

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF MONTGOMERY) SS:
 ON THIS, THE ____ DAY OF _____, 200__, BEFORE ME
 THE UNDERSIGNED OFFICER, PERSONALLY
 APPEARED _____ WHO ACKNOWLEDGED HIMSELF
 TO BE THE _____ OF _____ A PA
 CORPORATION, AND THAT HE AS SUCH _____ BEING
 AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT
 FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME
 OF THE CORP. BY HIMSELF (HERSELF) AS _____ SIGNATURE

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC
 COMMISSION EXPIRATION DATE _____

I HEREBY CERTIFY THAT _____ IS
 THE OWNER/DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT
 I DO HEREBY ADOPT THIS PLAN.

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

 SECRETARY

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

 TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP
 THIS _____ DAY OF _____, 200__

 CHAIRMAN

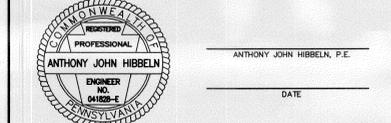
 SECRETARY

M. C. P. C. # 04-447-01

PROCESSED AND REVIEWED. Report prepared by
 MONTGOMERY COUNTY PLANNING COMMISSION IN
 ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
 Certified this date _____
 For the Director _____

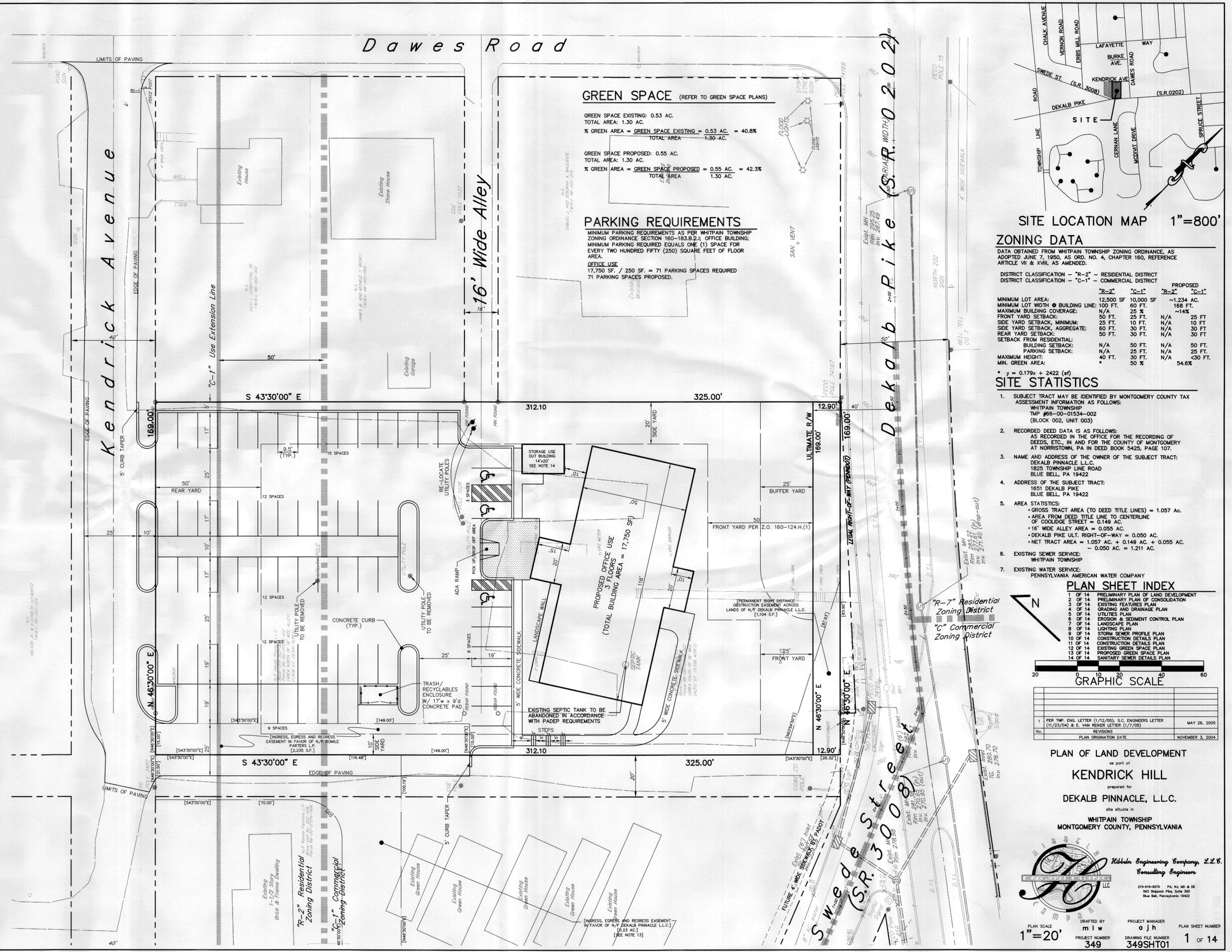
MONTGOMERY CO. PLANNING COMMISSION

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN
 AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN,
 PENNSYLVANIA IN PLAN BOOK _____, 200__



NOTES

- BOUNDARY TITLE AND TOPOGRAPHY ESTABLISHED FROM AN ACTUAL FIELD SURVEY BY URWILER & WALTER, INC. 182 WEST BROAD STREET, TELFORD, PA. 18981. EXISTING FEATURES ESTABLISHED PARTIALLY FROM ACTUAL FIELD SURVEY AND PARTIALLY FROM PHOTOGRAMMETRIC METHODS. SURVEY DATED JULY 23, 1999.
- VERTICAL DATUM BASED ON U.S.G.S. BENCHMARK # PK #1 ELEVATION = 300.00, PK #1 NAIL SET AT THE INTERSECTION OF ALLEY AND COOLIDGE STREET.
- PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. CASE #1981397, INITIAL CONTACT DATE: 7/15/99.
- ADDITIONAL RIGHT-OF-WAY AREA ALONG KENDRICK AVENUE IS NOT DEDICATED. TITLE ACQUIRED TO CENTER OF COOLIDGE STREET AS A RESULT OF DISCONTINUANCE OF PUBLIC USE AND MAINTENANCE.
- HIGHWAY OCCUPANCY PERMITS ARE REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, KNOWN AS THE "STATE HIGHWAY LAW" BEFORE ACCESS TO THE STATE HIGHWAY DEPICTED HEREON IS PERMITTED.
- NEW GAS, ELECTRIC, TELEPHONE AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- THE DEVELOPMENT PROPOSES PUBLIC SANITARY SEWER SERVICE FROM WHITPAIN TOWNSHIP & WATER SERVICE VIA NORTH WALES WATER AUTHORITY. OWNER SHALL ENTER INTO AGREEMENT WITH THE RESPECTIVE AUTHORITY TO OBTAIN RIGHTS TO OWNERSHIP, MAINTENANCE, AND OPERATION OF THE UNDERGROUND UTILITY LINES.
- THE BUILDING FOOTPRINTS HEREON HAVE BEEN TRANSPORTED FROM PRELIMINARY ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS, IMPERVIOUS SURFACE RATIOS, ETC.
- ALL SITE IMPROVEMENTS SHALL BE PROVIDED WITH HANDICAP ACCESS IN ACCORDANCE WITH PREVAILING ADA REQUIREMENTS.
- THE APPLICANT SHALL PROVIDE DETAILS FOR PROPOSED RETAINING WALLS (INCLUDING TOP OF WALL, BOTTOM OF WALL ELEVATIONS). STRUCTURAL CALCULATIONS SHALL ALSO BE REQUIRED DETAILING WALL LOCATIONS AND ANTICIPATED LOADING ABOVE THE WALL. ALL SUCH CALCULATIONS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER (PENNSYLVANIA), AND SHALL BE SUBMITTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE MINIMUM REQUIREMENTS FOR IMPROVEMENTS SHALL BE CONTAINED IN THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (PUBLICATION 408 AND/OR PUBLICATION 72 - ROAD CONSTRUCTION STANDARDS) AS LAST REVISED.
- THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY AND THE ULTIMATE RIGHT-OF-WAY SHALL BE DEDICATED TO THE APPROPRIATE JURISDICTION.
- REFER TO TOWNSHIP LD-03-04 FOR ENTIRE EASEMENT AREA. PLAN SHALL NOT OBTAIN FINAL APPROVAL UNTIL TOWNSHIP LD-03-04 APPLICATION OBTAINS FINAL APPROVAL.
- LANDSCAPING EQUIPMENT AND MATERIALS FOR THE SITE SHALL BE STORED WITHIN THE OUT BUILDING.
- THE FIRE MARSHAL RESERVES THE RIGHT TO REQUIRE INSTALLATION OF "NO PARKING BY ORDER OF THE FIRE MARSHAL" SIGNS ALONG KENDRICK AVENUE AND IN THE PARKING LOT IN THE FUTURE.
- SHEETS 1 THROUGH 13 INCLUSIVE, ON RECORD AT WHITPAIN TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.



GREEN SPACE (REFER TO GREEN SPACE PLANS)

GREEN SPACE EXISTING: 0.53 AC.
 TOTAL AREA: 1.30 AC.
 % GREEN AREA = GREEN SPACE EXISTING / TOTAL AREA = 0.53 AC. / 1.30 AC. = 40.8%

GREEN SPACE PROPOSED: 0.55 AC.
 TOTAL AREA: 1.30 AC.
 % GREEN AREA = GREEN SPACE PROPOSED / TOTAL AREA = 0.55 AC. / 1.30 AC. = 42.3%

PARKING REQUIREMENTS

MINIMUM PARKING REQUIREMENTS AS PER WHITPAIN TOWNSHIP ZONING ORDINANCE SECTION 160-183.B.2.F: OFFICE BUILDING; MINIMUM PARKING REQUIRED EQUALS ONE (1) SPACE FOR EVERY TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR AREA.
 OFFICE USE
 17,750 SF. / 250 SF. = 71 PARKING SPACES REQUIRED
 71 PARKING SPACES PROPOSED.

SITE LOCATION MAP 1"=800'

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE, AS ADOPTED JUNE 7, 1950, AS ORD. NO. 4, CHAPTER 160, REFERENCE ARTICLE VII & XVIII, AS AMENDED.

DISTRICT CLASSIFICATION	"R-2" - RESIDENTIAL DISTRICT	"C-1" - COMMERCIAL DISTRICT	PROPOSED
MINIMUM LOT AREA:	12,500 SF	10,000 SF	~1,234 AC.
MINIMUM LOT WIDTH @ BUILDING LINE:	100 FT.	60 FT.	168 FT.
MAXIMUM BUILDING COVERAGE:	N/A	25 %	~14%
FRONT YARD SETBACK:	50 FT.	25 FT.	N/A
SIDE YARD SETBACK, MINIMUM:	25 FT.	10 FT.	N/A
SIDE YARD SETBACK, AGGREGATE:	60 FT.	30 FT.	N/A
REAR YARD SETBACK:	50 FT.	30 FT.	N/A
SETBACK FROM RESIDENTIAL BUILDING SETBACK:	N/A	50 FT.	N/A
PARKING SETBACK:	N/A	25 FT.	N/A
MAXIMUM HEIGHT:	40 FT.	30 FT.	N/A
MIN. GREEN AREA:	50 %	50 %	54.6%

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
 WHITPAIN TOWNSHIP
 TMP #66-00-01334-002
 (BLOCK 002, UNIT 003)
- 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, PA IN DEED BOOK 5425, PAGE 107.
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
 BLUE BELL, PA 19422
- ADDRESS OF THE SUBJECT TRACT:
 1651 DEKALB PIKE
 BLUE BELL, PA 19422
- AREA STATISTICS:
 • GROSS TRACT AREA (TO DEED TITLE LINES) = 1.057 AC.
 • AREA FROM DEED TITLE LINE TO CENTERLINE OF COOLIDGE STREET = 0.149 AC.
 • 16' WIDE ALLEY AREA = 0.055 AC.
 • DEKALB PIKE ULT. RIGHT-OF-WAY = 0.050 AC.
 • NET TRACT AREA = 1.057 AC. + 0.149 AC. = 0.055 AC.
 • NET TRACT AREA = 0.050 AC. = 1.211 AC.
- EXISTING SEWER SERVICE:
 WHITPAIN TOWNSHIP
- EXISTING WATER SERVICE:
 PENNSYLVANIA AMERICAN WATER COMPANY

PLAN SHEET INDEX

No.	DESCRIPTION	DATE
1	PRELIMINARY PLAN OF LAND DEVELOPMENT	
2	PRELIMINARY PLAN OF CONSOLIDATION	
3	EXISTING FEATURES PLAN	
4	GRADING AND DRAINAGE PLAN	
5	UTILITIES PLAN	
6	EROSION & SEDIMENT CONTROL PLAN	
7	LANDSCAPE PLAN	
8	LIGHTING PLAN	
9	STORM SEWER PROFILE PLAN	
10	CONSTRUCTION DETAILS PLAN	
11	CONSTRUCTION DETAILS PLAN	
12	EXISTING GREEN SPACE PLAN	
13	PROPOSED GREEN SPACE PLAN	
14	SANITARY SEWER DETAILS PLAN	

GRAPHIC SCALE

No.	DESCRIPTION	DATE
1	PER TMP. ENG. LETTER (1/12/05); S.C. ENGINEERS LETTER (11/23/04) & E. VAN KEMER LETTER (1/7/05)	MAY 26, 2005
	REVISIONS	
	PLAN ORIGINATION DATE	NOVEMBER 3, 2004

PLAN OF LAND DEVELOPMENT

as part of
KENDRICK HILL
 prepared for
DEKALB PINNACLE, L.L.C.
 site situate in
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA



DRAFTED BY: m l w
 PROJECT MANAGER: a j h
 PLAN SCALE: 1"=20'
 PROJECT NUMBER: 349
 DRAWING FILE NUMBER: 349SHT01
 PLAN SHEET NUMBER: 1 OF 14