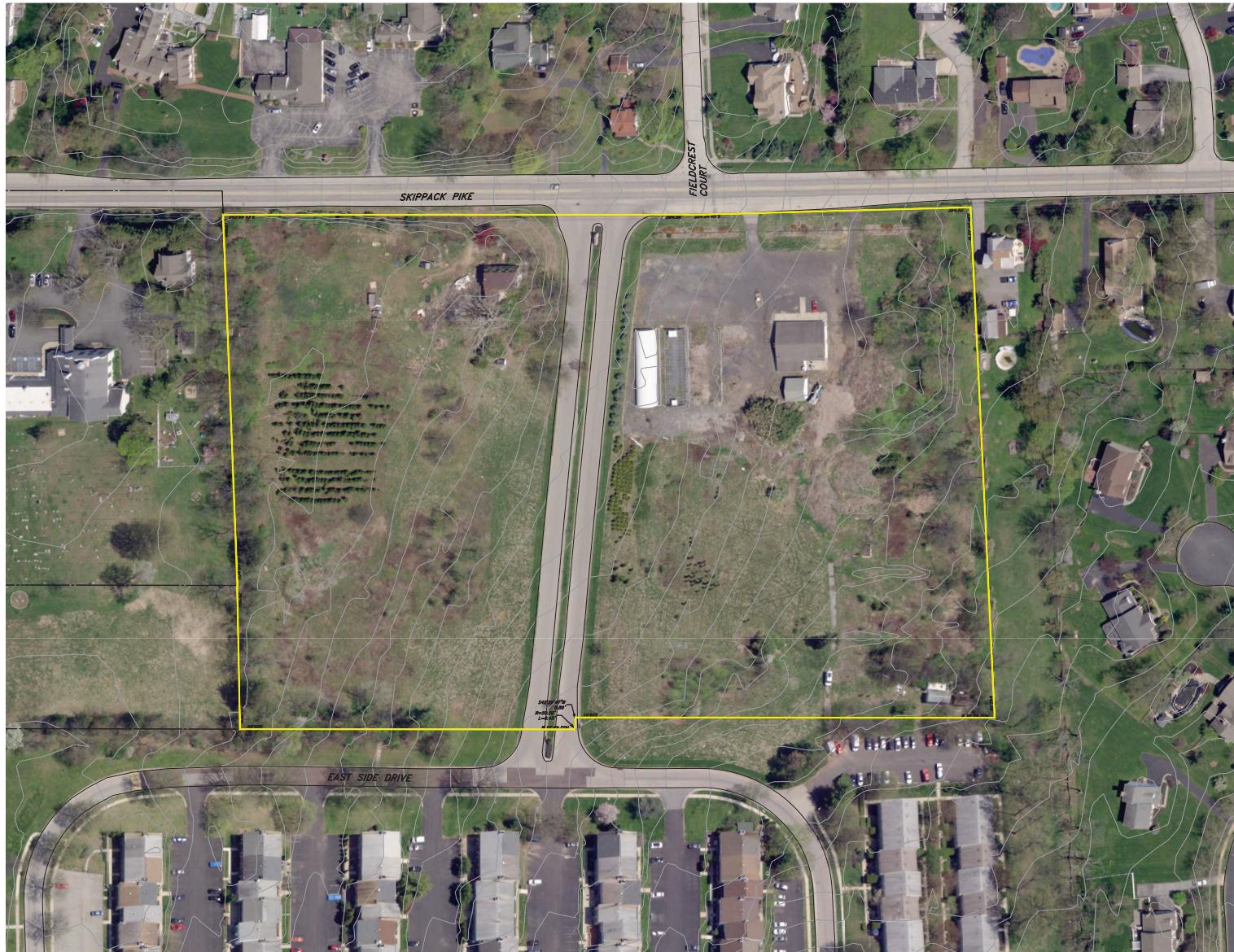


# WHITPAIN TOWNSHIP ZONING MAP

960 Wentz Road  
Blue Bell, PA 19422



0 60' 120'  
GRAPHIC SCALE: 1"=60'

NO.	REVISION	DATE	BY	APP.
ROU-01-187946-001	10/5/2020	4:30:45 PM		

SEAL



MANAGER	NEF	_____
DESIGN	KRK	CHKD. BY
DRAFT	KRK	CHKD. BY
FILE	ROU-01	DATE 3/11/19
NOTES		SCALE 1"=60'

**BURSICH**  
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2129 East High Street  
Pittsburgh, PA 15244  
412-323-4040  
Southampton Office  
706 Leeside Drive  
Southampton, PA 18964  
[www.bursich.com](http://www.bursich.com)

CLIENT  
ROUSE/CHAMBERLIN, LTD  
500 EXTON COMMONS  
EXTON, PA 19341

SUBJECT  
EXISTING FEATURES PLAN  
1730 SKIPPACK PIKE  
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.  
187946.00  
SHEET NO.  
1 OF 1  
DWG. NO.  
EF687946



NO.	REVISION	DATE	BY

SEAL

SEAL

MANAGER  
DKMDESIGN  
DKM CHKD. BYDRAFT  
DPC CHKD. BYFILE  
ROU-01 DATE

4/5/24

NOTES

SCALE

1"=50'



**BURSICH  
ASSOCIATES**  
 ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS  
 2129 EAST HIGH STREET  
 PORT JEROME, PENNSYLVANIA 16444  
 610.323.4040  
[www.bursich.com](http://www.bursich.com)

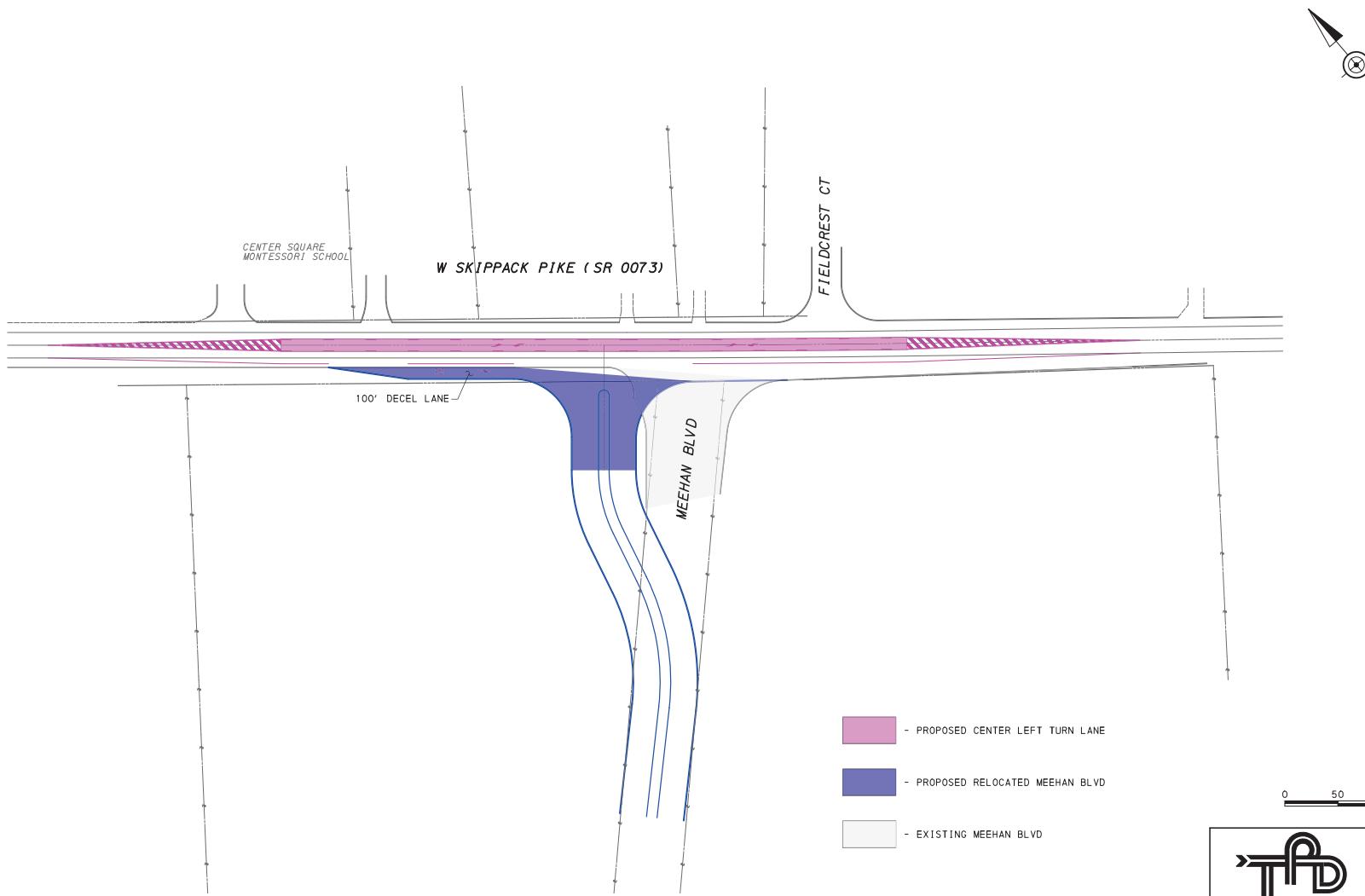
CLIENT  
 ROUSE/CHAMBERLIN, LTD  
 500 EXTON COMMONS  
 EXTON, PA 194361

SUBJECT  
 1730 SKIPPACK PIKE  
 WHITMIRE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
 DWG. NO.  
 RE-01

JOB NO.  
 187946-00

SHEET NO.  
 1 OF 1

DWG. NO.  
 RE-01



#### CONCEPT PLAN NOTES

- THESE NOTES ARE AN INTEGRAL PART OF THIS CONCEPT PLAN. THIS CONCEPT PLAN HAS BEEN PREPARED AT CLIENT'S REQUEST. IT IS CONCEPTUAL AND PRELIMINARY IN NATURE, AND SHALL NOT BE USED FOR PURPOSES OF CONSTRUCTION AND SHALL NOT BE USED FOR ANY OTHER PURPOSE, EXCEPT AS FURTHER AGREED IN WRITING BY THE ENGINEER AS THE DESIGN IS FURTHER DEVELOPED AND REVIEWED BY MUNICIPALITIES, AGENCIES, AND OTHERS AS NECESSARY.
- ENGINEER DOES NOT MAKE ANY REPRESENTATION REGARDING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. HEREIN AND AGREES NOT TO ABLE TO PROVIDE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
- CLIENT MUST OBTAIN WRITTEN APPROVAL FROM ENGINEER PRIOR TO RELEASE OF THIS PLAN TO ANY THIRD PARTY. ANY OTHER USE BY A THIRD PARTY IS STRICTLY PROHIBITED.
- THIS CONCEPT PLAN IS BASED ON UNVERIFIED SURVEY/MAPPING INFORMATION PROVIDED TO PREPARED BY OTHERS, PROFESSIONAL AND LICENSED SURVEYORS, BASED ON ACTUAL SURVEY PREPARED UNDER THE SUPERVISION AND CONTROL OF A PROFESSIONAL AND LICENSED SURVEYOR.
- ANY RIGHT-OF-WAY LINES OR PROPERTY LINES DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED BY A PROFESSIONAL LICENSED SURVEYOR. EVEN IF NOT DEPICTED HEREIN, RIGHT-OF-WAY OR EASEMENT ACQUISITIONS MAY BE NECESSARY AS PART OF THIS PROJECT. FINAL RIGHT-OF-WAY OR EASEMENT ACQUISITIONS SHALL BE BASED ON ENGINEERED AND APPROVED PLANS.

- ANY UTILITY FACILITIES DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED THROUGH SURVEY AND UTILITY RESEARCH. SUBSURFACE UTILITY ENGINEERING MAY BE NECESSARY TO ACCURATELY LOCATE THESE FACILITIES. ENGINEER IS NOT RESPONSIBLE FOR PROVIDING THIS SERVICE. EVEN IF DEPICTED HEREIN, IT IS NECESSARY AS PART OF THIS PROJECT, UTILITY RELOCATIONS SHALL BE BASED ON ENGINEERED AND APPROVED PLANS.
- ANY ENVIRONMENTAL RESOURCES DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED THROUGH RESEARCH AND SURVEY. EVEN IF DEPICTED HEREIN, ENVIRONMENTAL RESOURCES MAY BE IMPACTED AS PART OF THIS PROJECT. THIS CONCEPT PLAN DOES NOT PURPORT TO CONSIDER ALL ENVIRONMENTAL RESOURCE IMPACTS THAT MAY BE REQUIRED DUE TO ANY PROPOSED IMPROVEMENTS.
- ANY ROADWAY STRUCTURES (E.G., BRIDGES, CULVERTS, RETAINING WALLS) DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED BY A PROFESSIONAL LICENSED SURVEYOR. EVEN IF NOT DEPICTED HEREIN, ROADWAY STRUCTURES MAY BE IMPACTED AS PART OF THIS PROJECT. THIS CONCEPT PLAN DOES NOT PURPORT TO CONSIDER ALL IMPACTS TO ROADWAY STRUCTURES THAT MAY BE REQUIRED DUE TO ANY PROPOSED IMPROVEMENTS.

- ALTHOUGH NOT NECESSARILY DEPICTED ON THIS CONCEPT PLAN, DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS MAY BE NECESSARY IN ORDER TO IMPLEMENT ANY PROPOSED IMPROVEMENTS.
- ALL DOCUMENTS, DESIGNS, DRAWINGS AND SPECIFICATIONS ("INSTRUMENTS OF SERVICE") PREPARED SPECIFICALLY FOR THIS PROJECT ARE INTENDED FOR USE ONLY IN THE CONSTRUCTION AND OPERATION OF ANY OTHER PROJECT. IN ACCEPTING AND UTILIZING INSTRUMENTS OF SERVICE, OR ANY FORM OF ELECTRONIC MEDIA CONCERNING THIS PROJECT, CLIENT AGREES THAT THE INSTRUMENTS OF SERVICE ARE NOT TO BE USED AS INSTRUMENTS OF SERVICE WITHOUT WRITTEN CONSENT BY ENGINEER FOR THE SPECIFIC PURPOSE INTENDED. WILL BE LIABLE FOR CLAIMS AGAINST ENGINEER FOR THE SPECIFIC PURPOSE INTENDED. ENGINEER AGREES TO INDEMNIFY CLIENT FOR CLAIMS AGAINST ENGINEER RESULTING IN ANY DAMAGE, WHETHER UNINTENDED OR OTHERWISE, TO INSTRUMENTS OF SERVICE BY ANYONE OTHER THAN ENGINEER. IN ADDITION, CLIENT AGREES, TO THE FULL EXTENT PERMITTED BY LAW, TO HOLD ENGINEER HARMLESS FROM ANY LIABILITY, WHETHER UNINTENDED OR OTHERWISE, ARISING FROM ANY UNAUTHORIZED REUSE OR CHANGES TO INSTRUMENTS OF SERVICE.

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DISTRICT	COUNTY	ROUTE	SECTION	HEET
6-0	MONTGOMERY	0073	1 OF 1	WHITPAIN TOWNSHIP
<b>CONCEPT DESIGN OPTION 1</b>				
08/05/2024				

# EXECUTIVE SUMMARY

## 1730 Skippack Pike Fiscal Impact Analysis

August 4, 2024

Scenario/ Dwelling Type	Number of Units	Annual Net Township Impact	Annual Net School District Impact	<b>Annual Net Combined Impact</b>	Annual Net Combined Impact per Unit
Proposed 3BR Townhomes	34	\$48,314	\$135,279	<b>\$183,592</b>	\$5,400
By Right 4BR SFD	19	\$19,315	-\$138,569	<b>-\$119,254</b>	-\$6,277
<b>Difference</b>	<b>15</b>	<b>\$28,998</b>	<b>\$273,848</b>	<b>\$302,846</b>	<b>\$11,676</b>



