

PLAN SHEET LEGEND
 SHEET 1 OF 4
 SHEET 2 OF 4
 SHEET 3 OF 4
 SHEET 4 OF 4

FINAL PLAN
 LOT GEOMETRY PLAN
 50 SCALE PLAN OF SHARED DRIVEWAY
 AND BUILDING SITES
 SHARED DRIVEWAY EASEMENT AND PROFILE

Montgomery County
 DEC 19 2016
 Recorder of Deeds

PLAN NOTES
 1.) Total Area = 79.382 Acres.
 (Douglass Township = 16.009 Acres)
 (Washington Township = 63.373 Acres)
 2.) Total no. lots = 4
 (Douglass Township = 3)
 (Washington Township = 1)
 3.) Lots to be served by existing Utility Services: Met Ed Electric, Windstream Phone, Comcast Cable TV, and Washington Township Sewer Service.
 4.) Lots are to be served by individual on-site sewage disposal. There are no existing wells on the proposed sewage disposal locations for Lots 15, 16, and 17. The sewage being approved for Lots 15, 16, and 17 is suitable for "sanaround" type systems.
 5.) All Lots are to be served by individual private wells.
 6.) The individual Lot owners are responsible for solid waste storage and disposal.
 7.) The portion of this Tract located within the Ult. HW of County Line Road and Niantic Road, not previously dedicated, is hereby offered for dedication to the agency having jurisdiction.
 8.) All property corners are to be marked by iron pins, to be set, unless existing markers were found. The points where the front Lot lines intersect the Street Ult. RW Line are to be marked by concrete monuments.
 9.) Any and all development of this site, as well as any and all future maintenance of stormwater facilities, water quality features, and all related items, is governed by the required approved Soil Erosion & Sediment Control Plan and/or DEP's NPDES Permit.

CONSTRUCTION NOTE:
 All users of this plan are referred to and cautioned to comply with Act 187 of 1996 pertaining to the Pennsylvania One-Call System, 73 P.S. 182.1. The PA One-Call system shall be contacted prior to any construction or excavation on the site. The PA One-Call phone number is 1-800-242-1776.

PIPELINE INFORMATION:
 Petroleum Pipeline
 Buckeye Partners
 Meadville, PA
 610 - 904 - 4418
 www.buckeye.com
 NOTE:
 at 35 ft. wide based on information recorded in misc. bk. 164 pg. 629 of the Berks County Records.

DOUGLASS TOWNSHIP
 ZONING CLASSIFICATION: R - 1 Agricultural-Residential
 Residential Use is Proposed with individual on-site sewage disposal and individual private wells.
 Min. Lot Area = 2 Acres
 Min. lot Width = 150 ft.
 Front Yard = 50 ft.
 Side Yard = 20 ft. each side
 Max. Building Height = 10% Bldg. / 15% Total Impervious
 Max. Building Height = 35 ft. (20 ft. for accessory)

DOUGLASS TOWNSHIP
 EXCESS TOPSOIL MAY NOT BE REMOVED FROM THE SITE UNTIL THE SITE HAS BEEN GRADED WITH A MINIMUM OF 8" OF TOPSOIL.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY
 On the 16th day of October, 2016, before me the subscriber, a notary public of the Commonwealth of Pennsylvania, residing in Berks County, personally appeared John H. Backenstose, who acknowledges himself to be the owner of the land shown hereon. All necessary approvals of this plan have been obtained and are endorsed hereon and that he desires that this plan be duly recorded.
 Notary Public
 My Commission Expires

I do hereby certify that I am the sole registered owner of the land herein developed 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 plan for whatever reason present or future.
 Owner: John H. Backenstose
 John T. Aston III SU-041475-E
 Mayor
 Chairman: Tony Kuklinski
 Assistant Secretary

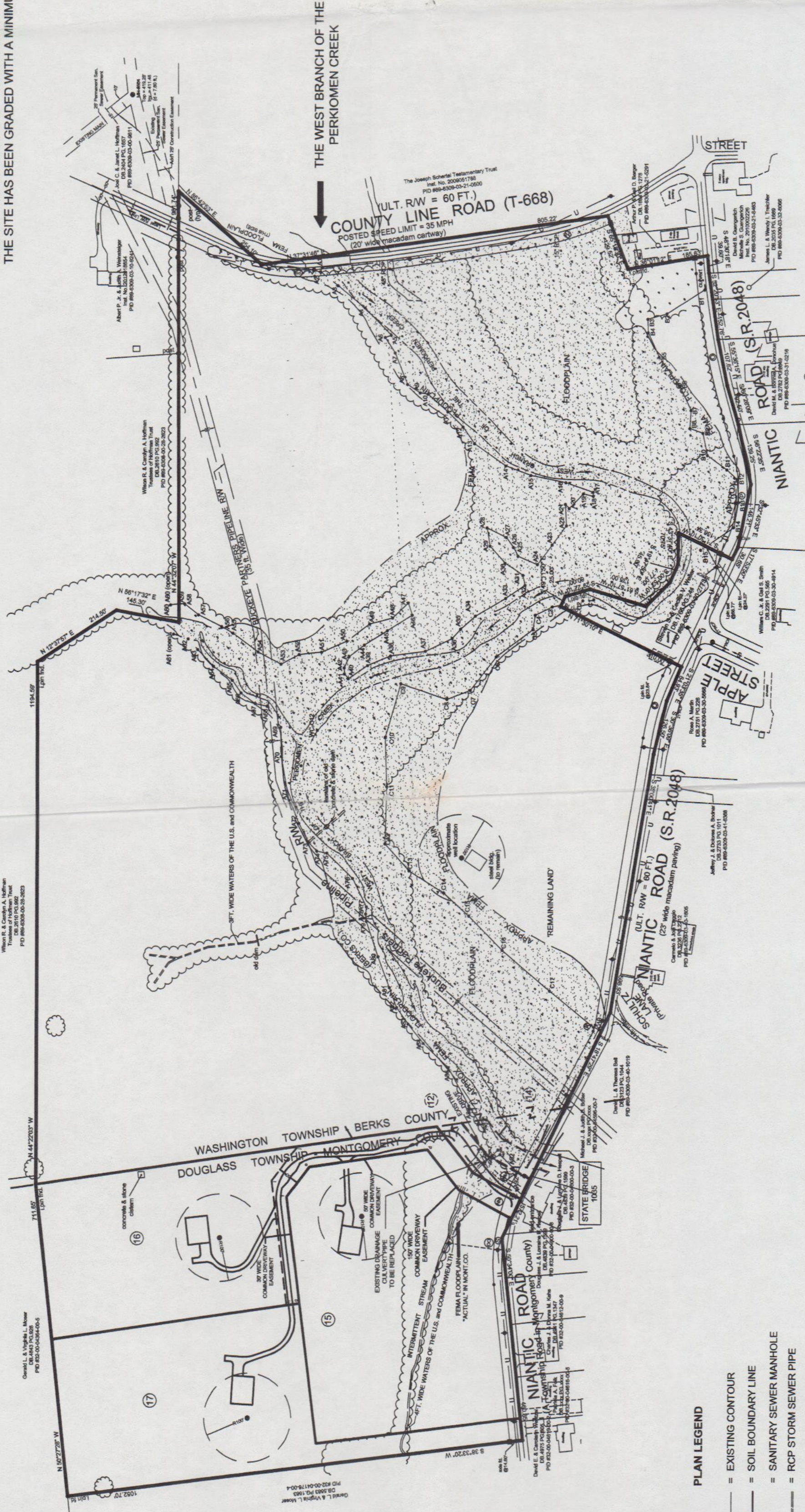
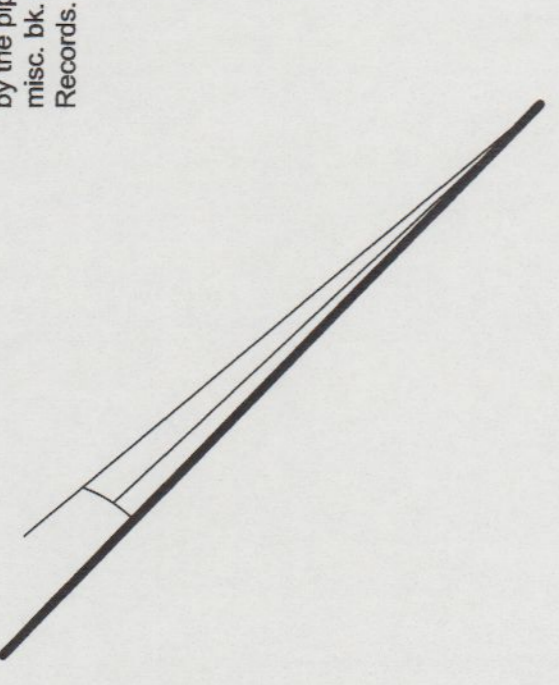
This plan has been approved by the Douglass Township Board of Supervisors this 16th day of March, 2016.
 Chairperson: Tom Wympe
 I hereby certify that all conditions of this plan approval have been met.
 Township Manager
 Date: 16-12-16
 Recorded in the office of the Recorder of Deeds, in Norristown, Pennsylvania, in Plan Book _____, Page _____, on the _____ day of _____, 20____.

MCPD No. 04-0172-002
 PROCESSED AND REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code. Certified this date: 11/16/16
 Montgomery County Planning & Zoning Administrator

THIS PLAN IS FILED TO SETTLE AN APPEAL BY THE OWNER TO THE PREVIOUS ACTION OF THE TOWNSHIP. ALL ZONING AND SUBDIVISION ISSUES WERE RESOLVED AS PART OF THE SETTLEMENT OF THE OUTSTANDING LITIGATION.
 LOTS 15, 16, AND 17 SHALL BE DEED RESTRICTED AGAINST FURTHER SUBDIVISION.

revision no. 2	3 - 11 - 2016
revision no. 1	2 - 25 - 2016
plan date	10 - 8 - 2016
scale	1" = 200'
fld. wk. date	00 - 00 - 00
fld. bk. no.	00 - 00
fld. pg. no.	00 - 00
fld. pt. comp. sk.	10 - 12 - 13 MA
plan no.	1188 - CHDM1

MINOR SUBDIVISION
CLOVER HILL
 (MONTGOMERY COUNTY)
 WASHINGTON TOWNSHIP / BERKS COUNTY
 DOUGLASS TOWNSHIP / MONTGOMERY COUNTY
 PENNSYLVANIA
 ASTON
 SURVEYORS / ENGINEERS, INC.
 44 SOUTH CHESTNUT STREET
 BOYERTOWN, PA. 19512
 (610) 367-6565



LOT AREA SUMMARY CHART

REMAINING LAND	= 62.103 ACRES
LOT 15	= 6.568 ACRES
LOT 16	= 5.385 ACRES
LOT 17	= 5.326 ACRES

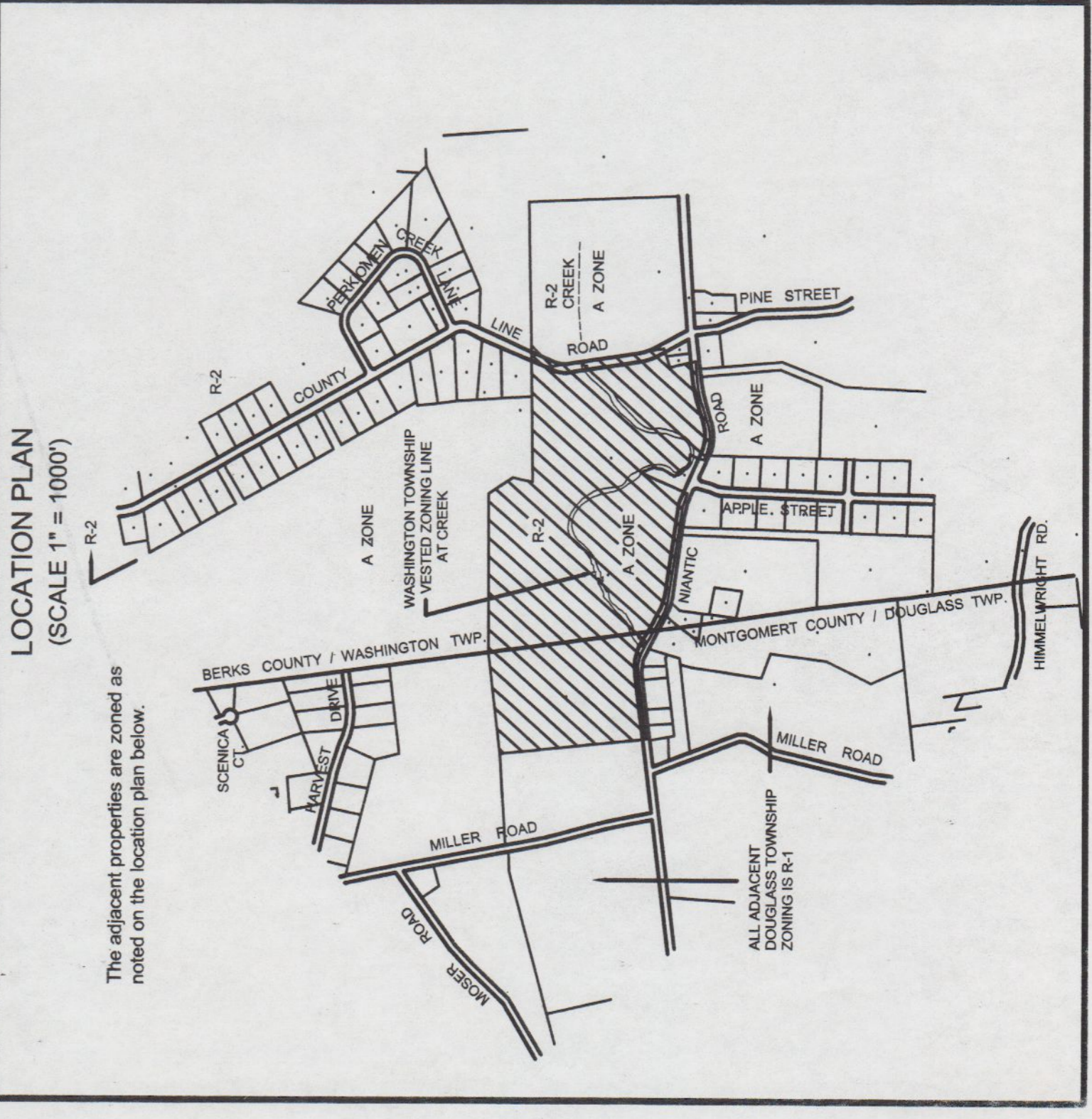
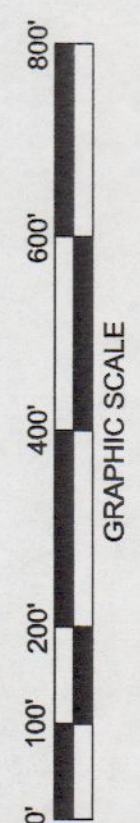
ADJACENT FARMING ACTIVITIES / DOUGLASS TOWNSHIP

The subject parcel is adjacent to a preserved farm on Niantic Road. The farm must remain in agricultural production in perpetuity, although the type of farming may change. In addition, this farm is currently enrolled in the Douglass Township Agricultural Security Area (ASA). This means that sound farming practices are allowed on this farm, even those which may be perceived as a nuisance by neighbors, such as slow moving equipment on the roads, etc. The sale of new homes should include disclosure statements that identify the effects of nearby farming.

SOURCE OF TITLE
 Being the same premises as that which E. Kenneth Nyce and Betty Fodger, Co-Trustees under Trust Agreement of Leslie J. 25, 2001, and recorded in Deed Book 4416 Page 1542 of the Berks County Records, granted and conveyed unto John H. Backenstose.

SITE INFORMATION
 Owner: John H. Backenstose
 2478 Old Route 100
 Berks County, PA 17804
 Ph: 610 - 845 - 7878
 Berks County Parcel ID: 88-6308-03-20-8349
 Berks County Deed Ref.: Deed Book 3416 Page 1542

Montgomery County: Tax Block 9 Unit 3
 (no deeds came up on an on-line search of this block and unit number)
 TOTAL TRACT AREA = 79.382 ACRES
 DOUGLASS TWP. = 63.373 ACRES
 WASHINGTON TWP. = 61.373 ACRES



- PLAN LEGEND
- = EXISTING CONTOUR
 - = SOIL BOUNDARY LINE
 - = SANITARY SEWER MANHOLE
 - = RCP STORM SEWER PIPE
 - = ADJACENT PROPERTY LINE
 - = SANITARY SEWER LINE
 - = PROPOSED CONTOUR
 - = BUILDING SETBACK
 - = IRON PINE SET TO BE SET (UNLESS NOTED OTHERWISE)
 - = CONCRETE MONUMENT TO BE SET (UNLESS NOTED OTHERWISE)
 - = existing building
 - = existing tree line
 - = existing tree
 - = existing pole