

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY SS:
 ON THE DAY OF 2011 BEFORE ME, THE SUBSCRIBER, A
 NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY
 APPEARED WHO IS KNOWN TO BE (OR
 SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO
 THE WITHIN INSTRUMENT, PENNSYLVANIA,
 A AND THAT AS SUCH BEING AUTHORIZED
 TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE
 SAID BY HIMSELF AS THAT THE SAID
 IS THE OWNER OF THE DESIGNATED LAND, THAT ALL
 NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED
 THEREON, AND THAT THEY DESIRE THE FOREGOING PLAN TO BE DULY
 RECORDED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COMMISSION EXPIRATION DATE

I HEREBY CERTIFY THAT PROSPECT ACQUISITIONS, LP. IS THE
 OWNER/DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY
 ADOPT THIS PLAN

CHRISTOPHER R. CANAVAN,
 SR. VICE PRESIDENT OF W.B. HOMES, INC.

I HEREBY CERTIFY THAT THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE
 ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP

CHRISTOPHER R. CANAVAN,
 SR. VICE PRESIDENT OF W.B. HOMES, INC.

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS
 DAY OF 2013.

SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS
 DAY OF 2013.

TOWNSHIP ENGINEER

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS
 DAY OF 2013.

CHAIRMAN

SECRETARY

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATION

I, THOMAS LEE COOLBAUGH, P.L.S., DO HEREBY CERTIFY TO PROSPECT
 ACQUISITIONS, LP., THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON
 THIS DAY OF 2011, THAT THIS PLAN REPRESENTS A
 SURVEY PREPARED BY ME AND/OR UNDER MY SUPERVISION, THAT ALL EX.
 PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS PLAN AND SURVEY
 WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY
 SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND
 SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE
 PA SOCIETY OF LAND SURVEYORS ON JULY 26, 1985.

SIGNED

SU-055718
 LICENSE NUMBER

M. C. P. C. #

PROCESSED AND REVIEWED. Report prepared by
 MONTGOMERY COUNTY PLANNING COMMISSION in
 accordance with the Municipalities Planning Code.

Certified this date

For the Director

MONTGOMERY CO. PLANNING COMMISSION

LEGEND

- EXISTING PROPERTY LINE
- EXISTING LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- EXISTING ADJOINER LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING STORM SEWER
- EXISTING GAS LINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING PAINT STRIPING
- EXISTING FEMA FIRM FLOODPLAIN
- EXISTING ZONING DISTRICT LINE
- PROPOSED CURB
- PROPOSED CONCRETE
- PROPOSED STRUCTURE

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE, AS ADOPTED
 SEPTEMBER 2002, CHAPTER 160 REFERENCE ARTICLE V, SECTIONS 160-12
 THRU 160-24.

THE PROPERTY IS LOCATED WITHIN:
 R-1 RESIDENCE DISTRICT

EXISTING USE*: FIRE COMPANY SUBSTATION**
 PROPOSED USE*: SIX (6) CONDOMINIUM FLATS*

	REQUIRED	PROVIDED
MINIMUM LOT AREA**	30,000 SF.	23,988± S.F.**
MINIMUM LOT WIDTH:	150 FT.	150 FT.
MINIMUM FRONT YARD:	50 FT.	~76 FT.
MINIMUM SIDE YARD**	75 FT.	~10 FT.**
MINIMUM REAR YARD:	75 FT.	~23 FT.**
MAXIMUM BUILDING HEIGHT:	40 FT.	~40 FT.
MINIMUM ACCESSORY SIDE YARD:	10 FT.	10 FT.

** EXISTING NON-CONFORMITY
 * VARIANCE OBTAINED (160-13)

IMPERVIOUS COVER TABULATION

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE, AS ADOPTED
 SEPTEMBER 2002, CHAPTER 160 REFERENCE ARTICLE XXVIII,
 SECTION 160-214.C

Y = 0.179(23,988 S.F.) + 2,422
 Y = 4,293.85 S.F. + 2,422
 Y = 6,715.85 S.F. MAXIMUM IMPERVIOUS COVER

MAXIMUM IMPERVIOUS COVER ALLOWABLE: 6,715.85 S.F.
 PROPOSED IMPERVIOUS COVER*: 11,181 S.F.*
 EXISTING IMPERVIOUS COVER**: 8,897.90 S.F.**

** EXISTING NON-CONFORMITY
 * VARIANCE OBTAINED (160-13)

GREEN AREA TABULATION

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE, AS ADOPTED
 SEPTEMBER 2002, CHAPTER 160 REFERENCE ARTICLE XXVIII,
 SECTION 160-214.

REQUIRED PERMANENT GREEN AREA WITHIN PARKING AREA: 10%
 PROVIDED PERMANENT GREEN AREA WITHIN PARKING AREA: 10.6% (2,542 S.F.)

ZONING VARIANCES GRANTED

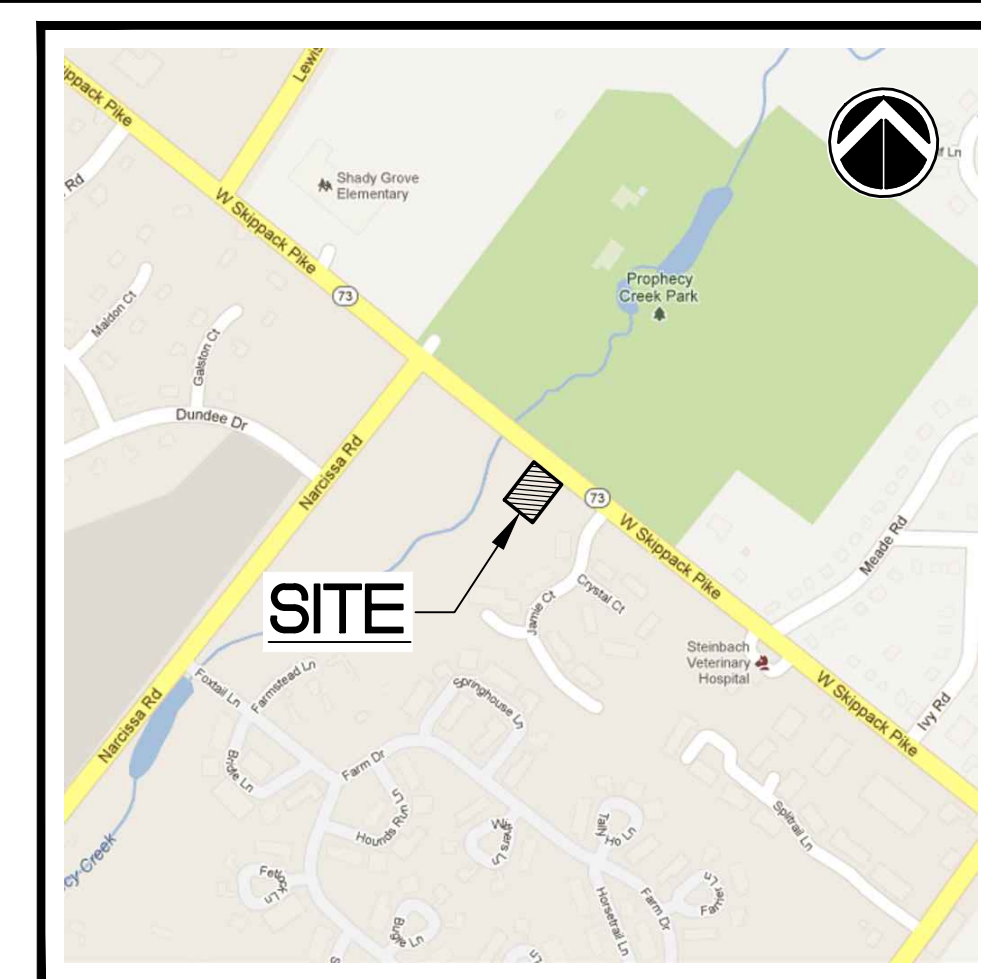
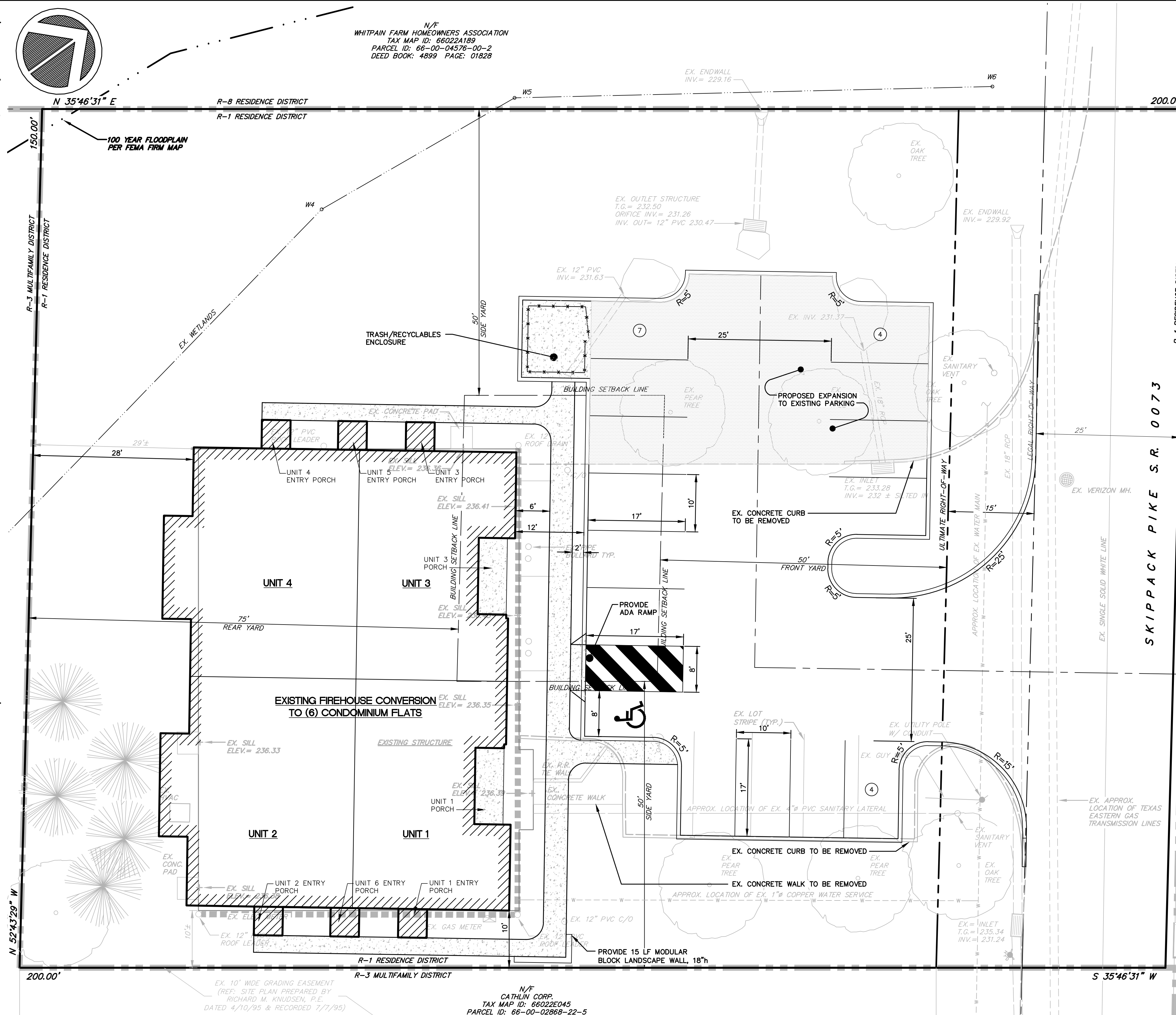
AT THE HEARING HELD ON JUNE 20, 2013, THE WHITPAIN TOWNSHIP ZONING
 HEARING BOARD DECIDED THE FOLLOWING:

- A USE VARIANCE FROM SECTION 160-13, THE USES PERMITTED IN THE R-1
 RESIDENTIAL DISTRICT, TO PERMIT SIX CONDOMINIUM UNITS WAS GRANTED.
- A VARIANCE FROM ARTICLE XXVIII, SECTION 160-214.C REGARDING REQUIRED
 GREEN AREA; IMPERVIOUS COVERAGE WILL BE 10,825 SF WAS GRANTED.
- A VARIANCE FROM SECTION 160-191.B TO PERMIT A 15 SF SIGN FOR
 IDENTIFICATION OF THE DEVELOPMENT FOR WHICH A NEW STREET IS NOT BEING
 DEDICATED WAS GRANTED.
- A VARIANCE FROM SECTION 160-189.B WHICH PERMITS SIGNS TO BE
 ERRECTED BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAY WHEN APPROVED
 BY THE BOARD OF SUPERVISORS WAS GRANTED.

PREV. GRANTED ZONING VARIANCES

AT THE HEARING HELD ON OCTOBER 15, 1992, THE WHITPAIN TOWNSHIP ZONING
 HEARING BOARD DECIDED THE FOLLOWING:

- A VARIANCE FROM ARTICLE V, SECTION 160-17, REDUCING THE MINIMUM
 REAR YARD FROM 75' TO 22'.
- A VARIANCE FROM ARTICLE XXV, SECTION 160-203.3 GRANTING PERMISSION
 TO REDUCE THE REQUIRED BUILDING SETBACK FROM THE BASIN HIGHWAY
 FROM 50' TO 15' AND THE ULT. R/W SETBACK FROM 50' TO 10'.
- A VARIANCE FROM ARTICLE XXII, SECTION 160-16, REDUCING THE MINIMUM
 SIDE YARD FROM 50' TO 10' AND THE AGGREGATE FROM 100' TO 65'.



SITE LOCATION MAP 1" = 800'

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY
 MONTGOMERY COUNTY TAX ASSESSMENT
 INFORMATION AS FOLLOWS:
 WHITPAIN TOWNSHIP
 PARCEL NO.: 66-00-06157-00-5
- 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.
- NAME AND ADDRESS OF THE OWNERS OF THE SUBJECT TRACT:
 OWNER OF RECORD:
 CENTRE SQUARE FIRE COMPANY
 1298 SKIPPACK PIKE
 CENTRE SQUARE, PA 19422
 EQUITABLE OWNER:
 L.C.M. FAMILY VENTURES, L.P.
 404 N. SUNNYSIDE PIKE
 NORTH WALES, PA 19454
- ADDRESS OF THE SUBJECT TRACT
 244 SKIPPACK PIKE
 BLUE BELL, PA 19422
- AREA STATISTICS:
 GROSS AREA= 0.69± ACRES (29,990± G.S.F.) (TO TITLE LINE)
 NET AREA= 0.55± ACRES (23,990± N.S.F.) (TO ULT R/W)
- WATER SERVICE:
 EXISTING: PA AMERICAN
 PROPOSED: PA AMERICAN
- SANITARY SEWER SERVICE:
 EXISTING: WHITPAIN TOWNSHIP
 PROPOSED: WHITPAIN TOWNSHIP

GENERAL NOTES

- TITLE AND TOPOGRAPHY DEPICTED HEREON HAS BEEN SUPPLIED BY TLC SURVEYING,
 INC. PURSUANT TO AN ACTUAL FIELD SURVEY PERFORMED BY THOMAS LEE
 COOLBAUGH, P.L.S. DURING JULY 2013.
- ELEVATIONS BASED ON NAD83 PENNSYLVANIA STATE PLANES, SOUTH ZONE, US FOOT
 COORDINATE SYSTEM.
- PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP
 42091C0269 E, EFFECTIVE DATE DECEMBER 19, 1996, NUMBER 420713, PANEL 0269,
 SUFFIX E, 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
- AN EVALUATION TO CONFIRM THE WETLAND DELINEATION PERFORMED BY OTHERS,
 UTILIZING STANDARD PROCEDURES DEVELOPED BY THE U.S ARMY CORPS OF
 ENGINEERS DELINEATION MANUAL, (JANUARY 1987, AS AMENDED) WAS PERFORMED IN
 MARCH 2013, BY PENN'S TRAIL ENVIRONMENTAL, LLC. WETLANDS WERE CONFIRMED TO
 EXIST ON SITE.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WHITPAIN
 TOWNSHIP STANDARDS.
- PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE
 COMMENCEMENT OF ANY CONSTRUCTION. A PADOT HIGHWAY OCCUPANCY PERMIT
 SHALL BE REQUIRED FOR ANY AND ALL WORK WITHIN THE RIGHT-OF-WAY OF
 SKIPPACK PIKE (S.R. 0073).
- ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE, CONTRACTOR IS
 RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE AND
 CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY
 UNDERGROUND SERVICE.
- THE AREA BETWEEN THE TITLE LINE AND ULTIMATE RIGHT-OF-WAY LINE ALONG
 SKIPPACK PIKE IS NOT OFFERED FOR DEDICATION TO THE APPROPRIATE
 JURISDICTION.
- NO PLANTINGS AND STRUCTURES SHALL BE LOCATED WITHIN FIVE (5) FEET OF THE
 STORM SEWER FACILITIES.
- THE APPLICANT SHALL BE REQUIRED TO SUBMIT A SANITARY SEWER CAPITAL
 CONTRIBUTION FOR EACH NEW DWELLING UNIT THAT CONNECTS TO THE PUBLIC
 SANITARY SEWER SYSTEM PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- DEMOLITION PERMITS ARE REQUIRED FOR ANY EXISTING STRUCTURES THAT ARE TO
 BE DEMOLISHED.
- THE STORMWATER MANAGEMENT FACILITIES SHALL BE SUBJECT TO A MAINTENANCE
 AGREEMENT WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE
 TOWNSHIP ENGINEER AND TOWNSHIP SOLICITOR.

PLAN INDEX

- 1 OF 10 PRELIMINARY/FINAL PLAN OF LAND DEVELOPMENT
- 2 OF 10 EXISTING FEATURES PLAN
- 3 OF 10 AERIAL PHOTOGRAPH PLAN
- 4 OF 10 GRADING, DRAINAGE AND UTILITIES PLAN
- 5 OF 10 LANDSCAPE PLAN
- 6 OF 10 LIGHTING PLAN
- 7 OF 10 EROSION AND SEDIMENTATION CONTROL PLAN
- 8 OF 10 EROSION AND SEDIMENTATION CONTROL DETAILS
- 9 OF 10 CONSTRUCTION DETAILS 'A'
- 10 OF 10 CONSTRUCTION DETAILS 'B'

HIBBELN ENGINEERING COMPANY, L.L.C.
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BROADAXE STATION

PREPARED FOR
L.C.M. FAMILY VENTURES, L.P.

SITE SITUATE IN
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

NO.	DESCRIPTION	DATE
1	PRELIMINARY/FINAL PLAN OF LAND DEVELOPMENT	AUGUST 8, 2013

HIBBELN ENGINEERING COMPANY, L.L.C.
 CONSULTING ENGINEERS

PRELIM/FINAL PLAN OF LAND DEVELOPMENT

BROADAXE STATION

SITE SITUATE IN
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: **AJH** DRAFTED BY: **JBS**

PROJECT NUMBER: **13390** DRAWING FILE: **#13390_SHT01**

PLAN SCALE: **1" = 10'** PLAN SHEET NUMBER: **1 OF 10**

GRAPHIC SCALE