

N 54°45'00" W 1409.10'

N.A. Douglass Township  
DB 4801 PG 1628

**SNOW REMOVAL EASEMENT A**

LINE	BEARING	LENGTH
1-2	N 78°10'49" W	15.00'
2-3	R=65.00'	L=40.00'
3-4	S 42°55'17" E	15.00'
4-1	R=50.00'	L=30.77'

**SNOW REMOVAL EASEMENT B**

LINE	BEARING	LENGTH
1-2	N 85°02'56" W	15.00'
2-3	R=65.00'	L=40.00'
3-4	S 49°47'24" E	15.00'
4-1	R=50.00'	L=30.77'

**UTILITY EASEMENT C**

LINE	BEARING	LENGTH
1-2	R=200.00'	L=31.43'
2-3	S 70°04'19" E	185.39'
3-4	S 32°19'34" E	291.67'
4-5	R=300.00'	L=31.77'
5-6	N 32°19'34" W	270.99'
6-1	N 70°04'19" W	165.87'

**SAN. SEWER EASEMENT B**

LINE	BEARING	LENGTH
1-2	R=4470.00'	L=20.09'
2-3	N 67°39'20" E	247.25'
3-4	N 40°20'42" E	30.22'
4-5	R=50.00'	L=20.65'
5-6	S 40°20'42" W	20.84'
6-1	S 67°39'20" W	244.25'

**STORM SEWER EASEMENT A**

LINE	BEARING	LENGTH
1-2	N 33°33'56" E	199.74'
2-3	S 56°28'04" E	20.00'
3-4	S 33°33'56" W	200.10'
4-1	N 55°23'21" W	20.00'

**STORM SEWER EASEMENT B**

LINE	BEARING	LENGTH
1-2	S 55°29'29" E	4.27'
2-3	R=15.00'	L=24.19'
3-4	R=2000.00'	L=4.26'
4-1	S 09°17'19" E	27.55'

**STORM SEWER EASEMENT C**

LINE	BEARING	LENGTH
1-2	N 42°06'17" E	101.29'
2-3	S 47°53'43" E	20.00'
3-4	S 42°06'17" W	101.29'
4-1	R=175.00'	L=20.01'

**STORM SEWER EASEMENT D**

LINE	BEARING	LENGTH
1-2	N 48°45'09" W	359.87'
2-3	N 41°14'51" E	20.00'
3-4	S 48°45'09" E	359.87'
4-1	R=150.00'	L=20.01'

**STORM SEWER EASEMENT E**

LINE	BEARING	LENGTH
1-2	S 45°14'12" E	28.15'
2-3	S 80°57'51" W	4.43'
3-4	R=15.00'	L=25.03'
4-1	R=425.00'	L=4.41'

**STORM SEWER EASEMENT F**

LINE	BEARING	LENGTH
1-2	R=275.00'	L=20.00'
2-3	N 66°42'56" W	20.56'
3-4	N 23°17'04" E	20.00'
4-1	S 66°42'56" E	20.58'

**WATER EASEMENT A**

LINE	BEARING	LENGTH
1-2	S 62°05'33" E	100.00'
2-3	S 27°54'27" W	155.37'
3-4	N 62°05'33" W	100.00'
4-1	N 27°54'27" E	155.37'

**LOCATION MAP**  
SCALE: 1"=200'

**STORM SEWER EASEMENT G**

LINE	BEARING	LENGTH
1-2	R=525.00'	L=20.00'
2-3	S 82°47'16" W	21.36'
3-4	N 07°12'44" W	20.00'
4-1	N 82°47'16" E	21.36'

**DRAINAGE EASEMENT A**

LINE	BEARING	LENGTH
1-2	N 14°00'28" W	119.59'
2-3	N 69°28'04" W	53.69'
3-4	N 79°04'37" W	8.08'
4-5	S 65°06'21" W	189.87'
5-6	N 29°07'56" W	87.48'
6-7	N 40°44'39" E	356.20'
7-8	S 42°59'17" E	114.16'
8-9	R=50.00'	L=49.16'
9-10	S 50°56'04" W	103.16'
10-11	S 02°18'23" W	49.58'
11-12	S 69°26'56" E	67.92'
12-13	N 25°15'01" E	111.44'
13-14	R=50.00'	L=20.87'
14-15	S 25°15'01" W	122.33'
15-16	S 14°00'26" E	121.22'
16-1	R=800.00'	L=20.00'

**UTILITY EASEMENT A**

LINE	BEARING	LENGTH
1-2	R=750.00'	L=30.00'
2-3	S 02°49'42" E	128.37'
3-4	S 14°23'43" E	170.06'
4-1	S 75°36'17" W	10.00'

**UTILITY EASEMENT B**

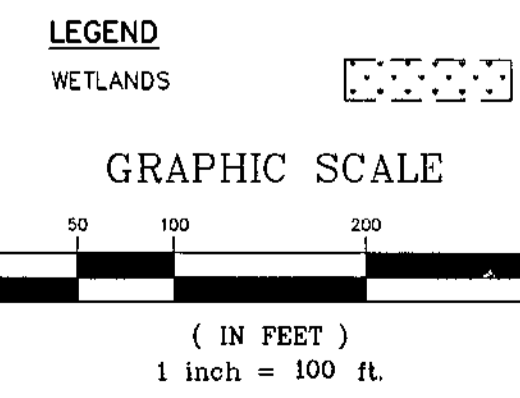
LINE	BEARING	LENGTH
1-2	N 00°04'43"	125.73'
2-3	N 63°45'19" W	249.30'
3-4	N 26°14'41" E	20.00'
4-5	S 63°45'19" E	250.90'
5-6	S 89°55'14" W	48.48'
6-7	N 03°01'58" E	112.81'
7-8	R=225.00'	L=20.00'
8-9	S 03°01'58" W	111.72'
9-10	N 89°55'14" E	136.94'
10-11	S 00°04'46" E	20.00'
11-12	S 89°55'14" W	138.02'
12-13	S 03°01'58" W	10.01'
13-14	S 89°55'14" W	47.23'
14-15	S 00°04'43" E	105.80'
15-1	R=275.00'	30.85'

**ZONING DATA:**  
ZONING DISTRICT R-2  
MINIMUM TRACT SIZE: 25 ACRES  
MINIMUM OPEN SPACE: 15% OR FEE  
MINIMUM LOT AREA: 12,000 S.F.  
MINIMUM LOT WIDTH: 80 FEET  
FRONT YARD: 35 FT. AGGREGATE  
SIDE YARDS: 15 FT. MINIMUM  
REAR YARD: 30 FT.  
MAX. BLDG. COVERAGE: 18%  
YARD SETBACK FROM COLLECTOR ROAD: 50 FT.

**SITE DATA**

- GROSS AREA (TO TITLE LINE) 82.87 ACRES
- EX. LEGAL BY AREA 1.50 ACRES
- WETLAND AND FLOODPLAIN SOILS 4.20 ACRES
- 15% SLOPES AREA 1.03 ACRES
- ALLOWABLE LOTS DEVELOPABLE ACREAGE = GROSS AREA - WETLANDS/FLOODPLAINS - 15% SLOPE AREAS = 82.87 AC - (4.20 AC + 1.03 AC) = 77.64 AC X .85 = (65.99 X 43,560)/15,000 SF = 191 LOTS
- PROPOSED LOTS 149 LOTS
- OPEN SPACE REQUIRED 82.87 AC X 15% = 12.43 ACRES
- OPEN SPACE PROVIDED 11.41 ACRES
- USABLE OPEN SPACE FLOODPLAIN/WETLANDS O.S. 4.20 ACRES
- ALLOWABLE FLOODPLAIN OPEN SPACE 11.41 AC X 50% = 5.71 ACRES
- FEE IN LIEU OF OPEN SPACE AREA = 12.43 AC - 11.41 AC = 1.02 AC
- LINEAL FEET OF NEW ROAD 10,308 L.F.
- DENSITY 1.80 D.U./AC.
- MIN. LOT SIZE 15,000 S.F.
- MAX. LOT SIZE 56,539 S.F.
- SEWERS PUBLIC
- WATER PRIVATE - PURCHASED FROM SUPERIOR WATER CO.

LOT AREA(S.F.)	LOT AREA(S.F.)	LOT AREA(S.F.)	LOT AREA(S.F.)	LOT AREA(S.F.)	LOT	AREA(S.F.)	ACRES
1 16,037	31 15,501	61 16,610	91 15,176	121 20,909	OPEN SPACE A	90,323	2,074
2 26,351	32 16,785	62 17,671	92 15,895	122 18,724	OPEN SPACE B	223,405	5,129
3 19,826	33 17,505	63 15,000	93 15,253	123 16,750	OPEN SPACE C	109,787	2,520
4 17,789	34 15,126	64 15,000	94 20,239	124 17,992	RECREATION PARCEL	73,694	1,692
5 15,707	35 15,001	65 15,000	95 15,127	125 23,420	PARCEL E	996	
6 15,033	36 15,001	66 15,068	96 15,018	126 56,539			
7 15,001	37 15,017	67 15,789	97 15,052	127 15,051			
8 15,342	38 18,343	68 15,203	98 15,351	128 17,910			
9 15,041	39 17,419	69 16,655	99 15,475	129 17,177			
10 19,266	40 18,390	70 16,276	100 15,875	130 16,791			
11 16,880	41 18,033	71 15,034	101 15,153	131 23,875			
12 18,251	42 16,798	72 15,000	102 18,874	132 19,805			
13 16,208	43 15,669	73 15,000	103 15,612	133 17,311			
14 15,590	44 15,000	74 15,000	104 15,153	134 16,548			
15 21,078	45 15,577	75 17,671	105 15,046	135 15,881			
16 21,059	46 19,259	76 17,541	106 15,887	136 15,903			
17 15,043	47 20,938	77 15,000	107 15,872	137 16,412			
18 15,033	48 17,185	78 15,000	108 15,004	138 17,419			
19 15,056	49 17,755	79 15,000	109 15,989	139 18,945			
20 15,017	50 17,133	80 15,000	110 16,345	140 19,813			
21 15,300	51 16,433	81 16,433	111 15,000	141 23,500			
22 15,505	52 15,455	82 16,330	112 15,008	142 25,365			
23 15,104	53 21,284	83 16,217	113 15,068	143 17,094			
24 15,849	54 17,393	84 19,237	114 16,255	144 16,195			
25 17,390	55 15,000	85 15,063	115 15,813	145 15,000			
26 15,119	56 15,001	86 16,839	116 15,186	146 15,000			
27 15,104	57 15,001	87 16,351	117 15,056	147 15,000			
28 15,080	58 15,432	88 15,152	118 15,030	148 15,000			
29 15,497	59 21,128	89 15,618	119 15,569	149 15,052			
30 15,600	60 31,851	90 15,000	120 23,077				



SHEET 1 TO BE RECORDED WITH SHEET 2

NO.	REVISION	DATE	BY
5.	REVISED ROAD NAMES	12-05-00	M.L.E.
4.	GENERAL	5-17-00	M.L.
3.	REVISED PER FINAL SUBMISSION	4-25-00	M.L.
2.	ADDED UTILITY EASEMENT D	11-11-98	DEB
1.	REVISED PER 8-13-98 TWP. ENGINEERS REVIEW	9-25-98	KRY

**Bursich Associates Inc.**  
engineers • planners • landscape architects  
surveyors

2129 East High Street • Pottstown, Pa. 19464 • 610-323-4040

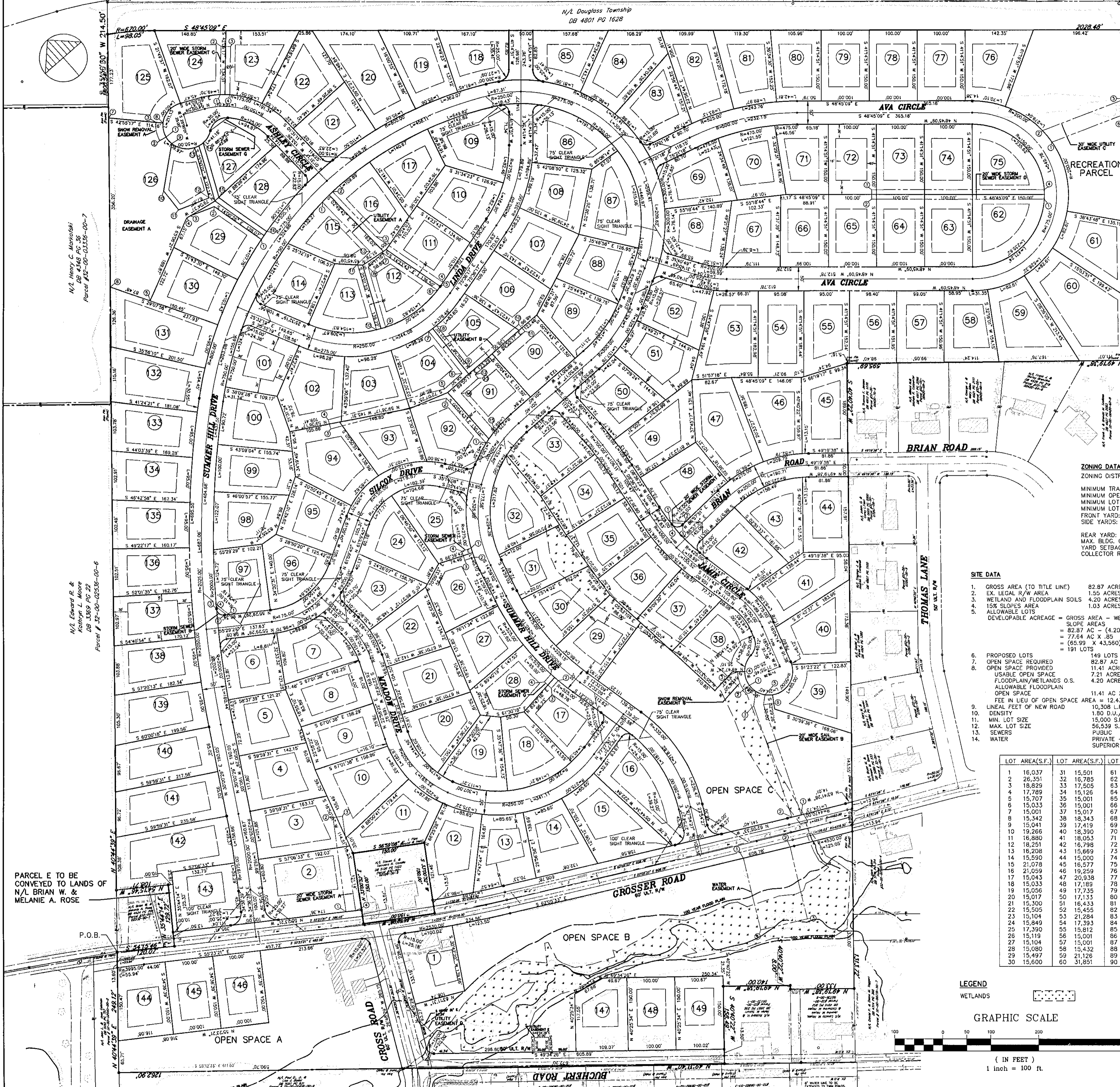
**SUBJECT: SUMMER HILL**  
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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

**MANAGER:** B. MACY  
**DESIGN:** J. BACKENSTOSE  
**DRAFT:** M.A.L.  
**FILE:**  
**NOTES:**

**CHKD. BY:** B. MACY  
**CHKD. BY:** J. BACKENSTOSE  
**CHKD. BY:** M.A.L.  
**DATE:** 7-27-98  
**SCALE:** 1" = 200'

**JOB NO.:** 973108  
**SHEET NO.:** 2 OF 30  
**DWG. NO.:** FP173108



N/L Henry C. Marowski  
DB 4448 PG 28  
Parcel # 32-00-00338-00-7

N/L Edward R. & Kathryn L. Moore  
DB 3369 PG 22  
Parcel # 32-00-00538-00-6

PARCEL E TO BE CONVEYED TO LANDS OF N/L BRIAN W. & MELANIE A. ROSE