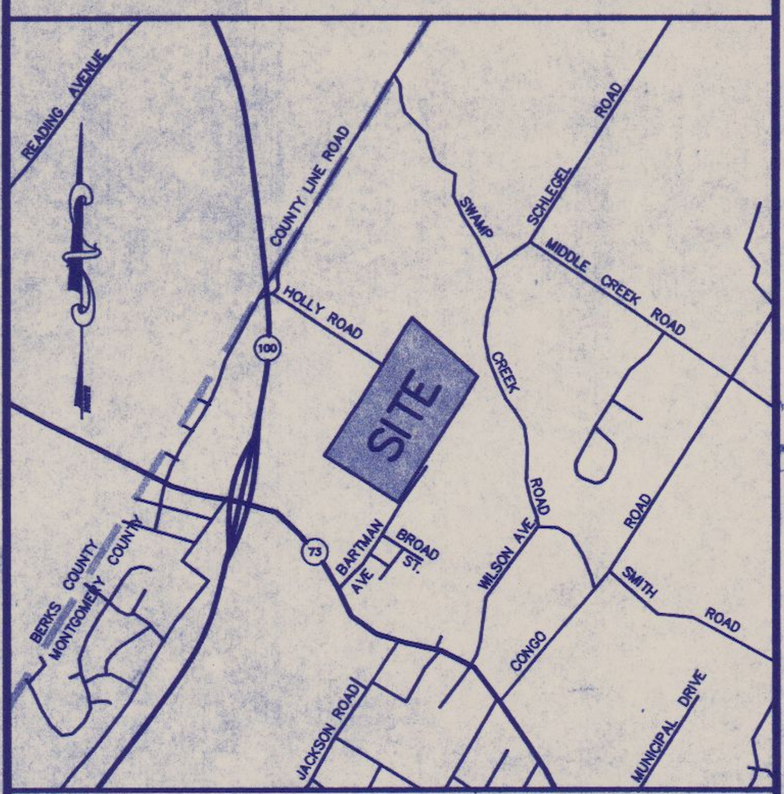
SITE LOCATION MAP 1"=2000'



TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:

DOUGLASS TOWNSHIP

RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL NO.	BLOCK/UNIT	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
32-00-05808-001	31/12	5346/0617	DANNY JAKE CORP. NORTH CROSSING APTS. 3625 WELSH ROAD WILLOW GROVE, PA 19090	52.58 Ac.

ZONING SUMMARY

A. ZONING CLASSIFICATION: "R-2" RESIDENTIAL DISTRICT
B. PROPOSED USE: SINGLE-FAMILY CLUSTER DEVELOPMENT (ARTICLE 7)
C. "R-2" DISTRICT SUMMARY (FOR SINGLE-FAMILY CLUSTER DEVELOPMENT)

REQUIREMENT	ALLOWED/REQUIRED	ACTUAL/PROPOSED
MINIMUM LOT AREA:	12,000 S.F.	12,000 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	80 FT.	80 FT.
FRONT YARD RESTRICTION:	30 FT. (RESIDENTIAL STREET)	30 FT.
	50 FT. (COLLECTOR STREET)	50 FT.
SIDE YARD RESTRICTION (EACH):	15 FT.	15 FT.
SIDE YARD RESTRICTION (AGGREGATE):	35 FT.	35 FT.
REAR YARD RESTRICTION:	30 FT.	30 FT.
MAXIMUM BUILDING COVERAGE:	18 %	< 18 %
MAXIMUM BUILDING HEIGHT:	35 FT.	< 35 FT.
MAXIMUM IMPERVIOUS COVERAGE:	N/A	N/A
MAXIMUM DENSITY:	104 UNITS	99 UNITS
MINIMUM TRACT SIZE:	25 AC.	52.6 AC.
MINIMUM OPEN SPACE:	7.89 AC.	10.15 AC.

D. DEVELOPABLE ACREAGE CALCULATION:

GROSS TRACT AREA (TO TITLE LINE):	52.58 AC.
SUBTRACT EXISTING R/W:	0.0 AC.
SUBTRACT PROPOSED R/W:	8.7764 AC.
SUBTRACT UTILITY EASEMENTS:	1.2908 AC.
SUBTRACT STEEP SLOPES (>15%):	1.4622 AC.
SUBTRACT ALLUVIAL SOILS:	4.9710 AC.
TOTAL DEVELOPABLE ACREAGE:	36.0756 AC.

E. MAXIMUM DENSITY CALCULATION:

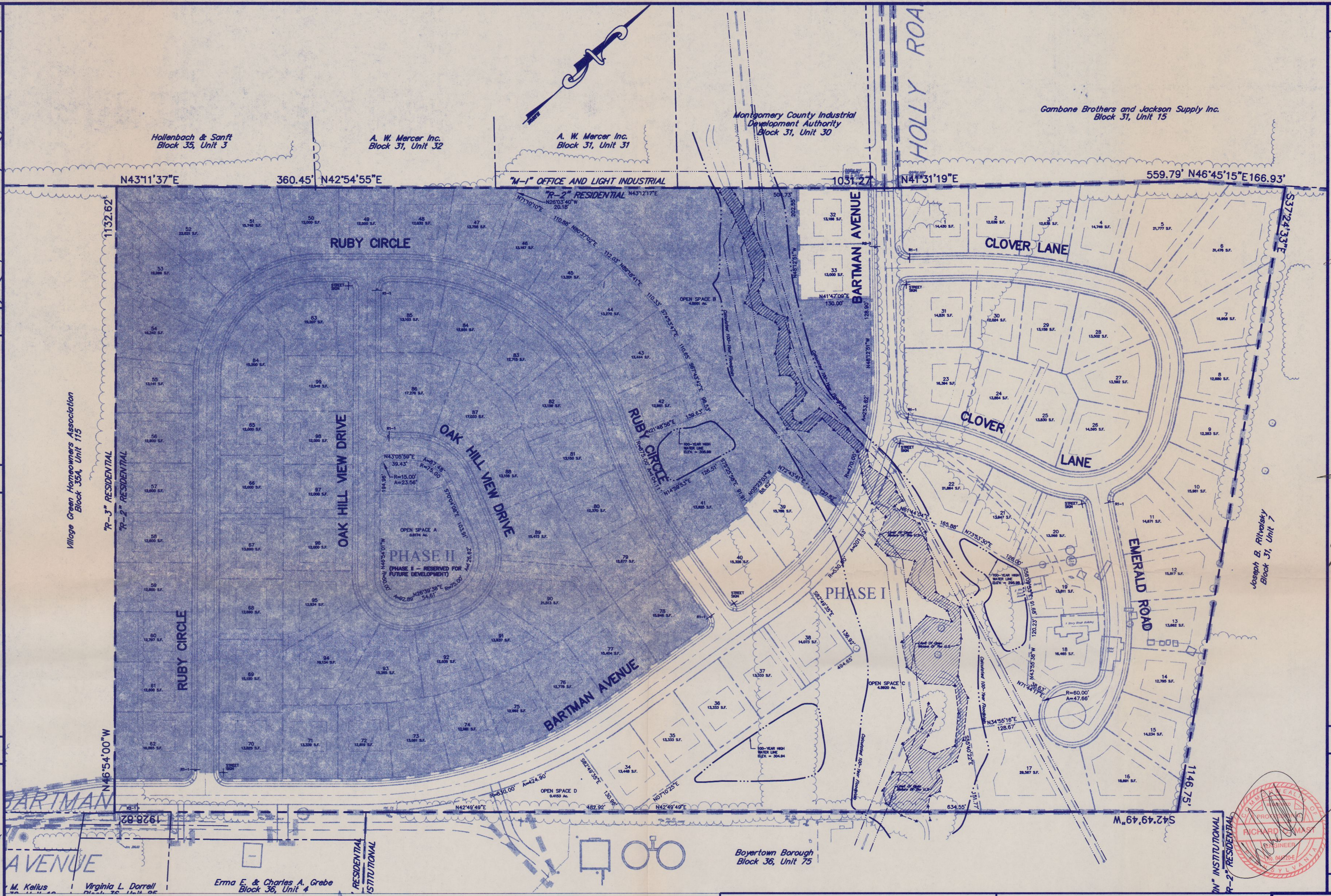
TOTAL DEVELOPABLE ACREAGE (SEE ABOVE):	36.0756 AC.
DIVIDE BY 15,000 S.F.:	
MAXIMUM PERMITTED DWELLING UNITS:	104.76 LOTS
PROPOSED DWELLING UNITS:	99 LOTS

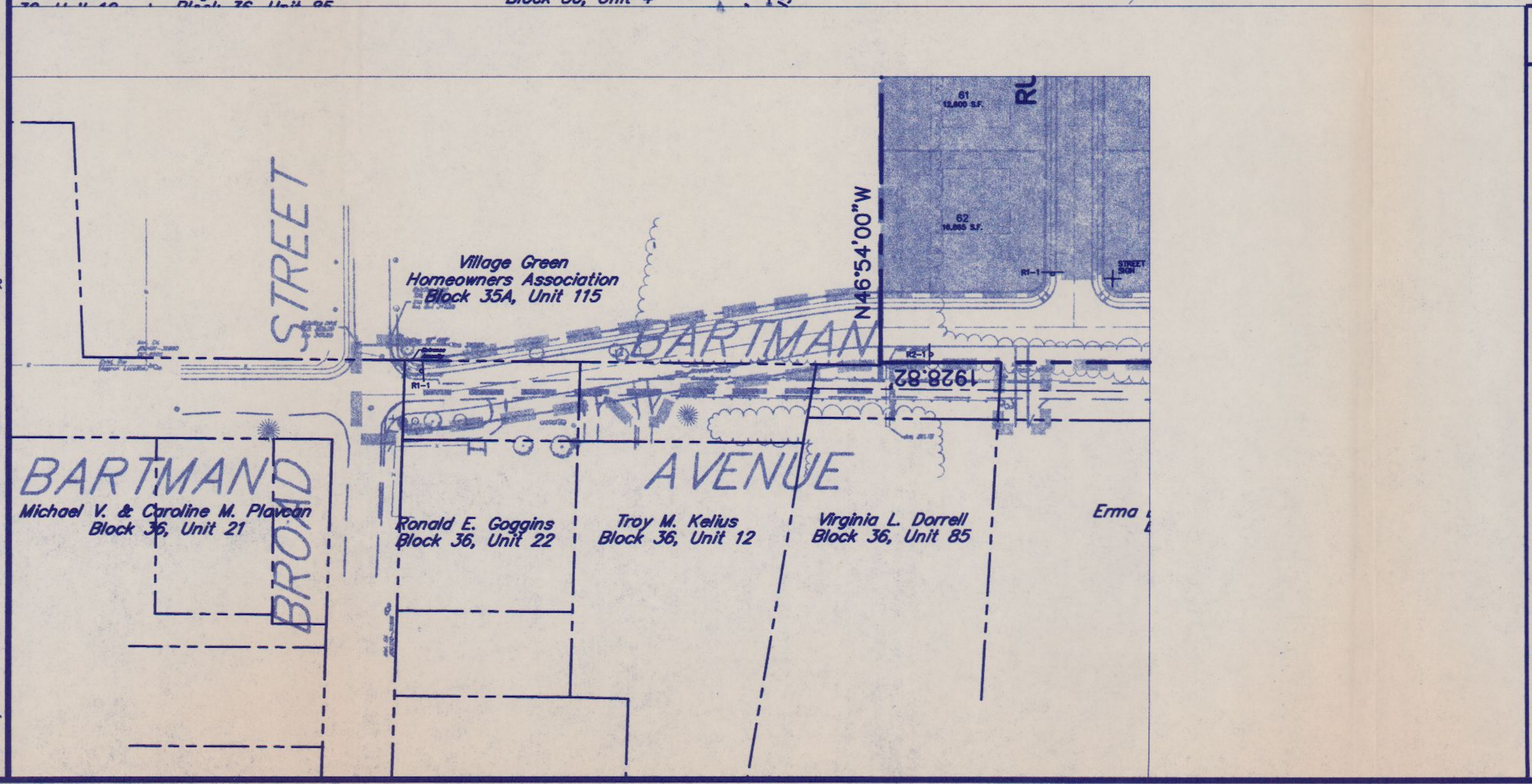
F. OPEN SPACE TABULATION:

GROSS TRACT AREA:	52.58 AC.
MINIMUM REQUIRED OPEN SPACE (15% GROSS TRACT)	7.8870 AC.
PROVIDED OPEN SPACE:	10.1501 AC.

GENERAL NOTES

1. TITLE LINE INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY BY EDWARD M. HUBER, P.L.S. COMPLETED IN JANUARY 2001.
2. TOPOGRAPHY AND ELEVATION DATA SHOWN HEREON IS ESTABLISHED FROM AN ON SITE SURVEY PERFORMED BY EDWARD HUBER, P.L.S.
   BENCHMARK:
   VERTICAL DATUM BASED USGS MARKER LOCATED ON THE NORTH ABUTMENT OF A A BRIDGE ON T-671, BETWEEN T-837 AND T-648, HAVING AN ELEVATION OF 504.366 AND TIED TO THE B.M.M.A. SANITARY SANITARY SEWER SYSTEM.
3. WETLANDS SHOWN HEREON WERE FIELD DELINEATED AND VERIFIED BY NOVA CONSULTANTS, LTD. IN JANUARY 2001, AND SURVEY LOCATED BY RICHARD C. MAST ASSOCIATES, P.C., IN JANUARY 2001.
4. ALL PROPOSED ROADWAYS ARE HEREBY OFFERED FOR DEDICATION TO DOUGLASS TOWNSHIP.
5. NO PLANTINGS, TREES OR STRUCTURES SHALL BE PERMITTED WITHIN THE PROPOSED SANITARY SEWER, STORM SEWER OR WATER EASEMENTS. EASEMENTS CROSSING NEW LOTS SHALL BE MAINTAINED AS LAWN AREA BY THE HOMEOWNER.
6. ALL INTERIOR ROADS SHALL HAVE CURBING. SIDEWALK SHALL BE PROVIDED AS SHOWN ON THE PLANS. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS OF ROADS AND SIDEWALKS.
7. ALL PROPOSED LOTS WILL BE SERVED WITH PUBLIC SEWER SERVICE TO BE PROVIDED BY BERKS-MONTGOMERY MUNICIPAL AUTHORITY.
8. ALL PROPOSED LOTS WILL BE SERVED WITH PUBLIC WATER SERVICE TO BE PROVIDED BY BOYERTOWN WATER AUTHORITY.
9. GAS, ELECTRIC, TELEPHONE AND CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
10. CONCRETE MONUMENTS SHALL BE SET AS SHOWN ON PLANS. ALL OTHER LOT CORNERS WILL BE PINNED AT THE COMPLETION OF FINAL GRADING.
11. OPEN SPACE "A" CONTAINS A TOT LOT AND PLAY FIELD FOR ACTIVE OPEN SPACE PURPOSES. THE TOT LOT SHALL CONTAIN LOW-MAINTENANCE PLAY EQUIPMENT WITH A SITTING AREA FOR SUPERVISION. THE PLAY AREA SHALL BE CONFINED BY A GATED FENCE WITH A MINIMUM HEIGHT OF THREE FEET. THE PLAY FIELD SHALL BE MAINTAINED LAWN WITH A MAXIMUM SLOPE OF THREE PERCENT.
12. ALL OPEN SPACE IS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
13. EACH LOT WITHIN THE DEVELOPMENT SHALL BE PROVIDED WITH A LAMP CONTROLLED BY A PHOTO CELL SWITCH AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN.
14. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT WATER DETENTION BASIN, BASIN OUTLET STRUCTURES, AND PIPES WHICH ARE LOCATED ON HIS PROPERTY. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES, OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP.
15. PARKING WILL BE FACILITATED BY TWO OFF-STREET PARKING SPACES FOR EACH PROPOSED DWELLING UNIT.
16. FLOODPLAIN DELINEATION SHOWN HEREON AS CALCULATED 100-YEAR FLOODPLAIN WAS CALCULATED BY RICHARD C. MAST ASSOCIATES, P.C.
17. ALL PROPOSED SANITARY SEWER EASEMENTS SHALL BE EXCLUSIVELY BERKS MONTGOMERY MUNICIPAL AUTHORITY SANITARY SEWER EASEMENTS.
18. PHASE I (40 LOTS) IS TO BE RECORDED AS DELINEATED ON THIS PLAN. NO IMPROVEMENTS ARE TO BE CONSTRUCTED WITHIN PHASE II (59 LOTS) UNTIL ALL APPROVALS AND PERMITS ARE ACQUIRED.





RECORDING ACKNOWLEDGEMENTS

ON THE ____________ DAY OF ______________, 200____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ________________, PERSONALLY APPEARED WAYNE ROSEN, WHO ACKNOWLEDGES HIMSELF TO BE THE TO BE THE PRESIDENT OF DANNY JAKE CORP., A PENNSYLVANIA CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT BY SIGNING THE NAME OF THE SAID CORPORATION BY HIMSELF AND 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 RECORDED.

NOTARY PUBLIC ____________ MY COMMISSION EXPIRES ____________

I, WAYNE ROSEN, ACKNOWLEDGE MYSELF TO BE THE PRESIDENT OF DANNY JAKE CORP., 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 THE 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 SUB-DIVISION OR DEVELOPMENT OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

ATTEST ____________ WAYNE ROSEN, PRESIDENT

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 BE 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.

DATE 02/19/02 ____________ EDWARD M. HUBER, P.L.S.

THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS 19 DAY OF Feb 2002.

CHAIRMAN ____________ ATTESTED: SECRETARY ____________

THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP PLANNING AGENCY THIS 18th DAY OF July, 2001.

CHAIRMAN ____________ ATTESTED: SECRETARY ____________

I DO HEREBY CERTIFY THE 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.

JOHN F. SZCZEPANSKI, Ph.D. ____________ DATE 2-2002

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN NORRISTOWN, PENNSYLVANIA, THE PLAN BOOK A-60, PAGE 372-376 ON THE 25th DAY OF APRIL 2002.

MCPC No. 97-0300-004

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

ACT 287 NOTIFICATION

THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996)
1-800-242-1776
SITE SERIAL NO. 0570027 / 0121210 / 0161259

ATTENTION ALL CONTRACTORS: LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM THE UTILITY COMPANY RECORDS AND OR ABOVE GROUND INSPECTION OF SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3 NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RICHARD C. MAST ENGINEER No. 044720-E

RECORD PLAN 1 OF 5

WAIVERS GRANTED:

THE FOLLOWING WAIVERS WERE GRANTED BY THE DOUGLASS TOWNSHIP SUPERVISORS ON MAY 7, 2001, FROM THE FOLLOWING SECTIONS OF THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO FACILITATE THE DESIGN DEPICTED ON PLANS CONTAINED HEREIN.

1. A WAIVER OF SECTION 406.6.B. STREETS WHICH LOOP BACK TO THEMSELVES TO CONSTRUCT OAK HILL VIEW DRIVE.
2. A WAIVER OF SECTION 407.1.A(3) STREET ALIGNMENT, HORIZONTAL CURVATURE TO CONSTRUCT OAK HILL VIEW DRIVE WITH CURVE RADIUS LESS THAN THE 150 FEET MINIMUM REQUIRED.
3. A WAIVER OF SECTION 407.1.B(2) STREET ALIGNMENT, HORIZONTAL CURVATURE TO CONSTRUCT RUBY CIRCLE AND CLOVER LANE WITH REVERSE CURVES LESS THAN 100 FEET MINIMUM SEPARATION REQUIRED.
4. A WAIVER OF SECTION 407.1.D STREET ALIGNMENT, HORIZONTAL CURVATURE TO CONSTRUCT PROPOSED BARTMAN AVENUE, OAK HILL VIEW DRIVE AND CLOVER LANE WITH A CENTERLINE STRAIGHT COURSE AT INTERSECTIONS LESS THAN 100 FEET MINIMUM REQUIRED.
5. A WAIVER OF SECTION 407.2.A STREET ALIGNMENT, VERTICAL CURVATURE TO CONSTRUCT PROPOSED BARTMAN AVENUE WITH VERTICAL CURVES LESS THAN 50 FEET MINIMUM OF VERTICAL CURVE FOR EACH ONE PERCENT OF GRADE CHANGE.
6. A WAIVER OF SECTION 410.7.D DRIVEWAY INTERSECTION TO CONSTRUCT DRIVEWAYS ALONG PROPOSED BARTMAN AVENUE AND OAK HILL VIEW DRIVE WITH CLEAR SIGHT TRIANGLES EXCEEDING 6 PERCENT MINIMUM GRADE.
7. A WAIVER OF SECTION 424.1.A SIDEWALK LOCATION, WHERE REQUIRED TO CONSTRUCT SIDEWALK ALONG THE EASTERLY SIDE OF PROPOSED BARTMAN ROAD AND ALONG THE INTERIOR OF OAK HILL VIEW DRIVE, NOT BOTH SIDES OF THE STREET AS REQUIRED.

(WAIVER GRANTED ON OCTOBER 2, 2000 BY THE BOARD OF SUPERVISORS):

8. A WAIVER OF SECTION 405 STREET DESIGN STANDARDS TO CONSTRUCT PROPOSED BARTMAN ROAD AT A WIDTH OF 32 FEET.

(DISCRETIONARY CONSIDERATIONS OF THE ZONING ORDINANCE BY THE BOARD OF SUPERVISORS):

1. SECTION 708 LIGHTING FACILITIES POST LAMPS CONTROLLED BY PHOTO CELL SWITCH AT EACH LOT AS AN ALTERNATIVE TO STANDARD STREET LIGHTING. INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE COST AND MAINTENANCE.

OPEN SPACE TABULATION

GROSS TRACT AREA:			52.58 AC.
MINIMUM REQUIRED OPEN SPACE (15% GROSS TRACT)			7.8870 AC.
OPEN SPACE:			
A			0.8174 AC.
B			4.5081 AC.
C			4.8920 AC.
D			0.4153 AC.
TOTAL PROVIDED OPEN SPACE:			10.6328 AC.
	(WITHIN OPEN SPACE)		
FLOODPLAIN	4.2596 AC.	(100%)	4.2596 AC.
STEEP SLOPES	0.7694 AC.	(100%)	0.7694 AC.
DETENTION BASIN	0.9292 AC.	(50%)	0.4646 AC.
OPEN SPACE (INCLUDING F.P./S.S./BASIN)			5.4936 AC.
MINIMUM REQUIRED OPEN SPACE (50% WITHOUT F.P./S.S./BASIN)		+	3.9435 AC.
MINIMUM REQUIRED OPEN SPACE (INCLUDING F.P./S.S./BASIN)			9.4371 AC.

SIGN SCHEMATICS

MASTER SUBDIVISION PLAN – PHASE I

PREPARED AS PART OF

SHEFFIELD

PREPARED FOR

DANNY JAKE CORPORATION

SITE SITUATE IN

DOUGLASS TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

No.	REVISIONS	
8	Added Phase Line - 40 Lots	February 18, 2002
7	ADDED PHASE LINE - 50 Lots	NOVEMBER 16, 2001
6	REVISED PER INHOUSE REVIEW	OCTOBER 31, 2001
5	REVISED PER MISCELLANEOUS COMMENTS	OCTOBER 5, 2001
4	REVISED PER SANITARY SEWER AND MCCD COMMENTS	SEPTEMBER 6, 2001
3	REVISED PER MISCELLANEOUS COMMENTS	JULY 23, 2001
2	REVISED PER SANITARY & WATER REVIEW LETTERS	JUNE 18, 2001
1	REVISED PER TOWNSHIP REVIEW LETTERS DATED: 2/13/01 & 3/13/01	MARCH 28, 2001
	PLAN ORIGINATION DATE	JANUARY 12, 2001

Richard C. Mast Associates, P.C.
Consulting Engineers

656 Harleysville Pike
Post Office Box 117
Lederach, PA 19450-0117
Phone: (215) 513-2100
Fax: (215) 513-2101

Graphic Scale: 100 0 50 100 200 300

DRAFTED BY	CHECKED BY	DRAWING SCALE	SHEET NUMBER
R.A.F.	K.K.S.	1"=100'	1 OF 33
PROJECT NO. 1171	DRAWING 1171MSUB		