

**NOTES:**

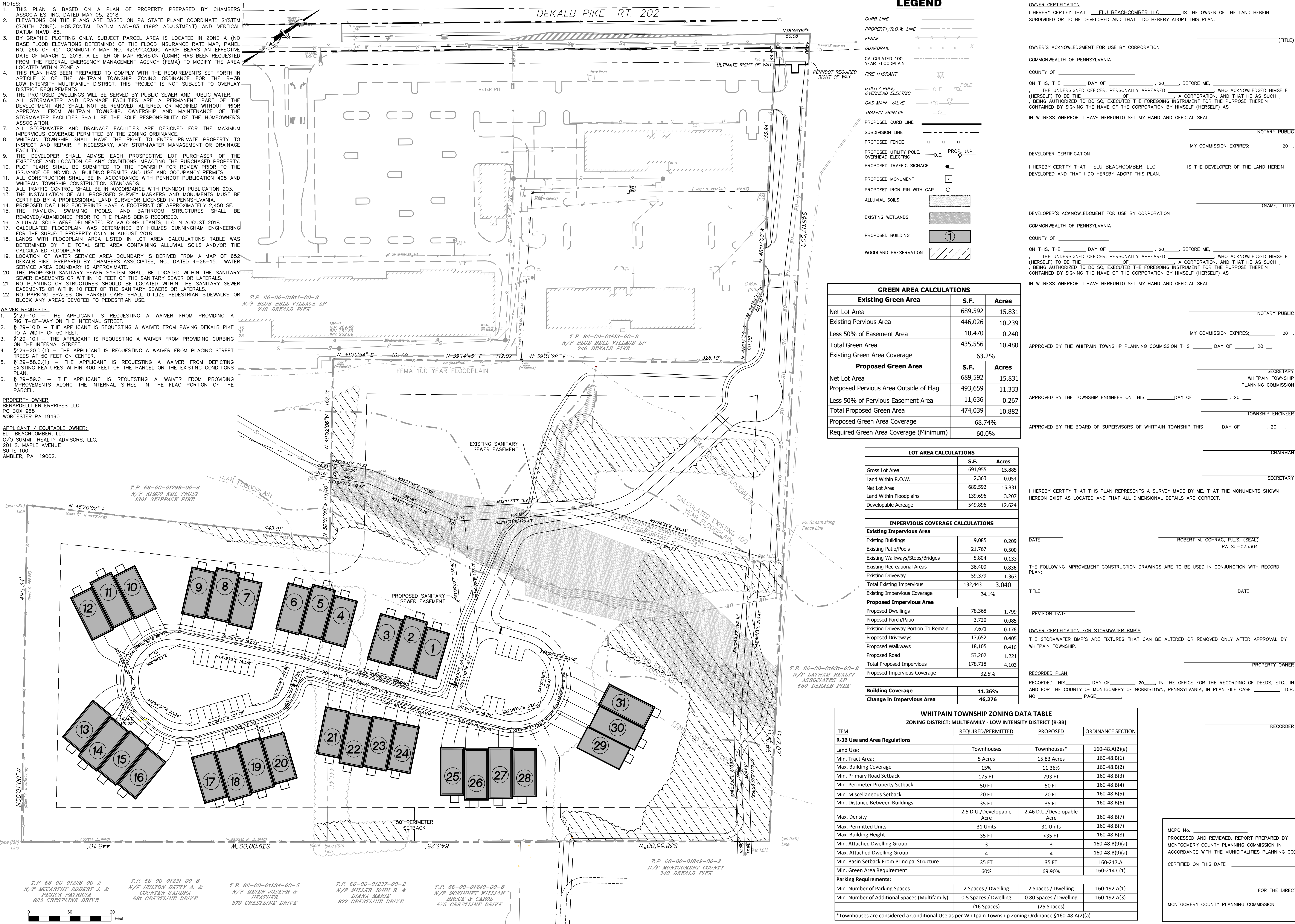
- THIS PLAN IS BASED ON A PLAN OF PROPERTY PREPARED BY CHAMBERS ASSOCIATES, INC. DATED MAY 05, 2018.
- ELEVATIONS ON THE PLANS ARE BASED ON PA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), HORIZONTAL DATUM NAD-83 (1992 ADJUSTMENT) AND VERTICAL DATUM NAVD-88.
- BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 266 OF 451, COMMUNITY MAP NO. 42091C0266 WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016. A LETTER OF MAP REVISION (LOMR) HAS BEEN REQUESTED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO MODIFY THE AREA LOCATED WITHIN ZONE A.
- THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE REQUIREMENTS SET FORTH IN ARTICLE X OF THE WHITPAIN TOWNSHIP ZONING ORDINANCE FOR THE R-3B LOW-INTENSITY MULTIFAMILY DISTRICT. THIS PROJECT IS NOT SUBJECT TO OVERLAY DISTRICT REQUIREMENTS.
- THE PROPOSED DWELLINGS WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- ALL STORMWATER AND DRAINAGE FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED WITHOUT PRIOR APPROVAL FROM WHITPAIN TOWNSHIP. OWNERSHIP AND MAINTENANCE OF THE STORMWATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- ALL STORMWATER AND DRAINAGE FACILITIES ARE DESIGNED FOR THE MAXIMUM IMPERVIOUS COVERAGE PERMITTED BY THE ZONING ORDINANCE.
- WHITPAIN TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT OR DRAINAGE FACILITY.
- THE DEVELOPER SHALL ADVISE EACH PROSPECTIVE LOT PURCHASER OF THE EXISTENCE AND LOCATION OF ANY CONDITIONS IMPACTING THE PURCHASED PROPERTY. PLOT PLANS SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW PRIOR TO THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS AND USE AND OCCUPANCY PERMITS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AND WHITPAIN TOWNSHIP CONSTRUCTION STANDARDS.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 203.
- THE INSTALLATION OF ALL PROPOSED SURVEY MARKERS AND MONUMENTS MUST BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN PENNSYLVANIA.
- PROPOSED DWELLING FOOTPRINTS HAVE A FOOTPRINT OF APPROXIMATELY 2,450 SF. THE PAVILION, SWIMMING POOLS, AND BATHROOM STRUCTURES SHALL BE REMOVED/ABANDONED PRIOR TO THE PLANS BEING RECORDED.
- ALLUVIAL SOILS WERE DELINEATED BY VW CONSULTANTS, LLC IN AUGUST 2018.
- CALCULATED FLOODPLAIN WAS DETERMINED BY HOLMES CUNNINGHAM ENGINEERING FOR THE SUBJECT PROPERTY ONLY IN AUGUST 2018.
- LANDS WITH FLOODPLAIN AREA LISTED IN LOT AREA CALCULATIONS TABLE WAS DETERMINED BY THE TOTAL SITE AREA CONTAINING ALLUVIAL SOILS AND/OR THE CALCULATED FLOODPLAIN.
- LOCATION OF WATER SERVICE AREA BOUNDARY IS DERIVED FROM A MAP OF 652 DEKALB PIKE, PREPARED BY CHAMBERS ASSOCIATES, INC., DATED 4-26-15. WATER SERVICE AREA BOUNDARY IS APPROXIMATE.
- THE PROPOSED SANITARY SEWER SYSTEM SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWER OR LATERALS.
- NO PLANTING OR STRUCTURES SHOULD BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS OR LATERALS.
- NO PARKING SPACES OR PARKED CARS SHALL UTILIZE PEDESTRIAN SIDEWALKS OR BLOCK ANY AREAS DEVOTED TO PEDESTRIAN USE.

**WAIVER REQUESTS:**

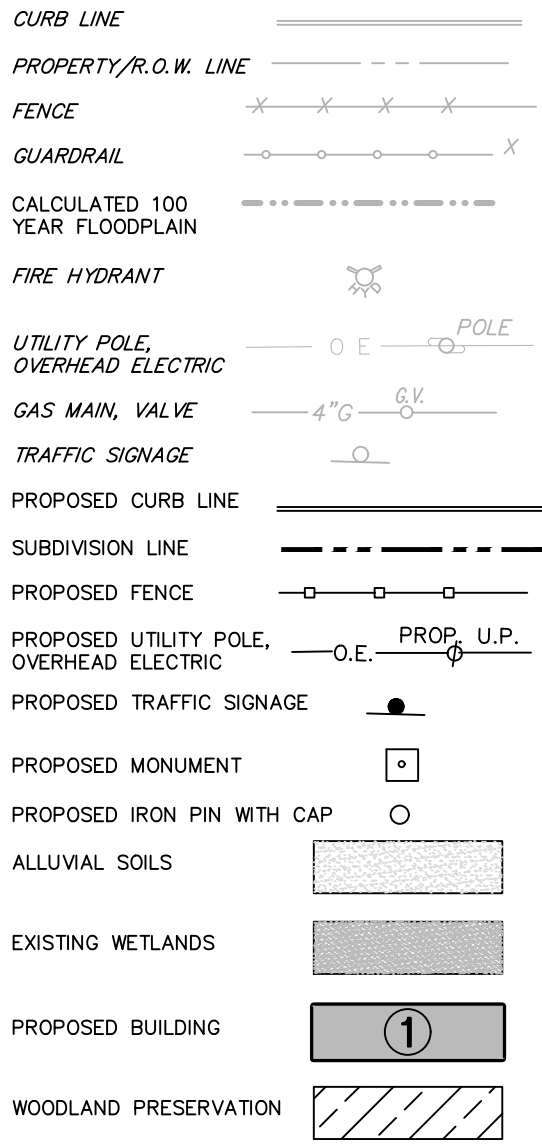
- \$129-10 - THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING A RIGHT-OF-WAY ON THE INTERNAL STREET.
- \$129-10.D - THE APPLICANT IS REQUESTING A WAIVER FROM PAVING DEKALB PIKE TO A WIDTH OF 50 FEET.
- \$129-10.I - THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING CURBING ON THE INTERNAL STREET.
- \$129-20.D.(1) - THE APPLICANT IS REQUESTING A WAIVER FROM PLACING STREET TREES AT 50 FEET ON CENTER.
- \$129-58.C.(1) - THE APPLICANT IS REQUESTING A WAIVER FROM DEPICTING EXISTING FEATURES WITHIN 400 FEET OF THE PARCEL ON THE EXISTING CONDITIONS PLAN.
- \$129-59.C - THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING IMPROVEMENTS ALONG THE INTERNAL STREET IN THE FLAG PORTION OF THE PARCEL.

**PROPERTY OWNER**  
BERARDELLI ENTERPRISES LLC  
PO BOX 968  
WORCESTER PA 19490

**APPLICANT / EQUITABLE OWNER:**  
ELU BEACHCOMBER, LLC  
C/O SUMMIT REALTY ADVISORS, LLC,  
201 S. MAPLE AVENUE  
SUITE 100  
AMBLER, PA 19002.



**LEGEND**



GREEN AREA CALCULATIONS		
Existing Green Area	S.F.	Acres
Net Lot Area	689,592	15.831
Existing Pervious Area	446,026	10.239
Less 50% of Easement Area	10,470	0.240
Total Green Area	435,556	10.480
Existing Green Area Coverage	63.2%	
Proposed Green Area	S.F.	Acres
Net Lot Area	689,592	15.831
Proposed Pervious Area Outside of Flag	493,659	11.333
Less 50% of Pervious Easement Area	11,636	0.267
Total Proposed Green Area	474,039	10.882
Proposed Green Area Coverage	68.74%	
Required Green Area Coverage (Minimum)	60.0%	

LOT AREA CALCULATIONS		
	S.F.	Acres
Gross Lot Area	691,955	15.885
Land Within R.O.W.	2,363	0.054
Net Lot Area	689,592	15.831
Land Within Floodplains	139,696	3.207
Developable Acreage	549,896	12.624

IMPERVIOUS COVERAGE CALCULATIONS		
Existing Impervious Area		
Existing Buildings	9,085	0.209
Existing Patio/Pools	21,767	0.500
Existing Walkways/Steps/Bridges	5,804	0.133
Existing Recreational Areas	36,409	0.836
Existing Driveway	59,379	1.363
Total Existing Impervious	132,443	3.040
Existing Impervious Coverage	24.1%	

Building Coverage	11.36%
Change in Impervious Area	46,276

WHITPAIN TOWNSHIP ZONING DATA TABLE			
ZONING DISTRICT: MULTIFAMILY - LOW INTENSITY DISTRICT (R-3B)			
ITEM	REQUIRED/PERMITTED	PROPOSED	ORDINANCE SECTION
<b>R-3B Use and Area Regulations</b>			
Land Use:	Townhouses	Townhouses*	160-48.A(2)(a)
Min. Tract Area:	5 Acres	15.83 Acres	160-48.B(1)
Max. Building Coverage	15%	11.36%	160-48.B(2)
Min. Primary Road Setback	175 FT	793 FT	160-48.B(3)
Min. Perimeter Property Setback	50 FT	50 FT	160-48.B(4)
Min. Miscellaneous Setback	20 FT	20 FT	160-48.B(5)
Min. Distance Between Buildings	35 FT	35 FT	160-48.B(6)
Max. Density	2.5 D.U./Developable Acre	2.46 D.U./Developable Acre	160-48.B(7)
Max. Permitted Units	31 Units	31 Units	160-48.B(7)
Max. Building Height	35 FT	<35 FT	160-48.B(8)
Min. Attached Dwelling Group	3	3	160-48.B(9)(a)
Max. Attached Dwelling Group	4	4	160-48.B(9)(a)
Min. Basin Setback From Principal Structure	35 FT	35 FT	160-217.A
Min. Green Area Requirement	60%	69.90%	160-214.C(1)
<b>Parking Requirements:</b>			
Min. Number of Parking Spaces	2 Spaces / Dwelling	2 Spaces / Dwelling	160-192.A(1)
Min. Number of Additional Spaces (Multifamily)	0.5 Spaces / Dwelling (16 Spaces)	0.80 Spaces / Dwelling (25 Spaces)	160-192.A(3)

\*Townhouses are considered a Conditional Use as per Whitpain Township Zoning Ordinance §160-48.A(2)(a).

**OWNER CERTIFICATION**

I HEREBY CERTIFY THAT ELU BEACHCOMBER, LLC IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

OWNER'S ACKNOWLEDGMENT FOR USE BY CORPORATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF \_\_\_\_\_

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, \_\_\_\_\_, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE \_\_\_\_\_ OF \_\_\_\_\_ A CORPORATION, AND THAT HE AS SUCH \_\_\_\_\_, 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 \_\_\_\_\_

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

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_ 20\_\_\_\_

**DEVELOPER CERTIFICATION**

I HEREBY CERTIFY THAT ELU BEACHCOMBER, LLC IS THE DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

\_\_\_\_\_, (NAME, TITLE)

DEVELOPER'S ACKNOWLEDGMENT FOR USE BY CORPORATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF \_\_\_\_\_

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, \_\_\_\_\_, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE \_\_\_\_\_ OF \_\_\_\_\_ A CORPORATION, AND THAT HE AS SUCH \_\_\_\_\_, 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 \_\_\_\_\_

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

\_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_ 20\_\_\_\_

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_, SECRETARY

WHITPAIN TOWNSHIP PLANNING COMMISSION

APPROVED BY THE TOWNSHIP ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_, TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_, CHAIRMAN

\_\_\_\_\_, SECRETARY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

DATE \_\_\_\_\_ ROBERT M. COHRAC, P.L.S. (SEAL) PA SU-075304

THE FOLLOWING IMPROVEMENT CONSTRUCTION DRAWINGS ARE TO BE USED IN CONJUNCTION WITH RECORD PLAN:

TITLE \_\_\_\_\_ DATE \_\_\_\_\_

REVISION DATE \_\_\_\_\_

**OWNER CERTIFICATION FOR STORMWATER BMP'S**

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

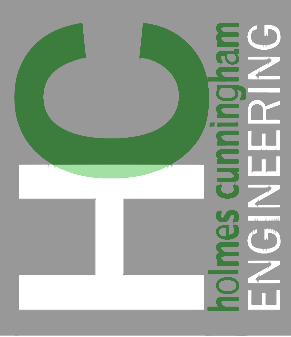
\_\_\_\_\_, PROPERTY OWNER

**RECORDED PLAN**

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE \_\_\_\_\_ D.B. NO \_\_\_\_\_ PAGE \_\_\_\_\_

\_\_\_\_\_, RECORDER

Holmes Cunningham LLC  
350 E. Butler Ave., Ste 106  
New Britain, PA 18901  
(215) 586-3330  
www.hcengineering.net

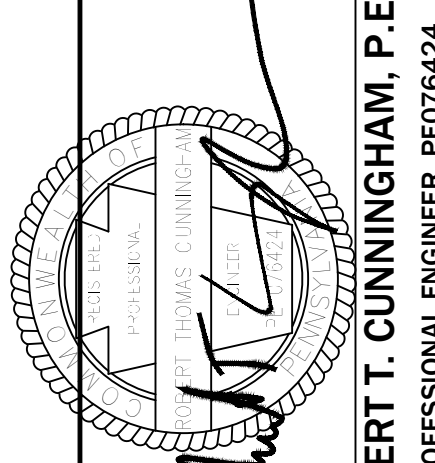


REVISIONS	
Date	Description
3-19-19	REVISED PER TOWNSHIP COMMENTS
5-11-19	REVISED PER TOWNSHIP COMMENTS
9-31-19	REVISED PER COMMENTS

CALL BEFORE YOU DIG!!  
PENNSYLVANIA LAW REQUIRES  
10 WORKING DAYS IN DESIGN PHASE  
10 WORKING DAYS IN CONSTRUCTION PHASE AND  
10 WORKING DAYS IN FINISH PHASE  
Pennsylvania One  
Call System, Inc.  
1-800-245-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. PER PA. ACT 187 TO THE PROTECTION OF PUBLIC UTILITIES FROM ANY EXCAVATION.

**CREEKSIDE AT BLUE BELL**  
**652 DEKALB PIKE**  
**TMP# 66-00-01828-00-5**  
**WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA**  
**RECORD SITE PLAN**



File No.  
**1360\_C1.0.DWG**

MPCC No. \_\_\_\_\_  
PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.  
CERTIFIED ON THIS DATE \_\_\_\_\_

\_\_\_\_\_, FOR THE DIRECTOR  
MONTGOMERY COUNTY PLANNING COMMISSION

HCE Job	1360
Date	1/7/2019
Scale	1"=60'
Designed	RC
Sheet	4 of 25

Drawing No.  
**C1.0**