

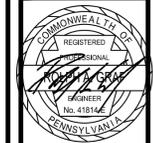
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS FOR MADISON WALK RESIDENTIAL SUBDIVISION

648 & 650 ENGLESDALE RD. DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA

PLANS PREPARED FOR
APPLICANT:
D.R. HORTON, INC.
2040-A BRIGGS RD.
MOUNT LAUREL, NJ 08054
ATTN: MS ERIN WITT PH: 207.608.5041

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REV.	DATE	DESCRIPTION
1	2022-11-03	REVISED PER TOWNSHIP COMMENTS
2	2022-11-03	REVISED PER TOWNSHIP COMMENTS
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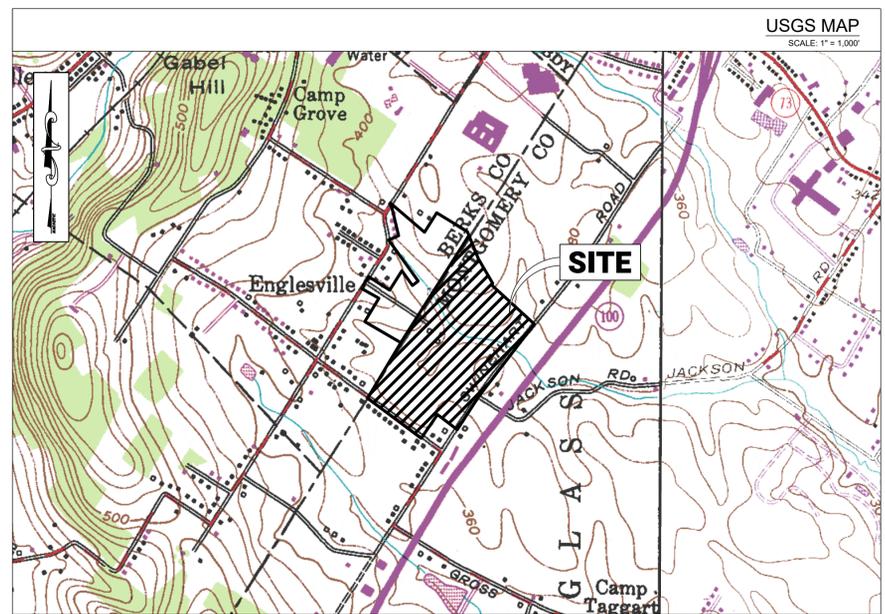
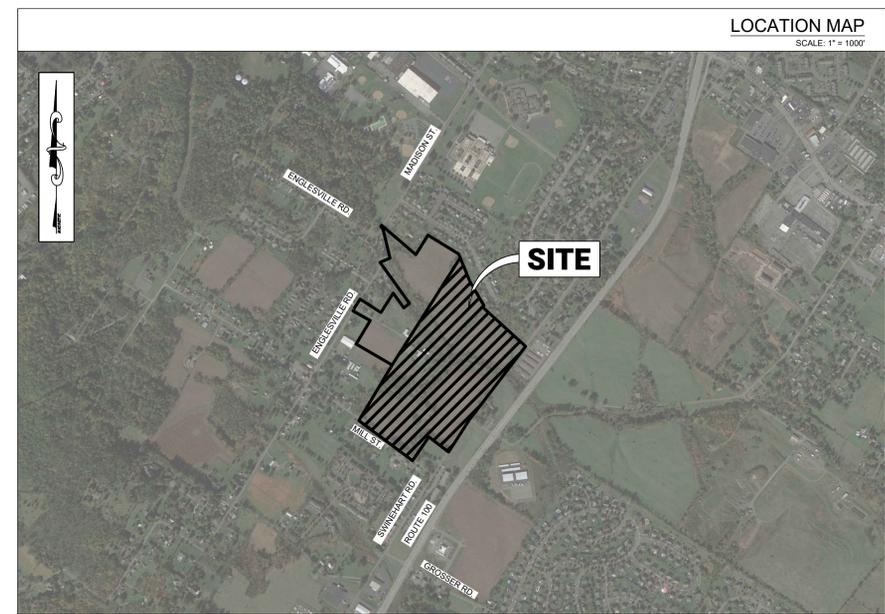
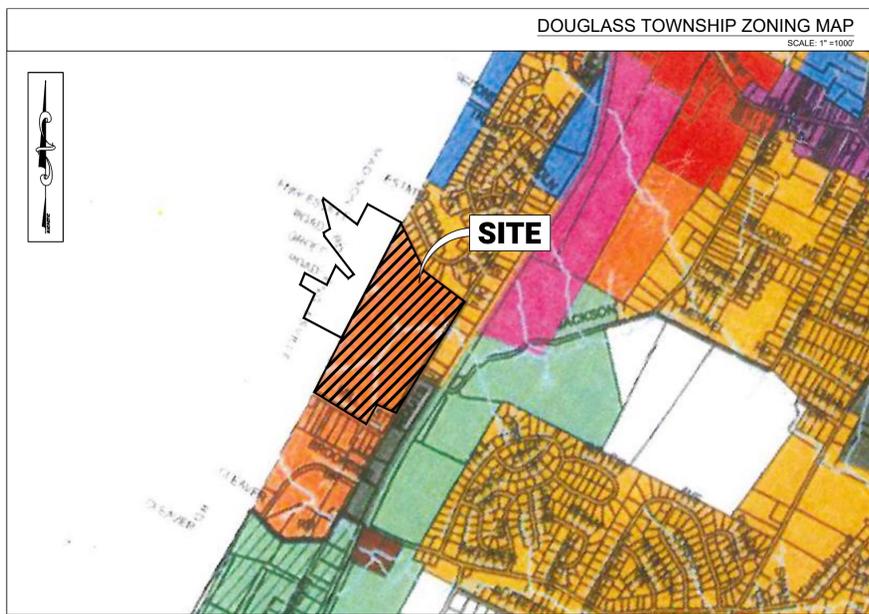


ROLPH A. GRAF
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 41814-E
NOT FOR CONSTRUCTION

CHECKED BY: E. TOTMANG, FREEMAN R. GRAF
PROJECT NO: 210006.01
CAUD. I.D. 210006 COVER SHEET.dwg

LANDCORE
PHILADELPHIA, PENNSYLVANIA 19101-0635
PHONE 814.986.9516
LANDCORECONSULTING.COM

PROJECT: MADISON WALK RESIDENTIAL SUBDIVISION
648 & 650 ENGLESDALE RD.,
COLEBROOKDALE TOWNSHIP, BERKS COUNTY &
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA
APPLICANT: D.R. HORTON, INC.
TITLE: COVER SHEET
DATE: 2021-11-03
SHEET 01 of 104
REV. No. 2



SHEET INDEX		
SHEET TITLE	SHEET ID	PAGE NO.
COVER SHEET	CL	1 of 104
OVERALL RECORD PLAN	ORP	2 of 104
RECORD PLANS (1 to 7 of 7)	RP1 - RP7	3 - 9 of 104
SITE PLAN NOTES	NE	10 of 104
SITE PLANS (1 to 7 of 7)	SP1 - SP7	11 - 17 of 104
EXISTING RESOURCES & SITE ANALYSIS MAP	ERSM	18 of 104
EXISTING CONDITIONS and DEMOLITION PLANS (1 to 7 of 7)	EX1 - EX7	19 - 25 of 104
PROPOSED CONDITIONS RESOURCE PLAN	PRP	26 of 104
GRADING PLANS (1 to 7 of 7)	GP1 - GP7	27 - 33 of 104
ADA GRADING PLAN	ADA	34 of 104
UTILITY PLANS (1 to 7 of 7)	UP1 - UP7	35 - 41 of 104
SEWER STRUCTURE & PIPE TABLES	SPT	42 of 104
LANDSCAPE and LIGHTING PLANS (1 to 7 of 7)	LL1 - LL7	43 - 49 of 104
LANDSCAPE NOTES & DETAILS	LL8 - LL9	50 - 51 of 104
LIGHTING DETAILS	LL10	52 of 104
CONSTRUCTION DETAILS	DT1 - DT2	53 - 54 of 104
UTILITY DETAILS	DT3 - DT4	55 - 56 of 104
STORM SEWER PROFILES	STP1 - STP3	57 - 59 of 104
SANITARY SEWER PROFILES	SS1 - SS3	60 - 62 of 104
ROAD A PROFILES	RDA1 - RDA2	63 - 64 of 104
ROAD B PROFILES	RDB1 - RDB2	65 - 66 of 104
ROAD C PROFILES	RDC1 - RDC2	67 - 68 of 104
ROAD D PROFILE	RDD	69 of 104
ROAD E PROFILE	RDE	70 of 104
ROAD F PROFILE	RDF	71 of 104
ROAD G PROFILE	RDG	72 of 104
ROAD H PROFILE	RDH	73 of 104
VEHICLE MOVEMENT PLAN (1 to 2 of 2)	VM1 - VM2	74 - 75 of 104
OVERALL EROSION & SEDIMENT CONTROL PLAN	OES	76 of 104
EROSION & SEDIMENT CONTROL PLANS (1 to 7 of 7)	ES1 - ES7	77 - 83 of 104
EROSION & SEDIMENT CONTROL NOTES	ESN	84 of 104
EROSION & SEDIMENT CONTROL DETAILS	ED1 - ED2	85 - 86 of 104
OVERALL PCSM PLAN	OPC	87 of 104
PCSM PLAN (1 to 7 of 7)	PC1 - PC7	88 - 94 of 104
PCSM DETAILS	PCD1 - PCD2	95 - 96 of 104
PCSM NOTES	PCN	97 of 104
PCSM BASIN DETAILS	PBD1 - PBD7	98 - 104 of 104

LAND SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL RELATED DRAWINGS AND DOCUMENTS SUBMITTED HERewith, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY, AND ARE IN COMPLETE COMPLIANCE WITH THE COLEBROOKDALE & DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE COLEBROOKDALE & DOUGLASS TOWNSHIP ZONING ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOR WHICH I ACCEPT FULL AND COMPLETE RESPONSIBILITY.

LAND SURVEYOR'S SIGNATURE: _____ DATE: _____ (SEAL)
BLUE MARSH ASSOCIATES, INC.
 LAND SURVEYORS & PLANNERS
 551 EASTON ROAD, SUITE A
 WARRINGTON, PA 18976-2370
 REGISTRATION NUMBER: _____

TOWNSHIP SUPERVISOR'S CERTIFICATION
THE PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS DAY OF _____, 20__.

CHAIRMAN: _____ ATTESTED: SECRETARY _____

TOWNSHIP PLANNING AGENCY CERTIFICATION
THE PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP PLANNING AGENCY THIS DAY OF _____, 20__.

CHAIRMAN: _____ ATTESTED: SECRETARY _____

PLAN PREPARER'S STATEMENT
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL RELATED DRAWINGS AND DOCUMENTS SUBMITTED HERewith, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY, AND ARE IN COMPLETE COMPLIANCE WITH THE COLEBROOKDALE & DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE COLEBROOKDALE & DOUGLASS TOWNSHIP ZONING ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FOR WHICH I ACCEPT FULL AND COMPLETE RESPONSIBILITY.

STORMWATER MANAGEMENT PREPARER'S STATEMENT
I, ROLPH A. GRAF, PE, ON THIS DATE _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE COLEBROOKDALE & DOUGLASS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE UNDERSIGNED AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.

SIGNATURE: _____ DATE: _____ (SEAL)
 ROLPH A. GRAF, PE - PA LIC. No. 41814-E
 LANDCORE ENGINEERING CONSULTANTS, PC
 PO BOX 37635 #56297
 PHILADELPHIA, PENNSYLVANIA 19101-0635

TOWNSHIP WETLANDS CERTIFICATION
I DO HEREBY CERTIFY THAT THE DELINEATION OF THE WETLANDS SHOWN ON THIS PLAN IS 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.

SIGNATURE: _____ DATE: _____

COUNTY RECORDING NOTE
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN NORRISTOWN, PENNSYLVANIA, THE PLAN BOOK _____, PAGE _____ ON THE DAY OF _____, 20__.

CHAIRMAN: _____ ATTESTED: SECRETARY _____

OWNER'S STATEMENT
I, _____ OF **D.R. HORTON**, A PENNSYLVANIA LIMITED PARTNERSHIP, THE LEGAL OWNER OF TAX PARCEL(S) **APN #32-00-01600-6 (MONTGOMERY); UPI #38-538612966092 AND UPI #38-538612951977 (BERKS)** HEREBY APPROVE AND ADOPT THE PLAN AND UNDERSTAND THIS PLAN COMPLIES WITH THE MUNICIPAL SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

BY: _____ DATE: _____
 TITLE: _____

OWNER'S ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____
ON THIS THE _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CHRIS FENDRICK, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF POINT 1, LP, A PENNSYLVANIA CORPORATION, MANAGER OF POINT 1, LP, AND THAT HE, AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC: _____ (SEAL)
 MY COMMISSION EXPIRES: _____

UTILITY COMPANIES TO SERVICE THE DEVELOPMENT
ELECTRIC - MET-ED
GAS - UGI
WATER - BOVERTOWN WATER AUTHORITY
SANITARY SEWER - BERKS/MONTGOMERY MUNICIPAL AUTHORITY
CABLE - COMCAST CABLE
TELEPHONE - WINDSTREAM

SITE DATA

PLAN REFERENCE

PLAN TITLE	ALTANSPS LAND TITLE SURVEY #648 & #650 ENGLESDALE ROAD
DATED	8/27/2018 REVISED 6/7/2021

SURVEYOR
BLUE MARSH ASSOCIATES, INC.
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
FILE NO. 18-A039-164

OWNER OF RECORD

NAME	POINT 1, LP
ADDRESS	13 BRAMLEY RD. MOORESTOWN, NJ 08057

APPLICANT

NAME	D.R. HORTON, INC.
ADDRESS	2040-A BRIGGS RD. MT. LAUREL, NJ 08054

PARCEL DATA

ADDRESS	POINT 1 TRACT 648 & 650 ENGLESDALE RD. DOUGLASS & COLEBROOKDALE TOWNSHIP, MONTGOMERY & BERKS COUNTY, PA
TAX MAP NO / PARCEL ID	APN #32-00-01600-6 (MONTGOMERY) UPI #38-538612966092 UPI #38-538612951977 (BERKS) DEED BOOK 3081, PAGE No. 817
TRACT AREA	SQUARE FEET ACRES
TOTAL AREA	3,036,417 69.707
COLEBROOKDALE	851,532 19.548
DOUGLASSVILLE	2,184,885 50.159

ZONING DATA

ZONING DISTRICT	COLEBROOKDALE DOUGLASSVILLE
	MDR - MEDIUM DENSITY RESIDENTIAL R-3 RESIDENTIAL
EXISTING USE	RESIDENTIAL / AGRICULTURAL (PERMITTED)
PROPOSED USE	SINGLE-FAMILY ATTACHED DWELLING (PERMITTED) SINGLE-FAMILY ATTACHED (PERMITTED) TOWNHOUSE (PERMITTED)

STATEMENT OF INTENT
THE APPLICANT IS PROPOSING TO DEVELOP THE SUBJECT PARCEL WITH 210 LOT RESIDENTIAL SUBDIVISION AND ASSOCIATED SITE IMPROVEMENTS. (69 LOTS COLEBROOKDALE, 136 LOTS DOUGLASS)