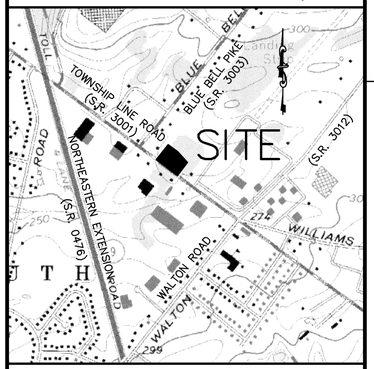
SITE LOCATION MAP 1"=1,000'



SHEET INDEX

SHEET NO.	DESCRIPTION
1 OF 11	LAND DEVELOPMENT PLAN
2 OF 11	EXISTING FEATURES AND DEMOLITION PLAN
3 OF 11	CONSTRUCTION IMPROVEMENT PLAN
4 OF 11	LANDSCAPING PLAN
5 OF 11	EROSION AND SEDIMENTATION CONTROL PLAN
6 OF 11	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
7 OF 11	PLAN AND PROFILE: TOWNSHIP LINE ROAD
8 OF 11	PLAN AND PROFILE: PROPOSED UTILITIES
9 OF 11	PLAN AND PROFILE: MISCELLANEOUS PROFILES
10 OF 11	DETAIL SHEET
10 OF 11	DETAIL SHEET
1 OF 2	PRE-DEVELOPMENT DRAINAGE SHED PLAN
2 OF 2	POST DEVELOPMENT DRAINAGE SHED PLAN

GENERAL NOTES

1. BOUNDARY LINE INFORMATION SHOWN HEREON BASED ON EXISTING DEEDS AND PLANS OF RECORD AND A SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., IN DECEMBER 2004. TOPOGRAPHIC INFORMATION IS BASED ON APPROXIMATE USGS DATUM.

BENCHMARK: RIM OF THE SANITARY MANHOLE ON TOWNSHIP LINE ROAD 31.95 FEET N.W. OF SITE. ELEV. 269.78 FEET

2. CONCRETE MONUMENTS SHALL BE SET AS INDICATED AFTER FINAL GRADING IS COMPLETED. ALL OTHER PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS.

3. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY OF TOWNSHIP LINE ROAD (S.R. 3001) AND THE TITLE LINE IS HEREBY OFFERED FOR DEDICATION TO WHITPAIN TOWNSHIP OR THE GOVERNING BODY HAVING JURISDICTION.

4. THE APPROVED CONSTRUCTION PLAN, A COPY OF WHICH MAY BE INSPECTED AT THE OFFICE OF THE TOWNSHIP SECRETARY, HAS BEEN MADE A PART OF THE APPROVED FINAL PLAN.

5. THE PROPOSED USE IS TO BE PROVIDED WITH PUBLIC SEWER SERVICE BY WHITPAIN TOWNSHIP.

6. THE PROPOSED USE IS TO BE PROVIDED WITH PUBLIC WATER PROVIDED BY PA AMERICAN WATER COMPANY.

7. THE PROPOSED DETENTION BASIN SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION. THE TOWNSHIP SHALL HAVE THE RIGHT TO ENTER THE STORM WATER MANAGEMENT EASEMENT FOR THE PURPOSE OF MAINTENANCE IF THE HOMEOWNER'S ASSOCIATION FAILS TO DO SO, WITH THE RIGHT TO LIEN THE PROPERTY FOR ALL ASSOCIATED COSTS. A BLANKET EASEMENT SHALL ALSO BE CREATED OVER THE PROPERTY FOR ACCESS TO AND MAINTENANCE OF THE STORM SEWER MANAGEMENT FACILITIES BY THE TOWNSHIP IF THE HOMEOWNER'S ASSOCIATION FAILS TO DO SO.

8. THE TWO EXISTING TAX PARCELS (BLOCK 20, UNIT 40 & BLOCK 20, UNIT 42) ARE TO BE MERGED INTO ONE PARCEL WITH THE RECORDING OF THIS PLAN, AND JOINED IN COMMON DEED.

9. ALL EXISTING STRUCTURES, DRIVEWAYS, ETC, LOCATED ON THE TWO EXISTING TAX PARCELS SHALL BE REMOVED AS PART OF THIS PROJECT AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL REGULATIONS. FEATURES MUST BE REMOVED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. AREAS BEYOND PROPOSED CONSTRUCTION SHALL BE RESTORED TO LAWN CONDITION.

10. EXISTING SEPTIC FACILITIES LOCATED ON THE TWO EXISTING TAX PARCELS SHALL BE ABANDONED IN ACCORDANCE WITH PA.D.E.P. REQUIREMENTS.

11. WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE, OBSTRUCTIONS TO VISIBILITY SHALL NOT BE PERMITTED BETWEEN 2 ½ FEET AND 12 FEET ABOVE THE EDGE OF PAVING. ANY PLANT MATERIALS PLACED WITHIN THE CLEAR SIGHT TRIANGLE SHALL BE PROPERLY MAINTAINED TO CONTINUALLY COMPLY WITH THE HEIGHT RESTRICTIONS HEREIN. IF NOT PROPERLY MAINTAINED, THE TOWNSHIP RESERVES THE RIGHT TO TRIM OR REMOVE THE PLANT MATERIALS UPON DUE NOTICE TO THE PROPERTY OWNER.

12. A PLOT PLAN WILL BE SUBMITTED AND APPROVED PRIOR TO SUBMITTAL OF A BUILDING PERMIT APPLICATION FOR EACH LOT. PLOT PLANS ARE TO INCLUDE DECK LOCATIONS (IF APPLICABLE) IN ORDER TO CHECK COMPLIANCE WITH SETBACK REQUIREMENTS.

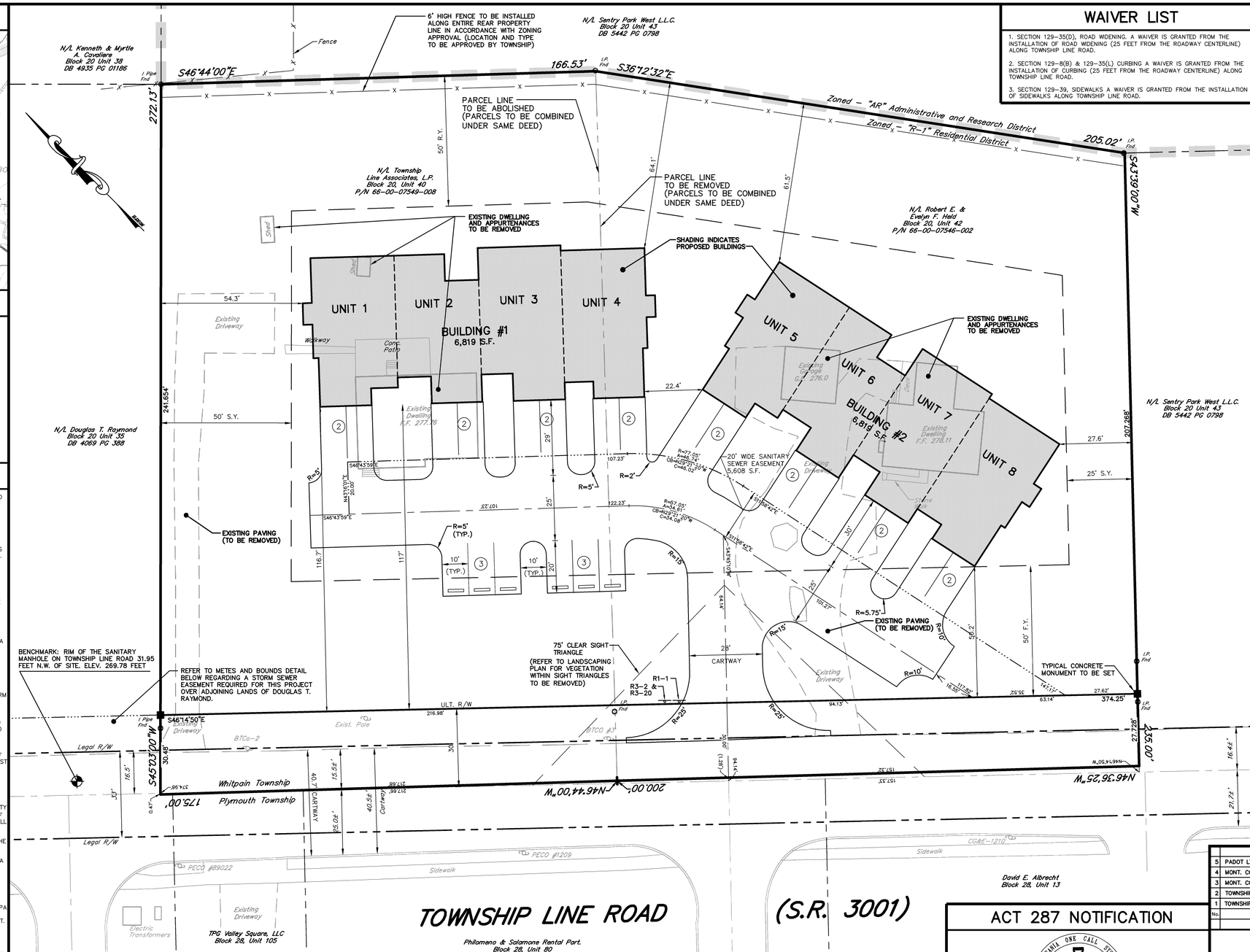
13. PRIOR TO OR SIMULTANEOUSLY WITH THE RECORDING OF THESE PLANS, A BLANKET WATER FACILITIES EASEMENT SHALL BE RECORDED BY THE OWNER/DEVELOPER TO PERMIT ACCESS AND INSPECTION AND MAINTENANCE BY PA AMERICAN WATER COMPANY OVER THE WATER FACILITIES, AS ULTIMATELY CONSTRUCTED AND TO THE TERMS AND CONDITIONS IN THE RECORDED EASEMENT. THE LOCATION OF SAID FACILITIES MAY BE ALTERED FROM THE LOCATION DEPICTED HEREON UPON WRITTEN AGREEMENT OF THE OWNER/DEVELOPER AND WHITPAIN TOWNSHIP BOARD OF SUPERVISORS.

14. NO TOPSOIL SHALL BE REMOVED FROM THE DEVELOPMENT SITE NOR USED AS SPOIL. UPON COMPLETION OF THE CONSTRUCTION, THE TOPSOIL MUST BE REDISTRIBUTED ON THE CONSTRUCTION SITE UNIFORMLY.

15. THE PROPOSED SANITARY SEWER SYSTEM AND EASEMENTS WILL BE DEDICATED TO WHITPAIN TOWNSHIP.

16. 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.

17. CURBSIDE TRASH PICKUP IS PROPOSED FOR THE DEVELOPMENT. IN THE EVENT THAT A CENTRAL TRASH COLLECTION AREA IS CREATED IT SHALL BE SCREENED IN ACCORDANCE WITH THE LOWER SALFORD TOWNSHIP LANDSCAPING ORDINANCE.



WAIVER LIST

1. SECTION 129-35(D), ROAD WIDENING. A WAIVER IS GRANTED FROM THE INSTALLATION OF ROAD WIDENING (25 FEET FROM THE ROADWAY CENTERLINE) ALONG TOWNSHIP LINE ROAD.

2. SECTION 129-8(B) & 129-35(L) CURBING A WAIVER IS GRANTED FROM THE INSTALLATION OF CURBING (25 FEET FROM THE ROADWAY CENTERLINE) ALONG TOWNSHIP LINE ROAD.

3. SECTION 129-39, SIDEWALKS A WAIVER IS GRANTED FROM THE INSTALLATION OF SIDEWALKS ALONG TOWNSHIP LINE ROAD.

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF SS:

ON THIS _____ DAY OF _____, 200__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED **JOSEPH R. GAMBONE, JR.**, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF **GAMBONE DEVELOPMENT COMPANY**, A PENNSYLVANIA CORPORATION, AND THAT HE, AS PRESIDENT, BEING AUTHORIZED TO DO SO, DEPOSES AND SAYS THAT **GAMBONE DEVELOPMENT COMPANY,** IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

_____ BY: _____
JOSEPH R. GAMBONE, JR., PRESIDENT

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

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 200__.

_____
ENGINEER

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 200__.

_____ _____
OFFICER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE _____ DAY OF _____, 200__.

_____ _____
SECRETARY CHAIRMAN

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 THIS _____ DAY OF _____, 200__.

MCPC No. 05-0224-01

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

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:

WHITPAIN TOWNSHIP

RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

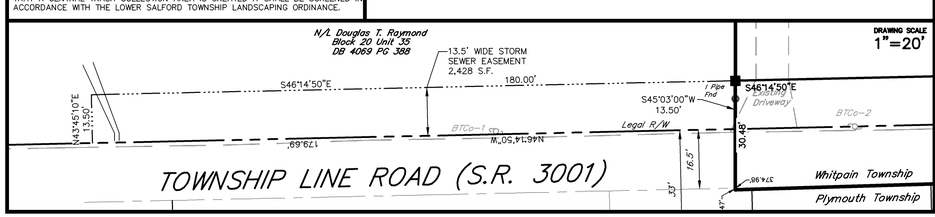
PARCEL NO.	BLOCK/UNIT	DEED BOOK/PAGE	RECORD OWNER	TRACT AREA
66-00-07549-008	20/40	5231/1667	TOWNSHIP LINE ASSOCIATES, L.P. MAIL: P.O. BOX 287 FAIRVIEW VILLAGE, PA 19409 SITE: 587 TOWNSHIP LINE ROAD BLUE BELL, PA 19422-2119	1.092 Ac.
66-00-07546-002	20/42	5593/1988	GAMBONE DEVELOPMENT CO. MAIL: P.O. BOX 247 FAIRVIEW VILLAGE, PA 19409 SITE: 579 TOWNSHIP LINE ROAD BLUE BELL, PA 19422-2119	1.161 Ac.
			TOTAL	2.253 Ac.

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 THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

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

No.	REVISIONS	
5	PADOT LTR. (5-22-06), TWP ENG. LTR. (2-16-06)	MARCH 7, 2007
4	MONT. CO. CONSERVATION DISTRICT LTR. (05-22-06)	MAY 24, 2006
3	MONT. CO. CONSERVATION DISTRICT LTR. (03-22-06)	APRIL 24, 2006
2	TOWNSHIP ENG. LTR. (2-16-06)	FEBRUARY 21, 2006
1	TOWNSHIP ENG. LTR. (9-7-05), TOWNSHIP SEWER LTR. (6-20-05)	FEBRUARY 10, 2006
	PLAN ORIGINATION DATE	MAY 10, 2005



DRAWING SCALE 1"=20'

ZONING DATA

OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED, ARTICLE V, SECTION 160- 10.

DISTRICT CLASSIFICATION: "R-1"-RESIDENTIAL DISTRICT

REQUIREMENT	ALLOWED/REQUIRED	PROPOSED
MINIMUM LOT AREA:	30,000 S.F.	86,499 SQ. FT *
MINIMUM LOT WIDTH @ BUILDING LINE:	150 FT.	373.0 FT.
MINIMUM FRONT SETBACK:	50 FT.	50.2 FT.
MINIMUM SIDE SETBACK:	25 FT. *	27.6 FT.
MINIMUM SIDE SETBACK: (ABUT. RES. USE)	50 FT. *	54.3 FT.
MINIMUM AGGREGATE SIDE SETBACK:	75 FT. *	81.9 FT.
MINIMUM REAR SETBACK:	50 FT. *	61.5 FT.
MAXIMUM BUILDING HEIGHT:	40 FT.	< 40 FT.

* GAMBONE BROTHERS, INC. OBTAINED VARIENCES FROM SECTIONS 160-11, 160-12, 160-16, 160-17, 160-193, 160-194, AND 160-203.C BY THE ZONING HEARING BOARD ON APRIL 22, 2004. APPLICATION 1524-04. REFER TO "GRANTED ZONING VARIANCES" FOR COMPLETE DESCRIPTION OF VARIANCES GRANTED AND CONDITIONS.

LOT 1
(x) LOT AREA= 97,361 S.F. (TITLE)
LOT AREA= 91,554 S.F. (LEGAL R/W)
LOT AREA= 86,499 S.F. (ULTIMATE R/W & NET)
(z) GREEN AREA BEYOND ULTIMATE R/W = 5338 S.F.
(y) MAXIMUM IMPERVIOUS COVER= 18,861 S.F.
* PROPOSED IMPERVIOUS COVER= 27,647 S.F. (32.0% MAX)

GREEN AREA CALCULATIONS:
(x) LOT AREA (NET)
(y) MAXIMUM IMPERVIOUS COVER
(z) AREA BEYOND ULT. R/W

Y= 0.179(X+Z) + 2,422 S.F.

GRANTED ZONING VARIANCES

AT A PUBLIC HEARING OF APPLICATION 1524-04 ON APRIL 22, 2004, THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING HEARING BOARD:

1. A VARIANCE FROM THE TERMS OF ARTICLE V, SECTION 160-11 TO PERMIT EIGHT (8) SINGLE FAMILY ATTACHED DWELLING UNITS IN TWO (2) SEPARATE STRUCTURES AT THE SUBJECT PROPERTY.

2. A VARIANCE RROM THE TERMS OF ARTICELE V, SECTION 160-12 TO PERMIT THE TOTAL LOT AREA FOR EIGHT (8) SINGLE FAMILY ATTACHED DWELLINGS TO BE APPROXIMATELY 87,964.55 SQ. FT.

3. A VARIANCE FROM THE TERMS OF ARTICLE V, SECTION 160-16 TO ALLOW AN AGGREGATE SIDE YARD SETBACK OF 75 FT., WITH EACH MINIMUM SIDE YARD SETBACK BEING AT LEAST 25 FT. AND ANY SIDE YARD SETBACK ABUTTING A RESIDENTIAL USE BEING AT LEAST 50 FT.

4. A VARIANCE FROM THE TERMS OF ARTICLE V, SECTION 160-17 TO ALLOW A 50 FT. MINIMUM REAR YARD SETBACK.

5. A VARIANCE FROM THE TERMS OF ARTICLE XXV, SECTION 160-193 TO ALLOW AN AGGREGATE SIDE YARD SETBACK OF 75 FT., WITH EACH MINIMUM SIDE YARD SETBACK BEING AT LEAST 25 FT. AND ANY SIDE YARD SETBACK ABUTTING A RESIDENTIAL USE BEING AT LEAST 50 FT.

6. A VARIANCE FROM THE TERMS OF ARTICLE XXV, SECTION 160-194 TO ALLOW A 50 FT. MINIMUM REAR YARD SETBACK.

7. A VARIANCE FROM THE TERMS OF ARTICLE XXV, SECTION 160-203.C TO ALLOW A 67.2% GREEN SPACE BASED ON THE SUM OF GREEN SPACE SQUARE FOOTAGE CALCULATED FOR EACH OF THE TWO (2) LOTS INDIVIDUALLY.

THE ZONING HEARING BOARD SET FORTH THE FOLLOWING CONDITIONS:

1. A 6 FEET TO 8 FEET FENCE, AS PERMITTED BY THE ZONING ORDINANCE, SHALL BE INSTALLED ON THE REAR PROPERTY LINE.
2. A TOWNSHIP SOLICITOR APPROVED DEED RESTRICTION SHALL BE RECORDED THAT PROHIBITS COMMERCIAL USES ON THE PROPERTY.
3. NO TRASH ENCLOSURES/DUMPSTERS ARE PERMITTED ON THE PROPERTY.
4. NO LIGHT STANDARDS ARE PERMITTED ALONG THE REAR PROPERTY LINE.

ACT 287 NOTIFICATION

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

THE UNDERGROUND UTILITY LINE PROTECTION LAW

(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996)
1-800-242-1776
SITE SERIAL NO. 3575562

ATTENTION ALL CONTRACTORS: LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM THE UTILITY COMPANY RECORDS AND OR ABOVE GROUND INSPECTION OF SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3 NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

CAMCAST CABLE COMMUNICATIONS, INC.	(610) 650-2997
WHITPAIN TOWNSHIP	(610) 277-2400
PENNSYLVANIA AMERICAN WATER	(610) 292-3578
AQUA PENNSYLVANIA INC.	(610) 525-1400
PECO ENERGY	(215) 841-4000
VERIZON	(800) 256-4646

LAND DEVELOPMENT PLAN

PREPARED AS PART OF THE

TOWNSHIP LINE ROAD CONDOMINIUMS

PREPARED FOR

GAMBONE DEVELOPMENT COMPANY

SITE SITUATE IN

WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RICHARD C. MAST ASSOCIATES, P.C. RCMA

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

The Village at Lederach
658 Harleysville Pike, Suite 150
Harleysville, PA 19438
Phone: (215) 513-2100
Fax: (215) 513-2101

Graphic Scale 20 0 10 20 40 60

DRAFTED BY	PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
J.M.D.	D.B.C.	1"=20'	1 OF 12
PROJECT NO. 2262	FILE NAME 2262ZLD		