

## RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY SS:  
ON THE DAY OF January, 2024, BEFORE ME THE  
AUGUSTINE HIBBELL, TO BE THE PRESIDENT OF GP KNOXX, LLC, A  
PENNSYLVANIA LLC CORPORATION, AND THAT HE AS SUCH PRESIDENT, BEING  
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE  
PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION  
BY HIMSELF AS JOHN PALUDI, PRESIDENT.

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

NOTARY PUBLIC  
COMMISSION EXPIRATION DATE

I HEREBY CERTIFY THAT GP KNOXX, LLC, IS THE OWNER OF THE LAND HEREIN  
BEING DEVELOPED (1150 WENTZ ROAD) AND THAT I DO HEREBY ADOPT THIS  
PLAN.

JOHN PALUDI, PRESIDENT, GP KNOXX, LLC  
OWNER 1150 WENTZ ROAD

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS        DAY OF January, 2024.

SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS        DAY OF January, 2024.

TOWNSHIP ENGINEER

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS        DAY OF January, 2024.

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       , 2024.

RECORDED 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, LANDON WOODWARD, PLS DO HEREBY CERTIFY TO WHITPAIN TOWNSHIP, THAT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS        DAY OF January, 2024,  
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 THE PLAT AND SURVEY WERE  
PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY  
SURVEYS SECTION 10 OF THE MATERIAL OF PRACTICE FOR PROFESSIONAL  
SURVEYORS OF THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE  
PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 26, 1985.

LANDON WOODWARD, PLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO.       

## ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELL, P.E. #041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL  
ENGINEER AND DESIGN CONFORMS TO ALL CASES OF SUBDIVISION AND ZONING  
REGULATIONS (NOTWITHSTANDING EXEMPTIONS AND EXCLUSIONS) AND THAT SITE DESIGN MEETS  
ACCEPTED DESIGN STANDARDS AND PRACTICES. I ALSO HEREBY CERTIFY, ON THE BELOW  
LISTED DATE, THAT THE DRAINAGE PLAN(S) INCLUDED HEREWITHE MEET(S) ALL  
REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S  
REGULATIONS AND WHITPAIN TOWNSHIP'S ORDINANCES.

ANTHONY J. HIBBELL, P.E. GORSKI ENGINEERING, INC.  
(PE-041828-E)  
DATE       

## LEGEND

- PROP IRON PIN
- PROP CONC MONUMENT
- PROP LOT LINE
- PROP ROAD CENTERLINE
- PROP CURB
- PROP EASEMENT
- PROP RIGHT-OF-WAY
- PROP BMP

## WAIVERS REQUESTED

SECTION 129-10.D STREET WIDENING FOR A COLLECTOR STREET SHALL BE 36 FEET.

THE APPLICANT REQUESTS A WAIVER FROM THIS SECTION AS THIS STREET IS ALREADY IMPROVED.

SECTION 129-21.C STORM DRAINS SHALL HAVE A MINIMUM DIAMETER OF 18 INCHES.

THE APPLICANT REQUESTS A WAIVER TO ALLOW THE USE OF SMALLER PIPE SIZES AS SUCH PIPES ARE PRIVATE AND MAINTAINED BY THE RESPECTIVE HOMEOWNER ASSOCIATION.

SECTION 129-58.C(1) LOCATION OF WATERCOURSES, SANITARY SEWERS, STORM DRAINS, AND SIMILAR FEATURES WITHIN 400 FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED OR DEVELOPED.

THE APPLICANT REQUESTS A WAIVER TO ALLOW THE USE OF AN AERIAL PHOTOGRAPH TO SHOW THE FEATURES WITHIN 400 FEET OF THE SITE.

## CONDITIONAL USE APPROVAL

ON JANUARY 16, 2024 BASED ON THE TESTIMONY AND DOCUMENTARY EVIDENCE, THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP UNANIMOUSLY VOTED TO APPROVE THE CONDITIONAL USE APPLICATION NO. 45-23.

REFERENCE: CONDITIONAL USE PRESENTATION PLAN 1 OF 2 AND CONDITIONAL USE PLAN 2 OF 2 PREPARED BY GORSKI ENGINEERING, INC. DATED AUGUST 25, 2023.

## DENSITY CALCULATION

ARTICLE 160-85.1B(1)

MAX DENSITY SHALL BE 2.5 DU/DEVELOPABLE ACRE =  $2.5 \times 4.22 = 10.6$  DU  
PROPOSED DENSITY = 7 DU/4.22 AC = 1.66 DU/AC

## LOT SIZES

MINIMUM LOT SIZE = 7,988 S.F.

MAXIMUM LOT SIZE = 10,838 S.F.

AVERAGE LOT SIZE = 9,926 S.F.

## GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY AS BY ASH ASSOCIATES COMPLETED NOVEMBER 6, 2023 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.

2. VERTICAL DATUM IS NAV 1988 AND ESTABLISHED BY CPG OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE MARKER IS A MAG NAIL SET AS SHOWN. ELEVATION=300.72'.

3. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS ( ) INDICATES DEED BEARINGS.

4. THIS PLAN WAS MADE PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.

5. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHAEOLOGICAL SITES.

6. RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS OF RECORD.

7. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C028660 EFFECTIVE DATE MARCH 2, 2016 NUMBER 420713 PANEL 2268 SUFFIX G, PROJECT AREA IS WITHIN ZONE X, AND THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. THE FLOODPLAIN AREAS ARE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

8. THE U.S. FISH AND WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY WAS REVIEWED BY GORSKI ENGINEERING, INC. NO WETLANDS WERE IDENTIFIED REGARDING THE SUBJECT PARCEL AND WAS FOUND NOT TO LIST THE PRESENCE OF WETLANDS HEREIN.

9. THE ROAD "A" R/W AND OPEN SPACE SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA AND IS NOT OFFERED FOR DEDICATION TO WHITPAIN TOWNSHIP.

10. ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE, CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCING ANY WORK.

11. THE DEVELOPMENT PROPOSES PUBLIC SANITARY SEWER SYSTEM CONNECTIONS AND CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM. THE APPLICANT IS RESPONSIBLE FOR MAINTAINING THE PROPERTY OF THE RESPECTIVE LOT OWNER FOR THAT PORTION ON SUCH LOT.

12. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.

13. THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A MAINTENANCE AGREEMENT WITH WHITPAIN TOWNSHIP. THE BMP'S SHALL BE OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER ABOVE-REFERENCED AGREEMENT.

14. A STORMWATER INFILTRATION EVALUATION WAS PREPARED BY PENN'S TRAIL ENVIRONMENTAL, LLC, AND THE REPORT IS ATTACHED AS AN EXHIBIT TO THIS PLAN.

15. THE BUILDING FOOTPRINT DEPICTED HEREIN HAS BEEN TRANSFERRED FROM PREVIOUS ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS, IMPERVIOUS SURFACE RATIOS, ETC.

16. WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS BECOME NECESSARY DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR APPROVAL OF THE CHANGES. DETAILING ALL SUCH CHANGES TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL, WRITTEN ACCEPTANCE BY THE TOWNSHIP ENGINEER SHALL BE SECURED BEFORE THE EXECUTION OF SUCH CHANGES.

17. ANY FUTURE IMPERVIOUS SURFACE AREA PROPOSED WHICH EXCEEDS THE TABULATED VALUES REQUIRES ADDITIONAL STORMWATER MANAGEMENT PLAN APPROVED FROM THE TOWNSHIP PRIOR TO INSTALLATION.

18. ALL PREMISES SHALL BE CONSTRUCTED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS AND PREVAILING PADOT STANDARDS.

19. PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

20. 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.

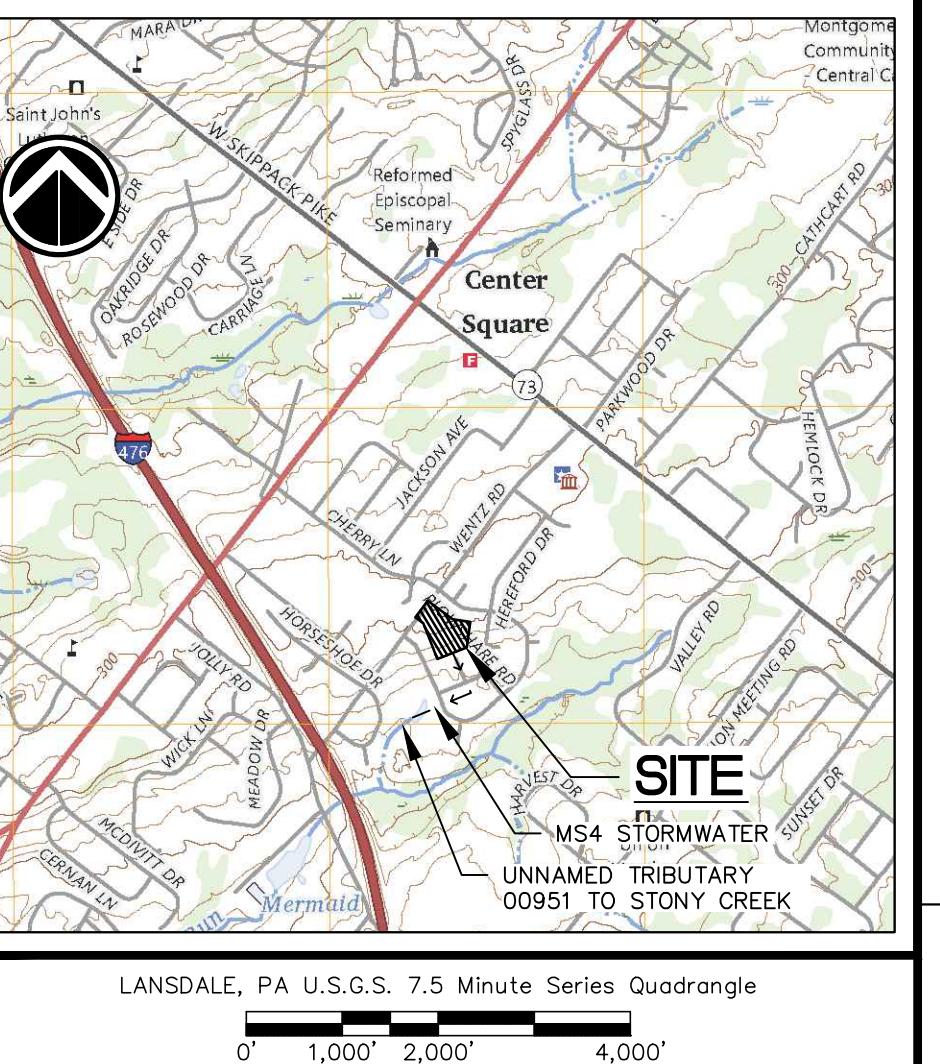
21. NO PLANTINGS AND STRUCTURES SHALL BE LOCATED WITHIN TEN (10) FEET OF THE STORM SEWER FACILITIES OR SANITARY SEWER FACILITIES (FORCE MAIN, LATERALS, ETC.).

22. A TOWNSHIP ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ALL UTILITY CONNECTIONS IN WENTZ ROAD. ALL PERMIT APPLICATIONS ARE TO BE SUBMITTED BY THE CONTRACTOR.

23. A TOWNSHIP HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR THE ROAD "A" IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF WENTZ ROAD. PERMIT APPLICATION SHALL BE SUBMITTED TO THE TOWNSHIP BY THE APPLICANT.

24. THE PROPERTY OWNERS SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE PROPERTY OWNED BY THE APPLICANT.

25. THERE EXISTS A SIGNIFICANT NUMBER OF TREES ON THE SUBJECT PARCEL, MANY OF WHICH ARE NOT PROPOSED TO BE REMOVED. GORSKI ENGINEERING, INC. ADVISES CLIENT TO ENGAGE A CERTIFIED ARBORIST TO ASSESS THE TREES TO ASSURE THEY DO NOT POSE A HAZARD TO GENERAL WELFARE OF PEOPLE/PROPERTY IN, ON OR NEAR THE SUBJECT PARCEL.



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. 66-00-08278-00-8)

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 5729, PAGES 922.

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

OWNER: D'ARGENTO LAGO LLC  
EQUITABLE OWNER: GP KNOXX, LLC.  
2051 BERKS ROAD  
LANSDALE, PA 19446

4. ADDRESS OF THE SUBJECT TRACT:

1150 WENTZ ROAD  
BLUE BELL, PA 19422

5. AREA STATISTICS:

GROSS TRACT AREA = 4.2242 Ac.

6. WATER/SEWER:

WATER PROVIDED BY PA AMERICAN WATER  
SEWER PROVIDED BY WHITPAIN TOWNSHIP SEWER DEPT.

## ZONING DATA

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

DISTRICT CLASSIFICATION = "R-7" RESIDENTIAL DISTRICT

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, (BY CONDITIONAL USE)  
ARTICLE 160-85.1 OPEN SPACE DESIGN OPTION (3-15-2011)

	REQUIRED	PROVIDED
MIN. TRACT SIZE:	3.0 AC.	4.2242 AC.
MIN. LOT AREA:	6,000 S.F.	7,988 S.F.
MIN. LOT WIDTH AT BUILDING LINE:	50 FT.	50 FT.
MIN. FRONT YARD SETBACK:	20 FT.	20 FT.
MIN. SIDE YARD:	5 FT.	5 FT.
MIN. SIDE YARD AGGREGATE:	15 FT.	15 FT.
MIN. REAR YARD:	20 FT.	20 FT.
MAX. BUILDING COVERAGE:	45%	28.6%
MAX. BUILDING HEIGHT:	<40 FT.	<40 FT.

REQUIRED OPEN SPACE = 50% x 4.2242 = 2.11 AC.

PROPOSED OPEN SPACE = 2.16 AC, 51.13%

## PLAN SHEET INDEX

Sheet No.	Sheet Title
1 OF 23	PLAN OF SUBDIVISION AND LAND DEVELOPMENT
2 OF 23	EXISTING FEATURES AND DEMOLITION PLAN
3 OF 23	AERIAL PHOTOGRAPH PLAN
4 OF 23	UTILITY LAYOUT PLAN
5 OF 23	GRADING AND DRAINAGE PLAN
6 OF 23	PCSM PLAN
7 OF 23	PCSM DETAILS
8 OF 23	PCSM NOTES
9 OF 23	EROSION AND SEDIMENTATION CONTROL PLAN
10 OF 23	EROSION AND SEDIMENTATION CONTROL NOTES
11 OF 23	EROSION AND SEDIMENTATION CONTROL DETAILS
12 OF 23	PLAN AND PROFILE WENTZ ROAD
13 OF 23	PLAN AND PROFILE ROAD A
14 OF 23	PLAN AND PROFILE STORM AND SANITARY
15 OF 23	LANDSCAPE PLAN
16 OF 23	CONSTRUCTION DETAIL SHEET
17 OF 23	STORM SEWER DETAIL SHEET
18 OF 23	STORM SEWER DETAIL SHEET
19 OF 23	SANITARY SEWER DETAIL SHEET