

RECORDING ACKNOWLEDGMENTS

BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF _____, A PENNSYLVANIA LIMITED LIABILITY CORPORATION, AND THAT HE, AS PRESIDENT, BEING AUTHORIZED TO DO SO, DEPOSES AND SAYS THAT _____ IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT ITS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

BY: _____ PRESIDENT
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____ SS:

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 COMMISSION EXPIRATION DATE _____

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20____.

SECRETARY _____ CHAIRMAN _____
 APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 20____.

TOWNSHIP ENGINEER _____
 APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

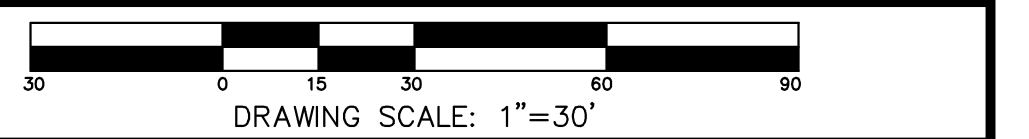
ATTEST _____ CHAIRMAN

MCP No. ###
 PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
 Certified this date _____
 For the Director
 Montgomery County Planning Commission

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NUMBER _____ PAGE NUMBER _____ ON THIS _____ DAY OF _____, 20____.

SHEET INDEX

SHEET NO.	DESCRIPTION
1 OF 13	LAND DEVELOPMENT PLAN
2 OF 13	CONSTRUCTION IMPROVEMENTS PLAN
3 OF 13	PCSM PLAN
4 OF 13	EROSION AND SEDIMENTATION CONTROL PLAN
5 OF 13	E&S CONTROL DETAILS AND E&S NOTES
6 OF 13	EXISTING FEATURES AND DEMOLITION PLAN
7 OF 13	PLAN AND PROFILE: STORM AND SANITARY SEWERS
8 OF 13	LANDSCAPING PLAN
9 OF 13	EASEMENT PLAN
10 OF 13	PRE-DEVELOPMENT DRAINAGE SHED PLAN
11 OF 13	POST-DEVELOPMENT DRAINAGE SHED PLAN
12 OF 13	CONSTRUCTION DETAILS
13 OF 13	WATER AND SEWER DETAILS

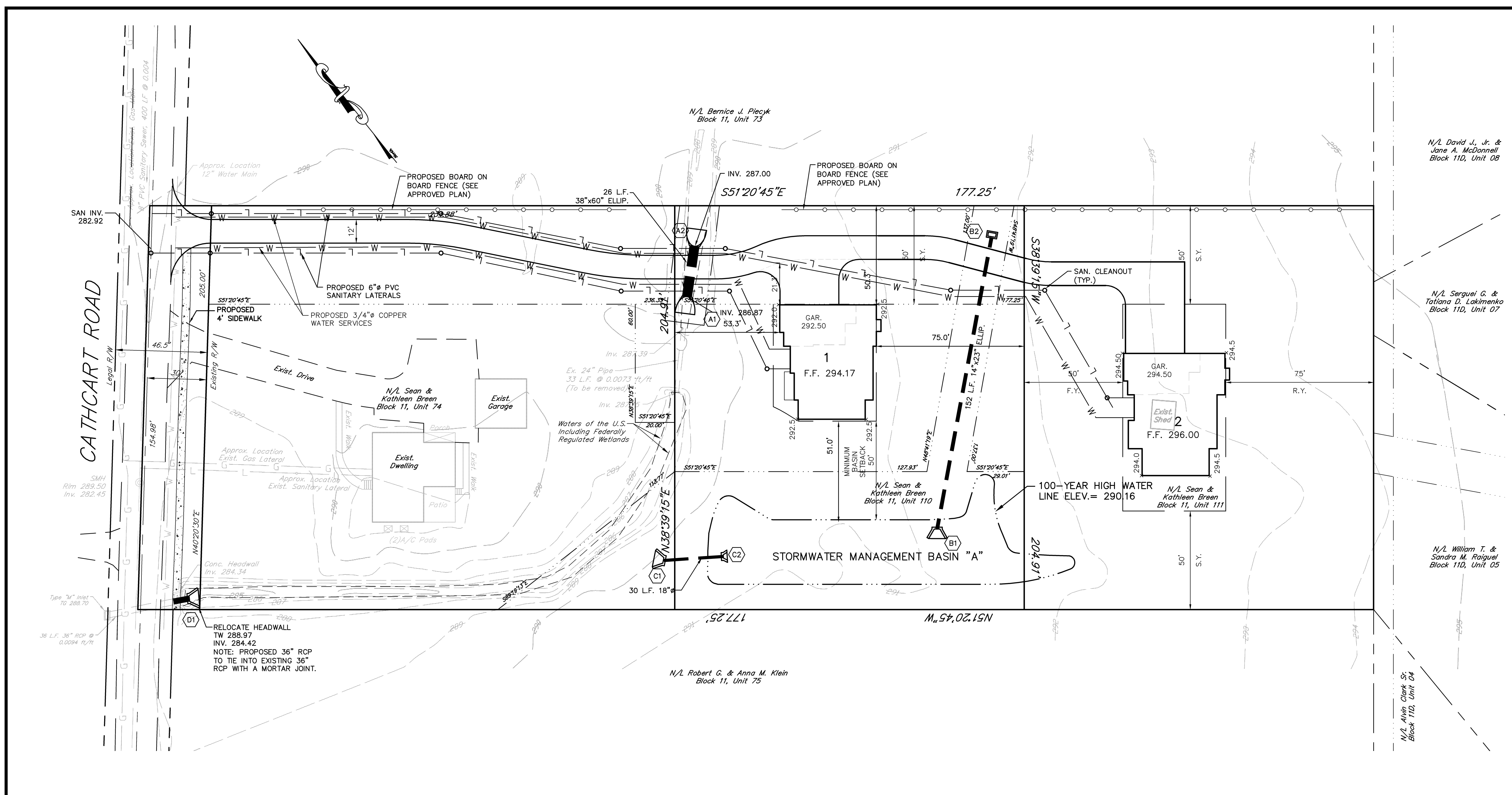


AMENDED LAND DEVELOPMENT PLAN
 FOR
 BREEN PROPERTY LAND DEVELOPMENT
 PREPARED FOR
SEAN & KATHLEEN BREEN
 SITE SITUATE IN
 WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA



Richard C. Mast Associates, P.C.
 Consulting Engineers and Surveyors
 www.rcmaonline.com

FILE NAME	DRAFTED BY	PROJ. MGR.	PROJECT NO.	DRAWING NO.
ZLD	L.F.S.	J.K.G.	2868	1 OF 13



STORMWATER FACILITIES MAINTENANCE CERTIFICATION

ALL DETENTION BASINS AND STORMWATER BEST MANAGEMENT PRACTICE FACILITIES (B.M.P.'S), AS SHOWN ON THESE PLANS, ARE A BASIC AND PERPETUAL PART OF THE WHITPAIN TOWNSHIP STORM DRAINAGE SYSTEM, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLANS. MAINTENANCE OF STORMWATER FACILITIES SHALL BE REGULATED BY AN OWNERSHIP COVENANT TO BE SHARED EVENLY BY ALL DEVELOPMENT LOT OWNERS, WHITPAIN TOWNSHIP AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES, IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY IS BEING MAINTAINED BY THE RESPECTIVE HOMEOWNER. IN THE EVENT THAT THE FACILITIES ARE NOT BEING MAINTAINED, THE RIGHT TO ENTER UPON SUCH PROPERTY IS HEREBY GRANTED TO THE TOWNSHIP IN ORDER TO PERFORM ANY AND ALL IMPROVEMENTS, REVISIONS OR MAINTENANCE AS MAY BE DETERMINED NECESSARY, AND TO RECOVER THE COSTS THEREOF FROM THE RESPECTIVE HOMEOWNER BY ALL LAWFUL MEANS.

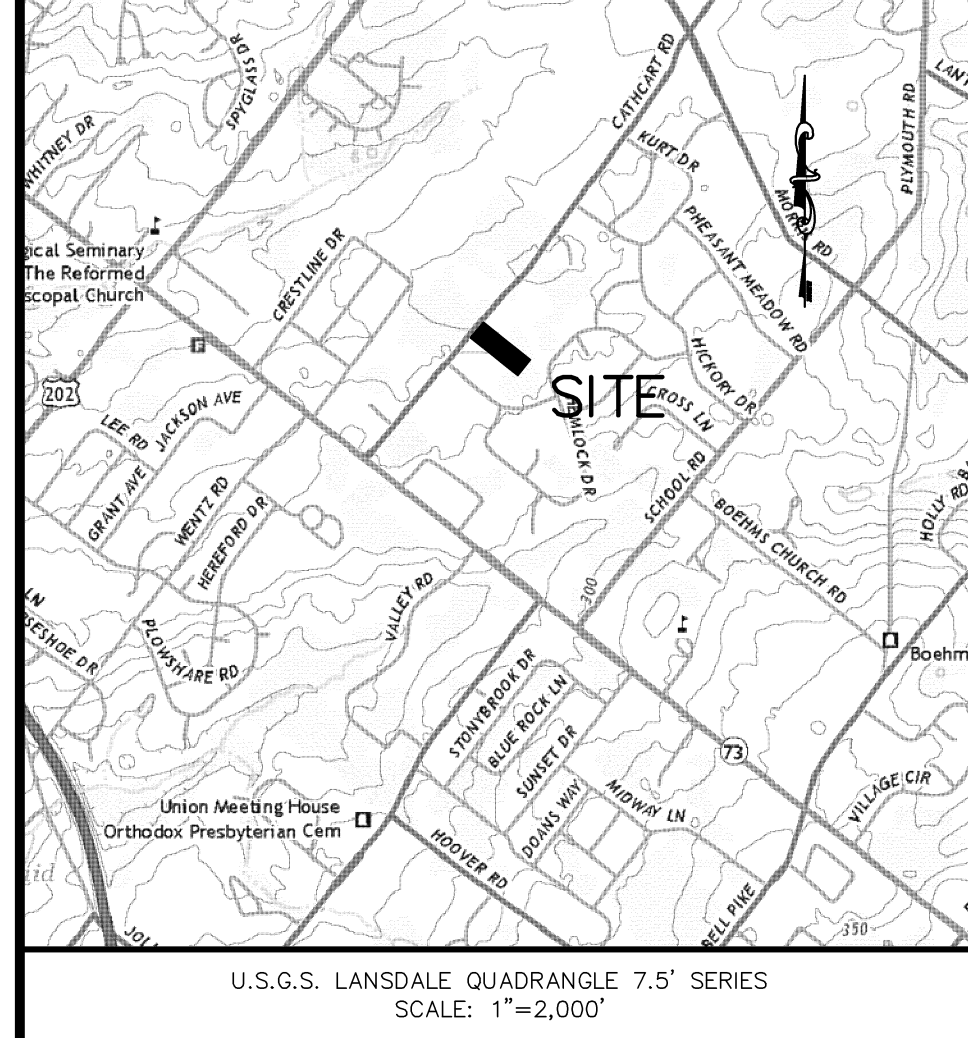
LEGEND

OBJECT	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
ADJOINING PROPERTY LINE	---	---
FLOOD PLAIN	---	---
STREAM	---	---
BASIN HIGH-WATER	---	---
RIGHT-OF-WAY	---	---
EDGE OF ROAD	---	---
DRIVEWAYS	---	---
CENTERLINE	---	---
EASEMENT	---	---
BUILDING SETBACK LINE	---	---
FENCE	---	---
CONTOUR	---	---
INDEX CONTOUR	---	---
CONCRETE MONUMENT / IRON PIN	---	---
DECIDUOUS TREES	---	---
EVERGREEN TREES	---	---

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO AMEND THE APPROVED FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C., DATED JANUARY 14, 2004, LAST REVISED JANUARY 19, 2005, AND RECORDED IN PLAN BOOK 30, PAGE 478, ON DECEMBER 4, 2007.
- THE AMENDMENT IS TO REVISE THE FOLLOWING ITEMS:
 - REVISE THE STORMWATER MANAGEMENT BASIN, TO USE AN ABOVE-GROUND BASIN INSTEAD OF AN UNDERGROUND STORMWATER MANAGEMENT BASIN.
 - REVISE THE PROPOSED CULVERT, TO USE AN ELLIPTICAL REINFORCED CONCRETE PIPE.
 - RE-ROUTE WATER SERVICES AND SEWER LATERALS TO MINIMIZE EARTH DISTURBANCE AND STREAM IMPACTS.
 - REDFINE STORMWATER AND SEWER LATERAL EASEMENTS TO REFLECT AMENDED DESIGN.
 - MINOR REVISIONS TO INTERNAL LANDSCAPING TO REFLECT AMENDED DESIGN.
- SEVERAL SUBSTITUTIONS OF PENNSYLVANIA NATIVE SPECIES IN PLACE OF NON-NATIVE SPECIES ALONG PROPERTY LINES.
- FOR ALL OTHER DESIGN ELEMENTS, REFER TO THE APPROVED RECORDED PLANS AND DETAILS REFERENCED ABOVE.
- ALL EXISTING FEATURES AND LOT LINES OBTAINED FROM PLAN TITLED "BREEN PROPERTY", PREPARED FOR SEAN BREEN, PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C., DATED JANUARY 14, 2004, LAST REVISED JANUARY 19, 2005, AND RECORDED IN PLAN BOOK 30, PAGE 479, ON DECEMBER 4, 2007.

SITE LOCATION MAP



EQUITABLE OWNERS & APPLICANTS

SEAN & KATHLEEN BREEN
 2740 BUTLER PIKE
 PLYMOUTH MEETING, PA 19462

UNDERGROUND UTILITY NOTE

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS THROUGH THE PA ONE CALL SYSTEM (1-800-242-1779 OR 811). NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.
 DESIGN SERIAL NO.: 20150161539 (JANUARY 16, 2015)

ZONING DATA

OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED JULY 1, 2003. ARTICLE V, SECTION 160-14 TO 160-22.
 DISTRICT CLASSIFICATION: "R-1" - RESIDENTIAL DISTRICT

REQUIREMENT	ALLOWED/REQUIRED	ACTUAL/PROPOSED
MINIMUM LOT AREA:	30,000 S.F.	36,320 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	150 FT.	204.9 FT.
FRONT YARD RESTRICTION:	50 FT.	50 FT.
SIDE YARD RESTRICTION:	45 FT.	50 FT.
AGGREGATE:	100 FT.	100 FT.
REAR YARD RESTRICTION:	75 FT.	75 FT.
MAXIMUM BUILDING HEIGHT:	40 FT.	< 40 FT.

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:
 WHITPAIN TOWNSHIP
 RECORDED DEED DATA IS AS FOLLOWS:

PARCEL NO.	BLOCK/UNIT	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
66-00-00823-00-2	11/074	30/479	SEAN & KATHLEEN BREEN SITE: 888 CATHCART ROAD BLUE BELL, PA 19422	48,747 S.F.
66-00-00823-01-1	11/110	30/479	SEAN & KATHLEEN BREEN SITE: 888 CATHCART ROAD BLUE BELL, PA 19422	36,320 S.F.
66-00-00823-10-9	11/111	30/479	SEAN & KATHLEEN BREEN SITE: 888 CATHCART ROAD BLUE BELL, PA 19422	36,320 S.F.