

DRIVEWAY SIGHT DISTANCE

1. ALL SIGHT DISTANCE OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE A MINIMUM OF 555 FEET OF SIGHT DISTANCE TO THE LEFT AND 570 FEET TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED ENTRY ROAD ONTO THE THROUGH HIGHWAY (GRAVEL PIKE). IN DETERMINING THE AVAILABLE SIGHT DISTANCE, THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10 FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE (FROM THE CURB LINE IF THE CURB IS PRESENT) AT AN EYE HEIGHT OF THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.

2. THE DESIRABLE SIGHT DISTANCES LISTED BELOW ARE TAKEN FROM THE SAFE SIGHT DISTANCE TABLES IN TITLE 67, PA CODE, CHAPTER 411.

3. THE MINIMUM ACCEPTABLE SIGHT DISTANCES LISTED BELOW ARE COMPUTED FROM THE SAFE STOPPING SIGHT DISTANCE (SSSD) FORMULA IN TITLE 67, PA CODE, CHAPTER 411, AS FOLLOWS:

WHERE:
 v = VELOCITY OF VEHICLE, MPH
 t = PERCEPTION TIME OF MOTORIST, 2.5 SECONDS
 f = WET FRICTION OF PAVEMENT, 0.30
 g = GRADE OF ROADWAY, FT/FT

4. A SUMMARY OF THE SIGHT DISTANCE REQUIREMENTS IS AS FOLLOWS:

POSTED SPEED LIMIT (UPPER RIDGE ROAD) = 45 MPH

	DESIRABLE	AVAILABLE
TO THE RIGHT:	570 FT.	600+ FT.
TO THE LEFT:	635 FT.	650+ FT.

ZONING DATA

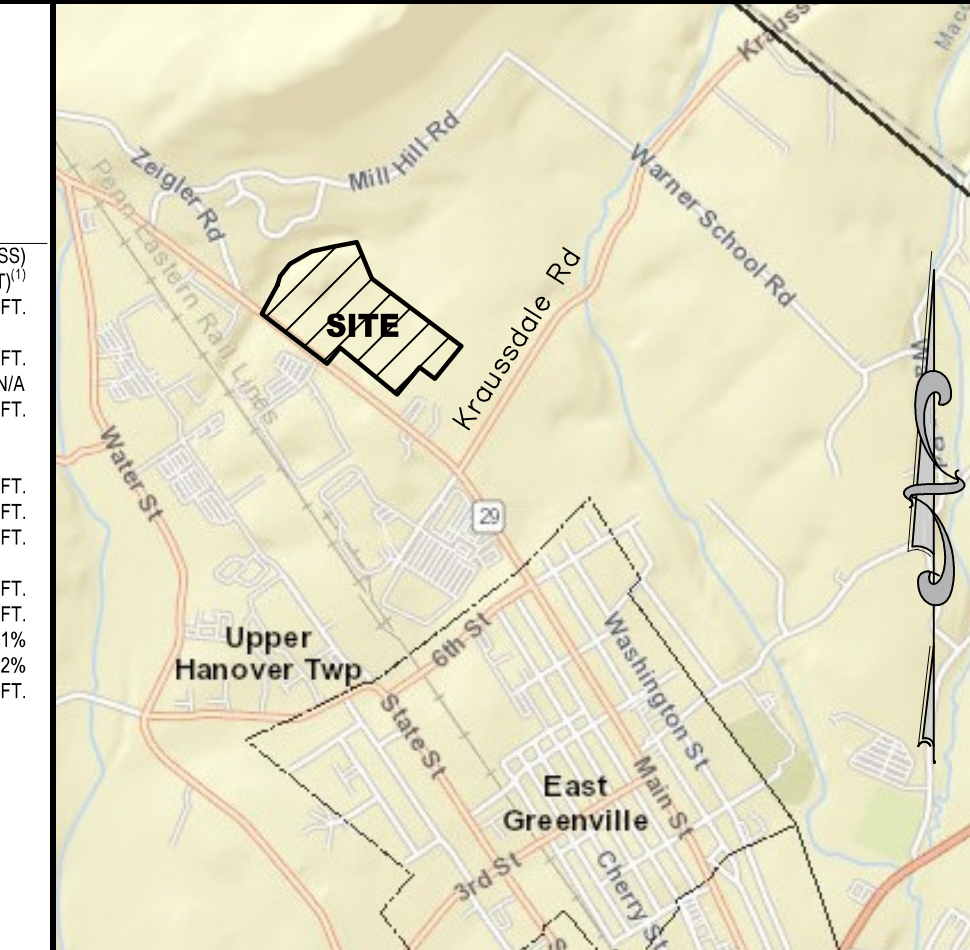
OBTAINED FROM THE UPPER HANOVER TOWNSHIP ZONING ORDINANCE OF 1997, ORDINANCE 97-1 CHAPTER 500, ARTICLE XVIII, AS AMENDED.

PROPOSED USE:
 PERMITTED BY CONDITIONAL USE PURSUANT TO SECTION 500-1801
 USES OF SIMILAR CHARACTER TO LISTED PERMITTED USES

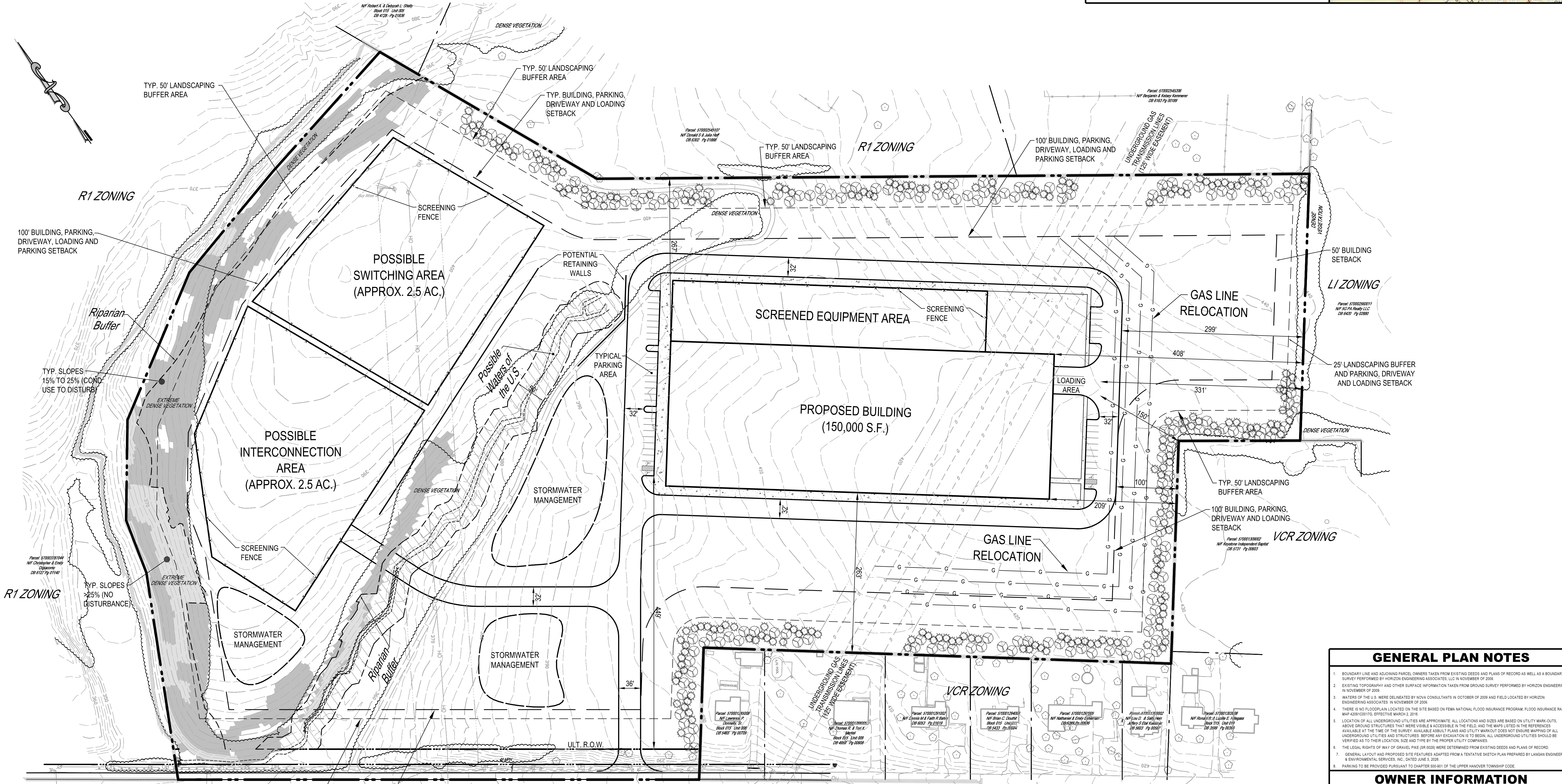
MINIMUM REQUIREMENTS	PERMITTED	PROVIDED
MINIMUM LOT AREA:	2 AC.	37.48 AC. (GROSS) 31.32 AC. (NET)
MINIMUM LOT WIDTH:	350 FT.	877 FT.
MINIMUM BUILDING SETBACK:		
FRONT YARD (FROM ULTIMATE RIGHT OF WAY):	65 FT.	263 FT.
SIDE & REAR YARD (ABUTTING NON-RES. USE OR ZONING):	50 FT.	N/A
SIDE & REAR YARD (ABUTTING RES. USE OR ZONING):	100 FT.	209 FT.
MINIMUM PARKING SETBACKS:		
FROM ULTIMATE RIGHT OF WAY:	65 FT.	449 FT.
FROM PROP. LINES (ABUTTING NON-RES. USE OR ZONING):	25 FT.	299 FT.
FROM PROP. LINES (ABUTTING RES. USE OR ZONING):	100 FT.	100 FT.
MINIMUM LOADING/SERVICE AREA SETBACK:		
FROM PROP. LINES (ABUTTING NON-RES. USE OR ZONING):	25 FT.	331 FT.
FROM PROP. LINES (ABUTTING RES. USE OR ZONING):	75 FT.	151 FT.
MAXIMUM BUILDING COVERAGE:	35%	11%
MAXIMUM IMPERVIOUS COVERAGE:	50%	42%
MAXIMUM BUILDING HEIGHT:	40 FT.	40 FT.

NOTES:
 (1) NET LOT AREA EXCLUDES RIGHT OF WAY OF ENTRY ROAD
 PROPERTY FRONTAGE = 855 FT.
 LOT DEPTH (AT NARROWEST POINT) = 770 FT.

SITE LOCATION MAP 1"=2000'



Note: These plans are not to be used for construction unless the plan contains a red stamp indicating 'issued for construction' by Horizon Engineering Associates, LLC. Horizon Engineering Associates, LLC shall assume no liability for construction performed from plans not containing this stamp.



GENERAL PLAN NOTES

- BOUNDARY LINE AND ADJOINING PARCEL OWNERS TAKEN FROM EXISTING DEEDS AND PLANS OF RECORD AS WELL AS A BOUNDARY SURVEY PERFORMED BY HORIZON ENGINEERING ASSOCIATES, LLC IN NOVEMBER OF 2009.
- EXISTING TOPOGRAPHY AND OTHER SURFACE INFORMATION TAKEN FROM GROUND SURVEY PERFORMED BY HORIZON ENGINEERING ASSOCIATES IN NOVEMBER OF 2009.
- WATERS OF THE U.S. WERE DELINEATED BY NOVA CONSULTANTS IN OCTOBER OF 2009 AND FIELD LOCATED BY HORIZON ENGINEERING ASSOCIATES IN NOVEMBER OF 2009.
- THERE IS NO FLOODPLAIN LOCATED ON THE SITE BASED ON FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 22018C0010, EFFECTIVE MARCH 2, 2010.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MARK LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THE LEGAL RIGHTS OF WAY OF GRAVEL PIKE (SR 1000) WERE DETERMINED FROM EXISTING DEEDS AND PLANS OF RECORD.
- GENERAL LAYOUT AND PROPOSED SITE FEATURES ADAPTED FROM A TENTATIVE SKETCH PLAN PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC. DATED JUNE 5, 2020.
- PARKING TO BE PROVIDED PURSUANT TO CHAPTER 500.901 OF THE UPPER HANOVER TOWNSHIP CODE.

OWNER INFORMATION

THE SUBJECT PARCEL IS IDENTIFIED BY THE FOLLOWING INFORMATION AS RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, MONTGOMERY COUNTY COURTHOUSE IN NORRISTOWN, PENNSYLVANIA.

TOWNSHIP: UPPER HANOVER COUNTY: MONTGOMERY

PARCEL NO.	DEED BOOK/PAGE	PARCEL AREA:
57-00-01282-002	DB 5732 PG 1234	37.4780 Ac. (BY SURVEY)

RECORD OWNER:
 HANOVER DEVELOPMENT LP
 P.O. BOX 785
 Gwynedd Valley, PA 19437-785

GRAVEL PIKE (S.R. 0029)

HORIZON ENGINEERING
 Civil Engineers | Land Surveyors | Landscape Architects
 428 Main Street • Pottsville, PA 17870 • Phone: 207.323.8870 • Fax: 207.323.8879
 www.horizoneng.com

SKETCH PLAN
 OF
PROPOSED DATA CENTER
 PREPARED FOR
HANOVER DEVELOPMENT LP
 UPPER HANOVER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: CDS
 DRAWING FILE NAME: Data Center Sketch 06-04-26
 PLAN ORIGINATOR DATE: 06-08-2026
 PLAN SCALE: 1"=80'
 PROJECT NUMBER: 1624
 SHEET NUMBER: 01 OF 01