

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

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COUNTY OF MONTGOMERY:

ON THIS, THE ____ DAY OF _____, 20____,
BEFORE ME, _____, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED
HIMSELF TO BE THE _____ OF
_____, AND THAT HE/SHE, AS SUCH OFFICER,
BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING
THE NAME OF THE PHELPS TRUST BY HIMSELF AS
_____.

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

SEAL NOTARY PUBLIC

MY COMMISSION EXPIRATIONS _____

WE, _____, HAVE LAID OUT UPON OUR LAND,
SITUATE IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY,
COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS
ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO
BE RECORDED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF
_____, 20____.

OFFICER

ACCEPTANCE OF PLAN

I HEREBY CERTIFY THAT WINGS FIELD PRESERVATION ASSOCIATES, LP IS THE
DEVELOPER OF THE LAND HEREIN DEVELOPED AND I DO HEREBY ADOPT THIS PLAN.

NAME TITLE

APPROVAL OF WHITPAIN TOWNSHIP PLANNING COMMISSION

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

SECRETARY

APPROVAL BY TOWNSHIP ENGINEER

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

TOWNSHIP ENGINEER

APPROVAL OF BOARD OF SUPERVISORS

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

CHAIRMAN SECRETARY

RECORDER OF DEEDS

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

Montgomery County Planning Commission

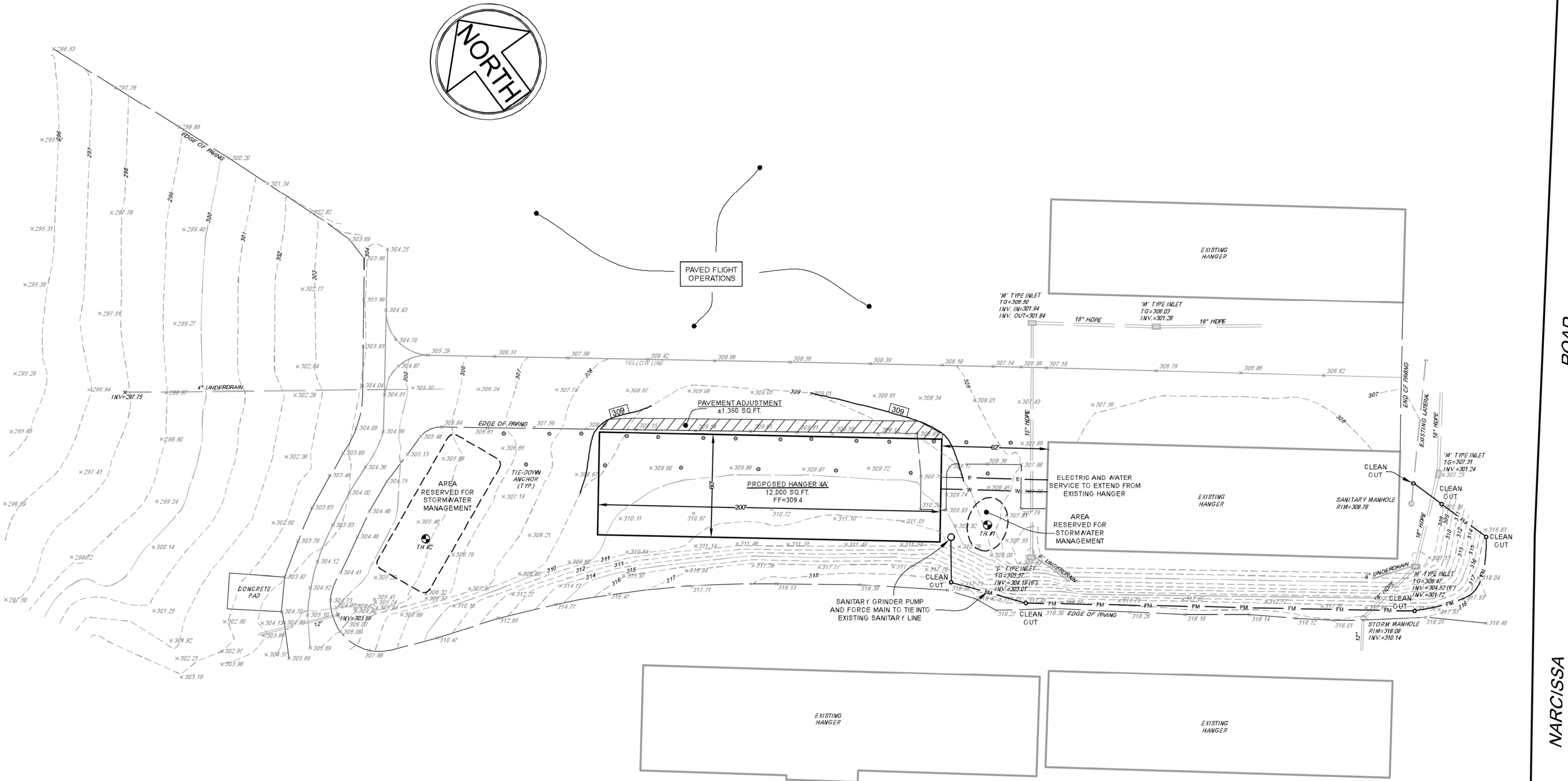
MCPC No. _____

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

LEGEND
--- 800 --- EXISTING CONTOUR
--- 300 --- EXISTING CONTOUR INDIC
x 299.31 EXISTING SPOT ELEVATION
--- --- EXISTING TREE LINE
--- --- EXISTING STORM SEWER
--- S --- EXISTING SANITARY SEWER



WAIVERS / DEFERRALS REQUESTED

- SALDO SECTION §129-68.C(1). EXISTING FEATURES WITHIN 400 FEET OF THE LAND TO BE DEVELOPED MUST BE SHOWN ON THE EXISTING FEATURES PLAN. THE APPLICANT IS INCLUDING AN AERIAL CONDITIONS PLAN WITH THE PLAN SET WHICH MAY BE USED IN LIEU OF PROVIDING THIS INFORMATION.
- SALDO SECTION §129-21.C STORM PIPES SHALL HAVE A MINIMUM DIAMETER OF 18 INCHES.
- STORMWATER MANAGEMENT CHAPTER 125 - APPLICANT IS REQUESTING PARTIAL RELIEF TO ONLY FOCUS ON THE NEW HANGER CONSTRUCTION AND LIMIT OF DISTURBANCE, AND NOT ANALYZE/STUDY OR DOCUMENT THE ENTIRE SITE STORMWATER MANAGEMENT SYSTEM. APPLICANT RECOGNIZES THE NEED TO CONTROL/MANAGE AND DOCUMENT THE NEW HANGER AND SUPPORTING IMPERVIOUS COVERAGE STORMWATER MANAGEMENT AND WILL DOCUMENT ACCORDINGLY.

ZONING DATA

AIRPORT OVERLAY DISTRICT - PER ARTICLE XXVA - §160-181.5.

	REQUIRED	PROVIDED
LAND AREA (CONTIGUOUS)	200 AC.	216.48 AC
HANGER COVERAGE MAX.	2%	1.05% (2.2675 AC.)
PRESERVED LAND MIN.	60%	87.3%
MAX IMPERVIOUS COVERAGE	20%	12.66%
BUILDING SETBACKS -	76 FT.**	>76 FT.**
MAX. BUILDING HEIGHT	40 FT.	<40 FT.

**NO BUILDING OR PARKING WITHIN 75 FT. OF TRACT BOUNDARY OR ULTIMATE ROAD RIGHT-OF-WAY N/A THIS APPLICATION

UTILITY USER'S LIST

AMBLER BOROUGH
c/o GILMORE & ASSOCIATES
65 E. BUTLER AVE.
NEW BRITAIN, PA.
CONTACT: STUART ROSENTHAL

COMCAST CABLE
1 APOLLO RD.
PLYMOUTH MEETING, PA.
CONTACT: TOM DEMPSEY

COMCAST CABLE COMMUNICATIONS INC.
4400 WAYNE AVE.
PHILADELPHIA, PA.
CONTACT: BOB HARVEY

PECO ENERGY
c/o USIC
450 S. HENDERSON RD.
SUITE B
KING OF PRUSSIA, PA.
CONTACT: GAVIN HEWITT

TEXAS EASTERN / SPECTRA
560 POTTS TOWN PIKE
CHESTER SPRINGS, PA.
CONTACT: RYAN LUMBATIS

VERIZON PENNSYLVANIA LLC
180 SHEREE BLVD.
SUITE 210
BLUE BELL, PA.
CONTACT: KELLY BLOUNT

WHITPAIN TOWNSHIP
560 WENTZ RD.
SUITE 210
BLUE BELL, PA.
CONTACT: TOM FARZETTA

SITE IMPERVIOUS COVERAGE STATISTICS

EXISTING COVERAGE

SITE AREA TO ULTIMATE R/W - 216.48 AC.

EXISTING BUILDING COVERAGE - 2.4808 AC.

EXISTING PAVEMENT IMPERVIOUS COVERAGE
(INCLUSIVE OF RUNWAY/TAXIWAY/PARKING
& FLIGHT OPERATION AREAS)

TOTAL EXISTING IMPERVIOUS COVERAGE 27.0814 AC. = 12.51%

PROPOSED COVERAGE

SITE AREA TO ULTIMATE R/W - 216.48 AC.

PROPOSED BUILDING COVERAGE -
(INCLUSIVE OF ALL BUILDINGS)

PROPOSED IMPERVIOUS COVERAGE
(INCLUSIVE OF RUNWAY/TAXIWAY/PARKING
& FLIGHT OPERATION AREAS)

TOTAL IMPERVIOUS COVERAGE POST CONSTRUCTION
(INCREASE 0.15%) 26.6888 AC. = 12.66%

LOCATION MAP 1"=2000'

PLAN NOTES:

OWNER OF RECORD:

BLOCK 19 - UNIT 19
WINGS FIELD PRESERVATION ASSOC'S, LP
SITE ADDRESS:
1501 NARCISSE RD.
BLUE BELL, PA 19422
TAX PARCEL # 66-00-04573-00-5
DEED BOOK 5249, PAGE 1464
TRACT AREA = 216.48 ACRES (GROSS)

- BOUNDARY INFORMATION WAS TAKEN FROM DEEDS AND PLANS OF RECORD PROVIDED FROM THE MONTGOMERY COUNTY COURTHOUSE, TOWNSHIP RECORDS AND OWNERS RECORDS AND A PARTIAL TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE COMPILATION OF THIS PLAN BY THIS OFFICE, SEPTEMBER 2019.
- TOPOGRAPHIC INFORMATION SHOWN FROM REFERENCED PLANS BELOW AND A PARTIAL A FIELD TOPOGRAPHIC SURVEY WITHIN THE LIMITS OF DISTURBANCE BY THIS OFFICE, SEPTEMBER 2019.
- DATUM:
HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA, SOUTH ZONE US. FEET (NAD 83).
VERTICAL DATUM FOR THE TOPOGRAPHY - NAVD 88.
- SUBJECT PROJECT DISTURBED AREA IS LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; AS SHOWN ON FIRM MAP COMMUNITY PANEL No. 4299102700, DATED MARCH 2, 2016. OTHER AREAS OF THE TRACT FOR TRIBUTARY'S 2 & 3 OF THE PROPHECY CREEK ARE LOCATED ON THE PROPERTY AND ARE WELL OUTSIDE THE WORK AREA FOR THIS PROJECT.
- UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN FROM OBSERVABLE ABOVEGROUND PHYSICAL EVIDENCE. PENNSYLVANIA ONE CALL UTILITY MARKINGS AND PLANS PROVIDED THROUGH THE ONE-CALL SYSTEM. NO SUB-SURFACE UTILITY INVESTIGATION WAS PERFORMED FOR THE PREPARATION OF THIS PLAN. METZ ENGINEERS DOES NOT GUARANTEE THE ACCURACY OF SUBSURFACE UTILITY STRUCTURES, NOR THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. ANYONE USING THIS PLAN MUST VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

REFERENCE DOCUMENTS & PLANS:

- An ALTA/ACSM LAND TITLE SURVEY AS-BUILT PLAN, PREPARED FOR WINGS FIELD BY HOWARD W. DORAN ENGINEERING & SURVEYING A DIVISION OF CONVER AND SMITH ENGINEERING, INC. DATED OCTOBER 28, 1998, LAST REVISED NOVEMBER 12, 1998.
- A LAND DEVELOPMENT PLAN TITLED PROPOSED FUEL FACILITY FOR WINGS FIELD, BY CURTIS COX KENNERLY DATED MAY 24, 1990.
- A PROPOSED RUNWAY & TAXIWAY EXTENSION AND REHABILITATION FOR WINGS FIELD BY THE LPA GROUP DATED MAY 24, 1990.
- A PLAN SET ENTITLED REHABILITATE GA TERMINAL APRON FOR WINGS FIELD BY CDI-L.R. KIMBALL DATED FEBRUARY 2015, LAST REVISED DECEMBER 15, 2016.
- A PRELIMINARY/FINAL PLAN OF LAND DEVELOPMENT OF HANGER IMPROVEMENTS FOR WINGS FIELD, BY HIBBELN ENGINEERING COMPANY, LLC DATED AUGUST 9, 2010, LAST REVISED APRIL 26, 2012.



SCALE IN FEET

No.	REVISIONS	DATE
1	DATE OF ISSUE	10-08-19

RECORD / GRADING PLAN
PREPARED FOR
**WINGS FIELD
PRESERVATION
ASSOCIATES, L.P.**
LAND SITUATE
WHITPAIN TWP., MONTGOMERY CO. PA.

**Metz
Engineers**
410 Derstine Ave., P.O. Box 647, Lansdale PA 19446-0608
Civil Engineers & Land Surveyors
(215) 855-3111

PROJECT MANAGER
MRF

PROJECT NUMBER
M8039

REFERENCE NUMBER

SCALE

1"=40'

01-M8039-Rec Plan.dwg

PLAN SHEET NUMBER

1 of 5

JEFFREY A. WERT, P.E., P.L.S.
SU-32027E

DATE



BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA CALL 1-800-242-1776

PA LAWS REQUIRE THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

20192753185

UNDERGROUND UTILITIES ARE SHOWN SCHEMATICALLY ONLY
FROM PLANS SUPPLIED TO THIS OFFICE AS REFERENCED
HEREON, AND FROM OBSERVABLE ABOVE-GROUND EVIDENCE.
METZ ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY
OF LOCATIONS OF EXISTING SUBSURFACE UTILITY STRUCTURES
SHOWN HEREON, NOR THAT ALL SUBSURFACE STRUCTURES
ARE SHOWN. ANYONE USING THESE PLANS MUST VERIFY
THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES