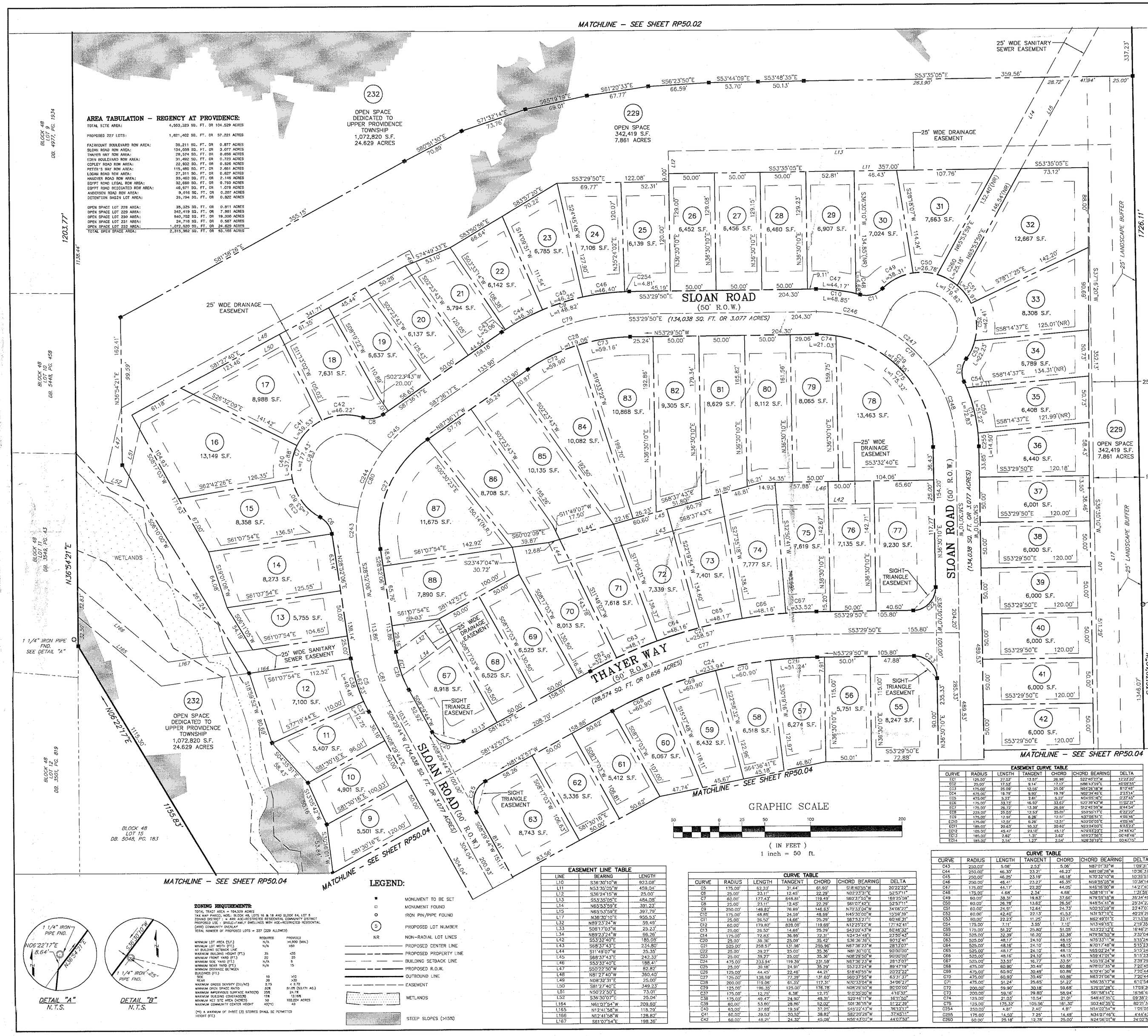
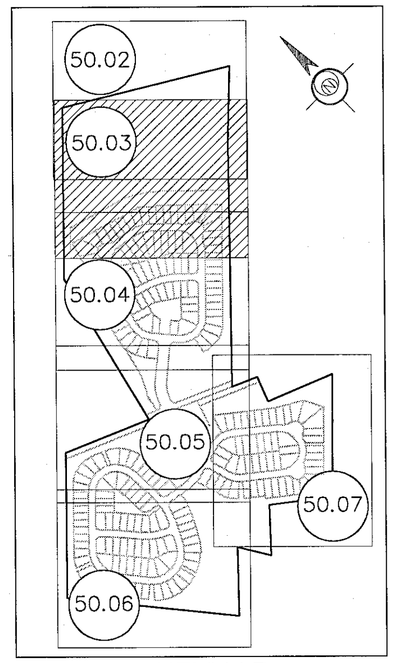


AREA TABULATION – REGENCY AT PROVIDENCE:

TOTAL SITE AREA:	4,563,323 SQ. FT. OR	104.529 ACRES
PROPOSED 227 LOTS:	1,621,402 SQ. FT. OR	37.221 ACRES
FAIRMOUNT BOULEVARD ROW AREA:	39,211 SQ. FT. OR	0.977 ACRES
SLOAN ROAD ROW AREA:	134,038 SQ. FT. OR	3.077 ACRES
THAYER WAY ROW AREA:	29,574 SQ. FT. OR	0.656 ACRES
EDEN BOULEVARD ROW AREA:	31,492 SQ. FT. OR	0.723 ACRES
COPLEY ROAD ROW AREA:	22,832 SQ. FT. OR	0.526 ACRES
PETER'S WAY ROW AREA:	115,480 SQ. FT. OR	2.651 ACRES
LODAN ROAD ROW AREA:	27,311 SQ. FT. OR	0.627 ACRES
HANOVER ROAD ROW AREA:	93,460 SQ. FT. OR	2.146 ACRES
EGYPT ROAD LEGAL ROW AREA:	32,690 SQ. FT. OR	0.750 ACRES
EGYPT ROAD DEDICATED ROW AREA:	46,971 SQ. FT. OR	1.078 ACRES
AMDISSON ROAD ROW AREA:	9,016 SQ. FT. OR	0.207 ACRES
DETENTION BASIN LOT AREA:	35,794 SQ. FT. OR	0.822 ACRES
OPEN SPACE LOT 228 AREA:	35,325 SQ. FT. OR	0.811 ACRES
OPEN SPACE LOT 229 AREA:	342,419 SQ. FT. OR	7.861 ACRES
OPEN SPACE LOT 230 AREA:	840,722 SQ. FT. OR	19.300 ACRES
OPEN SPACE LOT 231 AREA:	24,716 SQ. FT. OR	0.567 ACRES
OPEN SPACE LOT 232 AREA:	1,072,820 SQ. FT. OR	24.629 ACRES
TOTAL OPEN SPACE AREA:	2,315,962 SQ. FT. OR	53.168 ACRES

OWNER OF RECORD:

TOLL PA II, L.P.
250 GIBRALTAR ROAD
HORSHAM, PA. 19044
(215) 914-2050



KEYMAP

NOTES:

1. PROPERTY IS DELINEATED ON TAX MAP BLOCK 48, LOTS 16 & 18 AND BLOCK 64, LOT 6 AND CONTAINS 104.529 ACRES.
2. THIS PROJECT IS WITHIN THE R1 RESIDENTIAL ZONING DISTRICT. THE PROPOSED USE IS SINGLE FAMILY DWELLINGS, WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE AGE-RESTRICTED RESIDENTIAL (ARR) COMMUNITY OVERLAY DISTRICT.
3. OUTBOUND INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF SURVEY, BLOCK 48, LOTS 16 & 18 AND BLOCK 64, LOT 6", PREPARED BY EASTERN STATES ENGINEERING, INC., HUNTINGDON VALLEY, PA., DATED FEBRUARY 22, 2002, LAST REVISED APRIL 1, 2003.
4. ALL ELEVATIONS ON THESE PLANS ARE BASED ON PENNSYLVANIA STATE PLANE DATA N.A.D. 83.
5. ALL PROPERTY CORNERS TO BE MARKED WITH IRON PINS. IRON PINS SHALL BE PLACED IN THE GROUND AFTER FINAL GRADING IS COMPLETE.
6. THE OPEN SPACE, STREETS, STORM SEWER SYSTEM, COMMUNITY CENTERS AND DETENTION BASINS SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION AND WILL NOT BE OFFERED FOR DEDICATION WITH THE EXCEPTION OF OPEN SPACE LOT 232 WHICH WILL BE OWNED AND MAINTAINED BY UPPER PROVIDENCE TOWNSHIP.
7. THE 5 FOOT WIDE WALKPATH WILL BE OWNED AND MAINTAINED BY THE COMMUNITY HOMEOWNERS ASSOCIATION.
8. THE WETLANDS SHOWN ON THESE PLANS WERE DELINEATED BY ADLER ENGINEERS, INC. IN AUGUST 2001 AND OCTOBER 2003.
9. ALL STREET WITHIN THE SUBDIVISION ARE TO BE PRIVATE STREETS.
10. THE DESIGNATED OPEN SPACE SHALL NOT BE FURTHER SUBDIVIDED.
11. THIS PLAN MAY HAVE BEEN INTENDED FOR AGENCY AND MUNICIPALITY REVIEW PURPOSES ONLY. USERS OF THIS PLAN ARE DIRECTED TO RESEARCH THE COUNTY CLERK'S OFFICE FOR SUBSEQUENT FILED COPIES OF THIS PLAN.
12. THESE PLANS WERE PREPARED PER THE UPPER PROVIDENCE TOWNSHIP SUBDIVISION ORDINANCE DATED MAY 2000, AND THE UPPER PROVIDENCE TOWNSHIP ZONING ORDINANCE DATED JANUARY 2002.
13. SEWER MAINS ARE TO BE DEDICATED TO AND BE MAINTAINED BY THE UPPER PROVIDENCE TOWNSHIP SEWER AUTHORITY.
14. WATER MAINS WILL BE DEDICATED TO AND MAINTAINED BY THE PENNSYLVANIA AMERICAN WATER COMPANY.
15. WETLAND JURISDICTION DETERMINATION RECEIVED FROM U.S. ARMY CORPS OF ENGINEERS ON OCTOBER 4, 2002
    PERMIT NO.: CENAP-OP-R-200200429-39 & ON OCTOBER 22, 2003
    PERMIT NO. CENAP-OP-R-200300747-1
16. FLOODPLAIN AND FLOOD LIMITS ON THIS SITE, PER FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA, MAP NUMBER 42091C0238E, EFFECTIVE DATE DECEMBER 19, 1996.
17. THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN APPROVED BY THE UPPER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS:
    1. SECTION 154-19.A.2
    2. SECTION 154-22.A
    3. SECTION 154-23
    4. SECTION 154-28-B-1
    5. SECTION 154-18.C(4)
    6. SECTION 154-19-A.3
    7. SECTION 154-21.A(1)
18. MONTGOMERY COUNTY PLANNING COMMISSION NUMBER IS 02-0135-002.
19. CONDITIONAL USE APPLICATION NUMBER IS 02-048016-821 CU, APPROVED ON JANUARY 6, 2003 AND REVISED ON JUNE 7, 2004.
20. THE ULTIMATE RIGHT-OF-WAY FOR EXISTING ROADS SHOWN ON THE PLAN ARE HEREBY OFFERED FOR DEDICATION TO THE APPLICABLE GOVERNMENTAL AGENCIES.
21. EXISTING CALCULATED FLOODWAY LOCATED ALONG SOUTHERN PROPERTY LINE OBTAINED FROM PLANS ENTITLED "PROVIDENCE BUSINESS PARK AT OAKS PHASE 2", SHEETS 2 THROUGH 6 OF 21, DATED DECEMBER 14, 2001, LAST REVISED FEBRUARY 21, 2001 AS PREPARED BY BURSICH ASSOCIATES, INC.
22. UTILITY COMPANIES ARE GRANTED AN EASEMENT OVER, UNDER AND ACROSS A TEN (10') WIDE PORTION OF THE FRONT YARDS. THE EASEMENT AREA SHALL BE MEASURED FROM THE RIGHT-OF-WAY AND RUN THE ENTIRE LENGTH OF THE LOT. THE EASEMENT IS GRANTED FOR THE PURPOSE OF PLACEMENT AND MAINTENANCE OF ELECTRIC TRANSFORMERS AND TELEPHONE AND CABLE TERMINAL BOXES, WHICH WILL BE ENGINEERED FOR SPECIFIC LOCATIONS ON LOTS PER THE UTILITY COMPANIES DESIGN CRITERIA AND WILL NOT BE RELOCATED.
23. THE PROPOSED +/-10,000 S.F. COMMUNITY CENTER WHICH INCLUDES A FITNESS CENTER, MEETING ROOM, BILLIARDS ROOM, INDOOR AND OUTDOOR POOL IS FOR THE EXCLUSIVE USE OF RESIDENTS OF THIS COMMUNITY AND THEIR GUESTS ONLY.
24. THE MINIMUM LOT AREA IS 4,901 S.F., THE MAXIMUM AREA IS 14,437 S.F. AND THE AVERAGE LOT AREA IS 7,142 S.F.
25. FOR OWNERSHIP AND MAINTENANCE PURPOSES A 20' WIDE SANITARY SEWER EASEMENT IS DEDICATED TO THE UPPER PROVIDENCE TOWNSHIP SEWER AUTHORITY FOR ALL SANITARY SEWER LOCATED WITHIN THE OUTBOUND OF THE PROJECT.

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
EC1	125.00'	22.03'	13.53'	26.98'	S22°40'27"W	12°22'20"
EC2	25.00'	17.53'	9.14'	17.17'	N86°13'39"E	40°02'55"
EC3	175.00'	25.09'	12.56'	25.06'	N84°28'18"W	8°12'48"
EC4	425.00'	19.78'	9.90'	19.78'	N82°34'45"E	2°33'14"
EC5	475.00'	5.27'	2.61'	5.27'	N84°06'18"E	0°37'45"
EC6	175.00'	33.72'	16.97'	33.67'	S27°39'42"W	11°52'01"
EC7	125.00'	26.72'	13.39'	26.69'	S12°46'36"W	8°44'54"
EC8	125.00'	51.82'	12.53'	51.45'	S30°30'17"E	23°44'22"
EC9	175.00'	12.55'	6.28'	12.51'	S37°05'31"E	4°06'46"
EC10	175.00'	12.55'	6.28'	12.51'	S33°00'05"E	4°06'46"
EC11	125.00'	29.63'	15.33'	29.63'	S23°35'00"E	13°34'23"
EC12	125.00'	45.47'	23.10'	45.12'	N29°03'22"E	24°45'42"
EC13	125.00'	2.82'	1.31'	2.82'	N35°27'56"E	00°46'16"
EC14	125.00'	2.54'	1.27'	2.54'	N26°39'19"E	00°47'15"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C43	250.00'	5.08'	2.53'	5.08'	N87°21'33"W	1°09'37"
C44	250.00'	45.30'	23.21'	46.23'	N83°08'28"W	10°36'37"
C45	250.00'	46.25'	23.19'	46.18'	N70°32'10"W	10°35'57"
C46	250.00'	46.41'	23.27'	46.35'	N59°39'20"W	10°38'14"
C47	175.00'	44.17'	22.20'	44.05'	N48°16'00"W	14°27'40"
C48	175.00'	2.34'	1.17'	2.34'	N38°16'11"W	1°32'50"
C49	60.00'	38.31'	19.83'	37.66'	N79°59'18"W	36°34'49"
C50	60.00'	26.78'	13.62'	26.56'	N48°54'41"W	25°34'23"
C51	60.00'	24.51'	12.44'	24.33'	N30°32'06"W	23°47'07"
C52	60.00'	42.49'	22.13'	41.53'	N31°57'16"E	40°28'28"
C53	60.00'	22.23'	11.25'	22.11'	N62°49'01"E	21°13'36"
C54	175.00'	7.11'	3.55'	7.10'	N31°49'16"E	2°19'35"
C55	175.00'	51.22'	25.82'	51.05'	N23°22'12"E	16°46'21"
C62	525.00'	32.39'	16.20'	32.38'	N79°56'52"W	3°32'04"
C63	525.00'	48.13'	24.10'	48.15'	N75°33'11"W	5°15'24"
C64	525.00'	48.13'	24.10'	48.15'	N70°17'46"W	5°15'23"
C65	525.00'	48.13'	24.10'	48.15'	N65°02'24"W	5°15'24"
C66	525.00'	48.16'	24.10'	48.15'	N59°47'04"W	5°15'33"
C67	525.00'	33.55'	16.77'	33.51'	N55°13'24"W	3°39'29"
C68	475.00'	60.90'	30.49'	60.86'	N78°02'35"W	7°20'45"
C69	475.00'	60.90'	30.49'	60.86'	N70°41'50"W	7°20'44"
C70	475.00'	60.90'	30.49'	60.86'	N63°21'06"W	7°20'44"
C71	475.00'	51.24'	25.63'	51.22'	N56°35'17"W	6°10'54"
C72	200.00'	59.90'	30.18'	59.68'	S79°01'28"E	17°09'39"
C73	200.00'	59.16'	29.80'	58.94'	S61°58'14"E	16°36'48"
C74	125.00'	21.03'	10.54'	21.01'	S48°40'55"E	09°38'39"
C75	125.00'	175.32'	105.56'	161.30'	S03°46'36"E	80°31'31"
C254	250.00'	4.81'	2.40'	4.81'	N34°03'54"W	1°05'06"
C255	175.00'	14.50'	7.25'	14.49'	N34°07'46"E	4°44'47"
C260	50.00'	25.18'	12.78'	25.00'	N24°06'01"W	24°02'58"

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L10	S36°30'10"W	993.09'
L11	N53°35'05"W	459.04'
L12	S36°24'15"W	25.00'
L13	S53°35'05"E	484.08'
L14	N65°53'59"E	391.23'
L15	N65°53'59"E	397.79'
L17	N36°30'10"E	555.53'
L32	N89°23'24"W	59.49'
L33	S08°17'03"W	25.23'
L34	N89°23'24"W	66.26'
L42	S53°32'40"E	185.08'
L43	S68°37'43"E	254.80'
L44	S11°49'07"W	25.35'
L45	S68°37'43"E	242.37'
L46	S53°32'40"E	188.41'
L47	S50°22'50"W	82.82'
L48	N81°27'40"W	360.40'
L49	N08°32'31"E	25.00'
L50	S81°27'40"E	349.23'
L51	N50°22'50"E	73.01'
L52	S36°30'07"E	25.04'
L164	N61°07'54"W	209.60'
L165	N12°41'58"W	118.45'
L166	N12°41'58"W	128.82'
L167	S61°07'54"E	198.35'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C5	175.00'	62.23'	31.44'	61.80'	S18°40'06"W	20°22'22"
C6	25.00'	23.11'	12.45'	22.29'	S63°37'53"E	52°57'11"
C7	60.00'	177.43'	648.81'	119.49'	S60°37'53"E	169°25'59"
C8	25.00'	23.11'	12.45'	22.29'	S61°37'42"E	52°57'11"
C9	250.00'	146.82'	76.69'	144.63'	N70°33'43"W	34°06'27"
C10	175.00'	48.85'	24.59'	48.69'	N45°30'00"W	15°98'39"
C11	25.00'	26.52'	14.57'	25.29'	S67°33'27"E	60°46'31"
C12	60.00'	179.82'	828.08'	119.69'	N12°25'22"W	171°42'41"
C13	25.00'	26.52'	14.66'	25.29'	S43°02'43"W	60°46'32"
C14	175.00'	72.83'	36.95'	72.31'	N24°34'48"E	23°50'43"
C20	25.00'	39.36'	25.09'	35.42'	S36°36'38"E	90°12'41"
C21	225.00'	258.57'	131.96'	255.98'	N67°36'23"W	28°13'07"
C22	25.00'	39.27'	25.00'	35.36'	N81°30'10"E	90°00'00"
C23	25.00'	39.27'	25.00'	35.36'	N08°29'50"W	90°00'00"
C24	475.00'	233.94'	119.39'	231.58'	N67°36'23"W	28°13'07"
C25	25.00'	39.18'	24.91'	35.29'	S53°23'24"W	89°47'19"
C26	125.00'	44.45'	22.46'	44.21'	S18°40'55"W	20°22'23"
C27	125.00'	138.59'	77.39'	131.60'	S60°37'55"W	63°31'37"
C28	200.00'	119.06'	61.35'	117.31'	N70°33'04"W	34°06'27"
C29	125.00'	196.35'	125.00'	176.78'	N08°29'50"W	90°00'00"
C37	175.00'	12.25'	6.38'	12.75'	S10°33'00"W	4°10'32"
C38	175.00'	49.47'	24.90'	49.31'	S20°46'11"W	16°11'30"
C39	60.00'	53.80'	28.86'	52.02'	S01°36'15"W	51°22'39"
C40	60.00'	37.88'	19.58'	37.27'	S43°27'47"W	36°12'17"
C41	60.00'	39.53'	20.52'	38.82'	S82°20'28"W	37°45'11"
C42	60.00'	48.21'	24.32'	45.08'	N56°43'03"W	44°07'52"

LEGEND:

- MONUMENT TO BE SET
- MONUMENT FOUND
- IRON PIN/PIPE FOUND
- (5) PROPOSED LOT NUMBER
- NR NON-RADIAL LOT LINES
- PROPOSED CENTER LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED R.O.W.
- OUTBOUND LINE
- EASEMENT
- WETLANDS
- STEEP SLOPES (>15%)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

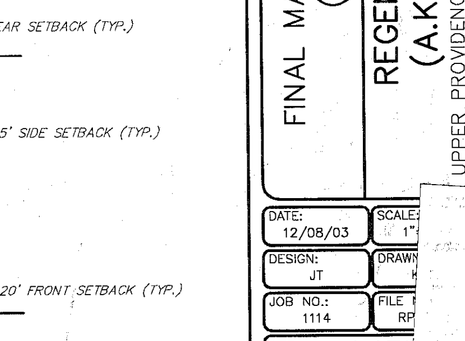
ZONING REQUIREMENTS:

TOTAL TRACT AREA = 104.529 ACRES
TOTAL TRACT AREA IN BLOCK 48, LOTS 16 & 18 AND BLOCK 64, LOT 6
ZONING DISTRICT = R1 AGE-RESTRICTED RESIDENTIAL COMMUNITY DISTRICT
PROPOSED USE : SINGLE-FAMILY DWELLINGS WITH AGE-RESTRICTED RESIDENTIAL (ARR) COMMUNITY OVERLAY
TOTAL NUMBER OF PROPOSED LOTS = 227 (229 ALLOWED)

	REQUIRED	PROPOSED
MINIMUM LOT AREA (S.F.)	10,000	14,900 (MIN.)
MINIMUM LOT WIDTH (FT.)	N/A	>100
AT BUILDING SETBACK LINE		
MAXIMUM BUILDING HEIGHT (FT.)	35	<35
MINIMUM FRONT YARD (FT.)	20	20
MINIMUM SIDE YARD (FT.)	N/A	5
MINIMUM REAR YARD (FT.)	N/A	15
MINIMUM DISTANCE BETWEEN BUILDINGS (FT.)		
SIDE	10	>10
REAR	30	>30
MAXIMUM GROSS DENSITY (DU/AC)	2.75	< 2.75
MINIMUM OPEN SPACE RATIO	30%	51.8% (53.171 AC.)
MAXIMUM IMPERVIOUS SURFACE RATIO(2)	25%	24.1%
MAXIMUM BUILDING COVERAGE(2)	15%	12.1%
MINIMUM REC SITE AREA (ACRES)	30	102.224 ACRES
MAXIMUM COMMUNITY CENTER HEIGHT	40(1)	40

(1) A MAXIMUM OF THREE (3) STORIES SHALL BE PERMITTED HEIGHT (FT.)

DETAIL "A" N.T.S. DETAIL "B" N.T.S.



TYPICAL LOT REQUIRED SETBACKS
SCALE: 1=50'

ESE EASTERN STATES ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS
250 GIBRALTAR ROAD SUITE 2E HORSHAM, PA 19044 TEL: (215) 914-2050 FAX: (215) 293-5488

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN AN ORIGINAL RED SEAL OF THE PROFESSIONAL LAND SURVEYOR, IT IS NOT AN ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

THOMAS B. HENDRICKS
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-044952-E

REV.	DATE	DESCRIPTION	DRAWN
8	01/28/05	REVIEW LETTER DATED 01/26/05 & UPDATED TITLE BLOCK	KMS
7	01/12/05	REVIEW LETTER DATED 01/06/05	KMS
6	11/22/04	REVIEW LETTER 9/28/04; RIDS, A, B, D & COMM CTR	KMS
5	10/18/04	AGENCY REVIEW LETTER, DATED 10/08/04	KMS
4	10/01/04	AGENCY REVIEW LETTER, DATED 9/29/04	KMS
3	8/24/04	AGENCY REVIEW LETTERS 8/20/04 & 8/23/04	KMS
2	7/23/04	AGENCY REVIEW LETTERS 5/29/04 & 6/30/04	KMS
1	6/07/04	AGENCY REVIEW LETTERS & COMMENTS	KMS

FINAL MAJOR SUBDIVISION PLAN (SHEET 3 OF 7)

REGENCY AT PROVIDENCE (A.K.A. FOGEL TRACT)

UPPER PROVIDENCE TWP., MONTGOMERY CO., PENNSYLVANIA

DATE: 12/08/03	SCALE: 1"
DESIGN: JT	DRAWN:
JOB NO.: 1114	FILE: RP
REF. NO.: RP50	
SHEET NO.: 4 OF	