

**LEGAL NOTICE**  
**WHITPAIN TOWNSHIP ZONING HEARING BOARD**

Whitpain Township Zoning Hearing Board will meet for a regular meeting on Thursday, November 17, 2016 at 7:00 PM at the Whitpain Township Building, 960 Wentz Road, Blue Bell, Pennsylvania 19422, to consider the following applications and any other business properly before the Board:

**NO. 2094-16: KARYA PROPERTIES, LLC** requests a variance from Article V, Section 160-21 relating to accessory buildings or structures for single family dwellings and Article XXVIII, Section 160-203 relating to projections into side yards and a determination that no alluvial soils are present pursuant to Article XXV, Section 160-170.B relating to boundary disputes and appeals in a Flood Plain Conservation District to allow construction on the property located at 450 Penllyn Blue Bell Pike, Blue Bell, PA 19422 in the Township's R-1 Residential and FP Floodplain Conservation Districts of a detached garage. Applicants requested variance relief, if granted, will: (1) allow the Applicant to construct the said detached garage in a side yard when the Ordinance only permits accessory structures to be constructed in the rear yard and (2) result in a determination that no alluvial soils are present at or upon the subject property so that the detached garage may be constructed thereon when the Ordinance prohibits such construction if alluvial soils are present.

All applications and plans are on file and may be examined at the Whitpain Township Office during normal business hours. **THE APPLICANT AS WELL AS ALL PERSONS INTERESTED AND/OR WISHING TO BE HEARD IN ANY MATTER MUST BE PRESENT FOR THE HEARING.** Notice is being sent to all property owners in the immediate vicinity of the subject premise. **ANYONE WISHING TO RECEIVE A NOTICE OF THE DECISION MUST APPEAR AND SIGN THE REGISTER AT THE HEARING.** At the completion of the hearing, the Zoning Hearing Board will render a decision, unless it deems additional time is required for consideration and discussion, in which case it will continue the public meeting to an announced date and time for that purpose.

The Whitpain Township Planning Commission will also review these applications on Wednesday, November 9, 2016 at 7:30 PM. Since the comments of the Planning Commission are given to the Board of Supervisors and the Zoning Hearing Board for their consideration, all Applicants are encouraged to attend the Planning Commission meeting to explain the relief they have requested.

Persons with a disability who wish to attend the above-referenced administrative hearing and require an auxiliary aid, service or other accommodation to participate in the hearing, please contact the Township ADA Coordinator at (610)-277-2400.

**ZONING HEARING BOARD**  
**OF WHITPAIN TOWNSHIP**

Whitpain Township  
960 Wentz Road  
Blue Bell, PA 19422-0800  
buildingandzoning@whitpaintownship.org



APPEAL NO. ZHB#2094-16  
Phone: (610) 277-2400  
Fax: (610) 277-2209  
Office Hours: Mon - Fri 1-2PM  
& by Appointment

**ZONING HEARING BOARD APPLICATION**

*M. S. Farrell*  
10/24/16

Zoning District: B1/FP Chapter 160  
Article: V Section: 160-21  
Article: XXVIII Section: 160-203  
Article: XXV Section: 160-170.B  
Article: \_\_\_\_\_ Section: \_\_\_\_\_

**DO NOT WRITE ABOVE THIS LINE**

Applicant Name: Karya Properties, LLC - Bala Balasubramanian, member  
 Owner  Equitable Owner  Tenant  Other

Address: c/o Kilduff Development Co., 450 Sentry Parkway

Phone #: H. \_\_\_\_\_ W. 610-825-6688 Fax No: 610-825-6858

Pursuant to Chapter 160, Section 160-224 of the Code of the Township of Whitpain, a public hearing is hereby requested to consider the following:

- An appeal from the determination of the Code Enforcement Officer
- A request for a variance
- A request for a special exception
- An appeal from a Zoning Enforcement Notice
- Other - Describe below

Property Address: 450 Penllyn Blue Bell Pike  
(IF DIFFERENT FROM ABOVE)

Description of relief requested. Check all that apply:

- Addition  Use  Signage
- Flood Plain  Minimum yard setback  Expansion of Non-conforming use

Describe request: Redesignation of alluvial soils, dimensional setback relief -  
see attached Addendum for additional information

Attorney: Ame S. Farrell, Esquire  
Address: Kaplin Stewart  
910 Harvest Dr, Blue Bell, PA  
19422  
Phone #: 610-941-2547  
Fax #: \_\_\_\_\_

*Ame S. Farrell*  
APPLICANT SIGNATURE  
by: Ame S. Farrell, Esquire  
AGENT  
Counsel for Applicant  
ADDRESS

**AN ADDITIONAL FEE OF \$250 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.**

## ZONING HEARING BOARD PLOT PLAN REQUIREMENT - CHECK LIST

Plot Plans (The following information must be on ALL plot plans except as noted below or except as requested by waiver letter.

- Name(s) of owners (name of legal owner, name of equitable owner).
- Name(s) of tenant or other occupant(s).
- Address of property.
- Date of preparation of drawing.
- Name of Preparer.
- Zoning classification of the property.
- North arrow (Compass Direction).
- Scale of not less than 1" = 20'; In the case of large projects, not less than 1" = 40'.
- Entire property including property line and distances.
- \*Courses of property lines.
- Existing structures with dimensions of all sides.
- N/A Date of construction of existing structures.
- N/A Proposed structures with dimensions of all sides.
- Distances of existing and proposed structures from property lines.
- N/A Nearest existing structures on adjacent properties, within 100' of property lines. Give use and distances from Applicant's property line.
- N/A Names and addresses of adjacent property owners.
- N/A \*Existing contour lines at 2' intervals. (Where slope exceed 10%, then 5' intervals may be used).
- N/A Details of proposed grading and drainage.
- N/A Existing trees over 4" in diameter affected by proposed construction.
- Existing and proposed roads, driveways, and parking areas showing number of parking spaces and traffic flow arrows.
- N/A \*Calculations of off-street parking as required by ordinance.
- Setback lines for building and parking areas.
- Ultimate right-of-way lines of adjacent street(s).
- Areas of existing and proposed structures (individual figure for each structure) and percent of lot coverage of existing and proposed structures.
- N/A Calculation of ratio of area of additions to area of existing structures.
- Building heights, existing and proposed.
- N/A Location and size of signs, existing and proposed.
- N/A Location and type of outdoor lights, existing and proposed.
- \*Surface material and dimensions of paved areas, existing and proposed.
- N/A \*Landscaping, existing and proposed.
- Floodplain Conservation District lines.

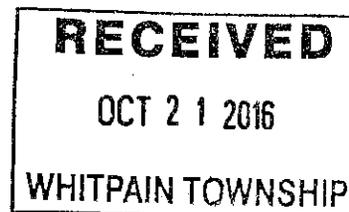
### Building Plans (if applicable)

- N/A Plans of all floors of proposed building structures at scale of not less than 1/8" = 1' showing heights, exterior materials, and signs.
- N/A Elevations of proposed building structures at scale of not less than 1/8" = 1' with dimensions where additions are proposed.

### General Information

**Fifteen (15) copies plus original of each drawing are required.** (Two must be darkened and shaded with colored pencil, ink, magic marker, or similar device to make drawings easy reading at the ZHB hearing from a distance of 30 feet. Fifteen (15) copies plus original of any additional information submitted with the application should also be provided, and **two (2) photographs.**

\*Commercial Applications only (where applicable)



**PLOT PLAN CHECKLIST WAIVER REQUEST AND RESOLUTION  
ACKNOWLEDGEMENT**

Whitpain Township Zoning Hearing Board  
960 Wentz Road  
Blue Bell, PA 19422

Zoning Hearing Board Members:

I hereby request permission to have the items noted on the check list with which I have not complied, waived, due to the fact that compliance will impose a hardship upon myself and the information is not relevant to my case.

I hereby acknowledge receipt of the July 15, 2010 Resolution of Zoning Hearing Board regarding the unauthorized practice of law.

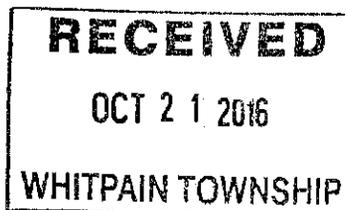
Signed: 

Date: 10/18/16

by: Amee S. Farrell, Esquire  
Counsel for Applicant



Amee S. Farrell  
Direct Dial: (610) 941-2547  
Direct Fax: (610) 684-2010  
Email: afarrell@kaplaw.com  
www.kaplaw.com



October 21, 2016

**VIA HAND DELIVERY**

William McManus  
Assistant Zoning Officer  
Whitpain Township  
960 Wentz Road  
Blue Bell Pennsylvania, 19422

**RE: Zoning Applications – 450 and 490 Penllyn Blue Bell Pike**

Dear Bill:

As requested by the Township during our call yesterday afternoon, I have separated the Karya Properties, LLC application on the above referenced properties into two separate applications. Accordingly, I enclose for use and distribution:

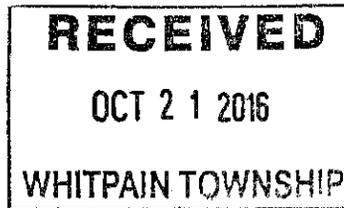
1. one (1) original and fifteen (15) copies of the zoning application and addendum, together with all requisite exhibits, for 450 Penllyn Blue Bell Pike;
2. a check, in the amount of Five Hundred and Fifty Dollars (\$550.00), which you indicated is required for the 450 Penllyn Blue Bell Pike application; and
3. one (1) original and fifteen (15) copies of the zoning application and addendum, together with exhibits, for 490 Penllyn Blue Bell Pike. The Township is in possession of the \$1,500.00 application fee for this property. Additionally, as you have the necessary number of full sized plans for this property, I have not reattached them here. All other exhibits are included herewith.

Per our discussion yesterday, it is my understanding that both of these applications will be placed on the November 17, 2016 hearing of the Whitpain Township Zoning Hearing Board. Please do not hesitate to contact me with any questions. I thank you as always for your considerate attention to this matter.



Amee Farrell, Esquire  
Kaplin Stewart Meloff Reiter & Stein, PC  
Union Meeting Corporate Center  
910 Harvest Drive  
Post Office Box 3037  
Blue Bell, PA 19422  
(610) 941-2547  
[afarrell@kaplaw.com](mailto:afarrell@kaplaw.com)

Attorneys for Applicant



**BEFORE THE ZONING HEARING BOARD  
OF WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

*In the Matter of:*

*Premises:*

**KARYA PROPERTIES, LLC**  
**Applicant**

**450 PENLLYN PIKE**

**ADDENDUM TO ZONING HEARING BOARD APPLICATION**

Karya Properties, LLC, by and through its attorney Amee S. Farrell, hereby files this addendum to Zoning Hearing Board Application, and in support thereof states as follows:

1. **Owner/Applicant.** Applicant is Karya Properties, LLC (“Karya”), c/o Amee S. Farrell, Esquire, Kaplin Stewart Meloff Reiter & Stein, PC, Union Meeting Corporate Center, 910 Harvest Drive, P.O. Box 3037, Blue Bell, PA 19422. Karya is the legal owner of the properties located at 450 Penllyn Blue Bell Pike (Tax Parcel No. 66-00-05404-00-2) and 490 Penllyn Blue Bell Pike (Tax Parcel No. 66-00-05401-00-5), Whitpain Township, Montgomery County. The properties at 450 Penllyn and 490 Penllyn are immediately adjacent to each other, sharing a southern and northern property line, respectively. A copy of the deed for 450 Penllyn is included herewith at **Tab “A”** and incorporated herein by reference. An aerial photograph of the property is included herewith at **Tab “B”** and incorporated herein by reference.

2. **Existing Conditions.**

The property located at 450 Penllyn Blue Bell Pike is an approximately 2.29 (+/-) irregularly shaped tract with frontage along Penllyn Blue Bell Pike. According to the Whitpain

Township Zoning Map, the Property is located in the R-1 Residential District (“**R-1 District**”). The property was previously improved with an existing single-family dwelling that was outdated and in disrepair. The existing dwelling was removed and plans have submitted to the Township in connection with construction of a contemporary single-family dwelling in its place. The existing conditions for 450 Penllyn are depicted on a plan, prepared by Boucher & James, Inc., entitled Plan of Survey, dated May 1, 2015, included herewith at **Tab “C”** and incorporated herein by reference.

Pursuant to the Whitpain Township Floodplain Conservation District Map, 450 Penllyn is impacted by unmapped alluvial soils along the entire southeastern edge of the property and 490 Penllyn is impacted by unmapped alluvial soils that bisect the entire property. The alluvial soils are depicted on the enclosed Whitpain Township Floodplain Conservation District Map and associated annotated plan of 450 Penllyn and 490 Penllyn, included herewith at **Tab “D”** and incorporated herein by reference. However, Karya has caused to be undertaken Alluvial Soil Studies for both properties which confirm that there are no alluvial soils present on either property.

3. **Proposed Improvements**. Karya proposes to subdivide approximately 0.53 acres (+/-) from 490 Penllyn for consolidation and inclusion at 450 Penllyn, thus establishing an approximately 2.82 acre (+/-) parcel at 450 Penllyn. Karya will then construct a single-family detached dwelling on 450 Penllyn Pike, which the managing members of Karya intend to utilize as their personal residence. The residence will include one attached and one detached garage, together with a stormwater management rain garden and other associated improvements. The proposed development of 450 Penllyn is depicted on a plan, prepared by Pennoni Associates, with annotations in red by Karya, included herewith at **Tab “E”** and incorporated herein by

reference. Although the current proposal is to locate the rain garden in the area identified as “A” on the enclosed plan, Karya proposes to instead locate the rain garden in the area identified as “B” on the enclosed plan. Additionally, although the current proposal is to locate the proposed detached garage to the rear of the residence, Karya would prefer to locate the garage in the area designated as “C” on the enclosed annotated plan. The area designated as “C” has been approved by the Township as an impervious parking area. Allowing the detached garage to be located in the area designated as “C” rather than to the rear of the residence will decrease the overall impervious surfaces at the property and provide a better configuration for the dwelling and overall use of the property.

**Relief Requested.** In connection with the above, Karya requests the following relief:

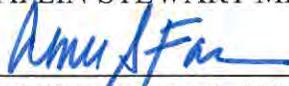
a. **Garage on 450 Penllyn.** A variance from §160-21, to permit the detached garage at 450 Penllyn Pike to be located in the side yard (location “C” on the enclosed plan) rather than the rear yard. As noted herein and as further depicted on the enclosed plans, Karya proposes to construct a single-family residence with, *inter alia*, detached garage on 450 Penllyn. As the garage is to be detached, it is considered an accessory structure under the Zoning Code, and accordingly, is required to be located in the rear yard only. However, Karya proposes to locate the detached garage in location “C” on the enclosed plan. The location as proposed will reduce overall impervious on the property.

b. **Alluvial soils on 450 Penllyn.** A determination under §160-170.B that there are no alluvial soils on the property. A copy of an Alluvial Soils Determination Study, prepared by Penn’s Trail Environmental, LLC, dated October 4, 2016, is included herewith at

Tab "F" and incorporated herein by reference.<sup>1</sup>

4. **General Considerations.** The proposed improvements will permit reasonable use of both properties through a continuation of a low impact residential uses on both properties, together with the preservation of an existing barn. The proposed improvements will have no detrimental impact on the surrounding properties or the public health, safety and welfare.

Respectfully Submitted,  
KAPLIN STEWART MELOFF REITER & STEIN, PC



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**AMEE FARRELL, ESQUIRE**

Attorneys for Applicant

Dated: October 18, 2016

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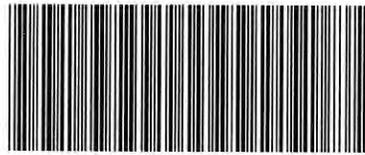
<sup>1</sup> Karya has submitted the within study to the Township for a short procedure determination under §160-170.D. The within relief is only requested in the event the Township's consultant disagrees with the outcome of the study.



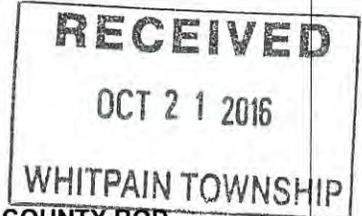
RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Nancy J. Becker*

One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5734 PG 02563 to 02567  
INSTRUMENT # : 2009067965  
RECORDED DATE: 06/29/2009 11:47:53 AM



0677894-0026%



MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

<b>Document Type:</b> Deed	<b>Transaction #:</b> 580292 - 1 Doc(s)
<b>Document Date:</b> 06/17/2009	<b>Document Page Count:</b> 4
<b>Reference Info:</b> C0591 Deed	<b>Operator Id:</b> tbutler
<b>RETURN TO:</b> (Email) Maple Settlement Services 1821 purdie lane maple glen, PA 19002 215-646-0700	<b>SUBMITTED BY:</b> Maple Settlement Services 1821 purdie lane maple glen, PA 19002 215-646-0700
<b>* PROPERTY DATA:</b>	
Parcel ID #: 66-00-05404-00-2	
Address: 450 PENLLYN BLUE BELL PIKE	
	PA
Municipality: Whitpain Township (100%)	
School District: Wissahickon	

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b> \$450,000.00	DEED BK 5734 PG 02563 to 02567
<b>TAXABLE AMOUNT:</b> \$450,000.00	Recorded Date: 06/29/2009 11:47:53 AM
<b>FEES / TAXES:</b>	
Recording Fee:Deed \$46.50	
State RTT \$4,500.00	
Whitpain Township RTT \$2,250.00	
Wissahickon School District RTT \$2,250.00	
<b>Total:</b> \$9,046.50	
	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
	
	
	Nancy J. Becker Recorder of Deeds

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Certification signature by montgomery county.rod@propertyinfo.com, Validity Unknown



Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 2009067965 (page 1 of 5)  
Montgomery County Recorder of Deeds



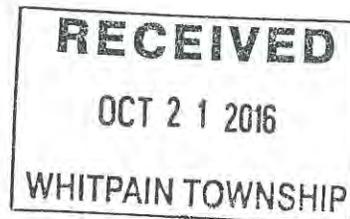
Prepared by and Return to:

Maple Settlement Services  
1821 Purdie Lane  
Maple Glen, PA 19002  
215-646-0700

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
66-00-05404-00-2 WHITPAIN TOWNSHIP  
450 PENLLYN BLUE BELL PIKE  
VALANTE RUSSELL R \$5.00  
B 018 L U 053 1101 06/29/2009 JG

File No. C0591

UPI # 66-00-05404-00-2



**This Indenture**, made the 17th day of June, 2009,

Between

**RUSSELL R. VALANTE**

(hereinafter called the Grantor), of the one part, and

**KARYA PROPERTIES, LLC**

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Four Hundred Fifty Thousand Dollars 00/100 (\$450,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN lot or piece of ground, situate in Whitpain Township, Montgomery County, Pennsylvania, and described according to a certain subdivision Plan of Property of Thomas R. White made by Donald N. Schurr, Civil Engineer and Surveyor, dated September 13, 1961 and last revised October 30, 1961, as follows, to wit: BEGINNING at a point on the title line in the bed of Penllyn Pike said point being measured the two following courses and distances along the title line through the bed of Penllyn Pike from its point of intersection with the title line in the bed of Morris Road (1) leaving Morris Road South 19 degrees 37 minutes 30 seconds West 305.86 feet to a point an angle and (2) South 29 degrees 54 minutes and 86 seconds West 88.95 feet to a point of beginning; thence extending from said point if beginning South 43 degrees 26 minutes 30 seconds East crossing the Southeasterly side of Penllyn Pike 712.87 feet to a point; thence extending South 43 degrees 07 minutes 50 seconds West 234.87 feet to a point; thence extending North 42 degrees fifty minutes West 246.94 feet to a point; thence extending north 17 degrees 34 minutes 30 seconds East 21.48 feet to a point; thence extending North 5 degrees 26 minutes 30 seconds West 210.38 feet to a point: thence extending North 29 degrees 26 minutes 30 seconds West 138.38 feet to a point; thence extending North 43 degrees 26 minutes 30 seconds West recrossing the Southeasterly side of Penllyn Pike aforesaid 155.71 feet to a point on the title line in the bed of same; thence extending along the title line through the bed of Penllyn Pike the two following courses and distances (1) North 40 degrees 33 minutes 30 seconds East 6.01 feet to a



point an angle and (2) North 29 degrees 54 minutes 30 seconds East 45.95 feet to the first mentioned point and place of beginning.

Being Lot Number 4 as shown on the above mentioned Plan.

Being the same premises which Russell R. Valante and Janice Hamilton Valante by Deed dated 5/3/1997 and recorded 5/14/2003 in Montgomery County in Deed Book 5456 Page 393 conveyed unto Russell R. Valante , in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

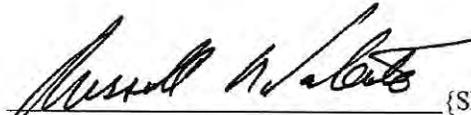
And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said Grantor, and his heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

**Sealed and Delivered  
in the Presence of Us:**

\_\_\_\_\_

  
\_\_\_\_\_  
Russell R. Valante {SEAL}

**RECEIVED**  
OCT 21 2016  
WHITPAIN TOWNSHIP



Commonwealth of Pennsylvania }  
County of Montgomery } ss

On this, the 17<sup>th</sup> day of June, 2009, before me, the undersigned Notary Public, personally appeared **Russell R. Valante**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mary Ann McCabe  
Notary Public  
My commission expires 6/20/2010

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Mary Ann McCabe, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires June 20, 2010  
Member, Pennsylvania Association of Notaries

The precise residence and the complete post office address of the above-named Grantee is:

1240 Normandy Drive  
Blue Bell, PA 19422

[Signature]  
On behalf of the Grantee

RECEIVED  
OCT 21 2016  
WHITPAIN TOWNSHIP



# Deed

UPI # 66-00-05404-00-2

Russell R. Valante

TO

Karya Properties, LLC

Maple Settlement Services  
1821 Purdie Lane  
Maple Glen, PA 19002  
Telephone: 215-646-0700 Fax: 215-646-0710

**RECEIVED**  
OCT 21 2016  
WHITPAIN TOWNSHIP

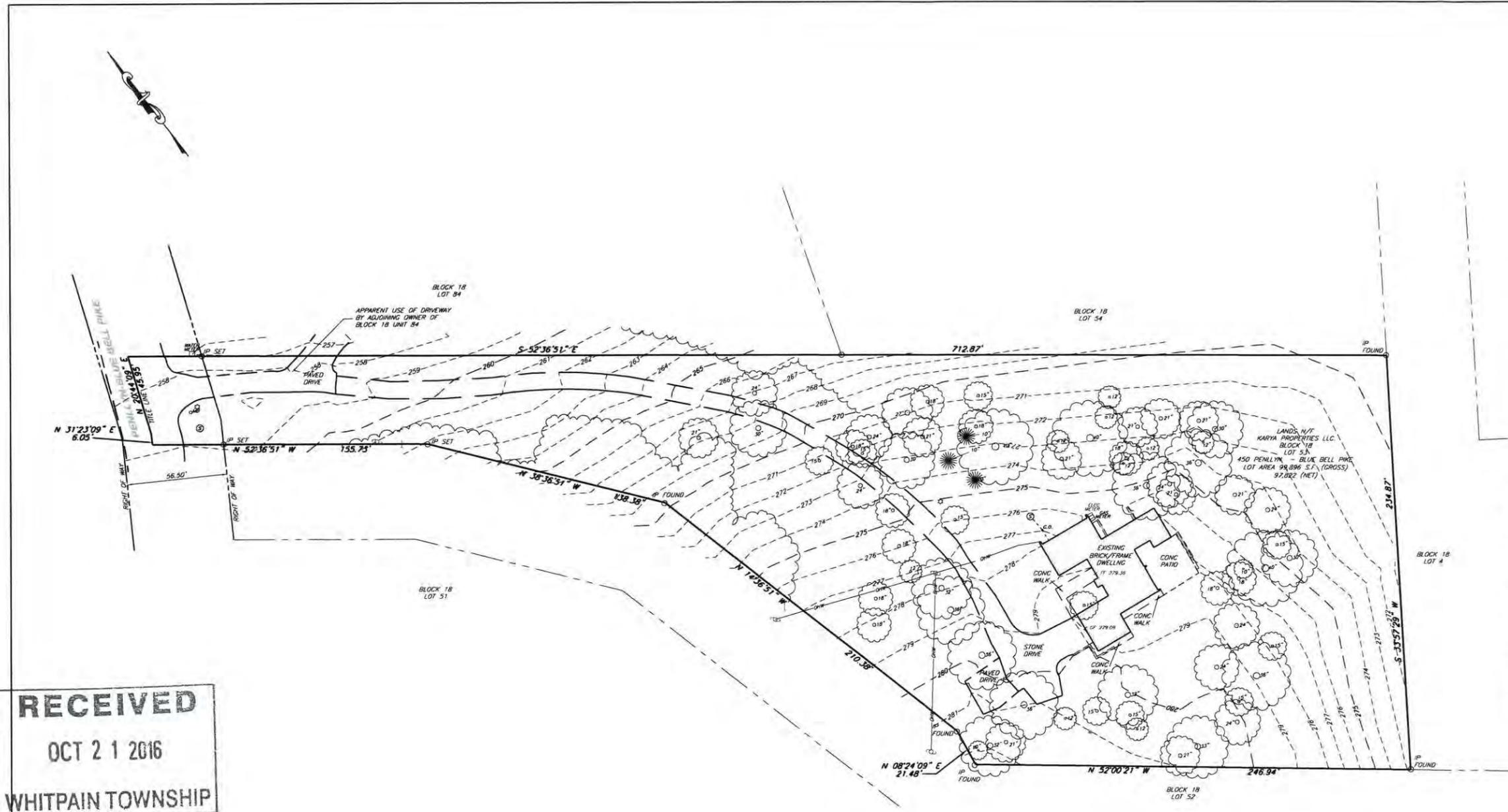




**RECEIVED**  
OCT 2 1 2016  
WHITPAIN TOWNSHIP



**LOCATION MAP**  
SCALE: 1"=1000'  
SOURCE: GOOGLE MAPS



**LEGEND**

	ADJOINER LINE
	EXISTING AIR CONDITIONER
	EXISTING BOUNDARY
	EXISTING BUILDINGS
	EXISTING CONTOUR
	EXISTING CURBLINES
	EXISTING EDGE OF PAVEMENT
	EXISTING IRON PIN/PIPE
	EXISTING MAILBOX
	EXISTING LEGAL RIGHT-OF-WAY
	EXISTING SANITARY LATERAL AND STRUCTURES
	EXISTING SITE BENCHMARK LOCATION (SEE NOTES)
	EXISTING SPOT ELEVATIONS
	EXISTING SIDEWALK
	EXISTING TREELINE
	EXISTING FENCELINE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE

**RECEIVED**  
OCT 21 2016  
WHITPAIN TOWNSHIP

**IMPERVIOUS COVERAGE**

USE	AREA (S.F.)	%
BUILDINGS	2,537	2.59
WALKS/PATIOS/PADS/WALLS	1,179	1.20
DRIVEWAY	7,453	7.62
<b>TOTAL</b>	<b>11,169</b>	<b>11.41</b>

- NOTES**
- BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY BOUCHER & JAMES, INC. IN APRIL OF 2015.
  - TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY BOUCHER & JAMES, INC. IN APRIL OF 2015 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
  - THE VERTICAL DATUM FOR THIS SURVEY WAS BASED ON NAVD 83.
  - BOUCHER & JAMES, INC. HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE OF ANY UNDERGROUND UTILITY LINES WHICH MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
  - ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
  - THIS PREMISES IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN, IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP FOR WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA ON MAP #42091C0267 E, PANEL 267 OF 451, EFFECTIVE DATE: DECEMBER 19, 1996 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
  - BEARINGS SHOWN ARE BASED ON GPS OBSERVATIONS. BEARING REFERENCE IS MADE TO PA STATE PLANE COORDINATES - SOUTH ZONE.
  - BOUNDARY INFORMATION UTILIZED FOR THIS SURVEY WAS OBTAINED FROM DEED BOOK 3734 PAGE 256A.

P:\2015\156488\Drawings\SRV.dwg | Tolsonne - Layout 1 | May 08, 2015 - 2:41pm | G:\MonteKane

Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions, shall be verified by the Contractor prior to construction, and the Owner and Boucher & James, Inc. shall be notified of any discrepancies with the information shown on drawings.  
Only those plans incorporating the seal of a registered professional shall be considered official and relied upon. All ideas, designs and arrangements presented herein were developed for use on, and in connection with, the specified project being prepared for the Owner. These plans may not be reproduced or altered without the expressed written permission of Boucher & James, Inc.  
Information shown on this plan represents professional services expressing ideas and designs developed, owned and copyrighted by Boucher & James, Inc. Reproduction of the plan without written approval of Boucher & James, Inc. is not permitted. Unauthorized reproduction of a copy of this plan for any purpose will be considered a violation of the copyright laws and a theft of corporate assets. Unlawful alterations of the plan will be considered a violation of the professional code of ethics. Any violation will be prosecuted to the fullest extent of current statutes.

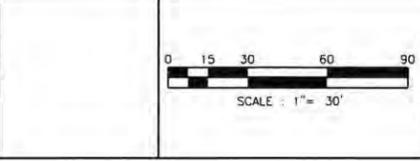


**REVISIONS:**

DATE	DESCRIPTION	DATE	DESCRIPTION

PROJECT: **T.M.P. 66-18-53**  
WHITPAIN TOWNSHIP  
MONTGOMERY COUNTY, PA

APPLICANT: **KILDUFF DEVELOPEMNT COMPANY**  
5185 CAMPUS DRIVE  
PLYMOUTH MEETING, PA 19462



JOB NO: 156488  
DRAWN BY: CFM  
CHECKED BY: GDM  
SCALE: 1" = 30'  
PLAN STATUS: FINAL

**PLAN OF SURVEY**

**Boucher & James, Inc.**  
CONSULTING ENGINEERS  
STRIDERSBURG  
CORPORATE HEADQUARTERS: 1456 FERRY RD, BUILDING 500, DOYLESTOWN, PA 18901  
VOICE: (215) 345-9400 FAX: (215) 345-9401  
www.bjeng.com

SHEET **1 OF 1**  
DATE: **MAY 7, 2015**

T.M.P. 66-18-53

Zoning Application to Amend Alluvial Soil Designation  
450 and 490 Penllyn Blue Bell Pike  
Karya Properties, LLC



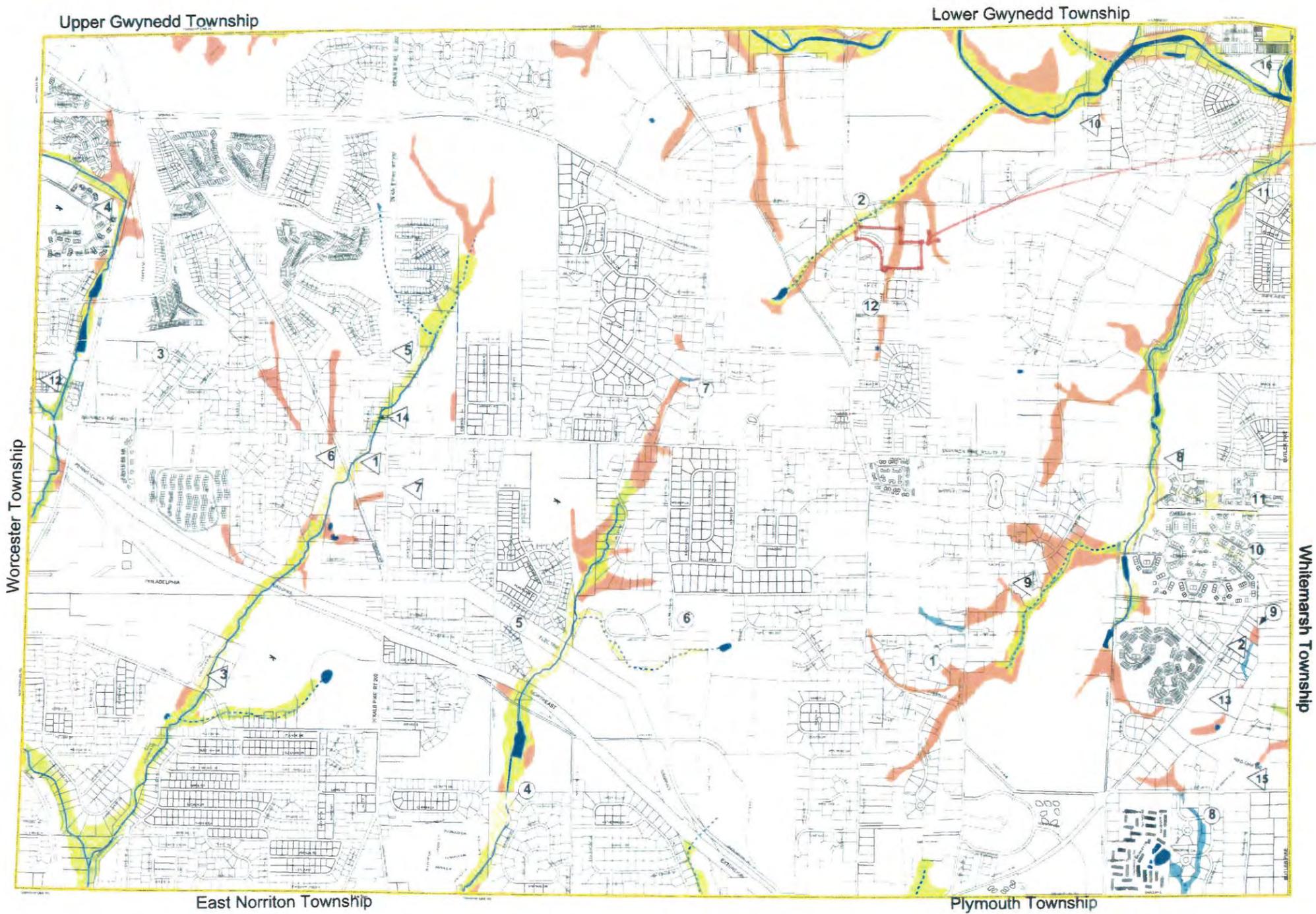
**RECEIVED**  
OCT 21 2016  
WHITPAIN TOWNSHIP

**Revisions**

- 5/25/99 Map updated and placed in CAD
- 1/16/01 Map updated as per LOMR, Nov. 2000 FIRM 42001C2260
- 7/26/02 Map updated as per LOMR & ZHB, Dec. 1302 '01
- 7/26/02 Map updated as per LOMR July 26, 2002, FIRM 42091C2260
- 10/15/02 Short procedure map update
- 8/19/07 Short Procedure Map Update
- 8/22/06 Incorporation of downloaded FEMA and soil layer
- 2/11/08 Short Procedure Map Update
- 7/1/04 Short Procedure Map Update
- 11/2/04 Short Procedure Map Update
- 12/27/12 Map correction for FEMA and Alluvial soil boundary
- 02/27/13 Short Procedure Map Update
- 06/08/13 Map updated as per LOMA
- 08/12/13 Map updated as per LOMR
- 10/04/13 Short Procedure Map Update
- 10/08/13 Map updated as per LOMA
- 02/27/14 Short Procedure Map Update
- 2/16/15 Map updated per DR#1235-07, FEMA effective date March 2, 2016
- Final map is updated with NRCS digital data dated February 26, 2009
- Revisions 1 thru 7 listed above were established
- 8/11/16 Map updated as per LOMR

**ZHB Decisions**

- 4/24/07 Map updated as per ZHB Decision 1735-07 on April 19, 2007
- 9/23/08 Map updated as per ZHB Decision 1676-06 on June 8, 2008
- 3 485-05
- 4 472-05
- 5 324-06
- 6 470-05
- 7 1169-06
- 8 446-05
- 9 1854-11
- 10 341-00
- 11 437-04
- 12 1890-10



450 and 490 Penlllyn Pike

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WHITPAIN TOWNSHIP

**FIRM PANELS**

0262	0269
0264	0357
0266	0258
0267	0286
0268	0288

**LEGEND**

	100 YR Flood Plain as per FEMA FIRM Maps		Intermittent Streams
	Alluvial Floodplain Study		Perennial Streams
	Flood Plain as per Individual Flood Studies		
	Flood plains defined by hydric soil type. US Department of Agriculture, Natural Resource Conservation Service. Digital data dated February 26, 2009. Bo, BwA, BwB, CRB, RaA, Ri, RWA, RWB		

**NOTE**

The data represented on this plan represents graphically the location of flood plains within Whitpain Township. To accurately locate the flood plain on individual tracts of land will require a detailed hydrologic and hydraulic study to be prepared by the property owner. This study must be approved by the Federal Emergency Management Agency (FEMA) and Whitpain Township in those areas shown on the Flood Insurance Study (FEMA) maps. The flood plain elevations shown on the Flood Insurance Study (FEMA) map for Wissahickon Creek area considered accurate by the Township and shall be used in flood plain location. All other areas must be studied by the property owner and these studies are subject to approval by Whitpain Township.

1" = 800'

Prepared By:

**ARRG**

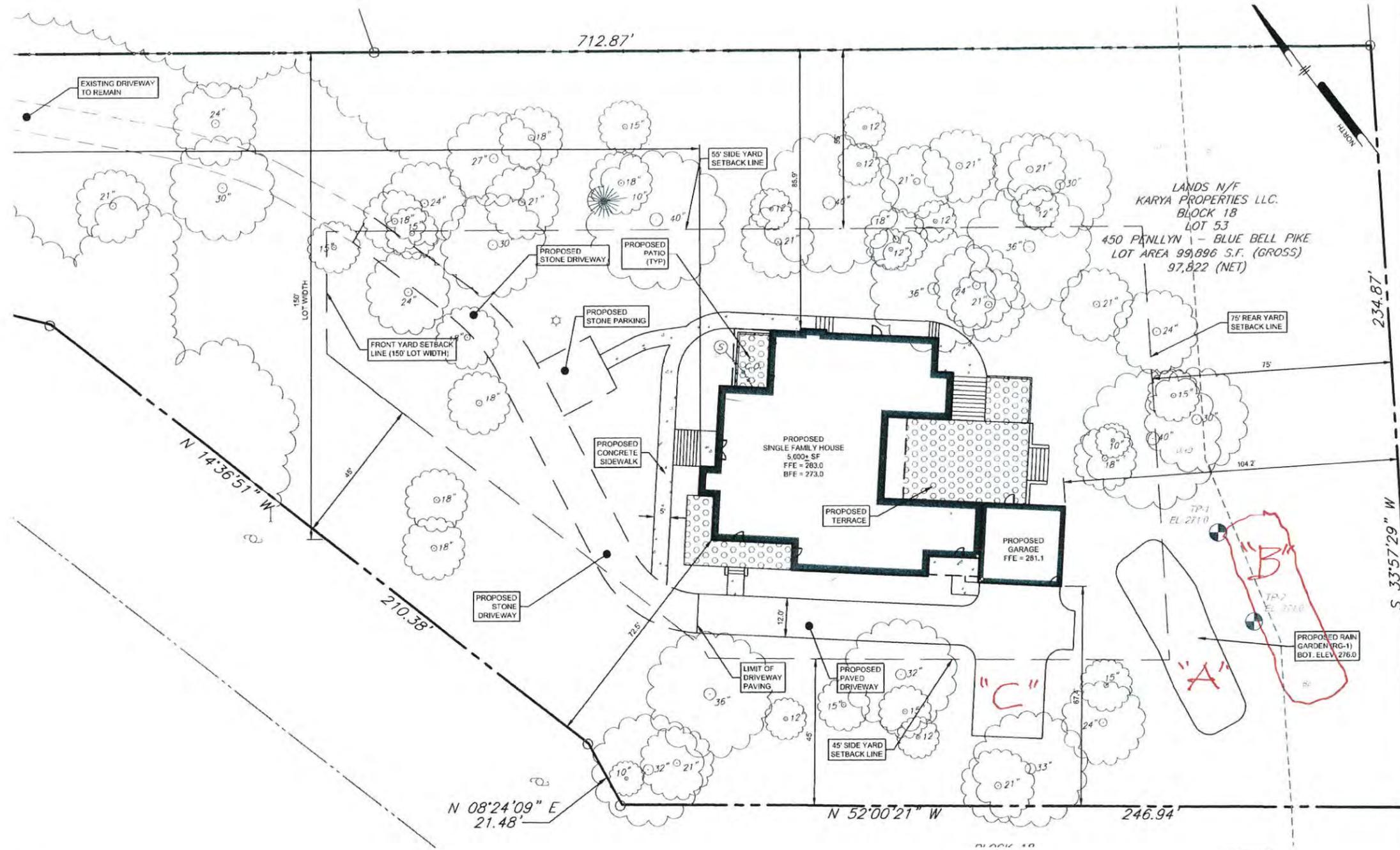
649 North Lewis Road  
Limerick, PA 19468  
(610) 495-2106



**Whitpain Township  
Floodplain Conservation  
District Map**

960 Wentz Road Blue Bell, PA 19422

Map Revised August 1, 2016



ION:



**PENNONI ASSOCIATES**  
 One Drexel Plaza  
 3001 Market Street, Suite 21  
 Philadelphia, PA 19104  
 T 215.222.3000 F 215.222

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

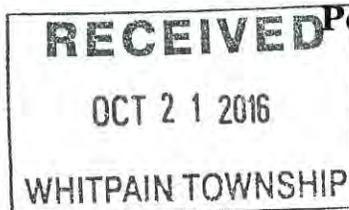
**SINGLE FAMILY RESIDENCE**  
 450 PENNLIN BLUE BELL PIKE  
 BLUE BELL, PA 19422

**SITE LAYOUT PLAN**  
 KARYA PROPERTIES C/O  
 KILDUFF DEVELOPMENT CO  
 450 SENTRY PARKWAY, SUITE 103  
 BLUE BELL, PA 19422

LANDS N/F  
 KARYA PROPERTIES LLC.  
 BLOCK 18  
 LOT 53  
 450 PENNLIN - BLUE BELL PIKE  
 LOT AREA 99,896 S.F. (GROSS)  
 97,822 (NET)

LEGEND

**RECEIVED**  
 OCT 21 2016  
 WHITPAIN TOWNSHIP



**Penn's Trail Environmental, LLC**  
21 E. Lincoln Ave. - Suite 160  
Hatfield, PA 19440  
Phone: (215) 362-4610  
Fax: (215) 362-4620  
e-mail: [staff@pennstrail.com](mailto:staff@pennstrail.com)

Mr. James A Kilduff  
Kilduff Development Co.  
450 Sentry Parkway  
Blue Bell, PA 19422

October 4, 2016

**RE: Alluvial Soil Determination**  
**Karya Properties Tract**  
**450 Penllyn Blue Bell Pk.**  
**Whitpain Twp., Montgomery Co., PA**  
**PTE #2675**

Dear Mr. Kilduff;

Penn's Trail Environmental, LLC has completed an alluvial soil evaluation at the referenced property. The purpose of this evaluation was to determine the extent of any stream deposited (alluvial) soil at this site. This study indicated that no alluvial deposits and/or soil are present and therefore any developments, improvements or alterations to this property will in no way impact this or any other property's rights, access, rights-of way or transportation routes..

A professional soil scientist/geologist using a hand-turned auger evaluated the site. Soil classification was determined based on criteria as established by the National Cooperative Soil Survey by the USDA-NRCS. Morphological characteristics of the soil including horizonation, color, texture, structure, and redoximorphic features were evaluated. Those features were used to establish parent material, soil depth, and drainage classification. These are the primary classification criteria applied to define a specific soil series.

The detailed evaluation at the subject property revealed that no alluvial soils are present at this site. The soils at this site are formed from materials weathered in place from the local sandstone bedrock (the Stockton Formation) covered by a small amount of non-alluvial fill in spots from the dwelling that previously occupied the site. None of the characteristic alluvial soil indicators {deposition; stratification (layering) of soil; buried horizons; thick, high-organic content layers; or lack of pedogenesis (soil forming processes)} were observed.

Profile descriptions for each of the evaluated locations are attached. Photo documentation of bring spoil and the offsite erosional ditch is also included. The soil classification of these soils is oxyaquic fragiudalfs typical of the Readington soil series.

Thank you for choosing our firm to work with you on this project. Should any questions arise, please do not hesitate to contact our office

Sincerely;

**Penn's Trail Environmental, LLC**

Paul A. Golrick, P.G.  
Soil Scientist/Professional Geologist

# Penn's Trail Environmental, LLC



21 East Lincoln Ave - Suite 160  
 Hatfield, PA 19440  
 ph. (215) 362-4610  
 fax (215) 362-4620

Date: 9/30/2016 Pit # 101 PTE # 2675  
 Project: Karya Properties LLC  
 Location: 450 Penllyn Blue Bell Pike  
 Whitpain Twp., Montgomery Co., PA  
 Soil Series: Readington

Horizon	Depth (In.)	Color	Redox Features	Texture	Structure	Consistence
Ap	0-8	10YR 3/4		silt loam	moderate medium gr	friable
Bt	0-18	10YR 5/4		silt loam	weak medium sbk	friable
Btx	18-25	10YR 4/3	common distinct	channery silt loam	weak medium pr weak medium abk	firm

Soil Scientist: Paul A. Golrick, PG

**TAXONOMIC CLASSIFICATION:** Fine-loamy, mixed, active, mesic Oxyaquic Fragiudalfs

EPIPEDON

Ochric

SUBSURFACE HORIZON(S)

Argillic  
 Fragipan

SOIL ORDER

Alfisol

DRAINAGE CLASS

Moderately well drained

LANDFORM

Upland

POSITION

Backslope

PARENT MATERIAL

Residuum

BEDROCK LITHOLOGY

Sandstone

REDOX FEATURES

**Abundance**

Few ..... <2%  
 Common.. 2-20%  
 Many.....>20%

**Contrast**

*faint*

hue & chroma of matrix and redox are closely related.

**distinct**

matrix & redox features vary 1-2 units of hue and several units of chroma & value.

**prominent**

Matrix & redox features vary several units in hue, value, & chroma.

STRUCTURE

**Grade**

*Structureless* - No observable aggregation or arrangement of lines of weakness.

*Weak* - Poorly formed, indistinct peds barely observable in place.

*Moderate* - Well-formed, distinct peds moderately durable & evident in place.

*Strong* - Durable peds evident in undisturbed soil & become separated when disturbed.

COARSE FRAGMENTS (% of profile)

15-35%	35-65%	>65%
gravelly	very gravelly	extremely gravelly
channery	very channery	extremely channery
cobbly	very cobbly	extremely cobbly
flaggy	very flaggy	extremely flaggy
stony	very stony	extremely stony

BOUNDARY

**Distinctness**

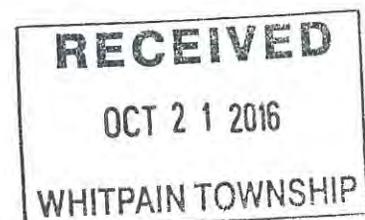
*abrupt...<1"* (thick) *gradual...2.5-5"*  
*clear.....1-2.5"* *diffuse.....>5"*

**Topography**

*smooth* - boundary is nearly level  
*wavy* - pockets with width greater than depth  
*irregular* - pockets with depth greater than width

**Type**

*pl* - platy  
*pr* - prismatic  
*cpr* - columnar  
*gr* - granular  
*abk* - angular blocky  
*sbk* - subangular blocky



# Penn's Trail Environmental, LLC



21 East Lincoln Ave - Suite 160  
 Hatfield, PA 19440  
 ph. (215) 362-4610  
 fax (215) 362-4620

Date: 9/30/2016 Pit # 102 PTE # 2675  
 Project: Karya Properties LLC  
 Location: 450 Penllyn Blue Bell Pike  
 Whitpain Twp., Montgomery Co., PA  
 Soil Series: Readington

Horizon	Depth (In.)	Color	Redox Features	Texture	Structure	Consistence
Ap	0-7	7.5YR 3/4		silt loam	moderate medium gr	friable
Bt	0-20	7.5YR 5/4		silt loam	weak medium sbk	friable
Btx	20-26	7.5YR 5/6	many distinct	channery silt loam	weak medium pr weak medium abk	firm

Soil Scientist: Paul A. Golrick, PG

**TAXONOMIC CLASSIFICATION:** Fine-loamy, mixed, active, mesic Oxyaquic Fragiudalfs

EPIPEDON

Ochric

SUBSURFACE HORIZON(S)

Argillic  
 Fragipan

SOIL ORDER

Alfisol

DRAINAGE CLASS

Moderately well drained

LANDFORM

Upland

POSITION

Backslope

PARENT MATERIAL

Residuum

BEDROCK LITHOLOGY

Sandstone

REDOX FEATURES

**Abundance**

Few ..... <2%  
 Common.. 2-20%  
 Many.....>20%

**Contrast**

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COARSE FRAGMENTS (% of profile)

15-35%	35-65%	>65%
gravelly	very gravelly	extremely gravelly
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stony	very stony	extremely stony

BOUNDARY

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**Type**

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*pr* - prismatic

*cpr* - columnar

*gr* - granular

*abk* - angular blocky

*sbk* - subangular blocky

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WHITPAIN TOWNSHIP

"Your Path to Environmental Solutions"

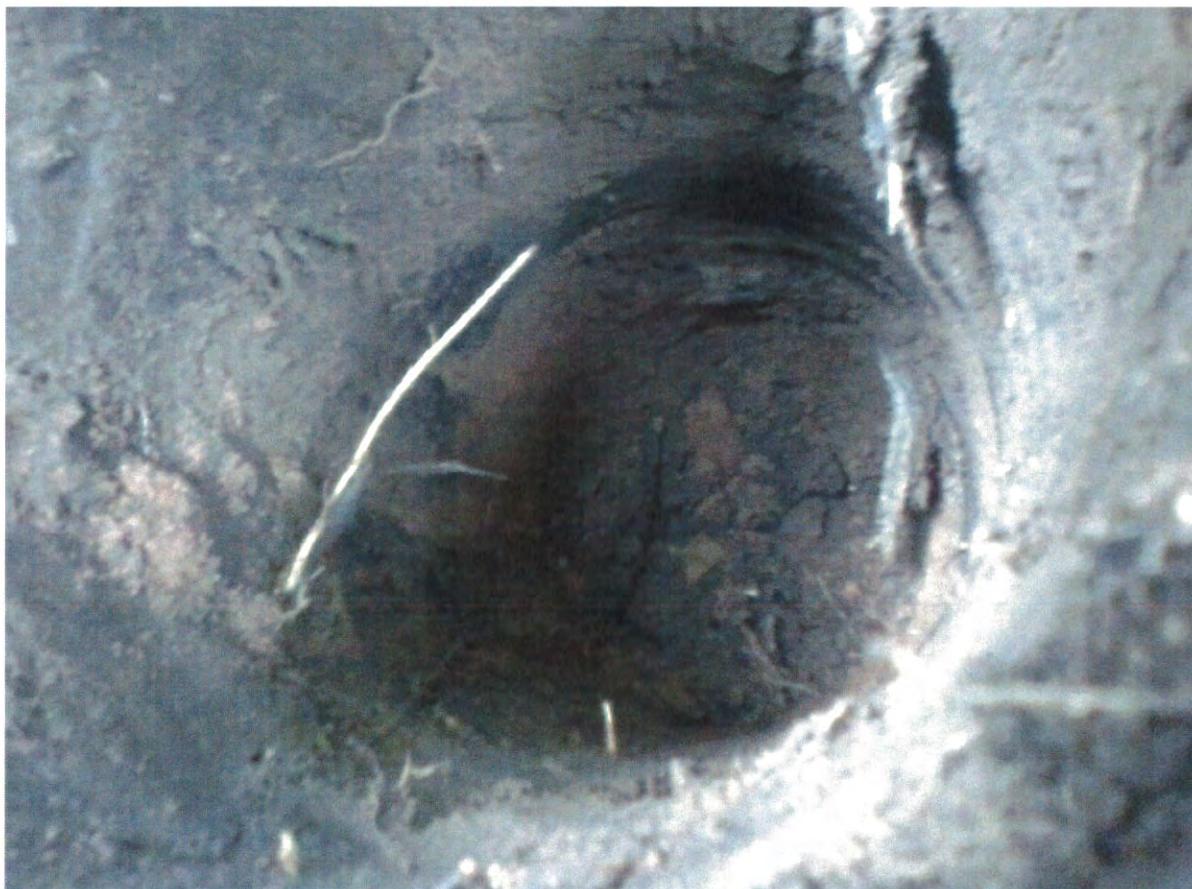
**PTE# 2675 – 450 Penllyn-Bluebell Pike**



**Borehole 101 & spoil pile**

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WHITPAIN TOWNSHIP

**PTE# 2675 – 450 Penllyn-Bluebell Pike**



**Borehole 102 spoil pile**

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**PTE# 2675 – 450 Penllyn-Bluebell Pike**



**Borehole 102 spoil pile**

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**PTE# 2675 – 450 Penllyn-Bluebell Pike**



**Southwest corner looking NE up onto the property**

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WHITPAIN TOWNSHIP

**PTE# 2675 – 450 Penllyn-Bluebell Pike**



**Erosional Ditch cutslope bank (offsite looking north)**

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**PTE# 2675 – 450 Penllyn-Bluebell Pike**



**Erosional Ditch looking upslope**

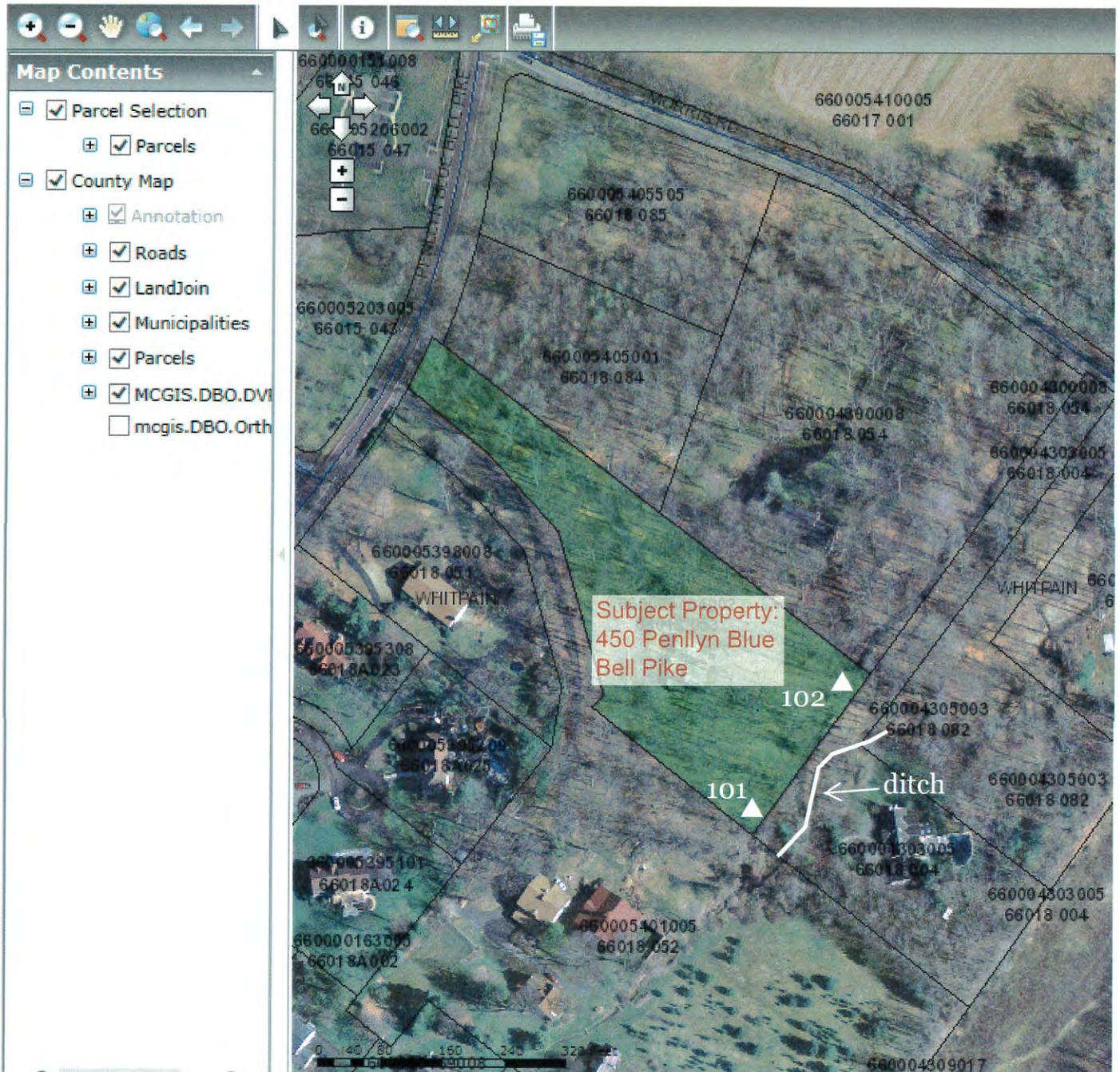
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**PTE# 2675 – 450 Penllyn-Bluebell Pike**



**Erosional Ditch looking upslope**

**RECEIVED**  
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WHITPAIN TOWNSHIP



**RECEIVED**  
OCT 21 2016  
WHITPAIN TOWNSHIP



**Penn's Trail Environmental, LLC**

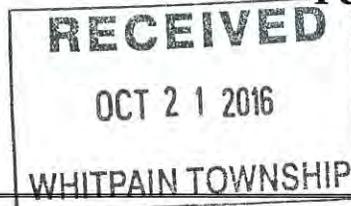
21 E. Lincoln Ave. - Suite 160

Hatfield, PA 19440

Phone: (215) 362-4610

Fax: (215) 362-4620

e-mail: [staff@pennstrail.com](mailto:staff@pennstrail.com)



Mr. James A Kilduff  
Kilduff Development Co.  
450 Sentry Parkway  
Blue Bell, PA 19422

October 17, 2016

**RE: Alluvial Soil Determination  
Karya Properties Tract  
490 Penllyn Blue Bell Pk.  
Whitpain Twp., Montgomery Co., PA  
PTE #2675**

Dear Mr. Kilduff;

Penn's Trail Environmental, LLC has completed an alluvial soil evaluation at the referenced property. The purpose of this evaluation was to determine the extent of any stream deposited (alluvial) soil at this site. This study indicated that no alluvial deposits and/or soil are present and therefore any developments, improvements or alterations to this property will in no way impact this or any other property's rights, access, rights-of way or transportation routes..

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The detailed evaluation at the subject property revealed that no alluvial soils are present at this site. The soils at this site are formed from materials weathered in place from the local sandstone bedrock (the Stockton Formation) covered by a small amount of wind-blown silt (loess). None of the characteristic alluvial soil indicators {deposition; stratification (layering) of soil; buried horizons; thick, high-organic content layers; or lack of pedogenesis (soil forming processes)} were observed.

Profile descriptions for each of the evaluated locations are attached. Photo documentation of bring spoil and the offsite erosional ditch is also included. The soil classification of these soils is oxyaquic fragiudalfs typical of the Readington soil series.

Thank you for choosing our firm to work with you on this project. Should any questions arise, please do not hesitate to contact our office

Sincerely;

**Penn's Trail Environmental, LLC**

Paul A. Golrick, P.G.  
Soil Scientist/Professional Geologist

# Penn's Trail Environmental, LLC



21 East Lincoln Ave - Suite 160  
 Hatfield, PA 19440  
 ph. (215) 362-4610  
 fax (215) 362-4620

Date: 10/15/2016 Pit # 101 PTE # 2682  
 Project: Karya Properties LLC  
 Location: 490 Penllyn Blue Bell Pike  
 Whitpain Twp., Montgomery Co., PA  
 Soil Series: Lawrenceville

Horizon	Depth (In.)	Color	Redox Features	Texture	Structure	Consistence
Ap	0-8	10YR 3/4		silt loam	weak medium gr	very friable
Bt	0-18	10YR 5/4		silt loam	weak medium sbk	friable
2Btx	18-25	7.5YR 4/3	common distinct	channery silt loam	weak medium pr weak medium abk	firm

Soil Scientist: Paul A. Golrick, PG

**TAXONOMIC CLASSIFICATION:** Fine-loamy, mixed, active, mesic Oxyaquic Fragiudalfs

ETIPEDEON

Ochric

SUBSURFACE HORIZON(S)

Argillic  
 Fragipan

SOIL ORDER

Alfisol

DRAINAGE CLASS

Moderately well drained

LANDFORM

Upland

POSITION

Backslope

PARENT MATERIAL

Loess  
 Residuum

BEDROCK LITHOLOGY

Sandstone

REDOX FEATURES

**Abundance**

Few ..... <2%  
 Common.. 2-20%  
 Many.....>20%

**Contrast**

**faint**

hue & chroma of matrix and redox are closely related.

**distinct**

matrix & redox features vary 1-2 units of hue and several units of chroma & value.

**prominent**

Matrix & redox features vary several units in hue, value, & chroma.

STRUCTURE

**Grade**

**Structureless** - No observable aggregation or arrangement of lines of weakness.

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COARSE FRAGMENTS (% of profile)

<b>15-35%</b>	<b>35-65%</b>	<b>&gt;65%</b>
gravelly	very gravelly	extremely gravelly
channery	very channery	extremely channery
cobbly	very cobbly	extremely cobbly
flaggy	very flaggy	extremely flaggy
stony	very stony	extremely stony

BOUNDARY

**Distinctness**

**abrupt...**<1" (thick) **gradual...**2.5-5"  
**clear.....**1-2.5" **diffuse.....**>5"

**Topography**

**smooth** - boundary is nearly level  
**wavy** - pockets with width greater than depth  
**irregular** - pockets with depth greater than width

**Type**

**pl** - platy  
**pr** - prismatic  
**cpr** - columnar  
**gr** - granular  
**abk** - angular blocky  
**sbk** - subangular blocky



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 Hatfield, PA 19440  
 ph. (215) 362-4610  
 fax (215) 362-4620

Date: 10/15/2016 Pit # 102 PTE # 2682  
 Project: Karya Properties LLC  
 Location: 490 Penllyn Blue Bell Pike  
 Whitpain Twp., Montgomery Co., PA  
 Soil Series: Lawrenceville

Horizon	Depth (In.)	Color	Redox Features	Texture	Structure	Consistence
Ap	0-12	10YR 3/4		silt loam	weak medium gr	very friable
Bt	12-22	10YR 5/4		channery silt loam	weak medium sbk	friable
2Btx	22-26	5YR 5/6	many distinct	channery silt loam	weak medium pr weak medium abk	firm

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**TAXONOMIC CLASSIFICATION:** Fine-loamy, mixed, active, mesic Oxyaquic Fragiudalfs

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 Fragipan

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Alfisol

DRAINAGE CLASS

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Upland

POSITION

Backslope

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Loess  
 Residuum

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Sandstone

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BOUNDARY

**Distinctness**

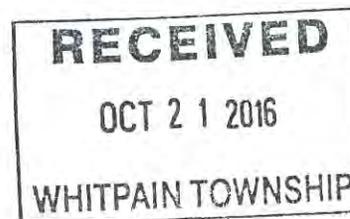
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*pr* - prismatic  
*cpr* - columnar  
*gr* - granular  
*abk* - angular blocky  
*sbk* - subangular blocky



# Penn's Trail Environmental, LLC



21 East Lincoln Ave - Suite 160  
 Hatfield, PA 19440  
 ph. (215) 362-4610  
 fax (215) 362-4620

Date: 10/15/2016 Pit # 103 PTE # 2682  
 Project: Karya Properties LLC  
 Location: 490 Penllyn Blue Bell Pike  
 Whitpain Twp., Montgomery Co., PA  
 Soil Series: Lawrenceville taxadjunct

Horizon	Depth (In.)	Color	Redox Features	Texture	Structure	Consistence
Ap	0-14	7.5YR 3/4		silt loam	moderate medium gr	friable
Bt	14-29	7.5YR 5/4		silt loam	weak medium sbk	friable

Soil Scientist: Paul A. Golrick, PG

**TAXONOMIC CLASSIFICATION:** Fine-loamy, mixed, active, mesic Oxyaquic Fragiudalfs

EPIPEDON

Ochric

SUBSURFACE HORIZON(S)

Argillic  
 Fragipan

SOIL ORDER

Alfisol

DRAINAGE CLASS

Moderately well drained

LANDFORM

Upland

POSITION

Backslope

PARENT MATERIAL

Residuum

BEDROCK LITHOLOGY

Sandstone

REDOX FEATURES

**Abundance**

Few ..... <2%  
 Common.. 2-20%  
 Many.....>20%

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Matrix & redox features vary several units in hue, value, & chroma.

STRUCTURE

**Grade**

**Structureless** - No observable aggregation or arrangement of lines of weakness.

**Weak** - Poorly formed, indistinct peds barely observable in place.

**Moderate** - Well-formed, distinct peds moderately durable & evident in place.

**Strong** - Durable peds evident in undisturbed soil & become separated when disturbed.

COARSE FRAGMENTS (% of profile)

15-35%	35-65%	>65%
gravelly	very gravelly	extremely gravelly
channery	very channery	extremely channery
cobbly	very cobbly	extremely cobbly
flaggy	very flaggy	extremely flaggy
stony	very stony	extremely stony

BOUNDARY

**Distinctness**

*abrupt...<1" (thick)*    *gradual...2.5-5"*  
*clear.....1-2.5"*        *diffuse.....>5"*

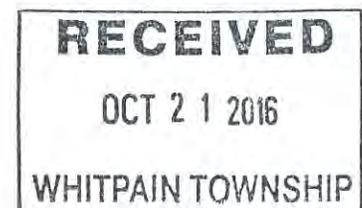
**Topography**

*smooth* - boundary is nearly level  
*wavy* - pockets with width greater than depth  
*irregular* - pockets with depth greater than width

**Type**

*pl* - platy  
*pr* - prismatic  
*cpr* - columnar  
*gr* - granular  
*abk* - angular blocky  
*sbk* - subangular blocky

"Your Path to Environmental Solutions"



# Penn's Trail Environmental, LLC



21 East Lincoln Ave - Suite 160  
 Hatfield, PA 19440  
 ph. (215) 362-4610  
 fax (215) 362-4620

Date: 10/15/2016 Pit # 104 PTE # 2682  
 Project: Karya Properties LLC  
 Location: 490 Penllyn Blue Bell Pike  
Whitpain Twp., Montgomery Co., PA  
 Soil Series: Readington

Horizon	Depth (In.)	Color	Redox Features	Texture	Structure	Consistence
Ap	0-9	7.5YR 3/4		silt loam	moderate medium gr	friable
Bt	9-26	7.5YR 5/4		silt loam	weak medium sbk	friable
Btx	26+	7.5YR 5/6	many distinct	channery silt loam	weak medium pr weak medium abk	firm

Soil Scientist: Paul A. Golrick, PG

**TAXONOMIC CLASSIFICATION:** Fine-loamy, mixed, active, mesic Oxyaquic Fragiudalfs

EPIPEDON

Ochric

SUBSURFACE HORIZON(S)

Argillic  
 Fragipan

SOIL ORDER

Alfisol

DRAINAGE CLASS

Moderately well drained

LANDFORM

Upland

POSITION

Backslope

PARENT MATERIAL

Residuum

BEDROCK LITHOLOGY

Sandstone

REDOX FEATURES

**Abundance**

Few ..... <2%  
 Common.. 2-20%  
 Many.....>20%

**Contrast**

**faint**

hue & chroma of matrix and redox are closely related.

**distinct**

matrix & redox features vary 1-2 units of hue and several units of chroma & value.

**prominent**

Matrix & redox features vary several units in hue, value, & chroma.

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**PTE# 2682 – 490 Penllyn-Bluebell Pike Tracts**



At the house looking upslope



At the house looking downslope

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OCT 21 2016  
WHITEPAIN TOWNSHIP

**PTE# 2682 – 490 Penllyn-Bluebell Pike Tracts**



At the barn looking downslope

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WHITPAIN TOWNSHIP

**PTE# 2682 – 490 Penllyn-Bluebell Pike Tracts**



Auger boring 101



Auger boring 102

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WHITPAIN TOWNSHIP

**PTE# 2682 – 490 Penllyn-Bluebell Pike Tracts**



**Auger boring 103**



**Auger boring 104**

**RECEIVED**  
OCT 21 2016  
WHITPAIN TOWNSHIP

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DATE: 05/31/2016

SCALE: 1" = 50'

PROJECT: T.M.P. 66-18-52

CLIENT: KILDUFF DEVELOPMENT COMPANY

LOCATION: WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA

DATE: 05/31/2016

BY: J. MONTGOMERY

CHECKED BY: J. MONTGOMERY

APPROVED BY: J. MONTGOMERY

DATE: 05/31/2016

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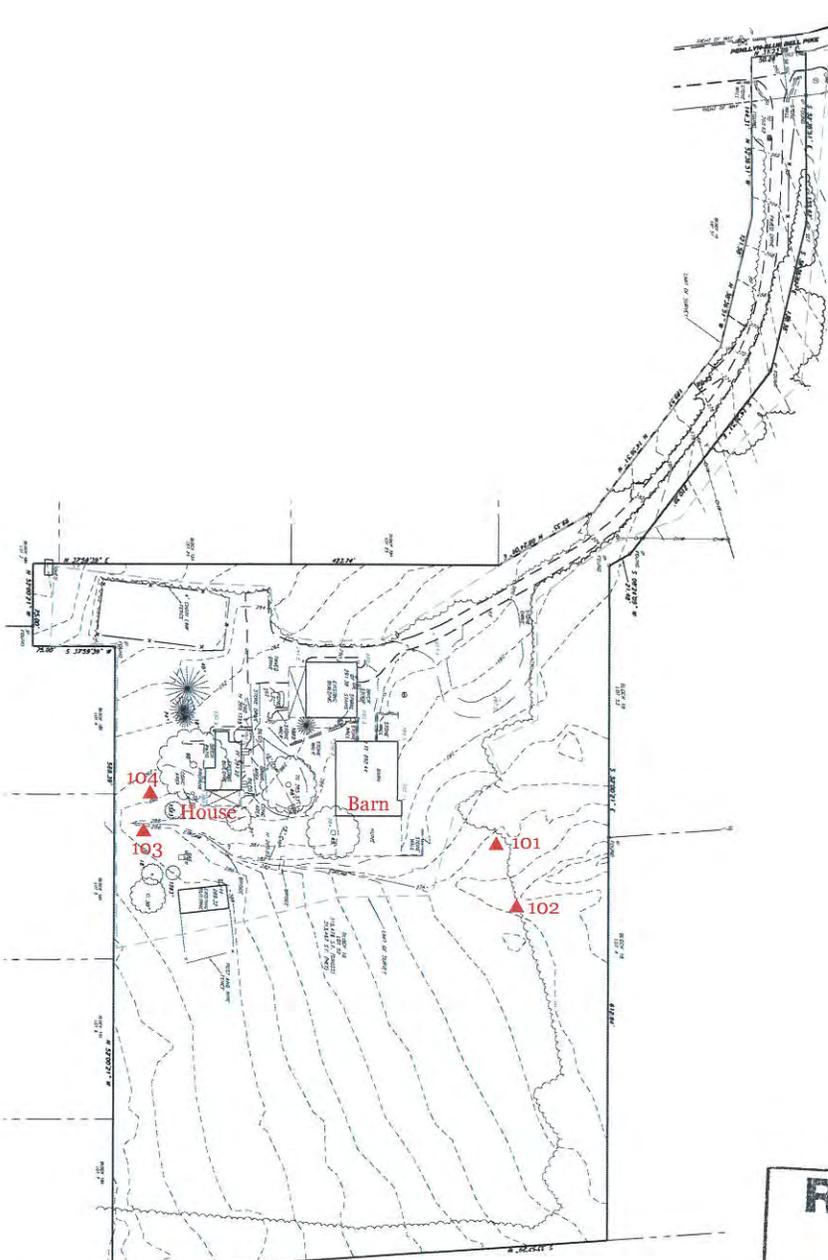
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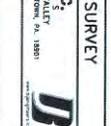


**RECEIVED**  
OCT 21 2016  
WHITPAIN TOWNSHIP



156488  
PROJECT: T.M.P. 66-18-52  
DATE: 05/31/2016

**Boucher & Jeffries, Inc.**  
CONSULTANTS: 1481 FERRY DR. SUITE 200, BRIDLEWOOD, PA 18801  
T.M.P. 66-18-52



SHEET  
1 OF 1  
MAY 31, 2016

- NOTES**
1. PROPERTY INFORMATION SHOWN HEREON IS BASED ON A SURVEY CONDUCTED BY BOUCHER & JEFFRIES, INC. IN MAY OF 2016.
  2. DIMENSIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN HEREON ARE BASED ON AS-BUILT RECORDS AND FIELD SURVEY DATA.
  3. THE VERTICAL DIMENSION FOR THIS SURVEY WAS BASED ON NAVD83.
  4. SURVEY POINTS WERE ESTABLISHED AT THE CORNERS OF THE SURVEY WHICH WERE NOT BEEN IDENTIFIED AT THE TIME OF THIS SURVEY.
  5. CONDUITS SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS AND FIELD SURVEY DATA.
  6. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  7. THIS PLAN IS TO BE USED FOR THE CONSTRUCTION OF THE PROPOSED STRUCTURES AND UTILITIES SHOWN HEREON.
  8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  9. BENCH MARKS SHOWN ARE BASED ON THE NATIONAL BENCH MARK NETWORK.
  10. THE DATE OF THIS SURVEY IS 05/31/2016.

**LEGEND**

	ASSASSOR'S LINE
	EXISTING FOUNDATION
	EXISTING FOOTING
	EXISTING WALL
	EXISTING SLAB
	EXISTING CEILING
	EXISTING FLOOR
	EXISTING ROOF
	EXISTING STRUCTURE
	EXISTING FOUNDATION
	EXISTING FOOTING
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	EXISTING WALL
	EXISTING SLAB
	EXISTING CEILING
	EXISTING FLOOR
	EXISTING ROOF
	EXISTING STRUCTURE

