennsylvania, Department of Environmental Resources, the County Conservation District, the United States Department of the Interior, Fish and Wildlife Service, and/or U.S. Army Corps of Engineers.
 - All existing sewerage systems and wells on this property and surrounding properties, which are within 100 feet of the property boundary, the location of which can be determined on the surface of the ground, are shown herein.
 - MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES - The Stormwater Management Facilities shown on these plans are permanent and are not to be removed. The individual lot owner, his successor or assigns shall be responsible for the construction and perpetual maintenance of the said facilities. If the property owner, his successor or assigns fails in any way to maintain the said facilities or causes the facility to be altered or removed, upon written notification by the Municipality, the defect(s) shall promptly be corrected at the expense of the property owner(s). Upon the owner's failure to correct the defect within the time specified by the Municipality, the owner, his successor or assigns do hereby authorize the Municipality to enter upon the said property and cause the repairs, maintenance, and/or corrections to be made. A lien shall be filed against the property for the costs of all corrections including applicable engineering and/or attorney's fees.
 - This site is not located in the 100 year flood boundary per Township Flood Insurance Rate Map. The area between the existing title line and the legal right-of-way line is hereby offered for dedication to the municipal authority having jurisdiction at the time of plan approval.
 - All construction shall conform to Lower Pottsgrove Township requirements and/or PenDOT Publication 405, latest revision, whichever is applicable.
 - Landscape plan to be furnished at time of final plan submission.
 - All utilities shall be underground.
 - Existing sanitary sewer lateral shall be used.
 - The storm sewer easement shall be 20 feet in width centered on 15 inch storm sewer.
 - We are hereby requesting waivers for the following sections of the Subdivision and Land Development Ordinance:
Section 503 D - side walks
Section 504 A - sidewalks - will be installed when and as required by Township.
Section 504 B - curbs - will be installed when and as required by Township.
Section 501 3 a - existing setbacks within 400 feet.
 - On March 29, 1995 the Lower Pottsgrove Township zoning hearing board granted the following special exceptions:
1. A Special Exception in accordance with Article IX, Section 901.3 of the Lower Pottsgrove Township Zoning Ordinance of 1973, as amended, to permit by special exception offices for professional services in the premises at 1903 East High Street, Lower Pottsgrove Township, Montgomery County, Pennsylvania.
An interpretation of the 20 percent floor area limitation of Article IX, Section 901.3 to mean that such limitation does not apply to the proposed development in this case, consisting of a single professional office building but, instead, to a development which proposes multiple permitted uses in addition to offices; and
The extension to the six month Special Exception/Variance expiration period under Article XX, Section 2110, of the Zoning Ordinance, for such time as is necessary to obtain Final Land Development Plan approval by the Township Board of Commissioners for the proposed professional offices building, and for a period thereafter equivalent to five (5) years measured from the date of the Final Plan approval or, if preceded by Preliminary Plan approval, from the date of Preliminary Plan approval.
The Board reserves the right to prepare full Findings of the Facts and Conclusions of Law to support this Decision if an Appeal is filed.
 - The owner of the property has executed and delivered to Lower Pottsgrove Township a "Statement of Intent" dated _____ for the Construction of Curbs and Sidewalks along the High Street frontage.
 - The existing 10" T.C.P. may not be altered in any way that would impede flow.

PENNSYLVANIA ONE CALL SYSTEM, INC.		
Users List for Lower Pottsgrove Township, Montgomery Co.		
NAME	ADDRESS	PHONE NO.
A.T. & T.	741 E. Fifth Ave., King of Prussia, PA 19406	800-241-3524
Atlantic Pipe Line Corp.	Rt. 663, Sassmansville, PA 19472	610-754-6525
Bell Atlantic of PA	One Parkway, Philadelphia, PA 19102	800-821-0065
Lower Pottsgrove Township Authority	2100 Quince Road, Pottstown, PA 19464	610-323-0436
M.C.I. Communications	R.D. 1, Boyertown, PA 19512	610-689-5919
Metropolitan Edison Company	2900 Pottsville Pike, Reading, PA	610-929-3601
PECO Energy Co.	2301 Market St., Philadelphia, PA 19101-8699	215-841-4412
Pottstown Borough	241 King St., Pottstown, PA 19464	610-970-6500
Pottstown Borough Authority	241 King St., Pottstown, PA 19464	610-970-6516
Suburban Cable T.V.	251 W. Diebold Pike, King of Prussia, PA 19406	610-265-4233

ZONING DATA			
Item	Required	Existing	Proposed
ZONE	R-4 with Special Exception Authorization	R-4	Same
USE	Professional Office	Residential	Same
OFFICE BUILDING COVERAGE	65%	N/A	9.8%
BUFFER STRIP	8' width adjoining any residential property	N/A	8'
PARKING	1 space per 150 S.F. (14000 / 150)	N/A	93
BUILDING SETBACKS	Street (front yard) - 50' Property line(s) (side yard) - 20' Property line(s) (rear yard) - 25'	N/A N/A N/A	50' 20' 25'
LOT AREA	10,000 S.F.	1,6806 Ac	1,6806 Ac
MAX. HEIGHT	35'	35'	Less than 35'



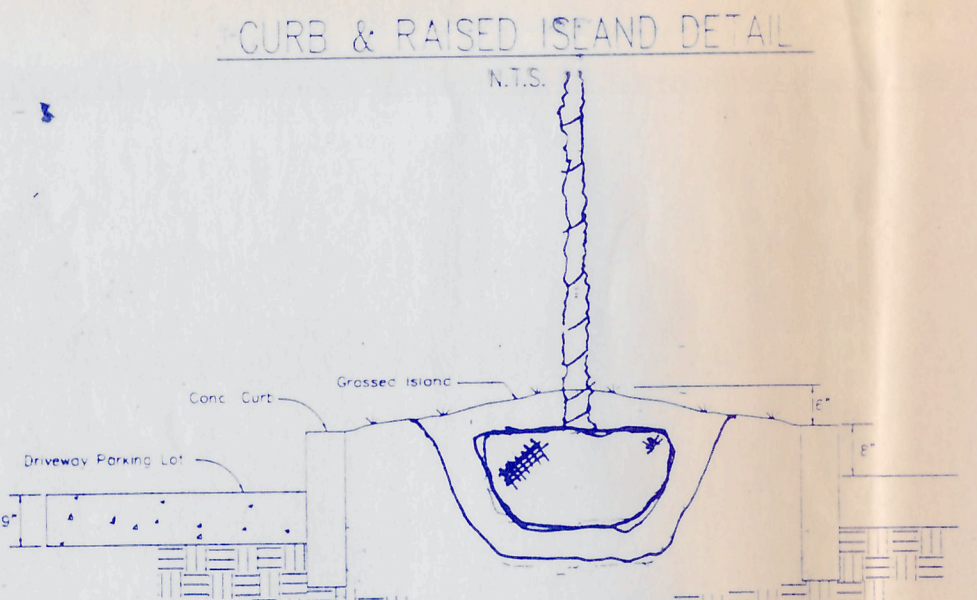
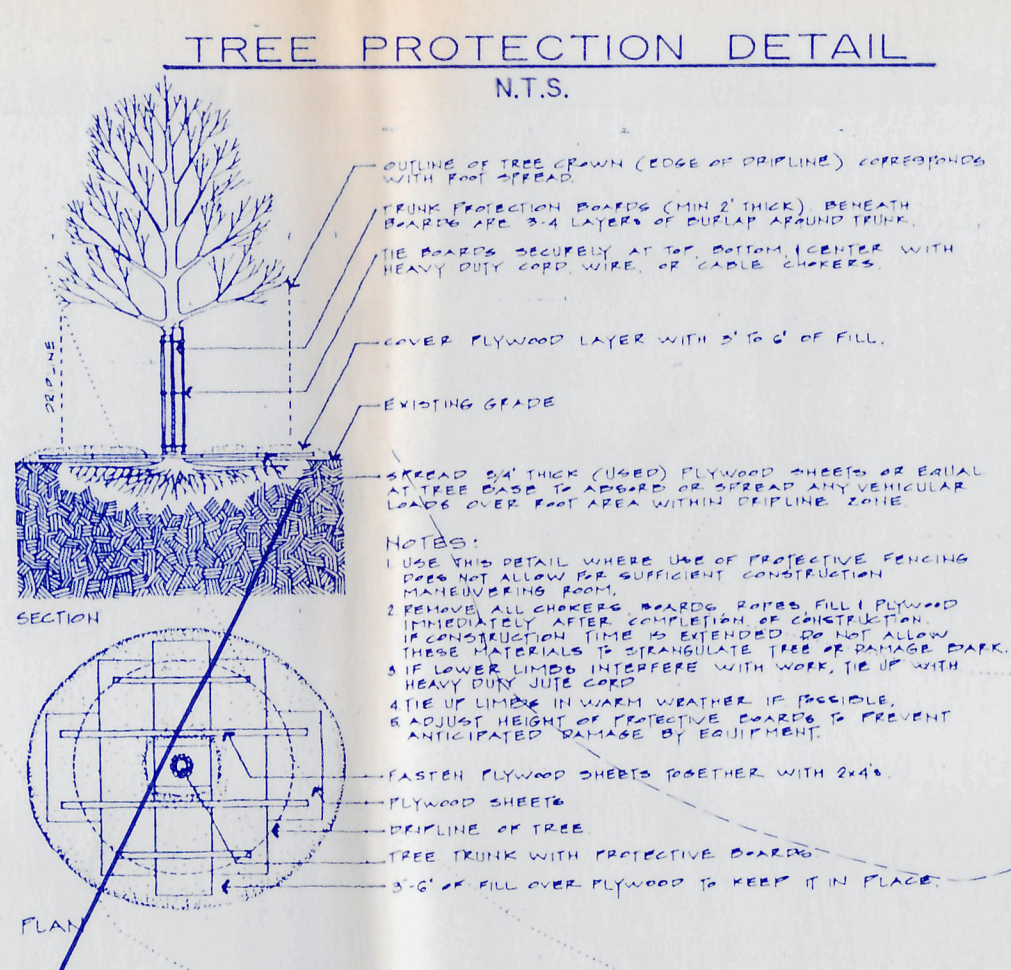
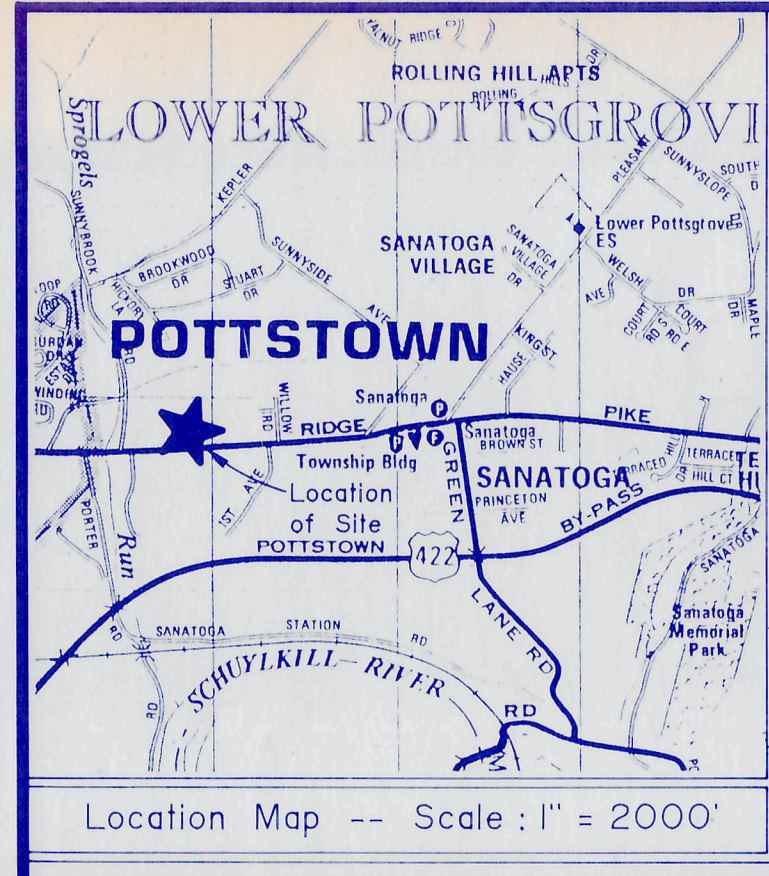
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Owner
Visiting Nurses' Association of Pottstown & Vicinity
1610 Medical Drive
Pottstown, PA 19464
610-327-5700

Construction Manager
Twin County Construction Co., Inc.
324 Limerick Center Road
Pottstown, PA 19464
610-495-7001

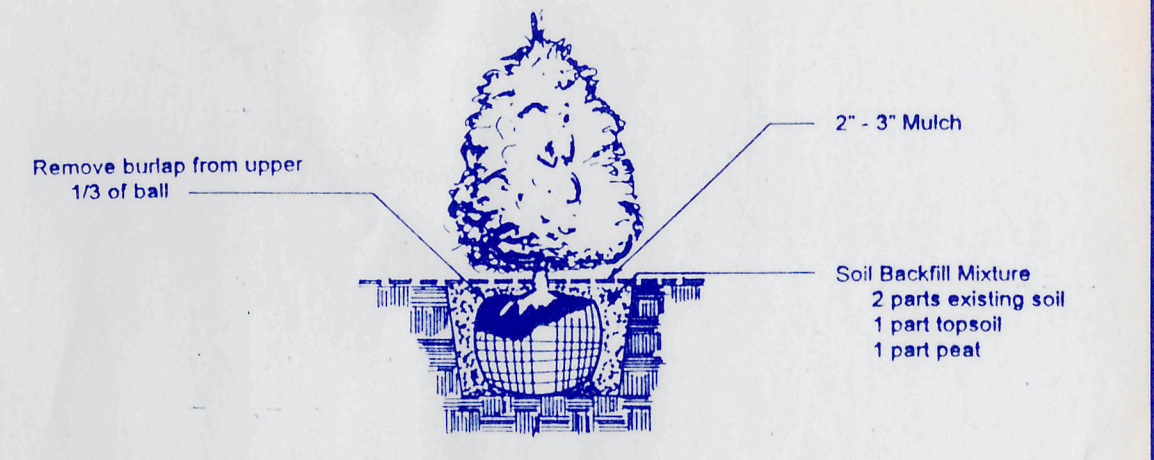
Rev. August 14, 1995 - per Construction Manager request.
Rev. June 9, 1995 - per Borough Public Works request.
Rev. May 19, 1995 - per Township Engineer's review letter dated 5/8/95/PdOT review letter dated 5/4/95.
Rev. May 2, 1995 - Adding Landscaping Plan & Renumbering Sheets.
Rev. April 11, 1995 - per Township Engineer's review letter dated March 23, 1995.

Land Development Plan for
TWIN COUNTY CONSTRUCTION COMPANY, INC.
Lower Pottsgrove Township Montgomery County, PA
Surveyed and Engineered by
Conver and Smith Engineering, Inc.
358 Main Street Royersford, PA
March 17, 1995 Plan No. C-95-012
Sheet 1 of 5

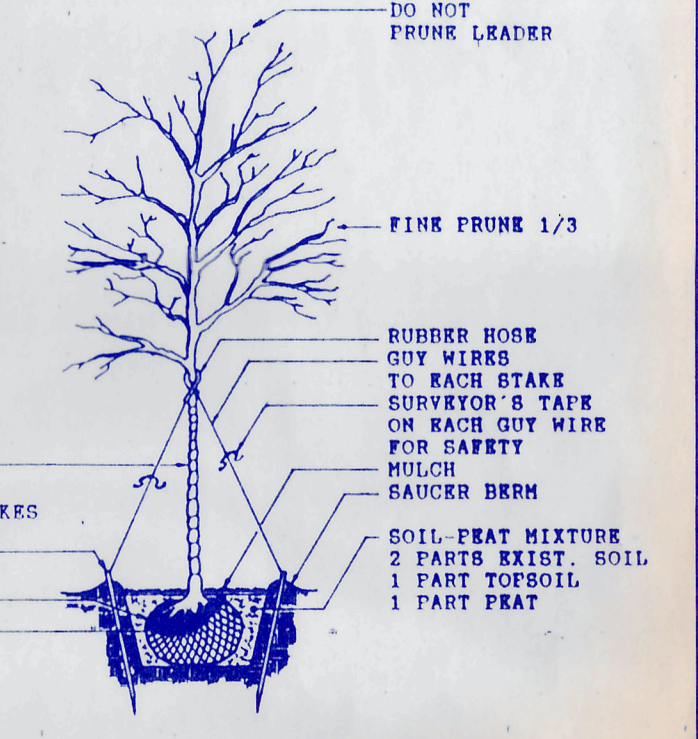


PLANTING SCHEDULE					
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	7	10-12'	Pruned on site, balled and burlapped.
AD	Azalea 'Delaware Valley'	Delaware Valley Azalea	11	1-2'	Balled and burlapped.
AH	Azalea 'Hino Crimson'	Hino Crimson Azalea	11	1-2'	Balled and burlapped.
LS	Liquidambar styraciflua	American Sweetgum	8	10-12'	Pruned on site, balled and burlapped.
MA	Malus sp.	Crabapple	7	5-6'	Pruned on site, balled and burlapped.
PA	Picea abies	Norway Spruce	5	6-8'	Balled and burlapped.
PJ	Pieris japonica 'Mt. Fire'	Mt. Fire Pieris	12	3-4'	Balled and burlapped.
PS	Pinus strobus	North American White Pine	4	6-8'	Balled and burlapped.
PR	Prunus subhirtella 'Pendula'	Weeping Cherry	6	5-6'	Pruned on site, balled and burlapped.
PC	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	7	10-12'	Pruned on site, balled and burlapped.
RP	Rhododendron 'PJM'	PJM Rhododendron	4	3-4'	Balled and burlapped.

** All heights (H) and spreads (S) are given at planting size.

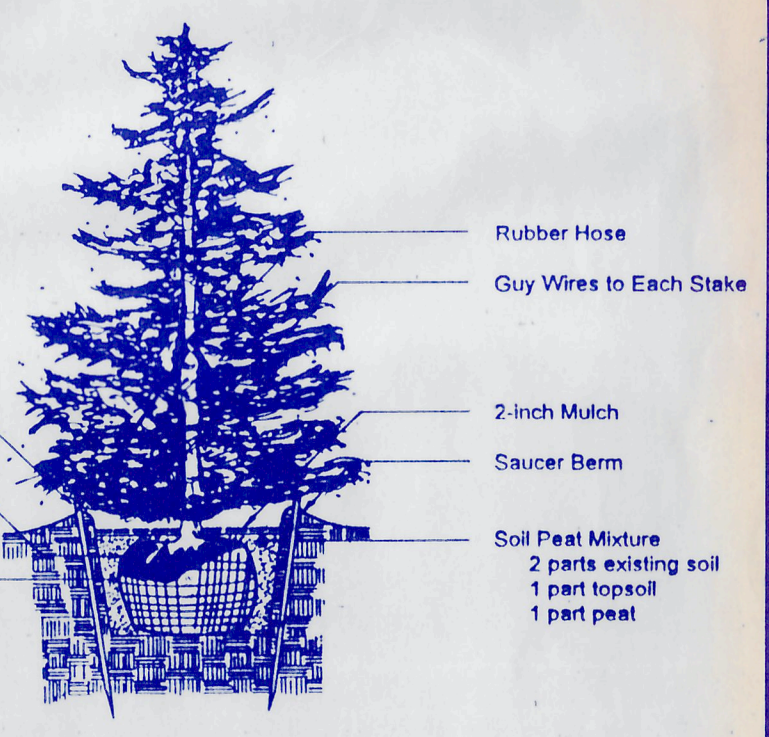


NOTE: Deciduous and evergreen shrubs are to be planted with the same considerations. Mulch is to be placed at a 2-inch to 3-inch depth under shrub canopy in all instances. All shrubs are to be located in mulch beds.

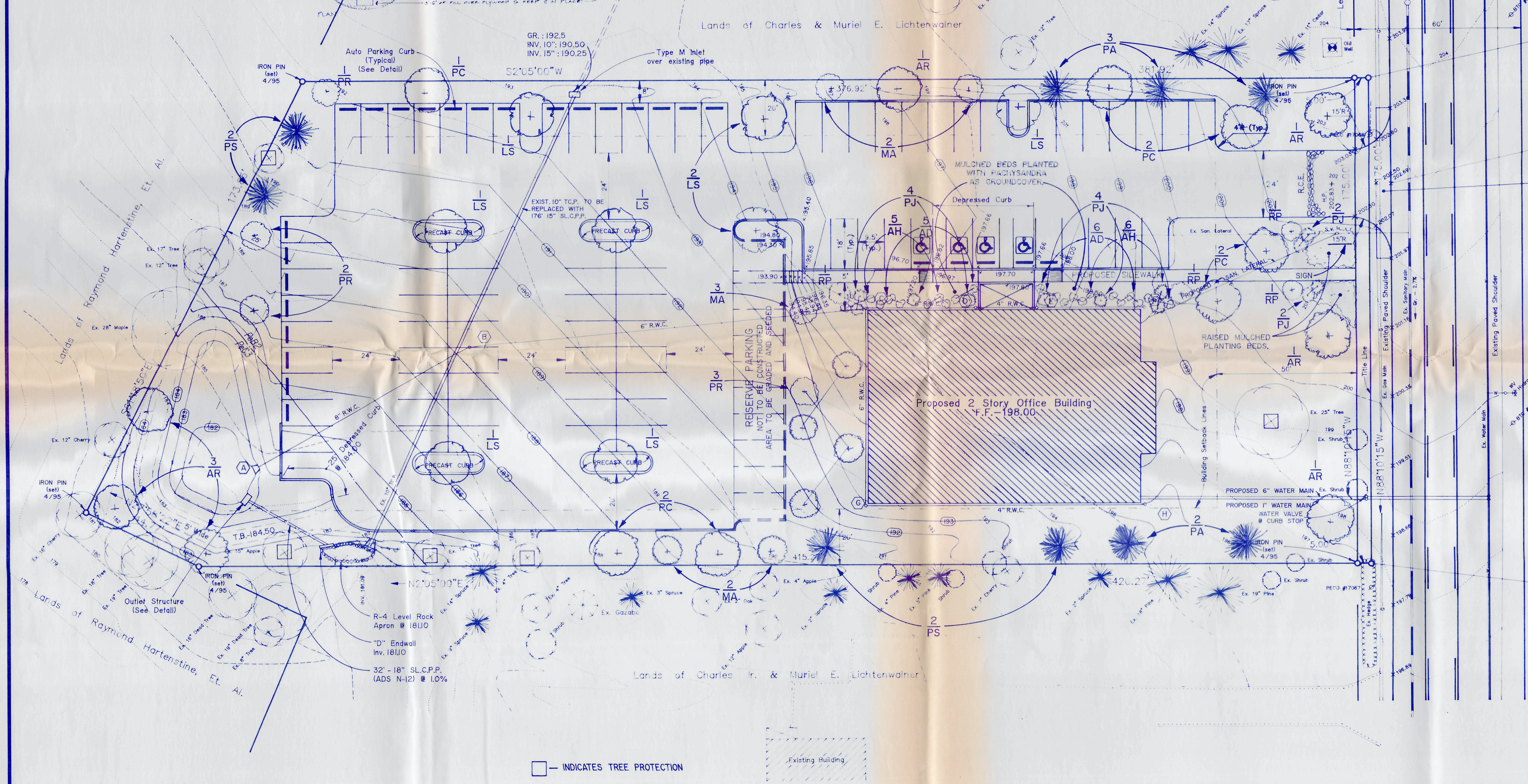


NOTE: Street trees shall be planted by the subdivider five feet (5') outside the ultimate right-of-way line, staggered along both sides, spaced not less than forty feet (40') nor more than sixty feet (60') apart.

Size: a. Tree caliper at time of planting, as measured 6" above ground level, shall be no less than 2 1/2". All street trees are to be balled and burlapped.



NOTE: Tree caliper at time of planting, as measured 6 inches above ground level, shall be no less than 2-1/2 inches. All evergreens are to be balled and burlapped.

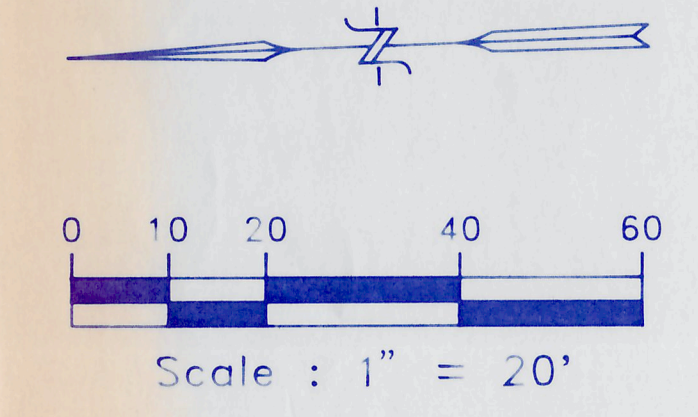


EAST HIGH STREET S.R. #4031
bituminous paving width : 35'± -- condition : good

PENNSYLVANIA ONE CALL SYSTEM, INC.		
Users List for Lower Pottsgrove Township, Montgomery Co.		
NAME	ADDRESS	PHONE NO.
A.T.&T.	741 E. Fifth Ave., King of Prussia, PA 19406	800-241-3624
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Bell Atlantic of PA	One Parkway, Philadelphia, PA 19102	800-821-0068
Lower Pottsgrove Township Authority	2199 Buchert Road, Pottstown, PA 19464	610-323-0436
M.C.I. Communications	R.D. 1, Boyertown, PA 19512	610-689-5919
Metropolitan Edison Company	2300 Pottsville Pike, Reading, PA	610-929-3601
PECO Energy Co.	2301 Market St., Philadelphia, PA 19101-8599	215-841-4412
Pottstown Borough	241 King St., Pottstown, PA 19464	610-970-6500
Pottstown Borough Authority	241 King St., Pottstown, PA 19464	610-970-6516
Suburban Cable T.V.	251 W. Dekalb Pike, King of Prussia, PA 19406	610-265-4233

ACT NO. 38
All locations of existing utilities shown on this plan have been developed from existing utility records and/or above-ground examination of the site. Completeness of accuracy of location and depth of underground utilities of structures cannot be guaranteed. Contractor must contact all utilities not less than three (3) days prior to start of construction, as per Act No. 38.
Serial No. 0760059

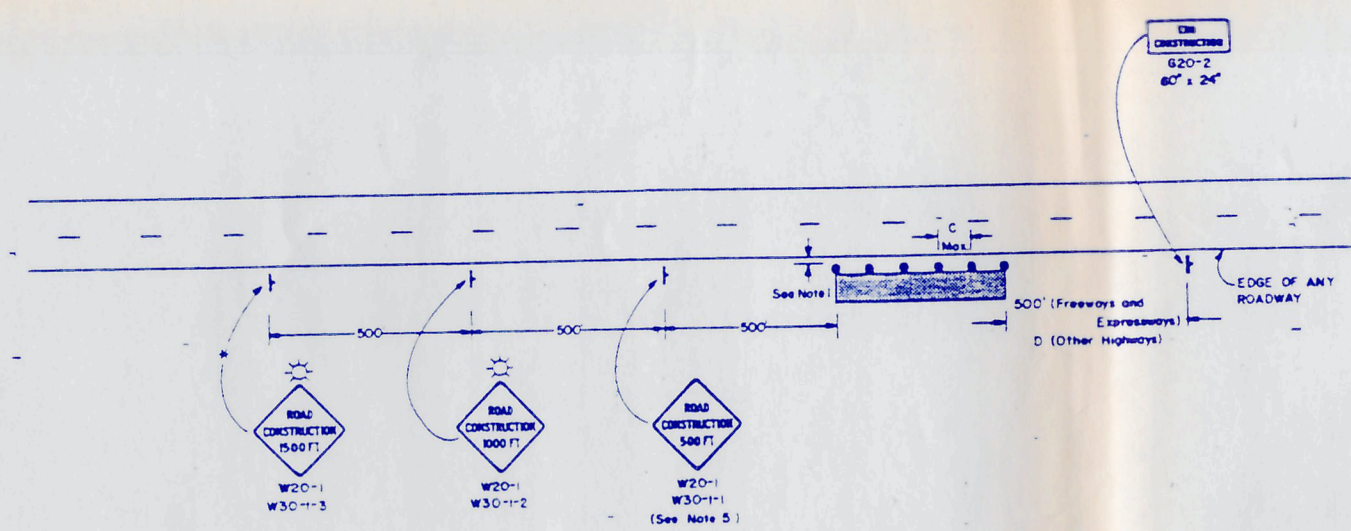
ZONING DATA			
ZONE	Item	Required	Proposed
USE			
OFFICE BUILDING COVERAGE		Same	Same
BLUFER STRIP		Same	Same
PARKING		Same	Same
BUILDING SETBACKS			
LOT AREA		Same	Same
MAX. HEIGHT		Same	Same



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Rev. August 14, 1995 : per Construction Manager request.
Rev. June 9, 1995 : per Borough Public Works request.
Rev. May 19, 1995 : per Township Engineer's review letter dated 5/8/95/PaDot review letter dated 5/4/95.

Landscaping Plan for
TWIN COUNTY CONSTRUCTION COMPANY, INC.
Lower Pottsgrove Township Montgomery County, PA
Surveyed and Engineered by
Conner and Smith Engineering, Inc.
358 Main Street
May 2, 1995
Royersford, PA
Plan No. C-95-012
Sheet 4 of 5



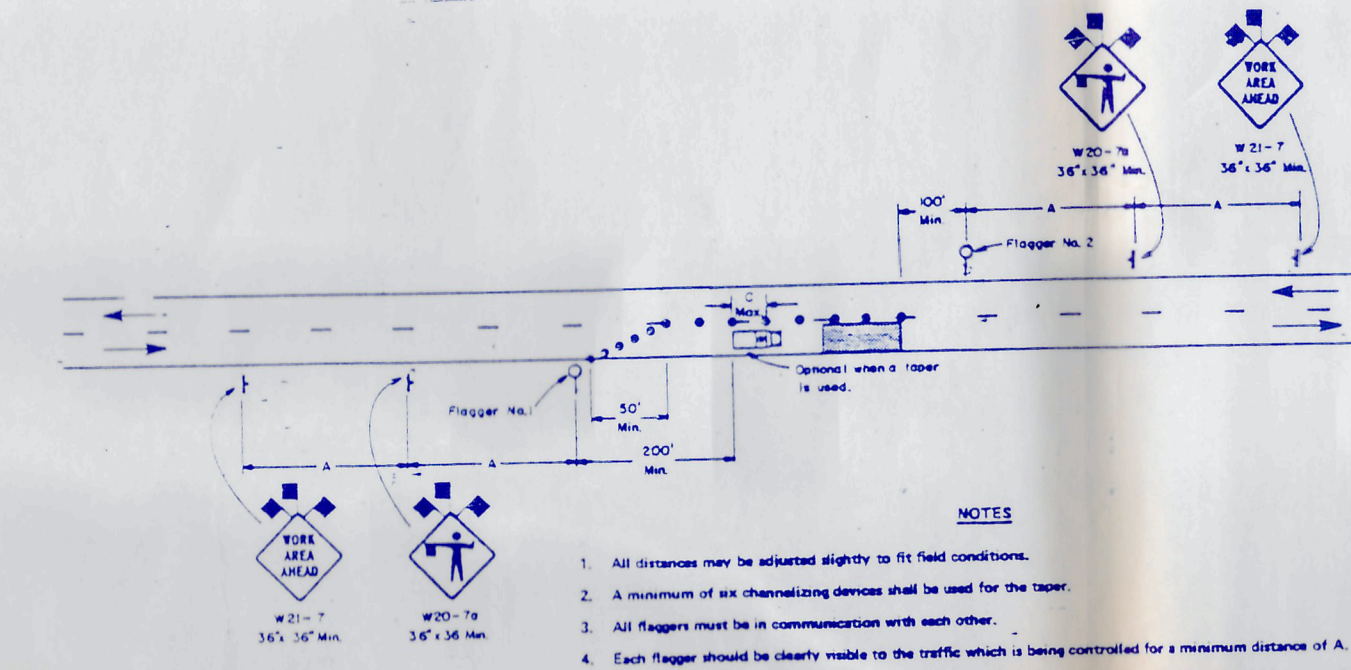
SYMBOLS

Symbol	Description
1	Work area
2	Sign
3	Channelizing device
4	Flag
5	Flagging device
6	Flagging device
7	Flagging device
8	Flagging device
9	Flagging device
10	Flagging device
11	Flagging device
12	Flagging device
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100	Flagging device

NOTES

- This figure shows a long-term operation adjacent to any roadway. However, the traffic control device provided in the figure are not required if the work area is located on the right-of-way. Different rules may apply to other situations.
- All distances must be indicated slightly to the field conditions.
- All W20-1 Signs shall be a minimum size of 48" x 48" for freeways and expressways, and 36" x 36" for all other highways.
- For divided highways and one-way highways where it is physically possible, advance warning signs should be placed on the left-hand side of the roadway.
- The Road Construction Sign (W20-1) Sign must be replaced with other appropriate signs (Line Shifter Sign, No Grade Road Sign, or other). If the work area is more than 2 miles long, a 36" x 48" minimum size Length of Construction Sign (W20-1) shall be erected at the front of the work area.
- During hours of darkness, all signs shall be illuminated or illuminated.

FIGURE 24. LONG-TERM OPERATION - ADJACENT TO ANY ROADWAY



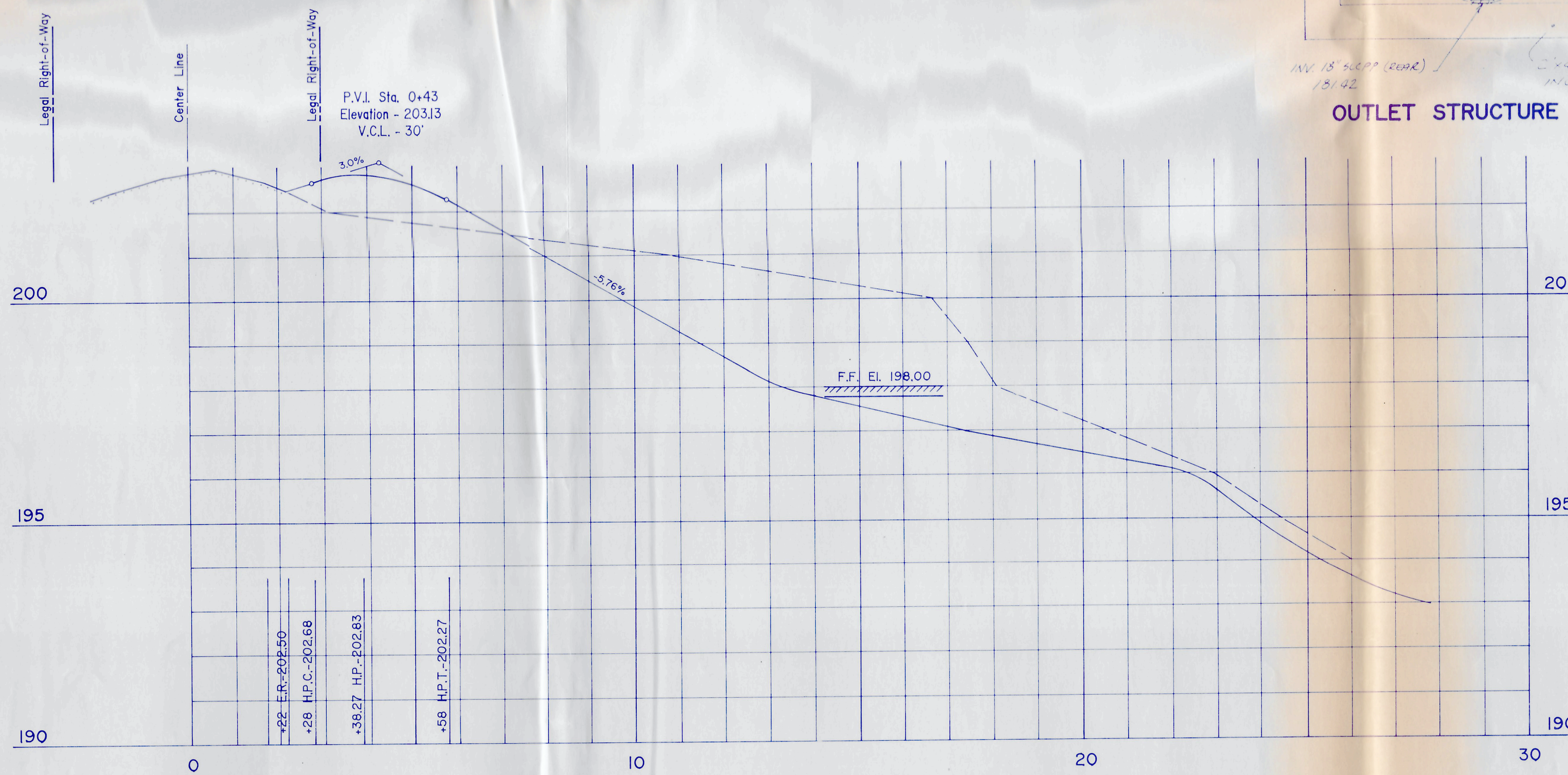
SYMBOLS

Symbol	Description
1	Work area
2	Sign
3	Channelizing device
4	Flag
5	Flagging device
6	Flagging device
7	Flagging device
8	Flagging device
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NOTES

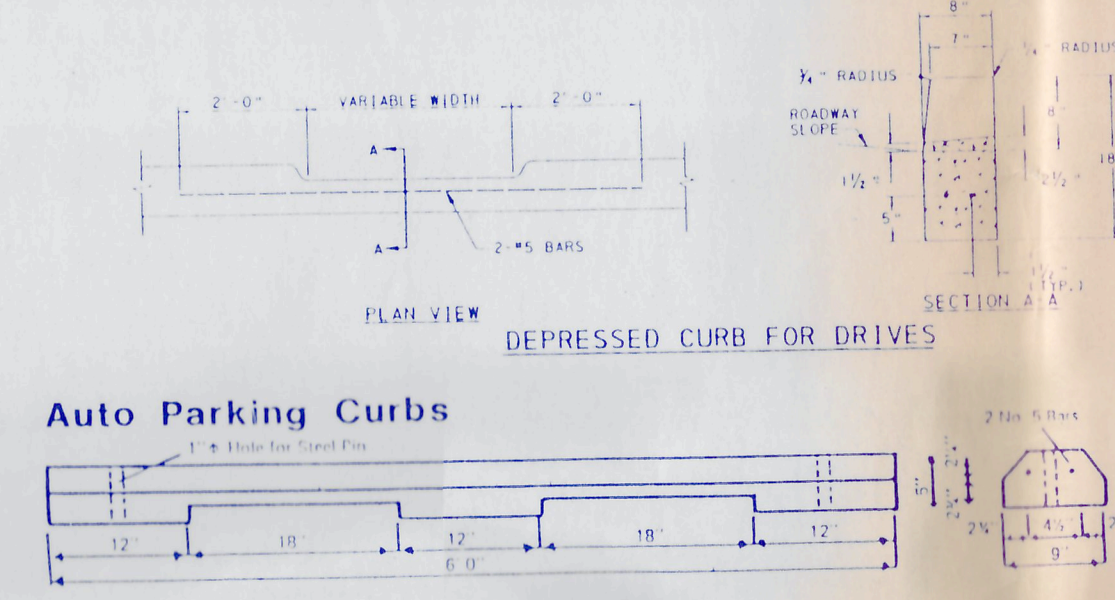
- All distances must be indicated slightly to the field conditions.
- A maximum of six channelizing devices shall be used for the taper.
- All flags must be in communication with each other.
- Each flagger should be clearly visible to the traffic which is being controlled for a minimum distance of A.
- During hours of darkness, all signs shall be illuminated or illuminated, each advance warning sign shall have a Type A or Type B light, and each flagger shall wear a reflective vest or uniform. Illumination of each flagger is desirable, but not required. When a flagger is not visible, a flashlight with a red lens or one or more flashers shall be used to supplement the reflective vest or uniform.
- For operations 10 minutes or less in duration, a flag is not required if a vehicle with an activated flashing or rotating yellow light is located in the closed lane between Flagger No. 1 and the work area. When a taper is not required, Flagger No. 1 may be a minimum of 100' from the rear of the vehicle with an activated flashing or rotating yellow light.
- For operations 15 minutes or less in duration, the W20-1 Sign is not required, all channelizing devices may be illuminated if a vehicle with an activated flashing or rotating yellow light is present in the work area, and the advance W20-1 Sign is not required when the flagger is clearly visible on appropriate right-of-way a minimum distance of A.

FIGURE 10a. STATIONARY SHORT-TERM OPERATION - TWO-LANE, TWO-WAY ROADWAY - FLAGGING



DRIVEWAY PROFILE

VERTICAL SCALE: 1" = 2'
HORIZONTAL SCALE: 1" = 20'

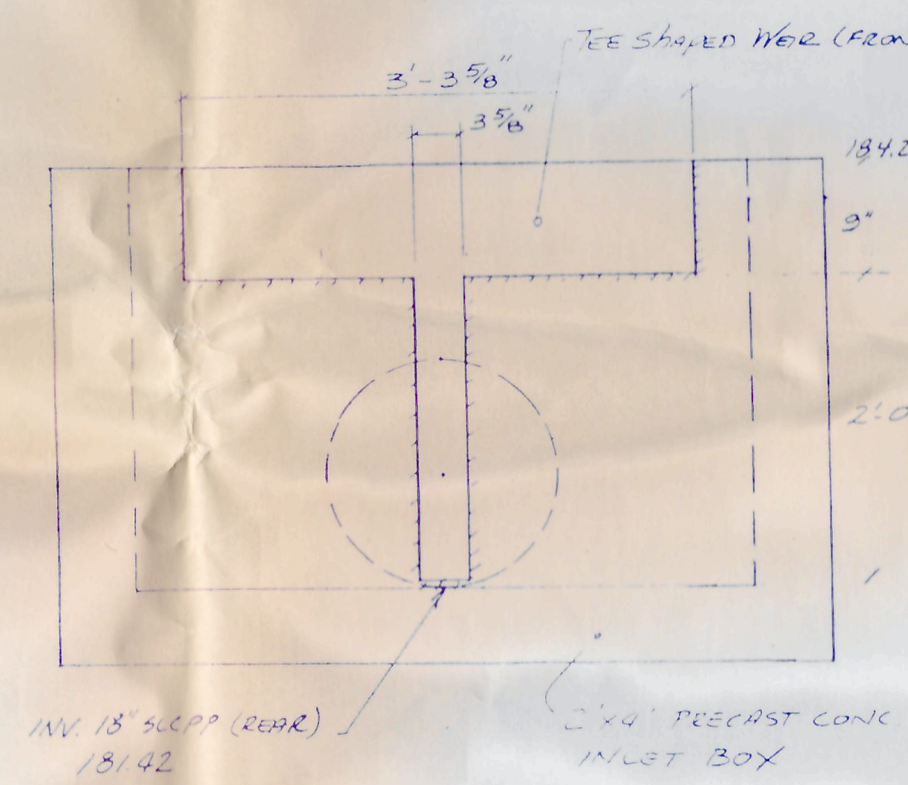


Auto Parking Curbs

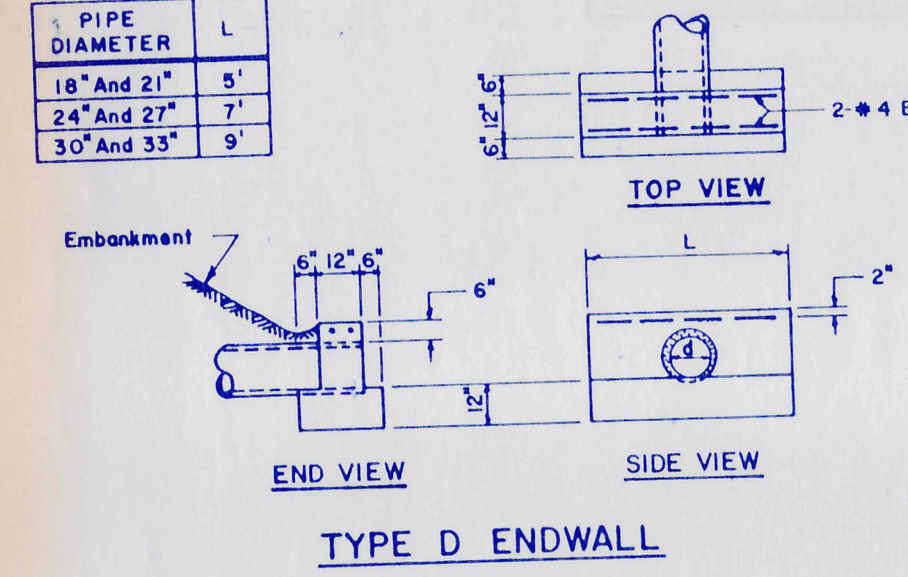
SEEDING AND SOIL SUPPLEMENTS*

Item	Rate # per Acre
Temporary Seeding	
Annual Ryegrass	50
Limestone	2,000
Straw Mulch**	6,000
Permanent Seeding on Slopes	
PennDOT Formula C (20% Perennial Ryegrass, 30% Pennlawn Red Fescue, 50% Kentucky Bluegrass)	45
Limestone	4,000
10-20-30 Fertilizer	1,000
Straw Mulch**	6,000

*Per PennDOT Specification 408, 1987, as revised.
**Anchored per PennDOT Specification 408.

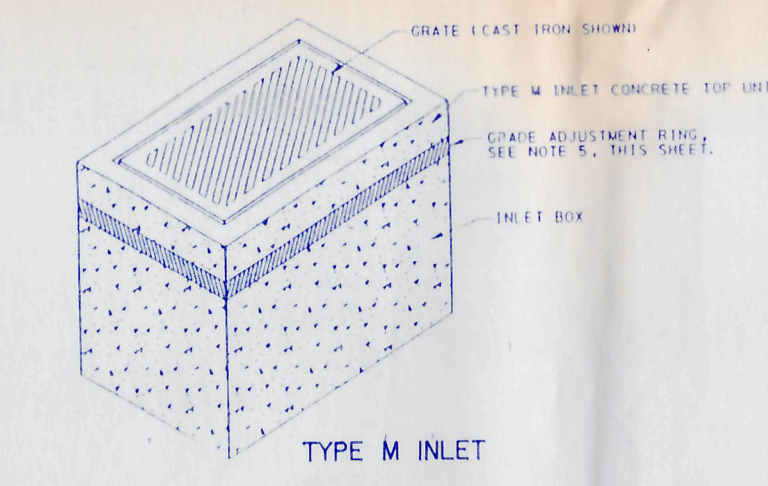
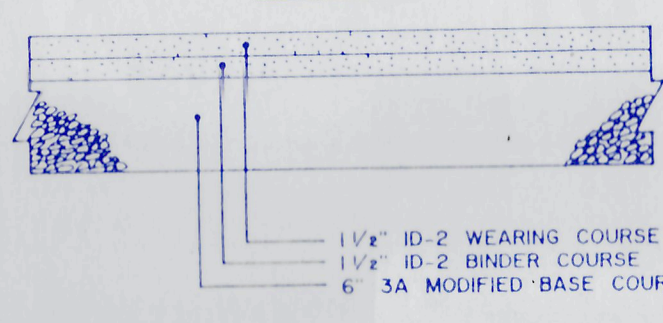


OUTLET STRUCTURE DETAIL



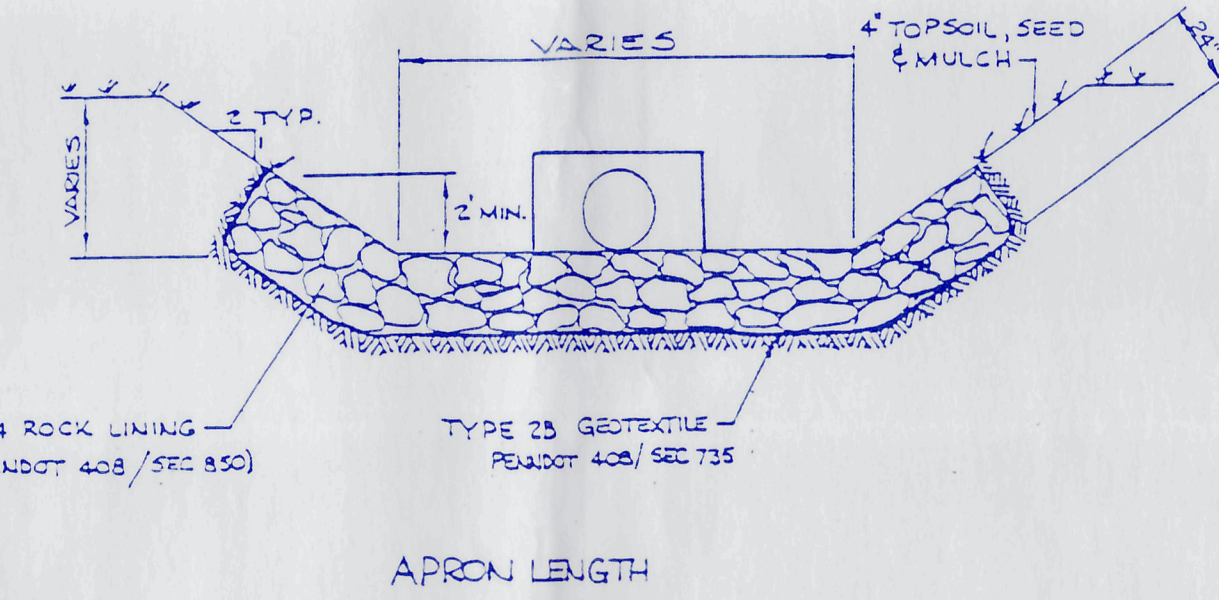
TYPE D ENDWALL

PARKING LOT PAVING DETAIL

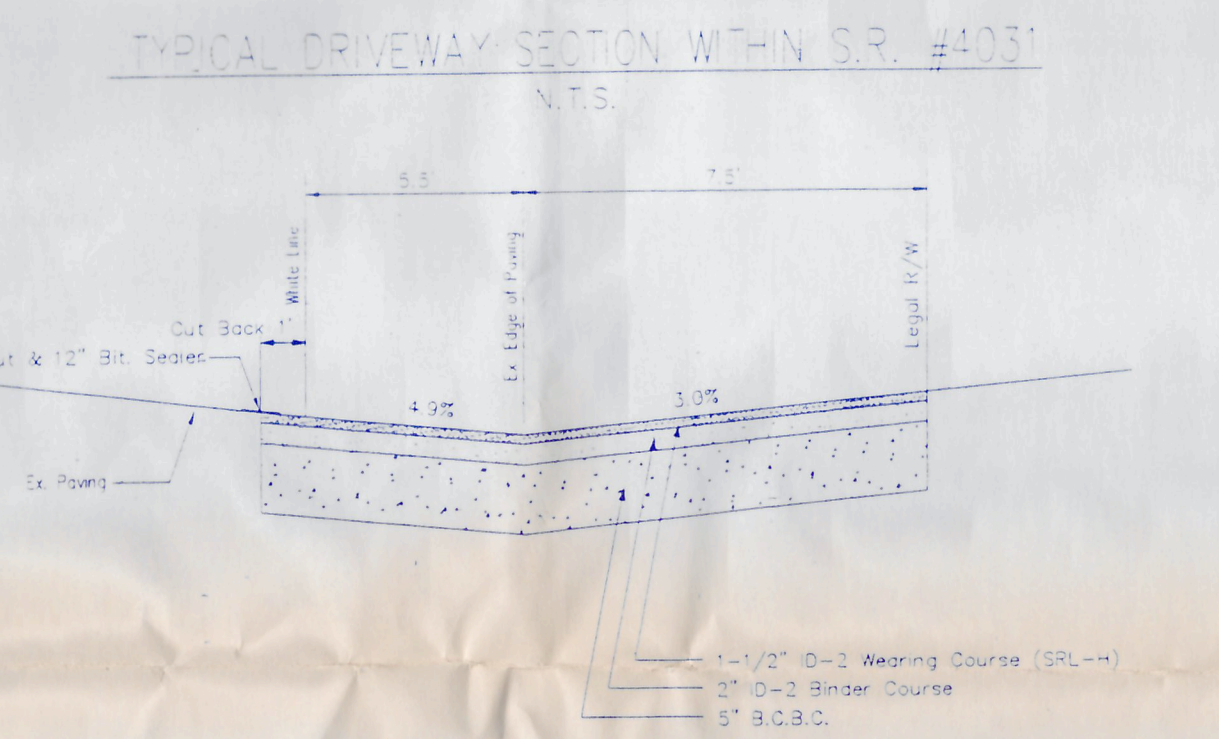


TYPE M INLET

TYPICAL X-SECTION RIPRAP APRON

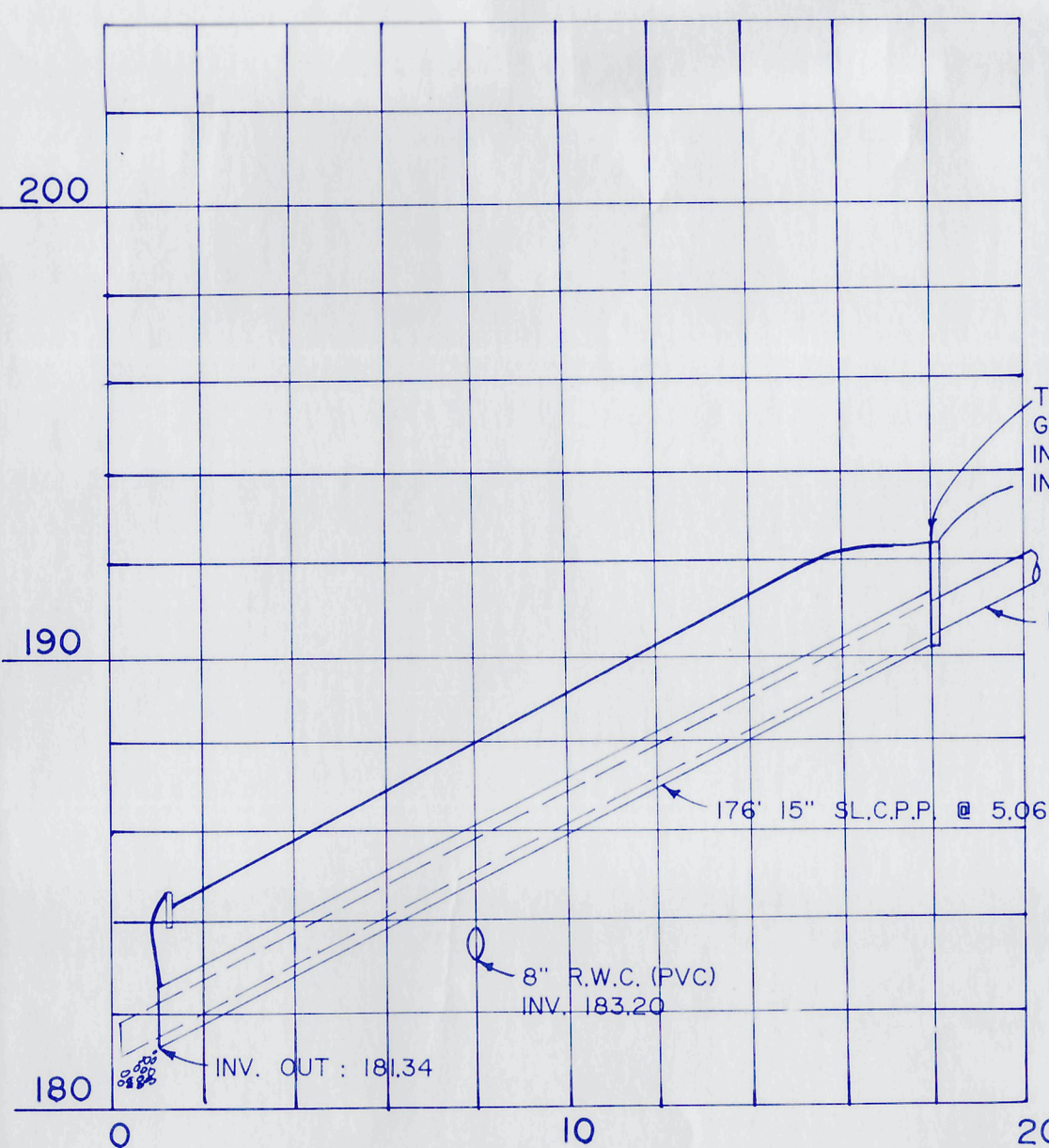
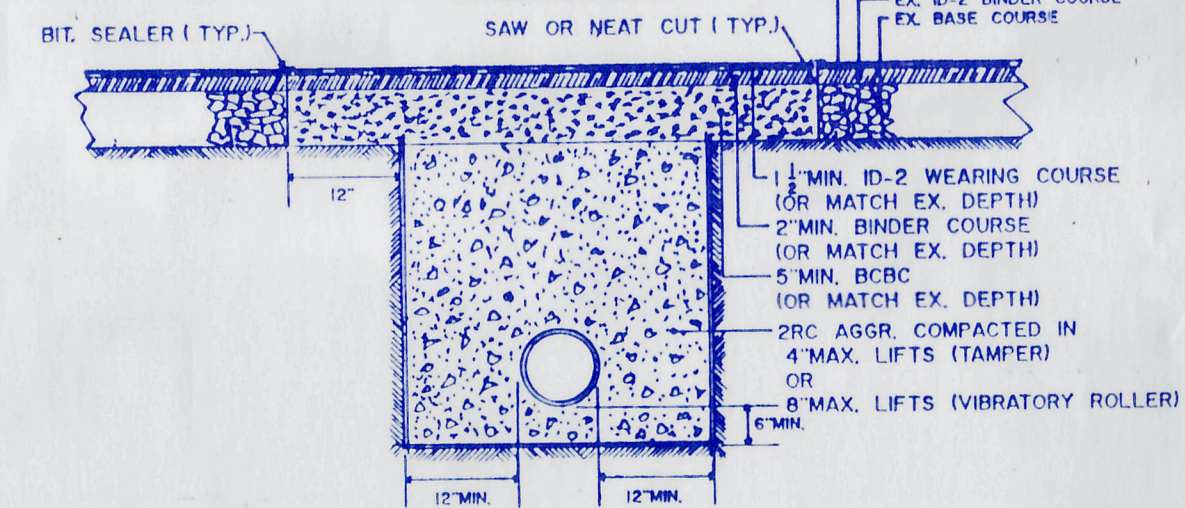


APRON LENGTH



NOTE: Maintenance and protection of traffic during construction to be in accordance with Penn DOT Publication 203, Figs. 7 & 24, Work Zone Traffic Control, (see details).

STATE HIGHWAY TRENCH BACKFILL & RESTORATION DETAIL



PROPOSED STORM PIPE PROFILE

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

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Rev. August 14, 1995 : no revision this sheet.
Rev. June 9, 1995 : no revision this sheet.
Rev. May 19, 1995 : per Township Engineer's review letter dated 5/8/95/PaDot review letter dated 5/4/95.
Rev. May 2, 1995 : Adding Landscaping Plan & Renumbering Sheets.
Rev. April 11, 1995 : per Township Engineer's review letter dated March 23, 1995.

Detail Sheet for
TWIN COUNTY CONSTRUCTION COMPANY, INC.
Lower Pottsgrove Township Montgomery County, PA
Surveyed and Engineered by
Conner and Smith Engineering, Inc.
358 Main Street Royersford, PA
March 17, 1995 Plan No. C-95-012
Sheet 5 of 5