

RECORD OWNER	D & I DEVELOPMENT, LLC
SITE ADDRESS	645 SUMNEYTOWN PIKE NORTH WALES, PA 19454
TAX PARCEL No.	56-00-08212-00-3
BLOCK/UNIT No.	56-029-009
DEED BOOK/PAGE No.	5192-01521
ZONING DISTRICT	R-2 RESIDENTIAL
SITE AREA	73,844 S.F. or 1.6952 Acres

- a) Plan of Survey and Subdivision made for Louis Blumberg by Herbert H. Metz, Inc. Civil Engineer and Surveyors dated November 2, 1970 and last revised January 6, 1971, recorded in Plan Book A-17 page 91.
- b) Plan of Subdivision, "Barberry Woods" made for Costello Brothers by Herbert H. Metz, Inc. Civil Engineer and Surveyors dated May 17, 1971 and last revised July 20, 1971, recorded in Plan Book A-18 page 45.
- c) Plan of Subdivision Fourth Street and Gwynedd Avenue prepared for The Estate of George Ricketts by Fore Site Land Services, Inc. Civil Engineer and Surveyors dated April 24, 1998 and last revised June 1, 1998, recorded in Plan Book A-58 page 15.

SHEET No.	CIVIL SITE PLANS	LAST REVISED
1 OF 6	MINOR SUBDIVISION PLAN	05/26/2023
2 OF 6	TENTATIVE LOT 2 SITE PLAN	05/26/2023
3 OF 6	EROSION CONTROL PLAN	05/26/2023
4 OF 6	CONSTRUCTION DETAILS PLAN	05/26/2023
5 OF 6	CONSTRUCTION DETAILS PLAN	05/26/2023
6 OF 6	BUFFER PLANTING PLAN	05/26/2023

N/F
Andrea Havens
ARID: 56-00-02086-01-B
Block 032, Unit 011
Fourth Street
Single-Family Residential

William J. & Patricia R. Rea
N/E
PARID: 56-00-00305-17-9
Block 029D, Unit 010
#109 Barberrry Road
2 Single-Family Residential

N/F
John H. Kelly III & Donna M. Kelly
PARID: 56-00-00305-02-6
Block 029D, Unit 013
#108 Barberrry Road
R-2 Single-Family Residential

1. A variance from Z.O. Sec. 195-12A and from Sec. 195-12B.(1) to permit the subdivision of the existing property into two lots with Lot 1 to contain all three existing dwelling units and Lot 2 to be a new buildable lot for a new single-family detached dwelling.
2. Conditions imposed by the Zoning Hearing Board:
 - A. Applicant shall dedicate the ultimate right-of-way along the Property as shown on the Site Plan;
 - B. Applicant shall comply with all stormwater requirements to the satisfaction of the Township for the new parking spaces on Lot 1 as well as all new construction on Lot 2; and
 - C. Applicant shall install a minimum of four (4) new off-street parking spaces on Lot 1 for use by the tenants or occupants of Lot 1; and
 - D. The Barn shall only be used for parking and for residential storage for the three (3) units on Lot 1 and shall not be used as a dwelling unit; shall not be used as additional habitable space and shall not be used for any commercial purposes; and
 - E. The Barn shall only be used for parking and for residential storage for the three (3) units on Lot 1 and shall not be used as a dwelling unit; shall not be used as additional habitable space and shall not be used for any commercial purposes; and
 - F. Applicant shall provide the Township a floor plan of each building and depict in said plan the existing features and conditions for each unit, which plan shall also satisfy any requirements needed for emergency service responders; and
 - G. Applicant shall leave all existing dwelling units on Lot 1 in "as is" condition in terms of size and layout and said units shall not be enlarged or altered to make any unit bigger or increase their existing occupancy, unless said enlargement or alteration is to merge two units into a single unit; and
 - H. Applicant shall install landscaping on Lot 1 to act as a buffer and visual screen for the property located behind the Barnary Road intersection of the Township; and
 - I. No unit shall be used for commercial purposes, except for no-impact, home based businesses as may be permitted to be permitted by law.

LOT USE	<u>Z.O. SEC. NO.</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>LOT 1</u>	<u>LOT 2</u>
	195-12.A.(1)		Single-Family Detached Corrage House * Barn/Garage	Single-Family Detached Corrage House Barn/Garage	Single-Family Detached
LOT AREA, Min.	195-12.B.(1)	21,780 S.F.	73,844 S.F.	44,529 S.F.	27,280 S.F.
LOT WIDTH @ BSBL, Min.	195-12.B.(1)	120 FT.	367.14 FT.	200 FT.	131 FT.
BUILDING COVERAGE, Max.	195-12.B.(2)	20 %	6.90 % (5,097 S.F.)	11.45 % (5,097 S.F.)	20 %, Max.
BUILDING SETBACKS:					
FRONT YARD, Min.	195-12.B.(3)	50 FT.	27.1 FT. *	27.1 FT. *	50 FT., Min.
SIDE YARD, Min.	195-12.B.(4)	25 FT.	79.1 FT.	79.1 FT.	25 FT., Min.
REAR YARD, Min.	195-12.B.(5)	50 FT.	259.1 FT.	124.5 FT.	50 FT., Min.
ACCESSORY BUILDINGS:					
SIDE YARD, Min.	195-12.B.(6)	6 FT.	26.4 FT.	26.4 FT.	6 FT., Min.
REAR YARD, Min.	195-12.B.(6)	6 FT.	162.6 FT.	19.7 FT.	6 FT., Min.
PRINCIPAL BUILDING HEIGHT, Max.	195-9.M.(1)	35 FT.	32.3 FT.	32.3 FT.	35 FT., Max.
ACCESSORY BUILDING HEIGHT, Max.	195-9.M.(2)	14 FT.	Cottage Barn/Garage 11.4 FT.	Cottage Barn/Garage 11.4 FT.	14 FT. Max.
			Barn/Garage 19.5 FT. *	Cottage Barn/Garage 19.5 FT. *	

BUILDINGS	5,097	S.F.
DRIVEWAY	4,465	S.F.
PATIOS	2,197	S.F.
DECKS	327	S.F.
WALKS/MISC.	482	S.F.
TOTAL	12,568	S.F.

250
+ 354.07
FH
PES92
OV
MV
CO
MCS
C
//
E
G
W
LAT
COM

CONTOUR LINE
SPOT ELEVATION
FENCE LINE
FIRE HYDRANT
UTILITY POLE
GAS VALVE
WATER VALVE
SEWER CLEAN OUT
WATER CURB STOP
SANITARY SEWER
STORM SEWER
OVERHEAD WIRE
UG ELECTRIC CONDUIT
GAS LINE
WATER LINE
SANITARY SEWER LATERAL
UG COMMUNICATION CABLE
TRAFFIC SIGN
DECIDUOUS TREE
EVERGREEN TREE
SOIL BOUNDARY LINE
ROOF DOWNSPOUT ABOVE GRADE
ROOF DOWNSPOUT BELOW GRADE



1. Boundary information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during August–September 2022.
Metes & Bounds as shown are based on Deed Bearings. Rotation to State Plane Coordinate System is 013019. Counterclockwise.
2. Horizontal Datum based on NAD 1983, SPCS83 Pennsylvania (South), Geoid Model g2003u08
using Boyd Instrument vertical network system
Vertical Datum based on NAVD 1988, using Boyd Instrument vertical network system.
BENCHMARK: Top of Iron Pin located at the northwest corner and right-of-way of Barbary Road.
Elevation 407.84
3. Existing underground utilities were plotted from utility company plans supplied to us in accordance with CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., phone No. 1-800-242-1776
4. The subject parcel is served by public water by NORTH WALES WATER AUTHORITY and public sanitary sewer disposal by the UPPER GWYNEDD TOWNSHIP SEWER AUTHORITY.
5. Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 259 of 451, Map No. 42091C0259G, effective March 2, 2016.
6. Soil classification mapped by the Montgomery Department of Agriculture Natural Resources Conservation Service Wet Soil Survey of Montgomery County, PA, version 16, September 1, 2021.
AB6 – Abbotsstown silt loam, 3 to 8 percent slopes.
7. No fences, hedges, trees, shrubbery, walls, plantings or other obstructions shall be located or permitted within the street right-of-way.
8. A blanket easement will be provided to the Township for the proposed stormwater BMP's located on Lot 2. The Township shall have the right but not the obligation to access/maintain the proposed stormwater BMP's in the event the property owner does not maintain them.
9. Lot No. 2 shall provide installation of a lamppost per the Township Code.
10. The area between the existing Legal Right-of-way and the proposed Ultimate Right-of-way along Sunnyside Pike is hereby offered to the Town of Sunnyside in perpetuity to the agency having jurisdiction at the time of formal dedication. (Area = 2,035 S.F.)

On the _____ day of _____, 2023, A.D., before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ County, personally appeared before me, IAN HOROWITZ and DAN MATHE, Managing Partners of D & I DEVELOPMENT, LLC., a Maryland Limited Liability Company, and that as such, being authorized to do so, he executed the foregoing plan by signing that the said corporation is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that said company desires that the foregoing plan may be duly recorded according

My Commission Expires

We IAN HOROWITZ AND DAN MATHE, Managing Partners of D & I DEVELOPMENT, LLC have laid out upon our land, situated in the Township of Upper Gwynedd, County of Montgomery, Commonwealth of Pennsylvania, certain improvements according to the accompanying plan, which is intended to be recorded.

IAN HOROWITZ, Managing Partner
D&I DEVELOPMENT, LLC
1300 York Road, Suite 250B
Lutherville, MD 21093

DAN MATHE, Managing Partner
D&I DEVELOPMENT, LLC
1300 York Road, Suite 250B
Lutherville, MD 21093

This Subdivision Plan was reviewed by the Township Engineer for the Township of Upper Gwynedd this day of , 2023.

Township Engineer

APPROVAL OF THE UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS:

Approved by the Board of Commissioners of the Township of Upper Gwynedd, County of Montgomery,
on the _____ day of _____, 2023.

Chairman

Secretary

Recorded this _____ day of _____ 20____
in the office for the recording of deeds, in and for the
County of Montgomery, at Norristown, Pennsylvania
in Plan Book No. _____, Page _____.

Recorder

MCPC No. 22-0293-001

PROCESSED and REVIEWED. Report prepared by
Montgomery County Planning Commission
in accordance with the Municipalities Planning Code

Certified this date

For the Director
Montgomery County Planning Commission



THIS IS TO CERTIFY THAT THIS PLAN
REPRESENTS A FIELD SURVEY MADE
BY ME OR UNDER MY SUPERVISION,
THAT ALL PROPERTY CORNERS ARE SET
AS SHOWN HEREON, THAT DIMENSIONAL
AND GEOMETRIC DETAILS ARE CORRECT.

GARY A. TILFORD. P.L.S. SU-033144-E

(Date)



COUNTY PARCEL NO. 56-00-08212-00-3	BLOCK - UNIT 56-029-009	SITE ADDRESS 645 SUMNERTOWN PIKE NORTH WALES, PA 19454	DEED BOOK - PAGE
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RECORD OWNER
D & I DEVELOPMENT, LLC
300 York Road, Suite 250
Lutherville, MD 21093

CHARLES E. SHOEMAKER, INC.

HARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
110 KEYSTONE DRIVE
MONTGOMERYVILLE, PA 18936
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com

NE: 215-887-2165 FAX: 215-576-7791

MINOR SUBDIVISION PLAN
OF
645 SUMNEYTOWN PIKE

645 SUMNEYTOWN PIKE
PREPARED FOR
D&I DEVELOPMENT, LLC
UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE	NOVEMBER 21, 2022
DWG NO.	UP. GWYN - 112
JOB NO.	27003
SHEET NO.	1 OF 6