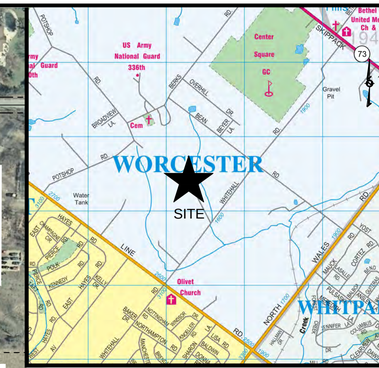


VICINITY MAP

NOTARY CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA

)SS:

COUNTY OF MONTGOMERY

ON THIS, THE _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE _____, AND THAT HE, AS SUCH_____ EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SOLE MEMBER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

_____

NOTARY SEAL

OWNER ACKNOWLEDGEMENT

_____, A PENNSYLVANIA LIMITED LIABILITY COMPANY, UNDERSIGNED, DULY AUTHORIZED BY OWNER, _____, HAS LAID OUT UPON OWNER'S LAND SITUATE IN WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLANS WHICH ARE INTENDED TO BE RECORDED.

_____

OWNER

_____

DATE

TOWNSHIP SUPERVISORS' CERTIFICATION

APPROVED THIS _____ DAY OF _____ 20__ BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST:

_____

SIGNATURE, CHAIRMAN

_____

DATE SIGNED

_____

SIGNATURE, SECRETARY

_____

DATE SIGNED

TOWNSHIP PLANNING COMMISSION APPROVAL

REVIEWED THIS _____ DAY OF _____ 20__ BY THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST:

_____

SIGNATURE

_____

DATE SIGNED

APPLICANT'S ENGINEER'S CERTIFICATION

I, ROLPH GRAF, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE TOWNSHIP ZONING AND SUBDIVISION & LAND DEVELOPMENT REGULATIONS.

_____P.E.

RECORDING NOTE

THIS PLAN ALONG WITH SHEETS 3-5 AND 38-41 IS TO BE RECORDED WITH THE MONTGOMERY COUNTY RECORDER OF DEEDS AS A COMPLETE RECORD PLAN SET.

RECORDER OF DEEDS

RECORDED IN THE MONTGOMERY COUNTY COURT HOUSE, THIS_____ DAY OF_____ 20__ IN PLAN BOOK_____, PAGE____

BY:_____
RECORDER OF DEEDS

MCPC No. 12-0055-003

PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED ON THIS DATE _____

_____

MONTGOMERY COUNTY PLANNING COMMISION

SCALE IN FEET
0 150 300

GENERAL NOTES

1. THIS PLAN REFERENCES A SURVEYS BY:
   STA ENGINEERING, INC
   2499 KNIGHT ROAD
   PENNSBURG, PA 18073
   LAST DATED: AUGUST 26, 2008

   BLUE MARSH ASSOCIATES, INC
   2365 TABATHA DRIVE
   WARRINGTON, PA 18976
   PROJECT NO:15-A046-211
   LAST DATED: OCTOBER 23, 2015

2. OWNER:
   PARCELS:
   A. APN 67-00-04102-007; BLOCK 20, UNIT 006
      DEED BOOK 5723, PAGE 01419
      CROSSROADS REALTY COMPANY
      1030 WEST GERMANTOWN PIKE
      P.O. BOX 287
      NORRISTOWN, PA 19403
   B. APN 67-00-02797-007, BLOCK 20, UNIT 007
      CROSSROADS REALTY COMPANY
      1030 WEST GERMANTOWN PIKE
      P.O. BOX 287
      NORRISTOWN, PA 19403
   C. APN 67-00-04099-001; BLOCK 20, UNIT 008
      DEED BOOK 5693, PAGE 02110
      FMH DEVELOPMENT LP
      1030 WEST GERMANTOWN PIKE
      P.O. BOX 287
      NORRISTOWN, PA 19403
3. APPLICANT:
   WHITEHALL DEVELOPMENT PARTNERS, LP
   P.O. BOX 140
   SKIPPACK, PA 19474
4. PARCELS 67-00-04102-007 = 36.94 ACRES
   67-00-02797-007 = 51.07 ACRES
   67-00-04099-001 = 29.07 ACRES
   TOTAL TRACT GROSS AREA = 117.08 ACRES
   TOTAL TRACT NET AREA = 113.83 ACRES (TO ULTIMATE R.O.W.)
5. ZONING DATA:
   WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA
   ZONING: AGR – AGRICULTURAL WITH CONSERVATION SUBDIVISION CLUSTER OVERLAY
   DEVELOPMENT USE: 39 PROPOSED SINGLE FAMILY LOTS

CRITERIA	REQUIRED	PROVIDED
MIN. LOT AREA	18,000 SF	23,013 SF
MIN. LOT WIDTH @ BUILDING LINE	80 FT	83.3 FT
MIN. FRONT YARD	35 FT	13.5 FT*
MIN. SIDE YARD	10/25 FT (AGGREGATE)	10/25 FT (AGGREGATE)
MIN. REAR YARD	40 FT	40 FT
MAX. BUILDING HEIGHT	35 FT	≤35 FT
MAX. BUILDING COVERAGE	10%	118,311 SF (4.2%)
OPEN SPACE:	65.92 AC	67.98 AC

*–EXISTING NON-CONFORMITY

6. PARKING REQUIREMENTS:
   THERE SHALL BE A MINIMUM OF TWO (2) SPACES PER PROPOSED LOT WHICH MAY INCLUDE ONE (1) GARAGE SPACE PER UNIT.
7. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. FEATURES TO BE REMOVED ARE NOTED (TBR).
8. SITE IS SERVICED BY PUBLIC WATER, PUBLIC SEWER & NO GAS.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
10. THE LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS AND ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION IN ACCORDANCE WITH PENNSYLVANIA ACT 38, "ONE CALL" SYSTEM. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OR GRAF ENGINEERING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. ENGINEER RESERVES THE RIGHT TO CORRECT THESE DRAWINGS.
12. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
13. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
14. THE ULTIMATE RIGHT-OF-WAY ALONG ALL PUBLIC ROADS IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNING AUTHORITY. THE ULTIMATE RIGHT-OF-WAY AT THE EXISTING HOME ON LOT 21 ALONG WHITEHALL ROAD, WILL BE EXPANDED TO THE FULL REQUIRED ULTIMATE RIGHT-OF-WAY AT SUCH TIME THAT THE EXISTING BUILDING IS REMOVED.
15. THE PROPOSED ROADS ARE HEREBY OFFERED FOR DEDICATION TO WORCESTER TOWNSHIP.
16. OPEN SPACE ON PARCEL A IS HEREBY OFFERED FOR DEDICATION TO WORCESTER TOWNSHIP. OPEN SPACE ON PARCEL B SHALL BE OWNED PRIVATELY BY THE OWNER OF LOT 1. OPEN SPACE SHALL BE MAINTAINED BY ITS OWNER.
17. THE PROPOSED SANITARY SEWER SYSTEM IS HEREBY OFFERED FOR DEDICATION TO AQUA AMERICA, INC.
18. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN THE AREA OF AN EASEMENT BUT SHALL BE MAINTAINED AS LAWN.
19. NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN 10 FEET AWAY FROM STORM SEWER STRUCTURES AND PIPES BUT SHALL BE MAINTAINED AS LAWN.
20. ALL STORMWATER FACILITIES ON THE SITE ARE HEREBY OFFERED FOR DEDICATION TO WORCESTER TOWNSHIP.
21. ALL STORMWATER RUNOFF GENERATED BY THIS PROJECT WILL FLOW TO SAWMILL RUN/STONY CREEK.
22. ALL LOTS' PINS HAVE BEEN SHOWN ON THIS RECORD PLAN, SHEETS 3-5 AT ALL LOT CORNERS. MARKERS SHALL BE PERMANENTLY LOCATED AND SHALL BE AT LEAST FIVE-EIGHTS (5/8) INCH METAL PIN WITH A MINIMUM LENGTH OF TWENTY-FOUR (24) INCHES, LOCATED IN THE GROUND TO EXISTING GRADE.
23. LOT 39 IS A PROPOSED BUILDING LOT.

WAIVERS REQUESTED:

- SECTION 130-16.B.2.A – A WAIVER OF THE REQUIREMENT TO PROVIDE A MINIMUM CENTERLINE RADIUS OF 150-FEET. THE WAIVER IS REQUESTED SPECIFICALLY FOR THE PROPOSED 'BULBS' AT THE END OF EACH PROPOSED ROAD IN LIEU OF A TRADITIONAL CUL DE SAC. A TRUCK TURNING EXHIBIT DEMONSTRATING THAT A FIRE TRUCK CAN MANEUVER SAFELY HAS BEEN COMPLETED.
- SECTION 130-16.B.4.d AND SECTION 130-16.E.7 – A WAIVER FROM THE REQUIREMENT TO PROVIDE A MAXIMUM STREET GRADE OF 3% WITHIN 50 FEET OF AN INTERSECTION TO ALLOW THE MAIN THOROUGHFARE OF THE ROAD 'D' INTERSECTION TO BE 4.82%.
- SECTION 130-16.C.1.A.4 – A WAIVER OF THE REQUIREMENT TO PROVIDE CURB AND SIDEWALK FOR THE PROPOSED RESIDENTIAL STREETS SERVICING THIS DEVELOPMENT.
- SECTION 130-17.B.(2) A WAIVER OF THE REQUIREMENT TO PROVIDE A MINIMUM OF 40 FEET BETWEEN A DRIVEWAY AND THE STREET INTERSECTION TO ALLOW 25 FEET FOR LOT 34.
- SECTION 130-24.B.3.J – A WAIVER FROM THE REQUIREMENT TO PROVIDE A MINIMUM OF 3 FEET OF COVER OVER ALL STORM SEWER PIPES FOR STORM SYSTEMS B1-B2.1-B2 AND A1-A2.
- SECTION 130-28.G(5) – A WAIVER OF THE REQUIREMENT TO PROVIDE A SOFTENING BUFFER CONSISTING AT A MINIMUM OF ONE EVERGREEN TREE PER 35 LINEAR FEET, ONE ORNAMENTAL OR SHADE TREE PER 50 LINEAR FEET AND ONE SHRUB PER 10 LINEAR FEET OF PROPERTY LINE. SIGNIFICANT EXISTING VEGETATION EXISTS ALONG THE PERIMETER OF THE PROPOSED SITE. THE PROPOSED DEVELOPMENT HAS BEEN SITED TO TAKE ADVANTAGE OF THE EXISTING MATURE BUFFER TO ENHANCE THE COMMUNITY.
- SECTION 130-33.B.1 – A WAIVER OF THE REQUIREMENT TO PROVIDE ALL EXISTING FEATURES WITHIN 2,000 FEET OF THE SITE BY UTILIZING AN AERIAL PHOTOGRAPH. AN AERIAL PHOTOGRAPH HAS BEEN PROVIDED ON THE COVER SHEET PROVIDING ALL EXISTING FEATURES WITHIN 2,000 FEET OF THE SITE.

RECORD PLAN LEGEND

EXISTING PROPERTY LINE
LEGAL RIGHT-OF-WAY
EXISTING CENTERLINE
RIPARIAN SETBACK
EXISTING WATER COURSE
EXISTING WETLAND/WATER COURSES MARGIN
EX. PROPERTY LINE TO BE REMOVED
PROPOSED PROPERTY LINE
ULTIMATE RIGHT-OF-WAY
PROPOSED LOT LINE
EXISTING CENTERLINE
NEIGHBORHOOD SETBACK
EXISTING WETLANDS
IRON PIN TO BE SET
CONCRETE MONUMENT TO BE SET

REV.	DATE	COMMENT	BY
1	04/22/16	PER TWSP ENGINEER LETTER DATED: 7/12/2016	LEM
2	06/29/16	PER TWSP ENGINEER LETTER DATED: 5/20/2016	LEM
3	08/11/16	PER TWSP ENGINEER LETTER DATED: 7/26/2016	LEM
4	10/19/2016	PER TOWNSHIP STAFF AND P.C. COMMENTS	LEM

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 One Call System, Inc.
1-800-242-1776
POCS SERIAL NUMBER

R. A. GRAF
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 044181-E

WHITEHALL DEVELOPMENT PARTNERS, LP

PARCELS # 67-00-02797-007, 67-00-04102-007, 67-00-04099-001
WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PA

GRAF ENGINEERING, LLC
LAND DEVELOPMENT CONSULTING
410 WEST MAIN STREET, SUITE 202
P.O. BOX 110
LANSDALE, PA 19446
TEL. (267) 263-2054

SHEET TITLE:
OVERALL RECORD PLAN 1
WHITEHALL ESTATES

SCALE(H): 1" = 150'
SCALE(V):
DRAWN BY: LEM
CHECKED BY: RAG
DATE: 12/03/2015
PROJECT No.: 6015.004
SHEET No. 2 OF 41

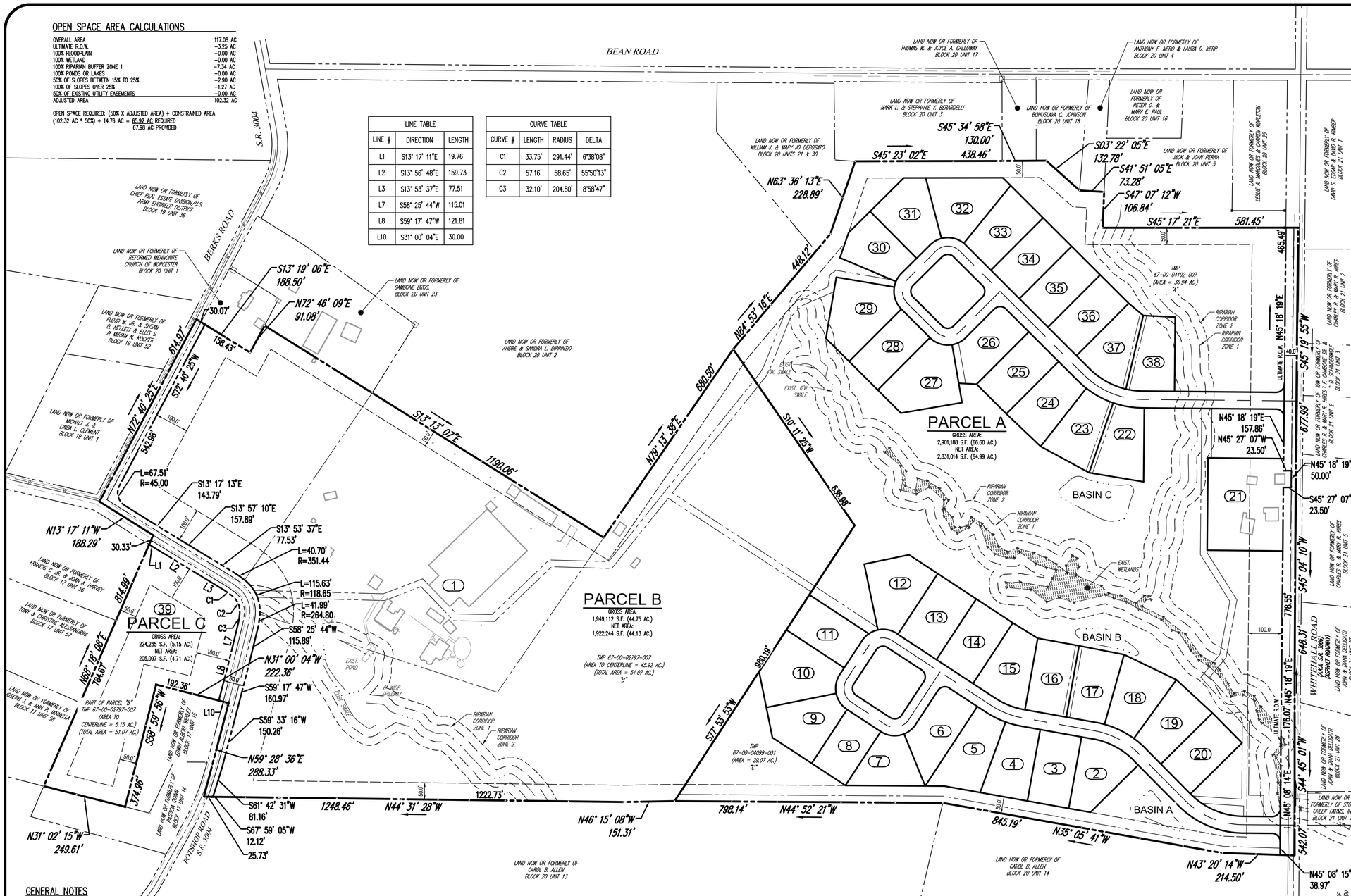
OPEN SPACE AREA CALCULATIONS

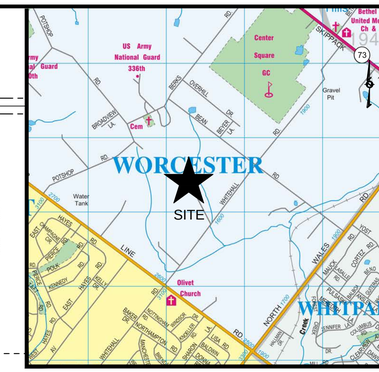
OVERALL AREA	117.08 AC
ULTIMATE R.O.W.	−3.25 AC
100% FLOODPLAIN	−0.00 AC
100% WETLAND	−0.00 AC
100% RIPARIAN BUFFER ZONE 1	−7.34 AC
100% PONDS OR LAKES	−0.00 AC
50% OF SLOPES BETWEEN 15% TO 25%	−2.90 AC
100% OF SLOPES OVER 25%	−1.27 AC
50% OF EXISTING UTILITY EASEMENTS	−0.00 AC
ADJUSTED AREA	102.32 AC

OPEN SPACE REQUIRED: (50% X ADJUSTED AREA) + CONSTRAINED AREA
(102.32 AC * 50%) + 14.76 AC = 65.92 AC REQUIRED
67.98 AC PROVIDED

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S13° 17' 11"E	19.76
L2	S13° 56' 48"E	159.73
L3	S13° 53' 37"E	77.51
L7	S58° 25' 44"W	115.01
L8	S59° 17' 47"W	121.81
L10	S31° 00' 04"E	30.00

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	33.75'	291.44'	6°38'08"
C2	57.16'	58.65'	55°50'13"
C3	32.10'	204.80'	8°58'47"





VICINITY MAP

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*-EXISTING NON-CONFORMITY

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21. ALL STORMWATER RUNOFF GENERATED BY THIS PROJECT WILL FLOW TO SAWMILL RUN/STONY CREEK.
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RECORD PLAN LEGEND

EXISTING PROPERTY LINE
LEGAL RIGHT-OF-WAY
EXISTING CENTERLINE
RIPARIAN SETBACK
EXISTING WATER COURSE
EXISTING WETLAND/WATER COURSES MARGIN
EX. PROPERTY LINE TO BE REMOVED
PROPOSED PROPERTY LINE
ULTIMATE RIGHT-OF-WAY
PROPOSED LOT LINE
EXISTING CENTERLINE
NEIGHBORHOOD SETBACK
EXISTING WETLANDS
IRON PIN TO BE SET
CONCRETE MONUMENT TO BE SET

NOTARY CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
)SS:
COUNTY OF MONTGOMERY

ON THIS, THE _____ DAY OF _____, 2016, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE _____, AND THAT HE, AS SUCH _____ EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS SOLE MEMBER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL.

_____
NOTARY SEAL

OWNER ACKNOWLEDGEMENT

_____, A PENNSYLVANIA LIMITED LIABILITY COMPANY, UNDERSIGNED, DULY AUTHORIZED BY OWNER, _____, HAS LAID OUT UPON OWNER'S LAND SITUATE IN WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLANS WHICH ARE INTENDED TO BE RECORDED.

_____
OWNER

_____
DATE

TOWNSHIP SUPERVISORS' CERTIFICATION

APPROVED THIS _____ DAY OF _____ 20__ BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST:

_____
SIGNATURE, CHAIRMAN

_____
DATE SIGNED

_____
SIGNATURE, SECRETARY

_____
DATE SIGNED

TOWNSHIP PLANNING COMMISSION APPROVAL

REVIEWED THIS _____ DAY OF _____ 20__ BY THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST:

_____
SIGNATURE

_____
DATE SIGNED

APPLICANT'S ENGINEER'S CERTIFICATION

I, RALPH GRAF, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE TOWNSHIP ZONING AND SUBDIVISION & LAND DEVELOPMENT REGULATIONS.

_____P.E.

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RECORDED IN THE MONTGOMERY COUNTY COURT HOUSE, THIS_____ DAY OF_____ 20__ IN PLAN BOOK_____, PAGE____

BY:_____
RECORDER OF DEEDS

MCPC No. 12-0055-003

PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED ON THIS DATE _____

_____
MONTGOMERY COUNTY PLANNING COMMISION

SCALE IN FEET
0 150 300

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 1-800-242-1776
POCS SERIAL NUMBER

R. A. GRAF
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 044814-E

REV.	DATE	COMMENT	BY
1	04/22/16	PER TWSP ENGINEER LETTER DATED: 7/12/2016	LEM
2	06/29/16	PER TWSP ENGINEER LETTER DATED: 5/20/2016	LEM
3	08/11/16	PER TWSP ENGINEER LETTER DATED: 7/26/2016	LEM
4	10/19/2016	PER TOWNSHIP STAFF AND P.C. COMMENTS	LEM

WHITEHALL DEVELOPMENT PARTNERS, LP

PARCELS # 67-00-02797-007, 67-00-04102-007, 67-00-04099-001
WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY, PA

GRAF ENGINEERING, LLC
LAND DEVELOPMENT CONSULTING
410 WEST MAIN STREET, SUITE 202
P.O. BOX 110
LANSDALE, PA 19446
TEL. (267) 263-2054

SHEET TITLE:
OVERALL RECORD PLAN 1
WHITEHALL ESTATES

SCALE(H): 1" = 150'
SCALE(V):
DRAWN BY: LEM
CHECKED BY: RAG
DATE: 12/03/2015
PROJECT No.: G015.004
SHEET No. 2 OF 41