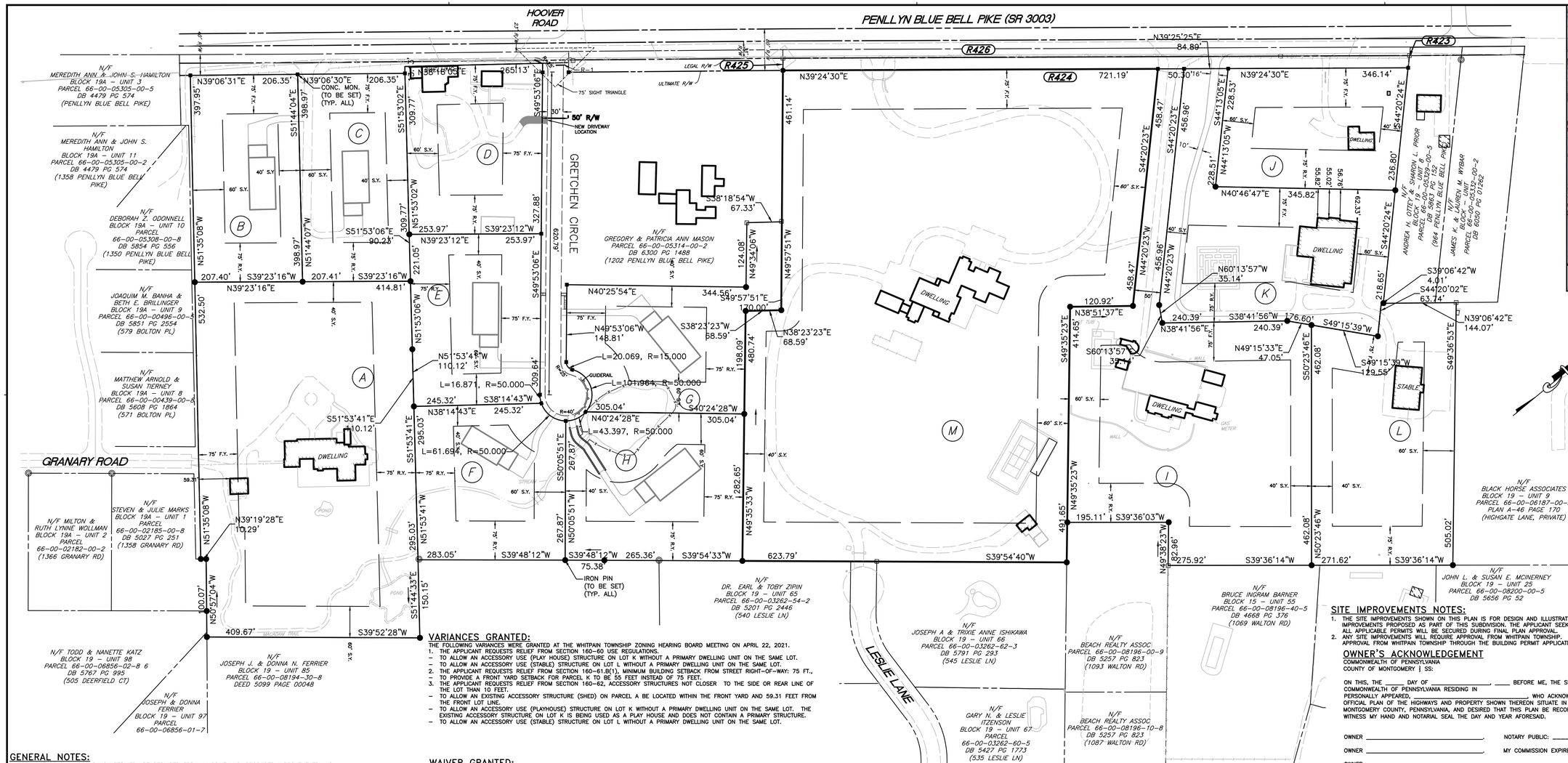

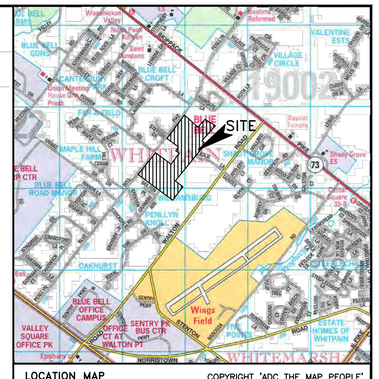

GENERAL NOTES:

1. PENNDOT ROADWAY OCCUPANCY PERMITS ARE REQUIRED FOR ANY DRIVEWAYS, PROPOSED IMPROVEMENTS AND UTILITY WORK WITHIN THE RIGHT-OF-WAY OF PENLLYN BLUE BELL PIKE.
2. A STORM WATER MANAGEMENT SYSTEM SHALL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
3. A WILL SERVE LETTER AND PLANNING MODULE APPROVAL SHALL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
4. ANY FUTURE DEVELOPMENT PLANS MUST BE IN CONFORMANCE WITH THE REQUIREMENTS AS SET FORTH IN THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) SECTION 129-20 AND THIS SHALL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
5. ANY FUTURE DEVELOPMENT PLANS SHALL INCLUDE INFORMATION ON HOW THE SANITARY SEWER UTILITY SERVICE AND WATER UTILITY SERVICE WILL BE PROVIDED TO THE PROPOSED DEVELOPMENT DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
6. THE LOCATION OF SANITARY SEWER LATERAL, GAS LATERAL AND WATER LATERAL SHALL BE PROVIDED DURING THE FINAL SUBMISSION APPROVAL PHASE OF THE PROJECT.
7. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS OR LATERALS.
8. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE GAS EASEMENT OR WITHIN 10 FEET OF THE GAS LATERAL.
9. THE AREAS OF LAND WITHIN THE ULTIMATE RIGHT-OF-WAY LINES ARE HEREBY OFFERED FOR FUTURE DEDICATION TO THE AGENCIES HAVING JURISDICTION.
10. ANY FUTURE DEVELOPMENT WITHIN THE PARCELS CREATED BY THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH §129-20 OF THE SALDO.
11. ALL PROPOSED LOTS ARE SINGLE-FAMILY RESIDENTIAL BUILDING LOTS.
12. SIDEWALK WILL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
13. THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY AND ULTIMATE RIGHT-OF-WAY OF PENLLYN BLUE BELL PIKE IS OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION.
14. PLANNING MODULE APPROVAL FROM PA DEP SHALL BE PROVIDED DURING FINAL PLAN APPROVAL.
15. SUBDIVISION PLANS SUBMITTED FOR TOWNSHIP REVIEW MUST BE IN-COMPLIANCE WITH THE STORMWATER MANAGEMENT CODE OF WHITPAIN TOWNSHIP. MORE SPECIFICALLY, ANY PROPOSED IMPROVEMENTS MUST COMPLY WITH THE WISSAHICKON CREEK WATERSHED SECTION OF THE STORMWATER MANAGEMENT CODE AND THE STORMWATER REGULATIONS WILL CONSIDER THE LAND AREA OF THE ENTIRE SUBDIVISION WHEN CONSIDERING EXEMPTION CRITERIA INCLUDED IN THE WATERSHED REGULATIONS.
16. A WETLAND SURVEY OF THE PROPERTY SHALL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
17. TREES 24" OR GREATER IN DBH SHALL BE LOCATED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
18. INTERNAL SITE UTILITIES FOR THE EXISTING LOTS SHALL BE SURVEYED AND SHOWN ON THE PLAN DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
19. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, KNOWN AS THE "STATE HIGHWAY LAW". BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. AN APPLICATION FOR A HIGHWAY OCCUPANCY PERMIT SHALL BE PROVIDED DURING THE BUILDING PERMIT APPLICATION PROCESS.
20. HYDROLOGY & HYDRAULIC CALCULATIONS FOR THE PROPOSED BRIDGE/CULVERT FOR LOT H SHALL BE PROVIDED DURING THE BUILDING PERMIT PHASE FOR LOT H.

PROPERTY NOTES:

1. NO HERITAGE TREES EXISTING ON THE SITE PER THE 2009 HERITAGE TREE REGISTRY PREPARED BY THE WHITPAIN TOWNSHIP SHADE TREE COMMISSION.
2. PER CLASS I, HISTORIC RESOURCES AS IDENTIFIED IN APPENDIX I, WHITPAIN TOWNSHIP HISTORIC PROPERTIES, 1224 PENLLYN BLUE BELL PIKE IS LISTED AS A HISTORIC PROPERTY. THE REMAINING PROPERTIES ARE NOT LISTED AS HISTORIC.

PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Know what's **below.** **Call** before you dig.

SERIAL #20190783306
MARCH 19, 2019

VARIANCES GRANTED:

THE FOLLOWING VARIANCES WERE GRANTED AT THE WHITPAIN TOWNSHIP ZONING HEARING BOARD MEETING ON APRIL 22, 2021.

1. THE APPLICANT REQUESTS RELIEF FROM SECTION 160-60 USE REGULATIONS.
– TO ALLOW AN ACCESSORY USE (PLAY HOUSE) STRUCTURE ON LOT K WITHOUT A PRIMARY DWELLING UNIT ON THE SAME LOT.
– TO ALLOW AN ACCESSORY USE (STABLE) STRUCTURE ON LOT L WITHOUT A PRIMARY DWELLING UNIT ON THE SAME LOT.
2. THE APPLICANT REQUESTS RELIEF FROM SECTION 160-61.B(1), MINIMUM BUILDING SETBACK FROM STREET RIGHT-OF-WAY: 75 FT.,
– TO PROVIDE A FRONT YARD SETBACK FOR PARCEL K TO BE 55 FEET INSTEAD OF 75 FEET.
3. THE APPLICANT REQUESTS RELIEF FROM SECTION 160-62, ACCESSORY STRUCTURES NOT CLOSER TO THE SIDE OR REAR LINE OF THE LOT THAN 10 FEET.
– TO ALLOW AN EXISTING ACCESSORY STRUCTURE (SHED) ON PARCEL A BE LOCATED WITHIN THE FRONT YARD AND 59.31 FEET FROM THE FRONT LOT LINE.
– TO ALLOW AN ACCESSORY USE (PLAYHOUSE) STRUCTURE ON LOT K WITHOUT A PRIMARY DWELLING UNIT ON THE SAME LOT. THE EXISTING ACCESSORY STRUCTURE ON LOT K IS BEING USED AS A PLAY HOUSE AND DOES NOT CONTAIN A PRIMARY STRUCTURE.
– TO ALLOW AN ACCESSORY USE (STABLE) STRUCTURE ON LOT L WITHOUT A PRIMARY DWELLING UNIT ON THE SAME LOT.

WAIVER GRANTED:

THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS GRANTED THE WAIVER REQUEST LISTED BELOW AT THEIR PUBLIC MEETING HELD APRIL 19, 2022:

§129-58C.(1): INFORMATION WITHIN 400 FEET OF THE SITE NOT TO BE REQUIRED TO BE SHOWN UNLESS DEEMED RELEVANT BY THE TOWNSHIP OR ITS CONSULTANTS. AN AERIAL IMAGE OF THE PROPERTY AND SURROUNDING AREA HAS BEEN PROVIDED AS A SUBSTITUTION.

MAINTENANCE RESPONSIBILITY NOTES:

1. THE REPAIR AND MAINTENANCE FOR THE SHARED DRIVEWAYS SHALL BE AS FOLLOWS:
1.1. LOT B HAS A MAINTENANCE RESPONSIBILITY OF 22% FOR THE DRIVEWAY THAT IS LOCATED ON LOT C.
1.2. LOTS D, E, F, G, & H SHARE A 20% MAINTENANCE RESPONSIBILITY COST FOR THE PRIVATE ROAD KNOWN AS "GRETCHEN CIRCLE".
1.3. LOT L SHARES A 50% MAINTENANCE RESPONSIBILITY FOR THE DRIVEWAY THAT IS SHARED WITH LOT K.
2. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES FROM THE HOUSE TO THE STREET RIGHT-OF-WAY.
3. LOT G AND H SHALL SHARE A 50% MAINTENANCE RESPONSIBILITY FOR THE EXISTING POND.

UTILITY NOTES:

1. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE PROPOSED SEWER OR LATERALS.
2. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY LATERALS.
3. THE PROPOSED LOTS SHALL BE SERVICED BY PUBLIC SEWER AND WATER.
4. TO THE EXTENT POSSIBLE, THE PROPOSED PRESSURE MAIN SHOULD BE INSTALLED ON A CONTINUAL UPWARD SLOPE TO PREVENT ACCUMULATION OF AIR POCKETS IN THE LINE. IN THE ABSENCE OF AN ACCEPTABLE DESIGN PROFILE, AN IN-LINE AIR RELEASE VALVE SHOULD BE CONSIDERED.
5. AT MINIMUM PER WHITPAIN TOWNSHIP STANDARDS, AN E-ONE MODEL DH-152 GRINDER PUMP SHALL BE USED.
6. PRESSURE SEWER PIPE SHALL BE PVC SDR-21 OR HDPE DR-11.
7. A 4" LATERAL CONNECTION TO THE EXISTING GRAVITY LATERAL SHALL BE INSTALLED TO THE PROPOSED LINE. THE 1 1/2" PRESSURE MAIN SHALL CONNECT TO THE 4" LATERAL.
8. A HORIZONTAL SEPARATION OF 10 FEET (MEASURED BETWEEN THE OUTER WALLS) AND/OR A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE SANITARY LATERAL AND THE WATER SERVICE LINE.
9. STANDARD DETAILS FOR PROPOSED UTILITIES SHALL BE PROVIDED DURING THE BUILDING PERMIT PHASE.
10. INTERNAL SITE UTILITIES WILL BE LOCATED DURING THE FINAL SUBDIVISION & LAND DEVELOPMENT APPROVAL PROCESS PHASE. ANY REQUIRED UTILITY EASEMENTS WILL BE PROVIDED AT THAT TIME.
11. THE SANITARY SEWER MAINS SHALL BE DEDICATED TO THE WHITPAIN TOWNSHIP.
12. THE PROPERTY OWNERS SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE GRINDER PUMPS AND PRESSURE LATERALS TO THE CURB STOPS.
13. DURING THE FINAL PLAN APPROVAL PHASE OF THE PROJECT, THE POTENTIAL FOR EXISTING DWELLING UNITS TO CONNECT TO EXISTING PUBLIC SEWERS ON MIDWAY LANE, GRANARY ROAD OR LESLIE LANE SHALL BE ANALYZED.
14. LATERAL DESIGNS SHALL BE REVIEWED BY THE TOWNSHIP CODE ENFORCEMENT OFFICER DURING THE FINAL PLAN APPROVAL PHASE OF THE PROJECT.

ZONING: R-5 RESIDENTIAL DISTRICT

	REQUIRED	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PARCEL G	PARCEL H	PARCEL I	PARCEL J	PARCEL K	PARCEL L	PARCEL M
PARCEL ADDRESS	–	1298	N/A	N/A	1224 PENLLYN	N/A	N/A	N/A	N/A	1086 PENLLYN	998 PENLLYN	N/A	1089 PENLLYN	1150 PENLLYN
NET LOT AREA	80,000 S.F.	6,511 S.F. (283,609.46 S.F.)	1,892 ACRES (82,420.19 S.F.)	1,897 ACRES (82,631.65 S.F.)	1,939 ACRES (84,470.80 S.F.)	1,873 ACRES (81,601.04 S.F.)	1,947 ACRES (84,812.42 S.F.)	2,111 ACRES (91,960.49 S.F.)	2,220 ACRES (96,703.00 S.F.)	5,302 ACRES (230,943.28 S.F.)	1,839 ACRES (80,104.44 S.F.)	3,033 ACRES (132,101.51 S.F.)	3,024 ACRES (131,722.78 S.F.)	14,319 ACRES (623,741.105.F.)
NET LOT AREA (OUTSIDE ACCESS STRIP)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4,776 ACRES (208,034.49 S.F.)	N/A	2,594 ACRES (112,979.91 S.F.)	N/A	N/A
MINIMUM LOT WIDTH	200 FT.	>200 FT.	206.54 FT	206.54 FT	262.09 FT.	327.78 FT.	227.77 FT.	244.08 FT.	205.95 FT.	>200 FT.	346.30 FT.	401.19 FT.	271.62 FT.	>200 FT.
BUILDING SETBACK FROM STREET R/W	75 FT.	75 FT.	75 FT.	75 FT.	–13.48 FT. [1]	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	55.02 FT. [1]	75 FT.	75 FT.
SIDE YARD SETBACK	100 FT. AGGREGATE, 40 FT. MIN	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.
REAR YARD SETBACK	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
BUILDING HEIGHT	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.
IMPERVIOUS COVERAGE	–	11.49% (32,572.96 S.F.)	9.99% (8,236.80 S.F.)	16.00% (13,218.28 S.F.)	17.14% (14,468.60 S.F.)	10.07% (8,217.06 S.F.)	7.47% (6,330.96 S.F.)	9.66% (8,887.31 S.F.)	10.11% (9,777.03 S.F.)	14.57% (33,644.52 S.F.)	6.04% (4,834.83 S.F.)	16.50% (21,800.83 S.F.)	3.03% (3,986.39 S.F.)	12.92% (80,574.63 S.F.)
ALLOWABLE IMPERV. COVERAGE	SEE FORMULA, THIS SHEET	53,188.09 S.F.	17,175.21 S.F.	17,213.07 S.F.	17,542.27 S.F.	17,028.59 S.F.	17,603.42 S.F.	18,882.93 S.F.	19,731.84 S.F.	43,760.85 S.F.	16,760.69 S.F.	26,068.17 S.F.	26,000.38 S.F.	114,071.66 S.F.

[1] VARIANCE GRANTED

FORMULA FOR IMPERVIOUS COVERAGE:

MAX IMPERVIOUS COVERAGE FORMULA PER ZONING SECTION 160-214.C(2)(a):
Y=0.179*X+2,422
X=LOT AREA IN SQUARE FEET

PARCEL A (1298): Y=0.179*(283,609.46 S.F.) + 2,422 = 53,188.09 S.F.
PARCEL B: Y=0.179*(82,420.19 S.F.) + 2,422 = 17,175.21 S.F.
PARCEL C: Y=0.179*(82,631.65 S.F.) + 2,422 = 17,213.07 S.F.
PARCEL D (1224): Y=0.179*(84,470.80 S.F.) + 2,422 = 17,542.27 S.F.
PARCEL E: Y=0.179*(81,601.04 S.F.) + 2,422 = 17,005.67 S.F.
PARCEL F: Y=0.179*(84,812.42 S.F.) + 2,422 = 17,603.42 S.F.
PARCEL G: Y=0.179*(91,960.49 S.F.) + 2,422 = 18,882.93 S.F.
PARCEL H: Y=0.179*(96,703.00 S.F.) + 2,422 = 19,731.84 S.F.
PARCEL I (1086): Y=0.179*(230,943.28 S.F.) + 2,422 = 43,760.85 S.F.
PARCEL J (998): Y=0.179*(80,104.44 S.F.) + 2,422 = 16,760.69 S.F.
PARCEL K: Y=0.179*(132,101.51 S.F.) + 2,422 = 26,068.17 S.F.
PARCEL L (1089): Y=0.179*(131,722.78 S.F.) + 2,422 = 26,000.38 S.F.
PARCEL M (1150): Y=0.179*(623,741.10 S.F.) = 2,422 = 114,071.66 S.F.

IMPERVIOUS COVERAGE NOTES:

THE PRIVATE STREET "GRETCHEN CIRCLE" SERVICING PARCELS D, E, F, G, & H ADDS 23,592.40 S.F. OF IMPERVIOUS SURFACE.

HIGHWAY OCCUPANCY NOTES:

A HIGHWAY OCCUPANCY PERFMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY OR ROAD ACCESS TO A STATE HIGHWAY IS PERMITTED.

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT _____ & _____ ARE THE OWNER(S) OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

OWNER _____
OWNER _____
OWNER _____

MCPC No. 20-0143-001

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

RIGHT-OF-WAY OFFERED FOR DEDICATION		
LINE	BEARING	DISTANCE
R423	S44°20'24"E	23.64'
R424	S39°24'30"W	1,202.52'
R425	N49°57'51"W	23.50'
R426	N39°24'30"E	1,204.84'

OWNER – BEACH REALTY ASSOCIATES:

ADDRESSES: 998, 1086, 1089, & 1224 PENLLYN–BLUE BELL PIKE
PARCEL IDS: 66-00-05326-00-8, 66-00-05323-00-2, 66-00-05323-10-1, 66-00-05311-01-4, & 66-00-05311-00-5

OWNER – MAINE MERCHANT BANK LLC TRUSTEE:

ADDRESS: 1150 PENLLYN BLUE BELL PIKE
PARCEL ID: 66-00-05620-00-5

OWNER – MARCY ABRAMSON SHOEMAKER & NANCY ABRAMSON WOLFSON, ET AL:

ADDRESS: 1298 PENLLYN BLUE BELL PIKE
PARCEL ID: 66-00-05310-00-6 & 66-00-05309-0-7

SIDEWALK DEFERRAL REQUEST:

DEFERRAL OF IMPROVEMENT NOTE:
INSTALLATION OF THOSE IMPROVEMENTS INCLUDING CURB, SIDEWALK, STREET WIDENING AND STORM SEWER ALONG THE TRACT FRONTAGE(S) BY THE PROPERTY OWNER/DEVELOPER IS HEREBY DEFERRED UNTIL SUCH TIME IT IS DEEMED NECESSARY BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS, WITHOUT THE NEED FOR ADOPTION OF AN ORDINANCE OR ASSESSMENT. WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE BOARD OF SUPERVISORS, OWNER/DEVELOPER AGREES TO:
1. OBTAIN ALL NECESSARY PERMITS THAT ARE APPLICABLE TO THE WORK;
2. INSTALL CURB, SIDEWALK, STREET WIDENING OR STORM SEWER AT NO EXPENSE TO WHITPAIN TOWNSHIP;
3. WAIVE ANY RIGHTS TO CONTEST A LIEN BY WHITPAIN TOWNSHIP IF CURB, SIDEWALK, STREET WIDENING OR STORM SEWER INSTALLATION IS NOT COMPLETED WITHIN NINETY-DAY PERIOD, WEATHER PERMITTING. INSTALLATION OF CURB AND RELATED CONSTRUCTION SHALL CONFORM TO THE APPLICABLE TOWNSHIP AND PENNDOT CONSTRUCTION STANDARDS, IN FORCE AT THE TIME OF NOTICE.EFORE, A WAIVER HAS BEEN REQUESTED FROM THIS ORDINANCE SECTION.

SITE IMPROVEMENTS NOTES:

1. THE SITE IMPROVEMENTS SHOWN ON THIS PLAN IS FOR DESIGN AND ILLUSTRATIVE PURPOSES ONLY. THERE ARE NO IMPROVEMENTS PROPOSED AS PART OF THIS SUBDIVISION. THE APPLICANT SEEKS ONLY PRELIMINARY PLAN APPROVAL. ALL APPLICABLE PERMITS WILL BE SECURED DURING FINAL PLAN APPROVAL.
2. ANY SITE IMPROVEMENTS WILL REQUIRE APPROVAL FROM WHITPAIN TOWNSHIP. BUILDING IMPROVEMENTS WILL REQUIRE APPROVAL FROM WHITPAIN TOWNSHIP THROUGH THE BUILDING PERMIT APPLICATION PROCESS.

OWNER'S ACKNOWLEDGEMENT

COMMOWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY } SS:

ON THIS, THE _____ DAY OF _____, _____ BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

OWNER _____, NOTARY PUBLIC: _____
OWNER _____, MY COMMISSION EXPIRES: _____
OWNER _____.

TOWNSHIP ENGINEER

APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF _____, 2023.

_____ _____
TOWNSHIP ENGINEER DATE

WHITPAIN TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS _____ DAY OF _____, 2023.
ATTEST:

_____ _____
SECRETARY CHAIRPERSON

WHITPAIN TOWNSHIP PLANNING COMMISSION

AT A MEETING HELD ON _____ THE WHITPAIN TOWNSHIP PLANNING COMMISSION REVIEWED AND APPROVED THIS PLAN ACCORDING TO THE REQUIREMENTS OF WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____ _____
SECRETARY OF WHITPAIN PLANNING COMMISSION DATE

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED THIS _____ DAY OF _____ 2023, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____, DEED BOOK _____, PAGE NUMBER _____.

_____ _____
RECORDER DATE

SURVEYOR'S CERTIFICATION

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 REGISTERED SURVEYOR (SEAL)

REGISTERED PROFESSIONAL ENGINEER — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROBERT E. BLUE, JR. — ENGINEER — No. 26169-E — 04/14/2023

ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROBERT E. BLUE, JR. — LAND SURVEYOR — No. SU1323A — 04/14/2023

ROBERT E. BLUE JR. (DATE)
LICENSE NO. SU1323A

REVISIONS
1) 2020-08-03 PER TWP. LTR. 8/25/20 & SC LTR 8/17/20
2) 2021-04-19; ADD HORIZ. SCALE
3) 2021-09-07; REV. PER TWP REVIEW LETTER
4) 2022-02-17; REV. PER TWP REVIEW LETTERS
5) 2022-03-09; REV. PER TWP. LTR. 2-28-22
6) 2023-02-03; AMENDED PRELIMINARY PLAN.
7) 2023-06-16; REV. PER TWP. RESUBMISSION
8) 2023-06-30; REV. PER TWP. COMMENT
9) 2023-06-30; REV. PER TWP. COMMENT
10) 2023-07-17; REV. PER TWP. COMMENT

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GRAPHIC SCALE 0 100 200 300 400

robert e. blue
consulting engineers, p.c.
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tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

FOR PRELIMINARY SUBDIVISION APPROVAL

SUBDIVISION PLAN (RECORD PLAN 1 OF 2)

BEACH ESTATES SUBDIVISION

WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
BEACH REALTY ASSOCIATES
1086 PENLLYN BLUE BELL PIKE
BLUE BELL, PA 19422

DRAWN BY: DJG	CHECKED BY: REB	SCALE: 1"=100
DATE: 2020-08-04	JOB NUMBER: 1946-2S	SHEET NUMBER: 2 of 17

LAST SAVED: m:\Proj\1946-2\dwg\Sets\LD1\1946-2 LDT SUBDIVISION SITE PLAN.dwg ON 3/16/2023 3:17 PM