ACT 38 COMPLIANCE

The following utilities may have underground and/or overhead lines or structures in the work area. The designer has contacted the Pennsylvania One Call System, "Kathy". The site serial number is ___. It is the responsibility of the contractor to contact each utility company at least four (4) days before construction begins for the purpose of:

1. Requesting the utility to field locate its lines.
2. Initiate cooperation which will avoid damage.
3. Request procedures which will avoid damage.

Also the contractor shall:

1. Inform each operator employed by him at the site of such work of the information obtained.
2. Report immediately to the user any break or leak on its lines, or dent, gouge, groove or other damage to such lines or to their coating or cathodic protection, made or discovered in the courses of the excavation or demolition work.
3. Alert immediately the occupants of premises as to any emergency that he may make or discover at or near such premises.

30' WIDE UTILITY EASEMENT

COURSE	BEARING	DISTANCE
1–2	R=300.00'	L=31.77'
2–3	N 32 19'34" W	264.19'
3–4	N 40 26'57" E	31.41'
4–1	S 32 19'34" E	283.91'

20' WIDE STORM SEWER EASEMENT "A"

COURSE	BEARING	DISTANCE
1–2	N 01 58'33" E	35.78'
2–3	S 32 00'31" E	68.79'
3–4	S 57 59'29" W	20.00'
4–1	N 32 00'31" W	39.12'

STORM SEWER DRAINAGE EASEMNET "C"

COURSE	BEARING	DISTANCE
1–2	S 75 36'16" W	49.95'
2–3	N 49 05'36" E	47.61'
3–4	N 75 36'16" E	7.35'
4–1	S 14 23'44" E	21.25'

20' WIDE STORM SEWER EASEMENT "E"

COURSE	BEARING	DISTANCE
1–2	R = 175.00' A =	2.69'
2–3	N 21 59'07" W	34.00'
3–4	N 68 00'53" E	20.00'
4–5	S 21 59'07" E	23.39'
5–1	S 40 06'16" W	19.95'

20' WIDE STORM SEWER EASEMENT "G"

COURSE	BEARING	DISTANCE
1–2	R = 300.00' A =	7.25'
2–3	N 30 52'04" W	22.81'
3–4	N 59 07'56" E	20.00'
4–5	S 30 52'04" E	27.08'
5–1	R = 300.00' A =	13.21'

20' WIDE SANITARY SEWER EASEMENT "A"

COURSE	BEARING	DISTANCE
1–2	S 26 00'25" W	178.46'
2–3	S 89 15'23" W	13.71'
3–4	S 89 17'05" W	8.67'
4–5	N 26 00'25" E	185.72'
5–1	R = 475.00' A =	20.20'

DETENTION BASIN EASEMENT

COURSE	BEARING	DISTANCE
1–2	N 75 10'43" W	177.93'
2–3	N 09 11'10" W	167.42'
3–4	N 04 18'08" E	95.00'
4–5	N 12 53'51" W	111.62'
5–6	N 14 56'05" E	49.28'
6–7	N 36 13'30" E	31.76'
7–8	S 65 21'59" E	7.55'

20' WIDE STORM SEWER EASEMENT "B"

COURSE	BEARING	DISTANCE
1–2	S 24 05'31" E	35.30'
2–3	S 65 54'29" W	20.00'
3–4	N 24 05'31" W	51.44'
4–1	S 75 10'43" E	25.70'

20' WIDE STORM SEWER EASEMENT "D"

COURSE	BEARING	DISTANCE
1–2	N 40 06'16" E	19.99'
2–3	S 77 55'45" E	33.09'
3–4	S 12 04'15" W	20.00'
4–5	N 77 55'45" W	43.70'
5–1	R = 125.00' A =	2.65'

20' WIDE STORM SEWER EASEMENT "F"

COURSE	BEARING	DISTANCE
1–2	R = 250.00' A =	7.73'
2–3	S 00 12'51" E	27.65'
3–4	S 89 47'09" W	20.00'
4–5	N 00 12'51" W	20.78'
5–1	R = 250.00' A =	5.69'

20' WIDE STORM SEWER EASEMENT "H"

COURSE	BEARING	DISTANCE
1–2	N 75'36'16" E	20.00'
2–3	S 14'23'44" E	48.75'
3–4	S 75'36'16" W	20.00'
4–1	N 14'23'44" W	48.75'

20' WIDE SANITARY SEWER EASEMENT "B"

COURSE	BEARING	DISTANCE
1–2	R = 250.00' A =	20.07'
2–3	S 34 13'25" E	319.99'
3–4	R = 175.00' A =	21.66'
4–1	N 34 13'25" W	329.82'

DETENTION BASIN EASEMENT

COURSE	BEARING	DISTANCE
8–9	S 11 31'44" E	75.63'
9–10	S 30 29'13" E	155.48'
10–11	S 05 53'37" E	89.24'
11–12	S 34 53'12" E	58.07'
12–13	S 88 01'27" E	65.00'
13–14	S 01 58'33" W	123.84'
14–1	R = 15.00' A =	26.92'

SITE DATA

1. TRACT SIZE 50.99 ACRES
2. WETLAND SOILS AND FLOODPLAIN SOILS 5.12 ACRES
3. 15% SLOPES AREA 1.95 ACRES
4. EX. LEGAL R/W AREA 4.25 ACRES
5. ALLOWABLE LOTS
   DEVELOPABLE ACREAGE = GROSS AREA – WETLANDS/FLOODPLAINS – 15% SLOPE AREAS – EX. LEGAL R/W AREA
   = 50.99 AC – (5.12 AC + 1.95 AC + 4.25 AC)
   = 39.67 AC X .85
   = (33.72 X 43,560)/15,000 SF
   = 98 LOTS
6. PROPOSED LOTS 86 LOTS
7. OPEN SPACE REQUIRED 50.99 AC X 15% = 7.65 ACRES
8. OPEN SPACE PROVIDED 6.00 ACRES
   USABLE OPEN SPACE 1.30 ACRES (NON–FLOODPLAIN)
   FLOODPLAIN OPEN SPACE 4.70 ACRES
   ALLOWABLE FLOODPLAIN OPEN SPACE 4.70 AC X 50% = 2.35 ACRES
   TOTAL USABLE OPEN SPACE 3.65 ACRES
   FEE IN LIEU OF OPEN SPACE AREA = 7.65 AC – 3.65 AC = 4.00 AC
9. LINEAL FEET OF NEW ROAD 6,300 LF

ZONING DATA:

ZONING DISTRICT R–2
CLUSTER PROVISION:
15% OPEN SPACE OR FEE
MINIMUM TRACT SIZE: 25 ACRES
MINIMUM LOT AREA: 12,000 S.F.
MINIMUM LOT WIDTH: 80 FEET
SIDE YARDS: 35 FT. AGGREGATE, 15 FT. MINIMUM
REAR YARD: 30 FT.
FRONT YARD: 30 FT.

ROAD NAMES

ROAD "A" – HAWTHORNE AVE.
ROAD "B" – LOIS LANE
ROAD "C" – PENNY LANE
ROAD "D" – MICHELLE CIR.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

GENERAL NOTES

1. Benchmark Invert 282.00 of sanitary manhole located 105' southwest from the intersection of Grosser Road and Gilbertsville Road.
   Datum – Berks Montgomery Municipal Authority
2. Boundary information and topographic mapping compiled from field survey by Bursich Associates on July 1, 1993.
3. Property Owner: Pikeland Estates, Inc., 1030 W. Germantown Pike, P. O. Box 282, Fairview Village, PA 19409
4. Wetland boundary shown on the plan is taken from delineation prepared by Del Val Soil Consultants, Inc. Bursich Associates makes no claims nor certification as to the accuracy of these limits. No construction shall take place within the limits of the wetlands other than public improvements as denoted on the plans.
5. This project is to utilize public sewer and utility company water.
6. Concrete monuments shall be set along the right-of-way lines and iron pins shall be set at all lot corners.
7. A PennDOT Highway Occupancy Permit is required for access onto Gilbertsville Road.
8. The stormwater basin shall be maintained by the lot owners in which it is located. The property owners shall be responsible for the perpetual maintenance of the permanent water detention basin, basin outlet structures and pipes which are located on his property. No changes shall be made to the structures, pipes or finish grading without prior written approval from the Township.
9. All proposed improvements shall comply with Douglass Township specifications.
10. The land lying between the legal and ultimate right-of-way is hereby offered for dedication to the governing body having jurisdiction at the time of dedication.
11. (2) Off street parking spaces shall be provided on each building lot.
12. All utilities are to be installed underground.
13. Upon completion of all public improvements at the Greenbriar Subdivision, the following shall be offered for dedication to the Township of Douglass:
    a. Area between legal right-of-way and required right-of-way along Gilbertsville Road;
    b. Interior roads and right-of-way areas;
    c. Storm drainage improvements and easements.
14. Upon completion of all public improvements at the Greenbriar Subdivision, all sanitary sewer mains and easements shall be offered for dedication to the Berks Montgomery Municipal Authority.
15. Upon completion of the water mains at the Greenbriar Subdivision, all water mains and easements shall be owned and operated by the Home Owners Association.
16. The approved Improvement Construction Plan, a copy of which may be inspected at the office of the Township Secretary, has been made a part of the approved final plan.
17. The 100-year floodplain boundary was extracted from the Floodway Maps prepared by FEMA, Panel 1 of 5 and floodway data taken from Table 2 of the FEMA Flood Insurance Study. The 100-Year floodway boundary was extracted from the Floodway Maps prepared by FEMA, Panel 1 of 5. The area between the floodway boundary and floodplain boundary represents the floodway fringe. The floodway fringe thus represents the portion of the floodplain that could be completely obstructed without increasing the water surface elevation of the 100-year flood more than 1.0 feet at any point.

LOCATION MAP
SCALE: 1"=2000'

Commonwealth of Pennsylvania
County of Montgomery

On the 5th day of October, 1998, before me the subscriber, a notary public of the Commonwealth of Pennsylvania, residing in ___ personally appeared John Gambone President of Pikeland Estates, Inc. to be the President of ___ who acknowledge himself (themselves), a corporation, and that as such being authorized to do so, he executed the foregoing plan by signing the name of the said corporation by himself as that the said corporation is the owner of the land shown hereon. All necessary approvals of this plan have been obtained and are endorsed thereon and that the said corporation desires that this plan may be duly recorded.

Notary Public

Notarial Seal — Cindy L. Murray, Notary Public, Montgomery County, My Commission Expires Dec. 17, 2001

I, John Gambone the President of Pikeland Estates, ___, a corporation, and that as such being authorized to do so, certify that the corporation is the sole registered owner of the land herein subdivided and that there are no suits pending affecting the title of the same and that I do hereby adopt this plan and desire the same to be recorded. I do further save the Township harmless and indemnify the Township of Douglass against any liability or loss resulting from the subdivision or development of this plat for whatever reason present or future.

Corporate Official — President — Office

I hereby certify that the plan shown and described hereon, as well as all other drawings which are a part of the plan set, are true and correct to the accuracy required by the Douglass Township Subdivision and Land Development Ordinance, and were prepared by me or under my direction for which I accept full responsibility, and represents a field survey performed by me or under my direction. The existing perimeter monuments shown hereon have been located as part of the survey and all other proposed perimeter monuments shall be set.

Oct 2, 1998 — Date — Surveyor

This plan has been approved by the Douglass Township Board of Supervisors this 5 day of October, 1998.

Chairman — Attested: Secretary

This plan has been approved by the Douglass Township Planning Agency this 26th day of October, 1994.

Chairman — Attested: Secretary

I do hereby certify that the delineation of the wetlands shown on this plan are 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.

10-5-98 — Date — Signature

Recorded in the Office of the Recorder of Deeds, in Norristown, Pennsylvania, the Plan Book A-58 Page 76, on the 10th day of November, 1998.

I (We) do hereby certify that I am (we are) the sole registered owner(s) of the land herein subdivided and that there are no suits pending affecting the title of the same and that I (we) do hereby adopt this plan and desire the same to be recorded. I (We) do further save the Township harmless and indemnify the Township of Douglass against any liability or loss resulting from the subdivision or development of this plan for whatever reason present or future.

Pikeland Estates, Inc. — Owner — Pres. — Owner

18. The following waivers were granted by the board of supervisors:
    1. Section 405 3. Section 414.2 5. Section 424
    2. Section 407.2 4. Section 420 6. Section 434
19. A variance was granted by Douglass Twp. Zoning Hearing Board to allow the day care facility lot 1 in the R-2 district.
20. Upon vacation & removal of Old Grosser Rd. along lot 2 a new driveway will be constructed with access to the new Grosser Rd.
21. A Land Development Plan will be submitted for lot 1 prior to the issuance of a use and occupancy permit.
22. Access driveway & parking to serve the day care & open space shall be installed during construction of lot 1 day care facility.
23. Upon completion of the Greenbriar Subdivision, the Home Owners Association shall own and maintain the open space area south of Grosser Road.

FOR USE BY M.C.P.C. ONLY

NO.	REVISION	DATE	BY	APP.
10.	ADDED 30' UTILITY EASEMENT BETWEEN LOTS 21 AND 22	10–1–98	A.G.	
9.	REV. NOTE 15, ADD NOTE 23, ADD UTIL. EASEMENT	9/30/98	A.G.	
8.	MISC. PLAN REVISIONS	6/5/98	A.G.	
7.	REVISED LOT 2	1/14/97	A.G.	
6.	MISC. PLAN REVISIONS	1/24/95	M.D.	
5.	ADDED DISTANCES TO LOT 2	10/3/94	A.G.	
4.	REVISED PER TWP. REVIEW LETTERS	9/8/94	M.D.	
3.	WETLAND REVISIONS	4/8/94	M.L.	
2.	REVISED LOT 1	3/23/94	A.G.	
1.	REVISED PER TWP. ENGINEERS COMMENTS	12/20/93	A.G.	

SEAL — EDWARD A. BURSCH, PROFESSIONAL LAND SURVEYOR

MANAGER		CHKD. BY	
DESIGN	P.B.M.	CHKD. BY	
DRAFT	A.L.G.	CHKD. BY	
FILE		DATE	8–26–93
NOTES	F.B. #355	SCALE	1"=100'

Bursich Associates INC.
engineers • planners • surveyors
landscape architects
2129 East High Street • Pottstown, Pa. 19464 • 215–323–4040

CLIENT
GAMBONE BROTHERS DEVELOPMENT CO.
1030 W. GERMANTOWN PIKE
P.O. BOX 287
FAIRVIEW VILLAGE, PA. 19409

SUBJECT
SUBDIVISION PLAN
GREENBRIAR
DOUGLASS TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

JOB NO. 32564
SHEET NO. 1 OF 17
DWG. NO. 32564–1

B-243