

UNDERGROUND UTILITY NOTE

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS, THROUGH THE PA ONE CALL SYSTEM (1-800-242-1776 OR 811) NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.

DESIGN SERIAL NO.: #20141431363 (5-23-2014)
(REFER TO USERS LIST ON SHEET 15)

WETLANDS VERIFICATION NOTE

THE WETLANDS DELINEATION LINE AS SHOWN ON THIS PLAN CORRECTLY REPRESENTS THE FINDINGS OF A FIELD INVESTIGATION BY DEL-VAL SOILS AND ENVIRONMENTAL CONSULTANTS, INC., SURVEY LOCATED IN THE FIELD BY RICHARD C. MAST ASSOCIATES, P.C., AND THE LINE WAS VERIFIED IN THE FIELD DURING MARCH OF 2014 BASED UPON THE U.S. CORPS OF ENGINEERS GUIDELINES. REFER TO CERTIFICATION OF THE LIMIT OF WETLANDS ON PHASE 1 FINAL RECORD PLANS OF COUNTRY VIEW PREPARED FOR SONSHINE III, L.P., BY RICHARD C. MAST ASSOCIATES, P.C., DATED DECEMBER 31, 2012, AND LAST REVISED APRIL 14, 2021, AND RECORDED IN THE MONTGOMERY COUNTY RECORDED OR DEEDS OFFICE AT PLAN BOOK 56, PAGE 99.

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:

DOUGLASS TOWNSHIP
RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL NO.	BLOCK/UNIT	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
32-00-02560-09-9	Block 21, Unit 27	6251/2025	SONSHINE III, L.P. 227 GRANITE RUN DRIVE LANCASTER, PA 17601	105.05 AC. (BY SURVEY) (EXCLUDES MASTER LOT)

BEING THE SAME PROPERTY AS THAT WHICH WAYNE Z. HALLOWELL, TRUSTEE, BY DEED DATED APRIL 23, 2021, GRANTED AND CONVEYED TO SONSHINE III, L.P.

APPLICANT AND OWNER:
SONSHINE III, L.P.
227 GRANITE RUN DRIVE, SUITE 100
LANCASTER, PA 17601

GENERAL NOTES

- TITLE LINE INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., COMPLETED IN JANUARY 2004.
- TOPOGRAPHY AND ELEVATION DATA SHOWN HEREON IS ESTABLISHED FROM AN ON SITE SURVEY PERFORMED BY RICHARD C. MAST ASSOCIATES, P.C., COMPLETED IN JANUARY 2004.
- BENCHMARK DESCRIPTION: R.M. 30 PDM DISC ON TOP OF SWAMP CREEK SOUTHEAST CORNER OF BRIDGE, CONGO ROAD OVER WING WALL. SHOWN ON F.I.R.M. MAP NO. 420901007RE.
- BENCHMARK ELEVATION: 289.67 (NGVD 1929).
- WATERS OF THE U.S., WETLANDS AND ALLUVIAL SOILS SHOWN HEREON, WERE FIELD DELINEATED BY PIEDMONT ENVIRONMENTAL GROUP, INC. IN JANUARY 2004 AND LOCATED BY RICHARD C. MAST ASSOCIATES, P.C., IN JANUARY OF 2004. AN ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION WAS ISSUED ON APRIL 18, 2007. DEL-VAL SOILS AND ENVIRONMENTAL CONSULTANTS, INC., VERIFIED THE DELINEATION ON MARCH 25, 2014. THE DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL OF 1987.
- NO PART OF THE SUBJECT TRACT IS LOCATED WITHIN A FEMA 100-YEAR FLOOD PLAIN BASED ON THE FLOOD INSURANCE RATE MAPS (FIRM) NO. 420901007E, EFFECTIVE DATE DEC. 19, 1996, AND PANEL NO. 42090C 007E, EFFECTIVE DATE DECEMBER 19, 1996) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ALL PROPOSED ROADWAYS ARE HEREBY OFFERED FOR DEDICATION TO DOUGLASS TOWNSHIP.
- THE AREA BETWEEN THE ULTIMATE RIGHTS-OF-WAY AND TITLE LINES OF CONGO ROAD AND HALLOWELL ROAD IS HEREBY OFFERED FOR DEDICATION TO DOUGLASS TOWNSHIP OR THE GOVERNING BODY HAVING JURISDICTION AT THE TIME OF DEDICATION.
- NO PLANTINGS, TREES, OR STRUCTURES SHALL BE PERMITTED WITHIN THE PROPOSED SANITARY SEWER, STORM, OR WATER EASEMENTS. EASEMENTS SHALL BE MAINTAINED AS LAWN AREA.
- ALL INTERIOR ROADS SHALL HAVE CURBING SIDEWALK SHALL BE PROVIDED AS SHOWN ON THE PLANS. HANDICAP RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS OF ROADS AND SIDEWALKS AND ROADS AND PATHS (AS DEPICTED ON PLANS).
- ALL PROPOSED LOTS WILL BE SERVED WITH PUBLIC SEWER SERVICE TO BE PROVIDED BY THE BERKS-MONTGOMERY MUNICIPAL AUTHORITY (BMMA). ALL PROPOSED SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO BMMA. THIRTY (30) HOMES (LOTS 5 THROUGH 23 AND LOTS 56 THROUGH 66) WILL UTILIZE INDIVIDUAL GRINDER PUMPS. THE INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THEIR RESPECTIVE ON-LT GRINDER PUMP UNIT AND PRESSURE LATERAL TO THE STREET RIGHT-OF-WAY. THE DEVELOPER SHALL PROVIDE ONE (1) SPARE GRINDER PUMP OR CORE UNIT TO THE BERKS-MONTGOMERY MUNICIPAL AUTHORITY.
- ALL PROPOSED LOTS ARE TO BE SERVED WITH PUBLIC WATER SERVICE TO BE PROVIDED BY THE SUPERIOR WATER COMPANY.
- PARCEL A SHALL CONTAIN A SANITARY SEWER PUMPING STATION. THE SANITARY SEWER PUMPING STATION AND PARCEL A SHALL BE CONVEYED TO THE BERKS-MONTGOMERY MUNICIPAL AUTHORITY, AND SHALL BE UTILIZED ONLY FOR STRUCTURES AND FACILITIES ASSOCIATED WITH THE PUMPING STATION. BMMA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE PUMPING STATION, AND LAND WITHIN PARCEL A, IN THE EVENT THAT THE PUMPING STATION BECOMES UNNECESSARY DUE TO THE CONSTRUCTION OF GRAVITY SEWER AT A LATER DATE, PARCEL A SHALL BE VACATED AND THE OWNERSHIP AND MAINTENANCE OF THE RESPONSIBILITIES SHALL REVERT TO THE HOMEOWNERS ASSOCIATION.
- GAS, ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- CONCRETE MONUMENTS SHALL BE SET AS SHOWN ON PLANS, ALL OTHER LOT CORNERS WILL BE PINNED AT THE COMPLETION OF FINAL GRADING.
- OPEN SPACE AREAS A AND B SHALL BE OFFERED FOR DEDICATION TO DOUGLASS TOWNSHIP.
- OPEN SPACE AREAS C, D, E AND F SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION WHICH SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORM WATER DETENTION BASINS, BASIN OUTLET STRUCTURES, AND PIPES WHICH ARE LOCATED ON THE RESPECTIVE OPEN SPACE. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES, FINISH GRADING, OR POST CONSTRUCTION STORMWATER MANAGEMENT PLAN WITHOUT PRIOR WRITTEN APPROVAL FROM DOUGLASS TOWNSHIP. THE OPEN SPACE PARCELS SHALL BE DEED RESTRICTED AGAINST FURTHER SUBDIVISION OR USE NOT PRESCRIBED BY THE ZONING ORDINANCE.
- REQUIRED OFF-STREET PARKING WILL BE PROVIDED BY TWO OFF-STREET PARKING SPACES FOR EACH PROPOSED DWELLING UNIT OR 184 TOTAL OFF-STREET SPACES (ADJACENT TO EACH GARAGE), EACH PARKING SPACE SHALL BE A MINIMUM OF 10'x20' IN DIMENSION.
- ALL CORNER AND DOUBLE FRONTAGE LOTS MUST TAKE DRIVEWAY ACCESS FROM THE STREET OF LESSER CLASSIFICATION.
- THE EXISTING WETLANDS AND FLOODPLAIN AREA SHOWN HEREON SHALL NOT BE PIPED, FILLED, GRADED OR DISTURBED, EXCEPT AS ALLOWED UNDER LOCAL STATE AND FEDERAL REGULATIONS AND AS SPECIFICALLY PROPOSED HEREON. PROTECTION OF THE WETLANDS AREAS IN PERPETUITY SHALL BE ENSURED BY RESTRICTIVE COVENANT RUNNING WITH THE LAND FOR EACH AFFECTED LOT.
- NO LOT WITHIN THIS SUBDIVISION, INCLUDING THE HATCHED LOT, SHALL BE FURTHER SUBDIVIDED IN ANY WAY THAT WOULD CREATE AN ADDITIONAL BUILDING LOT. THIS RESTRICTION SHALL NOT PRECLUDE A LOT LINE ADJUSTMENT AND OR LAND SWAP BETWEEN ADJACENT LAND OWNERS THAT CREATES NO ADDITIONAL BUILDING LOTS.
- THE PROPOSED ROADWAY SHALL BE RESTRICTED TO PARKING ALONG ONE SIDE OF THE STREET ONLY.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED PAVED PEDESTRIAN PATH, BUFFER PLANTINGS ALONG CONGO ROAD, STREET LAMPS AND OPEN SPACE AREAS C, D, E, AND F (REFER TO NOTE 15). THE PIPES, INLETS AND RELATED STORM SEWER FACILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY TO BE DEDICATED TO DOUGLASS TOWNSHIP SHALL BE MAINTAINED BY DOUGLASS TOWNSHIP. ALL OTHER STORM SEWER FACILITIES SHALL BE THE OBLIGATION OF THE HOMEOWNERS ASSOCIATION. A BLANKET EASEMENT OVER OPEN SPACE AREAS C, D, E AND F SHALL BE CREATED IN FAVOR OF DOUGLASS TOWNSHIP FOR THE PURPOSE OF ACCESS AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES IN THE OPEN SPACE AREA.
- STANDBY FEES FOR ALL PROPOSED FIRE HYDRANTS SHALL BE PAID BY THE DEVELOPER UNTIL SUCH TIME AS ROADWAYS ARE ACCEPTED FOR DEDICATION BY THE TOWNSHIP.
- PERMITS ARE REQUIRED FOR ALL GRADING OPERATIONS, WHICH SHALL BE ISSUED BY THE ZONING OFFICER FOR EACH LOT, TRACT, OR SITE WHICH COMPREHENS A SEPARATE OPERATION (INCLUDING EROSION CONTROL AND AS WELL AS EACH INDIVIDUAL LOT).
- PLANS WILL NOT BE RECORDED AND NO PERMIT SHALL BE ISSUED FOR AN INDIVIDUAL BUILDING LOT OR LOTS OR SITE IMPROVEMENTS UNTIL DEVELOPMENT AGREEMENTS, INCLUDING A STORMWATER MANAGEMENT OPERATIONS AND MAINTENANCE AGREEMENT, WITH DOUGLASS TOWNSHIP HAVE BEEN DULY EXECUTED AND RECORDED.
- IMPORTED FILL SHALL ONLY BE FROM AN NPDES APPROVED SITE AND BE CLEAN AND FREE FROM ANY CONTAMINANTS.
- NO CONSTRUCTION VEHICLES SHALL ACCESS THE SITE FROM HOFFMANVILLE ROAD. ALL CONSTRUCTION VEHICLE ACCESS TO THE SITE SHALL OVER THE DESIGNATED TIRE CLEANERS ALONG CONGO ROAD. REFER TO EKS PLAN FOR LOCATIONS OF PROPOSED TIRE CLEANERS.
- RESIDENTS OF THE DEVELOPMENT SHALL NOT BE PERMITTED TO PARK, STORE, LOAD, PREP OR MAINTAIN RECREATIONAL VEHICLES (RVs), AS DEFINED UNDER THE DOUGLASS TOWNSHIP ZONING CODE, AS AMENDED, EXCEPT AS PERMITTED BY THE DOUGLASS TOWNSHIP ZONING CODE.

GENERAL NOTES (CONT'D)

- PROVISIONS SHALL BE MADE FOR ENERGIZING LIGHTING AFTER 50 PERCENT OR MORE OF THE DWELLINGS IN PHASE 1 HAVE BEEN OCCUPIED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL CHARGES OR RATES OF THE STREETS LIGHTED UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED OR CONDEMNED AS PUBLIC STREETS BY THE BOARD OF SUPERVISORS.
- EACH LOT SHALL BE PROVIDED WITH A POST LAMP ACTUATED BY PHOTO-CELL SET FIVE FEET BEHIND THE RIGHT-OF-WAY.
- A BLANKET EASEMENT SHALL BE CREATED OVER OPEN SPACE AREAS C, D, E AND F FOR THE PURPOSE OF SNOW REMOVAL AND STORAGE.
- BUILDING PERMIT PLANS SHALL BE SUBMITTED FOR EACH HOME TO BE CONSTRUCTED CONTAINING THE ACTUAL IMPERVIOUS COVER VALUES NOTED COMPARED TO THE TABLE ON SHEET 5).
- THE INTERSECTION OF HALLOWELL AND CONGO ROADS IS TO BE REGRADED AND VEGETATION REMOVED TO IMPROVE SIGHT DISTANCE.
- THE APPROVED CONSTRUCTION IMPROVEMENT PLAN INCLUDES "HALLOWELL TRACT PUMP STATION" PLANS, SHEETS 1 THROUGH 7 OF "PREPARED FOR DANNY JAKE CORPORATION, PREPARED BY EBERT ENGINEERING, INC., ORIGINATION DATE JULY 24, 2006, AND LAST REVISED JULY 28, 2009. THE ABOVE PLANS ARE SUPPORTED BY A DESIGN REPORT FOR THE HALLOWELL TRACT PUMP STATION, ALSO PREPARED BY EBERT ENGINEERING, INC., AND DATED AUGUST 2, 2010. PAPER WATER QUALITY MANAGEMENT PART II PERMIT NO. 4613402.
- CONSTRUCTION OF THE PROJECT WILL BE PHASED AS SHOWN ON THE PLANS. SEE SHEET 5 OF THIS PLAN SET (RECORD PLAN SHEET 5 OF 7) FOR PROJECT PHASING NOTES.

ZONING SUMMARY

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APPLICANT AND OWNER:
SONSHINE III, L.P.
227 GRANITE RUN DRIVE, SUITE 100
LANCASTER, PA 17601

LEGEND

REFER TO LEGEND ON SHEETS 2 THROUGH 7.

PHASE 1 (HATCHED AREA)
(INCLUDES LOTS 42-52 AND LOTS 84-87, OPEN SPACE A, OPEN SPACE B, OPEN SPACE C, AND THE ESTATE LOT)
(PREVIOUSLY RECORDED)

PHASE 2
(INCLUDES LOTS 88-92)

PHASE 3
(INCLUDES LOTS 1-41 AND LOTS 53-83, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F)

PHASE 4
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(INCLUDES LOTS 1-41 AND LOTS 53-83, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F)

PHASE 91
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PHASE 96
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PHASE 97
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PHASE 98
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PHASE 100
(INCLUDES LOTS 1-41 AND LOTS 53-83, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F)

PHASING NOTES

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- PHASE 3 (LOTS 1-41 AND LOTS 53-83, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F) WILL BE RECORDED WITH A FUTURE PLAN.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS THE OTHER DRAWINGS WHICH ARE 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 PERMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERMETER MONUMENTS SHALL BE SET.

SUBDIVISION REGISTRATION NO. _____
EDWARD M. HUBER, P.L.S.
Use: Residential

OVERALL PROJECT STATISTICS

LOT STATISTICS	VALUE
TOTAL LOTS	92
PROPOSED ROADWAY STATISTICS	
CORNER DRIVE	4,891 L.F.
PEARL LANE	1,242 L.F.
TOTAL STREET LENGTH	6,233 L.F.
EXISTING ROADWAY STATISTICS	
HALLOWELL ROAD	2,658 L.F.
PEARL LANE	932 L.F.
TOTAL LENGTH OF ROAD FRONTAGE	3,590 L.F.
OPEN SPACE TABULATION:	
OPEN SPACE A:	20,1594 AC.
OPEN SPACE B:	4,2548 AC.
OPEN SPACE C:	3,4352 AC.
OPEN SPACE D:	12,9614 AC.
OPEN SPACE E:	0,6542 AC.
OPEN SPACE F:	15,8561 AC.
ESTATE LOT (OPEN SPACE ONLY):	11,2550 AC.
TOTAL OPEN SPACE AREA (GROSS):	68,5780 AC.
OPEN SPACE AREAS LESS THAN 100':	(3,9175 AC.)
TOTAL OPEN SPACE AREA (NET):	64,6665 AC.

RECORDING ACKNOWLEDGEMENTS

OWNERS CERTIFICATION

WE, WAYNE Z. HALLOWELL AND SUZANNE J. HALLOWELL, ACKNOWLEDGE OURSELVES TO BE TRUSTEES OF THE WAYNE Z. HALLOWELL FAMILY REVOCABLE TRUST DATED MARCH 21, 2001, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, CERTIFY THAT THE WAYNE Z. HALLOWELL FAMILY REVOCABLE TRUST DATED MARCH 21, 2001, IS THE SOLE REGISTERED OWNER OF THE LAND SHOWN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. WE DO FURTHER WAIVE THE TOWNSHIP HARMLESS AND IDENTIFY THE TOWNSHIP OF DOUGLASS AS THE OWNER OF THE LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.

WAYNE Z. HALLOWELL FAMILY REVOCABLE TRUST DATED MARCH 21, 2001

BY: WAYNE Z. HALLOWELL, TRUSTEE
SUZANNE J. HALLOWELL, TRUSTEE

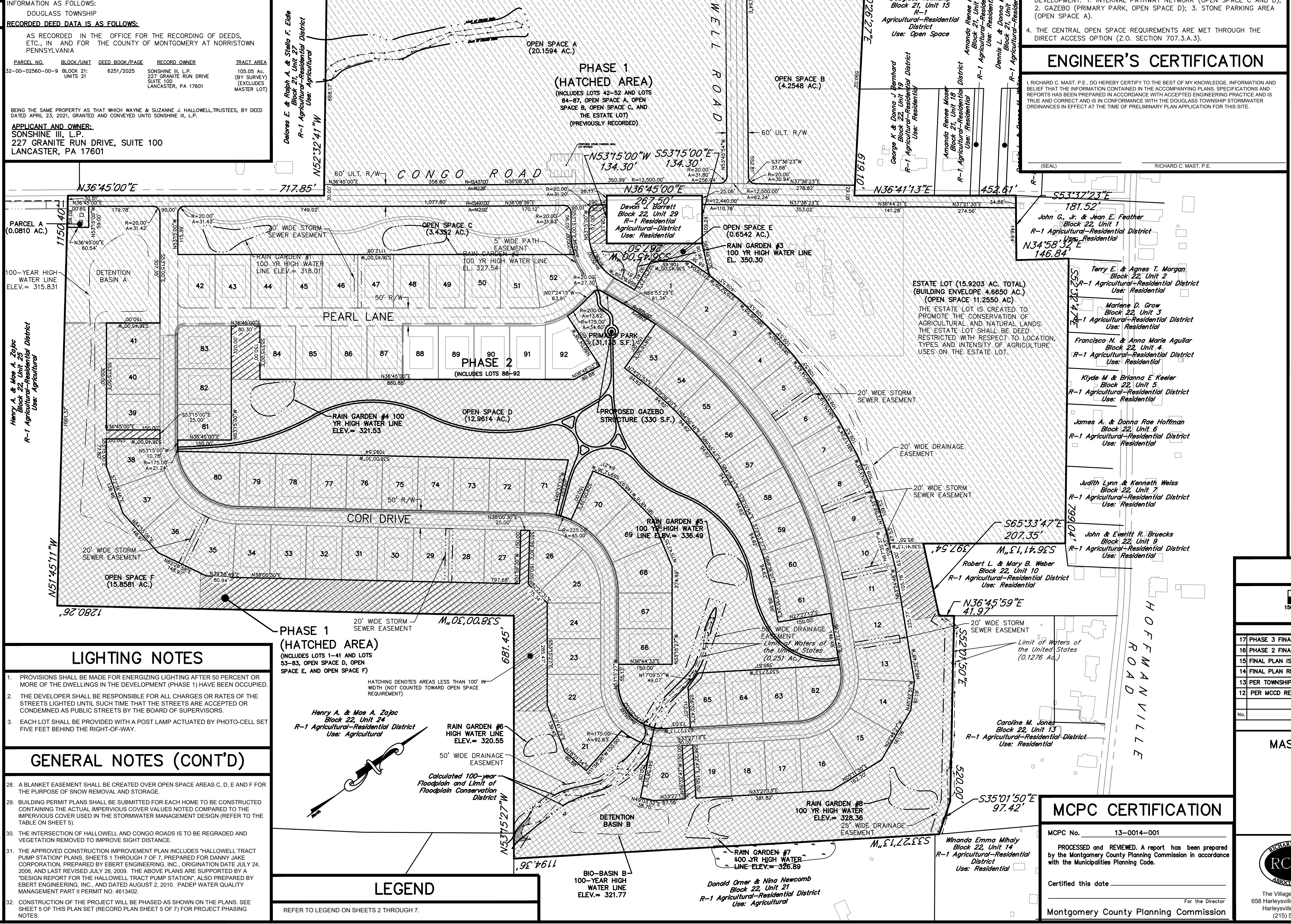
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY)
JSS:
ON THE _____ DAY OF _____, 2021, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED WAYNE Z. HALLOWELL AND SUZANNE J. HALLOWELL, WHO ACKNOWLEDGED THEMSELVES TO BE TRUSTEES OF THE WAYNE Z. HALLOWELL FAMILY REVOCABLE TRUST DATED MARCH 21, 2001, AND THAT AS SUCH TRUSTEES, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING PLAN, THAT THE SAID TRUST IS THE OWNER OF THE LAND SHOWN HEREON, THAT ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND THAT THEY DESIRE THAT THIS PLAN BE DULY RECORDED.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

ENGINEER'S CERTIFICATION

RICHARD C. MAST, P.E., DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND IS TRUE AND CORRECT AND IS IN CONFORMANCE WITH THE DOUGLASS TOWNSHIP STORMWATER ORDINANCES IN EFFECT AT THE TIME OF PRELIMINARY PLAN APPLICATION FOR THIS SITE.

(SEAL) RICHARD C. MAST, P.E.



NOTARY PUBLIC

MY COMMISSION EXPIRES _____

BY: JOSHUA L.L.C. ITS GENERAL PARTNER

CHAIRMAN ATTEST: SECRETARY

TOWNSHIP PLANNING AGENCY CERTIFICATION

THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP PLANNING AGENCY THIS DAY OF _____, 2021.

CHAIRMAN ATTEST: SECRETARY

TOWNSHIP ENGINEER'S CERTIFICATION

REVIEWED THIS _____ DAY OF _____, 2021, BY THE TOWNSHIP ENGINEER FOR DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.

TOWNSHIP ENGINEER

COUNTY RECORDING NOTE

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN NORRISTOWN, PENNSYLVANIA, THE PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 2021.

RECORD PLAN SHEET - 1 OF 7

DRAWING SCALE: 1"=150'

NO.	REVISION	DATE
17	PHASE 3 FINAL PLAN ISSUE	JANUARY 18, 2022
16	PHASE 2 FINAL PLAN ISSUE	JANUARY 14, 2022
15	FINAL PLAN ISSUE	APRIL 14, 2021
14	FINAL PLAN REVIEW; OWNER NAME CHANGE	JUNE 24, 2020
13	PER TOWNSHIP ENGINEERS COMMENTS	MARCH 9, 2020
12	PER MCOCD REVIEW (11-19-2019), BMMA REVIEW (11-25-2019)	DECEMBER 23, 2019

SEE COVER SHEET FOR FULL LIST OF REVISION DATES

NO. _____ REVISION _____ DATE _____

PLAN ORIGINATOR DATE _____ DECEMBER 31, 2012

MASTER PLAN OF SUBDIVISION - PHASE 2

FOR

COUNTRY VIEW

PREPARED FOR

SONSHINE III, L.P.

SITE SITUATE IN DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA

Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors

www.rcmaonline.com

MCP No. 13-0014-001

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the

WAIVERS GRANTED

THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS, AT A PUBLIC MEETING HELD ON APRIL 7, 2014, GRANTED THE FOLLOWING WAIVERS FROM THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IN CONJUNCTION WITH THE APPROVAL OF THIS PLAN

303.1.D DRAFTING STANDARDS.
A WAIVER FROM THE REQUIREMENT TO PROVIDE A TWO-INCH MARGIN ON THE LEFT SIDE OF THE PLAN SHEETS.

305.4 EXISTING FEATURES.
A WAIVER FROM SHOWING THE LOCATION AND TYPE OF SANITARY SEWERS, STORM SEWERS AND SEWAGE SYSTEMS WITHIN 400 FEET OF THE TRACT (305.4.C), LOCATION, SIZE, SPECIES AND CONDITION OF EXISTING TREES SIX INCHES OR GREATER WHEN STANDING ALONE OR IN GROUPS (305.4.I), AND THE LOCATION OF EXISTING WELLS WITHIN 100 FEET OF THE TRACT (305.4.J).

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A WAIVER FROM PROVIDING A 100 FOOT STRAIGHT COURSE ALONG CORI DRIVE AT THE INTERSECTION OF PEARL LANE.

411.H STORMWATER DETENTION REQUIREMENTS
A WAIVER FROM PROVIDING FREEBOARD REQUIREMENTS IN THE PROPOSED DETENTION BASIN REQUIREMENTS (411.H.2, 411.H.4 AND 411.H.6).

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A WAIVER FROM PROVIDING THE MAXIMUM HEADWATER DEPTH OF ONE FOOT BELOW THE INLET GRATE (411.I.9) AND MINIMUM COVER OF 18 INCHES (411.I.11) FOR STORM SEWER SYSTEM C.

420.3 BUFFER PLANTINGS
A WAIVER FROM ADDITIONAL BUFFER PLANTINGS AROUND THE PERMITTER OF THE SITE. THE SITE IS BORDERED BY OPEN SPACE, AGRICULTURAL GROUND OR PROPERTIES THAT CONTAIN ADEQUATE EXISTING VEGETATION.

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A WAIVER TO ALLOW NINETY (90) PROPOSED TREES WITHIN THE CENTRAL OPEN SPACE AREA AND EXISTING TREES TO BE PRESERVED TO SATISFY THE REQUIREMENT TO PROVIDE ONE CANOPY TREE PER 10,000 S.F. OF LOT AREA.

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A WAIVER FROM PROVIDING CONCRETE SIDEWALK ALONG THE FRONTSIDES OF CONGO ROAD AND HALLOWELL ROAD, AN 8-FOOT WIDE PAVED PEDESTRIAN PATH WILL BE PROVIDED ALONG ONE SIDE OF CONGO ROAD AS DEPICTED ON THE PLAN IN LIEU OF SIDEWALK. A WAIVER TO PROVIDE SIDEWALK ALONG ONE SIDE ONLY OF CORI LANE.

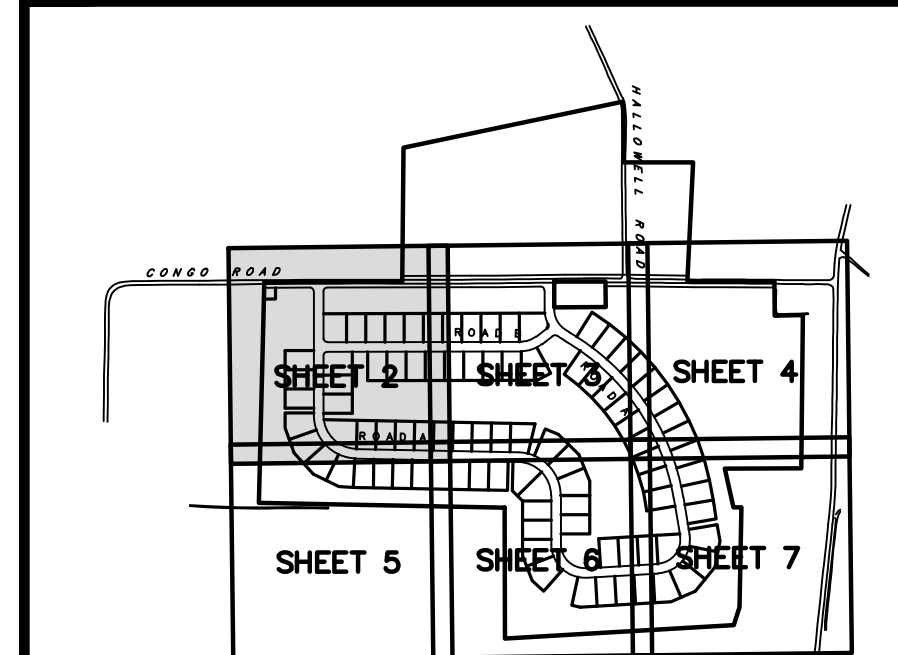
THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS, AT A PUBLIC MEETING HELD ON APRIL 7, 2014, GRANTED THE FOLLOWING WAIVERS FROM THE DOUGLASS TOWNSHIP SWAMP CREEK STORMWATER ORDINANCE IN CONJUNCTION WITH THE APPROVAL OF THIS PLAN

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410.1.3 MAXIMUM DETENTION BASIN SIDE SLOPES.
A WAIVER TO PROVIDE A MAXIMUM 4:1 SIDE SLOPE FOR BASINS A AND B IN LIEU OF THE MAXIMUM SIDE SLOPE REQUIREMENT OF 5:1.



KEY MAP 1"=1,000'



ZONING SUMMARY

ZONING CLASSIFICATION: R-1 AGRICULTURAL-RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS (RESIDENTIAL CLUSTER SUBDIVISION)

OBTAINED FROM THE DOUGLASS TOWNSHIP ZONING ORDINANCE OF 1982, REFERENCE PART 3, SECTION 301 AND PART 7, SECTIONS 702 THROUGH 707.

DESCRIPTION	REQUIRED	ACTUAL/PROP.
MINIMUM TRACT SIZE:	100 AC.	117 AC.
MINIMUM OPEN SPACE:	45%	55.1%
MAXIMUM DENSITY (FROM YIELD PLAN):	92 LOTS	92 LOTS
MINIMUM LOT AREA:	12,000 S.F.	15,000 S.F.
MINIMUM AVERAGE LOT AREA:	15,000 S.F.	15,000 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	90 FT.	100 FT.
FRONT YARD RESTRICTION (INCLUDING COLLECTORS):	30 FT.	30 FT.
SIDE YARD RESTRICTION (EACH):	15 FT.	15 FT.
SIDE YARD RESTRICTION (AGGR.):	35 FT.	35 FT.
REAR YARD RESTRICTION:	30 FT.	30 FT.
MAXIMUM BUILDING COVERAGE:	20 %	20 %
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
OFF STREET PARKING:	184 (2 PER LOT)	184

LEGEND

OBJECT	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
ADJOINING PROPERTY LINE	---	---
FLOOD PLAIN	---	---
WATERS OF THE U.S.	---	---
RIGHT-OF-WAY	---	---
PARCEL / LOT LINES	---	---
CURBING	---	---
EDGE OF ROAD	---	---
100-YEAR HIGH WATER	---	---
CENTERLINE	---	---
EASEMENT	---	---
BUILDING SETBACK LINE	---	---
FENCE	---	---
CONCRETE MONUMENT / IRON PIN	○	○
DECIDUOUS TREES	○	○
EVERGREEN TREES	○	○

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:
DOUGLASS TOWNSHIP

RECORDED DEED DATA IS AS FOLLOWS:

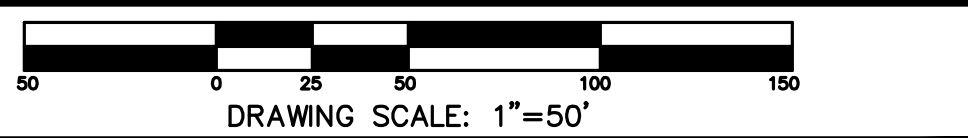
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL NO.	BLOCK/JUNIT	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
32-00-02560-00-9	BLOCK 21	6251/2025	SONSHINE III, L.P. (BY SURVEY)	105.05 AC.
	UNITS 21		227 GRANITE RUN DRIVE, SUITE 100 LANCASTER, PA 17601	(EXCLUDES MASTER LOT)

BEING THE SAME PROPERTY AS THAT WHICH WAYNE & SUZANNE J. HALLOWELL, TRUSTEES, BY DEED DATED APRIL 23, 2021, GRANTED AND CONVEYED UNTO SONSHINE III, L.P.

APPLICANT AND OWNER:
SONSHINE III, L.P.
227 GRANITE RUN DRIVE, SUITE 100
LANCASTER, PA 17601

RECORD PLAN SHEET - 2 OF 7



16	PHASE 2 FINAL PLAN ISSUE	JANUARY 14, 2022
15	FINAL PLAN ISSUE	APRIL 14, 2021
14	FINAL PLAN REVIEW; OWNER NAME CHANGE	JUNE 24, 2020
13	PER TOWNSHIP ENGINEERS COMMENTS	MARCH 9, 2020
12	PER MCOCD REVIEW (11-19-2019), BMAA REVIEW (11-25-2019)	DECEMBER 23, 2019
11	NPDES MODIFICATION SUBMISSION	OCTOBER 4, 2019
	SEE COVER SHEET FOR FULL LIST OF REVISION DATES	
No.	REVISION	DATE
	PLAN ORIGINATION DATE	DECEMBER 31, 2012

PLAN OF SUBDIVISION-PHASE 2
FOR
COUNTRY VIEW
PREPARED FOR
SONSHINE III, L.P.
SITE SITUATE IN
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA

Richard C. Mast Associates, P.C.
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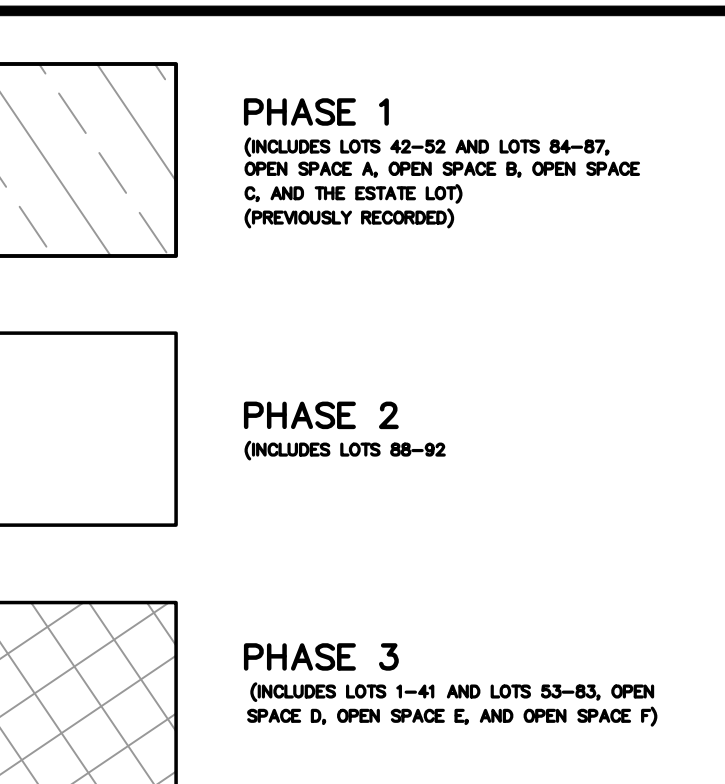
FILE NAME	DRAFTED BY	PROJ. MGR.	PROJECT NO.	DRAWING NO.
ZSUB	J.M.D.	R.C.M.	2724	2 of 87

The Village at Lederach
658 Harleysville Pike, Suite 150
Harleysville, PA 19438
(215) 513-2100

STEEP SLOPES LEGEND



PHASING LEGEND



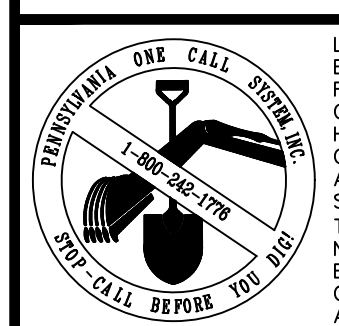
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DESIGN SERIAL NO.: #2014131363 (5-23-2014)
(REFER TO USERS LIST ON SHEET 15)



Robert A. & Carolyn R. Francis
Block 25, Unit 25
R-1 Agricultural-Residential District
Use: Residential

Delores E. & Ralph A. & Stella F. Eldre
Block 21, Unit 27
R-1 Agricultural-Residential District
Use: Agricultural

Henry A. & Lisa A. Zojac
Block 22, Unit 25
R-1 Agricultural-Residential District
Use: Agricultural

Mica A. Zojac
Unit 25
Residential District
Residential

WAIVERS GRANTED

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A WAIVER FROM THE REQUIREMENT TO PROVIDE A TWO-INCH MARGIN ON THE LEFT SIDE OF THE PLAN SHEETS.

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STEEP SLOPES LEGEND

15 PERCENT AND OVER

PHASING LEGEND

PHASE 1
(INCLUDES LOTS 42-52 AND LOTS 84-87, OPEN SPACE A, OPEN SPACE B, OPEN SPACE C, AND THE ESTATE LOT)
(PREVIOUSLY RECORDED)

PHASE 2
(INCLUDES LOTS 88-92)

PHASE 3
(INCLUDES LOTS 1-41 AND LOTS 53-55, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F)

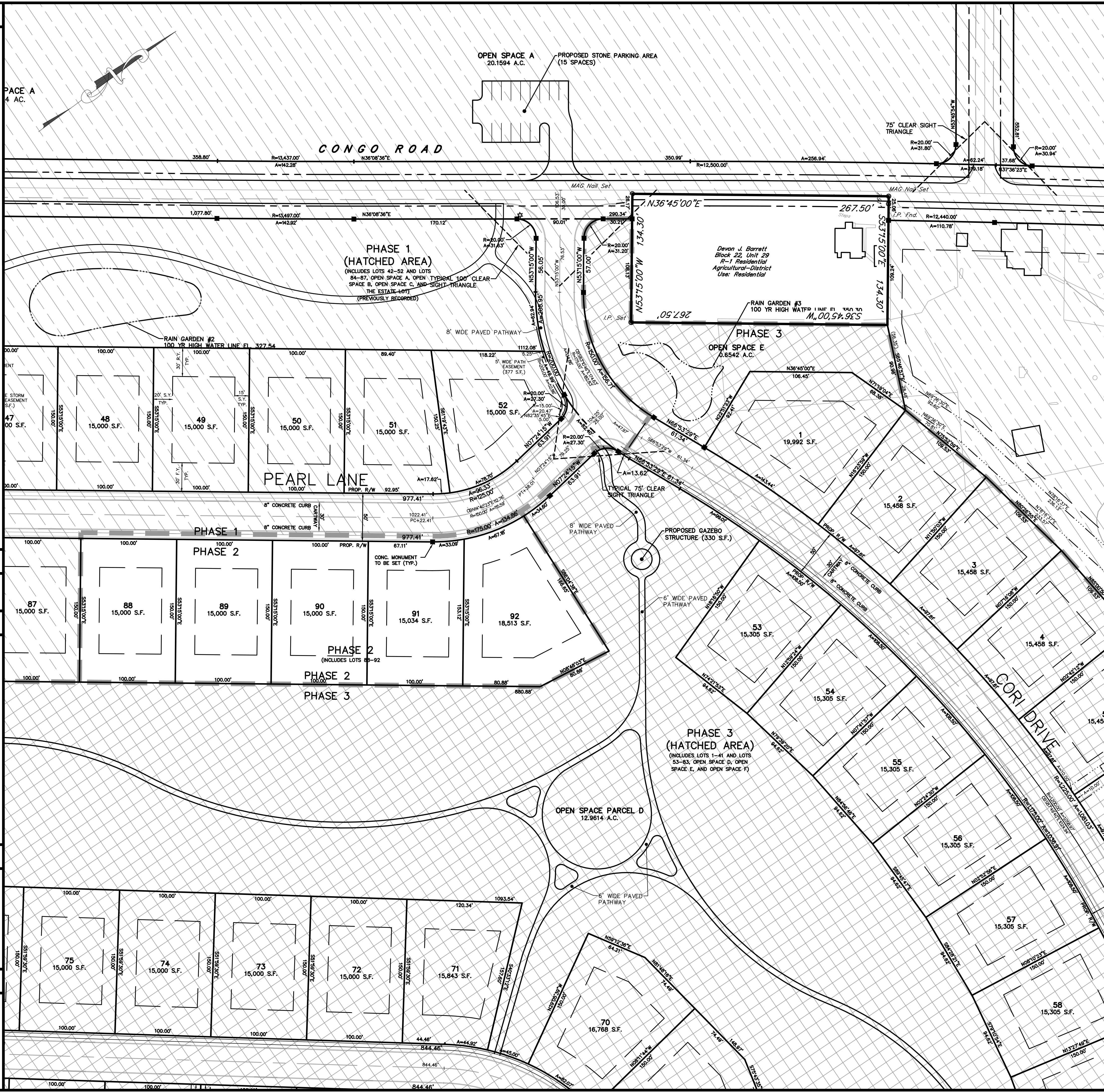
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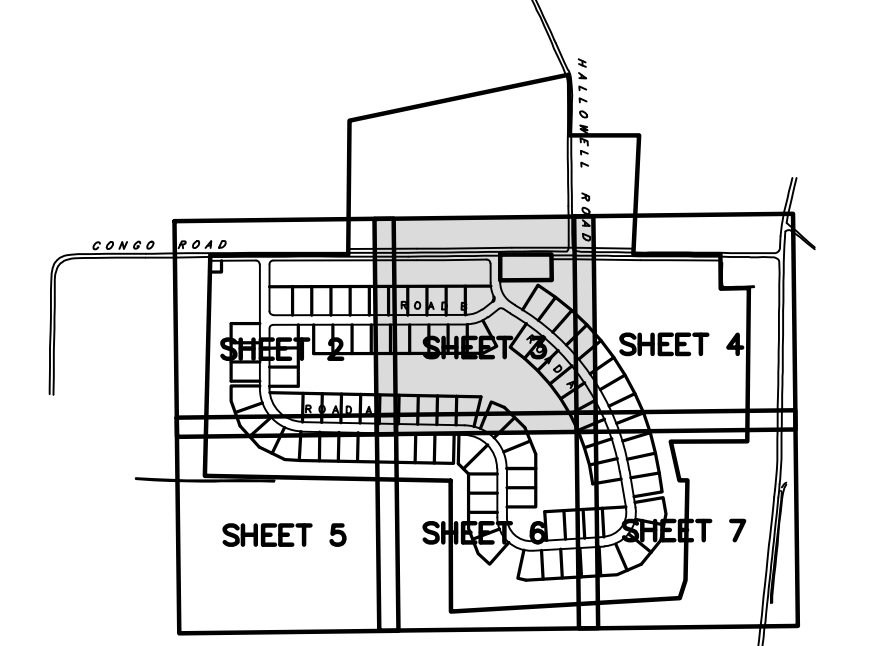
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DESIGN SERIAL NO.: #2014131363 (5-23-2014)
(REFER TO USERS LIST ON SHEET 15)



KEY MAP 1"=1,000'



ZONING SUMMARY

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PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS (RESIDENTIAL CLUSTER SUBDIVISION)

OBTAINED FROM THE DOUGLASS TOWNSHIP ZONING ORDINANCE OF 1982, REFERENCE PART 3, SECTION 301 AND PART 7, SECTIONS 702 THROUGH 707.

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OFF STREET PARKING:	184 (2 PER LOT)	184

LEGEND

OBJECT	EXISTING	PROPOSED
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ADJOINING PROPERTY LINE	---	---
FLOOD PLAIN	---	---
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RIGHT-OF-WAY	---	---
PARCEL / LOT LINES	---	---
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100-YEAR HIGH WATER	---	---
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FENCE	---	---
CONCRETE MONUMENT / IRON PIN	○	○
DECIDUOUS TREES	○	○
EVERGREEN TREES	○	○

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DOUGLASS TOWNSHIP

RECORDED DEED DATA IS AS FOLLOWS:

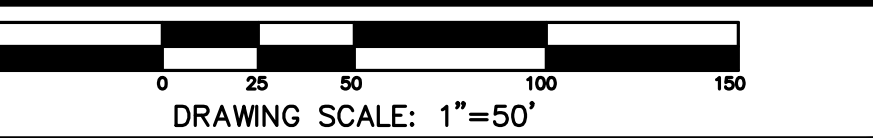
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL NO.	BLOCK/JUNIT	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
32-00-02560-00-9	UNITS 21	6251/2025	SONSHINE III, L.P. (BY SURVEY)	105.05 AC. (EXCLUDES MASTER LOT)
			227 GRANITE RUN DRIVE, SUITE 100 LANCASTER, PA 17601	

BENIG THE SAME PROPERTY AS THAT WHICH WAYNE & SUZANNE J. HALLOWELL, TRUSTEES, BY DEED DATED APRIL 23, 2021, GRANTED AND CONVEYED UNTO SONSHINE III, L.P.

APPLICANT AND OWNER:
SONSHINE III, L.P.
227 GRANITE RUN DRIVE, SUITE 100
LANCASTER, PA 17601

RECORD PLAN SHEET - 3 OF 7



16	PHASE 2 FINAL PLAN ISSUE	JANUARY 14, 2022
15	FINAL PLAN ISSUE	APRIL 14, 2021
14	FINAL PLAN REVIEW; OWNER NAME CHANGE	JUNE 24, 2020
13	PER TOWNSHIP ENGINEERS COMMENTS	MARCH 9, 2020
12	PER MCOCD REVIEW (11-19-2019), BMAA REVIEW (11-25-2019)	DECEMBER 23, 2019
11	NPDES MODIFICATION SUBMISSION	OCTOBER 4, 2019
	SEE COVER SHEET FOR FULL LIST OF REVISION DATES	
No.	REVISION	DATE
	PLAN ORIGINATION DATE	DECEMBER 31, 2012

PLAN OF SUBDIVISION-PHASE 2
FOR
COUNTRY VIEW
PREPARED FOR
SONSHINE III, L.P.
SITE SITUATE IN
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA



Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors
www.rcmaonline.com

FILE NAME	DRAFTED BY	PROJ. MGR.	PROJECT NO.	DRAWING NO.
ZSUB	J.M.D.	R.C.M.	2724	3 OF 87

The Village at Lederach
658 Harleysville Pike, Suite 150
Harleysville, PA 19438
(215) 513-2100

WAIVERS GRANTED

303.1.D DRAFTING STANDARDS.
A WAIVER FROM THE REQUIREMENT TO PROVIDE A TWO-INCH MARGIN ON THE LEFT SIDE OF THE PLAN SHEETS.

305.4 EXISTING FEATURES.
A WAIVER FROM SHOWING THE LOCATION AND TYPE OF SANITARY SEWERS, STORM SEWERS AND SEWAGE SYSTEMS WITHIN 400 FEET OF THE TRACT (305.4.C), LOCATION, SIZE, SPECIES AND CONDITION OF EXISTING TREES SIX INCHES OR GREATER WHEN STANDING ALONE OR IN GROUPS (305.4.I), AND THE LOCATION OF EXISTING WELLS WITHIN 100 FEET OF THE TRACT (305.4.M).

407.1.D HORIZONTAL CURVATURE (STREET ALIGNMENT)
A WAIVER FROM PROVIDING A 100 FOOT STRAIGHT COURSE ALONG CORI DRIVE AT THE INTERSECTION OF PEARL LANE.

411.H STORMWATER DETENTION REQUIREMENTS
A WAIVER FROM PROVIDING FREEBOARD REQUIREMENTS IN THE PROPOSED DETENTION BASIN REQUIREMENTS (411.H.2, 411.H.4 AND 411.H.6).

411.I STORMWATER DRAINAGE SYSTEM DESIGN REQUIREMENTS
A WAIVER FROM PROVIDING THE MAXIMUM HEADWATER DEPTH OF ONE FOOT BELOW THE INLET GRATE (411.I.9) AND MINIMUM COVER OF 18 INCHES (411.I.11) FOR STORM SEWER SYSTEM C.

420.3 BUFFER PLANTINGS
A WAIVER FROM ADDITIONAL BUFFER PLANTINGS AROUND THE PERMITTER OF THE SITE. THE SITE IS BORDERED BY OPEN SPACE, AGRICULTURAL GROUND OR PROPERTIES THAT CONTAIN ADEQUATE EXISTING VEGETATION.

420.5 ADDITIONAL PLANTING
A WAIVER TO ALLOW NINETY (90) PROPOSED TREES WITHIN THE CENTRAL OPEN SPACE AREA AND EXISTING TREES TO BE PRESERVED TO SATISFY THE REQUIREMENT TO PROVIDE ONE CANOPY TREE PER 10,000 S.F. OF LOT AREA.

424.1 SIDEWALK LOCATION, DESIGN AND CONSTRUCTION
A WAIVER FROM PROVIDING CONCRETE SIDEWALK ALONG THE FRONTS OF CONGO ROAD AND HALLOWELL ROAD. AN 8-FOOT WIDE PAVED PEDESTRIAN PATH WILL BE PROVIDED ALONG ONE SIDE OF CONGO ROAD AS DEPICTED ON THE PLAN IN LIEU OF SIDEWALK. A WAIVER TO PROVIDE SIDEWALK ALONG ONE SIDE ONLY OF CORI LANE.

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410.B STORMWATER DETENTION REQUIREMENTS.
A WAIVER FROM PROVIDING THE MINIMUM FREEBOARD REQUIREMENTS FOR THE PROPOSED DETENTION BASINS. A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE 100-YEAR HIGHWATER LINE AND THE SPILLWAY CREST WILL BE PROVIDED FOR BASINS A AND B.

410.L.3 MAXIMUM DETENTION BASIN SIDE SLOPES.
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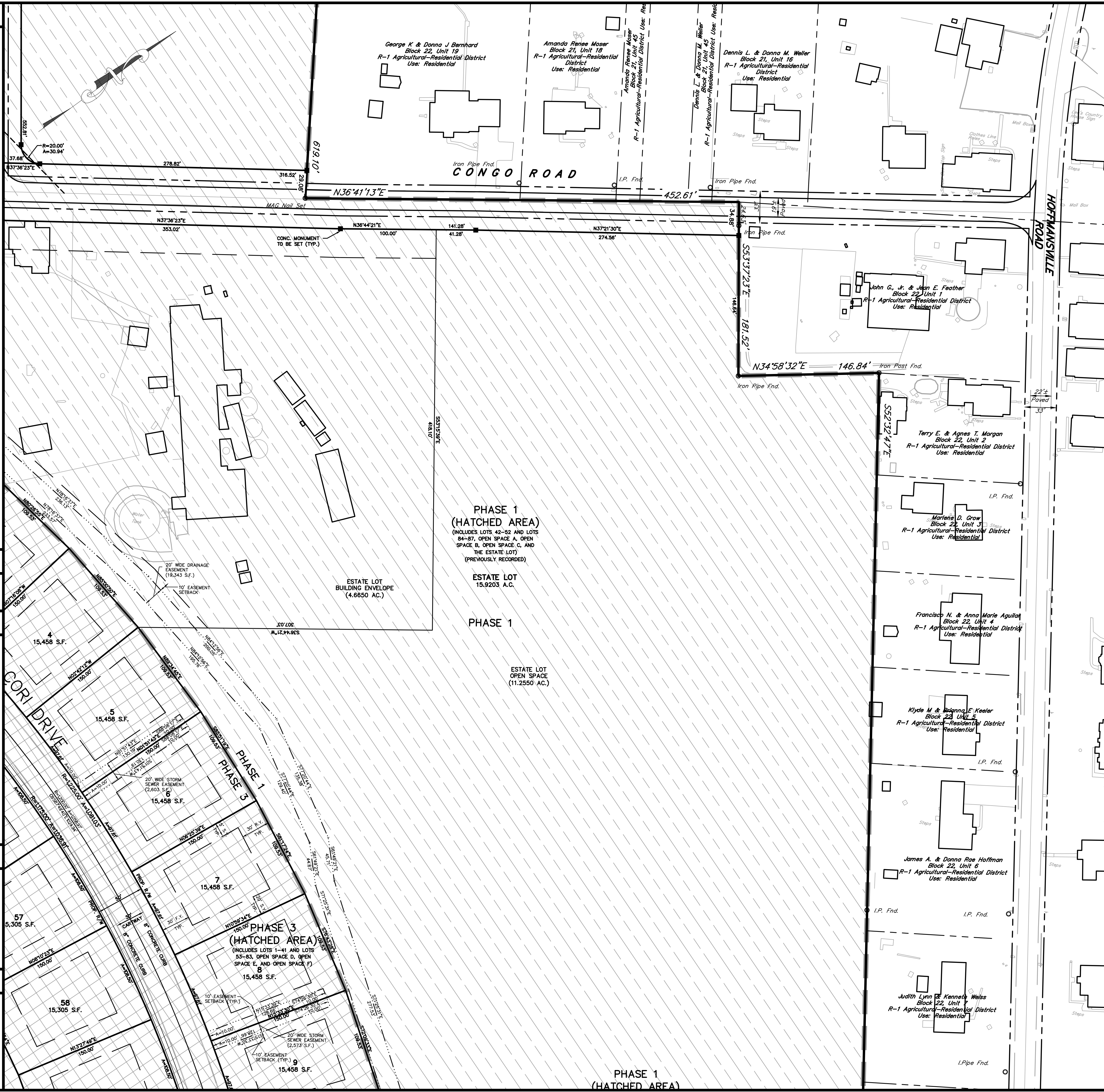
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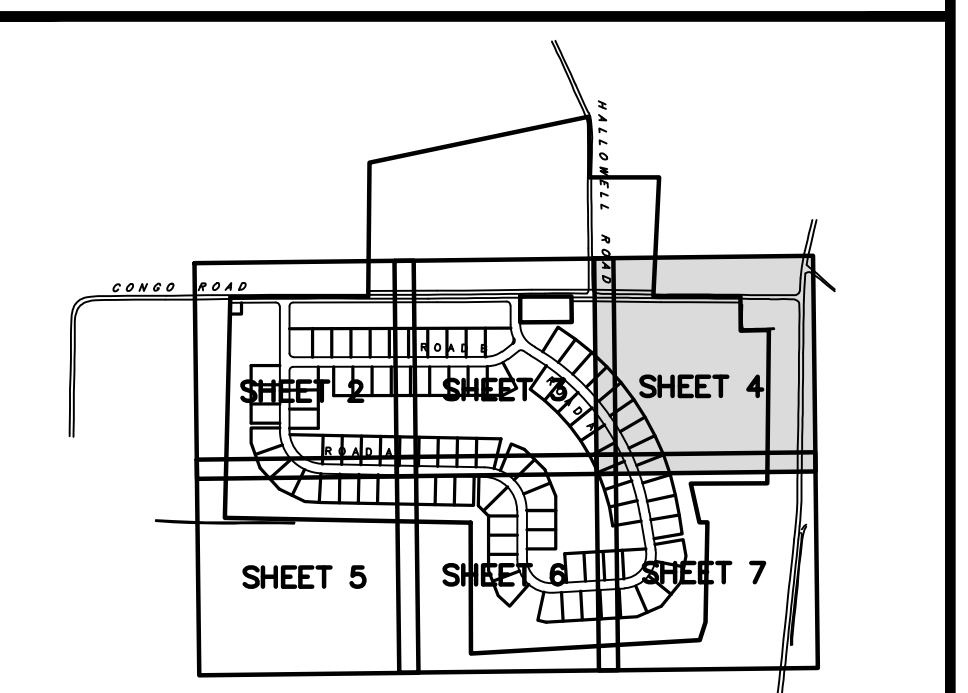
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KEY MAP 1"=1,000'



ZONING SUMMARY

ZONING CLASSIFICATION: "R-1" AGRICULTURAL-RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS (RESIDENTIAL CLUSTER SUBDIVISION)

OBTAINED FROM THE DOUGLASS TOWNSHIP ZONING ORDINANCE OF 1982, REFERENCE PART 3, SECTION 301 AND PART 7, SECTIONS 702 THROUGH 707.

DESCRIPTION	REQUIRED	ACTUAL/PROP.
MINIMUM TRACT SIZE:	100 AC.	117 AC.
MINIMUM OPEN SPACE:	45%	55.1%
MAXIMUM DENSITY (FROM YIELD PLAN):	92 LOTS	92 LOTS
MINIMUM LOT AREA:	12,000 S.F.	15,000 S.F.
MINIMUM AVERAGE LOT AREA:	15,000 S.F.	15,000 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	90 FT.	100 FT.
FRONT YARD RESTRICTION (INCLUDING COLLECTORS):	30 FT.	30 FT.
SIDE YARD RESTRICTION (EACH):	15 FT.	15 FT.
SIDE YARD RESTRICTION (AGGR.):	35 FT.	35 FT.
REAR YARD RESTRICTION:	30 FT.	30 FT.
MAXIMUM BUILDING COVERAGE:	20 %	20 %
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
OFF STREET PARKING:	184 (2 PER LOT)	184

LEGEND

OBJECT	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
ADJOINING PROPERTY LINE	---	---
FLOOD PLAIN	---	---
WATERS OF THE U.S.	---	---
RIGHT-OF-WAY	---	---
PARCEL / LOT LINES	---	---
CURBING	---	---
EDGE OF ROAD	---	---
100-YEAR HIGH WATER	---	---
CENTERLINE	---	---
EASEMENT	---	---
BUILDING SETBACK LINE	---	---
FENCE	---	---
CONCRETE MONUMENT / IRON PIN	○	●
DECIDUOUS TREES	○	○
EVERGREEN TREES	○	○

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:
 DOUGLASS TOWNSHIP

RECORDED DEED DATA IS AS FOLLOWS:

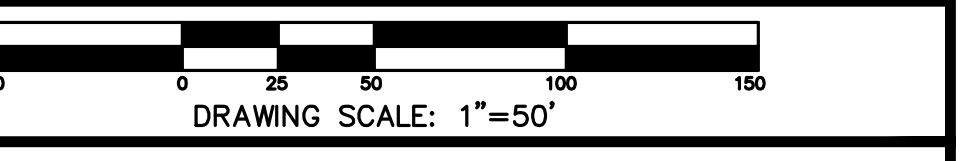
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PARCEL NO.	BLOCK/JUNIT	DEED BOOK/PAGE	RECORDED OWNER	TRACT AREA
32-00-02560-00-9	BLOCK 21	629/2025	SONSHINE III, L.P. (BY SURETY)	105.05 AC.
	SUITE 100		LANCASTER, PA 17601	(EXCLUDES MASTER LOT)

BING THE SAME PROPERTY AS THAT WHICH WAYNE & SUZANNE J. HALLOWELL, TRUSTEES, BY DEED DATED APRIL 23, 2021, GRANTED AND CONVEYED UNTO SONSHINE III, L.P.

APPLICANT AND OWNER:
 SONSHINE III, L.P.
 227 GRANITE RUN DRIVE, SUITE 100
 LANCASTER, PA 17601

RECORD PLAN SHEET - 4 OF 7



16	PHASE 2 FINAL PLAN ISSUE	JANUARY 14, 2022
15	FINAL PLAN ISSUE	APRIL 14, 2021
14	FINAL PLAN REVIEW; OWNER NAME CHANGE	JUNE 24, 2020
13	PER TOWNSHIP ENGINEERS COMMENTS	MARCH 9, 2020
12	PER MCOCD REVIEW (11-19-2019), BMAA REVIEW (11-25-2019)	DECEMBER 23, 2019
11	NPDES MODIFICATION SUBMISSION	OCTOBER 4, 2019
	SEE COVER SHEET FOR FULL LIST OF REVISION DATES	
No.	REVISION	DATE
	PLAN ORIGINATION DATE	DECEMBER 31, 2012

PLAN OF SUBDIVISION-PHASE 2
 FOR
COUNTRY VIEW
 PREPARED FOR
SONSHINE III, L.P.
 SITE SITUATE IN
 DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA

Richard C. Mast Associates, P.C.
 Consulting Engineers and Surveyors
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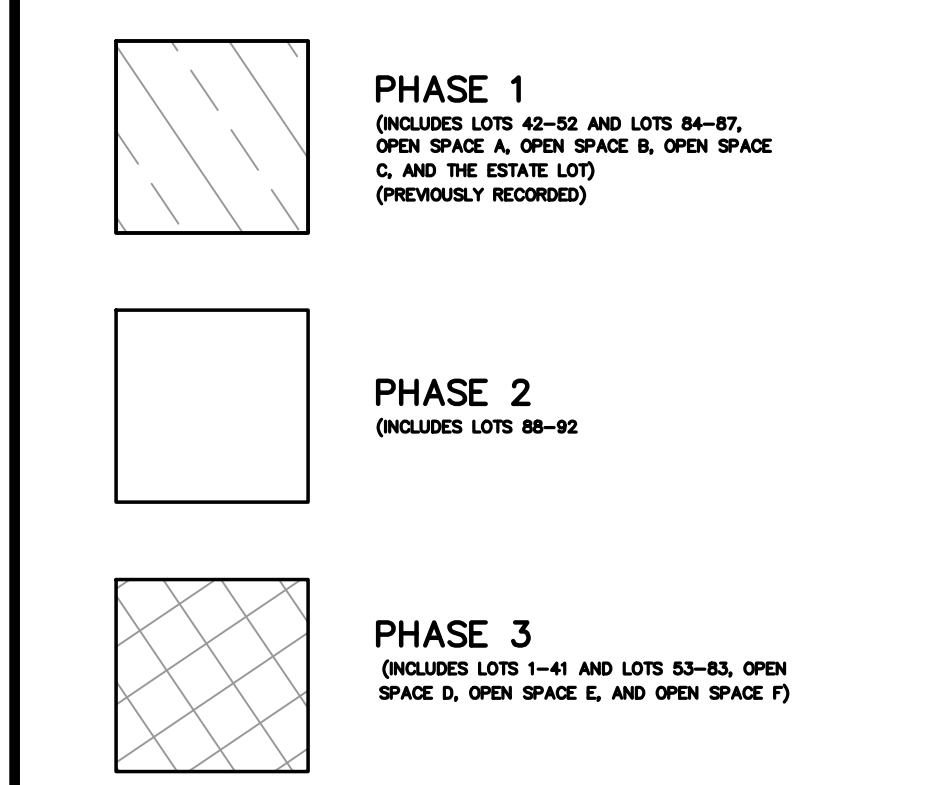
FILE NAME	DRAFTED BY	PROJ. MGR.	PROJECT NO.	DRAWING NO.
ZSUB	J.M.D.	R.C.M.	2724	4 OF 87

The Village at Lederach
 658 Harleysville Pike, Suite 150
 Harleysville, PA 19438
 (215) 513-2100

STEEP SLOPES LEGEND



PHASING LEGEND



PHASING NOTES

1. THIS PLAN IS FOR THE RECORDING OF PHASE 2 ONLY (LOTS 88-92).
2. PHASE 1 (LOTS 42-52 AND LOTS 84-87, OPEN SPACE A, OPEN SPACE B, OPEN SPACE C, AND THE ESTATE LOT) WAS PREVIOUSLY RECORDED ON AUGUST 31, 2021, IN PLAN BOOK 56, PAGE 99.
3. PHASE 3 (LOTS 1-41 AND LOTS 53-83, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F) WILL BE RECORDED WITH A FUTURE PLAN.

UNDERGROUND UTILITY NOTE

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS THROUGH THE PA ONE CALL SYSTEM (1-800-242-1776 OR 811), NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 187 AND 121, AS AMENDED.

DESIGN SERIAL NO.: #2014131363 (5-23-2014)
 (REFER TO USERS LIST ON SHEET 15)

WAIVERS GRANTED

THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS, AT A PUBLIC MEETING HELD ON APRIL 7, 2014, GRANTED THE FOLLOWING WAIVERS FROM THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IN CONJUNCTION WITH THE APPROVAL OF THIS PLAN

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A WAIVER FROM THE REQUIREMENT TO PROVIDE A TWO-INCH MARGIN ON THE LEFT SIDE OF THE PLAN SHEETS.

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A WAIVER FROM SHOWING THE LOCATION AND TYPE OF SANITARY SEWERS, STORM SEWERS AND SEWAGE SYSTEMS WITHIN 400 FEET OF THE TRACT (305.4.C), LOCATION, SIZE, SPECIES AND CONDITION OF EXISTING TREES SIX INCHES OR GREATER WHEN STANDING ALONE OR IN GROUPS (305.4.I), AND THE LOCATION OF EXISTING WELLS WITHIN 100 FEET OF THE TRACT (305.4.J).

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A WAIVER TO PROVIDE A MAXIMUM 4:1 SIDE SLOPE FOR BASINS A AND B IN LIEU OF THE MAXIMUM SIDE SLOPE REQUIREMENT OF 5:1.

IMPERVIOUS COVER NOTE

THE IMPERVIOUS COVER TABLE AT RIGHT LISTS THE TOTAL IMPERVIOUS COVER CONSIDERED FOR EACH LOT IN THE STORMWATER MANAGEMENT DESIGN FOR THE PROJECT. ADDITIONAL IMPERVIOUS COVER BY THE DEVELOPER OR HOMEOWNERS BEYOND WHAT IS INCLUDED IN THE CHART MAY REQUIRE ADDITIONAL STORMWATER CONTROLS OR ADDITIONAL ANALYSIS TO CONSIDER THE IMPACT.

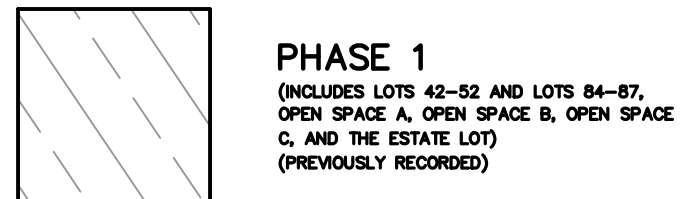
THE TOTAL IMPERVIOUS COVER IS LISTED ON A PER LOT BASIS, BUT THE IMPERVIOUS COVER MAY BE TRANSFERRED FROM ONE LOT TO ANOTHER SO LONG AS THE TOTAL IMPERVIOUS COVER PROPOSED IS NOT EXCEEDED.

AN ADDITIONAL 1,000 S.F. OF IMPERVIOUS COVER MAY BE INSTALLED BY THE FUTURE LOT OWNERS (NOT THE DEVELOPER) PER LOT WITHOUT THE NEED ADDITIONAL STORMWATER MANAGEMENT CONTROLS OR CALCULATIONS.

STEEP SLOPES LEGEND



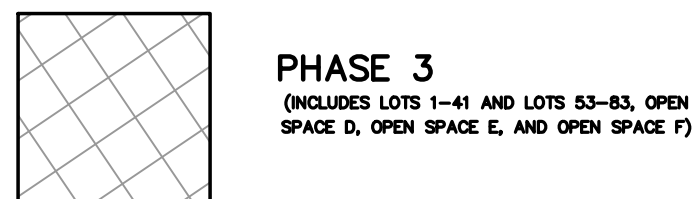
PHASING LEGEND



PHASE 1
(INCLUDES LOTS 42-52 AND LOTS 84-87, OPEN SPACE A, OPEN SPACE B, OPEN SPACE C, AND THE ESTATE LOT)
(PREVIOUSLY RECORDED)



PHASE 2
(INCLUDES LOTS 88-92)



PHASE 3
(INCLUDES LOTS 1-41 AND LOTS 53-83, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F)

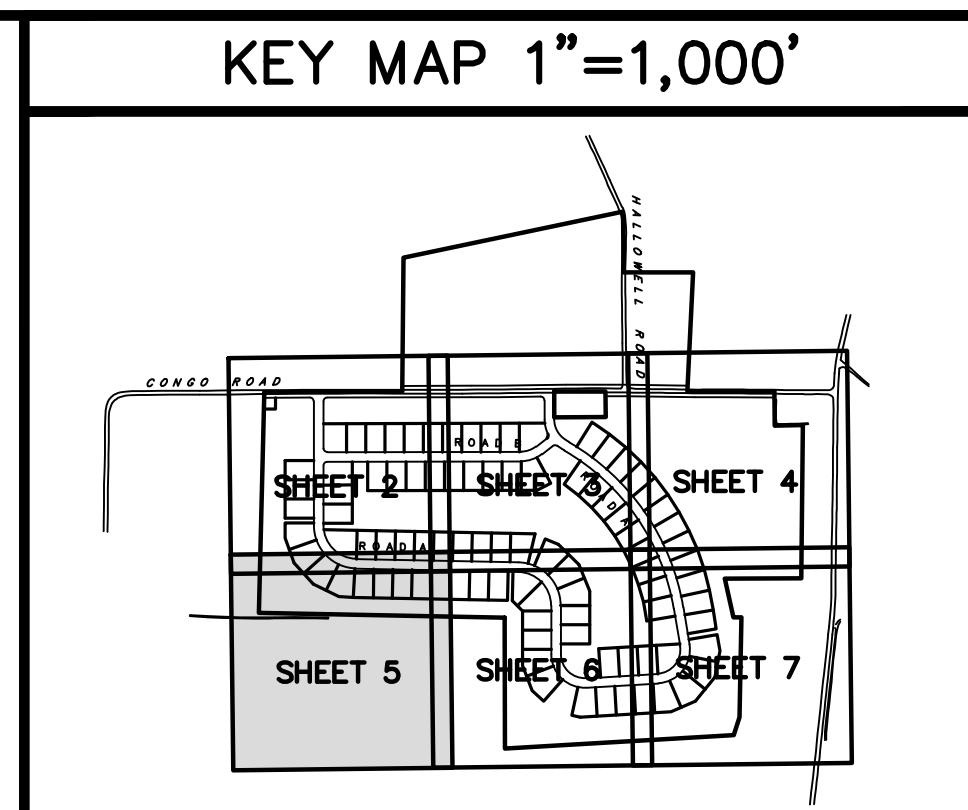
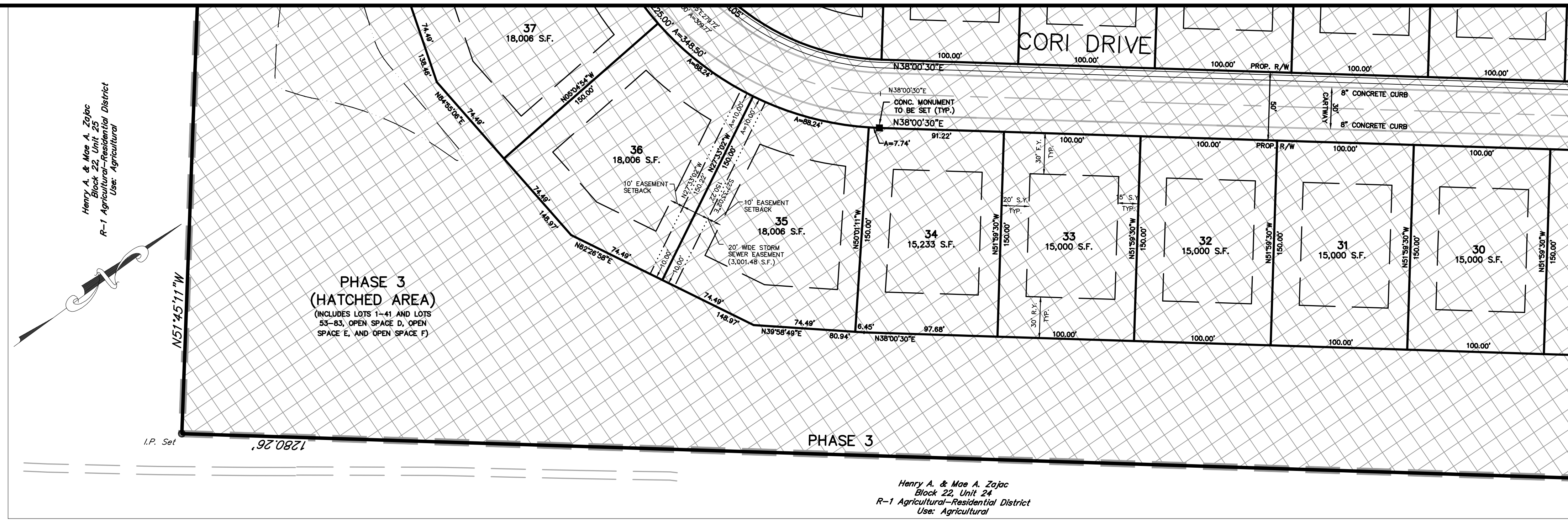
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DESIGN SERIAL NO.: #2014131363 (5-23-2014)
(REFER TO USERS LIST ON SHEET 15)



ZONING SUMMARY

ZONING CLASSIFICATION: "R-1" AGRICULTURAL-RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS (RESIDENTIAL CLUSTER SUBDIVISION)

OBTAINED FROM THE DOUGLASS TOWNSHIP ZONING ORDINANCE OF 1982. REFERENCE PART 3, SECTION 301 AND PART 7, SECTIONS 702 THROUGH 707.

DESCRIPTION	REQUIRED	ACTUAL/PROP.
MINIMUM TRACT SIZE:	100 AC.	117 AC.
MINIMUM OPEN SPACE:	45%	55.1%
MAXIMUM DENSITY (FROM YIELD PLAN):	92 LOTS	92 LOTS
MINIMUM LOT AREA:	12,000 S.F.	15,000 S.F.
MINIMUM AVERAGE LOT AREA:	15,000 S.F.	15,000 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	90 FT.	100 FT.
FRONT YARD RESTRICTION (INCLUDING COLLECTORS):	30 FT.	30 FT.
SIDE YARD RESTRICTION (EACH):	15 FT.	15 FT.
SIDE YARD RESTRICTION (AGGR.):	35 FT.	35 FT.
REAR YARD RESTRICTION:	30 FT.	30 FT.
MAXIMUM BUILDING COVERAGE:	20 %	20 %
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
OFF STREET PARKING:	184 (2 PER LOT)	184

IMPERVIOUS COVER TABLE

Lot Number (S.F.)	Total Area (S.F.)	Driveway (S.F.)	House (S.F.)	Patio (S.F.)	Other & Future (S.F.)	Total Impervious ⁽¹⁾ (S.F.)	Building Coverage (%)	Impervious Coverage (%)
1	19,992	570	2548	262	630	4,010	12.7%	20.1%
2	15,458	570	2548	262	630	4,010	16.5%	25.9%
3	15,458	570	2548	262	255	3,635	16.5%	23.5%
4	15,458	570	2548	262	255	3,635	16.5%	23.5%
5	15,458	570	2548	262	255	3,635	16.5%	23.5%
6	15,458	570	2548	262	255	3,635	16.5%	23.5%
7	15,458	570	2548	262	255	3,635	16.5%	23.5%
8	15,458	570	2548	262	255	3,635	16.5%	23.5%
9	15,458	570	2548	262	255	3,635	16.5%	23.5%
10	15,458	570	2548	262	255	3,635	16.5%	23.5%
11	15,276	570	2548	262	255	3,635	16.7%	23.8%
12	15,000	570	2548	262	255	3,635	17.0%	24.2%
13	16,553	570	2548	262	255	3,635	15.4%	22.0%
14	19,102	570	2548	262	630	4,010	13.3%	21.0%
15	18,916	570	2548	262	630	4,010	13.5%	21.3%
16	19,039	570	2548	262	630	4,010	13.4%	21.1%
17	15,000	570	2548	262	255	3,635	17.0%	24.2%
18	15,000	570	2548	262	255	3,635	17.0%	24.2%
19	15,000	570	2548	262	255	3,635	17.0%	24.2%
20	16,086	570	2548	262	255	3,635	15.8%	22.6%
21	18,816	590	2548	262	255	3,655	13.5%	19.4%
22	17,610	590	2548	262	255	3,655	14.5%	20.8%
23	15,000	570	2548	262	255	3,635	17.0%	24.2%
24	15,000	570	2548	262	255	3,635	17.0%	24.2%
25	16,481	735	2548	262	255	3,800	15.5%	23.1%
26	16,482	735	2548	262	630	4,175	15.5%	25.3%
27	15,000	570	2548	262	630	4,010	17.0%	26.7%
28	15,000	570	2548	262	630	4,010	17.0%	26.7%
29	15,000	570	2548	262	630	4,010	17.0%	26.7%
30	15,000	570	2548	262	630	4,010	17.0%	26.7%
31	15,000	570	2548	262	630	4,010	17.0%	26.7%
32	15,000	570	2548	262	630	4,010	17.0%	26.7%
33	15,000	570	2548	262	630	4,010	17.0%	26.7%
34	15,233	570	2548	262	630	4,010	16.7%	26.3%
35	18,006	570	2548	262	630	4,010	14.2%	22.3%
36	18,006	584	2548	262	630	4,024	14.2%	22.3%
37	18,006	570	2548	262	630	4,010	14.2%	22.3%
38	17,510	570	2548	262	630	4,010	14.6%	22.9%
39	15,000	570	2548	262	630	4,010	17.0%	26.7%
40	15,000	570	2548	262	630	4,010	17.0%	26.7%
41	15,000	570	2548	262	630	4,010	17.0%	26.7%
42	15,583	570	2548	262	630	4,010	16.4%	25.7%
43	15,000	570	2548	262	630	4,010	17.0%	26.7%
44	15,000	570	2548	262	630	4,010	17.0%	26.7%
45	15,000	570	2548	262	630	4,010	17.0%	26.7%
46	15,000	570	2548	262	630	4,010	17.0%	26.7%
47	15,000	570	2548	262	630	4,010	17.0%	26.7%
48	15,000	570	2548	262	630	4,010	17.0%	26.7%
49	15,000	570	2548	262	630	4,010	17.0%	26.7%
50	15,000	570	2548	262	630	4,010	17.0%	26.7%
51	15,000	570	2548	262	630	4,010	17.0%	26.7%
52	15,000	570	2548	262	630	4,010	17.0%	26.7%
53	15,305	570	2548	262	630	4,010	16.8%	26.2%
54	15,305	570	2548	262	630	4,010	16.8%	26.2%
55	15,305	570	2548	262	630	4,010	16.8%	26.2%
56	15,305	570	2548	262	255	3,635	16.6%	23.8%
57	15,305	570	2548	262	255	3,635	16.6%	23.8%
58	15,305	570	2548	262	255	3,635	16.6%	23.8%
59	15,305	570	2548	262	255	3,635	16.6%	23.8%
60	15,305	570	2548	262	255	3,635	16.6%	23.8%
61	15,659	570	2548	262	255	3,635	16.3%	23.2%
62	15,378	570	2548	262	255	3,635	16.6%	23.6%
63	15,000	570	2548	262	255	3,635	17.0%	24.2%
64	15,000	570	2548	262	255	3,635	17.0%	24.2%
65	15,000	570	2548	262	255	3,635	17.0%	24.2%
66	15,000	570	2548	262	255	3,635	17.0%	24.2%
67	15,000	570	2548	262	255	3,635	17.0%	24.2%
68	18,006	570	2548	262	255	3,635	14.2%	20.2%
69	18,006	570	2548	262	255	3,635	14.2%	20.2%
70	16,768	570	2548	262	630	4,010	15.2%	23.9%
71	15,843	570	2548	262	630	4,010	16.1%	25.3%
72	15,000	570	2548	262	630	4,010	17.0%	26.7%
73	15,000	570	2548	262	630	4,010	17.0%	26.7%
74	15,000	570	2548	262	630	4,010	17.0%	26.7%
75	15,000	570	2548	262	630	4,010	17.0%	26.7%
76	15,000	570	2548	262	630	4,010	17.0%	26.7%
77	15,000	570	2548	262	630	4,010	17.0%	26.7%
78	15,000	570	2548	262	630	4,010	17.0%	26.7%

PROJECT PHASING NOTES

- PURSUANT TO THE PROVISIONS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, CONSTRUCTION OF THE PROJECT WILL BE PHASED AS SHOWN ON THE PLANS.
- A. THE INITIAL PHASE (PHASE 1) INCLUDES CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS:
1. LOTS 42-52 AND 84-87 (15 LOTS TOTAL)
 2. CORI DRIVE, STATION 0+00 (EXISTING EDGE OF CONGO ROAD PAVEMENT) TO STATION 3+92.
 3. PEARL LANE, STATION 0+00 (INTERSECTION WITH CORI DRIVE) TO STATION 12+67 (INTERSECTION WITH CORI DRIVE).
 - 3.1. SIDEWALK ON THE SOUTHEAST SIDE OF PEARL LANE SHALL ONLY BE INSTALLED ALONG THE FRONTAGES OF LOTS 84 THROUGH 87 AS PART OF PHASE 1. SIDEWALK ON THE OPPOSITE SIDE OF PEARL LANE SHALL EXTEND ITS ENTIRE LENGTH.
 4. LIGHTING FACILITIES:
 - 4.1. ALL LUMINAIRES DEPICTED ON PLAN (TWO TOTAL, ONE AT EACH INTERSECTION OF CORI DRIVE AND CONGO ROAD).
 5. WALKING PATH THROUGH OPEN SPACE PARCEL C.
 6. WATER FACILITIES:
 - 6.1. CONGO ROAD WATER MAIN EXTENSION, FROM CONNECTION POINT TO EXISTING AQUA PENNSYLVANIA WATER MAIN AT MIDDLE CREEK ROAD (MIDDLE CREEK ROAD STA 14+85+), TO DEPICTED BLOW OFF CONNECTION AT INTERSECTION OF CORI DRIVE AND CONGO ROAD (CONGO ROAD STA 17+1+35).
 - 6.2. SANITARY FORCE MAIN FROM PUMP STATION TO CONNECTION WITH EXISTING FORCE MAIN ADJACENT TO CONGO ROAD (CONGO ROAD STA 128+07+).
 - 6.3. STORMWATER MANAGEMENT FACILITIES
 - 6.3.1. STORM WATER MANAGEMENT BASIN "A".
 - 6.3.2. RAIN GARDEN #1 AND #2.
 - 6.3.3. STORM PIPES AND STRUCTURES LISTED IN TABLES BELOW.
 7. SANITARY FACILITIES:
 - 7.1. WASTEWATER PUMP STATION.
 - 7.2. SANITARY FORCE MAIN FROM PUMP STATION TO CONNECTION WITH EXISTING FORCE MAIN ADJACENT TO CONGO ROAD (CONGO ROAD STA 128+07+).
 8. STORMWATER MANAGEMENT FACILITIES
 - 8.1. STORM WATER MANAGEMENT BASIN "A".
 - 8.2. RAIN GARDEN #1 AND #2.
 - 8.3. STORM PIPES AND STRUCTURES LISTED IN TABLES BELOW.
- B. PHASE 2 INCLUDES CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS:
9. LOTS 88 TO 92.
 10. REMAINING SIDEWALK ALONG THE SOUTHEAST SIDE OF PEARL LANE.
- C. THE REMAINING DEVELOPMENT (PHASE 3) WILL CONSIST OF THE REMAINING IMPROVEMENTS, UNLESS AN ALTERNATE PHASING PLAN IS APPROVED BY THE DOUGLASS TOWNSHIP SUPERVISORS, AND THE RECORDING OF THE PHASE 3 PLAN SHALL OCCUR NO LATER THAN MAY 31, 2022, UNLESS ANOTHER SCHEDULE IS APPROVED BY THE DOUGLASS TOWNSHIP SUPERVISORS.

STRUCTURE AND PIPE TABLES

STRUCTURE TABLE (PHASE 1) A RUN		PIPE TABLE (PHASE 1) A RUN	
NAME	STRUCTURE	PIPE NAME	PIPE NAME
A19	TYPE C INLET	A19-A20	
A20	TYPE C INLET, MOD. BOX	A20-A43	
A21	TYPE C INLET	A21-A23	
A22	TYPE C INLET	A22-A23	
A23	TYPE C INLET	A23-A25	
A24	TYPE DW ENDWALL	A24-A26	
A25	TYPE C INLET	A26-A27	
A26	TYPE C INLET, MOD. BOX	A27-A28	
A27	TYPE C INLET, MOD. BOX	A28-A29	
A28	TYPE C INLET, MOD. BOX	A28-1-A29	
A29	TYPE C INLET	A29-A39	
A29	TYPE C INLET, MOD. BOX	A30-A39	
A30	TYPE C INLET	A32-A34	
A32	TYPE M INLET	A32.1-A33.2	
A32.1	TYPE C INLET	A33-A34	
A32.2	TYPE C INLET	A34-A36	
A33	TYPE C INLET	A36-A38	
A34	STORM MH	A3	

WAIVERS GRANTED

THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS, AT A PUBLIC MEETING HELD ON APRIL 7, 2014, GRANTED THE FOLLOWING WAIVERS FROM THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IN CONJUNCTION WITH THE APPROVAL OF THIS PLAN

303.1.D DRAFTING STANDARDS.
A WAIVER FROM THE REQUIREMENT TO PROVIDE A TWO-INCH MARGIN ON THE LEFT SIDE OF THE PLAN SHEETS.

305.4 EXISTING FEATURES.
A WAIVER FROM SHOWING THE LOCATION AND TYPE OF SANITARY SEWERS, STORM SEWERS AND SEWAGE SYSTEMS WITHIN 400 FEET OF THE TRACT (305.4.C), LOCATION, SIZE, SPECIES AND CONDITION OF EXISTING TREES SIX INCHES OR GREATER WHEN STANDING ALONE OR IN GROUPS (305.4.I), AND THE LOCATION OF EXISTING WELLS WITHIN 100 FEET OF THE TRACT (305.4.M).

407.1.D HORIZONTAL CURVATURE (STREET ALIGNMENT)
A WAIVER FROM PROVIDING A 100 FOOT STRAIGHT COURSE ALONG CORI DRIVE AT THE INTERSECTION OF PEARL LANE.

411.H STORMWATER DETENTION REQUIREMENTS
A WAIVER FROM PROVIDING FREEBOARD REQUIREMENTS IN THE PROPOSED DETENTION BASIN REQUIREMENTS (411.H.2, 411.H.4 AND 411.H.6).

411.I STORMWATER DRAINAGE SYSTEM DESIGN REQUIREMENTS
A WAIVER FROM PROVIDING THE MAXIMUM HEADWATER DEPTH OF ONE FOOT BELOW THE INLET GRATE (411.I.9) AND MINIMUM COVER OF 18 INCHES (411.I.11) FOR STORM SEWER SYSTEM C.

420.3 BUFFER PLANTINGS
A WAIVER FROM ADDITIONAL BUFFER PLANTINGS AROUND THE PERMITTER OF THE SITE. THE SITE IS BORDERED BY OPEN SPACE, AGRICULTURAL GROUND OR PROPERTIES THAT CONTAIN ADEQUATE EXISTING VEGETATION.

420.5 ADDITIONAL PLANTING
A WAIVER TO ALLOW NINETY (90) PROPOSED TREES WITHIN THE CENTRAL OPEN SPACE AREA AND EXISTING TREES TO BE PRESERVED TO SATISFY THE REQUIREMENT TO PROVIDE ONE CANOPY TREE PER 10,000 S.F. OF LOT AREA.

424.1 SIDEWALK LOCATION, DESIGN AND CONSTRUCTION
A WAIVER FROM PROVIDING CONCRETE SIDEWALK ALONG THE FRONTSIDES OF CONGO ROAD AND HALLOWELL ROAD, AN 8-FOOT WIDE PAVED PEDESTRIAN PATH WILL BE PROVIDED ALONG ONE SIDE OF CONGO ROAD AS DEPICTED ON THE PLAN IN LIEU OF SIDEWALK. A WAIVER TO PROVIDE SIDEWALK ALONG ONE SIDE ONLY OF CORI LANE.

THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS, AT A PUBLIC MEETING HELD ON APRIL 7, 2014, GRANTED THE FOLLOWING WAIVERS FROM THE DOUGLASS TOWNSHIP SWAMP CREEK STORMWATER ORDINANCE IN CONJUNCTION WITH THE APPROVAL OF THIS PLAN

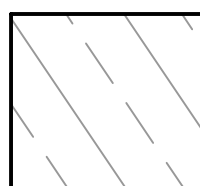
410.B STORMWATER DETENTION REQUIREMENTS.
A WAIVER FROM PROVIDING THE MINIMUM FREEBOARD REQUIREMENTS FOR THE PROPOSED DETENTION BASINS. A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE 100-YEAR HIGHWATER LINE AND THE SPILLWAY CREST WILL BE PROVIDED FOR BASINS A AND B.

410.13 MAXIMUM DETENTION BASIN SIDE SLOPES.
A WAIVER TO PROVIDE A MAXIMUM 4:1 SIDE SLOPE FOR BASINS A AND B IN LIEU OF THE MAXIMUM SIDE SLOPE REQUIREMENT OF 5:1.


STEEP SLOPES LEGEND

 15 PERCENT AND OVER

PHASING LEGEND

 **PHASE 1**
(INCLUDES LOTS 42-52 AND LOTS 84-87, OPEN SPACE A, OPEN SPACE B, OPEN SPACE C, AND THE ESTATE LOT)
(PREVIOUSLY RECORDED)

 **PHASE 2**
(INCLUDES LOTS 88-92)

 **PHASE 3**
(INCLUDES LOTS 1-41 AND LOTS 53-83, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F)

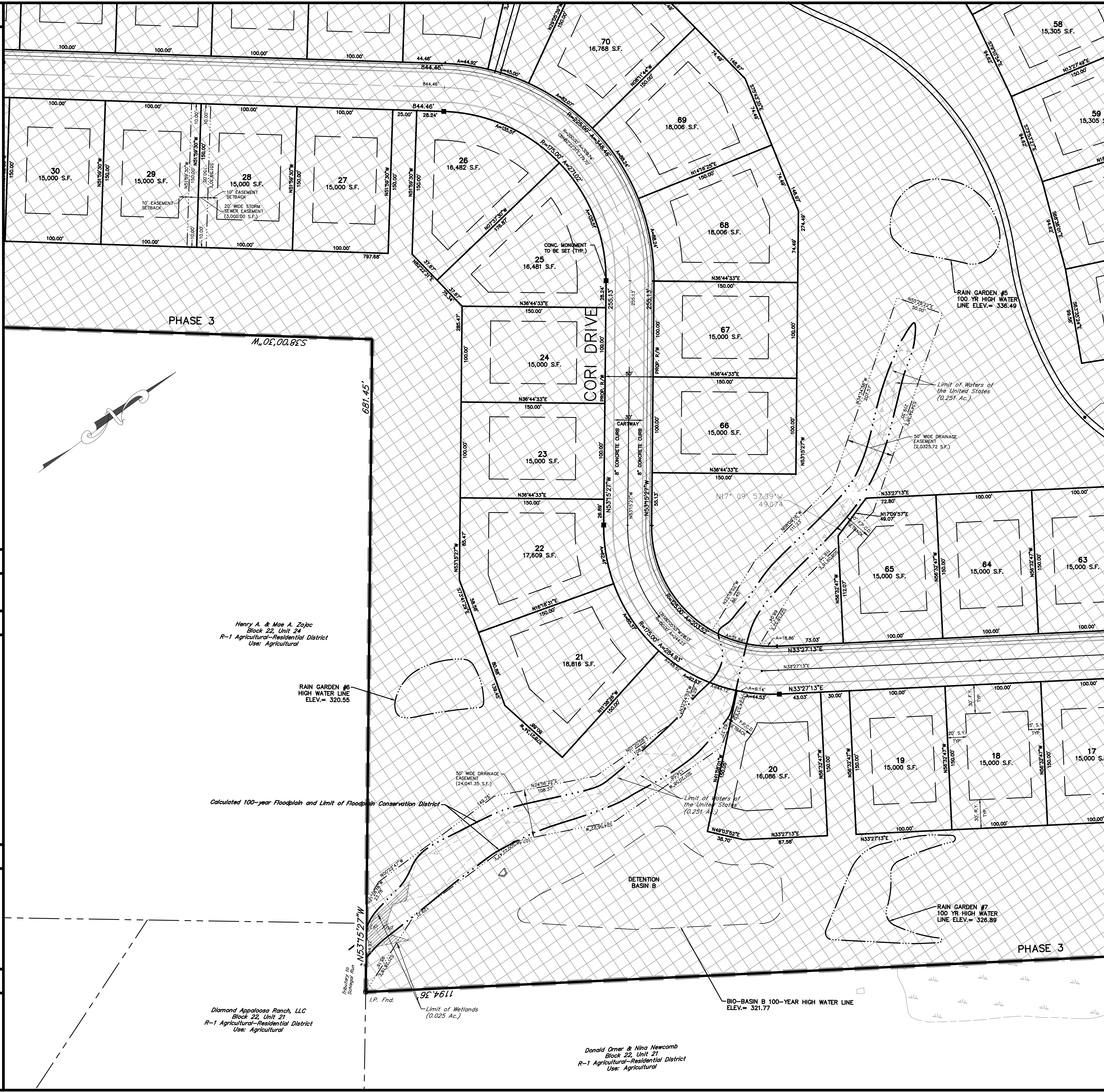
PHASING NOTES

1. THIS PLAN IS FOR THE RECORDING OF PHASE 2 ONLY (LOTS 88-92).
2. PHASE 1 (LOTS 42-52 AND LOTS 84-87, OPEN SPACE A, OPEN SPACE B, OPEN SPACE C, AND THE ESTATE LOT) WAS PREVIOUSLY RECORDED ON AUGUST 31, 2021, IN PLAN BOOK 56, PAGE 99.
3. PHASE 3 (LOTS 1-41 AND LOTS 53-83, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F) WILL BE RECORDED WITH A FUTURE PLAN.

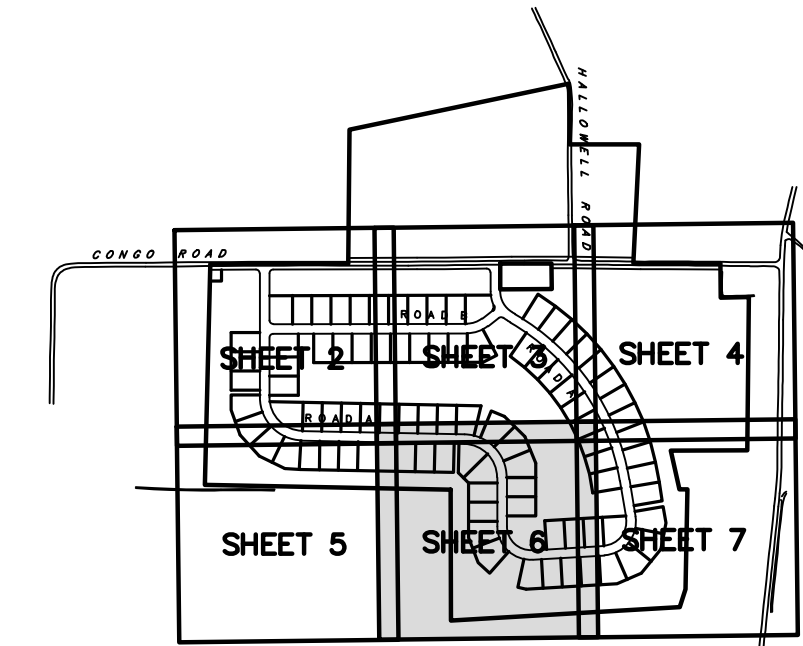
UNDERGROUND UTILITY NOTE

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS THROUGH THE PA ONE CALL SYSTEM (1-800-242-1776 OR 811), NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 21, AS AMENDED.

DESIGN SERIAL NO.: #2014131363 (5-23-2014)
(REFER TO USERS LIST ON SHEET 15)



KEY MAP 1"=1,000'



ZONING SUMMARY

ZONING CLASSIFICATION: R-1 AGRICULTURAL-RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS (RESIDENTIAL CLUSTER SUBDIVISION)

OBTAINED FROM THE DOUGLASS TOWNSHIP ZONING ORDINANCE OF 1982, REFERENCE PART 3, SECTION 301 AND PART 7, SECTIONS 702 THROUGH 707.

DESCRIPTION	REQUIRED	ACTUAL/PROP.
MINIMUM TRACT SIZE:	100 AC.	117 AC.
MINIMUM OPEN SPACE:	45%	55.1%
MAXIMUM DENSITY (FROM YIELD PLAN):	92 LOTS	92 LOTS
MINIMUM LOT AREA:	12,000 S.F.	15,000 S.F.
MINIMUM AVERAGE LOT AREA:	15,000 S.F.	15,000 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	30 FT.	30 FT.
FRONT YARD RESTRICTION (INCLUDING COLLECTORS):	30 FT.	30 FT.
SIDE YARD RESTRICTION (EACH):	15 FT.	15 FT.
SIDE YARD RESTRICTION (AGGR.):	35 FT.	35 FT.
REAR YARD RESTRICTION:	30 FT.	30 FT.
MAXIMUM BUILDING COVERAGE:	20 %	20 %
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
OFF STREET PARKING:	184 (2 PER LOT)	184

LEGEND

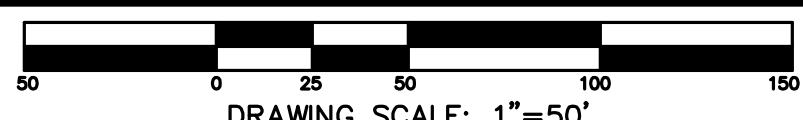
OBJECT	EXISTING	PROPOSED
TRACT BOUNDARY		
ADJOINING PROPERTY LINE		
FLOOD PLAIN		
WATERS OF THE U.S.		
RIGHT-OF-WAY		
PARCEL / LOT LINES		
CURBING		
EDGE OF ROAD		
100-YEAR HIGH WATER		
CENTERLINE		
EASEMENT		
BUILDING SETBACK LINE		
FENCE		
CONCRETE MONUMENT / IRON PIN		
DECIDUOUS TREES		
EVERGREEN TREES		

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:
DOUGLASS TOWNSHIP
RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA
PARCEL NO. BLOCK/JUNIT DEED BOOK/PAGE RECORDED OWNER TRACT AREA
32-00-02560-00-9 BLOCK 21: 6251/2025 SONSHINE III, L.P. 105.05 AC. (BY SURVEY)
UNITS 21 227 GRANITE RUN DRIVE SUITE 100 (EXCLUDES MASTER LOT)
LANCASTER, PA 17601

BING THE SAME PROPERTY AS THAT WHICH WAYNE & SUZANNE J. HALLOWELL, TRUSTEES, BY DEED DATED APRIL 23, 2021, GRANTED AND CONVEYED UNTO SONSHINE III, L.P.
APPLICANT AND OWNER:
SONSHINE III, L.P.
227 GRANITE RUN DRIVE, SUITE 100
LANCASTER, PA 17601

RECORD PLAN SHEET - 6 OF 7



16	PHASE 2 FINAL PLAN ISSUE	JANUARY 14, 2022
15	FINAL PLAN ISSUE	APRIL 14, 2021
14	FINAL PLAN REVIEW; OWNER NAME CHANGE	JUNE 24, 2020
13	PER TOWNSHIP ENGINEERS COMMENTS	MARCH 9, 2020
12	PER MCOCD REVIEW (11-19-2019), BMAA REVIEW (11-25-2019)	DECEMBER 23, 2019
11	NPDES MODIFICATION SUBMISSION	OCTOBER 4, 2019
	SEE COVER SHEET FOR FULL LIST OF REVISION DATES	
No.	REVISION	DATE
	PLAN ORIGINATION DATE	DECEMBER 31, 2012

PLAN OF SUBDIVISION-PHASE 2
FOR
COUNTRY VIEW
PREPARED FOR
SONSHINE III, L.P.
SITE SITUATE IN
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA

 **Richard C. Mast Associates, P.C.**
Consulting Engineers and Surveyors
www.rcmaonline.com

FILE NAME	DRAFTED BY	PROJ. MGR.	PROJECT NO.	DRAWING NO.
ZSUB	J.M.D.	R.C.M.	2724	6 OF 87

Henry A. & Mae A. Zolac
Block 22, Unit 24
R-1 Agricultural-Residential District
Use: Agricultural

Calculated 100-year Floodplain and Limit of Floodplain Conservation District

Limit of Waters of the United States (0.251 Ac.)

Diamond Appaloosa Ranch, LLC
Block 22, Unit 21
R-1 Agricultural-Residential District
Use: Agricultural

Donald Omer & Nina Newcomb
Block 22, Unit 21
R-1 Agricultural-Residential District
Use: Agricultural

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410.B STORMWATER DETENTION REQUIREMENTS.
A WAIVER FROM PROVIDING THE MINIMUM FREEBOARD REQUIREMENTS FOR THE PROPOSED DETENTION BASINS. A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE 100-YEAR HIGHWATER LINE AND THE SPILLWAY CREST WILL BE PROVIDED FOR BASINS A AND B.

410.1.3 MAXIMUM DETENTION BASIN SIDE SLOPES.
A WAIVER TO PROVIDE A MAXIMUM 4:1 SIDE SLOPE FOR BASINS A AND B IN LIEU OF THE MAXIMUM SIDE SLOPE REQUIREMENT OF 5:1.

STEEP SLOPES LEGEND

15 PERCENT AND OVER

PHASING LEGEND

PHASE 1
(INCLUDES LOTS 42-52 AND LOTS 84-87, OPEN SPACE A, OPEN SPACE B, OPEN SPACE C, AND THE ESTATE LOT)
(PREVIOUSLY RECORDED)

PHASE 2
(INCLUDES LOTS 88-92)

PHASE 3
(INCLUDES LOTS 1-41 AND LOTS 53-83, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F)

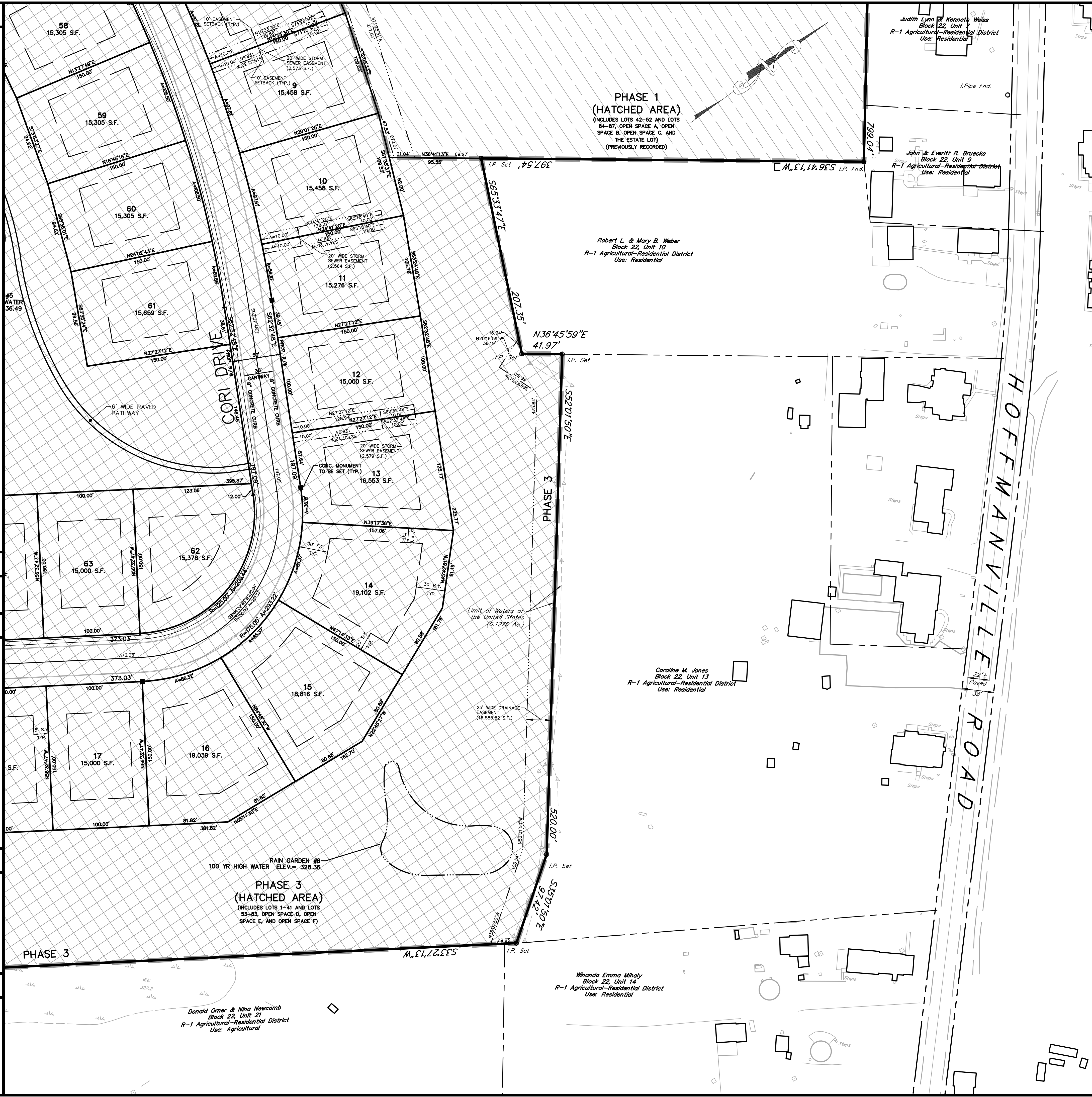
PHASING NOTES

1. THIS PLAN IS FOR THE RECORDING OF PHASE 2 ONLY (LOTS 88-92).
2. PHASE 1 (LOTS 42-52 AND LOTS 84-87, OPEN SPACE A, OPEN SPACE B, OPEN SPACE C, AND THE ESTATE LOT) WAS PREVIOUSLY RECORDED ON AUGUST 31, 2021, IN PLAN BOOK 56, PAGE 99.
3. PHASE 3 (LOTS 1-41 AND LOTS 53-83, OPEN SPACE D, OPEN SPACE E, AND OPEN SPACE F) WILL BE RECORDED WITH A FUTURE PLAN.

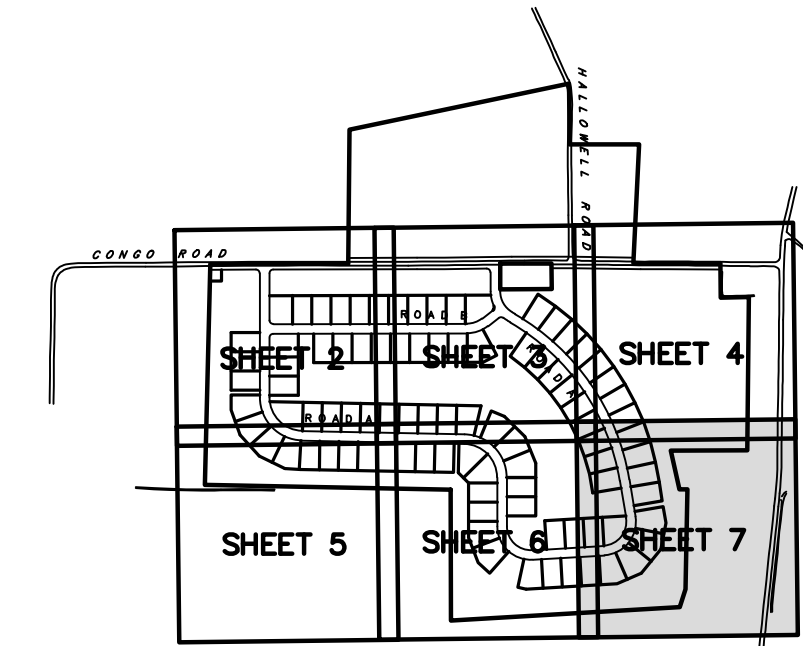
UNDERGROUND UTILITY NOTE

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS THROUGH THE PA ONE CALL SYSTEM (1-800-242-1776 OR 811), NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.

DESIGN SERIAL NO.: #2014131363 (5-23-2014)
(REFER TO USERS LIST ON SHEET 15)



KEY MAP 1"=1,000'



ZONING SUMMARY

ZONING CLASSIFICATION: "R-1" AGRICULTURAL-RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS (RESIDENTIAL CLUSTER SUBDIVISION)

OBTAINED FROM THE DOUGLASS TOWNSHIP ZONING ORDINANCE OF 1982, REFERENCE PART 3, SECTION 301 AND PART 7, SECTIONS 702 THROUGH 707.

DESCRIPTION	REQUIRED	ACTUAL/PROP.
MINIMUM TRACT SIZE:	100 AC.	117 AC.
MINIMUM OPEN SPACE:	45%	55.1%
MAXIMUM DENSITY (FROM YIELD PLAN):	92 LOTS	92 LOTS
MINIMUM LOT AREA:	12,000 S.F.	15,000 S.F.
MINIMUM AVERAGE LOT AREA:	15,000 S.F.	15,000 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	90 FT.	100 FT.
FRONT YARD RESTRICTION (INCLUDING COLLECTORS):	30 FT.	30 FT.
SIDE YARD RESTRICTION (EACH):	15 FT.	15 FT.
SIDE YARD RESTRICTION (AGGR.):	35 FT.	35 FT.
REAR YARD RESTRICTION:	30 FT.	30 FT.
MAXIMUM BUILDING COVERAGE:	20 %	20 %
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
OFF STREET PARKING:	184 (2 PER LOT)	184

LEGEND

OBJECT	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
ADJOINING PROPERTY LINE	---	---
FLOOD PLAIN	---	---
WATERS OF THE U.S.	---	---
RIGHT-OF-WAY	---	---
PARCEL / LOT LINES	---	---
CURBING	---	---
EDGE OF ROAD	---	---
100-YEAR HIGH WATER	---	---
CENTERLINE	---	---
EASEMENT	---	---
BUILDING SETBACK LINE	---	---
FENCE	---	---
CONCRETE MONUMENT / IRON PIN	---	---
DECIDUOUS TREES	---	---
EVERGREEN TREES	---	---

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:
DOUGLASS TOWNSHIP

RECORDED DEED DATA IS AS FOLLOWS:

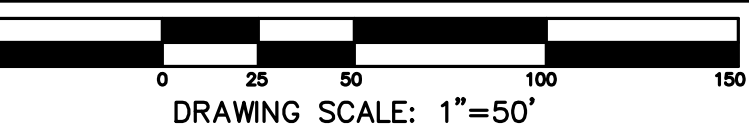
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL NO.	BLOCK/JUNIT	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
32-00-02560-00-9	BLOCK 21	6251/2025	SONSHINE III, L.P.	105.05 AC.
	UNITS 21		227 GRANITE RUN DRIVE, SUITE 100 LANCASTER, PA 17601	(BY SURVEY) (EXCLUDES MASTER LOT)

BEING THE SAME PROPERTY AS THAT WHICH WAYNE & SUZANNE J. HALLOWELL, TRUSTEES, BY DEED DATED APRIL 23, 2021, GRANTED AND CONVEYED UNTO SONSHINE III, L.P.

APPLICANT AND OWNER:
SONSHINE III, L.P.
227 GRANITE RUN DRIVE, SUITE 100
LANCASTER, PA 17601

RECORD PLAN SHEET - 7 OF 7



NO.	REVISION	DATE
16	PHASE 2 FINAL PLAN ISSUE	JANUARY 14, 2022
15	FINAL PLAN ISSUE	APRIL 14, 2021
14	FINAL PLAN REVIEW; OWNER NAME CHANGE	JUNE 24, 2020
13	PER TOWNSHIP ENGINEERS COMMENTS	MARCH 9, 2020
12	PER MCOCD REVIEW (11-19-2019), BMAA REVIEW (11-25-2019)	DECEMBER 23, 2019
11	NPDES MODIFICATION SUBMISSION	OCTOBER 4, 2019
	SEE COVER SHEET FOR FULL LIST OF REVISION DATES	
	PLAN ORIGINATION DATE	DECEMBER 31, 2012

PLAN OF SUBDIVISION-PHASE 2

FOR
COUNTRY VIEW

PREPARED FOR
SONSHINE III, L.P.

SITE SITUATE IN
DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA



Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors

The Village at Lederach
658 Harleysville Pike, Suite 150
Harleysville, PA 19438
(215) 513-2100

FILE NAME	DRAFTED BY	PROJ. MGR.	PROJECT NO.	DRAWING NO.
ZSUB	J.M.D.	R.C.M.	2724	7 OF 87