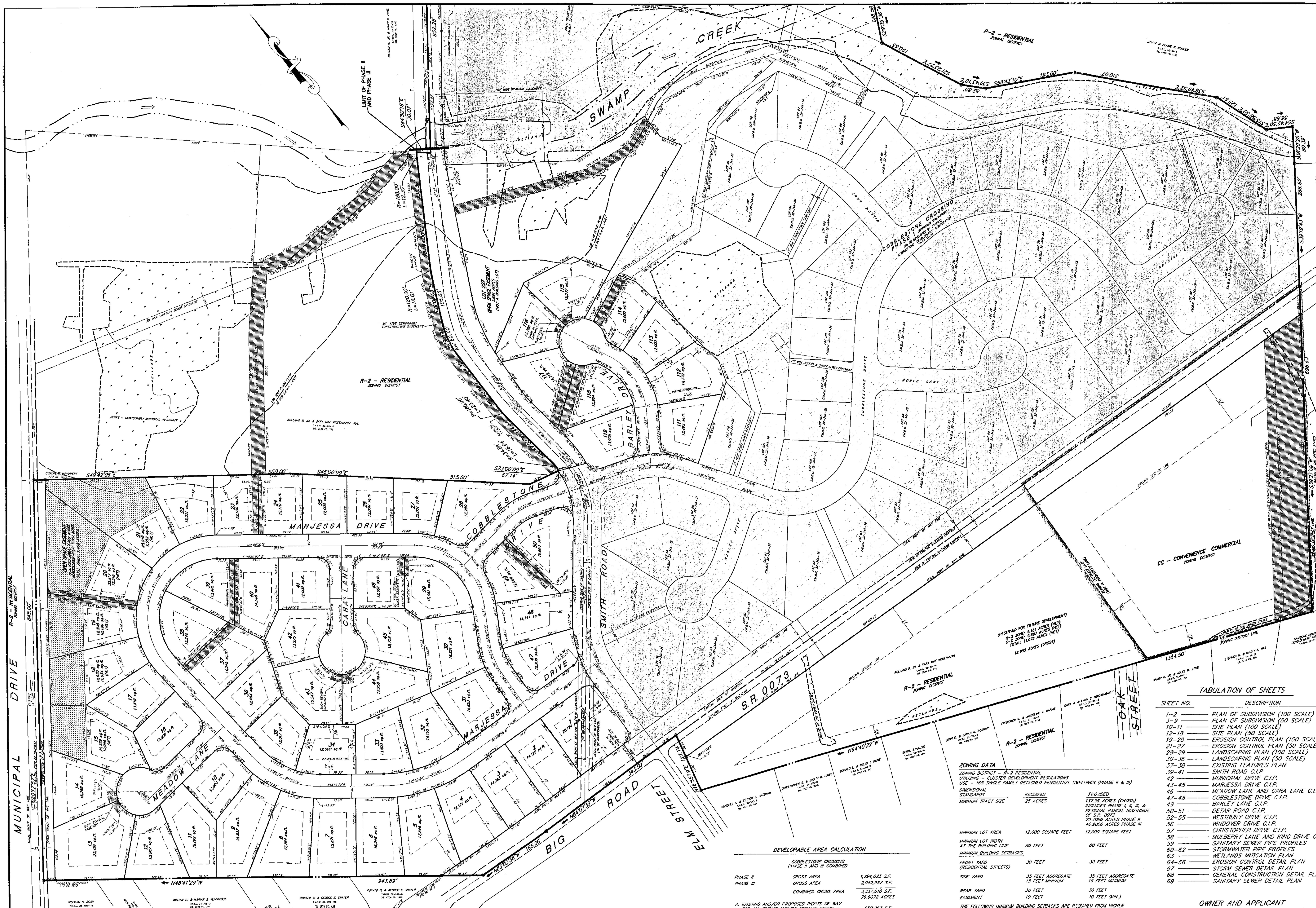

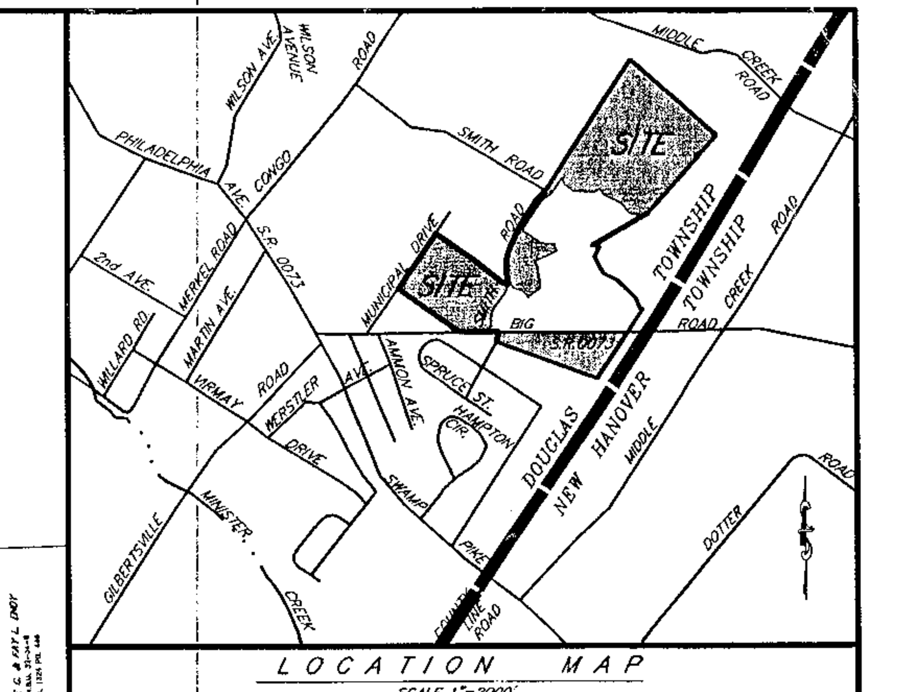

LOCATION MAP
SCALE 1"=2000'

Commonwealth of Pennsylvania
County of Montgomery

On the 21st day of Sept., 2004, before me the subscriber, a notary public of the Commonwealth of Pennsylvania, residing in Lower Providence, personally appeared Mark L. Stewart who acknowledges himself (themselves) to be the President of Nick & Les Inc. a corporation, and that as such being authorized to do so, he executed the foregoing plan by signing the name of the said corporation by himself as that the said corporation is the owner of the land shown hereon. All necessary approvals of this plan have been obtained and are endorsed thereon and that the said corporation desires that this plan be duly recorded.

Thomas P. Mastrocola
Notary Public

NOTARIAL SEAL
THOMAS P. MASTROCOLA, Notary Public
Lower Providence Twp., Montgomery Co.
My Commission Expires March 25, 2007

My Commission Expires

I, Mark L. Stewart, acknowledge myself to be the President of NICK & LES, INC., a corporation, and that as such being authorized to do so, certify that the corporation is the sole registered owner of the land herein subdivided and that there are no suits pending affecting the title of the same and that I do hereby adopt this plan and desire the same to be recorded. I do further save the Township harmless and indemnify the Township of Douglass against any liability or loss resulting from the subdivision or development of this plat for whatever reason present or future.

Corporate Official — Office

Surveyor's Certification

I hereby certify that the plan shown and described hereon, as well as all other drawings which are a part of the plan set, are true and correct to the accuracy required by the Douglass Township Subdivision and Land Development Ordinance, and were prepared by me or under my direction for which I accept full responsibility, and represents a field survey performed by me or under my direction. The existing perimeter monuments shown hereon have been located as part of the survey and all other proposed perimeter monuments shall be set.

Alan C. Breyer — 9/17/04 Date — Registration No. 022706-E

Township Supervisor's Certification

This plan has been approved by the Douglass Township Board of Supervisors this ___ day of ___

Chairman — Attested: Secretary

Township Planning Agency Certification

This plan has been approved by the Douglass Township Planning Agency this ___ day of ___ 19__.

Chairman — Attested: Secretary

Wetlands Certification

I do hereby certify that the delineation of the wetlands shown on this plan are in accordance with the findings of my field investigation and that I have determined these limits based upon the U.S. Corps of Engineers guidelines.

Del Val Soil & Environmental Consultants, Inc. — 9-21-04 Date

MCPC No. #99-471-1

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date ___

For the Director
Montgomery County Planning Commission

TABULATION OF SHEETS

SHEET NO.	DESCRIPTION
1–2	PLAN OF SUBDIVISION (100 SCALE)
3–9	PLAN OF SUBDIVISION (50 SCALE)
10–11	SITE PLAN (100 SCALE)
12–18	SITE PLAN (50 SCALE)
19–20	EROSION CONTROL PLAN (100 SCALE)
21–27	EROSION CONTROL PLAN (50 SCALE)
28–29	LANDSCAPING PLAN (100 SCALE)
30–36	LANDSCAPING PLAN (50 SCALE)
37–38	EXISTING FEATURES PLAN
39–41	SMITH ROAD C.I.P.
42	MUNICIPAL DRIVE C.I.P.
43–45	MARJESSA DRIVE C.I.P.
46	MEADOW LANE AND CARA LANE C.I.P.
47–48	COBBLESTONE DRIVE C.I.P.
49	BARLEY LANE C.I.P.
50–51	DETAR ROAD C.I.P.
52–55	WESTBURY DRIVE C.I.P.
56	WINDOVER DRIVE C.I.P.
57	CHRISTOPHER DRIVE C.I.P.
58	MULBERRY LANE AND KING DRIVE C.I.P.
59	SANITARY SEWER PIPE PROFILES
60–62	STORMWATER PIPE PROFILES
63	WETLANDS MITIGATION PLAN
64–66	EROSION CONTROL DETAIL PLAN
67	STORM SEWER DETAIL PLAN
68	GENERAL CONSTRUCTION DETAIL PLAN
69	SANITARY SEWER DETAIL PLAN

ZONING DATA

ZONING DISTRICT – R-2 RESIDENTIAL
UTILIZING – CLUSTER DEVELOPMENT REGULATIONS
USE – 165 SINGLE FAMILY DETACHED RESIDENTIAL DWELLINGS (PHASE II & III)

DIMENSIONAL STANDARDS	REQUIRED	PROVIDED
MINIMUM TRACT SIZE	25 ACRES	137.96 ACRES (GROSS) INCLUDES PHASE I, II, III, & RESIDUAL PARCEL SOUTHSIDE OF S.R. 0073 29.7066 ACRES PHASE II 46.9006 ACRES PHASE III
MINIMUM LOT AREA	12,000 SQUARE FEET	12,000 SQUARE FEET
MINIMUM LOT WIDTH AT THE BUILDING LINE	80 FEET	80 FEET
MINIMUM BUILDING SETBACKS		
FRONT YARD (RESIDENTIAL STREETS)	30 FEET	30 FEET
SIDE YARD	35 FEET AGGREGATE 15 FEET MINIMUM	35 FEET AGGREGATE 15 FEET MINIMUM
REAR YARD	30 FEET	30 FEET
EASEMENT	10 FEET	10 FEET (MIN.)
THE FOLLOWING MINIMUM BUILDING SETBACKS ARE REQUIRED FROM HIGHER CLASSIFICATION CLASSIFICATION STREETS, REGARDLESS OF YARD		
FEEDER STREET	30 FEET	N/A
COLLECTOR STREET	50 FEET	50 FEET (SMITH ROAD)
CONTROLLED, SEMI-CONTROLLED OR LIMITED ACCESS	75 FEET	75 FEET (BIG ROAD)
MAXIMUM BUILDING COVERAGE	14.11 ACRES 18 PERCENT	7.50 ACRES 9.56 PERCENT
OPEN SPACE REQUIREMENTS		
OPEN SPACE	15 PERCENT 20.69 AC.	31.214 AC.
OPEN SPACE (OUTSIDE OF FLOODPLAIN)	50 PERCENT OF TOTAL 10.345 ACRES	11.268 AC.
OPEN SPACE (IN FLOODPLAIN)	50 PERCENT OF TOTAL 10.345 ACRES	19.946 ACRES
PARKING	2 SPACES/LOT (OFF STREET)	2 SPACES/LOT (OFF STREET)

LINEAL FEET OF NEW STREETS: 10,310'
LINEAL FEET OF STREETS TO BE WIDENED: 1,200'

DEVELOPABLE AREA CALCULATION

COBBLESTONE CROSSING
PHASE II AND III COMBINED

PHASE II	GROSS AREA	1,294,023 S.F.
PHASE III	GROSS AREA	2,042,987 S.F.
	COMBINED GROSS AREA	3,337,010 S.F. 76.6072 ACRES

A. EXISTING AND/OR PROPOSED RIGHTS OF WAY FOR ALL PUBLIC AND/OR PRIVATE ROADS = 650,067 S.F.

B. ALL OVERHEAD AND UNDERGROUND UTILITY EASEMENTS AND/OR RIGHTS OF WAYS.
1. EXISTING OVERHEAD UTILITY EASEMENT = 83,164 S.F.

C. SOILS WITH SLOPES OF FIFTEEN PERCENT (15%) OR GREATER AS DEFINED BY THE SOIL SURVEY OF MONTGOMERY COUNTY 1967 = 0 S.F.

D. ALL ALLUVIAL SOIL FLOOD PLAIN OR THE EXTENT OF THE ONE-HUNDRED (100) YEAR FLOOD PLAIN = 89,458 S.F.

TOTAL EXCEPTIONS: (A+B+C+D) =	822,689 S.F.
GROSS AREA =	3,337,010 S.F.
(MINUS) EXCEPTIONS =	822,689 S.F.
DEVELOPABLE AREA =	2,514,321 S.F.
	2,514,321/15,000
ALLOWABLE LOTS =	167.62

WAIVERS GRANTED

FROM THE DOUGLASS TOWNSHIP – SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED.

NUMBER	SECTION	DESCRIPTION
1	407.1.B(2)	TANGENT LENGTHS BETWEEN HORIZONTAL CURVES ON MARJESSA DRIVE
2	426.1	TEN FOOT (10') SETBACK FROM EASEMENT FOR LOTS 37,39, & 114 – REDUCE TO A FIVE FOOT (5') SETBACK
3	434	STREET LIGHTING SMITH AND DETAR ROADS
4	424	SIDEWALKS ALONG BOTH SIDES OF [illegible]
5	424	SIDEWALKS ALONG THE FRONTAGE OF BIG ROAD (S.R. 0073)

OWNER AND APPLICANT

NICK & LES, INC.
C/O STEWART & CONTI DEVELOPMENT CO.
3130 MILL ROAD
FAIRVIEW VILLAGE, PA 19403

TAX MAP 32, BLOCK 33, UNIT 050
TAX PARCEL NO. 32 00 06324 106
DEED BOOK 5408, PAGE 0642

REV. 9-16-04: ADDED NOTE #21 TO SHEET 2
REV. 11-6-02: GENERAL
REV. 9-18-01: ADD TEMP. CONST. EASEMENT & MODIFY DRAINAGE EASEMENT
REV. 8-15-00: GENERAL
REV. 1-24-00: TWP. ENG. LTR. 1-10-00 SWR. AUTH. ENG. LTR. 12-27-99
REV. 12-21-99: COMPLIANCE WITH PHASE 1 REVISIONS

PLAN OF SUBDIVISION OF COBBLESTONE CROSSING PHASE II AND PHASE III

PREPARED FOR

STEWART & CONTI DEVELOPMENT COMPANY

SITUATE IN

DOUGLASS TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

SCALE: 1"=100' (0 50 100 200)

OCTOBER 25, 1999
JOB No. 98132
FILE: 98132SH1.DPB

URWILER & WALTER, INC.
SUMNEYTOWN, PA. 18084

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ALAN C. BREYER SURVEYOR 22706-E

SHEET 1 of 69