

LOCATION MAP SCALE: 1"=2,000' COPYRIGHT 'ADD THE MAP PEOPLE' PERMITTED USE NO. 20493218

- WAIVER GRANTED: 1. SECTION 129-56 (C) 1 PERTAINING TO SHOWING EXISTING FEATURES WITHIN 400' OF ANY PART OF THE PROPERTY. 2. SECTION 125 PERTAINING TO 36" OF COVER OVER STORM SEWERS. 3. A WAIVER IS REQUESTED FROM SECTION 129-57(B) PERTAINING TO PLAN SCALES OF 1"=40' HORIZONTALLY AND 1"=4' VERTICALLY. 4. A WAIVER IS REQUESTED TO INSTALL A CMP CULVERT.

- NOTES: 1. PLAN REFERENCE: A. 'SUBDIVISION PLAN SECTION NO. 1' PREPARED FOR STEEPER KARR, III, BY C. RAYMOND WER, AMBLER, PENNSYLVANIA, DATED JULY 11, 1988, LAST REVISED APRIL 16, 1989. B. 'MAP #231-1' WHITPAIN TOWNSHIP PREPARED BY PHILADELPHIA ELECTRIC COMPANY GAS TRANSMISSION AND DISTRIBUTION DEPARTMENT, LAST REVISED NOVEMBER 23, 1988. C. 'W08-23-M-16 DETAIL 4 OF 6' PREPARED BY NORTH WALES WATER AUTHORITY, NORTH WALES, PENNSYLVANIA.

- 2. SOILS INTERPOLATED FROM THE SOIL SURVEY FOR MONTGOMERY COUNTY BY THE SOIL CONSERVATION SERVICE, US DEPARTMENT OF AGRICULTURE. SOILS DATA: CIA - CHALFONT SILT LOAM, 0 TO 3% SLOPES; LaA - LAWRENCEVILLE SILT LOAM, 0 TO 3% SLOPES.

- 3. GROSS AREA (ENTIRE PARCEL) = 2.834 ACRES; NET AREA (CLEAR OF LEGAL RIGHT-OF-WAY) = 2.850 ACRES; NET AREA (CLEAR OF ULTIMATE RIGHT-OF-WAY) = 2.787 ACRES.

- 4. NO ENCROACHMENT INTO ENVIRONMENTALLY SENSITIVE AREAS SHALL OCCUR WITHOUT OBTAINING THE NECESSARY PERMITS FROM THE APPLICABLE FEDERAL, STATE, OR TOWNSHIP AGENCIES.

- 5. LOT GRADING AS SHOWN ON THE CONSTRUCTION IMPROVEMENT PLAN IS SUBJECT TO MODIFICATION AT THE TIME OF APPLICATION FOR BUILDING PERMITS. THE FINAL GRADING WILL BE PRESENTED. GRADING SHALL BE ACCOMPLISHED SO THAT NO STANDING WATER WILL REMAIN FOLLOWING A RAINFALL AND TO DIRECT SURFACE RUN-OFF AWAY FROM THE BUILDING FOUNDATIONS.

- 6. A DETAILED GRADING AND LOT LAYOUT PLAN MUST BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION FOR EACH STRUCTURE.

- 7. NO PLANTING, STRUCTURES OR ENCUMBRANCES OF ANY KIND ARE PERMITTED WITHIN THE AREA OF THE BASIN OR SANITARY SEWER EASEMENTS.

- 8. ALL SANITARY SEWER CONSTRUCTION AND APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH WHITPAIN TOWNSHIP.

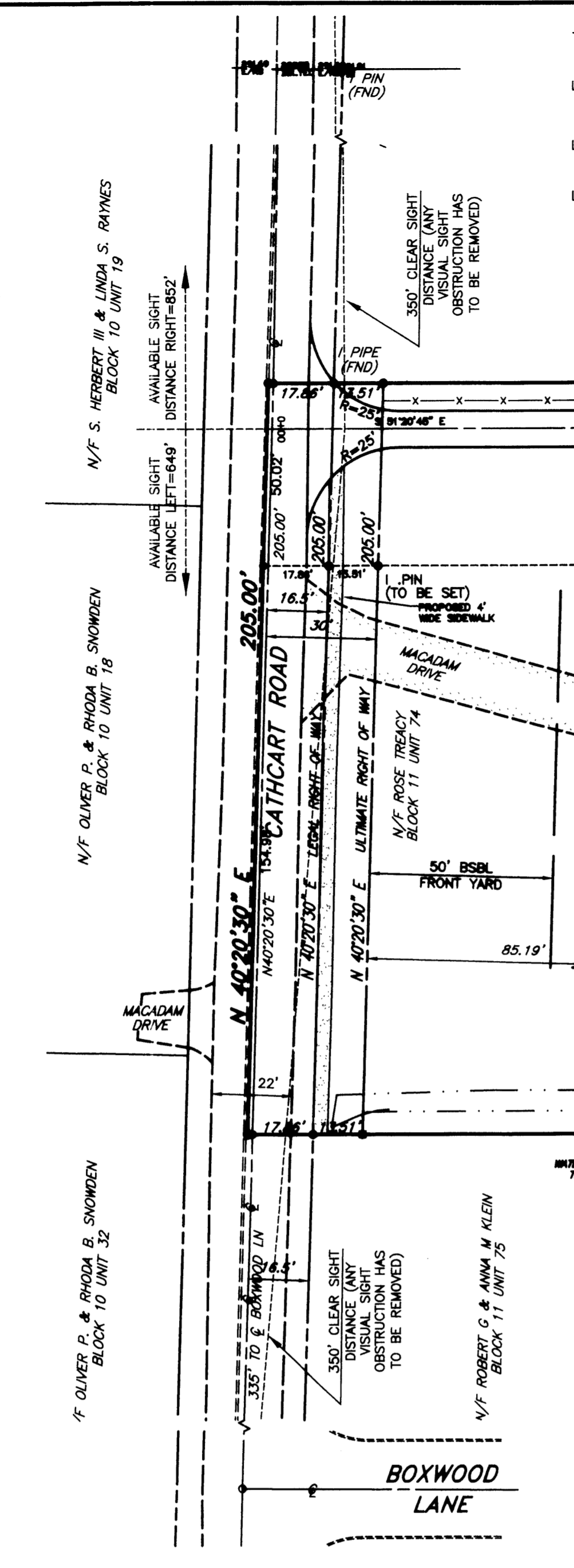
- 9. ALL PROPERTY CORNERS TO BE PERMANENTLY MARKED.

- 10. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED DECEMBER 10, 2001.

- 11. SITE DATA: CURRENT OWNER: SEAN BREEN; ADDRESS: 2740 BUTLER PIKE, PLYMOUTH MEETING, MONTGOMERY COUNTY, PENNSYLVANIA; TAX MAP BLOCK 11 - UNIT 74; TAX PARCEL NUMBER 66-00-00823-002; DEED BOOK 5219 - PAGE 1433.

- 12. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

- 13. THE SITE DATUM IS BASED UPON WHITPAIN TOWNSHIP SEWER AUTHORITY DATUM. THE INVERT OF THE SANITARY MANHOLE LOCATED AT THE INTERSECTION OF BOXWOOD LANE AND CATHART ROAD IS 280.73.



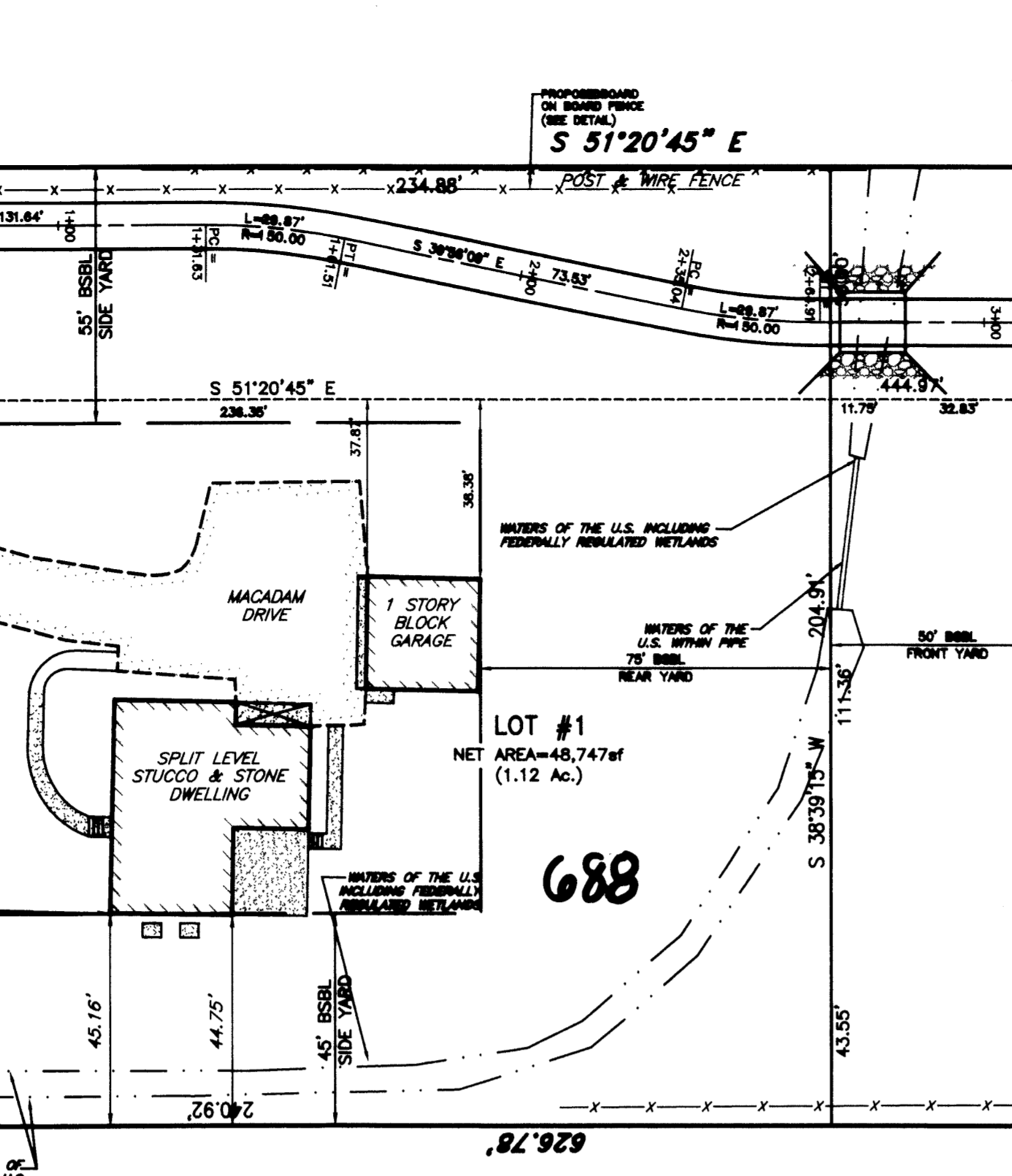
MONTGOMERY COUNTY RECORDER OF DEEDS RECORDED ON THIS 4th DAY OF DECEMBER 2001 IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR COUNTY OF MONTGOMERY OF HORSBOSTOWN, PENNSYLVANIA IN PLAN FILE CASE NO. DEED BOOK 50 PAGE NUMBER 177

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY ON THIS 22nd DAY OF August 2007 BEFORE ME, ELIZABETH A. FRESOLONE, the undersigned officer, personally appeared SEAN BREEN who acknowledged HIMSELF (HERSELF) TO BE THE OWNER of 2740 BUTLER PIKE, a CORPORATION, AND THE HE AS SUCH, OWNER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF (HERSELF AS SEAN BREEN).

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: December 29, 2008. ELIZABETH A. FRESOLONE, Notary Public, Whitpain Twp., Montgomery County, Pa. My Commission Expires December 28, 2008.

WHITPAIN TOWNSHIP BOARD OF SUPERVISORS AUTHORIZED SIGNATURE DATE 8/22/07 TITLE SECRETARY

GREEN AREA CALCULATIONS (ZONING DATA CONT.) Table with columns: LOT #, LOT SIZE, REQUIRED GREENSPACE, CALCULATIONS, PROPOSED. Rows for LOT #1, LOT #2, LOT #3.



OWNER'S CERTIFICATION OF INTENT KNOW TO ALL WHOM THESE PRESENTS MAY COME THAT (I/WE) BEING RESIDENTS OF [ADDRESS] FOR (MYSELF/OURSELVES), (MY/OUR) SUCCESSORS & ASSIGNS DO HEREBY ADOPT THIS AS (MY/OUR) PLAN OF LOTS & STREETS AND/OR LAND DEVELOPMENT PLAN OF (MY/OUR) PROPERTY, SITUATE IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND IT IS (MY/OUR) DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

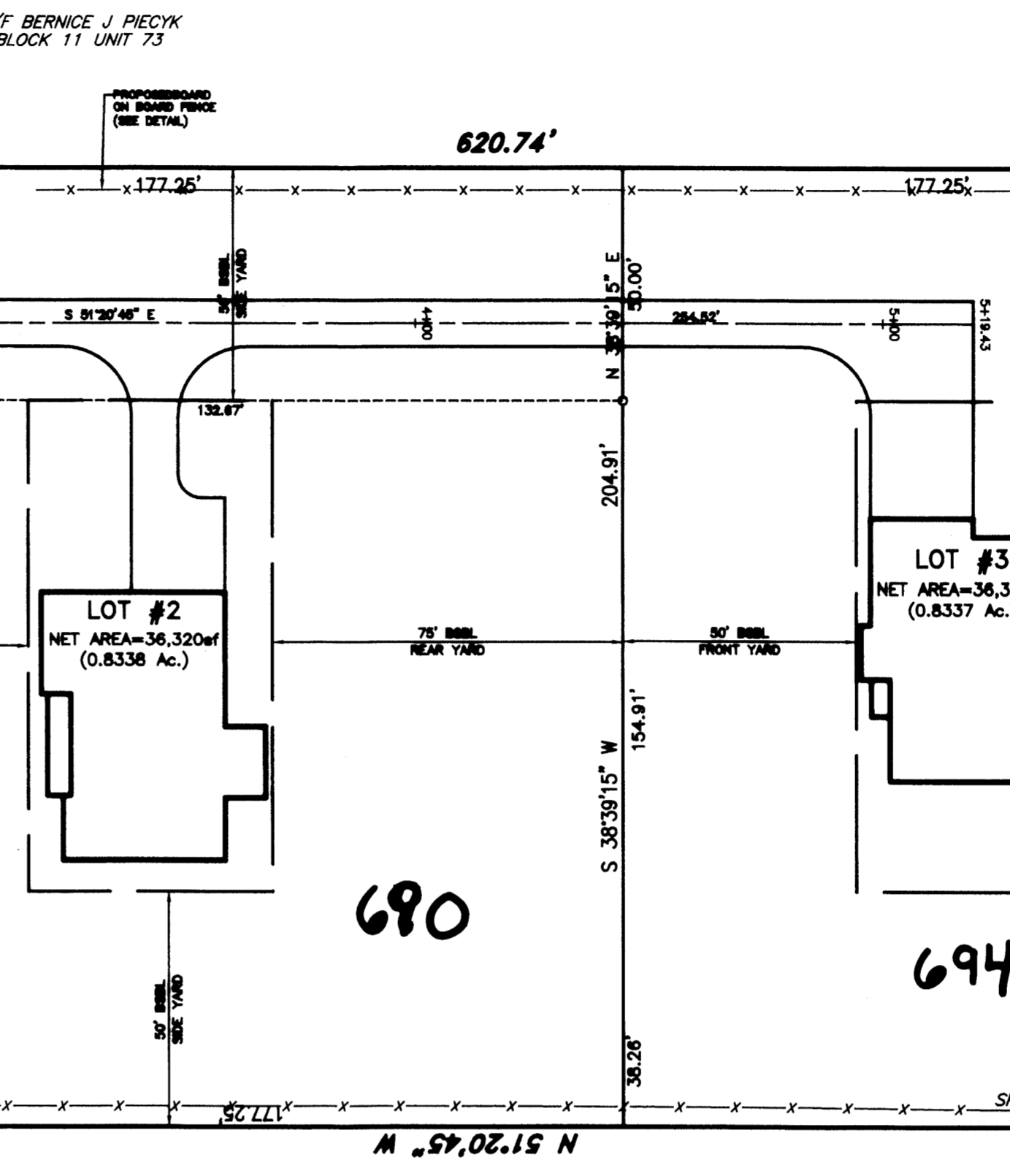
SURVEYOR'S CERTIFICATION I, ROBERT E. BLUE, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE MEETS AND BOUNDS AS SURVEYED BY ME ON THE 10th DAY OF DECEMBER, 2001, AND THAT THE LOCATION, SIZE AND MATERIAL OF EXISTING MARKERS ARE ACCURATELY SHOWN HEREON.

OWNER/DEVELOPER CERTIFICATION UPON COMPLETION OF THIS PROJECT THERE IS OFFERED FOR DEDICATION THE FOLLOWING: ULTIMATE RIGHT OF WAY OF CATHART ROAD. SEAN BREEN, OWNER/DEVELOPER.

WHITPAIN TOWNSHIP ENGINEER APPROVED BY THE TOWNSHIP ENGINEER ON THIS 20th DAY OF DECEMBER 2001. TOWNSHIP ENGINEER.

WHITPAIN TOWNSHIP PLANNING COMMISSION APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS 20th DAY OF DECEMBER 2001. SECRETARY.

ZONING DATA R-1 RESIDENTIAL Table with columns: MIN. LOT AREA, MAX. BUILDING HEIGHT, MIN. LOT WIDTH, BUILDING SETBACKS (FRONT, SIDE, REAR).



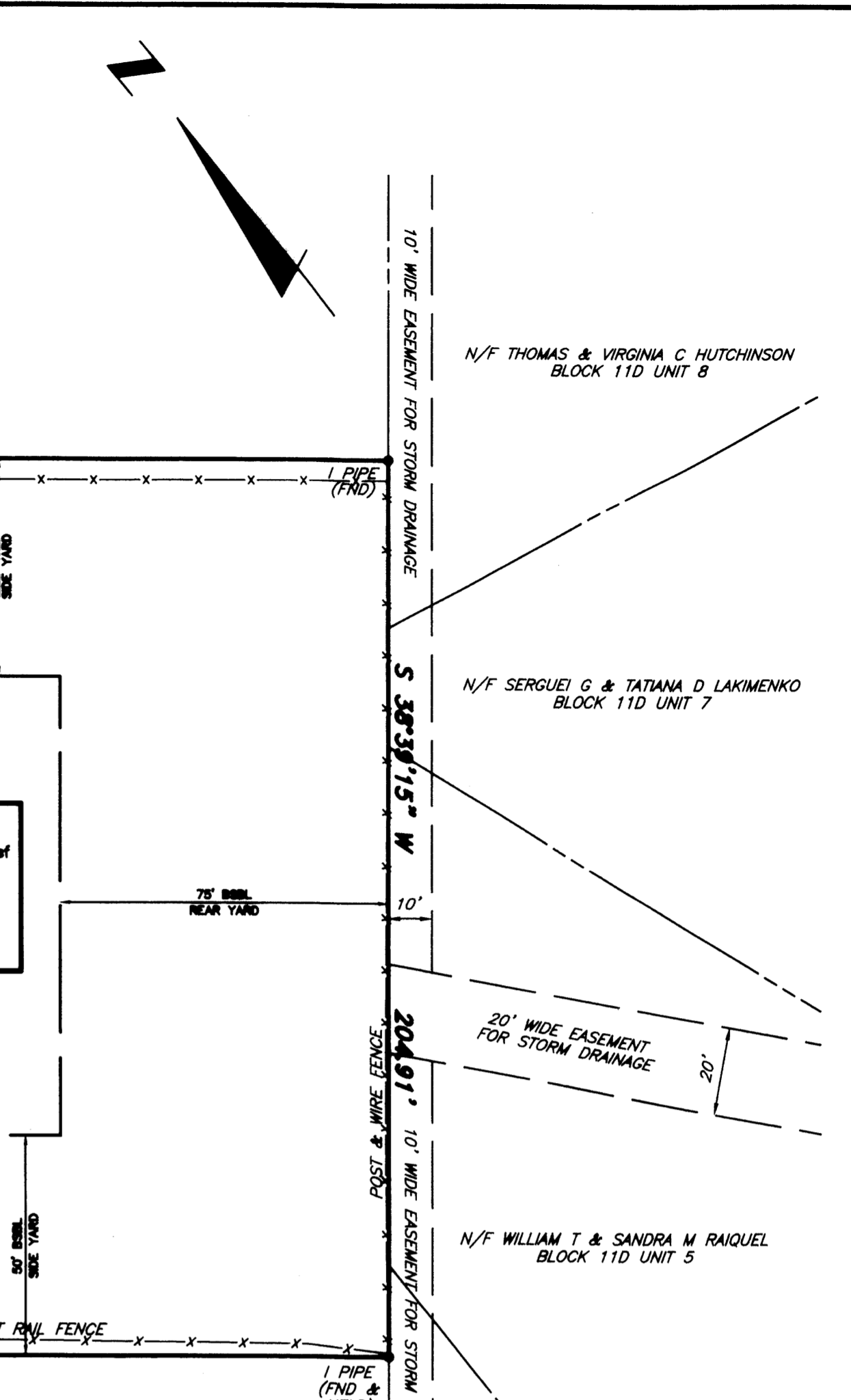
OWNER'S CERTIFICATION OF INTENT KNOW TO ALL WHOM THESE PRESENTS MAY COME THAT (I/WE) BEING RESIDENTS OF [ADDRESS] FOR (MYSELF/OURSELVES), (MY/OUR) SUCCESSORS & ASSIGNS DO HEREBY ADOPT THIS AS (MY/OUR) PLAN OF LOTS & STREETS AND/OR LAND DEVELOPMENT PLAN OF (MY/OUR) PROPERTY, SITUATE IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND IT IS (MY/OUR) DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SURVEYOR'S CERTIFICATION I, ROBERT E. BLUE, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE MEETS AND BOUNDS AS SURVEYED BY ME ON THE 10th DAY OF DECEMBER, 2001, AND THAT THE LOCATION, SIZE AND MATERIAL OF EXISTING MARKERS ARE ACCURATELY SHOWN HEREON.

OWNER/DEVELOPER CERTIFICATION UPON COMPLETION OF THIS PROJECT THERE IS OFFERED FOR DEDICATION THE FOLLOWING: ULTIMATE RIGHT OF WAY OF CATHART ROAD. SEAN BREEN, OWNER/DEVELOPER.

WHITPAIN TOWNSHIP ENGINEER APPROVED BY THE TOWNSHIP ENGINEER ON THIS 20th DAY OF DECEMBER 2001. TOWNSHIP ENGINEER.

WHITPAIN TOWNSHIP PLANNING COMMISSION APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS 20th DAY OF DECEMBER 2001. SECRETARY.



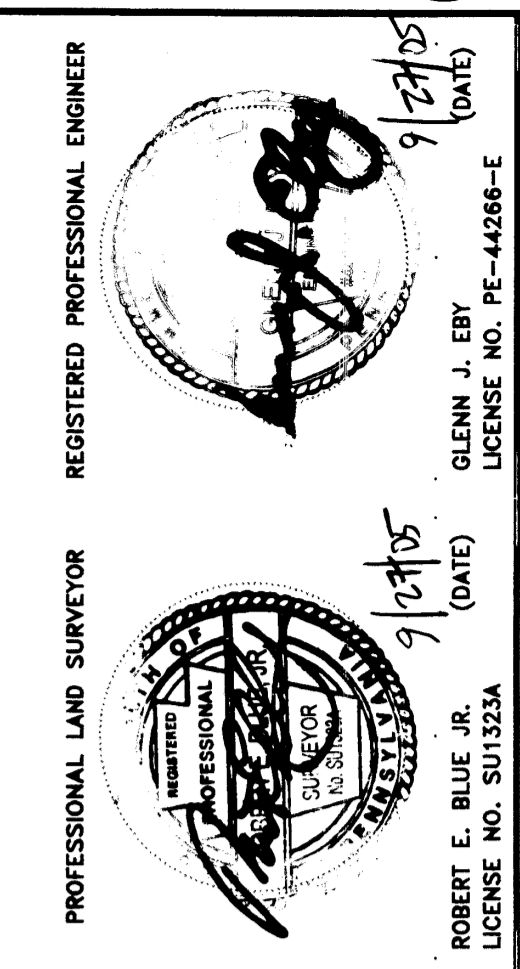
OWNER'S CERTIFICATION OF INTENT KNOW TO ALL WHOM THESE PRESENTS MAY COME THAT (I/WE) BEING RESIDENTS OF [ADDRESS] FOR (MYSELF/OURSELVES), (MY/OUR) SUCCESSORS & ASSIGNS DO HEREBY ADOPT THIS AS (MY/OUR) PLAN OF LOTS & STREETS AND/OR LAND DEVELOPMENT PLAN OF (MY/OUR) PROPERTY, SITUATE IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND IT IS (MY/OUR) DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SURVEYOR'S CERTIFICATION I, ROBERT E. BLUE, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE MEETS AND BOUNDS AS SURVEYED BY ME ON THE 10th DAY OF DECEMBER, 2001, AND THAT THE LOCATION, SIZE AND MATERIAL OF EXISTING MARKERS ARE ACCURATELY SHOWN HEREON.

OWNER/DEVELOPER CERTIFICATION UPON COMPLETION OF THIS PROJECT THERE IS OFFERED FOR DEDICATION THE FOLLOWING: ULTIMATE RIGHT OF WAY OF CATHART ROAD. SEAN BREEN, OWNER/DEVELOPER.

WHITPAIN TOWNSHIP ENGINEER APPROVED BY THE TOWNSHIP ENGINEER ON THIS 20th DAY OF DECEMBER 2001. TOWNSHIP ENGINEER.

WHITPAIN TOWNSHIP PLANNING COMMISSION APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS 20th DAY OF DECEMBER 2001. SECRETARY.



REVISIONS: 1. 2-25-2004: REVISION FOR TOWNSHIP REVIEW. 2. 3-15-2004: REVISION PER TWP. REVIEW. 3. 4-10-2004: REVISION FOR TWP. REVIEW. 4. 10-28-2004: REVISION FOR TWP. REVIEW. 5. 11-18-2004: REVISION FOR L.A. INFO. SHEET.

APPLICANT: SEAN BREEN, 2740 BUTLER PIKE, PLYMOUTH MTG., PA 19462. PREPARED FOR: BREEN PROPERTY, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.

LEGEND: 294 - EXISTING CONTOUR; 294 - PROPOSED CONTOUR; o - EXISTING IRON PIN; o - PROPOSED IRON PIN; square - EXISTING CONCRETE MONUMENT; square - PROPOSED CONCRETE MONUMENT; dashed line - EXISTING EDGE OF ROAD; dashed line with arrow - EXISTING INLET; dashed line with arrow - PROPOSED INLET; dashed line with arrow - PROPOSED STORM MANHOLE; dashed line with arrow - EXISTING SANITARY MANHOLE; dashed line with arrow - EXISTING EASEMENT; dashed line with arrow - PROPOSED EASEMENT; dashed line with arrow - STANDARD 18" SILT FENCE; dashed line with arrow - SUPER SILT FENCE; dashed line with arrow - LIMIT OF DISTURBANCE; dashed line with arrow - N.P.D.E.S. BOUNDARY; dashed line with arrow - INLET PROTECTION; dashed line with arrow - TREE PROTECTION FENCE; dashed line with arrow - WATERSHED TO SWALE; dashed line with arrow - WATERS OF THE COMMONWEALTH; dashed line with arrow - EXISTING RIGHT OF WAY; dashed line with arrow - EXISTING CENTERLINE OF ROAD; dashed line with arrow - EXISTING BOUNDARY; dashed line with arrow - EXISTING WATER LINE; dashed line with arrow - PROPOSED WATER LINE; dashed line with arrow - EXISTING GAS LINE; dashed line with arrow - EXISTING ELECTRIC LINE; dashed line with arrow - EXISTING SANITARY LATERAL; dashed line with arrow - PROPOSED SANITARY LATERAL.

CALL BEFORE YOU DIG 1-800-242-1776 3 DAYS NOTICE IN THE LAW. ACT 38 COMPLIANCE SERIAL # 3441125.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ANY UTILITY COMPANIES INVOLVED AT LEAST THREE DAYS BEFORE CONSTRUCTION BEGINS FOR THE PURPOSES OF: 1. REQUESTING THE UTILITY TO FIELD LOCATE ITS LINES AND STRUCTURES. 2. INITIATE COOPERATION WHICH WILL AVOID DAMAGE. 3. REQUEST PROCEDURES WHICH WILL AVOID DAMAGE.

DETENTION BASIN MAINTENANCE THE DETENTION BASIN (AS SHOWN ON THE PLANS) IS A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF WHITPAIN AND, AS SUCH, IS DEED RESTRICTED AND SHALL BE PROTECTED, MAINTAINED, AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN, JOINTLY AND SEVERALLY, BY THE OWNER ON WHOSE LAND THE STRUCTURE IS LOCATED, AS WELL AS THE OWNER'S HEIRS, SUCCESSORS AND ASSIGNS. THE TOWNSHIP OF WHITPAIN AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID DETENTION BASIN, IN ORDER TO DETERMINE THAT THE STRUCTURAL DESIGN AND INTEGRITY ARE BEING MAINTAINED BY THE OWNER, PURSUANT TO AN EASEMENT AGREEMENT BETWEEN THE OWNER AND THE TOWNSHIP TO BE RECORDED CONCURRENTLY WITH THIS PLAN.

RECORD PLAN: BREEN PROPERTY, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA. PREPARED FOR: SEAN BREEN, 2740 BUTLER PIKE, PLYMOUTH MTG., PA 19462. DATE: 1-14-2004. SHEET NUMBER: 1395-1E. SCALE: 1"=30'. SHEET TOTAL: 1 of 14.