GENERAL NOTES

1. BOUNDARY LINE INFORMATION SHOWN FOR THE SITE WAS DETERMINED FROM DEEDS AND PLANS OF RECORD AND AN ACTUAL FIELD (GROUND) SURVEY PERFORMED BY RICHARD C. MAST ASSOCIATES, P.C., IN JUNE 2020.

   REFERENCE PLANS:

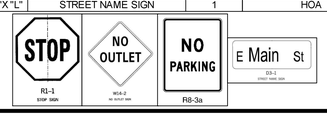
   A PLAN OF LANSDALE PARK PREPARED FOR MERCHANTS REALTY IMPROVEMENT CO., INC., BY METZ AND WEIR, C..E., DATED JUNE 1921.
2. ELEVATION AND TOPOGRAPHIC INFORMATION BASED ON A GROUND SURVEY PERFORMED BY RICHARD C. MAST ASSOCIATES, P.C., COMPLETED IN JUNE 2020. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, OBTAINED THROUGH GPS OBSERVATION.

   SITE BENCHMARK: SANITARY MANHOLE #477
   BENCHMARK ELEVATION: RIM 340.07

   TOPOGRAPHIC AND ELEVATION INFORMATION ON NEIGHBORING PROPERTIES BASED ON PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) MAPPING AND AVAILABLE IMAGERY (2018 SOUTHEASTER PA), REFERENCE PANEL NUMBER 3400 2650.
3. THE SUBJECT TRACT IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FLOOD INSURANCE RATE MAP (PANEL NO. 42091 C0256 G) EFFECTIVE DATE MARCH 2, 2016) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THERE ARE NO WETLANDS ON THE SITE BASED ON A STUDY PERFORMED BY PENN'S TRAIL ENVIRONMENTAL, LLC, IN OCTOBER 2020.
5. THE PROPOSED LOTS SHALL BE SERVED WITH PUBLIC SEWER SERVICE PROVIDED BY UPPER GWYNEDD TOWNSHIP.
6. ALL WATER FACILITIES WITHIN THIS DEVELOPMENT, INCLUDING THE WATER MAIN AND WATER SERVICE PIPING UP TO AND INCLUDING INDIVIDUAL CURB STOPS, FIRE LINE ISLOATION VALVES, AND FIRE HYDRANTS SHALL BE OFFERED FOR DEDICATION TO THE NORTH WALES WATER AUTHORITY (NWWA). ALL WATER PIPING AND ASSOCIATED APPURTENANCES DOWNSTREAM OF THESE FACILITIES TO THE INDIVIDUAL BUILDINGS SHALL BE PRIVATELY OWNED.
7. ROOSEVELT COURT IS A PRIVATE STREET AND IS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
8. THE AREA BETWEEN THE TITLE LINE OF AND ULTIMATE RIGHT-OF-WAY OF STATE STREET IS HEREBY OFFERED FOR DEDICATION TO UPPER GWYNEDD TOWNSHIP OR THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
9. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND ADDRESSING CONSTRUCTION SITE SAFETY FOR ALL PROPOSED DEMOLITION AND CONSTRUCTION ACTIVITIES, INCLUDING TRENCH SHORING, IN ACCORDANCE WITH CURRENT OSHA STANDARDS. RCMA IS NOT RESPONSIBLE, AT ANY TIME, TO IDENTIFY, ADMINISTER OR REPORT JOB SAFETY ISSUES.
10. CONCRETE MONUMENTS SHALL BE SET AT ALL LOCATIONS INDICATED ON THIS PLAN. ALL REMAINING PROPOSED AND EXISTING PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS TO BE SET AFTER COMPLETION OF FINAL GRADING.
11. ALL NEW UTILITIES SERVING THE DEVELOPMENT (GAS, ELECTRIC, TELEPHONE, ETC.) SHALL BE PROVIDED BY UNDERGROUND SERVICE.
12. THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND OPEN SPACE AND ROADWAY OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, UNTIL THE EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH IN SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND AS SHOWN ON THESE PLANS, AND FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORMWATER MANAGEMENT.
13. THE HOMEOWNER'S ASSOCIATION SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT WATER DETENTION BASINS (BMP 1 AND 2), OUTLET STRUCTURES AND PIPES AND STRUCTURES WHICH ARE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. THE STORM SEWER PIPING AND STRUCTURES THAT ARE WITHIN LOTS 4, 5, AND 6 ARE A CONTROLLED FACILITY UNDER THE HOMEOWNER'S ASSOCIATION AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER THE PROPERTY TO INSPECT THE IMPLEMENTATION OF BMPS OR THE CONDITION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES, OR TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED (REFER TO ADDITIONAL NOTES ON SHEET 7).
14. LOTS 1, 2 AND 3 SHALL BE TREATED AS REVERSE FRONTAGE LOTS UNDER THE UPPER GWYNEDD TOWNSHIP ZONING ORDINANCE. THE FRONT YARD SHALL BE ORIENTED TOWARD ROOSEVELT COURT OR THE SHARED DRIVEWAY EASEMENT AND THE REAR YARD SHALL BE ORIENTED TOWARD STATE STREET. NO DRIVEWAY ACCESS SHALL BE PERMITTED FROM STATE STREET.
15. LOTS 7, 8 AND 9 SHALL BE ALLOWED A REDUCED PRINCIPAL BUILDING REAR YARD SETBACK OF 28 FEET AND REDUCED DECK SETBACK OF 20 FEET IN ACCORDANCE WITH Z.O. SECTION 195-13.c(3)(C).
16. AN INDIVIDUAL LAMP POST SHALL BE PROVIDED WITHIN FIVE (5) FEET OF THE PROPOSED SIDEWALK AT EACH DRIVEWAY ENTRANCE ON ROOSEVELT COURT.
17. NO SHED OR ACCESSORY STRUCTURES SHALL BE PERMITTED WITHIN THE AREA OF THE FORMER FRANKLIN STREET RIGHT-OF-WAY (HATCHED AREA) ON LOTS 3, 4, 5 AND 6.

SIGN INVENTORY TABLE

Symbol	Series	Size	Description	NUMBER	Maintenance Responsibility
A	R-1-1	30"X30"	STOP SIGN	2	HOA
B	W14-2	30"X30"	NO OUTLET SIGN	2	HOA
C	R8-3a	12"X18"	NO PARKING SIGN	4	HOA
D	D3-1	8"X"L"	STREET NAME SIGN	1	HOA



LIST OF WAIVERS

The following waivers are required from the Subdivison and Land Development Ordinance of Upper Gwynedd Township:

§162-12.B.(1) Waiver to allow 12-inch and 15-inch diameter storm piping.

§168-7.B. and C. Waiver to allow the Plan to be considered as a Preliminary and Final Plan concurrently.

§168-19.B.(3) Waiver to allow a Reverse Frontage lot with a 25 foot rear yard setback and no planting strip.

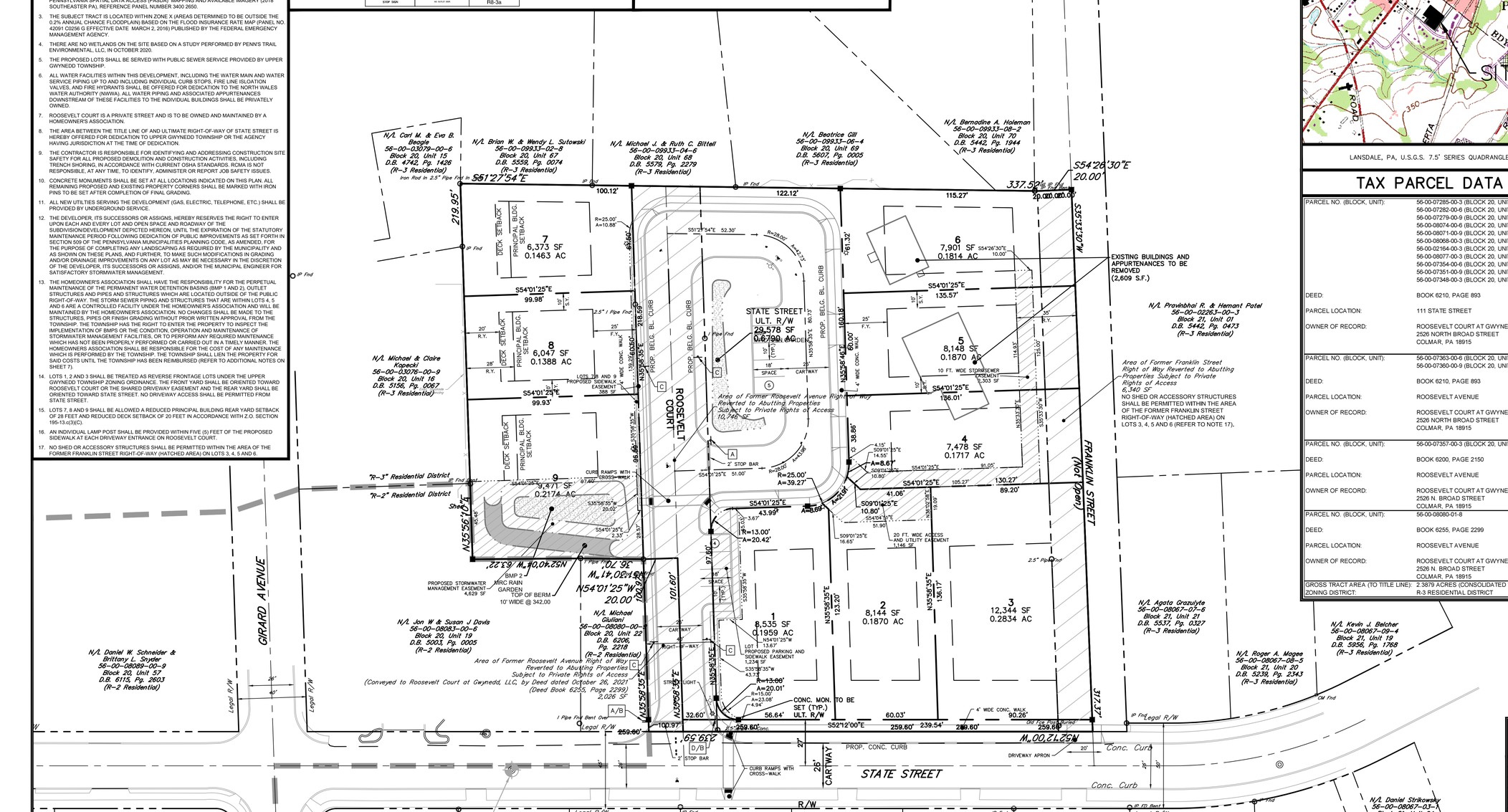
§168-20.D.(1)(c)[2] Waiver to allow a cul-de-sac street (private) in the configuarion shown.

§168-20.D.(2)(a) Waiver to allow a cul-de-sac street (private) with a right-of-way width of 40 feet and a cartway width of 26 feet and to allow the proposed curb line of State Street to be 13 feet from the centerline.

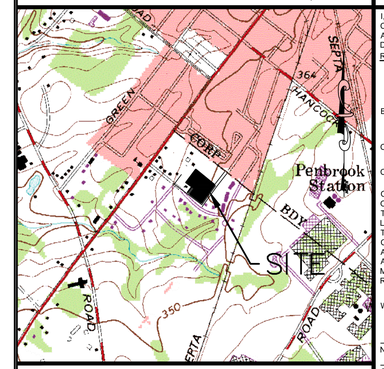
§168-21.B Waiver to permit the overflow parking to be perpendicular to the private Street.

§168-21.O. and §168-21.P. Waiver to all a shared driveway for lots 2 and 3, and for the driveway to be less than 6 feet from a property line.

§168-22.B Waiver to allow the use of Belgian Block curbing for Roosevelt Court (private Street).



SITE LOCATION MAP 1"=1,000'



LANSDALE, PA, U.S.G.S. 7.5' SERIES QUADRANGLE

TAX PARCEL DATA

PARCEL NO. (BLOCK, UNIT):	56-00-07285-00-3 (BLOCK 20, UNIT 1) 56-00-07282-00-6 (BLOCK 20, UNIT 2) 56-00-07279-00-9 (BLOCK 20, UNIT 3) 56-00-08074-00-6 (BLOCK 20, UNIT 5) 56-00-08071-00-9 (BLOCK 20, UNIT 6) 56-00-08068-00-3 (BLOCK 20, UNIT 7) 56-00-02164-00-3 (BLOCK 20, UNIT 8) 56-00-08077-00-3 (BLOCK 20, UNITS 4 AND 9-12) 56-00-07354-00-6 (BLOCK 20, UNIT 26) 56-00-07351-00-9 (BLOCK 20, UNIT 28 56-00-07348-00-3 (BLOCK 20, UNIT 27)
DEED:	BOOK 6210, PAGE 893
PARCEL LOCATION:	111 STATE STREET
OWNER OF RECORD:	ROOSEVELT COURT AT GWYNEDD, LLC 2526 NORTH BROAD STREET COLMAR, PA 18915
PARCEL NO. (BLOCK, UNIT):	56-00-07363-00-6 (BLOCK 20, UNIT 23) 56-00-07360-00-9 (BLOCK 20, UNIT 24)
DEED:	BOOK 6210, PAGE 893
PARCEL LOCATION:	ROOSEVELT AVENUE
OWNER OF RECORD:	ROOSEVELT COURT AT GWYNEDD, LLC 2526 NORTH BROAD STREET COLMAR, PA 18915
PARCEL NO. (BLOCK, UNIT):	56-00-07357-00-3 (BLOCK 20, UNIT 25)
DEED:	BOOK 6200, PAGE 2150
PARCEL LOCATION:	ROOSEVELT AVENUE
OWNER OF RECORD:	ROOSEVELT COURT AT GWYNEDD, LLC 2526 N. BROAD STREET COLMAR, PA 18915
PARCEL NO. (BLOCK, UNIT):	56-00-08080-01-8
DEED:	BOOK 6255, PAGE 2299
PARCEL LOCATION:	ROOSEVELT AVENUE
OWNER OF RECORD:	ROOSEVELT COURT AT GWYNEDD, LLC 2526 N. BROAD STREET COLMAR, PA 18915
GROSS TRACT AREA (TO TITLE LINE):	2.3879 ACRES (CONSOLIDATED TOTAL)
ZONING DISTRICT:	R-3 RESIDENTIAL DISTRICT

RECORDING ACKNOWLEDGMENTS

I, ROBERT WAGNER, ACKNOWLEDGE MYSELF TO BE THE PRESIDENT OF ROOSEVELT COURT AT GWYNEDD, LLC, A LIMITED LIABILITY COMPANY, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HERBY CERTIFY THAT ROOSEVELT COURT AT GWYNEDD, LLC, DOES HEREBY ADOPT THIS PLAN AND DESIRES THE SAME TO BE RECORDED.
ROOSEVELT COURT AT GWYNEDD, LLC

BY:_____ ATTEST:_____
ROBERT WAGNER , PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)
SS:
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT WAGNER, WHO ACKNOWLEDGED HIMSELF TO BE A PRESIDENT OF ROOSEVELT COURT AT GWYNEDD, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY BY HIMSELF AS PRESIDENT, AND WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF EAST NORRITON, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIZED SEAL THE DAY AND YEAR AFORESAID.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20___ .

_____ _____
SECRETARY CHAIRMAN

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN , PENNSYLVANIA, IN PLAN BOOK NUMBER _____ PAGE NUMBER _____ , ON THE _____ DAY OF _____, 20___ .

_____
(RECORDER)

REVIEWED BY THE APPOINTED TOWNSHIP ENGINEER FOR UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THIS _____ DAY OF , 20___ .

_____
TOWNSHIP ENGINEER

MCPC No. 20-0015-002

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

UNDERGROUND UTILITY NOTE

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS, THROUGH THE PA ONE CALL SYSTEM (1-800-242-1776 OR 811), NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.

DESIGN SERIAL NO.: 20203642783 (DECEMBER 29, 2020)

SURVEYOR'S CERTIFICATE

I, EDWARD M. HUBER, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SU-040378-R
REGISTRATION NO. EDWARD M. HUBER, P.L.S.

ZONING DATA

ZONING REQUIREMENTS OBTAINED FROM THE UPPER GWYNEDD TOWNSHIP ZONING ORDINANCE, AS AMENDED. REFERENCE ARTICLE V, SECTION 195-13(C).
ZONING DISTRICT: R-3 RESIDENCE DISTRICT
EXISTING USE: SINGLE-FAMILY DETACHED AND VACANT
PROPOSED USE: SINGLE-FAMILY DETACHED (REDEVELOPMENT SUBDIVISION) (1)

REQUIREMENT	REQUIRED	PROPOSED
MIN. TRACT AREA	1.5 AC.	2.4 AC.
MAX. TRACT AREA	5.0 AC.	2.4 AC.
MIN LOT AREA	6,000 SF	6,047 SF
MIN FRONT YARD SETBACK	25.0 FT	25.0 FT
MIN SIDE YARD SETBACK	10.0 FT	10.0 FT
MIN REAR YARD SETBACK (CONVENTIONAL)	35.0 FT	35.0 FT
MIN REAR YARD SETBACK (REDUCED) (2)	20.0 FT	20.0 FT
MAX. IMPERVIOUS SURFACE	40%	40%
MAX.BUILDING HEIGHT (6)	35.0 FT	< 35 FT
MIN. DWELLING AREA	1,500 SF	1,500 SF
MAX. DENSITY (D.U./DEVELOPABLE ACRE)	**5**	**3.8**

NOTES:
1. REDEVELOPMENT SUBDIVISION IS PERMITTED BY CONDITIONAL USE.
2. A REDUCTION IN REAR YARD TO 20% OF THE LOT DEPTH OR 20 FEET, WHICHEVER IS LESS IS PERMITTED BY THE BOARD OF COMMISSIONERS. THE REDUCED REAR YARD SETBACK IS PROPOSED FOR LOTS 7, 8 AND 9.

SITE STATISTICS

SITE STATISTICS

GROSS TRACT AREA:	104,019 SF	2.3879 AC
STATE STREET ULTIMATE RIGHT-OF-WAY	1,677 SF	0.0385 AC
ROOSEVELT COURT RIGHT-OF-WAY	25,875 SF	0.5940 AC
DEVELOPABLE AREA		
GROSS TRACT AREA	104,019 SF	2.3879 AC
MINUS STATE STREET LEGAL RIGHT OF WAY	0 SF	0.0000 AC
DEVELOPABLE AREA	104,019 SF	2.3879 AC
DENSITY		
ALLOWED - 5 DWELLING UNITS (DU) PER DEVELOPABLE ACRE	11.9 LOTS	
PROPOSED UNITS	9.0 LOTS	
PARKING STATISTICS		
TOTAL NUMBER OF OFFSTREET PARKING (Driveways, 2 per DU)	18 SPACES	
TOTAL NUMBER OF SPILL-OVER PARKING (Roosevelt Court, 1 per DU	9 SPACES	

LEGEND

PROPOSED FEATURES LEGEND

- PROP LOT LINE
- PROP RIGHT-OF-WAY
- PROP CENTERLINE
- PROP CURB
- PROP SIDEWALK
- PROP EASEMENT
- PROP BUFFER
- ● PROP IRON PIN
- ■ PROP CONC. MONUMENT

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. 44720-E

DRAWING SCALE: 1"=30'

No.	REVISION	DATE
7	PER NWWA REVIEW DATED DECEMBER 9, 2021; ROOSEVELT CT R/W	JANUARY 11, 2022
6	PER MCCD REVIEW DATED NOVEMBER 4, 2021	NOVEMBER 5, 2021
5	PER MCCD REVIEW DATED AUGUST 31, 2021	SEPTEMBER 30, 2021
4	PER MCCD REVIEW DATED JUNE 29, 2021	JUNE 30, 2021
3	NOTE RESTRICTING STRUCTURES WITHIN FRANKLIN STREET	JUNE 28, 2021
2	PER MCCD REVIEW DATED APRIL 26, 2021	MAY 25, 2021
1	PER NPDES SUBMISSION & TOWNSHIP CONSULTANTS REVIEWS	MARCH 24, 2021
	PLAN ORIGINATION DATE	DECEMBER 31, 2020

PLAN OF SUBDIVISION

AS PART OF

ROOSEVELT COURT

PREPARED FOR

ROOSEVELT COURT AT GWYNEDD, LLC

SITE SITUATE IN

UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RICHARD C. MAST ASSOCIATES, P.C. RCMA
The Village at Lederach
658 Harleysville Pike, Suite 150
Harleysville, PA 19438
(215) 513-2100

Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
www.rcmaonline.com

DRAFTED BY	PROJ. MNGR.	PROJECT NO.	DRAWING NO.
RCMA	RCM	3113	2 OF 20

G:\projects\admin\3000 series\3113 - roosevelt court\14. cad files\4 plan sheets\subdivision\3113 01 ZSUB