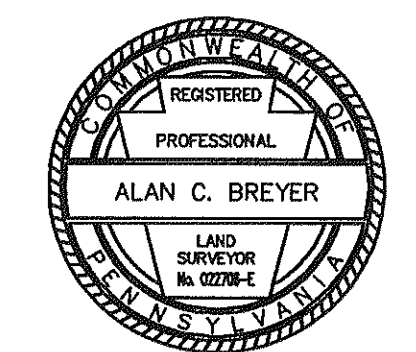


LOWER PROVIDENCE TOWNSHIP
COLLEGEVILLE BOROUGH

PERKINSON CREEK

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY
ME AND THE MONUMENTS SHOWN THEREON EXIST AS LOCATED, AND THAT ALL
DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

ALAN C. BREYER: NO. 022706-E DATE



DEL VAL SOIL CONSULTANTS, HEREBY CERTIFIES THAT THE BOUNDARY DELINEATION AS
SURVEYED WETLANDS IS A TRUE AND ACCURATE DEPICTION OF URWILER & WALTER,
INC.'S LOCATION SURVEY, DATED 10-8-93.

DEL VAL'S CONSULTANTS, SIGNATURE DATE

GENERAL NOTES:

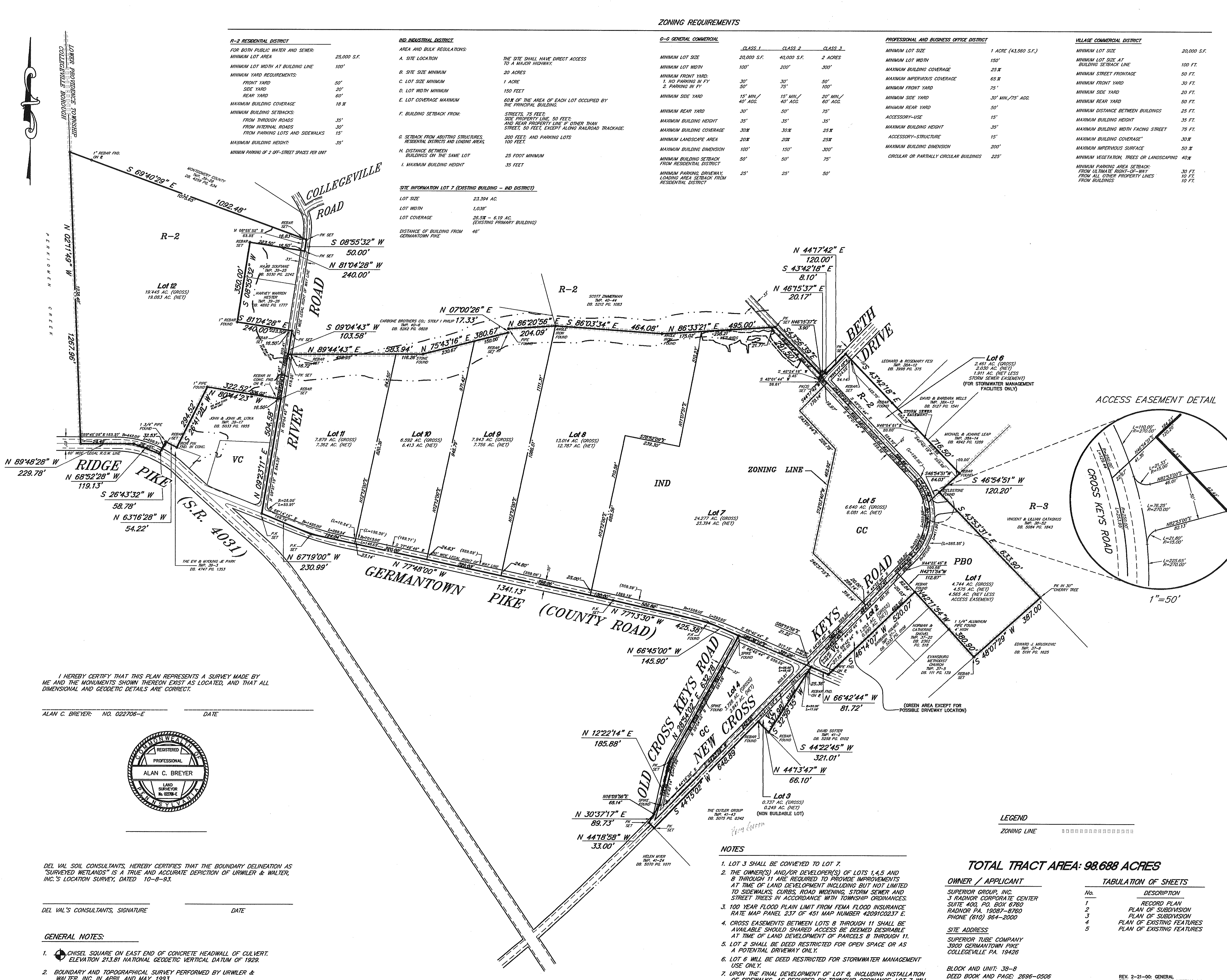
- CHISEL SQUARE ON EAST END OF CONCRETE HEADWALL OF CULVERT.
ELEVATION 213.81 NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BOUNDARY AND TOPOGRAPHICAL SURVEY PERFORMED BY URWILER &
WALTER, INC. IN APRIL AND MAY, 1993.
- 100 YEAR FLOODPLAIN FROM FEMA FLOOD INSURANCE RATE MAP.

ZONING REQUIREMENTS

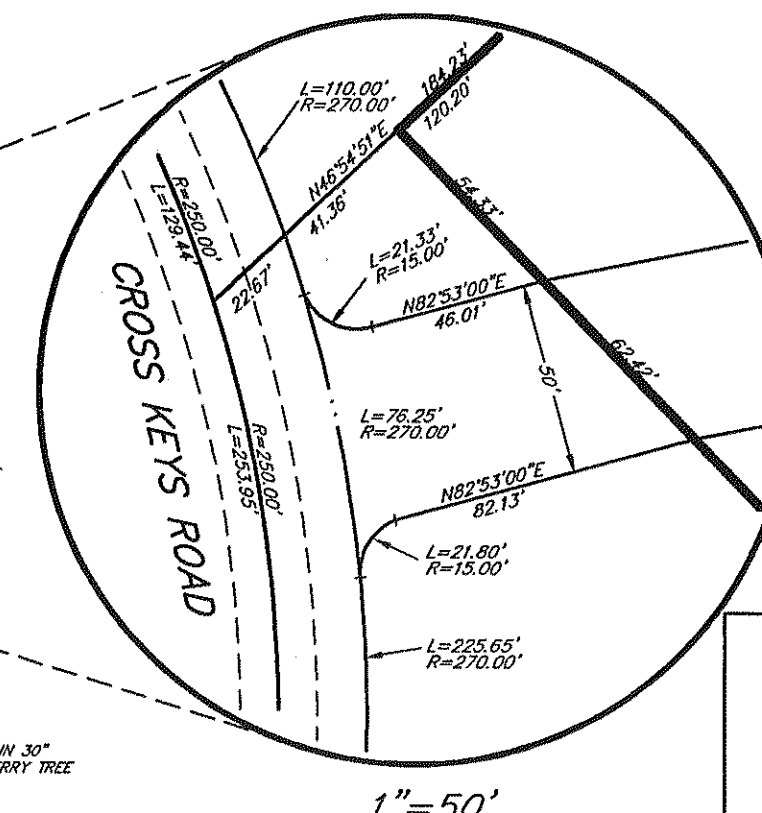
R-2 RESIDENTIAL DISTRICT		IND INDUSTRIAL DISTRICT		G-G GENERAL COMMERCIAL			PROFESSIONAL AND BUSINESS OFFICE DISTRICT		VILLAGE COMMERCIAL DISTRICT	
FOR BOTH PUBLIC WATER AND SEWER:		AREA AND BULK REGULATIONS:		CLASS 1 CLASS 2 CLASS 3			MINIMUM LOT SIZE		MINIMUM LOT SIZE	
MINIMUM LOT AREA		A. SITE LOCATION		20,000 S.F. 40,000 S.F. 2 ACRES			MINIMUM LOT WIDTH		MINIMUM LOT SIZE AT	
MINIMUM LOT WIDTH AT BUILDING LINE		B. SITE SIZE MINIMUM		100' 200' 300'			MAXIMUM BUILDING COVERAGE		BUILDING SETBACK LINE	
MINIMUM YARD REQUIREMENTS:		C. LOT SIZE MINIMUM		30' 30' 50'			MAXIMUM IMPERVIOUS COVERAGE		MINIMUM STREET FRONTAGE	
FRONT YARD		D. LOT WIDTH MINIMUM		50' 75' 100'			MINIMUM FRONT YARD		MINIMUM FRONT YARD	
SIDE YARD		E. LOT COVERAGE MAXIMUM		15' MIN./ 40' AGG. 15' MIN./ 40' AGG. 20' MIN./ 60' AGG.			MINIMUM SIDE YARD		MINIMUM SIDE YARD	
REAR YARD		F. BUILDING SETBACK FROM:		MINIMUM REAR YARD			MINIMUM REAR YARD		MINIMUM REAR YARD	
MAXIMUM BUILDING COVERAGE		G. SETBACK FROM ADJUTING STRUCTURES, RESIDENTIAL DISTRICTS AND LOADING AREAS.		MAXIMUM BUILDING HEIGHT			ACCESSORY-USE		MAXIMUM BUILDING HEIGHT	
FROM THROUGH ROADS		H. DISTANCE BETWEEN BUILDINGS ON THE SAME LOT		MAXIMUM BUILDING COVERAGE			MAXIMUM BUILDING HEIGHT		MAXIMUM BUILDING HEIGHT	
FROM INTERNAL ROADS		I. MAXIMUM BUILDING HEIGHT		MINIMUM LANDSCAPE AREA			ACCESSORY-STRUCTURE		MAXIMUM BUILDING COVERAGE	
FROM PARKING LOTS AND SIDEWALKS				MAXIMUM BUILDING DIMENSION			MAXIMUM BUILDING DIMENSION		MAXIMUM IMPERVIOUS SURFACE	
MAXIMUM BUILDING HEIGHT				MINIMUM BUILDING SETBACK FROM RESIDENTIAL DISTRICT			CIRCULAR OR PARTIALLY CIRCULAR BUILDINGS		MINIMUM VEGETATION, TREES OR LANDSCAPING	
MINIMUM PARKING OF 2 OFF-STREET SPACES PER UNIT									MINIMUM PARKING AREA SETBACK FROM ULTIMATE RIGHT-OF-WAY FROM ALL OTHER PROPERTY LINES	

SITE INFORMATION LOT 7 (EXISTING BUILDING - IND DISTRICT)

LOT SIZE	23.394 AC.
LOT WIDTH	1,038'
LOT COVERAGE	26.5% - 6.19 AC. (EXISTING PRIMARY BUILDING)
DISTANCE OF BUILDING FROM GERMANTOWN PIKE	46'



ACCESS EASEMENT DETAIL



LEGEND

ZONING LINE

TOTAL TRACT AREA: 98.688 ACRES

OWNER / APPLICANT

SUPERIOR TUBE COMPANY
3900 GERMANTOWN PIKE
COLLEGEVILLE, PA. 19382

SITE ADDRESS

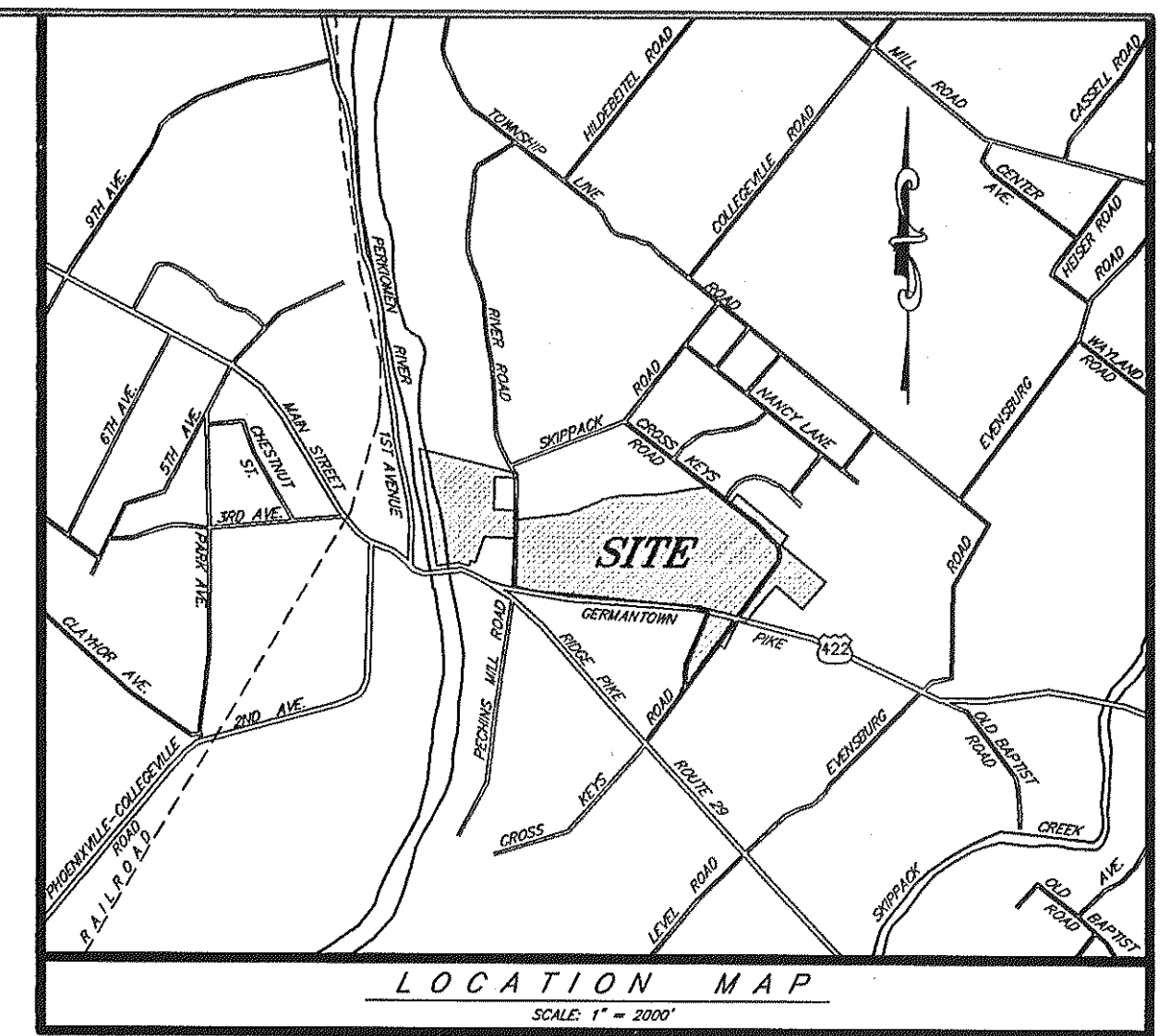
3900 GERMANTOWN PIKE
COLLEGEVILLE, PA. 19382

BLOCK AND UNIT: 38-B
DEED BOOK AND PAGE: 2696-0506
TAX PARCEL NUMBER: 43-00-05419-00-1

TABULATION OF SHEETS

No.	DESCRIPTION
1	RECORD PLAN
2	PLAN OF SUBDIVISION
3	PLAN OF SUBDIVISION
4	PLAN OF EXISTING FEATURES
5	PLAN OF EXISTING FEATURES

REV. 2-21-00: GENERAL
REV. 2-4-00: PER LPPC MEETING ON 2-5-00
REV. 12-2-99: PER REVIEW LETTERS AND LPPC MEETING ON 11-17-99
REV. 7-23-99: PER REVIEW LETTERS AND LPPC MEETING ON 7-7-99



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THIS, THE DAY OF , 20 , BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED
WHO BEING DULY SWORN
ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE EQUITABLE
OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION
AND/OR LAND DEVELOPMENT PLAN THEREOF WAS MADE AT
HIS/ITS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE
HIS/ITS ACT AND THAT ALL STREETS SHOWN AND NOTHERETOFORE
DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

SECRETARY OF CORP. PRESIDENT

MY COMMISSION EXPIRES , 20 NOTARY PUBLIC

AT A MEETING HELD ON , 20 , THE PLANNING COMMISSION
OF LOWER PROVIDENCE TOWNSHIP APPROVED THE SUBDIVISION
OR LAND DEVELOPMENT PLAN OF THE PROPERTY OF
AS SHOWN HEREON.

AT A MEETING HELD ON , 20 , THE BOARD OF SUPERVISORS
OF LOWER PROVIDENCE TOWNSHIP APPROVED THIS LAND DEVELOPMENT
PLAN OF THE PROPERTY OF
AS SHOWN HEREON.

MONTGOMERY COUNTY PLANNING COMMISSION - STAMP: FILE # 93-015-5

RECORDER OF DEEDS - STAMP:

PRELIMINARY/FINAL PLAN
RECORD PLAN

PREPARED FOR

SUPERIOR TUBE COMPANY

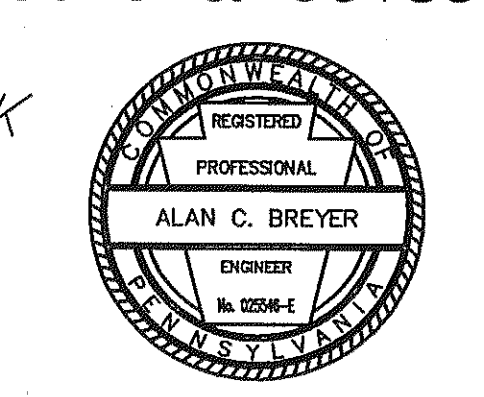
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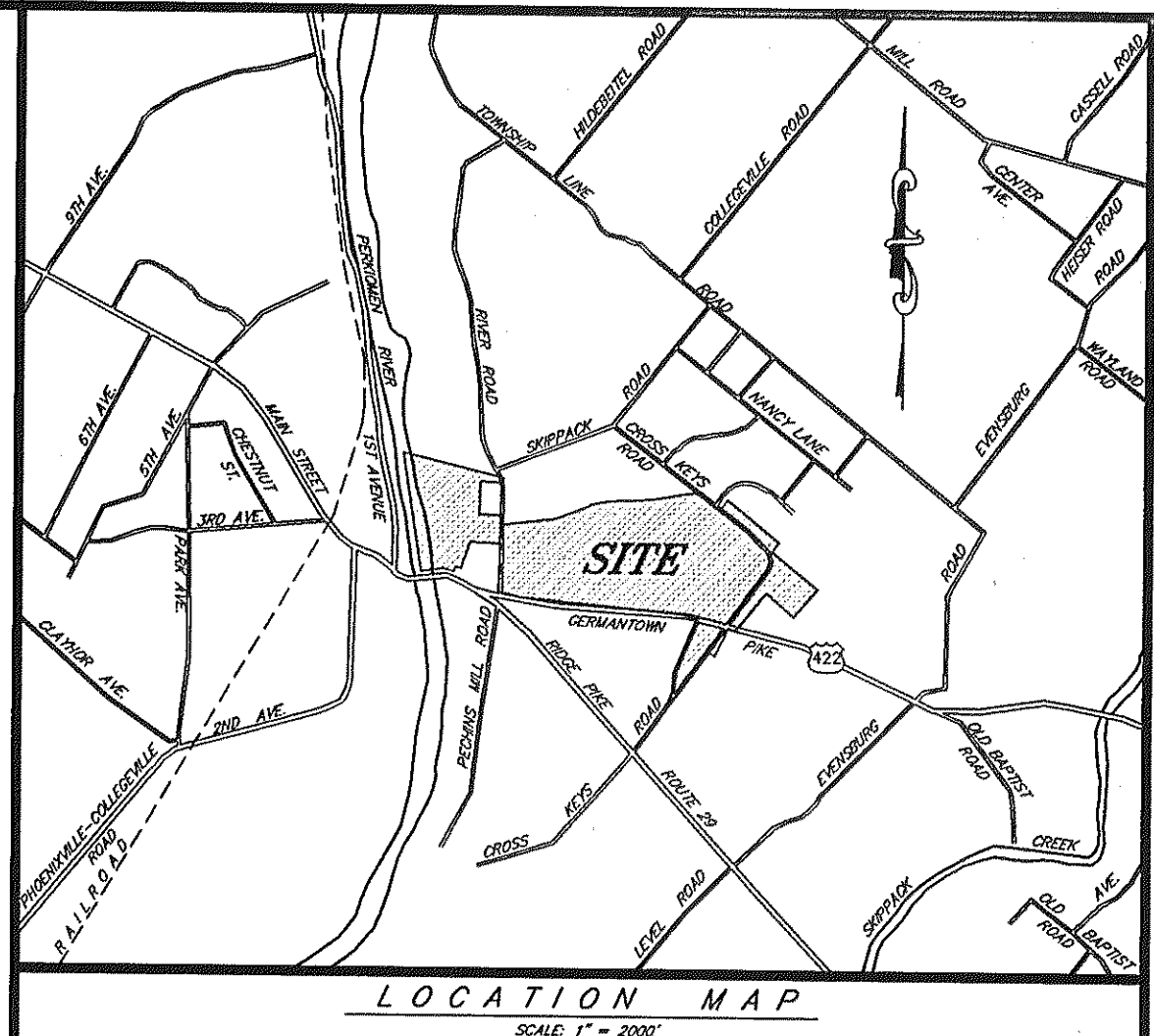
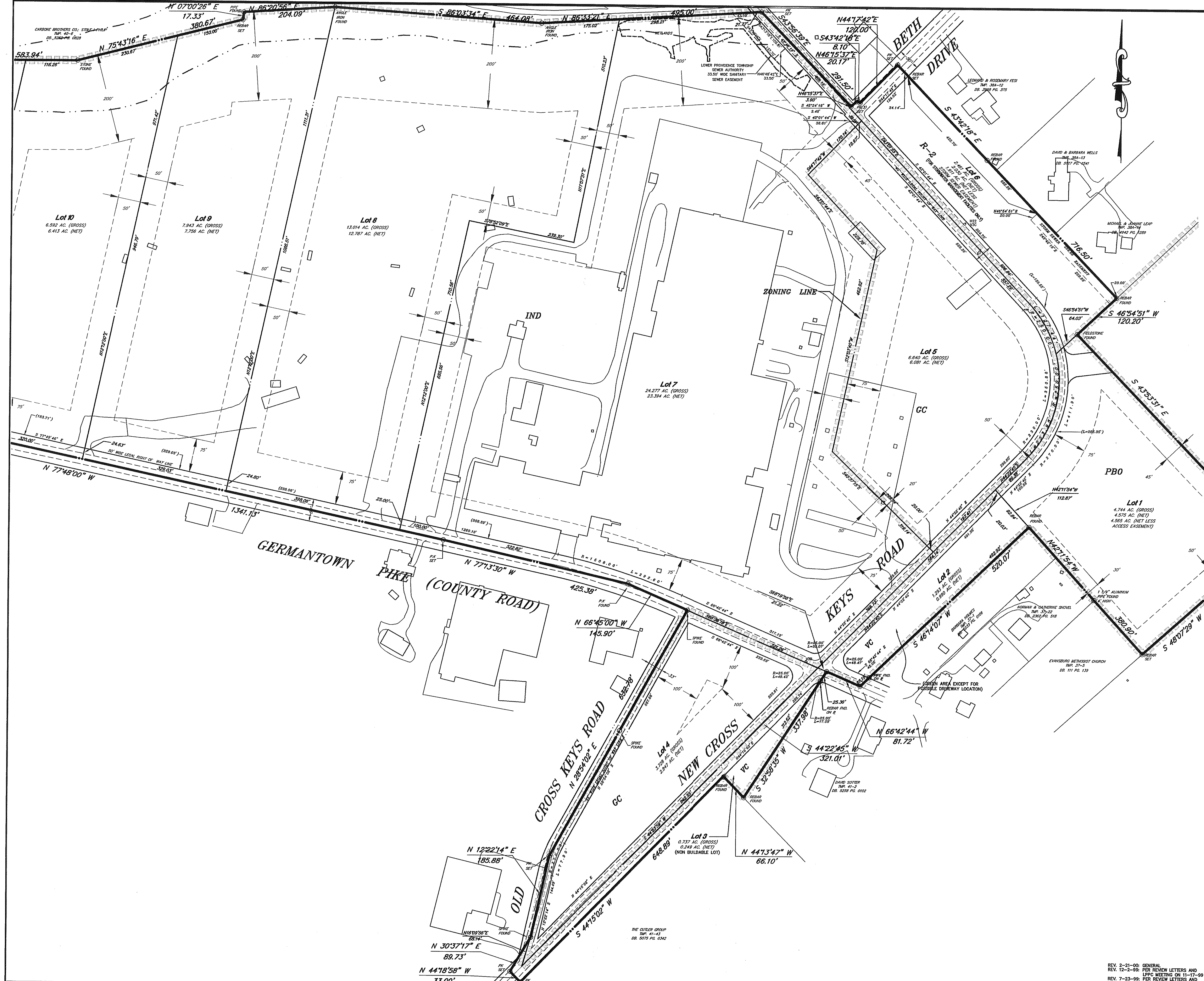
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA.

SCALE: 1" = 200'

JOB NO. 98179-RE: 93073 & 95185
APRIL 29, 1999
FILE: 93073sh1.JDK

URWILER & WALTER, INC.
P.O. BOX 269
SUMNEYTOWN, PA. 18084





PLAN OF SUBDIVISION
PREPARED FOR
SUPERIOR TUBE COMPANY
SITUATE IN
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA.
SCALE: 1" = 100'
JOB NO.98179-RE:93073 & 95185
APRIL 29, 1999
FILE: 93073SH2.JDK
URWILER & WALTER, INC.
P.O. BOX 269
SUMNEYTOWN, PA. 18084

REV. 2-21-00: GENERAL
REV. 12-2-99: PER REVIEW LETTERS AND
LPPC MEETING ON 11-17-99
REV. 7-23-99: PER REVIEW LETTERS AND
LPPC MEETING ON 7-7-99





SOIL SURVEY
SOILS TAKEN FROM MONTGOMERY COUNTY SOILS SURVEY

MAP SYMBOL	SOIL	COMMUNITY DEVELOPMENT GROUP	LIMITATIONS ON			
			RESIDENTIAL DEVELOPMENTS OF THREE STORIES OR LESS (DISPOSAL OF SEPTIC TANK EFFLUENT NOT CONSIDERED)	LIGHT INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL DEVELOPMENTS OF THREE STORIES OR LESS	LANDSCAPING AND LAWN AT HOMESITES	ROADS AND PARKING LOTS FOR SUBDIVISIONS
Bp	BOHMANVILLE SILT LOAM	12	SEVERE, FLOODING AND HIGH WATER TABLE	SEVERE, FLOODING; HIGH WATER TABLE	SEVERE, HIGH WATER TABLE	SEVERE, WETNESS, FLOODING
C-B2	CROTON SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	11	SEVERE, HIGH WATER TABLE	SEVERE, HIGH WATER TABLE	SEVERE, WETNESS	SEVERE, HIGH WATER TABLE
KsC3	KUNESVILLE VERY SHALY SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	7	MODERATE, SHALLOW TO BEDROCK (RIPPABLE)	MODERATE, SLOPE	SEVERE, SHALLOW TO BEDROCK	MODERATE FOR ROADS; SEVERE FOR PARKING LOTS; SLOPE, SHALLOW TO BEDROCK
KsE3	KUNESVILLE VERY SHALY SILT LOAM, 15 TO 35 PERCENT SLOPES, SEVERELY ERODED	8	MODERATE, SHALLOW TO BEDROCK (RIPPABLE)	SEVERE, SLOPE	SEVERE, SHALLOW TO BEDROCK; SLOPE	SEVERE, SLOPE
MeB	MADE LAND, SHALE AND SANDSTONE MATERIALS, SLOPING	9	MODERATE, VARIABLE CONDITIONS, POSSIBLE SEASONAL HIGH WATER TABLE	MODERATE, VARIABLE CONDITIONS, POSSIBLE SEASONAL HIGH WATER TABLE	MODERATE, VARIABLE SOIL CONDITIONS	MODERATE, VARIABLE DEPTH TO BEDROCK
MeD	MADE LAND, SHALE AND SANDSTONE MATERIALS, STRONGLY SLOPING	10	SEVERE, SLOPE, VARIABLE SOIL CONDITIONS, POSSIBLE SEASONAL HIGH WATER TABLE	SEVERE, SLOPE	MODERATE, SHALY, CHANNERY	MODERATE TO SEVERE, SLOPE, VARIABLE DEPTH TO BEDROCK
PuB3	PENN SILT LOAM, 3 TO 8 PERCENT SLOPES, SEVERELY ERODED	6	MODERATE, SHALLOW TO BEDROCK (RIPPABLE)	MODERATE, SHALLOW TO BEDROCK	SEVERE, SHALLOW TO BEDROCK; SEVERE EROSION	MODERATE, SHALLOW TO BEDROCK, SLOPE
ReA	READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES	9	MODERATE, SEASONAL HIGH WATER TABLE	MODERATE, SEASONAL HIGH WATER TABLE	SLIGHT	MODERATE, SEASONAL HIGH WATER TABLE
RuB2	READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	9	MODERATE, SEASONAL HIGH WATER TABLE	MODERATE, SEASONAL HIGH WATER TABLE	SLIGHT	MODERATE, SEASONAL HIGH WATER TABLE
RuB2	REAVILLE SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, SEVERELY ERODED	9	SEVERE, SHALLOW TO BEDROCK; SEASONAL HIGH WATER TABLE	SEVERE, SHALLOW TO BEDROCK; SEASONAL HIGH WATER TABLE	SEVERE, SHALLOW TO BEDROCK; SEASONAL HIGH WATER TABLE	MODERATE, SEASONAL HIGH WATER TABLE
RuB3	REAVILLE SHALY SILT LOAM, 3 TO 8 PERCENT SLOPES, SEVERELY ERODED	9	SEVERE, SEASONAL HIGH WATER TABLE; SHALLOW TO BEDROCK	SEVERE, SEASONAL HIGH WATER TABLE; SHALLOW TO BEDROCK	SEVERE, SHALLOW TO BEDROCK; SEASONAL HIGH WATER TABLE	MODERATE, SEASONAL HIGH WATER TABLE
RuC3	REAVILLE SHALY SILT LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	10	SEVERE, SLOPE, SHALLOW TO BEDROCK; SEASONAL HIGH WATER TABLE	SEVERE, SLOPE, SEASONAL HIGH WATER TABLE	SEVERE, SHALLOW TO BEDROCK; SHALY	MODERATE FOR ROADS; SEVERE FOR PARKING LOTS; SLOPE, SEASONAL HIGH WATER TABLE
RI	ROWLAND SILT LOAM	12	SEVERE, FLOODING; SEASONAL HIGH WATER TABLE	SEVERE, FLOODING; SEASONAL HIGH WATER TABLE	MODERATE, FLOODING; SEASONAL HIGH WATER TABLE	SEVERE, FLOODING

PLAN OF EXISTING FEATURES
PREPARED FOR

SUPERIOR TUBE COMPANY

SITUATE IN
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA.

SCALE: 1" = 100'

JOB NO.98179-RE:93073 & 95185
APRIL 29, 1999
FILE: 93073SH5.JDK

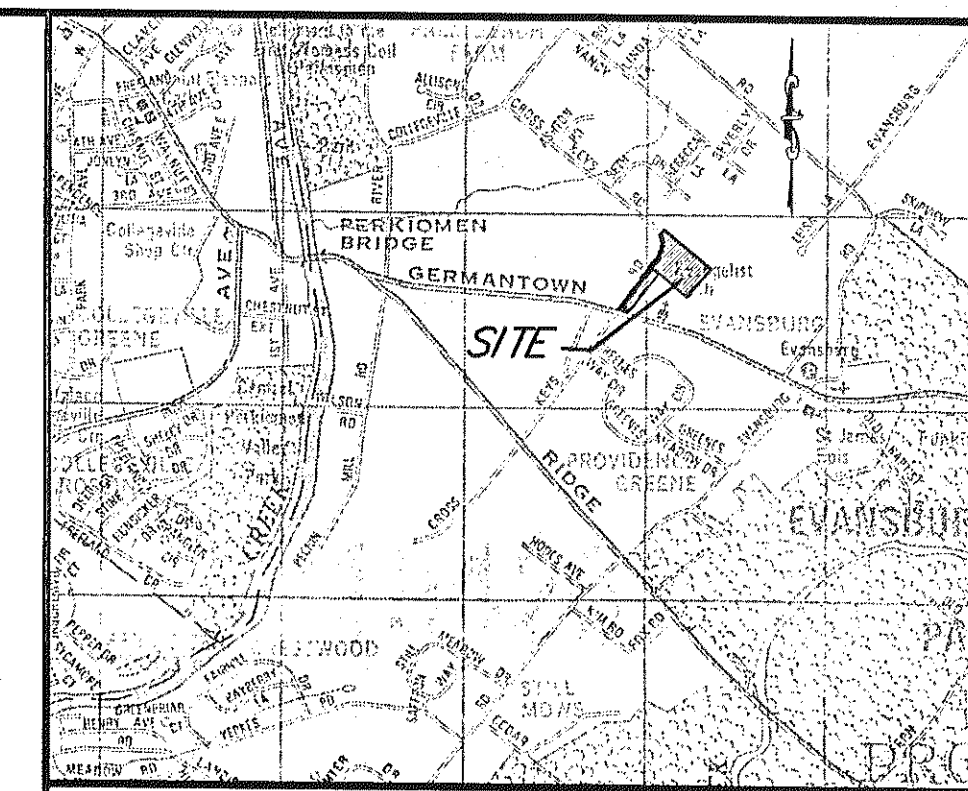
URWILER & WALTER, INC.
P.O. BOX 269
SUMMEYTOWN, PA. 18084

ZONING DATA

	REQUIRED	PROPOSED
DISTRICT	PBO-PROFESSIONAL and BUSINESS OFFICE	
MINIMUM LOT AREA	43,560 SQUARE FEET (1 ACRE)	199,287 SQUARE FEET (NET)
MINIMUM LOT WIDTH	150 FEET	150 FEET +
MINIMUM YARD SETBACKS		
FRONT YARD	75 FEET	75 FEET
SIDE YARD	30 FEET (MIN.) 75 FEET (AGG.)	30 FEET (MIN.) 75 FEET (AGG.)
REAR YARD	50 FEET	50 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MAXIMUM BUILDING COVERAGE	25%	1.20% (2,400 SQUARE FEET)
MAXIMUM IMPERVIOUS COVERAGE	65%	6.80 % (13,542 SQUARE FEET)
ACCESSORY - USE	15 FEET	N/A
ACCESSORY - STRUCTURE	15 FEET	N/A
MAXIMUM BUILDING DIMENSION	200 FEET	60 FEET
CIRCULAR OR PARTIALLY CIRCULAR BUILDINGS	225 FEET	N/A
BALLFIELD OR	1 PER 4 PERSON OF TOTAL DESIGN CAPACITY	26 PARKING SPACES
OTHER OUTDOOR COURT		
RESERVE PARKING	UP 25% OF NUMBER OF SPACES REQUIRED	N/A

DISTRICT	VC - VILLAGE COMMERCIAL
MINIMUM PARKING AREA SETBACK	
FROM ULTIMATE RIGHT-OF-WAY	30 FEET
FROM ALL OTHER PROPERTY LINES	10 FEET
FROM BUILDINGS	10 FEET
BALLFIELD OR	1 PER 4 PERSON OF TOTAL DESIGN CAPACITY
OTHER OUTDOOR COURT	
RESERVE PARKING	UP 25% OF NUMBER OF SPACES REQUIRED

TOTAL PROPOSED PARKING SPACES - 50



LOCATION MAP
SCALE: 1" = 2000'

LOT 1:
4.744 AC. (GROSS)
4.575 AC. (NET)
4.565 AC. (NET LESS ACCESS EASEMENT)

LOT 2:
1.293 AC. (GROSS)
0.990 AC. (NET)

APPLICANT:
SUPERIOR GROUP, INC.
MR. RICHARD WARDON
3 RADNOR CORP. CENTER, SUITE 400
P.O. BOX 6760
RADNOR, PA 19087

TAX MAP, BLOCK AND UNIT: 43-038C-001
DEED BOOK AND PAGE: 2695-6506
TAX PARCEL NUMBER: 430002815013

TAX MAP, BLOCK AND UNIT: 43-038C-002
DEED BOOK AND PAGE: 2695-6506
TAX PARCEL NUMBER: 430002815022

SKETCH PLAN - LOT 1
"SUPERIOR TUBE SUBDIVISION"

PREPARED FOR
SUPERIOR GROUP, INC.

SITUATE IN
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

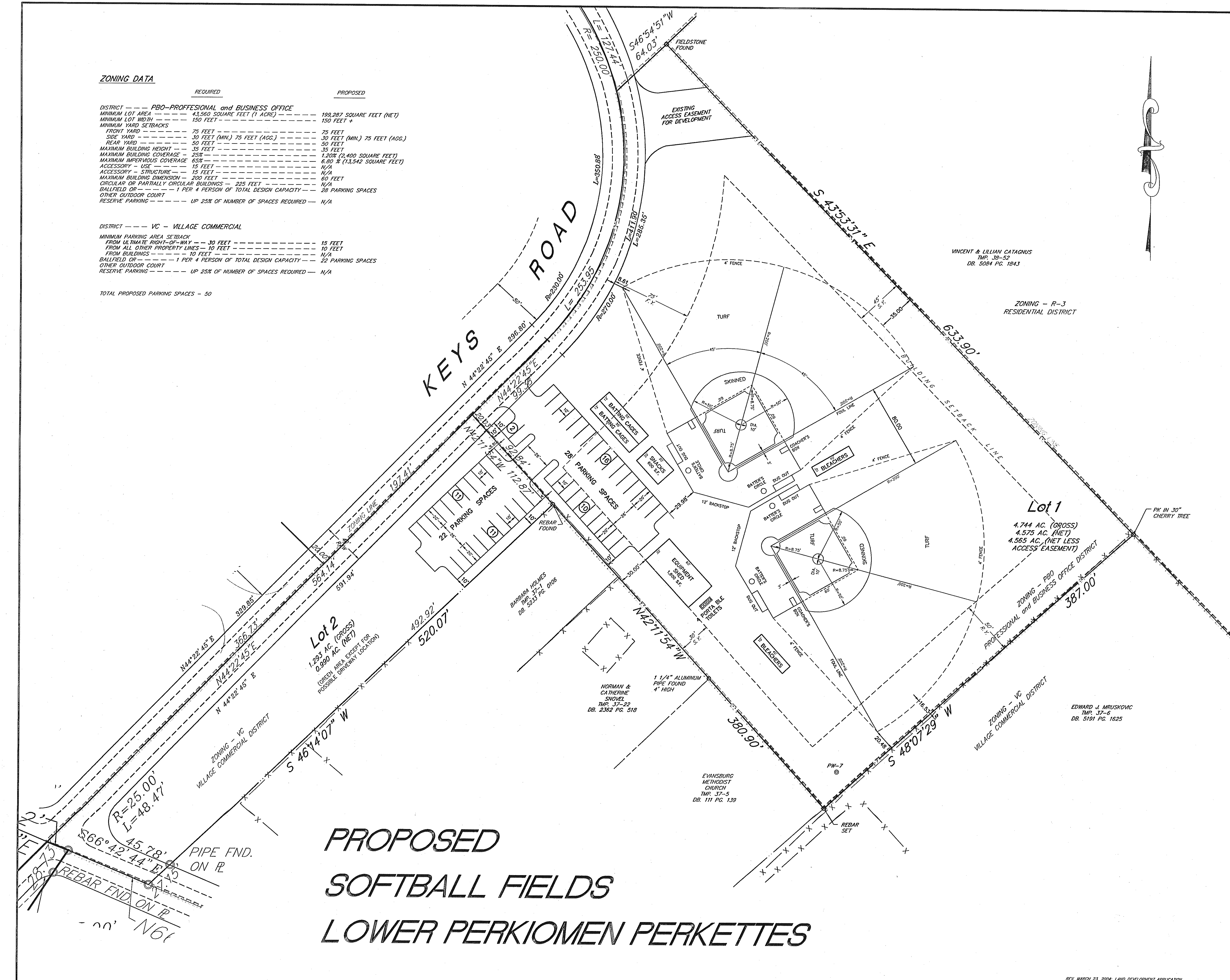
SCALE: 1" = 40'

JUNE 24, 2003
JOB No. 03086
FILE: 03086(LOT1).EG

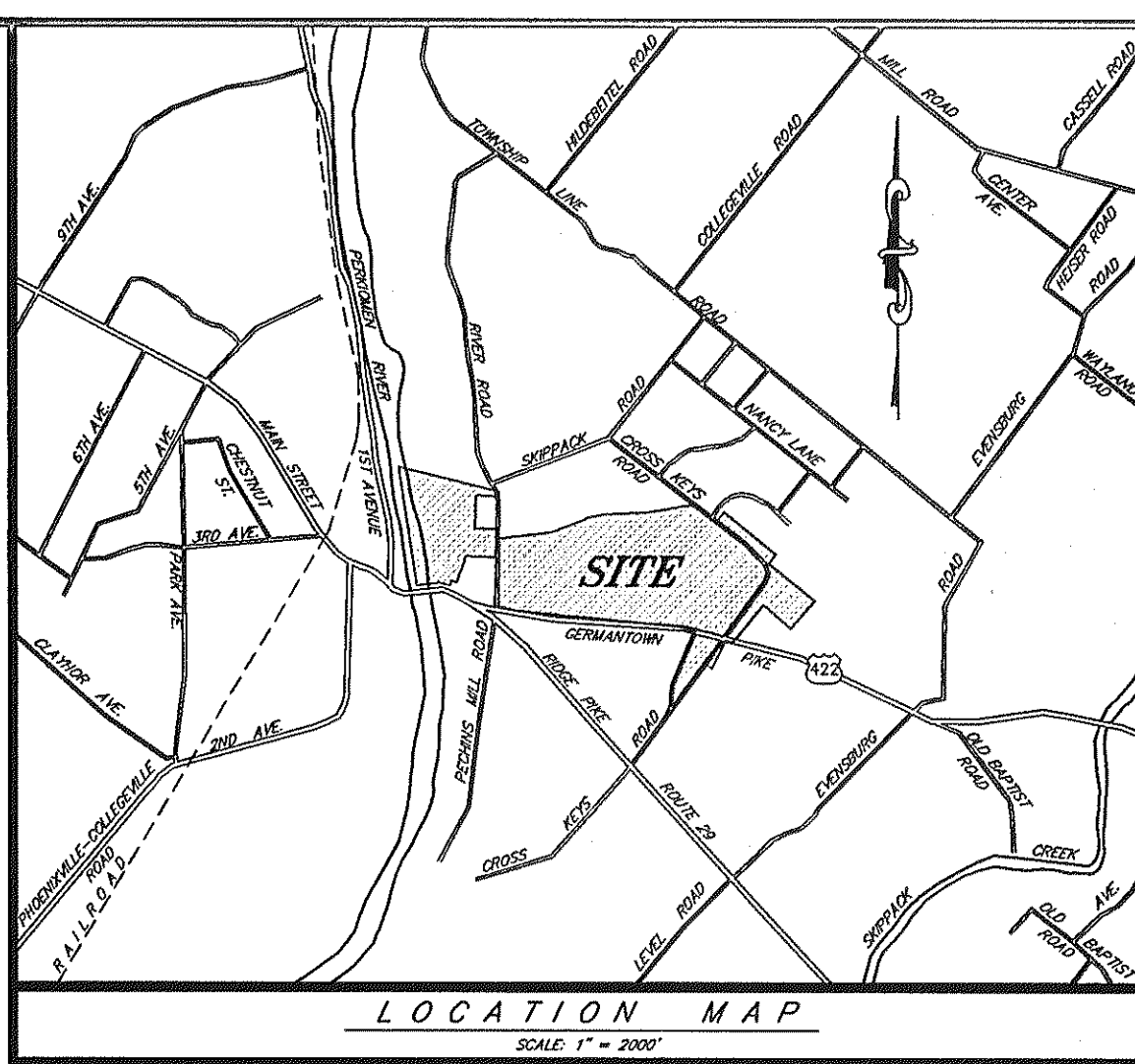
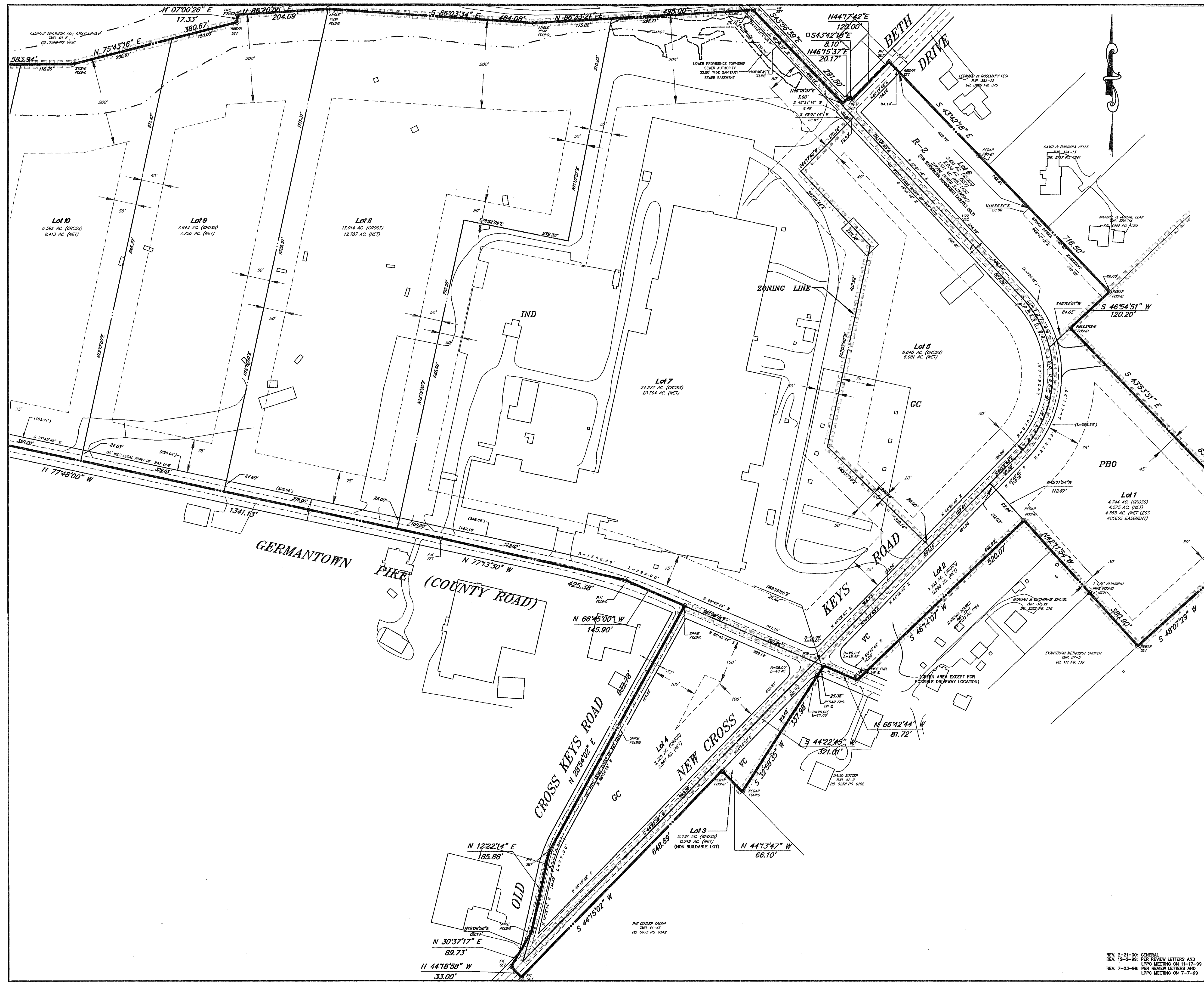
URWILER & WALTER, INC.
3126 MAIN STREET
P.O. BOX 269
SUNNYSIDE, PA 18084
PH. (215) 234-4562

SHEET 1 OF 1

PROPOSED SOFTBALL FIELDS LOWER PERKIOMEN PERKETTES



REV. MARCH 23, 2004, LAND DEVELOPMENT APPLICATION
REV. DECEMBER 12, 2003, ROTATE SOFTBALL FIELDS
REV. SEPTEMBER 23, 2003, SOFTBALL FIELDS



PLAN OF SUBDIVISION
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SITUATE IN
LOWER PROVIDENCE TOWNSHIP
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SHEET 2 OF 5