

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF MONTGOMERY) SS:
 ON THIS, THE _____ DAY OF _____, 201____, BEFORE ME,
 PERSONALLY APPEARED _____ KNOWN TO ME OR
 SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO
 THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE HAS EXECUTED THE
 SAME FOR THE PURPOSES THEREIN CONTAINED.
 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

 PROPERTY OWNER
 I HEREBY CERTIFY THAT THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE
 ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP

 PROPERTY OWNER
 APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____
 DAY OF _____, 201____

 SECRETARY
 APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF
 _____, 201____

 TOWNSHIP ENGINEER
 APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____
 DAY OF _____, 201____

 CHAIRMAN

 SECRETARY

REORDER OF DEEDS

SURVEYOR CERTIFICATION

I, PETER MCNEILL, P.L.S., DO HEREBY CERTIFY TO
 THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS _____ DAY OF
 _____, 201____, THAT THIS PLAN REPRESENTS A SURVEY
 PREPARED BY ME AND/OR UNDER MY SUPERVISION, THAT ALL EX-
 PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS PLAN AND SURVEY
 WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR
 BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR
 PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF
 PENNSYLVANIA, AS ADOPTED BY THE PA SOCIETY OF LAND SURVEYORS ON
 JULY 26, 1985.

SIGNED _____
 LICENSE NUMBER _____

M. C. P. C. # _____
 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

LEGEND

- EXISTING TREE CANOPY
- EXISTING WATER
- EXISTING GAS LINE
- SOILS LINE
- EXISTING CURB
- EXISTING ROAD CENTERLINE
- EXISTING DRIVE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVING
- EXISTING FENCE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE
- EXISTING SANITARY SEWER
- INFILTRATION TEST LOCATION
- EXISTING UTILITY POLE

SOILS DATA

DATA OBTAINED FROM SOIL SURVEY OF MONTGOMERY COUNTY,
 PENNSYLVANIA, ISSUED APRIL 1987.
 ABA - ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES, HSG C
 LB2 - LANSDALE SILT LOAM, 3 TO 8 PERCENT SLOPES, HSG B
 ReA - READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES, HSG C

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED.

SITE IS LOCATED WITHIN: "R-1" - RESIDENTIAL DISTRICT

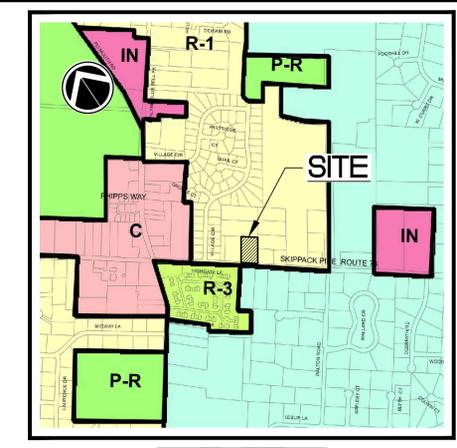
REQUIRED	EXISTING	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED
MIN. LOT AREA:	30,000 SF	64,375 SF	19,230 SF**	17,999 SF**
MIN. LOT WIDTH:	150 FT.	200 FT.	106.92 FT**	100.04 FT**
FRONT YARD SETBACK:	50 FT.	5 FT*	5 FT*	50 FT
FRONT YARD SETBACK:	100 FT. (AGGR.)	159 FT	N/A	40 FT**
SIDE YARD SETBACK:	45 FT. (MIN.)	67 FT	15 FT**	15 FT**
REAR YARD SETBACK:	75 FT.	250 FT	75 FT	75 FT
MAX. BUILDING HEIGHT:	40 FT.	<40 FT	<40 FT	<40 FT
ACCESSORY SETBACK:	10 FT.	61 FT	22 FT**	N/A

* EXISTING NON-COMFORMITY
 ** VARIANCE REQUIRED
 *** GARAGE PROPOSED HEIGHT = 16'. REQUIRED SETBACK = 10' + 6(2)' = 22'

VARIANCES GRANTED

VARIANCES GRANTED PER DECISION AND ORDER #1937-12 OF THE WHITPAIN TOWNSHIP ZONING HEARING BOARD, DECIDED MAY 17, 2012, IS AS FOLLOWS:

- ARTICLE II, SECTION 160-7.B. REGARDING FRONT, SIDE AND REAR YARD ORIENTATIONS FOR EACH OF LOTS 1, 2, 3.
- ARTICLE V, SECTION 160-14 TO REDUCE THE MINIMUM REQUIRED LOT SIZE FROM 30,000 S.F. TO 19,230 S.F. FOR LOT 1, 17,999 S.F. FOR LOT 2 AND 20,000 S.F. FOR LOT 3.
- ARTICLE V, SECTION 160-14 TO REDUCE THE MINIMUM REQUIRED LOT WIDTH AT THE BUILDING LINE FROM 150 FT. TO 106.92 FT. FOR LOT 1 AND TO 100.04 FT. FOR LOTS 2 & 3.
- ARTICLE V, SECTION 160-15 REGARDING THE EXPANSION OF AN EXISTING NONCONFORMING FRONT YARD SETBACK FOR LOT 1.
- ARTICLE V, SECTION 160-17 TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 45 FT. TO 15 FT. FOR LOT 1, AND TO 15 FT. AND 25 FT. FOR LOTS 2 & 3.
- ARTICLE V, SECTION 160-17 TO REDUCE THE MINIMUM REQUIRED AGGREGATE SIDE YARD SETBACK FROM 100 FT. TO 40 FT. ON LOTS 2 AND 3.
- ARTICLE XXVIII, SECTION 160-202 REGARDING PROJECTIONS INTO FRONT YARDS.
- ARTICLE XXVIII, SECTION 160-202 REGARDING PROJECTIONS INTO SIDE YARDS.
- ARTICLE XXVIII, SECTION 160-216.B TO REDUCE THE MINIMUM REQUIRED FLAG LOT SIZE FROM 45,000 S.F. TO 17,999 S.F. FOR LOT 2 AND 20,000 S.F. FOR LOT 3.
- ARTICLE XXVIII, SECTION 160-216.D TO ALLOW THREE STACKED LOTS WITHOUT PROVIDING AT LEAST ONE LOT WITH FRONTAGE TO A PUBLIC STREET EQUAL TO 150 FT. LOT WIDTH.



SITE LOCATION MAP 1" = 1,000'

SITE STATISTICS

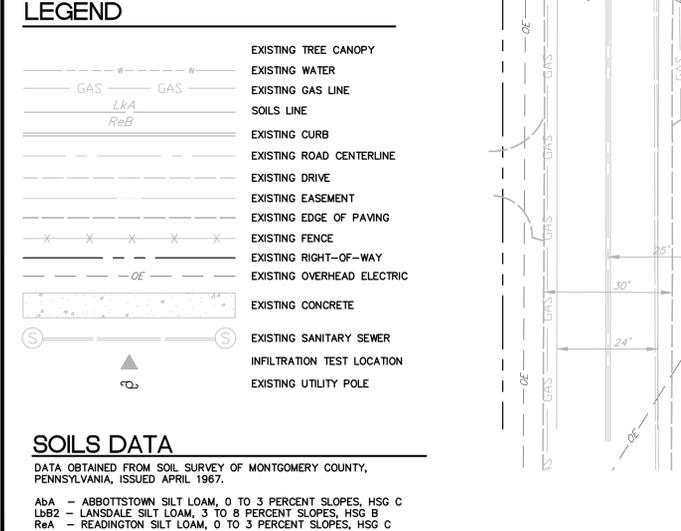
- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
 WHITPAIN TOWNSHIP
 PARCEL NO. 66-018-006511-00-2
 BLOCK/UNIT 66-018-028
- RECORDED DEED DATA IS AS FOLLOWS:
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN
 AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA
 IN DEED BOOK 5817, PAGE 1456
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
 THE MEITNER FAMILY PARTNERSHIP, L.P.
 564 SKIPPACK PIKE
 BLUE BELL, PA 19422
- ADDRESS OF THE SUBJECT TRACT:
 571 SKIPPACK PIKE
 BLUE BELL, PA 19422
- AREA STATISTICS:
 GROSS AREA = 64,375 S.F. (1.4778 ACRES) TO TITLE LINE
 NET AREA = 61,375 S.F. (1.4090 ACRES) TO ULTIMATE R/W LINE
- WATER SERVICE: EXISTING/PROPOSED VIA NORTH WALES WATER AUTHORITY
- SANITARY SEWER SERVICE: EXISTING/PROPOSED VIA WHITPAIN TWP SEWER

GENERAL NOTES

- TITLE AND TOPOGRAPHY DEPICTED HEREON HAS BEEN SUPPLIED BY MCNEILL LAND SURVEYING, LLC PURSUANT TO AN ACTUAL FIELD SURVEY PERFORMED BY PETER MCNEILL, P.L.S. DURING NOVEMBER 2011. REFERENCE SURVEY PLAN OF 571 SKIPPACK PIKE, PREPARED FOR MEITNER HOMES, DATED NOVEMBER 28, 2011.
- PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 4209/0208 E, EFFECTIVE DATE DECEMBER 19, 1996, PANEL 0287 OF 451, NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
- A 'HYDRIC' SOILS-WETLAND/WATER OF THE US DETERMINATION WAS PERFORMED ON THE SUBJECT TRACT BY WETLANDS & ECOLOGY, INC. ON JANUARY 31, 2012. THE SITE CONTAINS NO WETLAND AREA BASED ON AN EVALUATION UTILIZING STANDARD PROCEDURES DEVELOPED BY THE U.S. ARMY CORPS OF ENGINEERS 1987 MANUAL.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS.
- PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. A PADDOCC OCCUPANCY PERMIT SHALL BE REQUIRED FOR ANY AND ALL WORK WITHIN THE RIGHT-OF-WAY OF SKIPPACK PIKE (S.R. 0073).
- ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- THE AREA BETWEEN THE TITLE LINE AND ULTIMATE RIGHT-OF-WAY LINE ALONG SKIPPACK PIKE IS NOT OFFERED FOR DEDICATION TO THE APPROPRIATE JURISDICTION.
- A BUILDING PERMIT PLAN SHALL BE REQUIRED TO EACH LOT WHERE A NEW HOME IS PROPOSED AND THE BUILDING PERMIT PLAN SHALL INCLUDE ANY REQUIRED STORMWATER MANAGEMENT FACILITIES.

TOWNSHIP COMPREHENSIVE PLAN

THE COMPREHENSIVE PLAN OF WHITPAIN TOWNSHIP, PAGE 81, THE IMPLEMENTATION OF HISTORIC PRESERVATION, HAS THE FOLLOWING ACTIONS:
 (A) EDUCATE THE TOWNSHIP'S RESIDENTS ON THE SIGNIFICANCE OF HISTORIC RESOURCES AND THE IMPLICATIONS OF THE CHOSEN RESOURCE PROTECTION STRATEGY; (B) ENCOURAGE REUSE OF HISTORIC RESOURCES BY ALLOWING CONVERSIONS IN CORRIDOR STUDY AREAS AND APPROPRIATE REUSE IN OTHER PORTIONS OF THE TOWNSHIP.



GREEN AREA TABULATION

PURSUANT TO 2.0. ARTICLE XXV, SEC. 160-203.C, MAXIMUM IMPERVIOUS COVERAGE SHALL BE CALCULATED UTILIZING THE FOLLOWING CALCULATION:
 $y = 0.179x + 2,422$
 WHERE:
 x = LOT AREA IN SQUARE FEET
 y = MAX. IMPERVIOUS COVER PER LOT IN SQUARE FEET

LOT 1:	LOT 2:	LOT 3:
x = GROSS LOT AREA = 21,375 S.F.	x = GROSS LOT AREA = 20,000 S.F.	x = GROSS LOT AREA = 20,000 S.F.
y = 0.179 (21,375) + 2,422 = 6,248 S.F.	y = 0.179 (20,000) + 2,422 = 6,002 S.F.	y = 0.179 (20,000) + 2,422 = 6,002 S.F.
PROPOSED LOT 1: BUILDING (AS DEPICTED) 2,528 SF DRIVEWAY (AS DEPICTED) 3,500 SF FUTURE IMPERVIOUS 222 SF	PROPOSED LOT 2: BUILDING (AS DEPICTED) 1,700 SF DRIVEWAY (AS DEPICTED) 2,778 SF FUTURE IMPERVIOUS 1,524 SF	PROPOSED LOT 3: BUILDING (AS DEPICTED) 1,700 SF DRIVEWAY (AS DEPICTED) 2,000 SF FUTURE IMPERVIOUS 2,302 SF
TOTAL PROPOSED IMP. COVER: 6,248 SF TOTAL GREEN AREA COVER: 15,127 SF	TOTAL PROPOSED IMP. COVER: 6,002 SF TOTAL GREEN AREA COVER: 13,998 SF	TOTAL PROPOSED IMP. COVER: 6,002 SF TOTAL GREEN AREA COVER: 13,998 SF

PLAN SHEET INDEX

LINE	BEARING	LENGTH
[AE-1]	N46°28'08"E	32.90
[AE-2]	S50°19'30"E	20.00
[AE-3]	S46°28'08"W	32.90
[AE-4]	N50°19'30"W	20.01
[AE-5]	N38°04'40"E	97.14
[AE-6]	S50°19'30"E	20.01
[AE-7]	S38°04'40"W	96.59
[AE-8]	N50°19'30"W	16.75
[AE-9]	S50°19'30"E	5.54
[AE-10]	N38°04'40"E	4.40
[AE-11]	S38°04'40"W	4.96

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
[AEC-1]	292.00	39.87	19.97	7°49'24"	S42°33'26"W	39.84*
[AEC-2]	308.00	45.11	22.59	8°23'28"	S42°16'24"W	45.07*
[AEC-3]	312.00	42.24	21.15	7°45'26"	S42°35'25"W	42.21*
[AEC-4]	288.00	42.18	21.13	8°23'28"	S42°16'24"W	42.14*
[AEC-5]	292.00	2.89	1.45	0°34'04"	S38°21'42"W	2.89*
[AEC-6]	312.00	3.45	1.73	0°38'02"	S38°23'41"W	3.45*

LINE	BEARING	LENGTH
[SSE-12]	N38°04'40"E	100.05
[SSE-13]	S50°19'30"E	34.43
[SSE-14]	S82°28'02"W	34.85
[SSE-15]	S38°04'40"W	74.46
[SSE-16]	S50°19'30"E	10.01
[SSE-17]	N41°17'19"E	23.81
[SSE-18]	N38°04'40"E	76.23
[SSE-19]	S38°04'40"W	76.23
[SSE-20]	S41°17'19"W	23.81
[SSE-21]	S50°19'30"E	10.01
[SSE-22]	N41°17'19"E	121.92
[SSE-23]	S41°17'19"W	121.92
[SSE-24]	N50°19'30"E	10.01
[SSE-25]	S50°19'30"E	2.07
[SSE-26]	S50°19'30"E	8.80
[SSE-27]	S50°19'30"E	10.15
[SSE-28]	S50°23'31"E	10.03

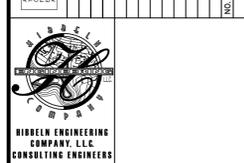


HIBBELN ENGINEERING COMPANY, L.L.C.
 CONSULTING ENGINEERS
 215-619-9070 PA, NJ, MD & DE
 593 Skippack Pike, Suite 300
 Blue Bell, Pennsylvania 19422
 www.hibbelnengineering.com

IN CONJUNCTION WITH:
 MCNEILL LAND SURVEYING, LLC
 2310 CASSARD CIRCLE
 GILBERTSVILLE, PA 19525
 610-323-8800

PREPARED FOR
THE MEITNER FAMILY PARTNERSHIP, L.P.
 SITE SITUATE IN
WHITPAIN TOWNSHIP, PENNSYLVANIA
 MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISION	PLAN ORIGINATOR	DATE
1			MAY 29, 2012



SUBDIVISION PLAN

571 SKIPPACK PIKE
 SITE SITUATE IN
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: **AJH** DRAFTED BY: **MLW**
 PROJECT NUMBER: **13000** DRAWING FILE: **13000_SHT01**

PLAN SCALE: 1" = 20' PLAN SHEET NUMBER: 1 OF 13

GRAPHIC SCALE