

CONTACTS

TOWNSHIP
UPPER GWYNEDD TOWNSHIP
1 PARKSIDE PLACE
NORTH WALES, PA 19454
PHONE: (215) 699-7777

TOWNSHIP ENGINEER
REMINGTON & VERNICK ENGINEERS
922 FAYETTE STREET
CONSHOHOCKEN, PA 19428
PHONE: (610) 940-1050

SANITARY SEWER
TOWNSHIP PUBLIC WORKS DEPARTMENT
UPPER GWYNEDD TOWNSHIP
1 PARKSIDE PLACE
NORTH WALES, PA 19454
PHONE: (215) 699-7777

WATER
NORTH WALES WATER AUTHORITY
200 WEST WALNUT STREET
NORTH WALES, PA 19454
PHONE: (215) 699-4836

ELECTRIC AND GAS
PHILADELPHIA ELECTRIC COMPANY
BUCKS/MONT REGION CONTRACTOR AND BUILDER
SERVICES
400 PARK AVENUE
WARMINSTER, PA 18974
PHONE: (215) 956-3270
FAX: (215) 956-3240

LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- R.O.W. LINE
- BUILDING SETBACK
- PROPOSED MONUMENT
- PROPOSED IRON PIN
- STORMWATER BMP

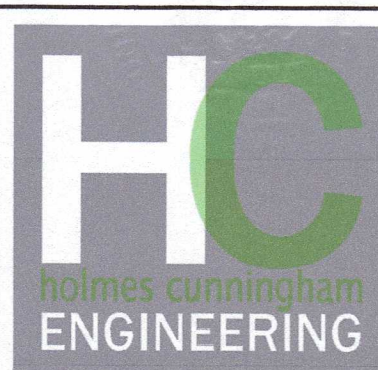
OWNER/APPLICANT
COMMUNITY HOMES PHILADELPHIA LLC
1045 FIRST AVE. SITE 100
KING OF PRUSSIA, PA 19406

MCPC No. 20-0079-001
PROCESSED AND REVIEWED. REPORT PREPARED BY
MONTGOMERY COUNTY PLANNING COMMISSION IN
ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED ON THIS DATE 6-3-2021
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

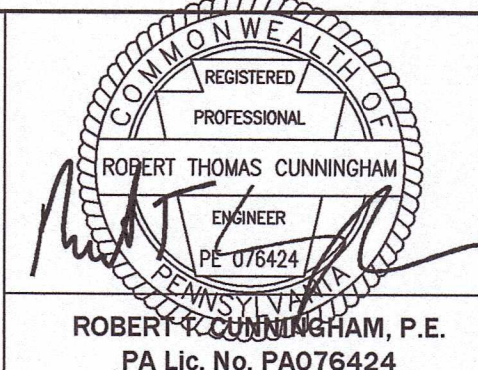
REVISIONS	FILE NO.
Date	1367 CO.1 SITE DWG
6/4/2020	REVISED PER COMMENTS
7/2/2020	REVISED PER COMMENTS
8/6/2020	REVISED PER COMMENTS
8/21/2020	REVISED PER COMMENTS

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
10 WORKING DAYS IN DESIGN STAGE
- STOP & CALL -
Pennsylvania One
Call System, Inc.
1-800-262-1776

UTILITY LOCATIONS SHOWN ON
THIS PLAN ARE APPROXIMATE AND IT
IS THE RESPONSIBILITY OF THE
CONTRACTOR, PER PA ACT 187, TO
CONTACT UTILITY COMPANIES PRIOR
TO ANY EXCAVATION.



Holmes Cunningham LLC
409 E. Butler Ave
Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net



ZONING TABLE - LOT 3			
CURRENT ZONING DISTRICT: VPR Village Preservation Residential District			
ITEM	REQUIRED / PERMITTED	PROPOSED (LOT 3)	ORDINANCE SECTION
Land Use:	Single-Family Dwelling	Single-Family Dwelling	195-17.B(1)
Min. Lot Area	9,800 SF	10,300 SF	195-17.C(1)(a)(1)
Min. Lot Width at Building Line	80 FT	68.67 FT (V)	195-17.C(1)(a)(2)
Min. Front Yard Setback	15.5 FT	28.0 FT	195-9.D
Min. Side Yard Setback (Aggregate)	30 FT	N/A	195-17.C(1)(b)(4)
Min. Side Yard Setback (Individual)	10 FT	11.0 FT	195-17.C(1)(a)(5)
Min. Rear Yard Setback	40 FT	57.0 FT	195-17.C(1)(a)(6)
Max. Building Coverage	25%	19.0%	195-17.C(1)(a)(7)
Max. Lot Coverage	40%	27.0%	195-17.C(1)(a)(8)
Max. Building Height	35 FT	< 35 FT	195-9.M(1)
Min. Driveway Setback from Property Line	6 FT	22.2 FT	195-9.R
Min. Number of Parking Spaces (per Dwelling Unit)	2	4	195-28.A(1)
Min. Parking Space Dimensions	9'X18'	9'X18'	195-29
Min. Parking Setback from Property Line	5 FT	22.2 FT	195-30.A
(V) Variance Required			
*Calculations for the modification of the Minimum Front Yard Setback provided in the Front Yard Setback Calculations Table			

Front Yard Setback Calculation		
Adjacent Lots within 200 FT	Distance from Centerline (FT)	Distance from Ultimate Rear ROW (FT)
TP# 560004474006	46.7	19.7
TP# 5600044710009	47.1	20.1
TP# 560004465006	33.5	6.5
Average Front Yard Setback		15.5

- PLAN NOTES:
- THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CAVANAUGH'S SURVEYING SERVICES DATED JULY 23, 2018.
 - PROPOSED BUILDING FOOTPRINT TAKEN FROM 645 JONES AVENUE ARCHITECTURAL PLANS PROVIDED BY COMMUNITY HOMES PHILADELPHIA, LLC.
 - ALL UTILITIES ARE TO BE PLACED AND INSTALLED UNDERGROUND.
 - REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800-242-1776)
 - SUBJECT PROPERTY IS LOCATED WITHIN VPR VILLAGE PRESERVATION RESIDENTIAL ZONING DISTRICT.
 - FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 258 OF 451, COMMUNITY MAP NO. 42095602586 WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.
 - THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
 - THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE TO LAST APPROXIMATELY 12 MONTHS. IN THE EVENT THE PROJECT IS NOT DEVELOPED IN A SINGLE PHASE, THE APPROPRIATE CROSS LOT EASEMENTS WILL HAVE TO BE OBTAINED AND SUBMITTED TO THE TOWNSHIP TO ALLOW FOR CROSS LOT GRADING.
 - PRIOR TO GRANTING FINAL OCCUPANCY PERMITS FOR THE PROPOSED DWELLING THE LOT SHALL BE FINISH GRADED AND STABILIZED WITH PERMANENT GROUND COVER.
 - IN ACCORDANCE WITH SECTION 109-15.G, CONSTRUCTION OF ANY STRUCTURE REQUIRING A GRADING PLAN UNDER THIS CHAPTER SHALL NOT CONTINUE PAST THE FOUNDATION STAGE UNTIL THE OWNER/ BUILDER HAS SUBMITTED CERTIFICATION THAT THE FIRST FLOOR AND GARAGE FLOOR ELEVATIONS OF THE PROPOSED STRUCTURE CONFORM TO THE PLANS SUBMITTED WITH THE GRADING PERMIT APPLICATION. THE CERTIFICATION SHALL BE SUBMITTED TO THE TOWNSHIP AND SHALL BE SIGNED AND SEALED BY THE RESPONSIBLE REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN PA.
 - A BLANKET EASEMENT WILL BE GRANTED TO UPPER GWYNEDD TOWNSHIP TO PROVIDE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS/MAINTAIN THE PROPOSED STORMWATER BMPS IN THE EVENT THE PROPERTY OWNER(S) DO NOT PROPERLY MAINTAIN THEM.
 - NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
 - ON ANY LOT, NO WALL, FENCE, OBJECT OR STRUCTURE OF ANY KIND SHALL BE ERRECTED, ALTERED, OR MAINTAINED AND NO HEDGE, FREE, SHRUB, OR OTHER GROWTH SHALL BE PLANTED OR MAINTAINED WHICH MAY CAUSE DANGER TO TRAFFIC ON A ROAD BY OBSCURING THE VIEW. DRIVEWAYS SHALL BE LOCATED SO AS TO PROVIDE A CLEAR SIGHT TRIANGLE, MEASURED FROM THE INTERSECTING STREET CENTER LINE AND THE DRIVEWAY CENTERLINE, OF NOT LESS THAN 30 FEET.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY PREPARED BY CAVANAUGH'S SURVEYING SERVICES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE TOWNSHIP STANDARDS AND TO PENNDOT PUBLICATION 408 LATEST EDITION AND THAT WHERE A DISCREPANCY OCCURS BETWEEN THE 2 STANDARDS, THE STRICTER STANDARD SHALL APPLY.
 - SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
 - UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
 - SEE EXISTING FEATURES PLAN PREPARED BY CAVANAUGH'S SURVEYING SERVICES FOR SOURCE OF INFORMATION FOR SURVEY, FLOOD PLAN AND EXISTING UTILITIES.
 - NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREAS, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE TOWNSHIP HAS BEEN OBTAINED. REFER TO THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (SHEET 5) FOR STORMWATER FACILITY PLANS AND DETAILS.
 - NO PERSON SHALL PLACE ANY STRUCTURE (WITH OR WITHOUT FOUNDATION), FENCES, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP. REFER TO THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (SHEET 5) FOR STORMWATER FACILITY PLANS AND DETAILS.
 - STORMWATER FACILITIES ARE DESIGNED TO CONTROL THE PEAK RATE AND RUNOFF VOLUME FROM THE SITE AS SHOWN, AS WELL AS AN ADDITIONAL 400 SQUARE FEET OF IMPERVIOUS AREA PER LOT, DRAINING TOWARD THE REAR SEEPAGE PITS.
 - BENCHMARK AT SANITARY MANHOLE RIM 330.17, BASED ON THE NAVD 88 DATUM.

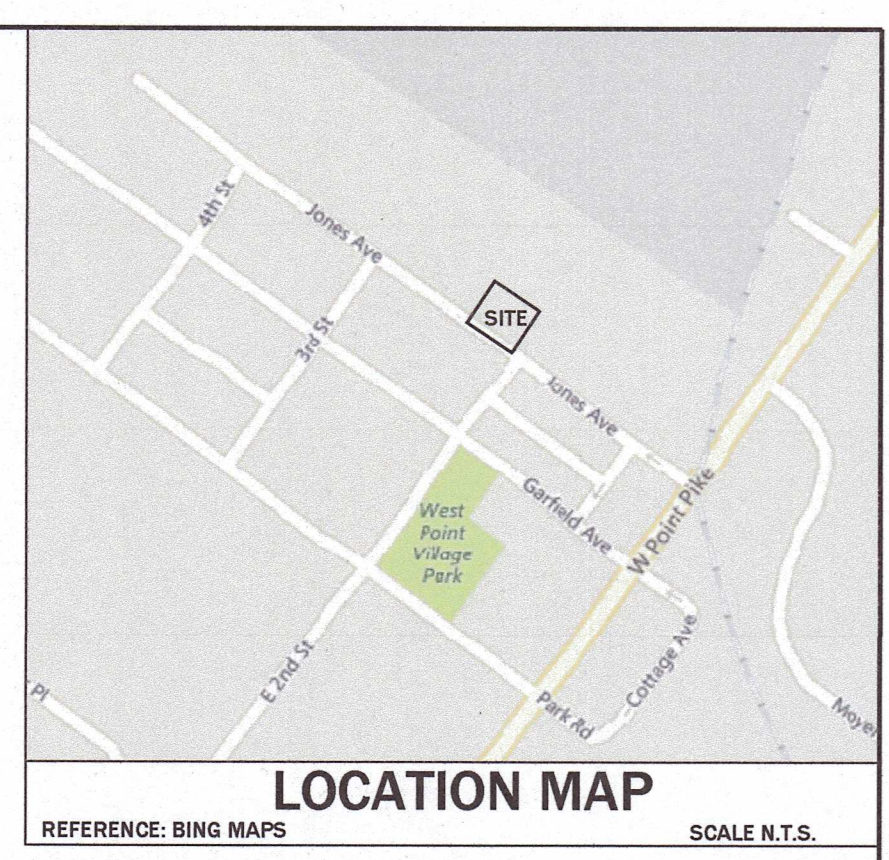
- VARIANCES GRANTED BY THE UPPER GWYNEDD TOWNSHIP ZONING HEARING BOARD ON 12/17/19:
- SECTION 195-17.C(1)(a)(2), TO ALLOW A LOT WIDTH OF 68.67 FEET ON LOT 3 WHERE 80 FEET IS REQUIRED.
 - SECTION 195-17.C(1)(a)(3), TO ALLOW A FRONT YARD SETBACK OF 20.7 FEET FROM SECOND STREET WHERE 30 FEET IS REQUIRED.

- WAIVERS GRANTED BY THE UPPER GWYNEDD TOWNSHIP COMMISSIONERS ON 8/10/20:
- SALDO SECTION 168-13.B; TO ALLOW THE PLAN TO BE SUBMITTED FOR PRELIMINARY/FINAL PLAN SUBMISSION AND APPROVAL.
 - SALDO SECTION 168-20.C(7); TO ALLOW THE CENTERLINE OF A DRIVEWAY TO BE LOCATED WITHIN 75 FEET OF THE CENTERLINE OF A STREET INTERSECTION.
 - SALDO SECTION 168-18.E; FROM PROVIDING DEDICATION OF ADDITIONAL RIGHT-OF-WAY.
 - SALDO SECTION 168-21.D(2)(c); FROM PROVIDING WIDENING ALONG JONES AVENUE IN ACCORDANCE WITH THIS SECTION.

DRAWING LIST			
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	C0.1	RECORD SITE PLAN	8/21/2020
2	C0.2	DETAILED SITE PLAN	8/21/2020
3	C0.3	EXISTING CONDITIONS AND DEMOLITION PLAN	8/21/2020
4	C0.4	AERIAL PLAN	8/21/2020
5	C2.0	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	8/21/2020
6	C2.1	PROFILES	8/21/2020
7	C3.0	EROSION AND SEDIMENT CONTROL PLAN	8/21/2020
8	C3.1	EROSION AND SEDIMENT CONTROL DETAILS	8/21/2020

Montgomery County
JUN 03 2021
Recorder of Deeds

645 JONES AVENUE SUBDIVISION
PARCEL 560004468003
UPPER GWYNEDD TWP, MONTGOMERY COUNTY, PA
RECORD SITE PLAN



OWNER'S ACKNOWLEDGMENT: STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THE 17th DAY OF May, 2021, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN (King of Prussia), PERSONALLY APPEARED Walter Logan WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF UPPER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.
My Commission Expires: 8/18/2022
NOTARY PUBLIC

REVIEWED BY THE TOWNSHIP ENGINEER ON THIS 19th DAY OF May, 2021

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER GWYNEDD TOWNSHIP THIS 10th DAY OF August 2020
TOWNSHIP ENGINEER
CHAIRMAN
SECRETARY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.
PATRICK A. CAVANAUGH, P.E.
CAVANAUGH SURVEYING SERVICES
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPOSED GRADING ACTIVITIES SHALL NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF TO AND/OR OTHERWISE IMPACT DOWNSTREAM PROPERTIES EXCEPT AS MAY BE PART OF AN APPROVED STORMWATER RUNOFF COLLECTION AND MANAGEMENT PLAN.
ROBERT CUNNINGHAM, P.E.
HOLMES CUNNINGHAM ENGINEERING

I HEREBY CERTIFY THAT COMMUNITY HOMES PHILADELPHIA LLC IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.
WALTER LOGAN, MEMBER

RECORDED PLAN
RECORDED THIS 03 DAY OF June, 2021, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE ____ D.B. NO ____ PAGE ____
RECORDER

OWNER CERTIFICATION FOR DRAINAGE PLAN
I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO BOTH THE MUNICIPALITY AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT FOR APPROVAL. I ALSO ACKNOWLEDGE THAT UPON SALE OF EACH LOT, EACH NEW LOT OWNER SHALL HAVE TO SIGN TO THIS STATEMENT. THE BROAD SWALE ACROSS THE REAR YARDS OF LOTS 1, 2, AND 3 CANNOT BE REMOVED, ALTERED, OR OBSTRUCTED.

I, ROBERT CUNNINGHAM, P.E., ON THIS DATE 6/17/2021, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND THE WISSAHICKON CREEK WATERSHED STORMWATER MANAGEMENT ORDINANCE.
ROBERT CUNNINGHAM, P.E.
HOLMES CUNNINGHAM ENGINEERING

HCE Job.	1367
Date	1/27/2020
Scale	1"=20'
Designer	RC
Sheet	1 of 8

Drawing No.
CO.1