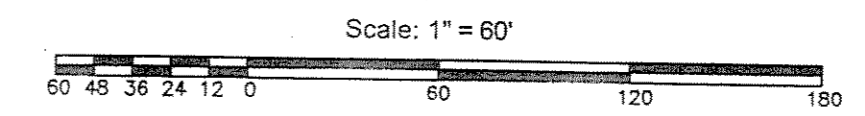


**WAIVERS GRANTED**

- § 168-20.2.b. OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIRES SIDEWALK CONSTRUCTION ALONG SWEEDSFORD ROAD IN CONJUNCTION WITH THE NEW ACCESS. THE APPLICANT IS PROVIDING ROAD WIDENING AND CURB ALONG THE ENTIRE PROPERTY FRONTAGE, HOWEVER REQUESTS WAIVER OF SIDEWALK CONSTRUCTION.
- § 168-20.3.c. OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIRES A MINIMUM DISTANCE OF 30 FEET BETWEEN TWO STREETS INTERSECTING A THIRD STREET FROM OPPOSITE SIDES, A DISTANCE OF 240.61 FEET IS PROVIDED.

CURVE DATA			
CURVE I.D.	DELTA	RADIUS	ARC LENGTH
C1	96°00'54"	30.00'	50.27'
C2	63°38'04"	52.00'	57.75'
C3	105°51'16"	52.00'	96.07'
C4	78°29'12"	52.00'	71.23'
C5	67°58'32"	28.00'	33.22'
C6	83°59'06"	30.00'	43.97'

LOT AREAS		
LOT NO.	S.F.	AC.
1	25,045	0.575
2	21,855	0.502
3	21,855	0.502
4	34,164	0.784
5	197,516	4.534
6	27,314	0.627
7	22,075	0.507
8	31,745	0.729



MCPC FILE NO.:  
 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

OWNER'S CERTIFICATION OF INTENT  
 KNOW ALL MEN BY THESE PRESENTS, THAT PDJ, INC., FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY ADOPT THIS AS ITS PLAN OF LOTS FOR ITS PROPERTY SITUATE IN THE TOWNSHIP OF UPPER GWYNEDD, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.  
 IN WITNESS, THE SAID PDJ, INC., HAS CAUSED THE SIGNATURE BELOW TO BE AFFIXED BY THE HAND OF ITS PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.  
 BY: \_\_\_\_\_  
 DAVID ERB, PRESIDENT  
 ATTEST: \_\_\_\_\_  
 JEFFREY ERB, SECRETARY

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF MONTGOMERY:  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC OF THIS COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_ PERSONALLY APPEARED DAVID ERB, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF PDJ, INC., A CORPORATION, AND THAT AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID CORPORATION BY HIMSELF AS PRESIDENT, 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 THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN BE DULY RECORDED.  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 I HEREBY CERTIFY THAT PDJ, INC. IS THE REGISTERED OWNER OF THE LAND HEREIN DEVELOPED, THAT THEY DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.  
 PDJ, INC.  
 BY: \_\_\_\_\_  
 DAVID ERB, PRESIDENT

RECORDS CERTIFICATE  
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN NORRISTOWN, PA, IN PLAN BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER GWYNEDD TOWNSHIP THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 PRESIDENT  
 ATTEST: \_\_\_\_\_  
 SECRETARY

SURVEYORS CERTIFICATION  
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON AS WELL AS ALL RELATED DRAWINGS BEARING MY SEAL ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE UPPER GWYNEDD TOWNSHIP LAND SUBDIVISION REGULATIONS, AND WERE PREPARED BY ME OR UNDER MY DIRECTION, AND FOR WHICH I ACCEPT FULL RESPONSIBILITY. THE PERIMETER MONUMENTS SHALL BE ACCURATELY PLACED AS REQUIRED BY THE TOWNSHIP.  
 DATE: \_\_\_\_\_

ALL STREETS OR PORTIONS OF STREETS ARE HEREBY OFFERED FOR DEDICATION TO THE TOWNSHIP OF UPPER GWYNEDD.  
 THIS PLAN IS SUBJECT TO A COLLATERAL AGREEMENT BETWEEN THE DEVELOPER AND THE TOWNSHIP OF UPPER GWYNEDD.

REV	DESCRIPTION	BY	DATE

**FILE**

**RECORD PLAN (2 OF 2)**

**FINAL SUBDIVISION & LAND DEVELOPMENT PLAN**  
 FOR  
**GWYNEDD MEADOWS SUBDIVISION**  
 SUBDIVISION OF 212 SWEEDSFORD ROAD  
 BLOCK 033, UNITS NO. 005, 067, & 72  
 SITUATE IN MONTGOMERY COUNTY, PA

<b>DATE:</b> 09/02/04	<b>COMP'D BY:</b> CRP
<b>SCALE:</b> 1"=60'	<b>CHECKED BY:</b> JAM
<b>FIELD:</b> JEB	<b>DRAWN BY:</b> JEB/CRP
<b>MAPCHECK:</b> BRG	<b>PROJECT NO.:</b> 04-0032
<b>SHEET NO.:</b> 3 OF 14	

**ERB MASCO BUILDERS**  
 ERB - MASCO BUILDERS  
 2930 Felton Road  
 Norristown, PA 19401  
 Phone: (610)275-5018

**LIGHT-HEIGEL & ASSOCIATES, INC.**  
 ENGINEERS AND SURVEYORS  
 MONTGOMERY COUNTY BRANCH OFFICE  
 1700 DEKALB PIKE  
 BLUE BELL, PENNSYLVANIA 19422  
 610.279.1830