

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS:

ON THIS, THE _____ DAY OF _____, 2014, BEFORE ME, PERSONALLY APPEARED ELMER HANSEN, JR., MEMBER OF 137 STENTON AVE., L.P., 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 137 STENTON AVE., L.P. IS THE OWNER/DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN

ELMER HANSEN, JR., MEMBER OF 137 STENTON AVE., L.P.

I HEREBY CERTIFY THAT THE STORMWATER BMPs ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP

ELMER HANSEN, JR., MEMBER OF 137 STENTON AVE., L.P.

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS DAY OF _____, 2014.

SECRETARY _____

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS DAY OF _____, 2014.

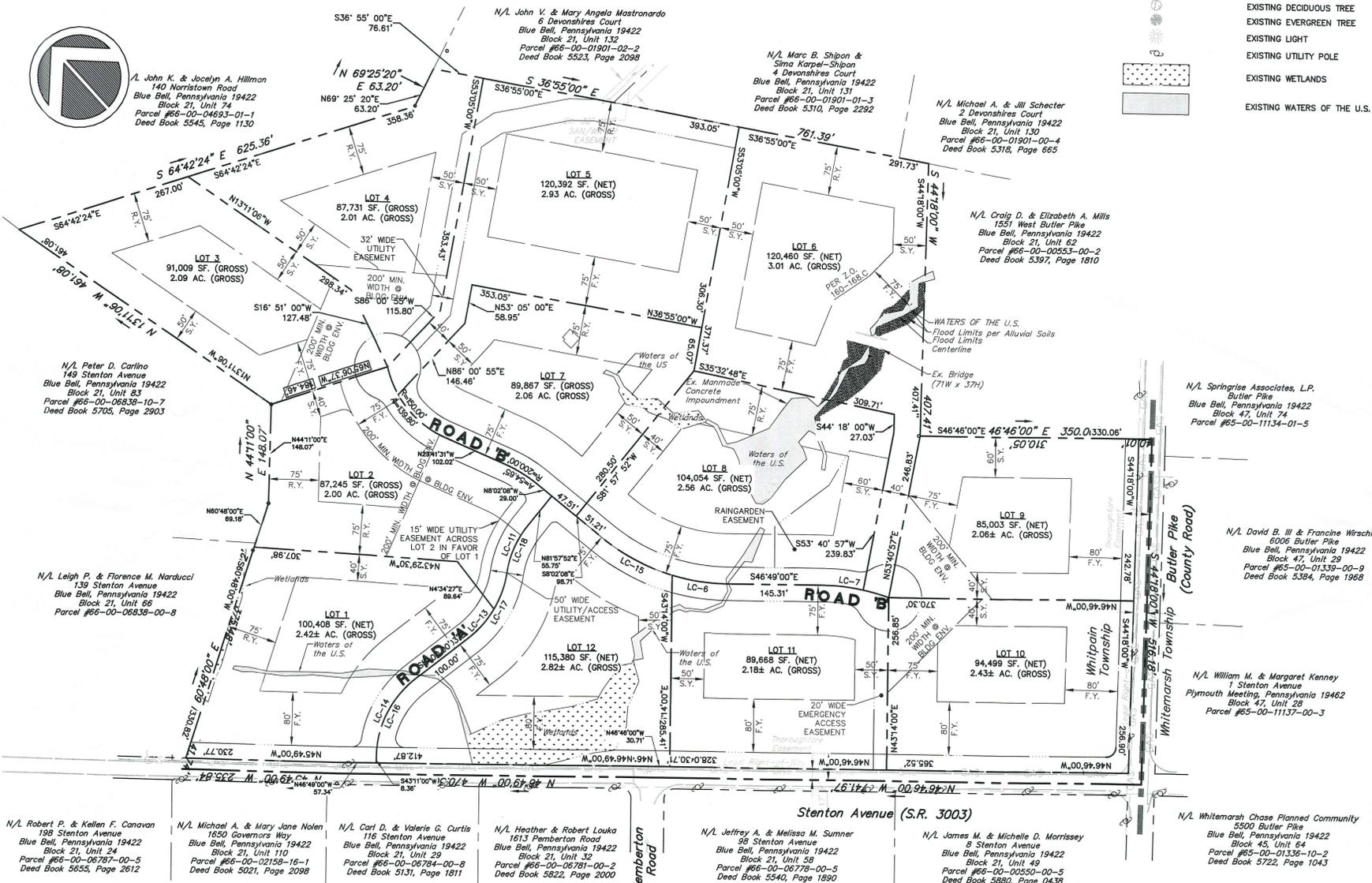
TOWNSHIP ENGINEER _____

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS DAY OF _____, 2014.

CHAIRMAN _____

SECRETARY _____

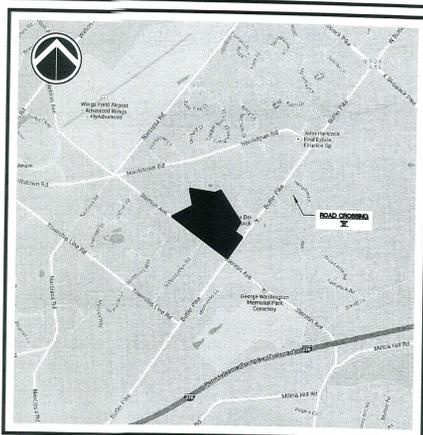
LOT CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
LC-6	300.00'	82.87'	41.70'	15°49'37"	S38°54'11"E	82.61'
LC-7	300.00'	102.89'	51.96'	19°39'02"	N36°59'29"W	102.39'
LC-11	150.00'	80.27'	41.12'	30°39'41"	S66°38'01"W	79.32'
LC-13	150.00'	57.87'	29.30'	22°06'23"	N84°27'45"E	57.52'
LC-14	150.00'	137.01'	73.70'	52°19'57"	S69°20'58"W	132.29'
LC-15	300.00'	120.19'	60.91'	22°57'15"	S19°30'46"E	119.39'
LC-16	150.00'	137.01'	73.70'	52°19'57"	N69°20'58"E	132.29'
LC-17	150.00'	115.75'	60.93'	44°12'46"	N73°24'34"E	112.90'
LC-18	150.00'	80.27'	41.12'	30°39'41"	N66°38'01"E	79.32'



LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NUMBER 20132200886.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING TREE CANOPY
- EXISTING STORM SEWER
- EXISTING WATER
- EXISTING GAS LINE
- SOILS LINE
- EXISTING CURB
- EXISTING ROAD CENTERLINE
- EXISTING DRIVE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVING
- EXISTING FENCE
- EXISTING FLOODPLAIN
- EXISTING RIGHT-OF-WAY
- EXISTING SANITARY SEWER
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING LIGHT
- EXISTING UTILITY POLE
- EXISTING WETLANDS
- EXISTING WATERS OF THE U.S.



SITE LOCATION MAP 1" = 2,000'
GRAPHIC SCALE 0' 1,000' 2,000' 4,000'

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
WHITPAIN TOWNSHIP
PARCEL NO. 66-00-0835-00-2
BLOCK/UNIT 66-021-063 [BLOCK 21, UNIT 63]
- 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 5748, PAGE 2117
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
137 STENTON AVE., L.P.
1401 MORRIS ROAD
BLUE BELL, PA 19422
- ADDRESS OF THE SUBJECT TRACT:
137 STENTON AVENUE
BLUE BELL, PA 19422

SURVEYOR CERTIFICATION

I, G. WINDSOR TRACY, P.L.S., DO HEREBY CERTIFY TO 137 STENTON AVE., L.P., THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS _____ DAY OF _____, 2014, THAT THIS PLAN REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY SUPERVISION, THAT ALL EXISTING PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS PLAN AND SURVEY WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS SET FORTH IN 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 _____

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF WHITPAIN TOWNSHIP AS LAST AMENDED, NOT WITHSTANDING THE WAIVERS AS REQUESTED HEREIN.

ANTHONY J. HIBBELN
(PE-041828-E)
HIBBELN ENGINEERING COMPANY, L.L.C.
593 SKIPPACK PIKE, SUITE 300
BLUE BELL, PENNSYLVANIA 19422
DATE _____

BMP OPERATIONS AND MAINTENANCE CERTIFICATION

I, _____ HEREBY ACKNOWLEDGE AS WITNESSED BY SIGNING HEREMITH THAT THE STORMWATER BMPs ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP.

APPLICANT SIGNATURE _____

RECORDER OF DEEDS _____

M. C. P. C. # 13-0214-001
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

ROAD NAME DESIGNATOR

ROAD 'A' = WICKERFIELD DRIVE
ROAD 'B' = RED OAK DRIVE

WAIVER REQUESTS

- THE FOLLOWING WAIVER IS REQUESTED FROM THE WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
- SECTION 129-34.A - REGARDING NUMBER OF LOTS SERVED.
 - SECTION 129-35.D - REGARDING STREET WIDTH.
 - SECTION 129-35.M.2 - REGARDING ALIGNMENT/HORIZONTAL CURVES.
 - SECTION 129-35.G.5 - REGARDING MINIMUM SEPARATION DISTANCES BETWEEN INTERSECTIONS.
 - SECTION 129-35 - REGARDING MINIMUM SEPARATION DISTANCES BETWEEN INTERSECTIONS.
 - SECTION 129-36 - REGARDING CUL-DE-SACS.
 - SECTION 129-39.A&C - REGARDING SIDEWALKS/LOCATION.
 - SECTION 129-44.C - REGARDING PROVIDING A MINIMUM 18" STORM DRAIN.

LOT AREA

NET LOT AREA: EXCLUDES THE EXISTING ROADS RIGHT-OF-WAY OF STENTON AVENUE, BUTLER PIKE AND AREA OF BASIN HAVING A DEPTH GREATER THAN 1.5' AND ACCESS STRIP TO ANY FLAG LOT.
GROSS LOT AREA: AREA OF LOT TO THE TITLE LINE INCLUDING ALL EASEMENTS AND RIGHTS-OF-WAY.

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED. SITE IS LOCATED WITHIN: "R-5" - AGRICULTURAL/RURAL RESIDENCE DISTRICT

REQUIRED	EXISTING	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED	LOT 4 PROVIDED	LOT 5 PROVIDED	LOT 6 PROVIDED	LOT 7 PROVIDED	LOT 8 PROVIDED	LOT 9 PROVIDED	LOT 10 PROVIDED	LOT 11 PROVIDED	LOT 12 PROVIDED
MIN. LOT AREA: 80,000 S.F.	1,245,156 S.F.	100,408 S.F.	87,245 S.F.	91,009 S.F.	91,009 S.F.	120,392 S.F.	120,460 S.F.	89,867 S.F.	104,054 S.F.	85,003 S.F.	94,499 S.F.	115,390 S.F.	94,499 S.F.
MIN. LOT WIDTH: 200 FT.	310.05 FT.	351.71 FT.	200.00 FT.	200.00 FT.	200.00 FT.	383.04 FT.	338.87 FT.	200.00 FT.	313.86 FT.	200.00 FT.	332.39 FT.	268.73 FT.	200.00 FT.
FRONT YARD SETBACK: 75 FT.	496.89 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
SIDE YARD SETBACK: 100 FT. (AGGR.)	544.70 FT.	N/A	100 FT.	100 FT.	100 FT.								
REAR YARD SETBACK: 40 FT. (MIN.)	103.83 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.
MAX. BUILDING HEIGHT: 40 FT.	52.11 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.	40 FT.
ACCESSORY SETBACK: 10 FT.	N/A	N/A	N/A										

PLAN SHEET INDEX

- 1 OF 26 COVER SHEET
- 2 OF 26 RECORD PLAN 1 OF 2
- 3 OF 26 RECORD PLAN 2 OF 2
- 4 OF 26 EXISTING FEATURES/DEMOLITION PLAN
- 5 OF 26 AERIAL PHOTOGRAPH PLAN
- 6 OF 26 HORIZONTAL LAYOUT PLAN 'A'
- 7 OF 26 HORIZONTAL LAYOUT PLAN 'B'
- 8 OF 26 PCSM, GRADING AND DRAINAGE PLAN 'A'
- 9 OF 26 PCSM, GRADING AND DRAINAGE PLAN 'B'
- 10 OF 26 UTILITY PLAN 'A'
- 11 OF 26 UTILITY PLAN 'B'
- 12 OF 26 ROAD 'A' PLAN AND PROFILE
- 13 OF 26 ROAD 'B' PLAN AND PROFILE
- 14 OF 26 UTILITIES PLAN AND PROFILE
- 15 OF 26 PCSM, INFILTRATION BED CROSS SECTIONS
- 16 OF 26 LANDSCAPE PLAN 'A'
- 17 OF 26 LANDSCAPE PLAN 'B'
- 18 OF 26 EROSION AND SEDIMENTATION CONTROL PLAN 'A'
- 19 OF 26 EROSION AND SEDIMENTATION CONTROL PLAN 'B'
- 20 OF 26 EROSION AND SEDIMENTATION CONTROL PLAN DETAILS
- 21 OF 26 SEWER AND WATER CONSTRUCTION DETAILS
- 22 OF 26 PCSM CONSTRUCTION DETAILS PLAN 'A'
- 23 OF 26 PCSM CONSTRUCTION DETAILS PLAN 'B'
- 24 OF 26 CONSTRUCTION DETAILS
- 25 OF 26 GREEN AREA PLAN
- 26 OF 26 PENNDOT HIGHWAY OCCUPANCY PERMIT PLAN



HIBBELN ENGINEERING COMPANY, L.L.C.
CONSULTING ENGINEERS
215 619-8970 PA, NJ, MD & DE
593 SKIPPACK PIKE, SUITE 300
BLUE BELL, PENNSYLVANIA 19422
www.hibbelnengineering.com

IN CONJUNCTION WITH:
TRACY LAND SERVICES
21 E. LINCOLN AVENUE, SUITE 200
HATFIELD, PENNSYLVANIA 19440
(215) 855-5500

AND
LAND CONCEPTS
593 SKIPPACK PIKE, SUITE 300
BLUE BELL, PA 19422
(215) 646-2888

PREPARED FOR
OAK LANE ESTATES
 137 STENTON AVENUE, L.P.
 SITE SITUATE IN
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISION	DATE	BY	REASON	PLAN ORIGINATOR DATE
1	REV. PER TOWNSHIP ENGINEER REVIEW (2/27/14)	FEBRUARY 27, 2014	AJH	REVISIONS	OCTOBER 7, 2013
2	REV. PER TOWNSHIP ENGINEER REVIEW (2/27/14)	FEBRUARY 27, 2014	PJC	REVISIONS	OCTOBER 7, 2013
3	REV. PER TOWNSHIP ENGINEER REVIEW (11/7/13)	NOVEMBER 7, 2013	AJH	REVISIONS	OCTOBER 7, 2013
4	REV. PER TOWNSHIP ENGINEER REVIEW (10/27/13)	OCTOBER 27, 2013	AJH	REVISIONS	OCTOBER 7, 2013



RECORD PLAN 1 OF 2

OAK LANE ESTATES
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT MANAGER: AJH
DRAWING FILE: #188_SHT02
PROJECT NUMBER: 1188
DRAWING FILE: #188_SHT02
PLAN SCALE: 1" = 100'
PLAN SHEET NUMBER: 2 OF 26
GRAPHIC SCALE 0' 50' 100' 200'

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS:
ON THIS, THE _____ DAY OF _____, 2014, BEFORE ME,
PERSONALLY APPEARED ELMER HANSEN, JR., MEMBER OF 137 STENTON AVE.,
L.P., 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 HERELIUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

COMMISSION EXPIRATION DATE _____

I HEREBY CERTIFY THAT 137 STENTON AVE., L.P. IS THE OWNER/DEVELOPER OF
THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN

ELMER HANSEN, JR., MEMBER OF
137 STENTON AVE., L.P.

I HEREBY CERTIFY THAT THE STORMWATER BMPs ARE FIXTURES THAT CAN BE
ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP

ELMER HANSEN, JR., MEMBER OF 137
STENTON AVE., THE GENERAL PARTNER OF
137 STENTON AVE., L.P.

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2014.

SECRETARY _____

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2014.

TOWNSHIP ENGINEER _____

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2014.

CHAIRMAN _____

SECRETARY _____

SURVEYOR CERTIFICATION
I, G. WINDSOR TRACY, P.L.S., DO HEREBY CERTIFY TO 137 STENTON AVE., L.P., THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS DAY OF _____, 2014, THAT THIS PLAN REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY SUPERVISION, THAT ALL EXISTING PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS PLAN AND SURVEY WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS SET FORTH IN 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 _____

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF WHITPAIN TOWNSHIP AS LAST AMENDED, NOT WITHSTANDING THE WAIVERS AS REQUESTED HEREIN.

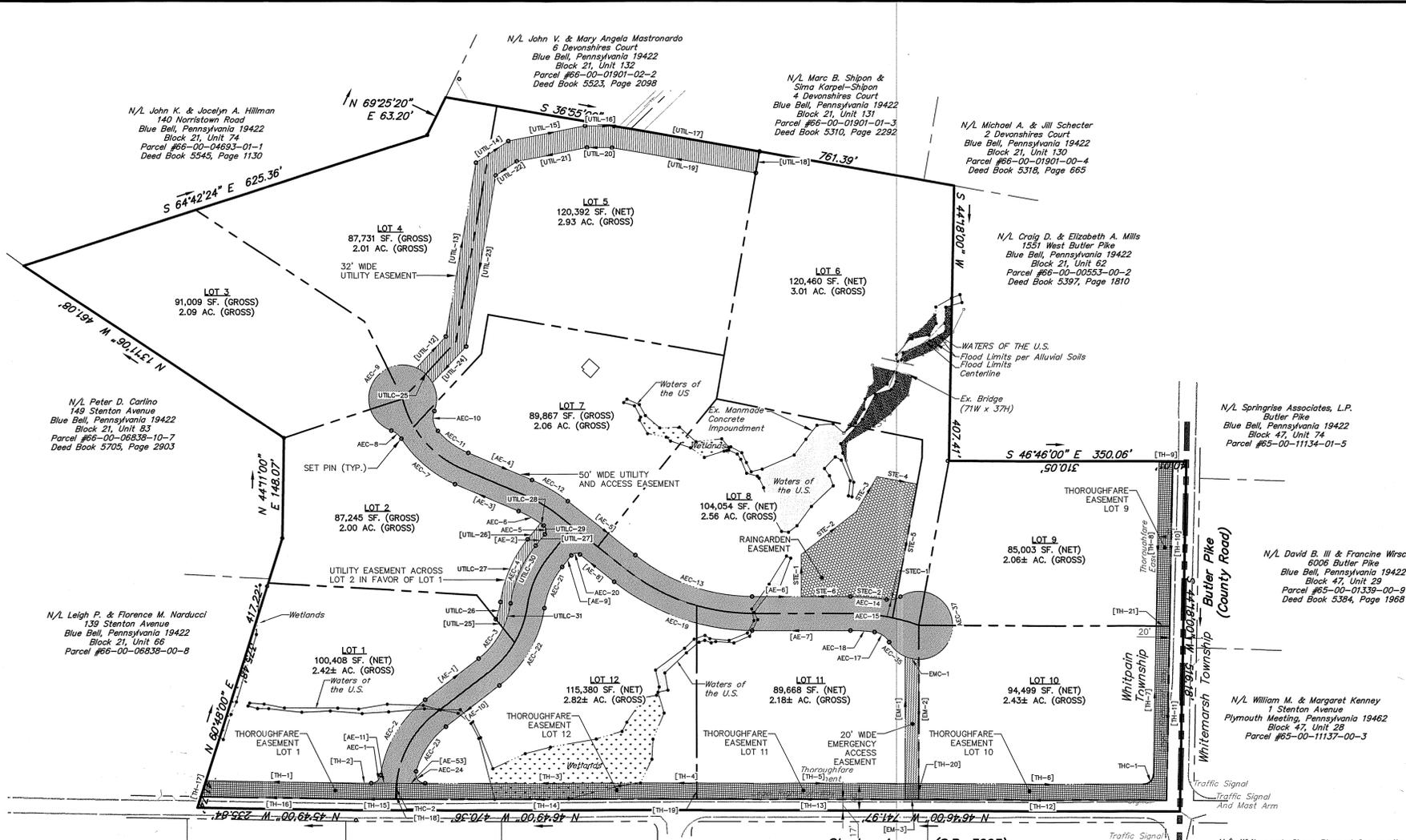
ANTHONY J. HIBBELN
(PE-041828-E)

HIBBELN ENGINEERING COMPANY, L.L.C.
593 SKIPPACK PIKE, SUITE 300
BLUE BELL, PENNSYLVANIA 19422

DATE _____

LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NUMBER 20132200896.

M. C. P. C. # 13-0214-001
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
RECORDER OF DEEDS



ACCESS EASEMENT LINE DATA

LINE	BEARING	LENGTH
[AE-1]	S84°29'03"E	100.00
[AE-2]	N81°57'52"E	21.68
[AE-3]	N23°41'31"W	102.02
[AE-4]	S23°41'31"E	102.02
[AE-5]	S8°02'08"E	127.71
[AE-6]	S46°49'00"E	73.06
[AE-7]	N46°49'00"W	145.31
[AE-8]	N8°02'08"W	64.71
[AE-9]	S81°57'52"W	21.75
[AE-10]	N84°29'03"W	100.00
[AE-11]	N46°49'00"W	79.63

ACCESS EASEMENT CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
AEC-1	14.00	19.82'	11.98'	81°07'46"	S87°22'53"E	18.21'
AEC-2	175.00	132.75'	69.75'	43°27'43"	S73°47'05"W	129.59'
AEC-3	125.00	58.07'	29.57'	26°36'59"	N82°12'27"E	57.55'
AEC-4	175.00	93.65'	47.98'	30°39'41"	S66°38'01"W	92.54'
AEC-5	9.00	14.41'	9.28'	91°43'34"	N36°06'05"E	12.92'
AEC-6	175.00	36.81'	18.47'	12°03'09"	N17°39'57"W	36.74'
AEC-7	175.00	105.15'	54.21'	34°25'31"	S62°28'46"E	103.57'
AEC-8	29.00	19.30'	10.02'	38°07'18"	N81°9'39"W	18.94'
AEC-9	50.00	161.22'	-1207.96'	184°44'26"	S64°58'55"W	99.91'
AEC-10	29.00	31.55'	17.54'	62°19'59"	S33°04'09"W	30.02'
AEC-11	125.00	55.84'	28.39'	25°35'41"	S10°53'41"E	55.38'
AEC-12	225.00	61.48'	30.93'	15°39'23"	N15°51'50"W	61.29'
AEC-13	275.00	186.14'	96.79'	38°46'52"	S27°25'34"E	182.60'
AEC-14	325.00	53.88'	27.00'	9°29'57"	N42°04'02"W	53.82'
AEC-15	29.00	21.26'	11.14'	42°00'47"	S58°19'27"E	20.79'
AEC-16	50.00	32.39'	16.78'	37°06'40"	S43°59'5"E	31.82'
AEC-17	29.00	26.96'	14.55'	53°16'24"	N12°42'51"W	26.00'
AEC-18	275.00	35.83'	17.94'	72°7'57"	N43°05'01"W	35.81'
AEC-19	325.00	219.98'	114.39'	38°46'52"	N27°25'34"W	215.80'
AEC-20	9.00	14.14'	9.00'	90°00'00"	N53°02'08"W	12.73'
AEC-21	125.00	66.89'	34.27'	30°39'41"	S66°38'01"W	66.10'
AEC-22	175.00	135.04'	71.08'	44°12'46"	S73°24'34"W	131.71'
AEC-23	125.00	80.96'	41.96'	37°06'37"	S76°57'38"W	79.55'
AEC-24	14.00	25.71'	18.32'	105°13'20"	S54°7'40"W	22.25'

UTILITY EASEMENT LINE DATA

LINE	BEARING	LENGTH
[UTIL-12]	N86°00'55"E	63.70
[UTIL-13]	N53°05'00"E	261.01
[UTIL-14]	S80°34'00"E	57.47
[UTIL-15]	S58°04'00"E	114.82
[UTIL-16]	S45°46'06"E	42.83
[UTIL-17]	S36°55'00"E	218.05
[UTIL-18]	S53°05'00"W	32.00
[UTIL-19]	N36°55'00"W	215.58
[UTIL-20]	N45°46'06"W	36.90
[UTIL-21]	N58°04'00"W	105.01
[UTIL-22]	N80°34'00"W	37.41
[UTIL-23]	S53°05'00"W	256.77
[UTIL-24]	S86°00'55"W	73.16
[UTIL-25]	N43°42'27"E	16.91
[UTIL-26]	N81°57'52"E	30.41
[UTIL-27]	S81°57'52"W	21.68

UTILITY EASEMENT CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
UTILC-25	50.00	32.57'	16.89'	37°19'33"	N3°59'05"W	32.00'
UTILC-26	110.00	26.45'	13.29'	13°46'35"	N58°11'28"E	26.39'
UTILC-27	190.00	101.68'	52.09'	30°39'41"	S66°38'01"W	100.47'
UTILC-28	175.00	42.55'	21.38'	13°55'49"	N16°43'37"W	42.44'
UTILC-29	9.00	14.41'	9.28'	91°43'34"	N36°06'05"E	12.92'
UTILC-30	175.00	93.65'	47.98'	30°39'41"	S66°38'01"W	92.54'
UTILC-31	125.00	96.46'	50.77'	44°12'46"	N73°24'34"E	94.08'

STORM EASEMENT LINE DATA

LINE	BEARING	LENGTH
STE-1	N43°11'00"E	62.00
STE-2	S84°36'48"E	103.00
STE-3	N73°39'44"E	60.00
STE-4	S36°19'03"E	60.18
STE-5	S53°39'31"W	172.15
STE-6	N46°49'00"W	72.25

STORM EASEMENT CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
STEC-1	29.00	13.98'	7.13'	27°37'14"	S51°07'40"E	13.84'
STEC-2	325.00	53.88'	27.00'	9°29'57"	N42°04'02"W	53.82'

EMERGENCY ACCESS EASEMENT LINE DATA

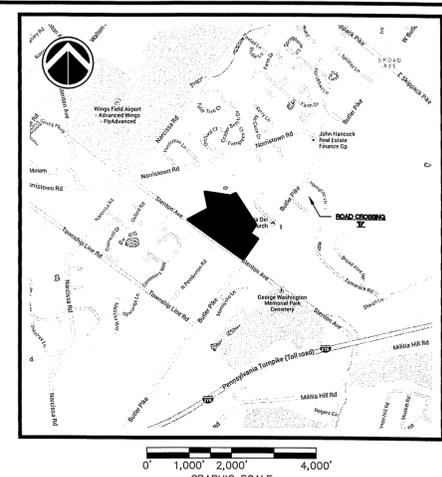
LINE	BEARING	LENGTH
[EM-1]	N43°14'00"E	211.03
[EM-2]	S43°14'00"W	183.35
[EM-3]	N46°46'00"W	20.00

EMERGENCY ACCESS EASEMENT CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	DISTANCE
EMC-1	50.00	20.58'	10.44'	23°34'41"	S34°58'39"E	20.43'

THOROUGHFARE EASEMENT LINE DATA

LINE	BEARING	LENGTH
[TH-1]	N45°49'00"W	223.55
[TH-2]	N46°49'00"W	20.40
[TH-3]	N46°49'00"W	369.98
[TH-4]	N46°46'00"W	30.75
[TH-5]	S46°46'00"E	328.04
[TH-6]	S46°46'00"E	331.23
[TH-7]	N44°18'00"E	218.77
[TH-8]	S44°18'00"W	242.78
[TH-9]	S46°46'00"E	20.00
[TH-10]	S44°18'00"W	242.78
[TH-11]	S44°18'00"W	256.90
[TH-12]	N46°46'00"W	365.52
[TH-13]	N46°45'43"W	328.04
[TH-14]	N46°49'00"W	443.60
[TH-15]	N46°49'00"W	57.34
[TH-16]	N45°49'00"W	230.77
[TH-17]	N60°48'00"E	24.52
[TH-18]	N43°11'00"E	8.36
[TH-19]	N43°14'00"E	23.47
[TH-20]	S43°14'00"W	23.50
[TH-21]	S46°46'00"E	20.00



SITE LOCATION MAP 1" = 2,000'

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
WHITPAIN TOWNSHIP
PARCEL NO. 66-00-08835-00-2
BLOCK/UNIT 66-021-063 [BLOCK 21, UNIT 63]
- 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 5746, PAGE 2117
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
137 STENTON AVE., L.P.
1401 MORRIS AVENUE, SUITE 300
BLUE BELL, PA 19422
- ADDRESS OF THE SUBJECT TRACT:
137 STENTON AVENUE
BLUE BELL, PA 19422

PLAN SHEET INDEX

- | | | |
|----|-------|--|
| 1 | OF 26 | COVER SHEET |
| 2 | OF 26 | RECORD PLAN 1 OF 2 |
| 3 | OF 26 | RECORD PLAN 2 OF 2 |
| 4 | OF 26 | EXISTING FEATURES/DEMOLITION PLAN |
| 5 | OF 26 | AERIAL PHOTOGRAPH PLAN |
| 6 | OF 26 | HORIZONTAL LAYOUT PLAN 'A' |
| 7 | OF 26 | HORIZONTAL LAYOUT PLAN 'B' |
| 8 | OF 26 | PCSM, GRADING AND DRAINAGE PLAN 'A' |
| 9 | OF 26 | PCSM, GRADING AND DRAINAGE PLAN 'B' |
| 10 | OF 26 | UTILITY PLAN 'A' |
| 11 | OF 26 | UTILITY PLAN 'B' |
| 12 | OF 26 | ROAD 'A' PLAN AND PROFILE |
| 13 | OF 26 | ROAD 'B' PLAN AND PROFILE |
| 14 | OF 26 | UTILITIES PLAN AND PROFILE |
| 15 | OF 26 | PCSM, INFILTRATION BED CROSS SECTIONS |
| 16 | OF 26 | LANDSCAPE PLAN 'A' |
| 17 | OF 26 | LANDSCAPE PLAN 'B' |
| 18 | OF 26 | EROSION AND SEDIMENTATION CONTROL PLAN 'A' |
| 19 | OF 26 | EROSION AND SEDIMENTATION CONTROL PLAN 'B' |
| 20 | OF 26 | EROSION AND SEDIMENTATION CONTROL DETAILS |
| 21 | OF 26 | SEWER AND WATER CONSTRUCTION DETAILS |
| 22 | OF 26 | PCSM CONSTRUCTION DETAILS PLAN 'A' |
| 23 | OF 26 | PCSM CONSTRUCTION DETAILS PLAN 'B' |
| 24 | OF 26 | CONSTRUCTION DETAILS |
| 25 | OF 26 | GREEN AREA PLAN |
| 26 | OF 26 | PENNDOT HIGHWAY OCCUPANCY PERMIT PLAN |

EASEMENT LEGEND

- 50' WIDE UTILITY AND ACCESS EASEMENT
- UTILITY EASEMENT
- STORMWATER EASEMENT
- EMERGENCY ACCESS EASEMENT
- THOROUGHFARE EASEMENT



HIBBELN ENGINEERING COMPANY, L.L.C.
CONSULTING ENGINEERS
215-819-9070 PA, NJ, MD & DE
593 SKIPPACK PIKE, SUITE 300
BLUE BELL, PENNSYLVANIA 19422
www.hibbelnengineering.com

IN CONJUNCTION WITH:
TRACY LAND SERVICES
21 E. LINCOLN AVENUE, SUITE 200
HATFIELD, PENNSYLVANIA 19440
(215) 855-5500

AND
LAND CONCEPTS
593 SKIPPACK PIKE, SUITE 300
BLUE BELL, PA 19422
(215) 646-2988

OAK LANE ESTATES
PREPARED FOR
137 STENTON AVENUE, L.P.
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISIONS	DATE	PLAN ORIGINATOR
1	REV. PER MONTGOMERY COUNTY ENGINEER (05/26/13)	FEBRUARY 21, 2014	JHS
2	REV. PER MONTGOMERY COUNTY ENGINEER (07/17/13)	JANUARY 20, 2014	JHS
3	REV. PER MONTGOMERY COUNTY ENGINEER (07/17/13) & E.A. WEAVER REV. (07/17/13)	JANUARY 20, 2014	JHS
4	REVISED	OCTOBER 7, 2013	JHS



RECORD PLAN 2 OF 2

OAK LANE ESTATES
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT MANAGER: AJH
PROJECT NUMBER: 1188
PLANNING SCALE: 1" = 100'
DRAWN BY: JBS
DRAWING FILE: #1188_SHT03
PLAN SHEET NUMBER: 3 OF 26
GRAPHIC SCALE