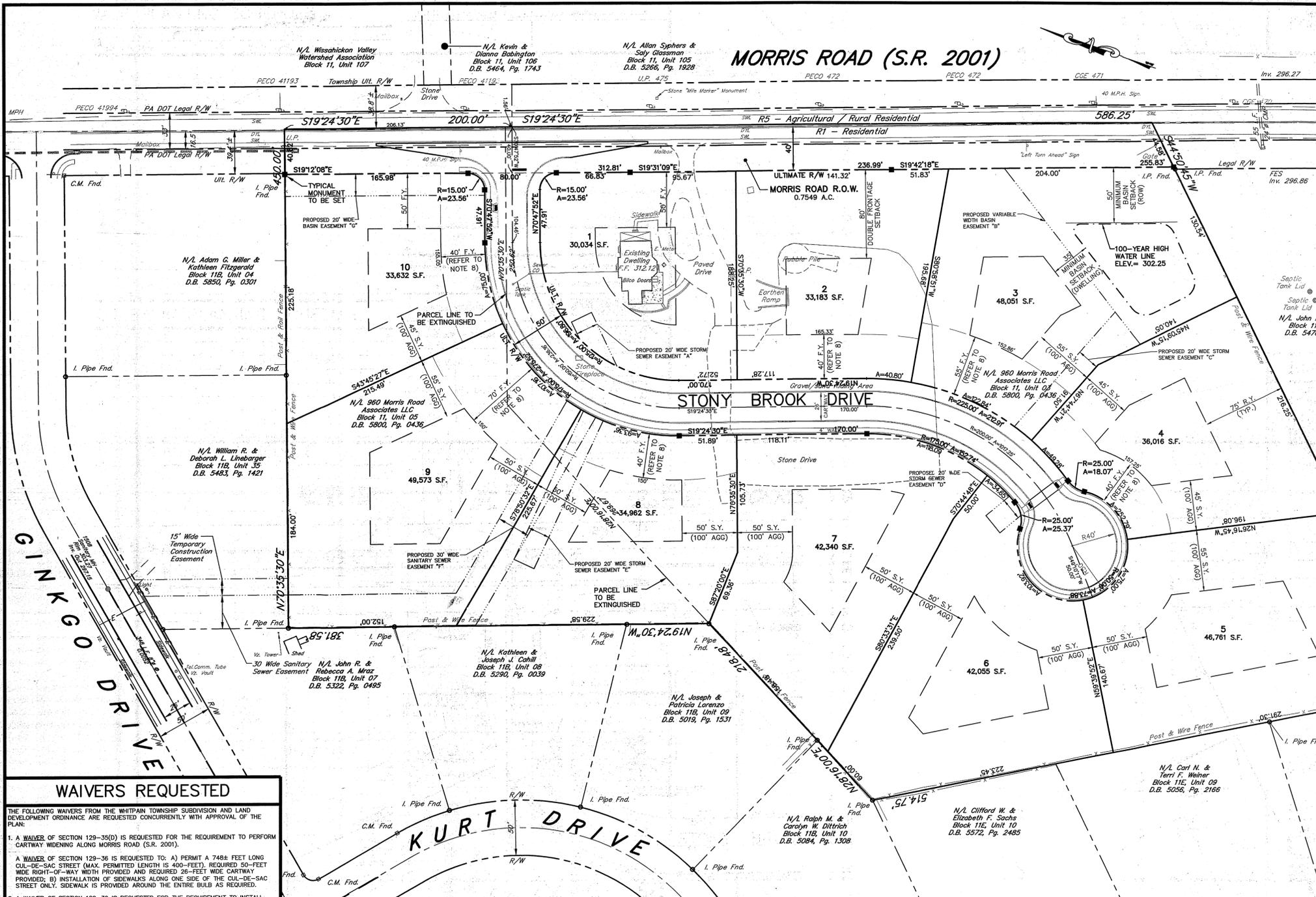
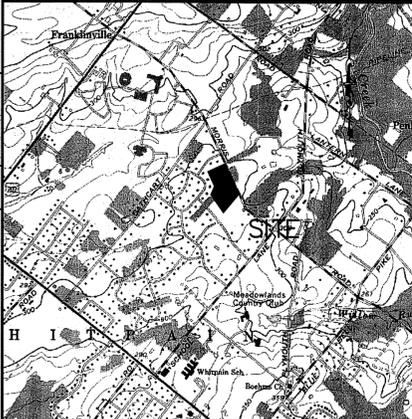


MORRIS ROAD (S.R. 2001)



SITE LOCATION MAP 1"=2000'



RECORDING ACKNOWLEDGMENTS

BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT WAGNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF BETTER LIVING CUSTOM HOMES, LLC, A PENNSYLVANIA LIMITED LIABILITY CORPORATION, AND THAT HE, AS PRESIDENT, BEING AUTHORIZED TO DO SO, DEPOSES AND SAYS THAT BETTER LIVING CUSTOM HOMES, LLC IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN 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: ROBERT WAGNER, PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT WAGNER, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARY PUBLIC _____

COMMISSION EXPIRATION DATE _____

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20____.

SECRETARY _____ CHAIRMAN _____

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 20____.

TOWNSHIP ENGINEER _____

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

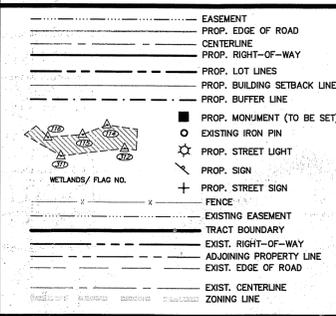
ATTEST _____ CHAIRMAN _____

MCP 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

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT MORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NUMBER _____ PAGE NUMBER _____ ON THIS _____ DAY OF _____, 20____.

LEGEND



ZONING DATA

REQUIRED INFORMATION OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED, CHAPTER 184, ARTICLE V, SECTIONS 180-13 THROUGH 180-19.

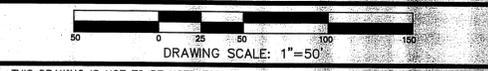
ZONING DISTRICT: R-1 RESIDENCE DISTRICT
EXISTING USE: FARMS AND FARM BUILDINGS
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS

MIN. LOT SIZE	REQUIRED	PROPOSED
MIN. LOT WIDTH @ BUILDING LINE	30,000 sq ft	30,034 sq ft
MIN. FRONT YARD SETBACK	150 ft	150 ft
MIN. SIDE YARD SETBACK (MINIMUM)	50 ft	40 ft
MIN. SIDE YARD SETBACK (AGGREGATE)	45 ft	45 ft
MIN. REAR YARD SETBACK	100 ft	100 ft
MAX. BUILDING HEIGHT	75 ft	40 ft

SHEET INDEX

1 OF 18	PRELIMINARY SUBDIVISION PLAN - RECORD PLAN 1 OF 2
2 OF 18	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN - RECORD PLAN 2 OF 2
3 OF 18	GREEN AREA PLAN
4 OF 18	EXISTING FEATURES AND DEMOLITION PLAN
5 OF 18	STORM SEWER AND GRADING PLAN
6 OF 18	SANITARY SEWER AND WATER PLAN
7 OF 18	LANDSCAPING AND LIGHTING PLAN
8 OF 18	PLAN AND PROFILE: MORRIS ROAD (S.R. 2001)
9 OF 18	PLAN AND PROFILE: PROPOSED STONY BROOK DRIVE
10 OF 18	PLAN AND PROFILE: OFFSITE SANITARY SEWER
11 OF 18	PLAN AND PROFILE: MISCELLANEOUS STORM SEWERS
12 OF 18	EROSION AND SEDIMENTATION CONTROL PLAN
13 OF 18	EROSION AND SEDIMENTATION DETAILS
14-15 OF 18	SITE IMPROVEMENT DETAILS
16-17 OF 18	SANITARY SEWER DETAILS
18 OF 18	LANDSCAPING DETAILS

RECORD PLAN - 1 OF 2



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST REVISION LISTED BELOW IS NOTED AS "ISSUED FOR CONSTRUCTION"

TAX PARCEL INFORMATION

PARCEL NO.:	66-00-04279-00-2
BLOCK-UNIT NO.:	66-00-04278-00-5 11-3
DEED:	BOOK 5800 PAGE 436 BOOK 5802 PAGE 436
PARCEL LOCATION:	980 MORRIS ROAD
ZONING DISTRICT:	R1 RESIDENTIAL
OWNER OF RECORD:	980 MORRIS ROAD ASSOCIATES LLC CARE OF BRAD HEFFLER 720 SWEDFORD RD AMBLER PA 19002
GROSS TRACT AREA (TO TITLE LINE):	10.8016 ACRES

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.: 20131631761 (6-12-2013)

LOT AREA CALCULATIONS

Lot #	Gross Lot Area (S.F.)	Basin HW Area (S.F.)	Lot Area (S.F.)	Easement Area (S.F.)	Net Lot Area (S.F.)
1	30,034	n/a	30,034	758	29,276
2	33,183	n/a	33,183	0	33,183
3	48,051	5,864	42,187	21,695	20,492
4	36,016	n/a	36,016	0	36,016
5	46,761	n/a	46,761	0	46,761
6	42,055	n/a	42,055	546	41,509
7	42,340	n/a	42,340	0	42,340
8	34,962	n/a	34,962	5,347	29,615
9	49,573	n/a	49,573	7,758	41,815
10	33,632	n/a	33,632	3,571	30,061

\$160-7, Definition of LOT, (1) Lot Area: (B) Storm water management structures excluded. The area located within a basin constructed for stormwater management having a depth greater than 1 1/2 feet shall be excluded when determining the minimum lot size.

EQUITABLE OWNER & APPLICANT

BETTER LIVING CUSTOM HOMES, INC.
2526 N. BROAD STREET
COLMAR, PA 18915

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 DETAILS ARE CORRECT.

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

SANITARY SEWER NOTIFICATION

SANITARY SEWER PIPES ARE PROPOSED FOR THE PROJECT WITH PIPE SLOPES OF 0.0050 FT/FT. (LESS THAN THE MINIMUM TOWNSHIP STANDARD) THE DEVELOPER WILL INSTALL THE PIPES AS SPECIFIED ON THE APPROVED DESIGN PLANS AND, IF IT IS DETERMINED THAT ANY PIPE(S) IS/ARE NOT CONSTRUCTED WITH THE REQUIRED MINIMUM DESIGN SLOPE, THE DEVELOPER AGREES TO REMOVE THE PIPE(S) AND REPLACE IT/AS DIRECTED BY WHITPAIN TOWNSHIP. THE TOWNSHIP WILL REVIEW/INSPECT AND APPROVE THE INSTALLED SANITARY SEWER PIPE(S) AND THE AS-BUILT PLAN PRIOR TO ANY ESCROW RELEASE RELATED TO PIPE INSTALLATION.

BY: _____ DATE _____
TITLE: _____

GENERAL NOTES

- BOUNDARY LINE INFORMATION BASED ON AN ACTUAL FIELD SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., IN JUNE, 2013, AND THE FOLLOWING DEEDS AND PLANS OF RECORD:
 - DEEDS REFERENCED IN THE "TAX PARCEL INFORMATION" BLOCK HEREON
 - FINAL SUBDIVISION PLAN PREPARED FOR GOFMAN HOMES, INC. BY URWILER & WALTERS, INC., DATED AUG. 8, 1975, LAST REVISED NOV. 15, 1978, AND RECORDED IN PLAN BOOK A36, PAGE 80.
 - PLAN OF PROPERTY PREPARED FOR ALEXANDER D. THAYER, BY CHARLES E. SHOEMAKER, P.E., DATED JULY 6, 1963, AND RECORDED IN PLAN BOOK 89, PAGE 2.
 - SUBDIVISION PLAN PREPARED FOR BEHR DEVELOPMENT CORP. BY C. RAYMOND WEIR ASSOCIATES, INC., LAST REVISED NOV. 26, 1965, AND RECORDED IN PLAN BOOK B11, PAGE 7.
 - SUBDIVISION PLAN PREPARED FOR EDWARD W. BEHR, INC. BY C. RAYMOND WEIR ASSOCIATES, INC., DATED JULY 8, 1963, LAST REVISED JAN. 27, 1966, AND RECORDED IN PLAN BOOK C5, PAGE 11.
- TOPOGRAPHIC AND ELEVATION INFORMATION BASED ON ACTUAL FIELD SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., IN JULY, 2013.
 - BENCHMARK ELEVATION: 305.09
 - BENCHMARK DESCRIPTION: RM245, SQUARE CUT ON SOUTHWEST CORNER OF BRIDGE HEADWALL AT SOUTHWEST CORNER OF MORRIS ROAD BRIDGE OVER ZACHARIAS CREEK.
 - LOCAL BENCHMARK IS: EXISTING SANITARY SEWER MANHOLE RIM LOCATED IN THE BED OF GINKGO DRIVE.
 - LOCAL BENCHMARK ELEVATION: 303.27
- NO PART OF THE SUBJECT TRACT IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN BASED ON THE FLOOD INSURANCE RATE MAP (PANEL NO. 4209100267E, EFFECTIVE DATE DEC. 18, 1996) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE 30' WIDE SANITARY SEWER EASEMENT AND A 15' TEMPORARY CONSTRUCTION EASEMENT HAS BEEN ESTABLISHED OVER BLOCK 11B UNIT 35 (LANDS OF N/L WILLIAM R. & DEBORAH L. LNEBARGER) FOR INSTALLATION AND MAINTENANCE OF PROPOSED SANITARY SEWER FACILITIES FOR THE SUBJECT PROJECT. EASEMENT DOCUMENTS RECORDED MAY 28, 2013 IN DB 5874 PGS 1961 TO 1967.
- ALL EXISTING INTERNAL PARCEL LINES ARE TO BE REMOVED. THE EXISTING STRUCTURE (DWELLING) IS TO REMAIN. ALL EXISTING FEATURES, WHICH ARE TO

WAIVERS REQUESTED

- THE FOLLOWING WAIVERS FROM THE WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED CONCURRENTLY WITH APPROVAL OF THE PLAN:
- A WAIVER OF SECTION 129-35(D) IS REQUESTED FOR THE REQUIREMENT TO PERFORM CARTWAY WIDENING ALONG MORRIS ROAD (S.R. 2001).
 - A WAIVER OF SECTION 129-36 IS REQUESTED TO: A) PERMIT A 748+ FEET LONG CUL-DE-SAC STREET (MAX. PERMITTED LENGTH IS 400+ FEET), REQUIRED 50- FEET WIDE RIGHT-OF-WAY WIDTH PROVIDED AND REQUIRED 26- FEET WIDE CARTWAY PROVIDED; B) INSTALLATION OF SIDEWALKS ALONG ONE SIDE OF THE CUL-DE-SAC STREET ONLY. SIDEWALK IS PROVIDED AROUND THE ENTIRE BULB AS REQUIRED.
 - A WAIVER OF SECTION 129-39 IS REQUESTED FOR THE REQUIREMENT TO INSTALL SIDEWALKS ALONG MORRIS ROAD (S.R. 2001).

GENERAL NOTES (CONT.)

- BE REMOVED, ARE LABELED SO ON THE EXISTING FEATURES AND DEMOLITION PLANS OF RECORD.
 - DEMOLITION PERMITS ARE REQUIRED (PRIOR TO DEMOLITION) FOR ALL STRUCTURES TO BE REMOVED.
- THE EXISTING WELL, SEPTIC TANK, AND DRAIN FIELD FOR THE EXISTING DWELLINGS (LOT 1) ARE TO BE ABANDONED AND PERMANENTLY CLOSED IN ACCORDANCE WITH FEDERAL, STATE AND TOWNSHIP REQUIREMENTS. THE SEPTIC TANK AND DRAIN FIELD (IF NECESSARY) SHALL BE COMPLETELY REMOVED AND PROPERLY DISPOSED. THE EXCAVATED AREA MUST THEN BE RESTORED WITH SUITABLE COMPACTED FILL.
- THE AREA LOCATED BETWEEN THE ULTIMATE RIGHTS-OF-WAY AND TITLE LINE OF MORRIS ROAD (S.R. 0073) AND PROPOSED STONY BROOK DRIVE ARE HEREBY OFFERED FOR DEDICATION TO THE GOVERNING BODY HAVING JURISDICTION.
- PROPOSED CONTIGUOUS BUILDING LOTS 2 THROUGH 4 AND 8 THROUGH 10 ARE DESIGNED USING THE AVERAGE FRONT YARD PROVISION PROVIDED IN CHAPTER 160 ZONING, SECTION 160-15 FRONT YARDS. FRONT YARD AVERAGES FOR THE ABOVE LISTED LOTS (AS SHOWN) IS 50 FT. AND 45 FT. RESPECTIVELY. THE PERMITTED 40 FT. MINIMUM FRONT YARD IS PROVIDED FOR LOTS 2, 4, 8, & 10. WRITTEN AGREEMENT BY THE OWNER THAT ALL BUILDINGS WILL HAVE A FRONT YARD VARYING AT LEAST FOUR FEET IN DEPTH FROM ADJACENT BUILDINGS SHALL BE PROVIDED TO THE TOWNSHIP PRIOR TO FINAL PLAN RECORDING.
- ALL LOTS/UNITS SHALL BE SERVED WITH PUBLIC WATER PROVIDED BY NORTH WALES WATER AUTHORITY AND SERVED WITH PUBLIC SEWER DISPOSAL PROVIDED BY WHITPAIN TOWNSHIP.
- CONCRETE MONUMENTS SHALL BE SET AS INDICATED ALONG ROAD RIGHTS-OF-WAYS. ALL PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS.
- PRIOR TO OR SIMULTANEOUSLY WITH THE RECORDING OF THESE PLANS, A BLANKET WATER FACILITIES EASEMENT SHALL BE CREATED OVER THE PROPOSED ROADWAY, AND RECORDED BY THE OWNER/DEVELOPER IN FAVOR OF NORTH WALES WATER AUTHORITY TO PERMIT OPERATION, ACCESS, INSPECTION AND MAINTENANCE OF THE WATER FACILITIES AS ULTIMATELY CONSTRUCTED AND TO THE TERMS AND CONDITIONS IN THE RECORDED EASEMENT.
- ALL PROPOSED SANITARY SEWER MAINS ARE TO BE DEDICATED TO WHITPAIN TOWNSHIP. IN ADDITION TO THE DELINEATED OFF-ROAD EASEMENTS, A BLANKET EASEMENT SHALL BE CREATED OVER THE PROPOSED ROADWAY FOR THE PURPOSE OF ACCESSING AND MAINTAINING THE SEWER FACILITIES.