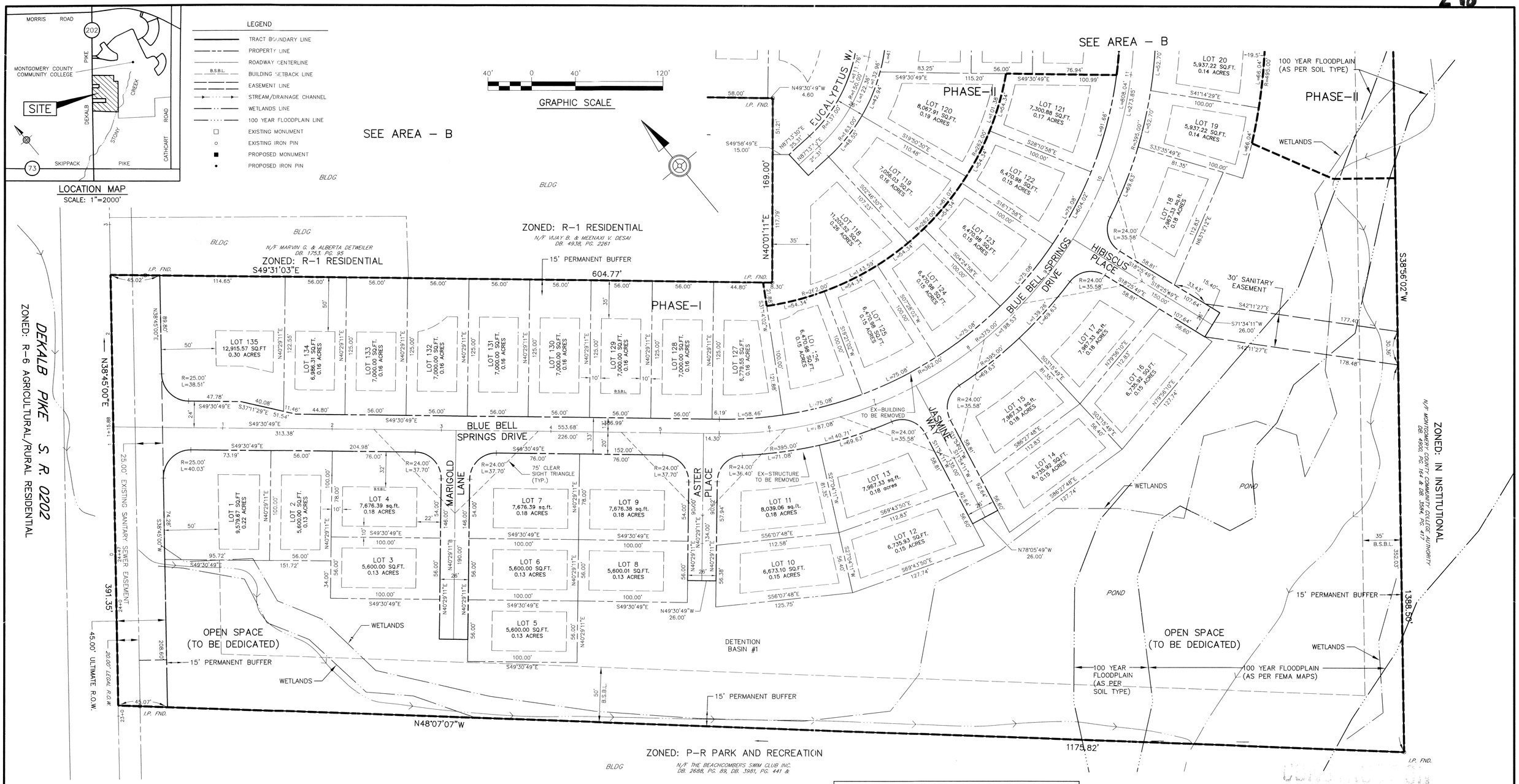

THIS PLAN FOR PHASE II & III RECORDING ONLY

FOR ZONING REQUIREMENTS AND GENERAL NOTES SEE SHEETS 2 THROUGH 4.

TO ALL WHOM THESE PRESENTS MAY COME KNOW YE THAT WE Latham Realty PHILADELPHIA, PA A CORPORATION LOCATED IN PENNSYLVANIA HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, LOTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS 19 DAY OF July, 20 07

_____, PRESIDENT

ATTEST:

_____, SECRETARY

_____ SEAL

APPROVED BY RESOLUTION OF THE BOARD OF ~~COMMISSIONERS~~ Supervisors OF WHITPAIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE 6 DAY OF Aug 20 07

CHAIRMAN

SECRETARY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

ON THE 17th DAY OF July, 2007 BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

Christopher Kopsher

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN, THEREON SITUATED IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
THELMA J. McCALLUM, Notary Public
Hatfield Twp., Bucks County
My Commission Expires May 28, 2010

NOTARY PUBLIC — MY COMMISSION EXPIRES 5/28/2010

REVIEWED BY TOWNSHIP ENGINEER.

DATE — TOWNSHIP ENGINEER

RECOMMENDED FOR APPROVAL BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THE _____ DAY OF _____, 20__.

CHAIRMAN

Secretary

MCPC No. 96–0066–005

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 THIS 22nd DAY OF August, 20 07 IN THE OFFICE OF FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____ D.B NO. 29 PAGE 154

BY _____
RECORDER

I, PETER L. McNEIL, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THIS PLAN OF SURVEY WAS PREPARED FROM ACTUAL GROUND SURVEY OF THE PROPERTY, (SAID SURVEY WAS CONDUCTE) UNDER MY DIRECT SUPERVISION, ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST IN THE LOCATION SHOWN; THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND, THE SIZE LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN HEREON.

PETER L. McNEIL P.L.S.
PA. P.L.S NO. SU053702E

DATE 4-24-07

BMP OPERATION AND MAINTENANCE CERTIFICATION

IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED BMP OPERATION AND MAINTENANCE PLAN, OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, UNLESS AN EXCEPTION IS GRANTED IN WRITING BY WHITPAIN TOWNSHIP.

OWNER/APPLICANT — DATE 7-19-07

COMMONWEALTH OF PENNSYLVANIA
PETER L. McNEIL
No. SU053702E
PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	CHKD.
7	3–29–07	RELOCATED DRIVEWAY – LOT 89	SD	KBO
6	3–05–07	PER TWP COMMENT	SD	KBO
5	1–25–07	REMOVED DBL CURB CUTS, RELOCATED SAN. LAT. LOTS/WATER SERVICES	MD	KBO
4	12–20–06	PER MCCD COMMENT	MD	KBO
3	9–18–03	FOR PHASE ONE RECORDING	KBO	DSW
2	5–6–02	REVISED GRADING	KBO	DSW
1	8–10–01	PER REVIEW COMMENTS	KBO	DSW

PLAN OF LOTS AREA – A

BLUE BELL SPRINGS

WHITPAIN TWP. — MONTGOMERY CO., PA.

OWNER/APPLICANT

LATHAM REALTY

D.S. WINOKUR Associates, Inc.
ENGINEERS . PLANNERS . SURVEYORS
2080 Cabot Boulevard West
Suite 204 > Langhorne, PA. 19047
215–750–9900 > FAX 215–750–8474

DRAWN BY:	JPW
CHKD BY:	DSW
SCALE:	1"=40'
DATE:	5/7/01
DRAWING NO.	5132.00–PLANLOTA
SHEET NO.	2 of 39

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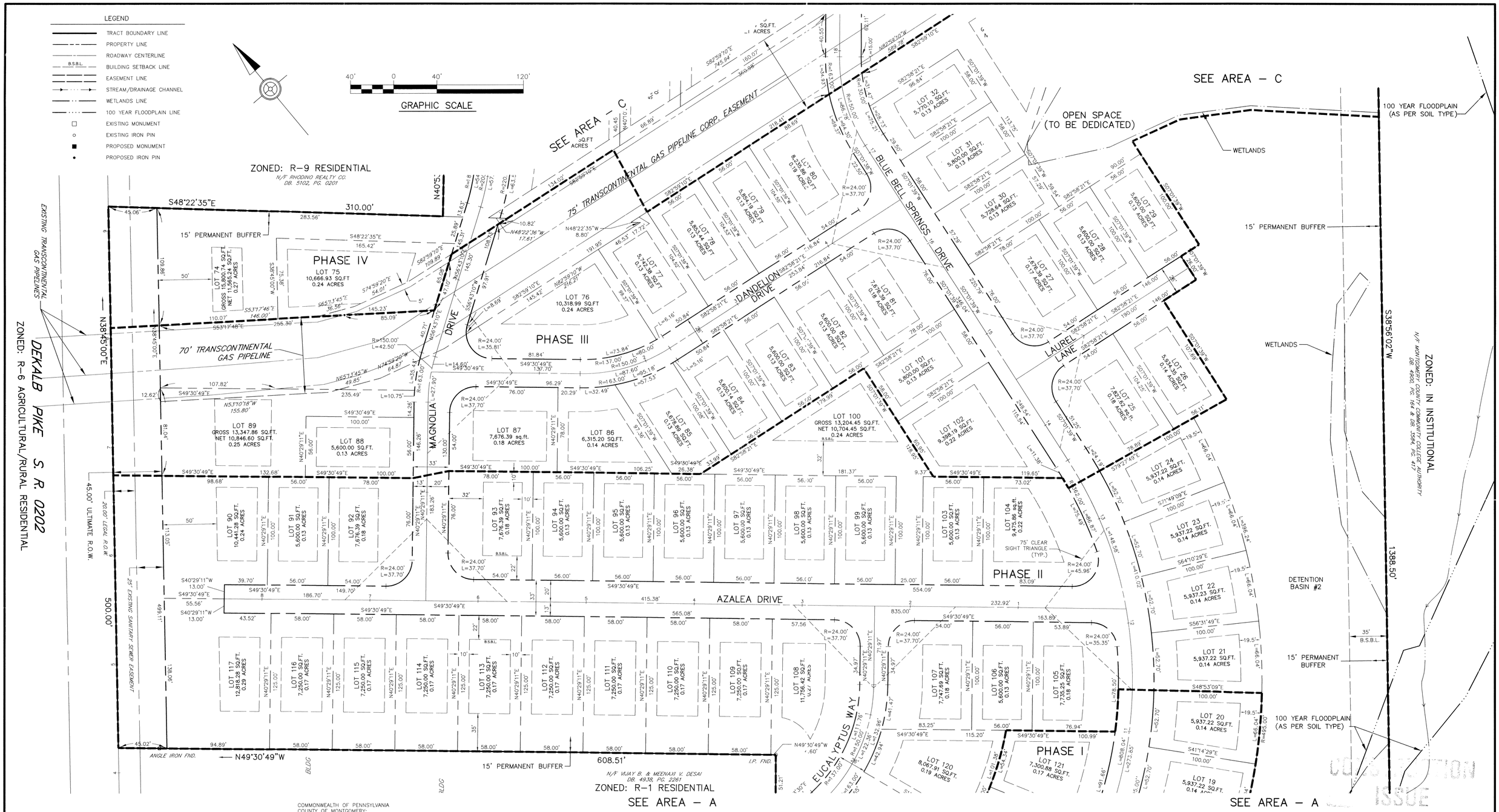
LD-6-99



THIS PLAN FOR PHASE II & III RECORDING ONLY

FOR ZONING REQUIREMENTS AND GENERAL NOTES SEE SHEETS 2 THROUGH 4.

TO ALL WHOM THESE PRESENTS MAY COME KNOW YE THAT WE Latham Realty Corp. A CORPORATION LOCATED IN Montgomery PENNSYLVANIA HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, LOTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS 19 DAY OF July, 2007

PRESIDENT

ATTEST:

SECRETARY

SEAL

APPROVED BY RESOLUTION OF THE BOARD OF ~~COMMISSIONERS~~ Supervisors OF WHITPAIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE 16th DAY OF March 2007

CHAIRMAN

SECRETARY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

ON THE 19th DAY OF July, 2007 BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

Gerald Kaplan

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN, THEREON SITUATED IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
THELMA J. McCALLUM, Notary Public
Middletown Twp., Bucks County
My Commission Expires May 28, 2010

NOTARY PUBLIC

3/05/2010
MY COMMISSION EXPIRES

REVIEWED BY TOWNSHIP ENGINEER.

5/16/07
DATE

TOWNSHIP ENGINEER

RECOMMENDED FOR APPROVAL BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THE 19th DAY OF April, 2007

CHAIRMAN

Secretary

MCPC No. 96-0066-005

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commision in accordance with the Municipalities Planning Code.

Certified this date_____

For the Director

Montgomery County Planning Commission

RECORDED THIS 22nd DAY OF August, 2007 IN THE OFFICE OF FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____ D.B NO. 221 PAGE 154

BY _____
RECORDER

I, PETER L. McNEIL, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THIS PLAN OF SURVEY WAS PREPARED FROM ACTUAL GROUND SURVEY OF THE PROPERTY, SAID SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION, ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST IN THE LOCATION SHOWN; THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND, THE SIZE LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN HEREON.

PETER L. McNEIL, P.L.S.
PA. P.L.S NO. SU053702E

4-24-07
DATE

BMP OPERATION AND MAINTENANCE CERTIFICATION

IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED BMP OPERATION AND MAINTENANCE PLAN, OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, UNLESS AN EXCEPTION IS GRANTED IN WRITING BY WHITPAIN TOWNSHIP.

OWNER/APPLICANT

7-19-07
DATE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PETER L. McNEIL

OWNER/APPLICANT

LATHAM REALTY

NO.	DATE	REVISION	BY	CHKD.
7	3-29-07	RELOCATED DRIVEWAY – LOT 89	SD	KBO
6	3-05-07	PER TWP COMMENT	SD	KBO
5	1-25-07	REMOVED DBL CURB CUTS, RELOCATED SAN. LAT. LOTS/WATER SERVICES	MD	KBO
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2	5-6-02	REVISED GRADING	KBO	DSW
1	8-10-01	PER REVIEW COMMENTS	KBO	DSW

PLAN OF LOTS AREA – B

BLUE BELL SPRINGS

WHITPAIN TWP. MONTGOMERY CO., PA.

D.S. WINOKUR Associates, Inc.
ENGINEERS . PLANNERS . SURVEYORS
2080 Cabot Boulevard West
Suite 204 > Langhorne, PA. 19047
215-750-9900 > FAX 215-750-8474

DRAWN BY: JPW
CHKD BY: DSW
SCALE: 1"=40'
DATE: 5/7/01
DRAWING NO. 5132.00-PLANLOTB
SHEET NO. 3 of 39

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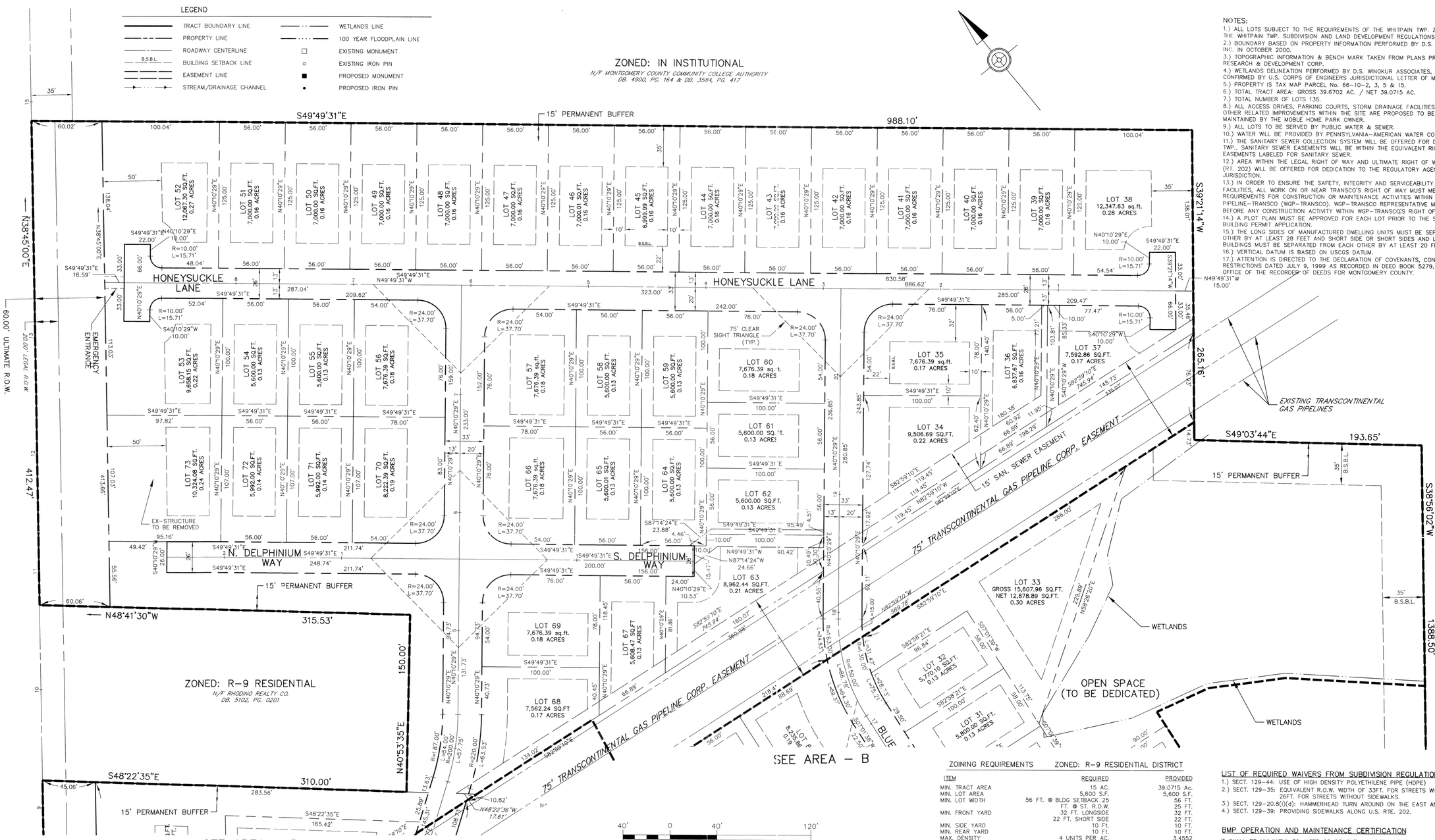
DEKALB PIKE S. R. 0202

ZONED: R-6 AGRICULTURAL/RURAL RESIDENTIAL



NOTES:

1.) ALL LOTS SUBJECT TO THE REQUIREMENTS OF THE WHITPAIN TWP. ZONING ORDINANCE AND THE WHITPAIN TWP. SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
2.) BOUNDARY BASED ON PROPERTY INFORMATION PERFORMED BY D.S. WINOKUR ASSOCIATES, INC. IN OCTOBER 2000.
3.) TOPOGRAPHIC INFORMATION & BENCH MARK TAKEN FROM PLANS PREPARED BY URBAN RESEARCH & DEVELOPMENT CORP.
4.) WETLANDS DELINEATION PERFORMED BY D.S. WINOKUR ASSOCIATES, INC. IN MAY 1989 AND CONFIRMED BY U.S. CORPS OF ENGINEERS JURISDICTIONAL LETTER OF MARCH 19, 1991.
5.) PROPERTY IS TAX MAP PARCEL No. 66-10-2, 3, 5 & 15.
6.) TOTAL TRACT AREA: GROSS 39.6702 AC. / NET 39.0715 AC.
7.) TOTAL NUMBER OF LOTS 135.
8.) ALL ACCESS DRIVES, PARKING COURTS, STORM DRAINAGE FACILITIES, OPEN SPACE AND OTHER RELATED IMPROVEMENTS WITHIN THE SITE ARE PROPOSED TO BE PRIVATELY OWNED AND MAINTAINED BY THE MOBLE HOME PARK OWNER.
9.) ALL LOTS TO BE SERVED BY PUBLIC WATER & SEWER.
10.) WATER WILL BE PROVIDED BY PENNSYLVANIA-AMERICAN WATER CO..
11.) THE SANITARY SEWER COLLECTION SYSTEM WILL BE OFFERED FOR DEDICATION TO WHITPAIN TWP.. SANITARY SEWER EASEMENTS WILL BE WITHIN THE EQUIVALENT RIGHT OF WAY OR EASEMENTS LABELED FOR SANITARY SEWER.
12.) AREA WITHIN THE LEGAL RIGHT OF WAY AND ULTIMATE RIGHT OF WAY OF DEKALB PIKE (RT. 202) WILL BE OFFERED FOR DEDICATION TO THE REGULATORY AGENCY HAVING JURISDICTION.
13.) IN ORDER TO ENSURE THE SAFETY, INTEGRITY AND SERVICEABILITY OF TRANSCO FACILITIES, ALL WORK ON OR NEAR TRANSCO'S RIGHT OF WAY MUST MEET THE MINIMUM REQUIREMENTS FOR CONSTRUCTION OR MAINTENANCE ACTIVITIES WITHIN WILLIAMS GAS PIPELINE-TRANSCO (WGP-TRANSCO). WGP-TRANSCO REPRESENTATIVE MUST BE ON SITE BEFORE ANY CONSTRUCTION ACTIVITY WITHIN WGP-TRANSCO'S RIGHT OF WAY COMMENCES.
14.) A PLOT PLAN MUST BE APPROVED FOR EACH LOT PRIOR TO THE SUBMITTAL OF A BUILDING PERMIT APPLICATION.
15.) THE LONG SIDES OF MANUFACTURED DWELLING UNITS MUST BE SEPERATED FROM EACH OTHER BY AT LEAST 28 FEET AND SHORT SIDE OR SHORT SIDES AND LONG SIDES OF THE BUILDINGS MUST BE SEPARATED FROM EACH OTHER BY AT LEAST 20 FEET.
16.) VERTICAL DATUM IS BASED ON USCGS DATUM.
17.) ATTENTION IS DIRECTED TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED JULY 9, 1999 AS RECORDED IN DEED BOOK 5279, PP 1551-1554 IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY.

ZOINING REQUIREMENTS ZONED: R-9 RESIDENTIAL DISTRICT

ITEM	REQUIRED	PROVIDED
MIN. TRACT AREA	15 AC.	39.0715 Ac.
MIN. LOT AREA	5,600 S.F.	5,600 S.F.
MIN. LOT WIDTH	56 FT. @ BLDG SETBACK 25 FT. @ ST. R.O.W.	56 FT. 25 FT.
MIN. FRONT YARD	32 FT. LONGSIDE 22 FT. SHORT SIDE	32 FT. 22 FT.
MIN. SIDE YARD	10 Ft.	10 FT.
MIN. REAR YARD	10 FT.	10 FT.
MAX. DENSITY	4 UNITS PER AC.	3.4552
SETBACK FROM TRACT	50 FT. 35 FT. COMMERCIAL USE	50 FT. 35 FT.
MAX. BLDG. HEIGHT	32 FT.	32 FT.
COMMON OPEN SPACE (TO BE DEDICATED TO WHITPAIN TWP.)	5.40 AC	6.1843 AC.
COMMON OPEN SPACE (PRIVATELY MAINTAINED)		1.4521 AC.
OFF-STREET PARKING	2 PER UNIT	2 PER UNIT
TOTAL OPEN SPACE	10%	7.6364 AC. OR 19.54%
TOTAL BUFFER AREA	15 FT. ALONG PERIMETER	1.9957 AC.
BUFFER AREA (W/IN OPEN SPACE)	2.520 AC. (ALLOWED)	0.9731 AC.

LIST OF REQUIRED WAIVERS FROM SUBDIVISION REGULATIONS

1.) SECT. 129-44: USE OF HIGH DENSITY POLYETHILENE PIPE (HDPE)
2.) SECT. 129-35: EQUIVALENT R.O.W. WIDTH OF 33FT. FOR STREETS WITH SIDEWALKS AND 26FT. FOR STREETS WITHOUT SIDEWALKS.
3.) SECT. 129-20.B(3)(e): HAMMERHEAD TURN AROUND ON THE EAST AND WEST END OF ROAD 'B'.
4.) SECT. 129-39: PROVIDING SIDEWALKS ALONG U.S. RTE. 202.

BMP OPERATION AND MAINTENANCE CERTIFICATION

IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED BMP OPERATION AND MAINTENANCE PLAN, OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, UNLESS AN EXCEPTION IS GRANTED IN WRITING BY WHITPAIN TOWNSHIP.

OWNER/APPLICANT DATE

TO ALL WHOM THESE PRESENTS MAY COME KNOW YE THAT WE Latham Realty of Pennsylvania Inc. A CORPORATION LOCATED IN Montgomery PENNSYLVANIA HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, LOTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS 17 DAY OF July 2007.

, PRESIDENT

ATTEST:

, SECRETARY SEAL

APPROVED BY RESOLUTION OF THE BOARD OF COMMISSIONERS OF WHITPAIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE 22 DAY OF August 2007

Supervisors

CHAIRMAN SECRETARY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

ON THE 17th DAY OF July 2007 BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN. THEREON SITUATED IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARIAL SEAL
THELMA J. McCALLUM, Notary Public
Middletown Twp., Bucks County
My Commission Expires May 26, 2010

SEAL NOTARY PUBLIC MY COMMISSION EXPIRES 5/26/2010

REVIEWED BY TOWNSHIP ENGINEER.

8/7/07 DATE TOWNSHIP ENGINEER

RECOMMENDED FOR APPROVAL BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THE DAY OF 20

CHAIRMAN SECRETARY

MCPC No. 96-0066-005

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commision in accordance with the Municipalities Planning Code.

Certified this date

For the Director

Montgomery County Planning Commission

THIS PLAN FOR PHASE II & III RECORDING ONLY

RECORDED THIS 22nd DAY OF August 2007 IN THE OFFICE OF FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE D.B NO. 54 PAGE 154

BY

RECORDER

I, PETER L. McNEIL, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THIS PLAN OF SURVEY WAS PREPARED FROM ACTUAL GROUND SURVEY OF THE PROPERTY, SAID SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION, ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST IN THE LOCATION SHOWN; THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND, THE SIZE LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN HEREON.

PETER L. McNEIL P.L.S. DATE 4-24-07
PA. P.L.S NO. SU053702E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PETER L. McNEIL LAND SURVEYOR 053702

CONSTRUCTION ISSUE

NO.	DATE	REVISION	BY	CHKD.
5	3-29-07	RELOCATED DRIVEWAY – LOT 89	SD	KBO
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1	8-10-01	PER REVIEW COMMENTS	KBO	DSW

OWNER/APPLICANT

LATHAM REALTY

PLAN OF LOTS AREA – C

BLUE BELL SPRINGS
WHITPAIN TWP. MONTGOMERY CO., PA.

D.S. WINOKUR Associates, Inc.
ENGINEERS . PLANNERS . SURVEYORS
140 Terry Drive
P.O. Box 1115 > Newtown, PA. 18940
215-860-6900 > FAX 215-860-5363

DRAWN BY: JPW
CHKD BY: DSW
SCALE: 1"=40'
DATE: 5/7/01
DRAWING NO. 5132.00-PLANLOTC
SHEET NO. 4 of 39

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