

# FINAL LAND DEVELOPMENT & SUBDIVISION PLAN

# NEIGHBORHOOD HOSPITAL AND

# MEDICAL OFFICE BUILDING

## #1109 & #1107 GROSSER ROAD

## DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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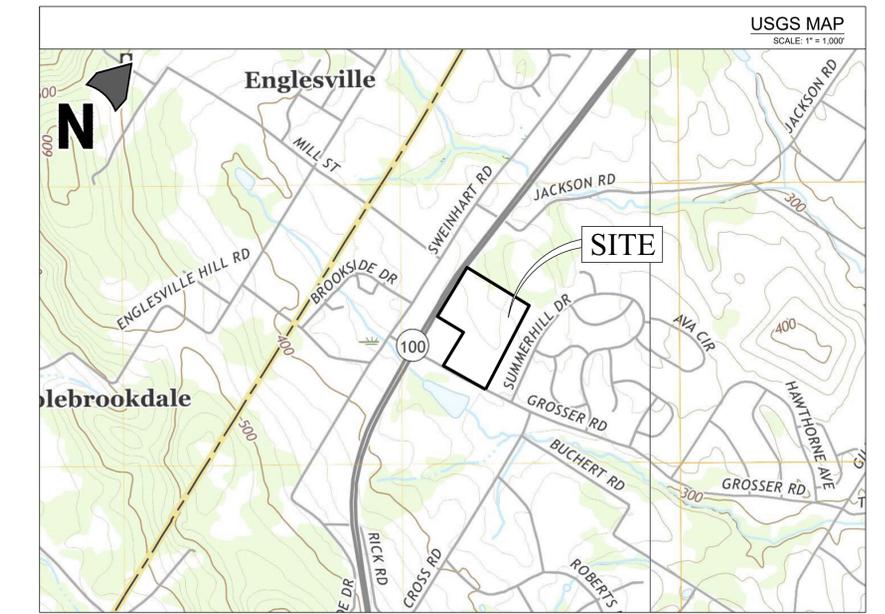
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NOTE: SHEETS MARKED WITH A(1) ARE TO BE RECORDED UPON FINAL APPROVAL. ALL GRAY SCALED SHEETS NOT INCLUDED IN CURRENT SET.

REV.	DATE	DESCRIPTION
1	2022-04-15	PER TOWNSHIP AND MCO COMMENTS
2	2022-04-15	PER TOWNSHIP AND MCO COMMENTS
3	2022-04-15	PROGRESS PRINT FOR CONTRACTOR
4	2022-11-18	PER MCO COMMENTS

**STEPHEN M. MCBREARTY**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE  
 No. 083946



**OWNER'S STATEMENT**  
 I, \_\_\_\_\_ OF **LEHIGH VALLEY HEALTH NETWORK REALTY HOLDING COMPANY, INC.** A PENNSYLVANIA LIMITED PARTNERSHIP, THE LEGAL OWNER OF TAX PARCEL(S) **APN #32-00-02536-00-6** HEREBY APPROVE AND ADOPT THE PLAN AND UNDERSTAND THIS PLAN COMPLIES WITH THE MUNICIPAL SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

**RECORDING NOTE**  
 THE OVERALL RECORD PLAN AND RECORD PLAN SHEETS OF THIS PLAN SET SHALL BE RECORDED WITH THIS PLAN AND IS HEREBY INCORPORATED BY REFERENCE.

**CORPORATE OWNER'S ACKNOWLEDGEMENT**  
 COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF MONTGOMERY  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THEMSELVES TO BE \_\_\_\_\_ OF **LEHIGH VALLEY HEALTH NETWORK REALTY HOLDING COMPANY, INC.** A CORPORATION THAT IS THE OWNER OF THIS LAND THAT THIS LAND DEVELOPMENT PLAN OF SAID CORPORATION'S LAND WAS MADE AT THE DIRECTION OF SAID CORPORATION, AND THAT DESIRED THAT THIS PLAN BE RECORDED AS ITS ACT AND DEED.

**PLAN PREPARER'S STATEMENT**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL RELATED DRAWINGS AND DOCUMENTS SUBMITTED HERewith, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY, AND ARE IN COMPLETE COMPLIANCE WITH, THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE DOUGLASS TOWNSHIP ZONING ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOR WHICH I ACCEPT FULL AND COMPLETE RESPONSIBILITY.

**STORMWATER MANAGEMENT PREPARER'S STATEMENT**  
 I, **STEPHEN MCBREARTY, PE**, ON THIS DATE **11/18/2022**, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DOUGLASS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE UNDERSIGNED AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.

**TOWNSHIP SUPERVISOR'S CERTIFICATION**  
 THE PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**LAND SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT AN ACTUAL FIELD SURVEY OF THIS TRACT OF LAND, FOR WHICH THE DEED IS RECORDED ON MONTGOMERY COUNTY DEED BOOK VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ WAS MADE BY ME OR UNDER MY SUPERVISION; THAT THIS PLAN CONFORMS IN ALL RESPECTS TO SAID SURVEY; THAT THIS PLAN AND ALL DRAWINGS BEARING MY SEAL ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE; THAT THE PERIMETER MONUMENTS REQUIRED BY SAID ORDINANCE WERE ACCURATELY PLACED.

**TOWNSHIP PLANNING AGENCY CERTIFICATION**  
 THE PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP PLANNING AGENCY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**PLANS PREPARED FOR**  
 APPLICANT:  
**LEHIGH VALLEY HEALTH NETWORK REALTY HOLDING COMPANY, INC.**  
 2100 MACK BOULEVARD  
 ALLENTOWN, PA 18105



**WAIVERS GRANTED**  
 THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND STORMWATER MANAGEMENT ORDINANCES WERE GRANTED AT THE OCTOBER 11, 2022 BOARD OF SUPERVISORS MEETING.

SECTION	DESCRIPTION
§305.4.B & 305.4.C	FROM SHOWING EXISTING FEATURES WITHIN 400 FEET OF THE PROPERTY
§411.8.A(1)	TO ALLOW RETENTION BASINS TO BE WITHIN 50 FEET OF A BUILDING.
§411.8.A(2)	TO ALLOW THE TOP OF THE BERM FOR INFILTRATION BASIN #1 TO BE LOCATED APPROXIMATELY 10 FEET FROM THE PROPOSED PROPERTY LINE OF LOT A, RATHER THAN 50 FEET
§ 415.3	TO PROVIDE LANDSCAPE ISLANDS LESS THAN 10' IN WIDTH AND LESS THAN 200 SQUARE FEET
§420-3.C.6	TO PROPOSE PERENNIALS/GRASSES NOT CURRENTLY ON THE TOWNSHIP PLANTING LIST DUE TO MINIMAL OPTIONS.
§420-4.B.1	FROM PROVIDING A BUFFER PLANTING AREA OF NOT LESS THAN 25 FEET IN WIDTH ALONG INTERNAL PROPERTY LINES.
§420-4.D	TO PROVIDE CANOPY TREES ALONG ROUTE 100 FRONTAGE (PARTIAL)
§ 420-5.C.4	TO PERMIT PLANTING ISLANDS TO HAVE AN AREA OF 180 SQUARE FEET RATHER THAN THE 400 SQUARE FEET.
§ 424.1.A	FROM PROVIDING SIDEWALKS ALONG BOTH SIDES OF STREETS AND ALONG COMMON DRIVEWAYS AND PARKING AREAS.
§425.1	TO WAIVER THE REQUIREMENT OF CONSTRUCTING CURB ALONG THE ADJACENT PUBLIC ROADWAYS.
§425.2	TO PERMIT CONCRETE CURB WITH A 6" REVEAL FOR COMMERCIAL DEVELOPMENT.
§ 410.B.	TO PERMIT 1.5 FEET BETWEEN THE TOP OF BERM ELEVATION AND TOP OF SPILLWAY ELEVATION FOR BASIN 1.
§ 410.I.	TO ALLOW SWM FACILITIES SIDE SLOPES AT A 3:1 SLOPE.

**LANDCORE**  
 PHILADELPHIA, PENNSYLVANIA 19101-0635  
 PHONE 816.886.9516  
 LANDCORECONSULTING.COM

PROJECT: NEIGHBORHOOD HOSPITAL AND MEDICAL OFFICE BUILDING  
 #1107 & #1109 GROSSER ROAD  
 DOUGLASS TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 APPLICANT: LEHIGH VALLEY HEALTH NETWORK REALTY HOLDING COMPANY, INC.  
 TITLE: COVER SHEET  
 DATE: 2022-04-01  
 SHEET: 1 OF 23 REV. No. 4  
**CL**