

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS: _____
ON THE _____ DAY OF _____, 2024, BEFORE ME THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN PALUDI, WHO
ACKNOWLEDGED HIMSELF 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 _____, 2024.

SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____
2024.

TOWNSHIP ENGINEER

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

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

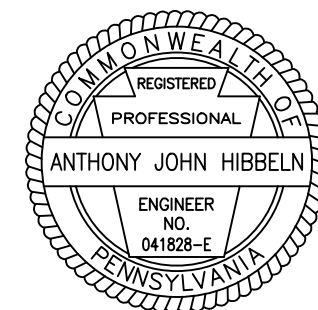
SURVEYOR'S CERTIFICATION

I, LANDON WOODWARD, 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 PLAT 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.

LANDON WOODWARD, PLS
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 THE SITE DESIGN MEETS
ACCEPTED DESIGN STANDARDS AND PRACTICES. I ALSO HEREBY CERTIFY, ON THE BELOW
LISTED DATE, THAT THE DRAINAGE PLAN(S) INCLUDED HEREWITH MEET(S) ALL
REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S
REGULATIONS AND WHITPAIN TOWNSHIP'S ORDINANCES.



ANTHONY J. HIBBELN, 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

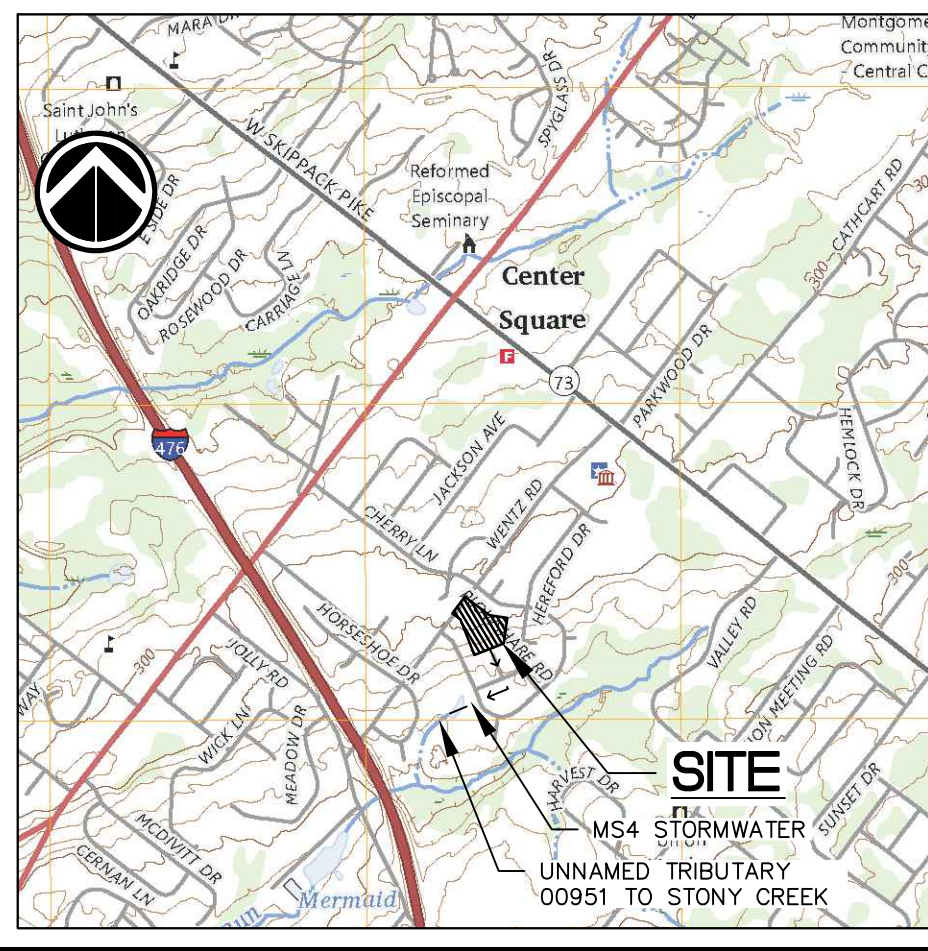
ON JANUARY 16, 2024 BASED ON THE TESTIMONY AND DOCUMENTARY
EVIDENCE, THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP UNANIMOUSLY
VOTED TO APPROVE THE CONDITIONAL USE APPLICATION NO. 45-23.
REFERENCE: CONDITIONAL USE PRESENTATION PLAN 1 OF 2 AND CONDITIONAL
USE PLAN 2 OF 2 PREPARED BY GORSKI ENGINEERING, INC. DATED AUGUST
25, 2023.

DENSITY CALCULATION

ARTICLE 160-85.1B(1)
MAX DENSITY SHALL BE 2.5 DU/DEVELOPABLE ACRE = 2.5x4.22 =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

- BOUNDARY AND TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES
COMPLETED NOVEMBER 6, 2023 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
- VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS
CORS NETWORK. SITE BENCHMARK IS A MAG NAIL SET AS SHOWN. ELEVATION=300.72'.
- 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
PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESES () INDICATES DEED BEARINGS
PROTECTED BY DEEDS FROM 1% ANNUAL CHANCE FLOOD.
- THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
- RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS OF RECORD.
- PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C02660 EFFECTIVE
DATE MARCH 2, 2016 NUMBER 420713 PANEL 0266 SUFFIX C. PROJECT AREA IS WITHIN ZONE X,
AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE
DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS
PROTECTED BY DEEDS FROM 1% ANNUAL CHANCE FLOOD.
- THE U.S. FISH AND WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY WAS REVIEWED BY GORSKI
ENGINEERING, INC. IN SPECIFIC REGARD TO THE SUBJECT PARCEL AND WAS FOUND NOT TO LIST THE
PRESENCE OF WETLANDS HEREON.
- 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.
- ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE, CONTRACTOR IS RESPONSIBLE FOR
LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
- THE DEVELOPMENT PROPOSES PUBLIC SANITARY SEWER SYSTEM CONNECTIONS AND CONNECTION TO
PUBLIC WATER. THE NEW SANITARY SEWER LATERAL AND WATER SERVICE SHALL REMAIN THE
PROPERTY OF THE RESPECTIVE LOT OWNER FOR THAT PORTION ON SUCH LOT.
- ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES
WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A MAINTENANCE AGREEMENT WITH
WHITPAIN TOWNSHIP. THE BMPs SHALL BE OPERATED AND MAINTAINED BY THE HOMEOWNERS
ASSOCIATION PER ABOVE-REFERENCED AGREEMENT.
- A STORMWATER INFILTRATION EVALUATION WAS PREPARED BY PENN'S TRAIL ENVIRONMENTAL, LLC,
DATED DECEMBER 11, 2023. THE TEST LOCATIONS ARE SHOWN HEREIN THIS PLANSET.
- 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.
- WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS BECOME NECESSARY DURING
CONSTRUCTION, A QUALIFIED PROFESSIONAL ENGINEER SHALL PREPARE AND SUBMIT PLANS
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.
- ANY FUTURE IMPERVIOUS SURFACE AREA PROPOSED WHICH EXCEEDS THE TABULATED VALUES
REQUIRES ADDITIONAL STORMWATER MANAGEMENT PLAN APPROVED FROM THE TOWNSHIP PRIOR TO
INSTALLATION.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS
AND PREVAILING PADOT STANDARDS.
- PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY
CONSTRUCTION.
- NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF A
UTILITY EASEMENT EXCEPT LAWN, 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 WENTZ
ROAD. ALL PERMIT APPLICATIONS ARE TO BE SUBMITTED BY THE CONTRACTOR.
- 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.
- THE PROPERTY OWNERS SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE
SANITARY SEWER LATERALS TO THE CLEAN-OUT NEAREST THE SEWER MAIN EASEMENT OR
RIGHT-OF-WAY LINE.
- 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.



LANSDALE, PA U.S.G.S. 7.5 Minute Series Quadrangle
0' 1,000' 2,000' 4,000'
GRAPHIC SCALE
SITE LOCATION MAP 1"= 2,000'

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX
ASSESSMENT INFORMATION AS FOLLOWS:
WHITPAIN TOWNSHIP
(TAX MAP PARCEL NO. 66-00-08278-00-8)
- 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.
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
OWNER: D'ARGENTO LAGO LLC
2051 BERKS ROAD
LANSDALE, PA 19446
EQUITABLE OWNER: GP KNOXX, L.L.C.
925 HARVEST DRIVE
SUITE 220
BLUE BELL, PA 19422
- ADDRESS OF THE SUBJECT TRACT
1150 WENTZ ROAD
BLUE BELL, PA 19422
- AREA STATISTICS:
GROSS TRACT AREA = 4.2242 AC.
- 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%

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GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

1150 WENTZ ROAD

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

PREPARED FOR
GP KNOXX, L.L.C.
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

| | | | | | | | | | | | | | |
|-----------|----|----|----|---|---|---|---|---|---|---|---|---|----------------------|
| 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | NS |
| REVISIONS | | | | | | | | | | | | | PLAN ORIGINATOR DATE |
| | | | | | | | | | | | | | MARCH 25, 2024 |

PLAN OF
SUBDIVISION AND
LAND DEVELOPMENT

1150 WENTZ ROAD

SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

| | |
|------------------|-------------------|
| PROJECT MANAGER: | DRAFTED BY: |
| AJH | RAF |
| PROJECT NUMBER: | DRAWING FILE: |
| 7693 | 7693 SUB PLAN |
| PLAN SCALE: | PLAN SHEET NUMBER |
| 1"=40' | 1 OF 23 |

0' 20' 40' 80'
GRAPHIC SCALE

WENTZ ROAD

