

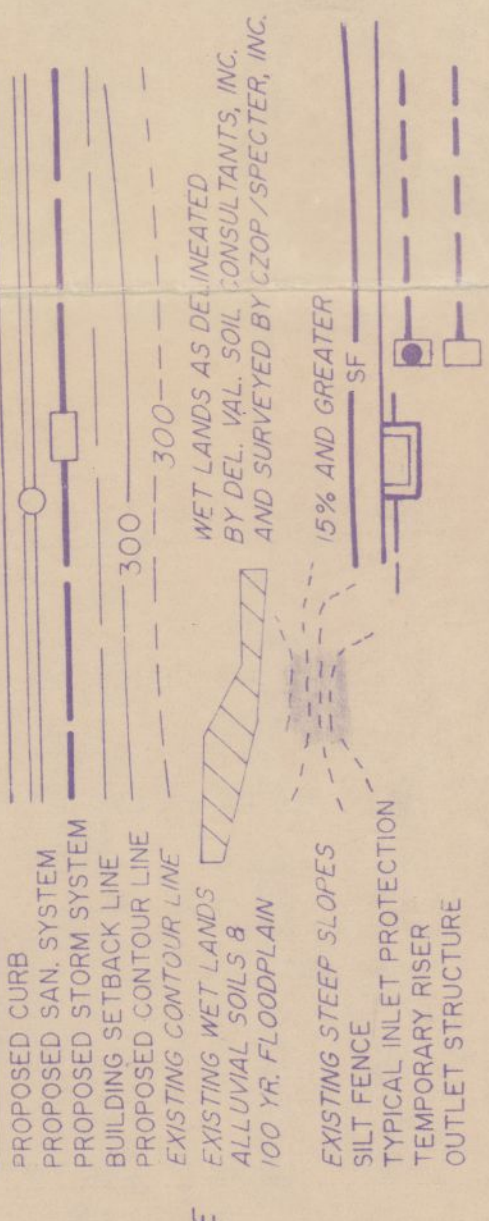
BUCHERT

ROAD T 346

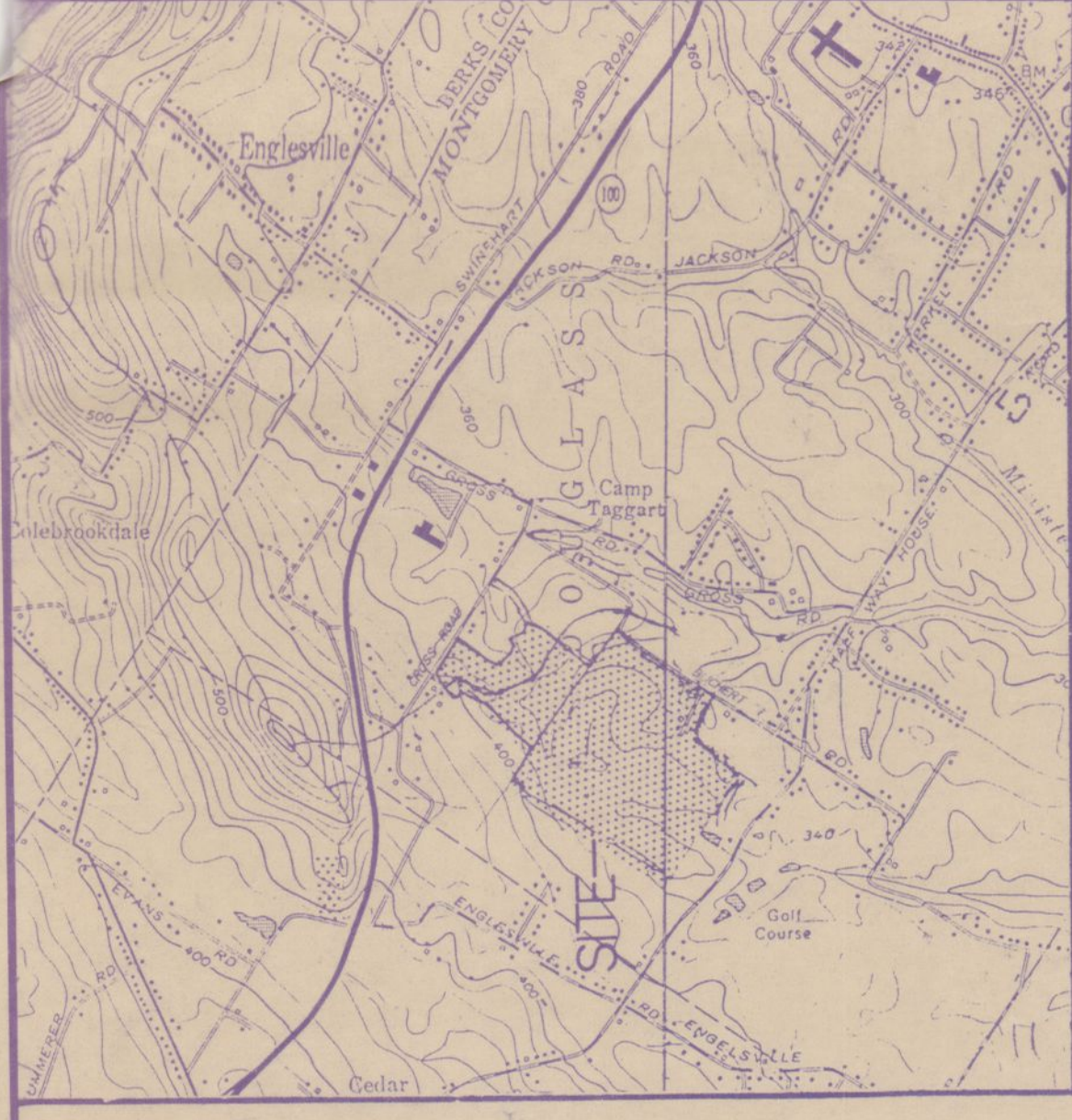
GENERAL NOTES

1. ALL WETLAND AREAS, STORMWATER DETENTION AREAS AND FLOODPLAIN AREAS SHALL REMAIN IN THEIR NATURAL UNDISTURBED STATE AND SHALL BE MAINTAINED AS SUCH BY THE OWNERS OF THE TRACTS ON WHICH THEY ARE LOCATED. NO CLEARING GRADINGS, EXCAVATION OR ERECTION OF STRUCTURES OR BUILDINGS SHALL BE PERMITTED WITHIN THESE AREAS.
2. NO PLANTINGS, STRUCTURES OR FENCES SHALL BE PERMITTED WITHIN THE PROPOSED SEWER AND DRAINAGE EASEMENTS. EASEMENTS SHALL BE MAINTAINED AS LAWN AREA BY THE HOME OWNER.
3. ALL AREAS WITHIN CLEAR SIGHT TRIANGLE SHALL BE MAINTAINED CLEAR AND FREE FROM OBSTRUCTIONS.
4. AREA OF THE STREET RIGHTS-OF-WAY TO BE DEDICATED TO THE TOWNSHIP AUTHORITY'S USE EXCLUSIVELY.
5. ALL SANITARY SEWER EASEMENTS SHALL BE FOR THE BIRKS MONTGOMERY MUNICIPAL TOWNSHIP'S USE EXCLUSIVELY.
6. ALL STORM DRAINAGE EASEMENTS SHALL BE FOR DOUGLASS TOWNSHIP'S USE EXCLUSIVELY.
7. WETLAND & DETENTION AREAS ARE CONSIDERED TO BE 100 YR FLOODPLAIN & AS SUCH ARE SUBJECT TO REQUIREMENTS OF PART 8 OF THE E.D. ORDINANCE.
8. EARTH DISTURBANCE WILL NOT OCCUR IN CONTIGUOUS PARCELS WITHOUT 75% OF THE ADJOINING PARCEL BEING STABILIZED.

LEGEND



1. WAIVERS GRANTED BY BOARD OF SUPERVISORS JAN 16 1989
 2. STREET TREES
 3. RECREATIONAL FACILITIES
- BOARD OF SUPERVISORS MAY 15 1989
NO EASEMENTS REQUIRED ALONG NATURAL WATER COURSES.



LOCATION PLAN
SCALE: 1" = 2000'

ALL STREETS OR PORTIONS OF STREETS ARE HEREBY OFFERED FOR DEDICATION.
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAN AND EASEMENTS ARE THE SAME TO BE RECORDED AS SHOWN THEREON.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THE 17th DAY OF OCTOBER 1989
I, Richard A. Sweeney, Notary Public, do hereby certify that the above described plan and easements were personally appeared before me Richard A. Sweeney, Notary Public, known to me to be the person whose name is subscribed to the foregoing plan and easements, and that they desire that the foregoing plan and easements be duly recorded.

APPROVED BY THE BOARD OF SUPERVISORS OF DOUGLASS TOWNSHIP ON THIS DAY OF OCTOBER 1989
Richard A. Sweeney
SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF DOUGLASS TOWNSHIP ON THIS DAY OF OCTOBER 1989
Richard A. Sweeney
SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN MORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. DAY OF OCTOBER 1989
PAGE 19

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN MORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. DAY OF OCTOBER 1989
PAGE 19

9173.51 L.F. OF NEW ROAD

REV. 6/14/89 STREET NAMES
REV. 10/24/88 WETLANDS
REV. 5/16/89 PER BOARD OF SUPERVISORS
REV. 5/15/89 - WETLANDS
REV. 4/27/89 PER M.C.C.D.
REV. 4/21/89 ADDED MET. EASE.
REV. 3/22/89 PER TWP. REVIEW.
REV. 3/18/89 PER B.M.A.A.
REV. 2/10/89 - PER TWP. REVIEW

TWIN PONDS
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PA.

PREPARED FOR
D.A.O.
1767 SENTRY PARKWAY WEST
P.O. BOX 3015
BLUE BELL, PA. 19422

CHECKED
A.B.
9124

DATE
11-21-88

SHEET NO.
1 OF 31

SCALE
1" = 100'

C70P/SPECTER, INC.
Consulting Engineers & Surveyors
West Chester, Pennsylvania

CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED ON A SURVEY MADE BY ME OR UNDER MY SUPERVISION, IS CORRECT AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY THE A.C. TITLE SURVEYORS AND PROFESSIONAL SURVEYORS OF PENNSYLVANIA.

ARTHUR W. BOSKER, III
Professional Engineer
No. 11025-E

PHASE AREAS
PHASE 1 = 31 ACRES ±
PHASE 2 = 25 ACRES ±
PHASE 3 = 42 ACRES ±

N/L LOWELL & MARRY A. SWENSON

CERTIFICATION:
I CERTIFY THAT THESE PLANS ARE IN ACCORDANCE WITH DOUGLASS TOWNSHIP'S REQUIREMENTS AND HAVE BEEN GRANTED BY THE TOWNSHIP BOARD OF SUPERVISORS.

ARTHUR W. BOSKER, III
Professional Engineer
No. 11025-E

CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED ON A SURVEY MADE BY ME OR UNDER MY SUPERVISION, IS CORRECT AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY THE A.C. TITLE SURVEYORS AND PROFESSIONAL SURVEYORS OF PENNSYLVANIA.

ARTHUR W. BOSKER, III
Professional Engineer
No. 11025-E

CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED ON A SURVEY MADE BY ME OR UNDER MY SUPERVISION, IS CORRECT AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY THE A.C. TITLE SURVEYORS AND PROFESSIONAL SURVEYORS OF PENNSYLVANIA.

ARTHUR W. BOSKER, III
Professional Engineer
No. 11025-E

CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED ON A SURVEY MADE BY ME OR UNDER MY SUPERVISION, IS CORRECT AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY THE A.C. TITLE SURVEYORS AND PROFESSIONAL SURVEYORS OF PENNSYLVANIA.

ARTHUR W. BOSKER, III
Professional Engineer
No. 11025-E

CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED ON A SURVEY MADE BY ME OR UNDER MY SUPERVISION, IS CORRECT AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY THE A.C. TITLE SURVEYORS AND PROFESSIONAL SURVEYORS OF PENNSYLVANIA.

ARTHUR W. BOSKER, III
Professional Engineer
No. 11025-E

CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED ON A SURVEY MADE BY ME OR UNDER MY SUPERVISION, IS CORRECT AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY THE A.C. TITLE SURVEYORS AND PROFESSIONAL SURVEYORS OF PENNSYLVANIA.

ARTHUR W. BOSKER, III
Professional Engineer
No. 11025-E

CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED ON A SURVEY MADE BY ME OR UNDER MY SUPERVISION, IS CORRECT AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY THE A.C. TITLE SURVEYORS AND PROFESSIONAL SURVEYORS OF PENNSYLVANIA.

ARTHUR W. BOSKER, III
Professional Engineer
No. 11025-E

CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP OR PLAN IS BASED ON A SURVEY MADE BY ME OR UNDER MY SUPERVISION, IS CORRECT AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED BY THE A.C. TITLE SURVEYORS AND PROFESSIONAL SURVEYORS OF PENNSYLVANIA.

ARTHUR W. BOSKER, III
Professional Engineer
No. 11025-E

1568 Miles