

ACT 38 COMPLIANCE

SEVERAL UTILITIES MAY HAVE UNDERGROUND AND/OR OVERHEAD LINES OR STRUCTURES IN THE WORK AREA. THE DESIGNER HAS CONTACTED THE PENNSYLVANIA ONE CALL SYSTEM. THE SITE SERIAL NUMBER IS 2370396 FOR DOUGLASS TOWNSHIP. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE PA ONE CALL SYSTEM AND CONTACT EACH UTILITY COMPANY THAT MAY BE AFFECTED AT LEAST 4 DAYS BEFORE CONSTRUCTION BEGINS FOR THE PURPOSE OF:

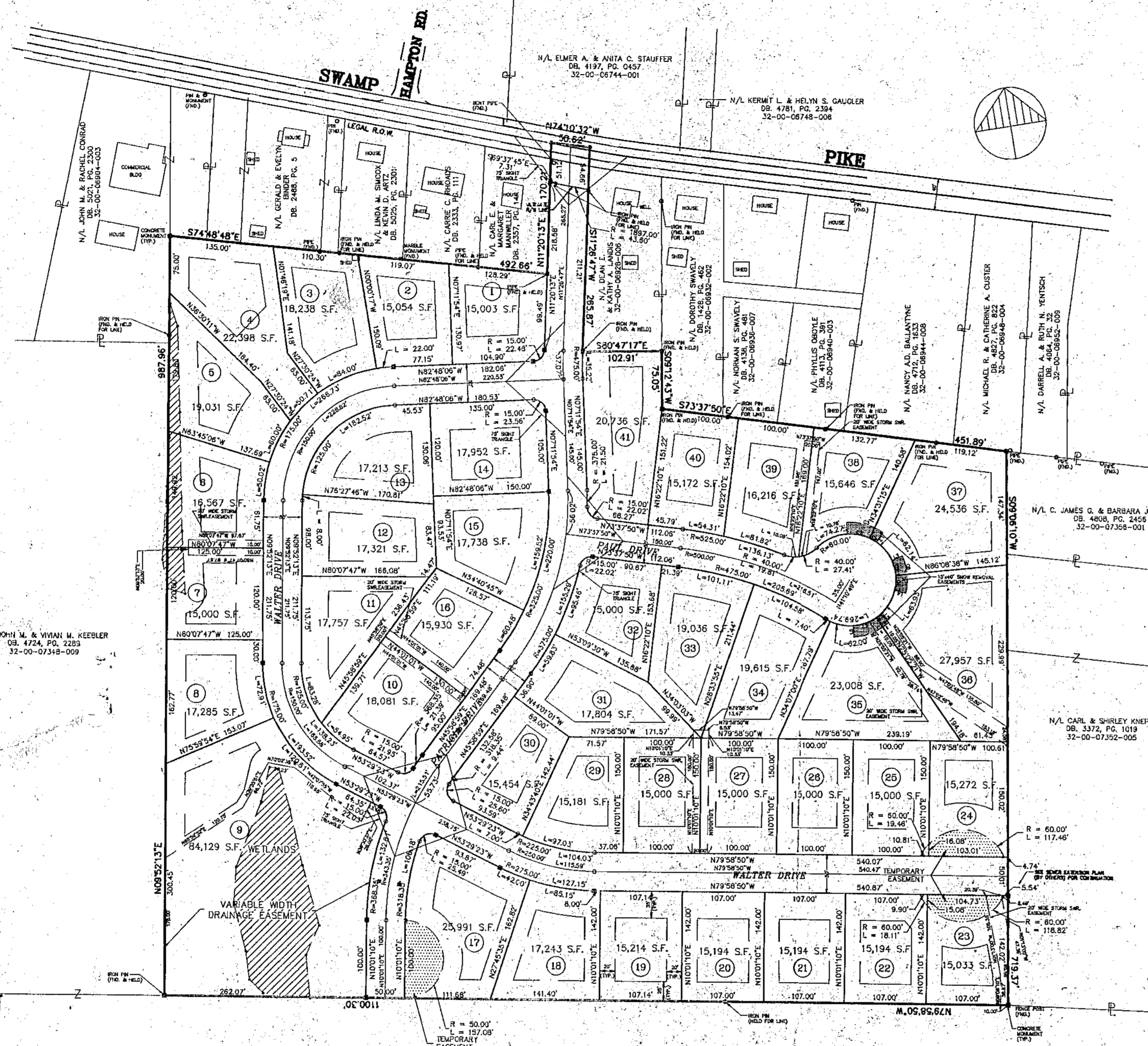
1. REQUESTING THE UTILITY TO FIELD LOCATE ITS LINES.
2. INITIATE COOPERATION WHICH WILL AVOID DAMAGE.
3. REQUEST PROCEDURES WHICH WILL AVOID DAMAGE.

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 COURSE 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.

NOTE:

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

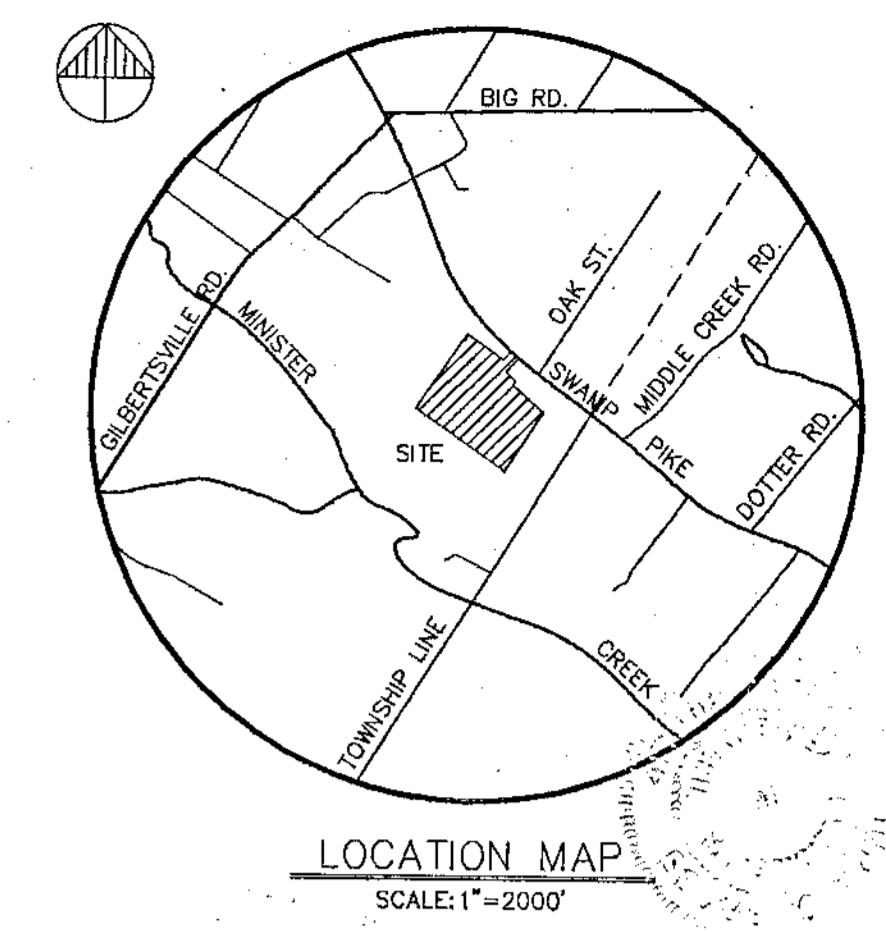


SNOW REMOVAL EASEMENTS

CURVE	RADIUS	LENGTH	LINE	DIRECTION	DISTANCE
C1	60.00'	10.01'	L1	N05°53'03"E	15.00'
C2	60.00'	29.04'	L2	N44°04'52"E	15.00'
C3	75.00'	50.00'	L3	N74°37'01"E	15.00'
C4	60.00'	19.85'	L4	N67°11'09"W	15.00'
C5	60.00'	20.15'	L5	N32°51'54"W	15.00'
C6	75.00'	30.00'	L6	N05°19'55"E	15.00'
C7	60.00'	31.88'			
C8	60.00'	8.14'			
C9	75.00'	50.00'			

GENERAL NOTES

1. Benchmark - Invert El. 192.29 of sanitary manhole located at the intersection of Swamp Pike and Township Line Road. Berks Montgomery Municipal Authority datum invert el. for the above note sanitary manhole - 304.92
2. Boundary information and topographic mapping compiled from field survey by Bursich Associates on September 21, 1994
3. Property Owner: Gambone Bros. Development Co. 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 as shown and iron pins shall be set at all lot corners.
7. A Montgomery County Road Occupancy Permit is required for access onto Swamp Pike.
8. The owner of lot 9 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 Douglas 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. Two 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 Fryer Subdivision, the following shall be offered for dedication to the Authority having jurisdiction:
 - a. Area between legal right-of-way and ultimate right-of-way along Swamp Pike (Montgomery County) at a time deemed necessary.
 - b. Interior roads and right-of-way areas: Douglas Township
 - c. Storm drainage improvements and easements: Douglas Township
 - d. Sanitary sewer mains and easements: Berks Montgomery Municipal Authority
14. Upon completion of all public improvements at the Fryer Subdivision, all water mains and easements shall be offered for dedication to Superior Water Company.
15. 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.
16. All abutting lands are zoned R-2.
17. Snow removal easements shall remain cleared of all bushes, shrubs and any man made obstructions that would hinder the removal and storage of snow from the easement.
18. Should future developments connect to the streets shown within this subdivision, additional improvements to Swamp Pike may be required of those developing those properties.



Commonwealth of Pennsylvania
County of Montgomery

On the 30th day of September, 1996, before me the subscriber, a notary public of the Commonwealth of Pennsylvania, personally appeared John C. James G. & Barbara Jean Scott known to me to be the President of GAMBONE BROS. DEVELOPMENT CO 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 the plan have been obtained and are endorsed thereon. John C. James G. & Barbara Jean Scott Notary Public

I, John C. James G. & Barbara Jean Scott be the President of GAMBONE BROS. DEVELOPMENT CO 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 Douglas against any liability or loss resulting from the subdivision or development of this plan for whatever reason present or future.

GAMBONE BROS. DEVELOPMENT CO office President
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 Douglas 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.

Date 4/3/96 Surveyor Edward A. Bursich
This plan has been approved by the Douglas Township Board of Supervisors this 2 day of December, 1996.
Chairman Barbara J. Kowalski Attested: Secretary Benjamin A. Stue

This plan has been approved by the Douglas Township Planning Agency this 2 day of December, 1996.
Chairman Barbara J. Kowalski Attested: Secretary Benjamin A. Stue

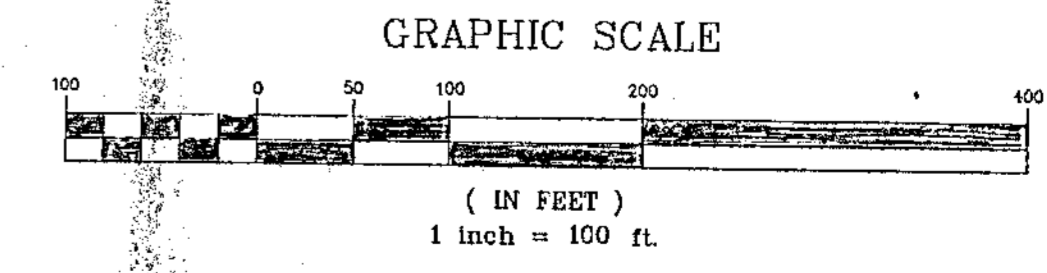
I do hereby certify that the delineation of the wetlands shown on this plan are in accordance with the findings of my field investigation and that I have determined these limits based upon the U.S. Corps of Engineers guidelines.

Date _____
Recorded in the Office of the Recorder of Deeds, in Norristown, Pennsylvania, the Plan Book _____ Page _____, on the _____ day of _____, 19____.

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 Douglas against any liability or loss resulting from the subdivision or development of this plan for whatever reason present or future.

GAMBONE BROS. DEVELOPMENT CO Owner John C. James G. & Barbara Jean Scott

Wetlands Certification.
I do hereby certify that the delineation of the wetlands shown on this plan is in accordance with the findings of my field investigation and that I have determined these limits based upon the Corps of Engineer guidelines.
Date 9-30-96 Signature Thomas D. Conley



- DRAWING INDEX
1. RECORD PLAN
 2. GRADING & UTILITY PLAN
 3. PLAN & PROFILE: PATRICIA DRIVE
 4. PLAN & PROFILE: WALTER DRIVE
 5. PLAN & PROFILE: WALTER DRIVE & PAUL CIRCLE
 6. CROSS COUNTRY PROFILES
 7. CONSTRUCTION DETAILS
 8. SANITARY SEWER DETAILS
 9. ENTRANCE PLAN
 10. EROSION & SEDIMENTATION CONTROL PLAN
 11. EROSION & SEDIMENTATION CONTROL PLAN - INDIVIDUAL LOT CONTROLS
 12. EROSION & SEDIMENTATION CONTROL NARRATIVE & DETAILS

WAIVERS GRANTED BY DOUGLASS TOWNSHIP SUPERVISORS AT THE AUG. 16, 1995 MEETING

SECTION 305.4.C - Existing Features Within 400' Of Proposed Subdivision
SECTION 406.4.B - Temporary Cul-De-Sac - Streets Minimum Length For Road C
SECTION 420.2 - General Planting Requirements - To Provide Street Trees
SECTION 424 - Sidewalk Location, Design and Construction - To Provide Sidewalk Within The Subdivision
SECTION 434 - Street Lights - To Provide Street Lights Within The Subdivision

SEAL
EDWARD A. BURSICH
REGISTERED PROFESSIONAL LAND SURVEYOR
1898-1

SEAL
EDWARD A. BURSICH
REGISTERED PROFESSIONAL ENGINEER
1898-1

MANAGER PBM
DESIGN LLP
DRAFT LLP
FILE
NOTES

CHKD. BY
CHKD. BY
CHKD. BY
DATE FEB. 15, 1995
SCALE 1"=100'

Bursich Associates INC.
engineers • planners • surveyors
landscape architects
2129 East High Street • Pottstown, Pa. 19464 • 610-323-4040

CLIENT
GAMBONE BROS. DEVELOPMENT CO.
1030 W. GERMANTOWN PIKE
P.O. BOX 282
FAIRVIEW VILLAGE, PA 19409

SUBJECT
RECORD PLAN
OF
FRYER SUBDIVISION
DOUGLASS TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO. 942756
SHEET NO. 1 OF 12
DWG. NO. FP142756