N 44°19'24" E 719.95'

N 44°19'24" E 468.57'

WETLANDS

OPEN SPACE AREA "A" 4.58 AC. (PROPOSED DESIGNATIONS: RECREATIONAL AND NATURAL) PARCEL I

TAX PARCEL # 12-29-73 N/F PINES AT PENNRIDGE

1809.35'

N 47°05'55" W

TAX PARCEL # 12-14-27 N/F CLYDE C. & VIOLET M. BRYAN

TAX PARCEL # 12-14-28 VICTOR L. & ELIZABETH ROHE

N 44°53'35" E 132.00'

N 44°19'24" E 153.05'

N 44°19'24" E 168.00'

PARCEL "A" 11,628 S.F. SEE NOTE 29

PARCEL "B" 14,592 S.F. SEE NOTE 30

PARCEL I

WETLANDS NOTE: SEE SHEET 18 FOR EXTENT & TYPE OF WETLANDS DISTURBANCE ALONG 24th STREET WIDENING.

S 49°55'46" E

TAX PARCEL # 12-14-30-2-3 N/F JAMES J. & LINDA LETTING

OPEN SPACE AREA "C" 4.022 AC. (PROPOSED DESIGNATIONS: STORMWATER MANAGEMENT AND NATURAL) (2.6 AC. OF OPEN SPACE AREA "C" IS UTILIZED FOR STORMWATER MANAGEMENT FACILITIES) PARCEL I

TAX PARCEL # 12-14-30-16 N/F EISENHAUER TRUST

TAX PARCEL # 12-14-30-2 N/F EISENHAUER TRUST

LOCATION MAP SCALE: 1" = 800'

SUNRIDGE LANE

PARCEL I

GREENLEAF CIRCLE

BRYANT DRIVE

PARCEL II

PARCEL I

PARCEL I

PARCEL II

CAMPUS DRIVE

PARCEL I

PARCEL I

916.91'

N 44°50'14" E 66.00'

S 49°55'46" E 778.69'

WETLANDS

OPEN SPACE AREA "B" 15.85 AC. (PROPOSED DESIGNATIONS: RECREATIONAL AND NATURAL) PARCEL III

MATCH LINE

MATCH TO SHEET 2 OF 21

PLAN SHEET INDEX

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SHEET 5 OF 21	GRADING PLAN
SHEET 6 OF 21	GRADING PLAN
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SHEET 19 OF 21	PLAN & PROFILE OF SUNRIDGE LANE
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SHEET 21 OF 21	PROFILE & SANITARY PLAN
SHEET 1 OF 21	MAINTENANCE & CONTROL PLAN
SHEET 2 OF 21	MAINTENANCE & CONTROL PLAN
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SHEET 6 OF 21	Fenley Tract Final Plan

NOTES
REFER TO SHEET 3 FOR SITE CAPACITY CALCULATIONS

REFER TO SHEET 3 FOR PLAN NOTES, SITE DATA, ZONING DATA, AND RECORDING INFORMATION

OWNER
THOMAS G. AND JANE B. FENLEY
1300 BRANCH ROAD
PENNSBURG, PA 18944

EQUITABLE OWNER / DEVELOPER
CRUZ BAY PROPERTIES, INC.
1328 OLD RTE. 309
SELLERSVILLE, PA 18960
(215) 257-5449

DATE	COMMENT
7-13-96	PER TWP. ENGR.
1-26-96	PER TWP. ENGR. & PBC
7-22-95	PER TWP. ENGR. & PB
10-20-95	PER TWP. ENGR. & PB
9-28-95	PER TWP. ENGR.
7-25-95	TWP. ENGR.
7-12-94	GENERAL REVISIONS
7-7-94	AS PER TOWNSHIP & TW

REVISIONS

FEB 20 1996

VALLEY GREEN SUBDIVISION
THE FENLEY TRACT - FINAL PLAN

NOTE: THESE PLANS, SUBMITTED FOR FINAL APPROVAL ARE FOR PHASE I ONLY. SUBSEQUENT FINAL APPROVAL IS REQUIRED FOR ALL REMAINING PHASES.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

GRAPHIC SCALE 1" = 50'

All designers and contractors utilizing this Plan and the information contained thereon are cautioned to comply with the requirements of Pennsylvania Act 38, entitled "UNDERGROUND UTILITY LINE PROTECTION LAW" (generally Pennsylvania Act 287 and repealed Pennsylvania Act 172).

PARCEL I (34' wide PRE-SUB. DEDICATION)

SUBDIVISION PLAN

Showalter & Associates
Route 202 & County Line Road
P.O. Box 81
Chalfont, PA 18914
(215) 822-2990
Engineers • Planners • Surveyors • Landscape Architects

SCALE: 1" = 50'
DATE: 10/18/93
JOB NO: 3130-07
DRAWN BY: RCS/
CHECKED BY: JSO

SITUATE:
EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PA
PREPARED FOR:
CRUZ BAY PROPERTIES, INC.
1328 OLD RTE. 309
SELLERSVILLE, PA 18960