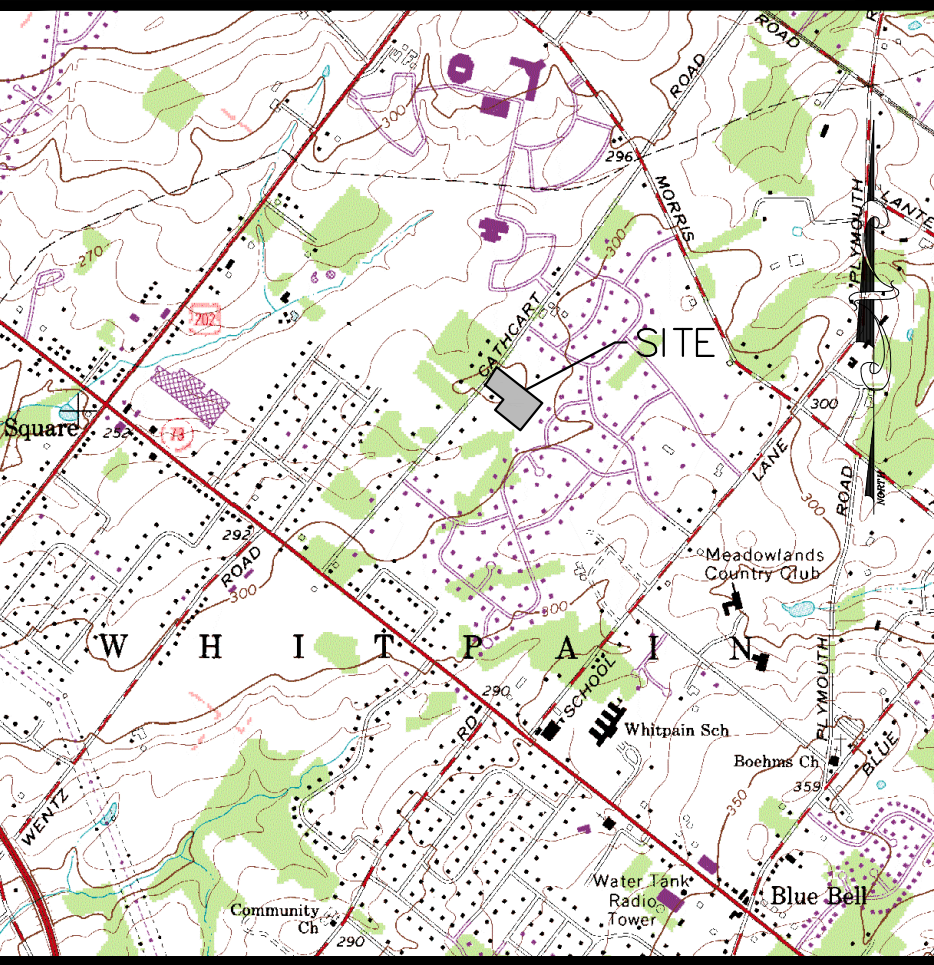


SITE LOCATION MAP 1"=2,000'



LANSDALE, PA, U.S.G.S. 7.5" SERIES QUADRANGLE

GENERAL NOTES

- BOUNDARY LINE INFORMATION BASED ON DEEDS AND PLANS OF RECORD AND A SURVEY PERFORMED BY RICHARD C. MAST ASSOCIATES, P.C., DURING APRIL 2019. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ELEVATION AND TOPOGRAPHIC INFORMATION BASED ON A GROUND SURVEY PERFORMED BY RICHARD C. MAST ASSOCIATES, P.C., COMPLETED IN APRIL 2025. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM (NGVD) OF 1929.
SITE BENCHMARK: SEWER MANHOLE RIM ALONG PROPERTY FRONTAGE (LABELED AS BENCHMARK X102)
MANHOLE X102
BENCHMARK ELEVATION: 301.76
- TOPOGRAPHIC AND ELEVATION INFORMATION ON NEIGHBORING PROPERTIES BASED ON PENNSYLVANIA SPATIAL DATA ACCESS (PANDA) MAPPING AND AVAILABLE IMAGERY (2018 SOUTHEASTERN PA). REFERENCE PANEL NUMBERS 3200 2650 AND 3200 2660.
- THE SUBJECT TRACT IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) (PANEL NO. 42091 C2207 G) EFFECTIVE DATE: MARCH 2, 2016) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THERE ARE NO WETLANDS ON THE SITE BASED ON A FIELD INVESTIGATION PERFORMED BY NOVA CONSULTANTS, LTD. AND FIELD REPORT DATED NOVEMBER 16, 2024.
- THE PROPOSED LOTS SHALL BE SERVED WITH PUBLIC SEWER SERVICE PROVIDED BY WHITPAIN TOWNSHIP.
- THE PROPOSED LOTS WILL BE SERVED WITH PUBLIC WATER SERVICE BY THE NORTH WALES WATER AUTHORITY.
- THE AREA BETWEEN THE TITLE LINE OF AND ULTIMATE RIGHT-OF-WAY OF CATHCART ROAD, IS HEREBY OFFERED FOR DEDICATION TO WHITPAIN TOWNSHIP OR THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND ADDRESSING CONSTRUCTION SITE SAFETY FOR ALL PROPOSED DEMOLITION AND CONSTRUCTION ACTIVITIES, INCLUDING TRENCH SHORING, IN ACCORDANCE WITH CURRENT OSHA STANDARDS. RCMA IS NOT RESPONSIBLE, AT ANY TIME, TO IDENTIFY, ADMINISTER OR REPORT JOB SAFETY ISSUES.
- CONCRETE MONUMENTS SHALL BE SET AT ALL LOCATIONS INDICATED ON THIS PLAN. ALL REMAINING PROPOSED AND EXISTING PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS TO BE SET AFTER COMPLETION OF FINAL GRADING.
- ALL NEW UTILITIES SERVING THE DEVELOPMENT (GAS, ELECTRIC, TELEPHONE, ETC.) SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND OPEN SPACE AND ROW/WAY OF THE SUBDIVISION DEVELOPMENT DEPICTED HEREON UNTIL THE EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH IN SECTION 503 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND AS SHOWN ON THESE PLANS, AND FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORMWATER MANAGEMENT.
- ALL WATER FACILITIES WITHIN THIS DEVELOPMENT, INCLUDING THE WATER MAIN AND WATER SERVICE PIPING UP TO AND INCLUDING INDIVIDUAL CURB STOPS, FIRE LINE ISOLATION VALVES, AND FIRE HYDRANTS SHALL BE OFFERED FOR DEDICATION TO THE NORTH WALES WATER AUTHORITY (NWWA). ALL WATER PIPING AND ASSOCIATED APPURTENANCES DOWNSTREAM OF THESE FACILITIES TO THE INDIVIDUAL RESIDENCES SHALL BE PRIVATELY OWNED.
- THE PROPOSED ROADWAY IS A PRIVATE STREET AND IS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- THE HOMEOWNERS ASSOCIATION SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT WATER DETENTION BASIN (BMP 1), OUTLET STRUCTURES AND PIPES AND STRUCTURES WHICH ARE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. THE STORM SEWER PIPING AND STRUCTURES THAT ARE WITHIN STORMSEWER EASEMENTS ARE A CONTROLLED FACILITY UNDER THE HOMEOWNERS ASSOCIATION AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER THE PROPERTY TO INSPECT THE IMPLEMENTATION OF BMPs OR THE CONDITION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES, OR TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS IF THE TOWNSHIP HAS BEEN REIMBURSED (REFER TO ADDITIONAL NOTES ON THE PCSM PLANS).
- LOT 1 SHALL ONLY BE PERMITTED TO TAKE ACCESS FROM THE PROPOSED PRIVATE ROADWAY. NO DRIVEWAY ACCESS WILL BE PERMITTED TO CATHCART ROAD, T-369.

ZONING DATA

ZONING REQUIREMENTS OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED. REFERENCE ARTICLE V, SECTION 160-12 THROUGH 160-19.		
ZONING DISTRICT: R-1 RESIDENCE DISTRICT		
EXISTING USE: SINGLE-FAMILY DETACHED DWELLING		
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS		
REQUIREMENT	REQUIRED	PROPOSED
MIN LOT AREA	30,000 SF	30,107 SF
MIN LOT AREA (FLAG LOT)	45,000 SF	51,921 SF
MIN LOT WIDTH	150 FT	168.4 FT
MIN FRONT YARD SETBACK ⁽¹⁾	40 FT	40.0 FT
MIN AVE. FRONT YARD SETBACK ⁽¹⁾	45 FT	45.3 FT
MIN SIDE YARD SETBACK (EACH)	45 FT	45.0 FT
MIN SIDE YARD SETBACK (AGGREGATE)	100 FT	100.0 FT
MIN REAR YARD SETBACK	75 FT	75.0 FT
MIN BASIN SETBACK	35 FT	>35.0 FT
MAX IMPERVIOUS COVERAGE ⁽²⁾	7,811 SF	4,808 SF
MAX BUILDING HEIGHT	40 FT	<40 FT

- NOTES:
- THE PROVISIONS OF 2.0. SECTION 160-15 ARE USED WHERE THE FRONT YARD SETBACKS OF THREE OR MORE CONTIGUOUS LOTS ARE VARIED WITH A MINIMUM FRONT YARD SETBACK OF 40 FEET AND AN AVERAGE FRONT YARD SETBACK OF 45 FEET.
 - THE IMPERVIOUS COVER LISTED IS BASED ON THE GREEN AREA FORMULA AND THE SMALLEST LOT.

UNDERGROUND UTILITY NOTE



LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS, THROUGH THE PA ONE CALL SYSTEM (1-800-242-1776 OR 811), NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.

DESIGN SERIAL NO.: 2024 2812722 (OCTOBER 7, 2024)

TAX PARCEL DATA

PARCEL NO.:	66-00-00838-00-5
BLOCK, UNIT:	BLOCK 11, UNIT 42
DEED:	BOOK 6153, PAGE 1187
PARCEL ADDRESS:	624 CATHCART ROAD
ZONING DISTRICT:	R-1 RESIDENCE
OWNER OF RECORD:	STEVEN W. GUDE 624 CATHCART ROAD BLUE BELL, PA 19422
GROSS TRACT AREA (TO TITLE LINE):	4.1092 ACRES (BY SURVEY)

LEGEND

PROPOSED FEATURES LEGEND

—	PROP LOT LINE
—	PROP RIGHT-OF-WAY
—	PROP CENTERLINE
—	PROP CURB
—	PROP SIDEWALK
—	PROP EASEMENT
—	PROP BUFFER
•	PROP IRON PIN
■	PROP CONC. MONUMENT

SIGN INVENTORY TABLE

Symbol	Series	Size	Description	Quantity	Maintenance Responsibility	Status	Roadway
A	R-1-1	30"X30"	STOP SIGN	1	HOA	PROPOSED	Anglesey
B	W14-2	30"X30"	NO OUTLET SIGN	2	HOA	PROPOSED	Anglesey
C	D3-1	8"X11"	STREET NAME SIGN	1	HOA	PROPOSED	Anglesey

All PennDOT signs as per Pub. 236 Handbook of Approved Signs dated 11/19/2013 Change #1
HOA = Homeowners Association

RECORDING ACKNOWLEDGMENTS

I, ROBERT WAGNER, ACKNOWLEDGE MYSELF TO BE MEMBER OF ROBERT PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HERBY CERTIFY THAT ROBERT PROPERTIES, LLC, DOES HEREBY ADOPT THIS PLAN AND DESIRES THE SAME TO BE RECORDED.
ROBERT PROPERTIES, LLC

BY: _____ ATTEST: _____
ROBERT WAGNER, MEMBER
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF _____)
SS:

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT WAGNER, WHO ACKNOWLEDGED HIMSELF TO BE MEMBER OF ROBERT PROPERTIES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND THAT HE AS SUCH MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY BY HIMSELF AS MEMBER, AND WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF UPPER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIZED SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
COMMISSION EXPIRATION DATE
APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20__.

SECRETARY _____ CHAIR _____
RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20__.

SECRETARY _____ CHAIR _____
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NUMBER _____ PAGE NUMBER _____, ON THE _____ DAY OF _____, 20__.

(RECORDER)
REVIEWED BY THE TOWNSHIP ENGINEER FOR WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THIS _____ DAY OF _____, 20__.

TOWNSHIP ENGINEER
MCPC No. _____ 24-XXXX-XX1
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

SURVEYOR'S CERTIFICATE

I, EDWARD M. HUBER, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

SU-040378-R
REGISTRATION NO. _____ EDWARD M. HUBER, P.L.S.

DRAWING SCALE: 1"= 30'

No.	REVISION	DATE
	PLAN ORIGINATION DATE	DECEMBER 1, 2025

PLAN OF SUBDIVISION

AS PART OF
THE ENCLAVE AT BLUE BELL HOLLOW
PREPARED FOR
ROBERT PROPERTIES LLC
SITE SITUATE IN
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



Richard C. Mast Associates, P.C.
Consulting Engineers and Surveyors

www.rcmaonline.com

DRAFTED BY:	PROJ. MNGR:	PROJECT NO.:	DRAWING NO.:
RCMA	RCM	3306	1 OF 22