

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS:
ON THE _____ DAY OF _____, 2022, BEFORE ME THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED
WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF ABP INVESTMENTS,
INC., A CORPORATION, AND THAT HE AS SUCH
BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION
BY HIMSELF AS PRESIDENT.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COMMISSION EXPIRATION DATE

I HEREBY CERTIFY THAT ABP INVESTMENTS, INC. IS THE OWNER/DEVELOPER OF
THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2022.

SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2022.

TOWNSHIP ENGINEER

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2022.

CHAIRMAN

SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR
THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK
_____, PAGE _____ ON _____, 2022.

RECORDER OF DEEDS

M. C. P. C. #

PROCESSED and REVIEWED. Report prepared by
MONTGOMERY COUNTY PLANNING COMMISSION IN
accordance with the Municipalities Planning Code.

Certified this date _____

For the Director

MONTGOMERY CO. PLANNING COMMISSION

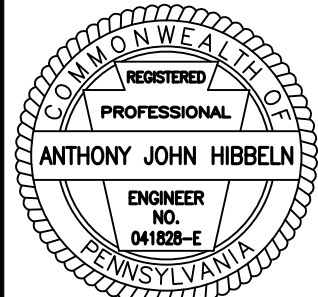
SURVEYOR'S CERTIFICATION

I, BRIAN K. PATTERSON, PLS., DO HEREBY CERTIFY TO WHITPAIN TOWNSHIP,
THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS _____ DAY OF _____,
THAT THIS PLAN REPRESENTS A SURVEY PREPARED BY
ME AND/OR UNDER MY SUPERVISION AND THAT ALL EXISTING PROPERTY
CORNERS EXIST AS SHOWN, AND THAT THIS PLAN AND SURVEY WERE
PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY
SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL
SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE
PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 26, 1985.

BRIAN K. PATTERSON
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. _____

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL
ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING
REGULATIONS (NOTWITHSTANDING WAIVERS & VARIANCES), AND THAT THIS DESIGN MEETS
ACCEPTED DESIGN STANDARDS AND PRACTICES. FURTHERMORE, I HEREBY CERTIFY THAT THE
DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE PADEP AND THE
WHITPAIN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.



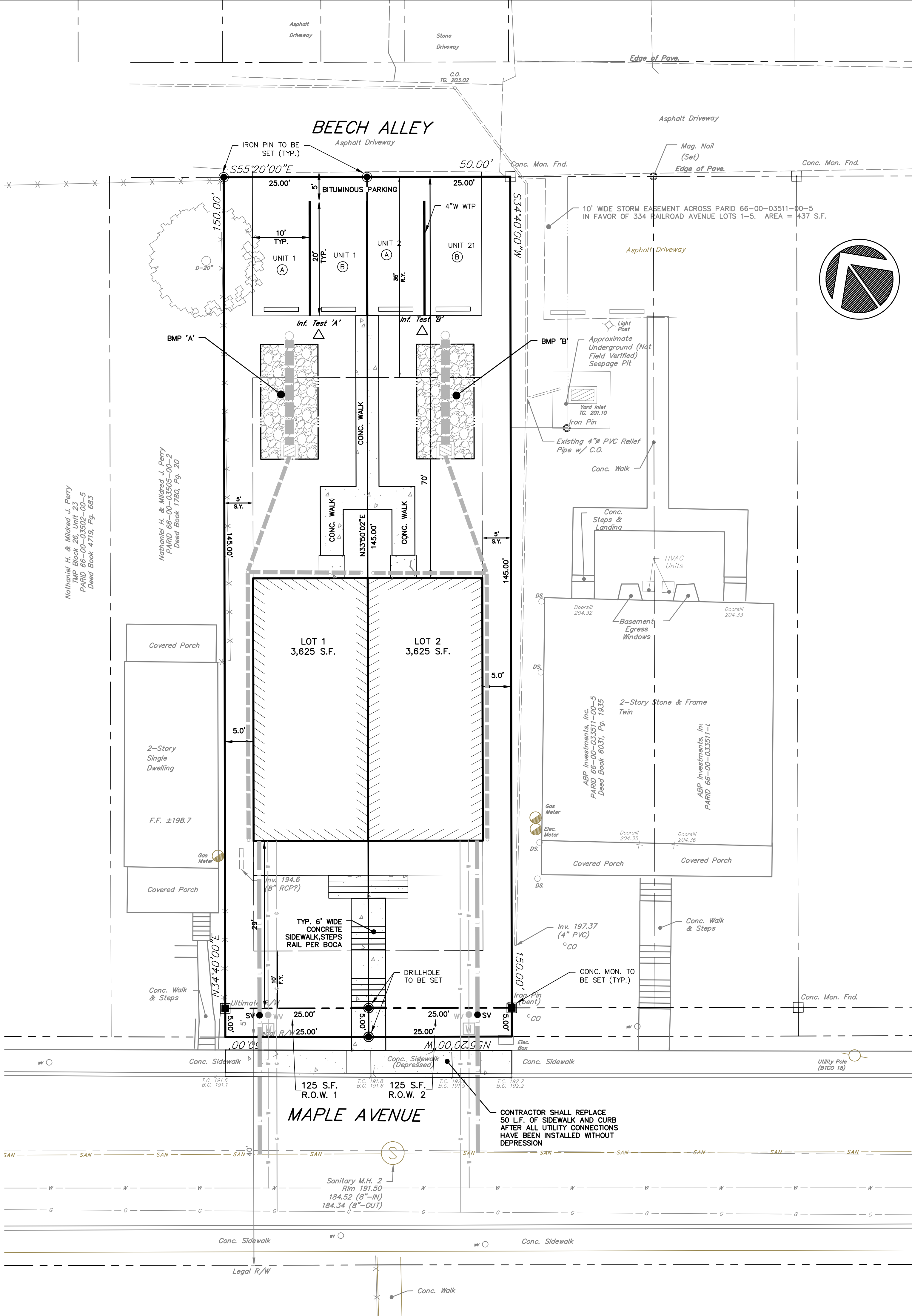
ANTHONY J. HIBBELN
(PE-041828-E)

HIBBELN ENGINEERING COMPANY, L.L.C.
593 SKIPPAK PIKE, SUITE 300
BLUE BELL, PENNSYLVANIA 19422

DATE

LEGEND

- EX. BOUNDARY
- EX. ADJOINING OWNER LINE
- EX. RIGHT-OF-WAY
- PROP LOT LINE
- EX. ROAD CENTERLINE
- PROP CURB
- PROP RIGHT-OF-WAY
- PROP IRON PIN
- PROP CONC MONUMENT



NOTES

- TITLE AND TOPOGRAPHY DEPICTED HEREON PURSUANT TO AN ACTUAL FIELD SURVEY PERFORMED BY BRIAN K. PATTERSON, PLS ON JUNE 11, 2021.
- PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C0286G, EFFECTIVE DATE MARCH 2, 2018, NUMBER 420947 PANEL 286 OF 451, SUFFIX G, NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
- BEARINGS SHOWN HEREON ARE BASED ON NAD83 STATE PLANE, VERTICAL DATUM BASED ON NAVD88.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS AND PREVAILING PADOT STANDARDS.
- ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
- PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- THE DEVELOPMENT PROPOSES PUBLIC SANITARY SEWER SYSTEM CONNECTIONS AND CONNECTION TO PUBLIC WATER. THE NEW SANITARY SEWER S1 TO S2 SHALL BE DEDICATED TO WHITPAIN TOWNSHIP.
- GAS, ELECTRIC, TELEPHONE, CABLE TV AND OTHER UTILITIES FOR ANY PROPOSED USE SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- THE BUILDING FOOTPRINT DEPICTED HEREIN HAS BEEN TRANSPPOSED FROM PRELIMINARY ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS, IMPERVIOUS SURFACE RATIOS, ETC.
- ALL SITE IMPROVEMENTS SHALL BE PROVIDED WITH HANDICAP ACCESS IN ACCORDANCE WITH PREVAILING A.D.A. REQUIREMENTS.
- NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF A UTILITY EASEMENT EXCEPT LAWNS, LOW GROUND COVER, OR OTHER LANDSCAPING THAT WILL NOT ADVERSELY AFFECT THE UTILITY OF THE EASEMENT.
- NO PLANTINGS AND STRUCTURES SHALL BE LOCATED WITHIN TEN (10) FEET OF THE STORM SEWER FACILITIES OR SANITARY SEWER FACILITIES (FORCE MAIN, LATERALS, ETC.).
- A TOWNSHIP ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ALL UTILITY CONNECTIONS IN MAPLE AVENUE. ALL PERMITS ARE TO BE SUBMITTED BY THE CONTRACTOR.

BMP O AND M CERTIFICATION

I, _____, HEREBY ACKNOWLEDGE AS WITNESSED BY SIGNING HERewith THAT THE STORMWATER BMP'S ARE FIXTURES. I, ON BEHALF OF ABP INVESTMENTS, INC., CERTIFY TO OPERATE AND MAINTAIN SUCH BMP'S AND THAT THEY CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP.

(AUTHORIZED OFFICIAL OF ABP INVESTMENTS, INC. SIGNING MEMBER) (DATE) NAME _____

BMP OPERATIONS + MAINTENANCE NOTE

THE STORMWATER FACILITIES AS SHOWN HEREIN ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF WHITPAIN, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED. IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY ABP INVESTMENTS, INC., WHITPAIN TOWNSHIP 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 STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE MAINTAINED BY ABP INVESTMENTS, INC. THE ABP INVESTMENTS, INC. IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES AS APPLICABLE INCLUDING, BUT NOT LIMITED TO, REMOVAL OF DEBRIS, MAINTENANCE OF LANDSCAPING, REPAIR OF EROSION, ETC.

WAIVERS REQUESTED

SECTION 129-19.A(1) & (2) BUFFERS AND LANDSCAPING FOR PARKING AREAS: SCREEN BUFFER & SOFTENING BUFFER

A WAIVER IS REQUESTED FROM THIS SECTION. THE APPLICANT HAS PROPOSED AN ALTERNATIVE LANDSCAPE PLAN APPROPRIATE FOR THE PROPOSED IMPROVEMENTS AND SPACE.

SECTION 129-21.C REGARDING MINIMUM STORM SEWER 18" DIAMETER

A WAIVER OF THE 18" PIPE DIAMETER IS REQUESTED. THE PIPE WILL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNER. THE PIPE WILL SERVE THE ROOF DOWNSPOUTS AND SMALL PORTIONS OF THE HOME'S YARDS.

SECTION 129-58.C.(1) REGARDING EXISTING FEATURES WITHIN 400 FEET

A WAIVER IS REQUESTED FROM THIS GUIDELINE AS AN AERIAL PHOTOGRAPH PLAN HAS BEEN SUBMITTED IN LIEU OF.

SECTION 96-17.A REGARDING GRADING WITHIN 3 FEET FROM PROPERTY OR RIGHT-OF-WAY LINES.

A WAIVER IS REQUESTED FROM THIS SECTION TO ALLOW GRADING CLOSER THAN 3 FEET TO PROPERTY LINES.

GREEN AREA

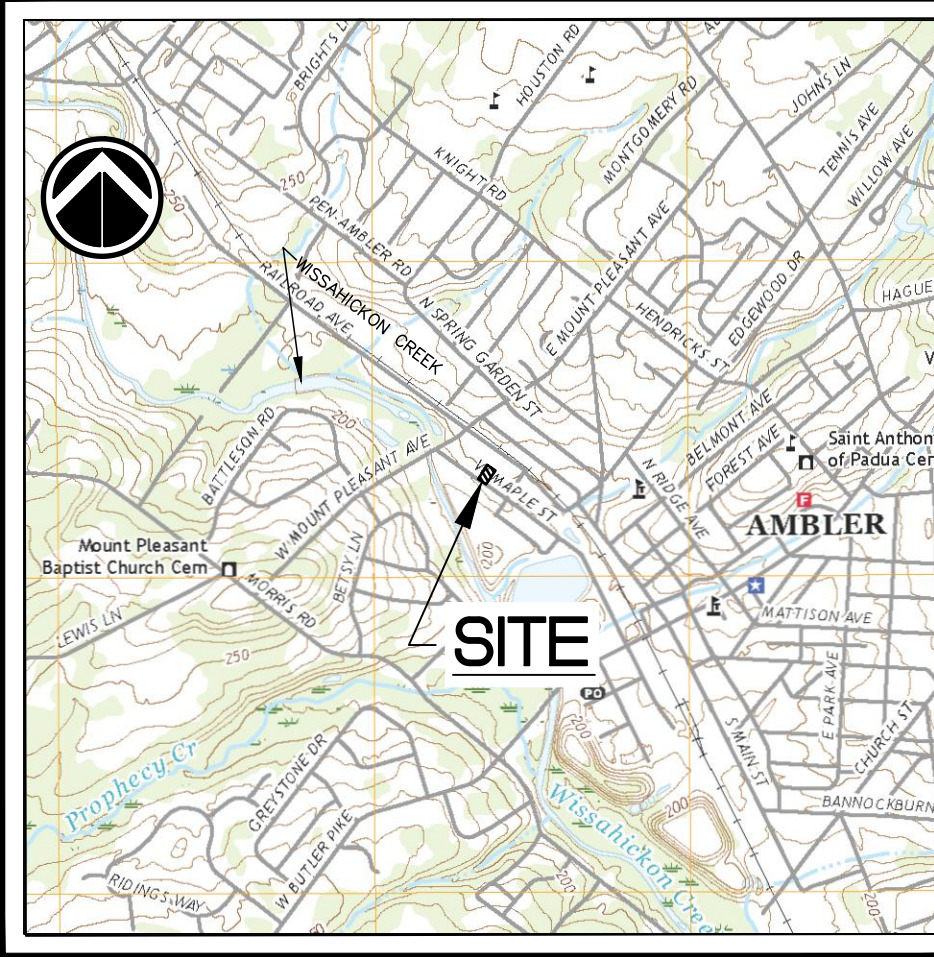
DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED.

ARTICLE XXVII, 160-214 C(1)

	REQUIRED	LOT 1	LOT 2
MIN. GREEN AREA:	50%	66.87%	66.87%

LAWN	2,124	2,124
WALK (ESSENTIAL NON VEHICULAR)	284	284

TOTAL GREEN 2,424 2,424



SITE LOCATION MAP 1"= 2,000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

WHITPAIN TOWNSHIP
(TAX MAP PARCEL NO. 66-00-03508-00-8)

2. RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN DEED BOOK 6172, PAGE 1292.

3. NAME AND ADDRESS OF THE OWNER & EQUITABLE OWNER OF THE SUBJECT TRACT:

OWNER:
THE HENRY D WRIGHT REVOCABLE TRUST
2700 LONG WAY
EASTON PA 18040

EQUITABLE OWNER:
ABP INVESTMENTS, INC.
775 PENNLIN-BLUEBELL PIKE
BLUE BELL PA 19422

4. ADDRESS OF THE SUBJECT TRACT:

327 MAPLE AVENUE
AMBLER, PA 19002

5. AREA STATISTICS:

GROSS TRACT AREA = 7,500 S.F. (TO DEED TITLE LINES)
NET TRACT AREA = 7,250 S.F. (TO ULT. R/W LINES)

6. WATER/SEWER SERVICE:

PUBLIC/PUBLIC

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED.

DISTRICT CLASSIFICATION - "R-4" - VILLAGE PRESERVATION DISTRICT

PROPOSED USE: TWO-FAMILY TWIN (TOTAL OF 2 DWELLING UNITS)

	REQUIRED	LOT 1	LOT 2
MIN. LOT AREA (GROSS):	3,000 S.F.	3,750 S.F.	3,750 S.F.
MIN. LOT AREA (NET):	3,000 S.F.	3,625 S.F.	3,625 S.F.
MIN. LOT WIDTH @ BUILDING LINE:	20 FT.	25 FT.	25 FT.
MIN. FRONT YARD SETBACK:	10 FT.	95.01 FT.	95.01 FT.
MIN. SIDE YARD SETBACK:	5 FT.	5 FT.	5 FT.
MIN. REAR YARD SETBACK:	35 FT.	114.34 FT.	114.34 FT.
MAX. BUILDING COVERAGE (GROSS):	40%	27.65%	27.65%
(NET):	40%	28.61%	28.61%
MAX. BUILDING HEIGHT:	40 FT.	<40 FT.	<40 FT.

IMPERVIOUS COVER

	LOT 1	LOT 2
BITUMINOUS PARKING	484 S.F.	484 S.F.
CONC. WALK	248 S.F.	248 S.F.
BUILDING	917 S.F.	917 S.F.
PORCH	120 S.F.	120 S.F.

TOTAL 1,769 S.F. 1,769 S.F.

RIGHT-OF-WAY DEDICATION

THE AREA BETWEEN THE DEED TITLE LINE (A.K.A. THE LEGAL RIGHT-OF-WAY LINE) AND THE ULTIMATE RIGHT-OF-WAY LINE OF MAPLE AVENUE IS HEREBY DEDICATED TO WHITPAIN TOWNSHIP.

PLAN SHEET INDEX

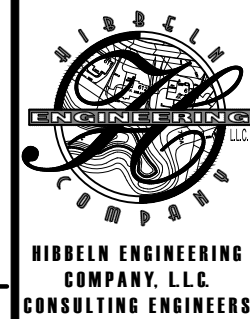
Sheet No.	Sheet Title
1 OF 12	PLAN OF SUBDIVISION AND LAND DEVELOPMENT
2 OF 12	EXISTING FEATURES AND DEMOLITION PLAN
3 OF 12	AERIAL PHOTOGRAPH PLAN
4 OF 12	GRADING, DRAINAGE AND UTILITIES PLAN
5 OF 12	LANDSCAPE PLAN
6 OF 12	PCSM PLAN
7 OF 12	PCSM NOTES
8 OF 12	EROSION AND SEDIMENTATION CONTROL PLAN
9 OF 12	EROSION AND SEDIMENTATION CONTROL NOTES
10 OF 12	EROSION AND SEDIMENTATION CONTROL DETAILS
11 OF 12	CONSTRUCTION DETAILS
12 OF 12	GREEN AREA PLAN

HIBBELN ENGINEERING COMPANY, L.L.C.
CONSULTING ENGINEERS
215-619-9070 PA, NJ, MD & DE
593 Skippack Pike, Suite 300
Blue Bell, Pennsylvania 19422
www.hibbelnengineering.com

FOR PRELIMINARY/FINAL
SUBDIVISION & LAND DEVELOPMENT
APPROVAL

327 MAPLE AVENUE
PREPARED FOR
ABP INVESTMENTS, INC.
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

REVISIONS	PLAN ORIGINATOR DATE
1	01/08/2025
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	



PLAN OF SUBDIVISION
AND LAND
DEVELOPMENT
RECORD PLAN 1 OF 2
327 MAPLE AVENUE

SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER:	DRAFTED BY:
AJH	RAF
PROJECT NUMBER:	DRAWING FILE:
16320	16320 SHT01 SUB
PLAN SCALE:	PLAN SHEET NUMBER
1" = 10'	1 OF 12

