

LOCATION MAP
SCALE: 1"=2,000'
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PERMITTED USE NO. 20493218

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____, 2002, BEFORE ME, A NOTARY PUBLIC RESIDING IN MONTGOMERY COUNTY, PA PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ AND THAT HE AS SUCH _____ BEING AUTHORIZED TO DO SO EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME AND DESIRED THE SAME MIGHT BE RECORDED.

NOTARY PUBLIC
(SEAL)

SURVEYOR'S CERTIFICATION

I, ROBERT E. BLUE, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS AS SURVEYED BY ME ON THE 15 DAY OF FEBRUARY, 2002, AND THAT THE LOCATION, SIZE AND MATERIAL OF EXISTING MARKERS ARE ACCURATELY SHOWN HEREON.

Robert E. Blue, Jr.
REGISTERED PROFESSIONAL SURVEYOR
No. SU. 1323A
REGISTRATION NUMBER
DATE 2/17/02

OWNER'S CERTIFICATIONS

I HEREBY CERTIFY THAT 1950 SKIPPACK PIKE, L.P., IS THE DEVELOPER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

I HEREBY CERTIFY THE WORK DESCRIBED ON THIS DRAWING WILL BE CONSTRUCTED AS SHOWN AND ANY CONSTRUCTION CHANGES SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE TOWNSHIP ENGINEER.

BY _____ AUTHORIZED SIGNATURE
JOSEPH GAMBONE, 1950 SKIPPACK PIKE, L.P.

MONTGOMERY COUNTY RECORDER OF DEEDS

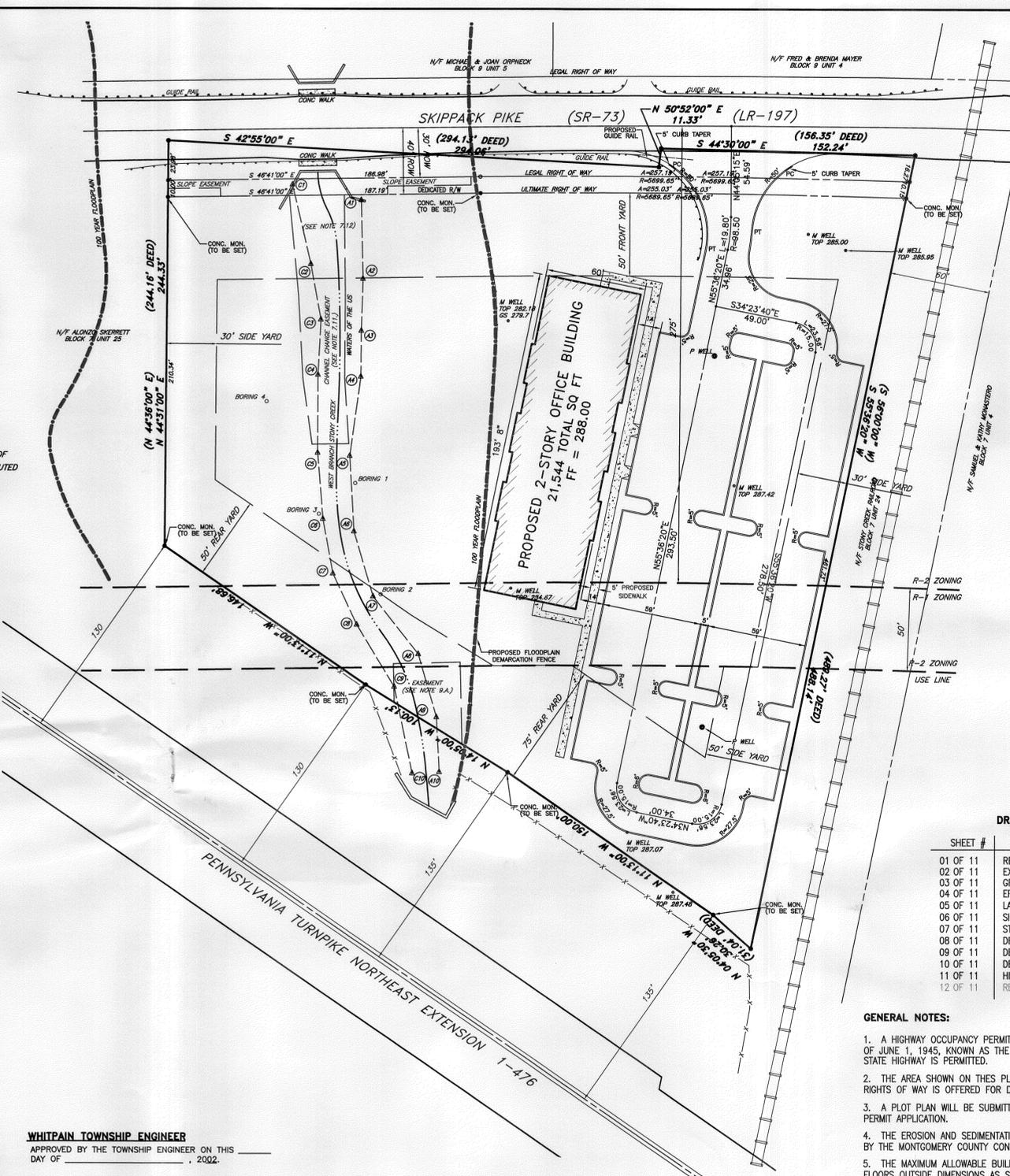
RECORDED ON THIS _____ DAY OF _____, 2002, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____ DEED BOOK _____, PAGE NUMBER _____.

RECORDER _____

ZONING: R-1/R-2 RESIDENCE DISTRICTS

	REQUIRED (R-1)	REQUIRED (R-2)	PROPOSED
MINIMUM LOT AREA	30,000 SQ.FT.	12,500 SQ.FT.	137,127 SQ.FT.
MINIMUM LOT WIDTH	150 FT.	100 FT.	446 FT.
MINIMUM FRONT YARD	50 FT.	50 FT.	>50 FT.
MINIMUM SIDE YARD	50 FT.	30 FT.	>50 FT.
MINIMUM REAR YARD	75 FT.	50 FT.	>75 FT.
MAXIMUM BUILDING HEIGHT	40 FT.	40 FT.	<40 FT.
IMPERVIOUS COVER	EXISTING = 62.928 SQ. FT. EXISTING = 45.89% IMPERVIOUS	48,393 SQ. FT. (10.59% REDUCTION)	

* EXISTING IMPERVIOUS COVER AREA IS BASED ON APPROXIMATE LOCATION OF EXISTING PARTIALLY BURIED GRAVEL LOCATED THROUGH A FIELD INVESTIGATION PERFORMED BY AN ASSOCIATE AT THIS OFFICE ON AUGUST 2, 2001. EXISTING IMPERVIOUS COVER REPRESENTS APPROXIMATELY 39,290 SQ. FT. OF EXISTING BURIED STONE PARKING AREA IN ADDITION TO ALL EXISTING AND RECENTLY DEMOLISHED BUILDINGS.



WHITPAIN TOWNSHIP ENGINEER
APPROVED BY THE TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 2002.

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED ON THIS _____ DAY OF _____, 2002, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____ DEED BOOK _____, PAGE NUMBER _____.

RECORDER _____

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PARKING LOT GREENSPACE CALCULATION:
TOTAL AREA OF PROPOSED PARKING LOT = 36,721 SQUARE FEET
TOTAL AREA OF PROPOSED PARKING LOT GREENSPACE = 4,737 SQUARE FEET
PROPOSED PERCENT GREENSPACE = 12.90%

WHITPAIN TOWNSHIP PLANNING COMMISSION
APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 2002.

SECRETARY
WHITPAIN TOWNSHIP PLANNING COMMISSION

MCPC No. _____
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

WHITPAIN TOWNSHIP BOARD OF SUPERVISORS
APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP ON THIS _____ DAY OF _____, 2002.

DRAWING LIST:

SHEET #	TITLE
01 OF 11	RECORD PLAN
02 OF 11	EXISTING FEATURES PLAN
03 OF 11	GRADING AND UTILITIES PLAN
04 OF 11	EROSION AND SEDIMENTATION CONTROL PLAN
05 OF 11	LANDSCAPE AND LIGHTING PLAN
06 OF 11	SIGN & STRIPING PLAN
07 OF 11	STORM SEWER PROFILES
08 OF 11	DETAIL SHEET 01 OF 03
09 OF 11	DETAIL SHEET 02 OF 03
10 OF 11	DETAIL SHEET 03 OF 03
11 OF 11	HIGHWAY OCCUPANCY PERMIT PLAN
12 OF 11	RESERVED FOR FUTURE USE

GENERAL NOTES:

- 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.
- THE AREA SHOWN ON THESE PLANS BETWEEN THE LEGAL AND PROPOSED ULTIMATE RIGHTS OF WAY IS OFFERED FOR DEDICATION AS PART OF THIS DEVELOPMENT PLAN.
- A PLOT PLAN WILL BE SUBMITTED AND APPROVED PRIOR TO SUBMITTAL OF A BUILDING PERMIT APPLICATION.
- THE EROSION AND SEDIMENTATION CONTROL PLAN WILL HAVE TO BE REVIEWED AND APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT PRIOR TO FINAL PLAN APPROVAL.
- THE MAXIMUM ALLOWABLE BUILDING SIZE IS 21,544 SQUARE FEET TO ALL OF THE FLOORS OUTSIDE DIMENSIONS AS SET FORTH IN THE ZONING HEARING BOARD DECISION AND ORDER WITH REFERENCE TO APPLICATION #1349-01, DECIDED 11-14-01.
- THE PROPOSED FLOODPLAIN DEMARCATION FENCE SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- NO BUILDING CONSTRUCTION SHALL COMMENCE WITHOUT FIRST OBTAINING ALL NECESSARY BUILDING PERMITS.
- NO DEVELOPMENT SIGNS MAY BE PLACED ON THE PROPERTY WITHOUT FIRST OBTAINING A SIGN PERMIT AND NOT UNTIL THE LAND DEVELOPMENT PLAN IS APPROVED AND RECORDED.

WAIVERS REQUESTED:

- A WAIVER IS REQUESTED FROM SECTION 129-39 REQUIRING SIDEWALKS ALONG ALL PUBLIC STREETS WHERE SIDEWALKS DO NOT CURRENTLY EXIST.
- A WAIVER IS REQUESTED FROM REQUIRED WIDENINGS ALONG SKIPPACK PIKE AS SET FORTH IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCES OF WHITPAIN TOWNSHIP.

PARKING CALCULATION

REQUIRED
OFFICE USE = 1 SPACE PER 250 SQUARE FEET OF BUILDING AREA
21,544 SF / 250 = 86.2 = 86 SPACES REQUIRED

PROPOSED
OFFICE USE = 1 SPACE PER 216 SQUARE FEET OF BUILDING AREA
21,544 SF / 216 = 100 SPACES PROPOSED

- LEGEND**
- STORM INLET
 - STORM MANHOLE
 - SANITARY MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - WATER MANHOLE
 - CLEAN OUT
 - UTILITY POLE
 - LAMP POST
 - FLOOD LIGHT
 - FIRE HYDRANT
 - WATER VALVE
 - WATER LINE
 - GAS LINE
 - TEXAS EASTERN PIPELINE
 - ELECTRIC LINE
 - SANITARY LATERAL
 - SANITARY SEWER
 - STORM SEWER
 - RETAINING WALL
 - FENCE
 - GUIDE RAIL
 - SOIL LINE
 - TREES
 - CONCRETE
 - PROPERTY CORNER
 - MONITORING WELL
 - PRODUCTION WELL
 - WATERS OF THE U.S. FLAG

NOTES:

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED FEBRUARY 15, 2002.
- SITE DATA:
CURRENT OWNER: 1950 SKIPPACK PIKE, L.P.
ADDRESS: 1950 SKIPPACK PIKE
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
TAX MAP BLOCK 7 - UNIT 3
TAX PARCEL NUMBER 66-00-06430-002
DEED BOOK 5352 - UNIT 876
- THE SITE DATUM IS BASED UPON WHITPAIN TOWNSHIP SEWER AUTHORITY, AS PER THE "EXISTING FEATURES PLAN" OF SITE 3 - NORTH WALES ROAD, DATED FEBRUARY 3, 1999.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- PA ONE CALL SERIAL NUMBER: 0601382
- THE 100 YEAR FLOODPLAIN IS DEPICTED AS SHOWN ON A FLOOD INSURANCE RATE MAP PANEL NUMBER 420910266 E, EFFECTIVE DATE DECEMBER 19, 1996.
- TITLE REPORT BY CENTRAL MONTGOMERY ABSTRACT CO., INC., COMMITMENT NO. 34340, EFFECTIVE DATE JANUARY 15, 2001.

SCHEDULE "B" - SECTION II EXCEPTIONS:

- RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA AS IN DEED BOOK 1293, PAGE 261. (RIGHTS TO "ERECT, AND MAINTAIN...FACILITIES...IMMEDIATELY OUTSIDE THE LEGAL RIGHT-OF-WAY" OF SKIPPACK PIKE ACROSS THE FRONTAGE OF THE SUBJECT PARCEL) (BLANKET EASEMENT) (NON-PLOTTABLE).
- PENNSYLVANIA PUBLIC UTILITY COMMISSION ORDER RELATING TO STATE HIGHWAY ROUTE 197, SECTION 8 (SKIPPACK PIKE) AS IN DEED BOOK 2030, PAGE 511. (CONSTRUCTION APPROPRIATION OF GRADING EASEMENT IN VICINITY OF THE BRIDGE AREA FOR BRIDGE AND CHANNEL IMPROVEMENTS) (PLOTTED).
- RIGHTS GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION AS IN DEED BOOK 2148, PAGE 573 AND DEED BOOK 2620, PAGE 509. (RIGHTS TO "CONSTRUCT, MAINTAIN, AND REPLACE PIPE LINES" ACROSS SUBJECT PARCEL) (BLANKET EASEMENT) (NON-PLOTTABLE).
- CONDITIONS RELATING TO GROUND ADJACENT TO THE PENNSYLVANIA TURNPIKE AS IN DEED BOOK 2733, PAGE 428 AND TOGETHER WITH THE RIGHTS OF PENNSYLVANIA TURNPIKE COMMISSION TO MAINTAIN SLOPES, CUTS, EMBANKMENTS, AS WELL AS THE RIGHT TO APPROPRIATE ABUTTING LANDS NECESSARY FOR RAMP, TUNNELS, MAINTENANCE SHEDS AND FOR ALL OTHER PURPOSES AND FACILITIES NECESSARY. (THE SUBJECT PARCEL IS RESTRICTED AS FOLLOWS:

"A PERPETUAL EASEMENT TO THE PENNSYLVANIA TURNPIKE COMMISSION, ITS SUCCESSORS OR NOMINEES, FOR A CHANNEL CHANGE OF STONEY CREEK, INCLUDING DRAINAGE PIPES, DITCHES, AND SLOPES OF CUTTINGS AND EMBANKMENTS FOR SAID CHANNEL CHANGE AS SHOWN ON SHEET NUMBER 28 OF 27 SHEETS OF THE PENNSYLVANIA TURNPIKE COMMISSION CONSTRUCTION DRAWINGS FOR CONTRACT SECTION 35-B, OR AS CONSTRUCTED ON THE GROUND. (PLOTTED).

THE GRANTOR, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS HEREBY COVENANTS WITH THE PENNSYLVANIA TURNPIKE COMMISSION, ITS SUCCESSORS AND ASSIGNS, THAT THE GRANTOR, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS SHALL NOT ESTABLISH OR PERMIT TO BE ESTABLISHED OR MAINTAINED ON ANY OF HIS REMAINING LANDS, ANY BILLBOARDS, SIGNS, NOTICES, POSTERS, ADVERTISING DEVICES OR OTHER METHODS OF DISPLAY WHICH ARE OR WILL BE VISIBLE TO THE TRAVELED ROADWAY OF THE NORTHEASTERN EXTENSION OF THE PENNSYLVANIA TURNPIKE AND WHICH ARE NOT AT THE DATE HEREON IN EXISTENCE. THIS COVENANT SHALL RUN WITH THE LAND." (NON-PLOTTABLE).

14. RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN DEED BOOK 3497, PAGE 344. (RIGHTS GRANTED TO INSTALL, MAINTAIN, INGRESS AND EGRESS FOR GAS FACILITIES SERVING THE SUBJECT PARCEL) (BLANKET EASEMENT - NON-PLOTTABLE).

8. GROSS AREA (TO TITLE) = 3.403 ACRES
NET AREA (TO LEGAL RIGHT-OF-WAY) = 3.250 ACRES
NET AREA (TO ULTIMATE RIGHT-OF-WAY) = 3.148 ACRES

9. THE WATERS OF THE U.S. DELINEATION WAS PERFORMED BY NOVA CONSULTANTS, NEWTON, PA, COMPLETED ON APRIL 28, 2002.

10. EXISTING PRODUCTION WELLS SHALL BE CUT 2' BELOW FINISHED GRADE AND FILLED WITH CONCRETE IN ACCORDANCE WITH MONTGOMERY COUNTY HEALTH DEPARTMENT REQUIREMENTS.

11. EXISTING MONITORING WELL CASINGS SHALL BE RAISED OR LOWERED TO FINISHED GRADE AS SET FORTH ON THE GRADING PLAN (SHEET 03 OF 09). IN AREAS OF PAVED SURFACES, A CONCRETE COLLAR AND HIGHWAY LOAD ACCESS CAP SHALL BE PROVIDED.

12. BUILDING PERMIT PLAN CAN NOT BE ISSUED UNTIL ALL APPLICABLE PADOT PERMIT ARE ISSUED.

13. PLAN REFERENCES:

- "CONSTRUCTION, APPROPRIATION AND CONDEMNATION OF RIGHT-OF-WAY ROUTE NO. 197, SECTION NO. 8A," SHEETS 9 AND 10 OF 10, PREPARED BY COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS, DATED FEBRUARY 15, 1949.
- PENNSYLVANIA TURNPIKE COMMISSION PLANS FOR THE NORTHEAST EXTENSION OF THE PENNSYLVANIA TURNPIKE SECTION 35-B, SHEETS 26 AND 27 OF 27.
- "DRAWINGS FOR CONSTRUCTION LEGISLATIVE ROUTE 197, SECTION M01," SHEET 12 OF 15, PREPARED BY COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS, DATED MARCH 27, 1985.
- "SITE 3 - NORTH WALES ROAD EXISTING FEATURES PLAN" PREPARED FOR WHITPAIN TOWNSHIP BY CHARLES E. SHOENMAKER, INC., ABINGTON, PA, DATED FEBRUARY 3, 1999.
- "FEASIBILITY STUDY FOR WIDENING TWO SECTIONS OF THE TURNPIKE IN MONTGOMERY COUNTY" PLAN STATION 8 + 020 TO STATION 8 + 300, PREPARED BY THE PENNSYLVANIA TURNPIKE COMMISSION.

WHITPAIN TOWNSHIP ZONING HEARING BOARD DECISION AND ORDER
APPLICATION 1349-01 - DECIDED NOVEMBER 14, 2001

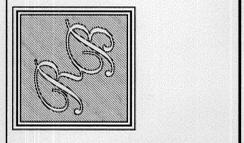
AT A PUBLIC HEARING OF THE ABOVE, THE ZONING HEARING BOARD DECIDES AND ORDERS AS FOLLOWS:

- THE VARIANCE FROM THE TERMS OF ARTICLE XXVI, SECTION 160-206 TO CHANGE A NONCONFORMING USE TO A USE DESIGNATED FOR A DISTRICT HAVING LESS RESTRICTED REGULATIONS IS WITHDRAWN.
- THE VARIANCE FROM THE TERMS OF ARTICLE XXVI, SECTION 160-208 TO ALLOW AN OFFICE BUILDING IN AN "R-2" RESIDENTIAL DISTRICT IS WITHDRAWN.
- THE VARIANCE FROM THE TERMS OF ARTICLE VII, SECTION 160-28 AND ARTICLE V, SECTION 160-11 TO ALLOW AN OFFICE BUILDING AND PARKING AREA IN AN "R1/R2" RESIDENTIAL DISTRICT IS WITHDRAWN.
- THE VARIANCE FROM THE TERMS OF ARTICLE XXIII, SECTION 160-182.2A TO PERMIT A SIGN HAVING THE DIMENSIONS OF 72 INCHES BY 120 INCHES TO REPLACE THE EXISTING 24 INCH BY 36 INCH IDENTIFICATION SIGN IS WITHDRAWN.
- THE REQUEST TO CHANGE THE NONCONFORMING USE OF THE SUBJECT PROPERTY FROM AN INDUSTRIAL USE TO AN OFFICE USE, BEING A USE EXISTING IN A DISTRICT HAVING MORE RESTRICTIVE REGULATIONS, PURSUANT TO ARTICLE XXVI, SECTION 160-206 AND SECTION 160-207 IS HEREBY GRANTED.

PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE, JR.
LICENSE NO. SU 1323A

REVISIONS
1. 5-1-02 ISSUED WITH TOWNSHIP REVIEW
2. 09-06-02 PER TOWNSHIP REVIEW
3. 09-25-02 PER TOWNSHIP REVIEW
4. 12-9-2004 MCD'S LETTER, SEPT. 22, 2004.

ROBERT E. BLUE CONSULTING ENGINEERS, P.C.
CONSULTING ENGINEERS · LAND SURVEYORS · SITE PLANNERS
725 SKIPPACK PIKE · BLUE BELL, PENNSYLVANIA 19422
TEL (215) 542-9464 · FAX (215) 542-0791
E-Mail: rebpc@bellatlantic.net



RECORD PLAN
1950 SKIPPACK PIKE LP
1950 SKIPPACK PIKE
BLUE BELL, PA 19422
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY

PREPARED FOR
1950 SKIPPACK PIKE LP
c/o JOHN A. GAMBONE, PRESIDENT
1030 WEST GERMANTOWN PIKE
FAIRVIEW VILLAGE, PA 19409

DRAWN BY: WFO
CHECKED BY: REB
DATE: 03-29-02
JOB NUMBER: 1233-3E