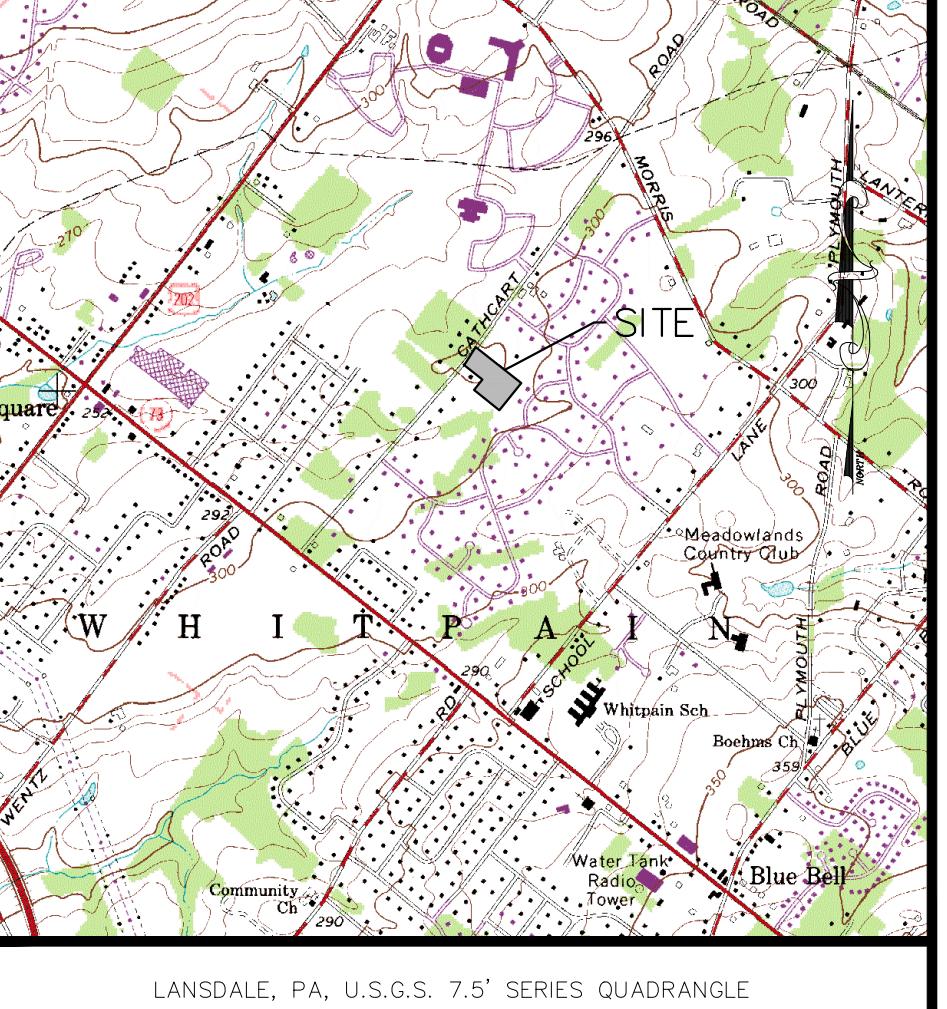


# SITE LOCATION MAP 1"=2,000'



## GENERAL NOTES

1. BOUNDARY LINE INFORMATION BASED ON DEEDS AND PLANS OF RECORD AND A SURVEY PERFORMED BY INDEPENDENT SURVEYORS, P.C., DURING APRIL 2019. SURVEY PERFORMED WITH THE BENEFIT OF A TITTLE LINE.
2. 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.
3. SITE BENCHMARK: SEWER MANHOLE RIM ALONG PROPERTY FRONTAGE (LABELED AS MANHOLE X102). BENCHMARK ELEVATION: 301.76.
4. TOPOGRAPHIC AND ELEVATION INFORMATION ON NEIGHBORING PROPERTIES BASED ON PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) MAPS AND AVAILABLE IMAGERY (2018 SOURCE). SOURCE: PENNSYLVANIA STATE MAPPING PROGRAM (2020-2026 AND ONWARD).
5. THE SUBJECT TRACT IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. A2911 C0297 (EFFECTIVE DATE MARCH 2, 2016) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. THERE ARE NO WETLANDS ON THE SITE BASED ON A FIELD INVESTIGATION PERFORMED BY NOVA CONSULTANTS, LTD. AND FIELD REPORT DATED NOVEMBER 16, 2024.
7. THE PROPOSED LOTS SHALL BE SERVED WITH PUBLIC SEWER SERVICE PROVIDED BY WHITPAIN TOWNSHIP WATER AUTHORITY.
8. 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.
9. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND ADDRESSING CONSTRUCTION SITE SAFETY FOR PROPOSED DEMOLITION AND CONSTRUCTION ACTIVITIES, INCLUDING TRENCH SHORING. IN ACCORDANCE WITH CURRENT SHORING REGULATIONS, THE CONTRACTOR IS NOT RESPONSIBLE, AT ANY TIME, TO IDENTIFY, ADMINISTER OR REPORT JOB SAFETY ISSUES.
10. 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.
11. ALL NEW UTILITIES SERVING THE DEVELOPMENT (GAS, ELECTRIC, TELEPHONE, ETC.) SHALL BE PROVIDED BY UNDERGROUND SERVICE PROVIDERS.
12. EACH PROPERTY OWNER WHO SUCCESSFULLY DRIVES ON THIS PROPERTY HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND OPEN SPACE AND ROADWAY OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, UNTIL THE EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING THE COMPLETION OF THE SUBDIVISION/DEVELOPMENT, IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPAL 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 AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORMWATER MANAGEMENT.
13. ALL WATER FACILITIES WITHIN THIS DEVELOPMENT, INCLUDING THE WATER MAIN AND WATER SERVICE LINES, SHALL BE OWNED AND MAINTAINED BY THE WHITPAIN TOWNSHIP WATER AUTHORITY. WATER SERVICES SHALL BE PROVIDED BY THE WHITPAIN TOWNSHIP WATER AUTHORITY (WWA). ALL WATER PIPING AND ASSOCIATED APPURTENANCES DOWNSTREAM OF THESE FACILITIES TO THE INDIVIDUAL RESIDENCES SHALL BE PRIVATELY OWNED.
14. THE PROPOSED ROADWAY IS A PRIVATE STREET AND IS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
15. THE HOMEOWNER'S ASSOCIATION SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT WATER DETENTION BASIN (BMP) 1. OUTLET STRUCTURES AND PIPES WHICH ARE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. THE STORM SEWER RAILING AND STRUCTURES THAT ARE WITHIN STORMSEWER EASEMENTS ARE A CONTRACTOR'S PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE BMP 1. THE HOMEOWNER'S 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 APPROVE OR DISAPPROVE ANY CHANGES MADE TO THE STRUCTURES, PIPES OR FINISH GRADE. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES, OR TO CONDITION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES, OR TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BMP 1 FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIE THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP.
16. 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

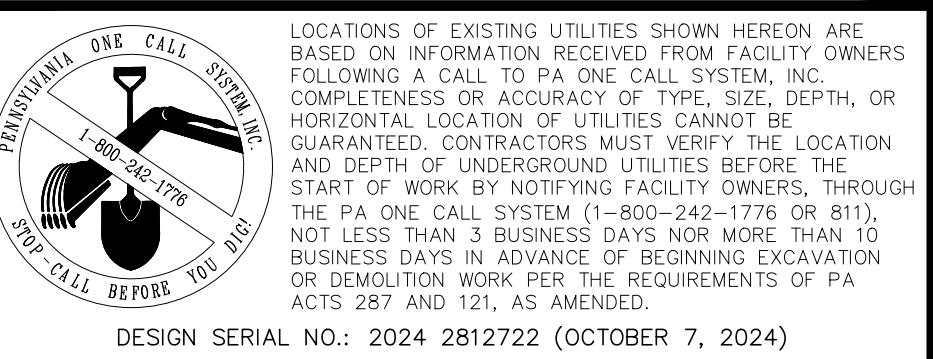
ZONING REQUIREMENTS OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED, REFERENCE ARTICLE V, SECTION 160-12 THROUGH 160-19.

ZONING DISTRICT: R-1 RESIDENCE DISTRICT  
EXISTING USE: SINGLE-FAMILY DETACHED DWELLING  
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS

REQUIREMENT	REQUIRED	PROPOSED
MIN LOT AREA (FLAG LOT)	30,000 SF	30,107 SF
MIN LOT AREA (FLAG LOT)	45,000 SF	51,921 SF
MIN LOT WIDTH	150 FT	169.4 FT
MIN FRONT YARD SETBACK <sup>(1)</sup>	40 FT	40 FT
MIN FRONT YARD SETBACK <sup>(1)</sup>	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 <sup>(2)</sup>	7,811 SF	4,800 SF
MAX BUILDING HEIGHT	40 FT	< 40 FT

NOTES:  
1. THE PROVISIONS OF Z.O. 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 SET BACK OF 45 FEET.  
2. THE IMPERVIOUS COVER LISTED IS BASED ON THE GREEN AREA FORMULA AND THE SMALLEST LOT.

## UNDERGROUND UTILITY NOTE



## 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. GUDGE  
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'X 1"	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: ROBERT WAGNER, MEMBER ATTEST:

COMMONWEALTH OF PENNSYLVANIA ) SS:

COUNTY OF )

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 AS SUCH MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE PLAN, DRAWING, OR PLAT THEREIN, INTENDED BY SIGNING THE NAME OF THE COMPANY BY HIMSELF AS MEMBER AND WITNESSED BY ROBERT WAGNER, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF UPPER GWINNED, 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 2026.

SECRETARY CHAIR

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, THIS DAY OF 2026.

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 2026.

(RECODER)

REVIEWED BY THE TOWNSHIP ENGINEER FOR WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, ON THIS DAY OF 2026.

TOWNSHIP ENGINEER

MPC No. 24-XXXX-XXI  
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'

30 0 15 30 60 90

## PLAN OF SUBDIVISION

AS PART OF

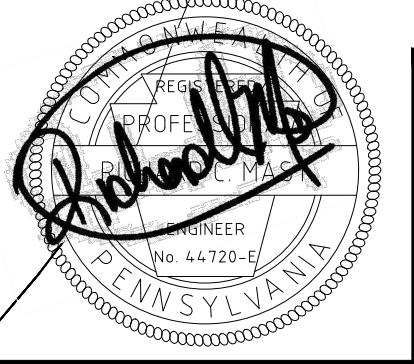
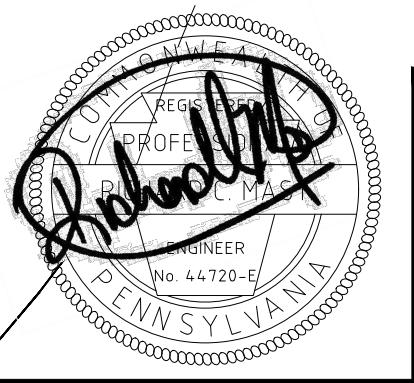
THE ENCLAVE AT BLUE BELL HOLLOW

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. 3306  
RCMA 3306 1 of 22

Project Mtns 2300 Series 2300 024 Cathcart Road Plat Sheet 1 of 2300