



LOCATION MAP
 SCALE: 1"=1000'
 1000 00 1000 2000
 FEET

**COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY**

OWNER/CORPORATE CERTIFICATION
 I DO HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT MY CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED AND THAT I DESIRE THE SAME TO BE RECORDED.
 REALEN VALLEY FORGE GREENES ASSOCIATIONS, a Pennsylvania general partnership
 By: REALEN GOLF COMMUNITIES, LP, a Pennsylvania limited partnership, a partner
 By: Reale Golf Development Corp., its general partner
 By: _____
 Dennis Maloomian, President

NOTARY PUBLIC
 Commonwealth of Pennsylvania
 County of Montgomery
 On the _____ day of _____, A.D. 201____, before me, the undersigned Notary Public, personally appeared Dennis Maloomian, who acknowledged himself/herself to be the President of Reale Golf Development Corp., the general partner of Reale Golf Communities, LP, a Pennsylvania limited partnership, which is a partner in Reale Valley Forge Greenes Associates, a Pennsylvania general partnership, and he/she, as such President of the general partner which is a partner in Reale Valley Forge Greenes Associates, being authorized to do so, attested his name to this plan on behalf of Reale Valley Forge Greenes Associates, a Pennsylvania General Partnership, by signing the name of the General Partner of Reale Golf Communities, LP, a partner in Reale Valley Forge Greenes Associates by himself/herself as President thereof.
 IN WITNESS WHEREOF, I hereunder set my hand and official seal.
 Notary Public _____
 My commission expires _____

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
 APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP ON THE _____ DAY OF _____, 201____
 SECRETARY _____ CHAIRMAN _____
 TOWNSHIP ENGINEER (Reviewed By) _____

MCPC 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

COUNTY RECORDER OF DEEDS
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NO. _____, PAGE NO. _____ ON THE _____ DAY OF _____, 201____

COUNTY RECORDER OF DEEDS _____

SURVEYOR
 I, _____, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THE MONUMENTS SHOWN THEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.
 DATE _____

- NOTES:**
1. THE MANUAL OF SITE DEVELOPMENT STANDARDS, TOGETHER WITH THE SETTLEMENT AGREEMENT (EXECUTED APRIL 20, 2006 AND FIRST AMENDMENT DATED JUNE 14, 2012), SHALL SUPERSEDE THE REQUIREMENTS OF CHAPTERS 140 (STORMWATER MANAGEMENT), 141 (STREET AND SIDEWALKS), 145 (SUBDIVISION AND LAND DEVELOPMENT), AND 165 (ZONING) OF THE CODE OF THE TOWNSHIP OF UPPER MERION TOWNSHIP ("CODE") AND SHALL GOVERN ALL ASPECTS OF DEVELOPMENT, USE, OCCUPANCY OR REDEVELOPMENT OF THE TOWN CENTER DEVELOPMENT, INCLUDING THE PAYMENT OF ANY APPLICATION AND REVIEW FEES AND IMPACT FEES. TO THE EXTENT THAT THIS MANUAL SPECIFICALLY INCORPORATES CODE REQUIREMENTS, SUCH REQUIREMENTS SHALL BE THE CODE REQUIREMENTS IN EFFECT ON THE DATE THAT THE SETTLEMENT AGREEMENT WAS EXECUTED.
 2. THE STORMWATER CONVEYANCE SYSTEMS FOR THIS PROJECT ARE AN EXTENSION OF THE PREVIOUSLY APPROVED AND CONSTRUCTED STORMWATER MANAGEMENT AND CONVEYANCE SYSTEM FOR THE ENTIRE VILLAGE AT VALLEY FORGE. THIS PROJECT WAS INCLUDED AS FULLY DEVELOPED IN THE PREVIOUSLY APPROVED CALCULATIONS FOR STORMWATER CONVEYANCE, STORM WATER MANAGEMENT, AND THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. NO CHANGES TO THE OFF-SITE STORMWATER MANAGEMENT FACILITIES ARE PROPOSED BY THIS PLAN.
 3. EXTERNAL ROADWAY IMPROVEMENTS HAVE BEEN CONSTRUCTED PER PLANS PREPARED BY TRAFFIC PLANNING & DESIGN, INC. FOR WHICH PENNDOT PERMIT # 06079851, DATED AUG. 18, 2009 WAS OBTAINED. FOR ADDITIONAL INFORMATION REFER TO HOP AMENDMENT BY TRAFFIC PLANNING AND DESIGN.
 4. THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE MAINTENANCE OF ALL THE PERMANENT STORMWATER MANAGEMENT FACILITIES. NO CHANGES SHALL BE MADE TO THE STORMWATER MANAGEMENT FACILITIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP AND PA DEP. A BLANKET EASEMENT IS HEREBY GRANTED GIVING THE TOWNSHIP THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP.
 5. RETAINING WALLS EXCEEDING 4 FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE DESIGNS SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER.
 6. ALL PROPOSED SIGNS MUST BE SUBMITTED TO THE TOWNSHIP ZONING OFFICER FOR REVIEW PRIOR TO PLACEMENT.
 7. SEE FINANCIAL SUBDIVISION PLAN DATED 8-12-10 LAST REVISED 8-20-15

LEGEND

	EXISTING	PROPOSED
LEGAL RIGHT-OF-WAY LINE	---	---
ULTIMATE RIGHT-OF-WAY LINE	---	---
PROPERTY LINE	---	---
CURB	---	---
EDGE OF PAVING	---	---
PROPOSED 24FT WIDE ACCESS & UTILITY EASEMENT	---	---

N:\Vtppa_CSD_Projects\2015\CA01242-Hillside_Residential\VISION\CA01242-Record_Plan.dwg, Plotfile: C:\Record_Plan_Plotfile, on Wed Nov 11, 2015 at 1:43pm

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PENNSYLVANIA ONE CALL SYSTEM, INC.
 925 Irwin Run Road
 West Mifflin, Pennsylvania
 15122 - 1076
 BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
 NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE.
 SERIAL NO. *****

OWNER:
 REALEN VALLEY FORGE GREENES ASSO.
 1000 CHESTERBROOK BLVD, SUITE 100
 BERWYN, PA, 19312
 610-251-5000
 MUNICIPAL FILE NO.:
 -
 DATE:
 11/11/15
 SCALE:
 1"=50'

REV.	TAX MAP PARCEL NO.:	DESCRIPTION	DATE	BY
	58-00-17494-007	LAND DEVELOPMENT PLAN		
		RECORD PLAN		
		THE VILLAGE AT VALLEY FORGE		
		UPPER MERION TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA		
		GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES		
		184 WEST MAIN STREET, SUITE 200, TRAPPE, PA 18428 • (610) 480-4349 • www.gilmore-wasc.com		
		SCALE: 1"=50'		
		JOB NO.: 20040124K		
		SHEET NO.: 3 OF 11		
		DESIGNED BY: JWC	DRAWN BY: TDF	CHECKED BY: CDB

FOR PLANNING AND ZONING USE ONLY