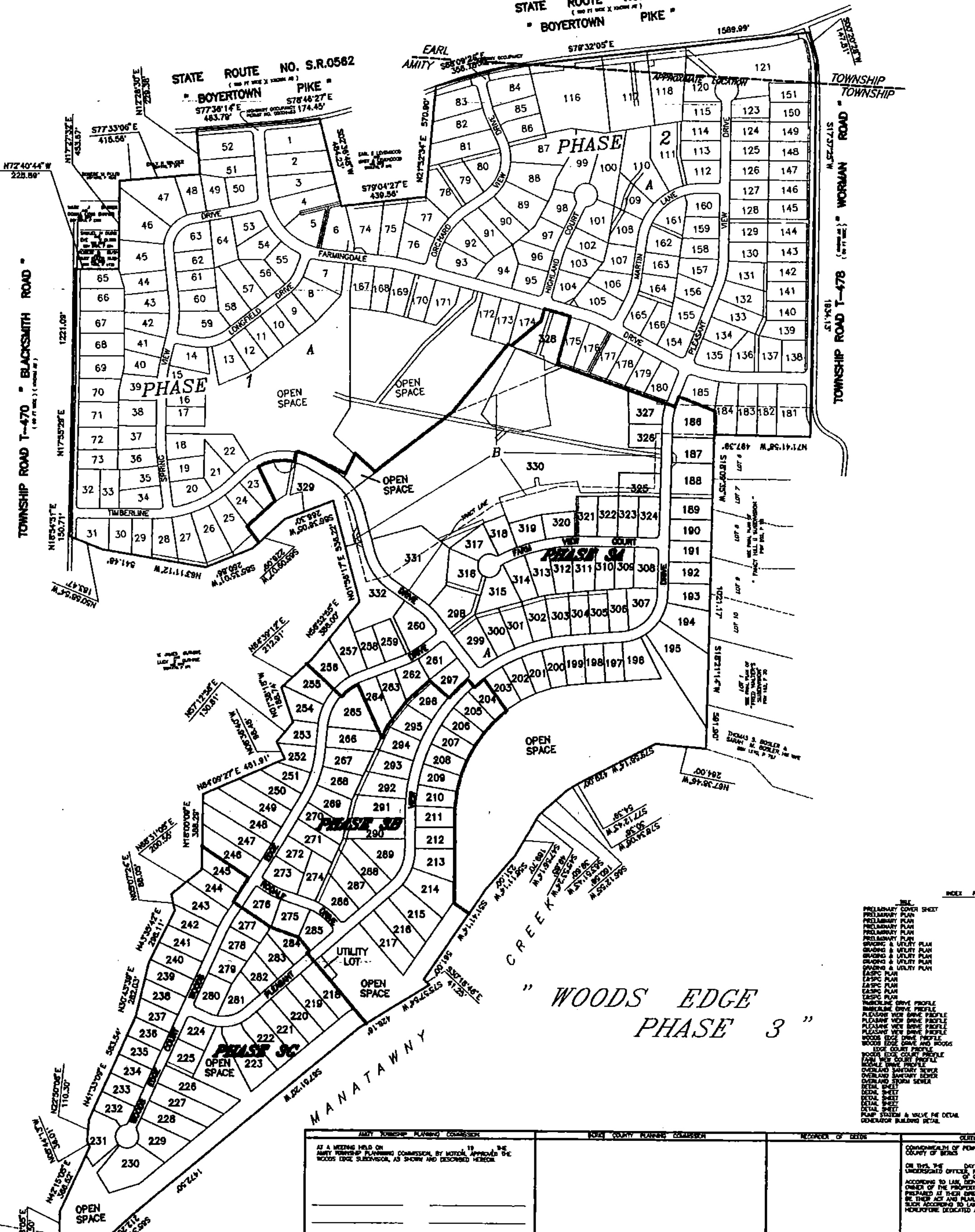
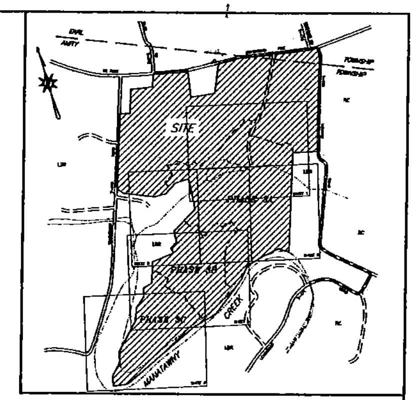
NOTES

1. SEE FINAL PLAN OF THE SUBDIVISION OF J. TERRY, RECORDED IN PLAN BOOK VOLUME 157, PAGE 50.
2. WETLAND DELINEATION PERFORMED BY DELVAL SOIL & ENVIRONMENTAL CONSULTANTS, INC. DATED NOVEMBER 21, 1991, WITH MODIFICATIONS BY THOMAS R GIBBONS & ASSOCIATES, INC AND VERIFIED BY THE ARMY CORPS OF ENGINEERS IN A LETTER OF JURISDICTIONAL DETERMINATION, CENAP-OP-R-1995C0044-1 (JD), DATED OCTOBER 23, 1995. THE WETLAND BOUNDARIES SHOWN ON THESE PLANS ARE TAKEN FROM THE PLAN OF WOODS EDGE SUBDIVISION PREPARED BY ROBERT H. McKINNEY, JR. ASSOCIATES, INC. EXCEPTING THOSE MODIFICATIONS AS MADE BY THOMAS R GIBBONS & ASSOCIATES, INC. AS VERIFIED BY THE ARMY CORPS WHICH WERE FIELD LOCATED BY THOMAS R GIBBONS & ASSOCIATES, INC.
3. 2 FEET INTERVAL CONTOURS TAKEN FROM THE WOODS EDGE SUBDIVISION PLANS PREPARED BY ROBERT H. McKINNEY JR. ASSOCIATES, INC.
4. DEEDS FOR ALL LOTS CONTAINING WETLANDS MUST CONTAIN LANGUAGE THAT NOTIFIES THE BUYER THAT THEY WILL NEED AUTHORIZATION FROM THE CORPS OF ENGINEERS AND THE DEPARTMENT OF ENVIRONMENTAL RESOURCES IF THEY INTEND TO PLACE FILL MATERIAL IN THE WETLANDS, INCLUDING, BUT NOT LIMITED TO GRADING OR THE PLACEMENT OF SOD.
5. ALL SANITARY SEWER CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE LATEST STANDARDS OF AMITY TOWNSHIP AND SHALL BE SUBJECT TO APPROVAL OF THE TOWNSHIP ENGINEER.
6. ALL SANITARY SEWERS AND PUMP STATIONS SHALL BE LOCATED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL PERTINENT STANDARDS AND SPECIFICATIONS ADOPTED BY AMITY TOWNSHIP.
7. ALL SANITARY SEWER, AND STREETS WILL BE OFFERED FOR DEDICATION TO AMITY TOWNSHIP.
8. MAINTENANCE OF DETENTION PONDS, STORM PIPES, OR SWALES LOCATED ON INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE FOLLOWING LANGUAGE SHALL BE CONTAINED IN THE DEED FOR ALL LOTS WHICH CONTAIN ANY OF THESE FACILITIES: "THIS LOT CONTAINS A DETENTION POND, STORM SEWER PIPE OR SWALE WHICH IS A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM, AND AS SUCH IS TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN, BY THE PROPERTY OWNER. THE PROPERTY OWNERS HEREBY GRANT TO AMITY TOWNSHIP AND /OR ITS AGENT THE RIGHT TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID FACILITIES IN ORDER TO CONFIRM THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNER. IN THE EVENT THAT THE INTEGRITY OF THESE FACILITIES ARE NOT BEING MAINTAINED, THE OWNERS HEREBY GRANT TO AMITY TOWNSHIP THE RIGHT TO ENTER UPON SAID PROPERTY AND TO PERFORM ANY AND ALL MAINTENANCE THAT MAY BE DETERMINED BY THE TOWNSHIP TO BE NECESSARY, AND TO RECOVER THE COSTS THEREOF FROM THE PROPERTY OWNERS BY ALL LAWFUL MEANS, INCLUDING BUT NOT LIMITED TO THE IMPOSITION OF MUNICIPAL LIEN ON SUBJECT PROPERTY.
9. THE PROPOSED WATER SUPPLY SYSTEM SHALL BE LOCATED, DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS ADOPTED BY AMITY TOWNSHIP, CITIZENS PENN AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
10. HANDICAP RAMPS SHALL BE PROVIDED AT ALL STREET CORNERS WITHIN THE DEVELOPMENT.
11. SPRINGS ARE NOT TO BE UTILIZED FOR PRIVATE OR PUBLIC WATER SUPPLY.
12. SOLID WASTE DISPOSAL IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
13. ALL REFERENCES TO THE "AMITY TOWNSHIP ZONING ORDINANCE" SHALL BE INTERPRETED AS THE "AMITY TOWNSHIP ZONING ORDINANCE OF 1991" AS AMENDED AUGUST 29, 1994.
14. ALL AREAS WITHIN THE HIGH WATER TABLE OVERLAY DISTRICT ARE SUBJECT TO THE DEVELOPMENT CONTROLS AND RESTRICTIONS CONTAINED IN THE AMITY TOWNSHIP ZONING ORDINANCE.
15. ALL AREAS WITHIN THE HYDRIC SOIL OVERLAY DISTRICT ARE SUBJECT TO THE DEVELOPMENT CONTROLS AND RESTRICTIONS CONTAINED IN THE AMITY TOWNSHIP ZONING ORDINANCE.
16. A MINIMUM OF ONE (1) SELECTED CANOPY, FLOWERING OR EVERGREEN TREE SHALL BE PLANTED PER LOT. ALL TREES SHALL MEET THE SPECIFICATIONS AND BE OF THE SPECIES LISTED IN SECTION 914.3.A., B., OR C. OF THE AMITY TOWNSHIP ZONING ORDINANCE.
17. A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES SHALL BE REQUIRED FOR EACH RESIDENTIAL LOT. ALL OFF-STREET PARKING AREA SHALL BE LOCATED, DESIGNED, AND CONSTRUCTED IN ACCORDANCE WITH SECTION 924 OF THE AMITY TOWNSHIP ZONING ORDINANCE.
18. ALL DRIVEWAYS SHALL BE LOCATED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 925 OF THE AMITY TOWNSHIP ZONING ORDINANCE AND ALL OTHER APPLICABLE STANDARDS.
19. ALL AREAS DELINEATED AND IDENTIFIED AS BEING WETLANDS ARE REGULATED BY STATE AND FEDERAL REGULATIONS. NO ENCROACHMENT, FILL, OR DISTURBANCE OF ANY KIND CAN BE COMPLETED IN THE WETLAND AREAS WITHOUT FIRST OBTAINING THE NECESSARY STATE AND FEDERAL APPROVALS, IF REQUIRED, BY STATE OR FEDERAL LAWS OR REGULATIONS.
20. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE WITHOUT THE APPROVAL OF THE AMITY TOWNSHIP BOARD OF SUPERVISORS.
21. NO VISION-OBSTRUCTING OBJECT WHICH EXCEEDS A HEIGHT OF THIRTY (30) INCHES ABOVE THE ELEVATIONS OF THE INTERSECTING STREETS WITHIN THE CLEAR SIGHT TRIANGLES.
22. ALL PROPOSED CUL-DE-SAC STREETS, WHETHER PERMANENT OR TEMPORARY, SHALL HAVE A FULLY PAVED TURNAROUND WITH A FIFTY (50') FEET RADIUS.
23. THE APPLICANT/DEVELOPER IS RESPONSIBLE FOR THE PURCHASE AND INSTALLATION OF ALL STREET SIGNS, DIRECTIONAL SIGNS, AND TRAFFIC CONTROL SIGNS IN THE PROPOSED DEVELOPMENT.
24. ALL LOTS WITHIN THIS DEVELOPMENT ARE LOCATED WITHIN THE AMITY TOWNSHIP TRANSPORTATION SERVICE AREA AND ARE SUBJECT TO TRAFFIC IMPACT FEES AS REQUIRED BY AMITY TOWNSHIP ORDINANCE NO. 91-132.
25. CONCRETE MONUMENTS SHALL BE ACCURATELY PLACED AT THE ULTIMATE STREET RIGHT-OF-WAY LINE FOR ALL PROPERTY CORNERS, AT EACH INTERSECTION, AT ALL OTHER PROPERTY CORNERS, AND AT THE BEGINNING AND END OF ALL STREET CURVES. ALL OTHER PROPERTY CORNERS SHALL BE MARKED BY METAL REINFORCING PINS. ALL EXISTING MARKERS SHALL BE ENCASED IN CONCRETE WITH 4 INCHES OF THE MARKER EXPOSED ON THE SURFACE AND PAINTED ORANGE.
26. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE LOCATED, DESIGNED, AND INSTALLED IN ACCORDANCE WITH THE STANDARDS SPECIFIED BY AMITY TOWNSHIP AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
27. ALL AREAS WITHIN THE STEEP SLOPE OVERLAY DISTRICT ARE SUBJECT TO THE DEVELOPMENT CONTROLS AND RESTRICTIONS CONTAINED IN THE AMITY TOWNSHIP ZONING ORDINANCE.
28. IT IS POSSIBLE TO SERVICE ALL BASEMENTS BY GRAVITY SANITARY SEWER BASED ON FIRST FLOOR ELEVATIONS INDICATED ON THESE PLANS, EXCEPT AS SHOWN.
29. AS A CONDITION OF GRANTING A WAIVER FROM SECTIONS 506.1 AND 508.1.C OF THE AMITY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, THE SPACING OF FIRE HYDRANTS IN RESIDENTIAL BLOCKS EXCEEDING 1,000 LINEAR FEET SHALL BE A MAXIMUM OF 500 FEET.
30. ALL DRIVEWAY OCCUPANCY PERMITS WILL BE ISSUED AT TIME OF BUILDING PERMIT APPLICATION.
31. ALL IMPROVEMENTS SHALL BE LOCATED, DESIGNED, INSTALLED AND/OR CONSTRUCTED IN ACCORDANCE WITH ALL STANDARDS SPECIFIED BY AMITY TOWNSHIP. THE IMPROVEMENTS SHALL BE REVIEWED, INSPECTED AND APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT AND/OR RELEASE OF FUNDS FROM ESCROW.
32. ALL TILE FIELDS SHALL BE PRESERVED OR RELOCATED IN ORDER TO PROVIDE PROPER DRAINAGE. ALL RELOCATION SHALL BE APPROVED AND INSPECTED BY THE TOWNSHIP ENGINEER.
33. THE APPLICANT/DEVELOPER SHALL BE PRESERVED OR RESPONSIBLE FOR THE PURCHASE AND INSTALLATION OF ALL STREET LIGHTS FOR THE DEVELOPMENT.
34. THE OPEN SPACE WILL BE DEEDED TO A TRUST IN PERPETUITY. ALL PROPERTY OWNERS WILL TAKE THEIR DEED SUBJECT TO THE TRUST AGREEMENT. THE OPEN SPACE SHALL BE USED AND OCCUPIED EXCLUSIVELY AS PARK AND RECREATION AREA AND IS NOT TO BE THE SUBJECT OF FURTHER SUBDIVISION OR LAND DEVELOPMENT WHICH CONDITION SHALL BE A COVENANT. THE TRUST SHALL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF THE OPEN SPACE AND SHALL BE SUBJECT TO THE CONDITIONS CONTAINED IN NOTE #18, ABOVE.
35. ALL AREAS WITHIN THE FLOODPLAIN OVERLAY DISTRICTS ARE SUBJECT TO THE DEVELOPMENT CONTROLS AND RESTRICTIONS CONTAINED IN THE AMITY TOWNSHIP ZONING ORDINANCE.
36. THE GRINDER PUMPS FOR LOTS 331 AND 332 SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AMITY TOWNSHIP SPECIFICATIONS.
37. AMITY TOWNSHIP GRANTED A WAIVER FROM SECTION 502.3.C OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ALLOWING A STREET GRADE OF 10 PERCENT ON PLEASANT VIEW DRIVE AT THE INTERSECTION OF FARM VIEW COURT.
38. AMITY TOWNSHIP GRANTED A WAIVER FROM SECTION 506.2 FOR THE LOT WIDTH TO DEPTH RATIOS FOR LOTS 195, 213 – 223, 226 – 238, 246 – 249, 264, 268, 271, 299, 318 AND 328.
39. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL GARBAGE AND DEBRIS FOUND ON THE SITE. ALL GARBAGE AND DEBRIS WITHIN THE DEVELOPMENT SHALL BE DISPOSED OF IN A MANNER WHICH IS ACCEPTABLE TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AMITY TOWNSHIP.





VICINITY MAP

ZONING
LDR – LOW DENSITY RESIDENTIAL DISTRICT

MINIMUM REGULATIONS	PUBLIC OR COMMUNITY SEWAGE AND WATER FACILITIES
LOT AREA	30,000 SQ.FT.
LOT WIDTH	100 FT
BUILDING SETBACK	40 FT
SIDE YARD	10 FT/EA.
REAR YARD	20 FT

MAXIMUM REGULATIONS	
BUILDING HEIGHT	35 FT
LOT COVERAGE	40 %
WOODLAND EXTRACTION	50 %

RECORD OWNER
INVESTREE ASSOCIATES
A PENNSYLVANIA GENERAL PARTNERSHIP
13 ARMAND HAMMER BLVD.
POTTSTOWN, PA. 19464

EQUITABLE OWNER & SUBDIVIDER
GRANDE CONSTRUCTION
424 MILLER ROAD
SINKING SPRING, PA. 19608

RECORD OWNER
TERRY REALTY CORPORATION
JESSE TERRY
JV FARM
BOYERTOWN, PA 19512

PROPOSED USE
148 – PROPOSED SINGLE FAMILY DWELLINGS WITH PUBLIC SEWER AND WATER.
1 – ANNEXATION PARCEL TO EXISTING UTILITY LOT.

DATUM
ELEVATIONS REFER TO THE DATUM OF WOODS EDGE SUBDIVISION (UNRECORDED) PREPARED BY ROBERT H McKINNEY, JR. ASSOCIATES, INC. THE WOODS EDGE DATUM IS 23.57 LOWER THAN FEMA DATUM BASED ON REFERENCE MARK RM8. PRIOR TO THE UTILIZATION, EXTRAPOLATION AND/OR APPLICATION OF THE TOPOGRAPHICAL INFORMATION CONTAINED ON THE WOODS EDGE SUBDIVISION PLAN, IT SHALL BE NECESSARY TO VERIFY THE USE AND ACCURACY OF THE INFORMATION WITH AMITY TOWNSHIP AND ITS AUTHORIZED REPRESENTATIVES.

SOURCE OF TITLE
A — BEING THE SAME PROPERTY WHICH TERRY REALTY CORPORATION, A PENNSYLVANIA CORPORATION, GRANTED AND CONVEYED UNTO INVESTREE ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP, BY DEED DATED MAY 16, 1989 AND RECORDED IN DEED BOOK VOLUME 2070, PAGE 845, BERKS COUNTY RECORDS.
B — BEING PART OF THE SAME PROPERTY WHICH TERRY REALTY CORPORATION, GRANTED AND CONVEYED UNTO TERRY REALTY CORPORATION BY DEED DATED MAY 16, 1989 AND RECORDED IN DEED BOOK VOLUME 1815, PAGE 1356, BERKS COUNTY RECORDS.

FINAL PLAT APPROVAL SCHEDULE

PHASE	FINAL PLAT SUBMISSION	NUMBER OF LOTS
3A	[illegible]	63 & 2 OPEN SPACES
3B	[illegible]	48, 2 OPEN SPACES & 1 UTILITY LOT
3C	[illegible]	36 & 1 OPEN SPACE

TOTAL AREA OF TRACT = 307.074 ACRES

TOTAL AREA PHASE 1 = 60.358 ACRES
TOTAL AREA PHASE 2 = 91.646 ACRES
TOTAL AREA PHASE 3 = 155.070 ACRES
TOTAL OPEN SPACE AREA = 25.070 ACRES
TOTAL NO. OF LOTS = 147 & 4 OPEN SPACES
PHASE 3A NO. LOTS = 63 & 2 OPEN SPACE
PHASE 3B NO. LOTS = 48, 2 OPEN SPACE & 1 UTILITY LOT
PHASE 3C NO. LOTS = 36 & 1 OPEN SPACE

GRAPHIC SCALE
1" = 200'

INDEX PLAN LIST

TITLE	PLAN NO.	SHEET NO.
PRELIMINARY COVER SHEET	TRG-F-8092-20	1
PRELIMINARY PLAN	TRG-F-8092-21	2
PRELIMINARY PLAN	TRG-F-8092-22	3
PRELIMINARY PLAN	TRG-F-8092-23	4
PRELIMINARY PLAN	TRG-F-8092-24	5
PRELIMINARY PLAN	TRG-F-8092-25	6
GRADING & UTILITY PLAN	TRG-F-8092-26	7
GRADING & UTILITY PLAN	TRG-F-8092-27	8
GRADING & UTILITY PLAN	TRG-F-8092-28	9
GRADING & UTILITY PLAN	TRG-F-8092-29	10
GRADING & UTILITY PLAN	TRG-F-8092-30	11
E&SPC PLAN	TRG-F-8092-31	12
E&SPC PLAN	TRG-F-8092-32	13
E&SPC PLAN	TRG-F-8092-33	14
E&SPC PLAN	TRG-F-8092-34	15
E&SPC PLAN	TRG-F-8092-35	16
TIMBERLINE DRIVE PROFILE	TRG-B-8250-35	17
TIMBERLINE DRIVE PROFILE	TRG-B-8250-36	18
PLEASANT VIEW DRIVE PROFILE	TRG-B-8250-37	19
PLEASANT VIEW DRIVE PROFILE	TRG-B-8250-38	20
PLEASANT VIEW DRIVE PROFILE	TRG-B-8250-39	21
PLEASANT VIEW DRIVE PROFILE	TRG-B-8250-40	22
WOODS EDGE DRIVE PROFILE	TRG-B-8250-41	23
WOODS EDGE DRIVE AND WOODS EDGE COURT PROFILE	TRG-B-8250-42	24
WOODS EDGE COURT PROFILE	TRG-B-8250-43	25
FARM VIEW COURT PROFILE	TRG-B-8250-44	26
RIDDALE DRIVE PROFILE	TRG-B-8250-45	27
OVERLAND SANITARY SEWER	TRG-B-8250-46	28
OVERLAND SANITARY SEWER	TRG-B-8250-47	29
OVERLAND STORM SEWER	TRG-B-8250-48	30
DETAIL SHEET	TRG-B-8250-D	31
DETAIL SHEET	TRG-B-8250-D2	32
DETAIL SHEET	TRG-B-8250-D3	33
DETAIL SHEET	TRG-B-8250-D4	34
DETAIL SHEET	TRG-B-8250-D5	35
PUMP STATION & VALVE PIT DETAIL	TRG-B-8250-D6	36
GENERATOR BUILDING DETAIL	TRG-D-8250-D7	37

Revision	Date	Description	Checked
NO 1	06-11-99	PER TOWNSHIP LETTER DATED 6-10-99	
NO 1	06-21-99	PER TOWNSHIP LETTER DATED 5-19-99	
NO 2	06-12-98	PER TOWNSHIP LETTER DATED 4-3-98	
NO 1	12-02-97	PER TOWNSHIP REVIEW DATED 9-14-97	

Index Plan No.: TRG-F-8092 | Ref. Plan No.: TRG-D-8250

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE AMITY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_______________ , 19 ___ _______________

AMITY TOWNSHIP BOARD OF SUPERVISORS

AT A MEETING HELD ON , 19 , THE AMITY TOWNSHIP BOARD OF SUPERVISORS, BY MOTION, APPROVED THE WOODS EDGE SUBDIVISION, AS SHOWN AND DESCRIBED HEREON.

AMITY TOWNSHIP PLANNING COMMISSION

AT A MEETING HELD ON , 19 , THE AMITY TOWNSHIP PLANNING COMMISSION, BY MOTION, APPROVED THE WOODS EDGE SUBDIVISION, AS SHOWN AND DESCRIBED HEREON.

BERKS COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BERKS

ON THIS, THE DAY OF , 19 , BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED OF GRANDE CONSTRUCTION, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN ,THAT THE PLAN WAS PREPARED AT THEIR DIRECTION, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME PLAN TO BE RECORDED AS SUCH ACCORDING TO LAW, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Thomas R. Gibbons & Associates, Inc.
Professional Surveyors, Engineers & Planners
The Pentagon
[illegible] Penn Street–Suite 300, Reading, PA 19601
Phone (610) 376-1582
Fax (610) 376-[illegible]

This is a copy and not the original drawing. The original drawing is on file in the offices of Thomas R. Gibbons & Associates, Inc. Any liability whatsoever is limited to the original drawing or last revision to the original drawing.

PRELIMINARY COVER SHEET
SHEET 1 OF 1
"WOODS EDGE – PHASE 3"
Client: GRANDE CONSTRUCTION
Location: AMITY TOWNSHIP, BERKS COUNTY, PENNSYLVANIA
Date: MARCH 27, 1997

File Name	Drawing		Proj. No.
95012PH3.PRO	MODEL	—	8047

Drawn By: BB	Traced By: BB	Checked By:

Auth. No.	Order No.	Scale	Plan No.	Sheet
5348-04-72-1093	TRG-95-612	1" = 200'	TRG-F-8092-20	1 OF 37