



**Planning and Zoning
Department**

616 Germantown Pike, Lafayette
Hill, PA 19444-1821

484-594-2625

www.whitemarshtwp.org

Subdivision and Land Development Cover
Page for SLD #06-22

Project Name: Eric & Kelsey Riethmiller

Address: 108 Hampton Lane, Blue Bell

Date: 4/8/2022

Status: Under Review

Updates:

Montgomery County Planning Commission Review Letter 5.2.22

Zoning Ordinance Compliance Review Letter 5.3.22

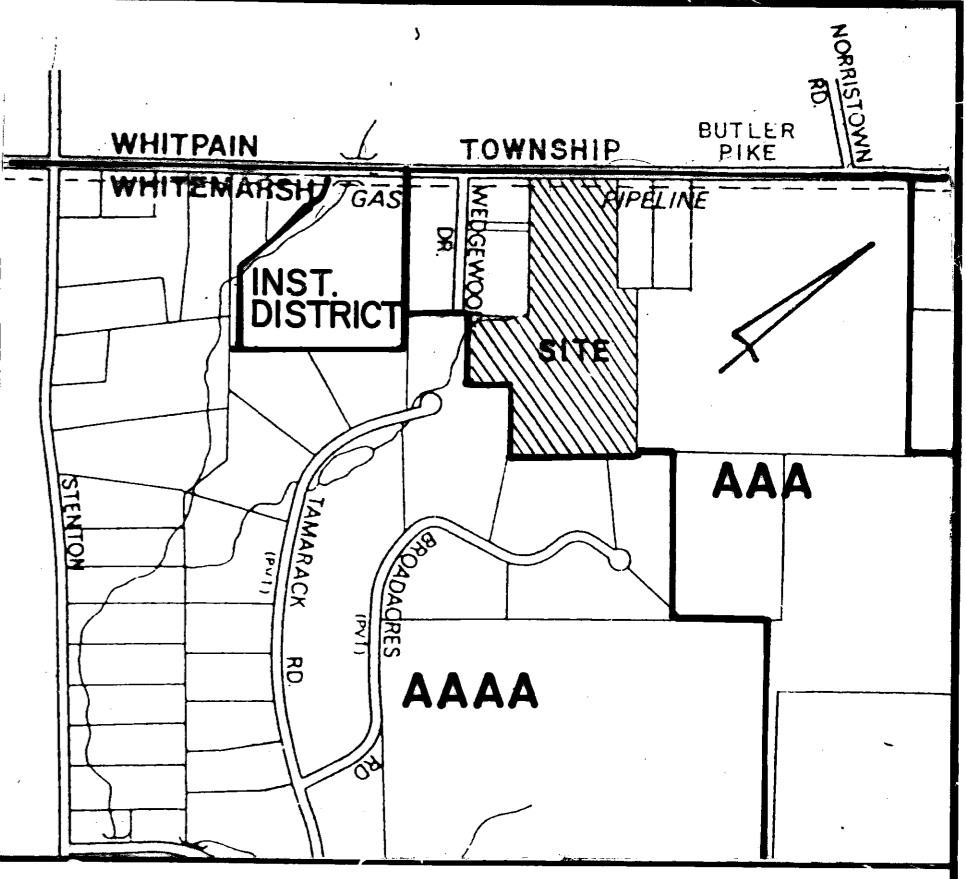
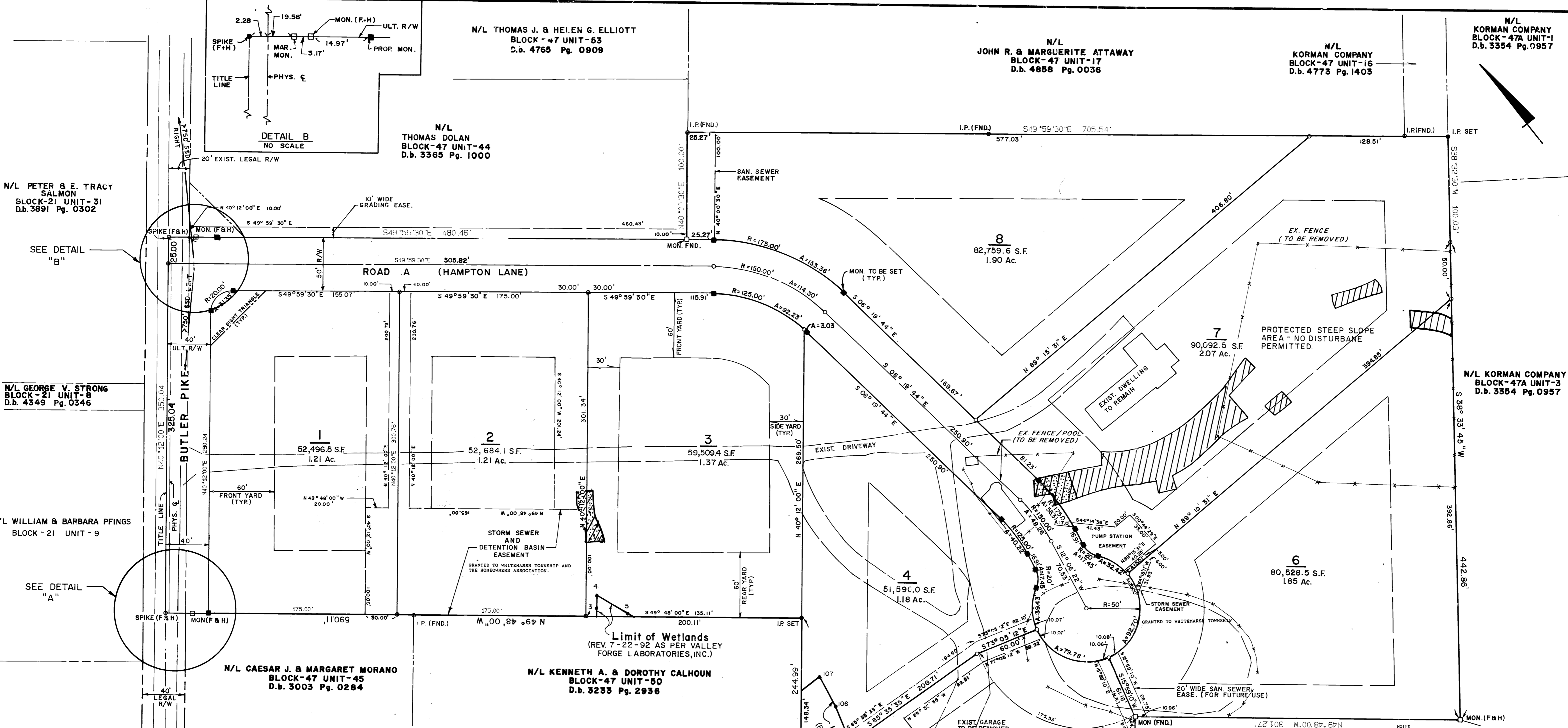
Township Engineer Review Letter 5.4.22

Grading Permit Plan Dated 1.20.21, with revisions

Zoning Hearing Board Decision No. 2021-37

Rear Yard Pool Concept Landscape Plan 10.4.21, with revisions

Landscape Plan REVISED with Species 6.1.22



CORPORATION CERTIFICATION OF INTENT (WHERE APPLICABLE)

KNOW ALL TO WHOM THESE PRESENTS MAY COME THAT THE _____ CORPORATION LOCATED IN _____ BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS THEREOF, DOES HEREBY ADOPT THIS AS ITS PLAN OF PROPERTY, SITUATE IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND IT IS SAID CORPORATION'S DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS _____ DAY OF _____ 19____.

ATTEST: _____ PRESIDENT
 _____ (SEAL) SECRETARY

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 19____.

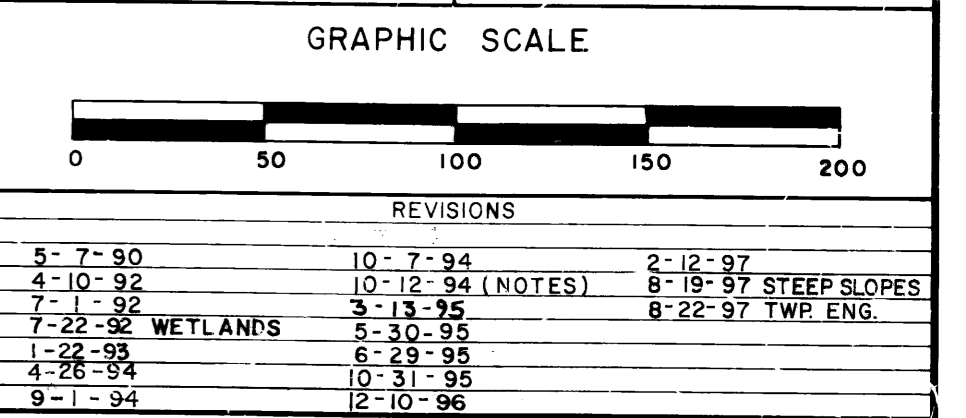
 NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____ 19____.

MCPC REVIEW

ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS' SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPENSE TO ROBERT E. BLUE CONSULTING ENGINEERS, P.C. AND OWNERS' USE OF PLANS SHALL BE DEEMED AN AGREEMENT TO INDEMNIFY AND HOLD HARMLESS ROBERT E. BLUE CONSULTING ENGINEERS, P.C. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

- BOUNDARY INFORMATION TAKEN FROM PLANS PREPARED BY MICHAEL HANCOCK, P.E., 808 144 24 SOMERSETT FERR, HANLIND, PENNSYLVANIA 19451. (215)256-1096. NUMBER 00-43, DATED MAY 17, 1995. FIELD WRITTEN BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C., MARCH 16, 1995. BASED ON AN AERIAL SURVEY BY OTHM ASSOCIATES, INC., DATED MARCH, 1985. DATUM: TOP RIM WATER MARKER # WELLSVILLE STATION AVE. ELEVATION - 190.24.
- WETLAND DELINEATION WAS PERFORMED BY VALLEY FORGE LABORATORIES, 818 BERKELEY ROAD, DEVON, PENNSYLVANIA, 19333. (215) 688-8517.
- ZONING INFORMATION - AAA - RESIDENTIAL
 - MINIMUM LOT AREA = 43,560 SF OR 1 ACRE
 - LOT WIDTH * EASEL = 175 FEET
 - FRONT YARD = 60 FEET
 - SIDE YARD = 30 FEET EACH
 - REAR YARD = 60 FEET
 - WELLING HEIGHT = 35 FEET
 - MAIL, BLOCK, COVERAGE = 10%
- SOILS INFORMATION TAKEN FROM MONTGOMERY COUNTY SOIL SURVEY, PAGES 46, 70, 72, 78, DATED 1986.
- THE TOTAL TRACT AREA IS 13,622 ACRES.
- THE TOTAL NUMBER OF LOTS IS 8.
- AVERAGE LOT AREA - 1,511 ACRES.
- THE ACT 172 SERIAL NUMBER IS 0380666.
- THIS DEVELOPMENT TO BE SERVED BY PUBLIC SEWER AND WATER.
- THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY AND THE ULTIMATE RIGHT-OF-WAY IS HEREBY OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
- THE SUBJECT TRACT IS RECORDED IN THE MONTGOMERY COUNTY COURTHOUSE, FILED UNDER BLOCK 47, UNIT 15, DEED BOOK 3530, PAGE NO. 1102, PARCEL #34800.
- THE OWNER / LILLIAN ELLIOTT AND APPLICANT J.C. MODER CONSTRUCTION CO., 1801 COLLEGE DR., DOWLESTOWN, PA. 19304 (215) 646-7213.
- WAIVERS HAVE BEEN GRANTED FOR:
 - 105-41 - GRADING WITHIN 5' OF PROPERTY LINE
 - 105-41 - EXISTING FEATURES WITHIN 500'
 - 105-31 A - CURB-TO-CURB LENGTH
 - 105-31 A - SIDEWALK ALONG ENTIRE ROADWAY
 - 105-35 C - TREE WITHIN SIGHT TRIANGLE
- ALL WETLANDS CONSTRUCTION AND APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH ANGLER BROWNS WATER SEPARATION.
- ALL STORM SEWER SYSTEM AND ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN. DEPT. OF TRANSPORTATION, FORM 404, DATED 1987 OR LATEST REVISION AND IN ACCORDANCE WITH MONTGOMERY SPECIFICATIONS.
- ALL SANITARY SEWER CONSTRUCTION AND APPURTENANCES WITHIN WHITEMARSH TOWNSHIP SHALL BE IN ACCORDANCE WITH WHITEMARSH TOWNSHIP STANDARDS AND REGULATIONS. ALL SANITARY SEWER CONSTRUCTION AND APPURTENANCES WITHIN MONTGOMERY COUNTY SHALL BE IN ACCORDANCE WITH MONTGOMERY TOWNSHIP STANDARDS AND REGULATIONS.
- NO DEED RESTRICTIONS CURRENTLY EXIST ON THE SUBJECT PROPERTY.
- THE LAND BETWEEN THE CURB AND THE ULTIMATE RIGHT-OF-WAY ADJOINING THE THOMAS DOLAN PROPERTY, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PUMP STATION, EASEMENT AND ALL SANITARY SEWER EASEMENT, PUMP STATION FACILITIES, GRAVITY SEWER & FORCE MAIN ARE TO BE DEDICATED TO WHITEMARSH TOWNSHIP. GRAVITY SEWERS ON NORRISTOWN RD ARE TO BE DEDICATED TO WHITEMARSH TOWNSHIP.
- ALL LOT OWNERS SHALL BE REQUIRED TO PARTICIPATE IN A HOMEOWNERS ASSOCIATION WHICH WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TOWN'S WATER SYSTEM (ON AND OFF-SITE), AND ANY EROSION RESULTING FROM THE BASIN MAINTENANCE OF THE DETENTION BASIN FACILITY ON THEIR LOT, INCLUDING, BUT NOT LIMITED TO, THE MOVING OF ANY EXISTING OR NEW STRUCTURE, PLANTING AND/OR COVER, AND REMOVAL OF ACCUMULATED DEBRIS OR SEDIMENT, THERE WITHIN THE BASIN AREA AND THE GRADES SHALL NOT BE ALTERED FROM THE APPROVED GRADING PLAN.



MCPC FILE NO. 89-445-2

RECORD PLAN

PREPARED FOR

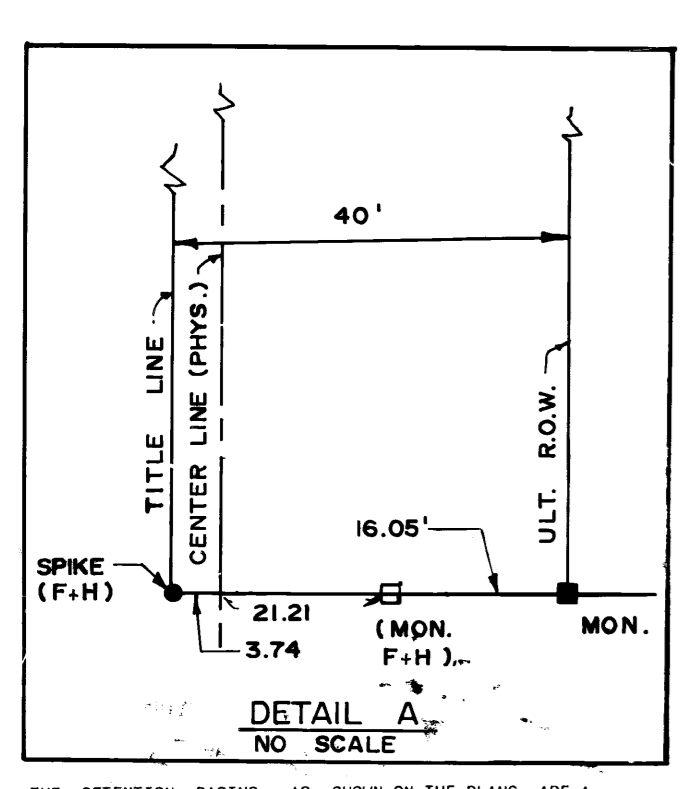
LILLIAN ELLIOTT

WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

ROBERT E. BLUE
 Consulting Engineers, P.C.

Blue Bell III, 723 Skippack Pike Blue Bell, Pennsylvania 19422 215/424-464

SCALE	DATE	JOB	DRAWING NO.
1" = 50'	2/28/90	461-2	1 of 11



THE DETENTION BASINS, AS SHOWN ON THE PLANS, ARE A BASIC AND PERMANENT PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF WHITEMARSH, AND, AS SUCH, ARE TO BE PROTECTED, MAINTAINED, AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN JOINTLY AND SEVERALLY BY THE OWNERS ON WHOSE LAND THE STRUCTURES ARE LOCATED, AS WELL AS THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE TOWNSHIP OF WHITEMARSH AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID DETENTION BASINS IN ORDER TO DETERMINE THAT THE STRUCTURAL DESIGN AND INTEGRITY ARE BEING MAINTAINED BY THE OWNERS, PURSUANT TO AN EASEMENT AGREEMENT BETWEEN THE OWNERS, HOMEOWNERS ASSOCIATION AND THE TOWNSHIP TO BE RECORDED CONCURRENTLY WITH THIS PLAN.

ROADWAY DEDICATION

ALL ROADS, STREETS, DRIVES AND OTHER PUBLIC HIGHWAYS SHOWN HEREON ARE HEREBY DEDICATED (OR OFFERED FOR DEDICATION) FOR PUBLIC USE FOR HIGHWAY PURPOSES, TO THE TOWNSHIP OF WHITEMARSH OR TO SUCH OTHER AGENCY HAVING JURISDICTION, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OBTAINED THROUGH LEGAL PROCEEDINGS.

MONTGOMERY COUNTY HIGHWAY OCCUPANCY PERMIT

DRIVEWAY ACCESS TO A COUNTY HIGHWAY SHALL NOT BE PERMITTED UNTIL A DRIVEWAY OCCUPANCY PERMIT IS OBTAINED FROM THE MONTGOMERY COUNTY DEPARTMENT OF ROADS AND BRIDGES, PURSUANT TO FORM 945-B ENTITLED "GENERAL PROVISIONS AND SPECIFICATIONS REGULATING OCCUPANCY OF COUNTY HIGHWAY RIGHT-OF-WAY."

- THERE ARE NO EXISTING PIPES TO BE RELOCATED AS A RESULT OF THIS PROJECT.
- THE PERMITS IS REQUIRED TO CLEAR AND MAINTAIN ADEQUATE SIGHT DISTANCE.
- THE PROPOSED WATER MAIN REPLACEMENT AND INSTALLATION OF THE SANITARY SEWER LINE SHALL BE APPLIED FOR AND PERMITTED TO THE RESPECTIVE OPERATING AUTHORITIES.
- ANY UTILITY ENCROACHING INTO THE CURBWAY SHALL OVERLAY TO THE CENTERLINE WITH 1/2" 402 WEARING FOR THE FULL LENGTH OF THE ENCROACHMENT.
- IF EROSION CONDITIONS OR OTHER ADVERSE IMPACTS OCCUR DOWNSTREAM OF THE DETENTION BASIN, THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY REMEDIATION IN ACCORDANCE WITH TOWNSHIP ORDINANCES AND THE STORMWATER MANAGEMENT ACT.
- THIS PROJECT WILL BE SERVED BY PUBLIC WATER FROM THE ANGLER BROWNS WATER AUTHORITY AND HAVE PUBLIC SEWER SERVICE FROM WITHIN TOWNSHIP.

LIST OF UTILITIES - #380666

Philadelphia Electric Company
 Philadelphia Suburban Water Company
 Texas Eastern Gas Pipeline
 Adelphia Cable Company
 Bell Telephone of Pennsylvania
 AT & T
 Sun Pipeline
 Whitemarsh Township
 Cablevision

WETLANDS CERTIFICATION

VALLEY FORGE LABORATORIES HEREBY CERTIFIES THAT THE WETLANDS LINE AS SHOWN ON THESE PLANS IS A TRUE AND ACCURATE REPRESENTATION OF OUR FIELD DELINEATION.

DATE _____ VALLEY FORGE LABORATORIES _____ NOTARY PUBLIC

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 19____.

MY COMMISSION EXPIRES THE _____ DAY OF _____ 19____.

ACT 172 COMPLIANCE

THE FOLLOWING UTILITIES HAVE UNDERGROUND AND/OR OVERHEAD LINES OR STRUCTURES IN THE WORK AREA. THE DESIGNER HAS CONTACTED THE ORGANIZATIONS LISTED, REQUESTED PLANS OF ALL UTILITIES IN THE VICINITY OF THE WORK AREA AND INDICATED THOSE UTILITIES ON THE CONSTRUCTION DRAWINGS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT EACH UTILITY COMPANY LISTED AT LEAST 3 DAYS BEFORE CONSTRUCTION BEGINS FOR PURPOSES OF:

- REQUESTING THE UTILITY TO FIELD LOCATE ITS LINES AND STRUCTURES.
- INITIATE COOPERATION WHICH WILL AVOID DAMAGE.
- REQUEST PROCEDURES WHICH WILL AVOID DAMAGE.

ALSO THE CONTRACTOR SHALL:

- INFORM EACH OPERATOR, EMPLOYED BY HIM, AT THE SITE OF SUCH WORK, OF THE INFORMATION OBTAINED.
- REPAIR IMMEDIATELY TO THE USER ANY BREAK OR LEAK ON ITS LINES, OR ANY DENT, GOUGE, GROOVE OR OTHER DAMAGE TO SUCH LINES OR TO THEIR COATING OR CATHODIC PROTECTION, MADE OR DISCOVERED IN THE COURSE OF THE EXCAVATION OR DEMOLITION WORK.
- ALERT IMMEDIATELY THE OCCUPANTS OF PREMISES AS TO ANY EMERGENCY THAT HE MAY CREATE OR DISCOVER AT OR NEAR SUCH PREMISES.

OWNERS CERTIFICATION OF INTENT

KNOW ALL TO WHOM THESE PRESENTS MAY COME THAT I, _____, BEING RESIDENTS OF _____, DO HEREBY ADOPT THIS AS MY OWN PLAN OF LOTS AND STREETS AND/OR LAND DEVELOPMENT PLAN OF MY OWN PROPERTY, SITUATE IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND IT IS MY OWN DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 19____.

 NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____ 19____.

TOWNSHIP ENGINEER'S APPROVAL

THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS APPROVED BY THE TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH THIS _____ DAY OF _____ 19____.

 (TOWNSHIP ENGINEER) P.E.

BOARD OF SUPERVISORS'S APPROVAL

THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH THIS _____ DAY OF _____ 19____.

 (CHAIRMAN)

 (SECRETARY)

SURVEYOR'S CERTIFICATION

I, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS AS SURVEYED BY ME AND THAT THE LOCATION, SIZE AND MATERIAL OF EXISTING MARKERS ARE ACCURATELY SHOWN HEREON.

 (REGISTERED PROFESSIONAL SURVEYOR)
 (REGISTRATION NUMBER)

 (SEAL) (DATE)

STEEP SLOPE CALCULATIONS

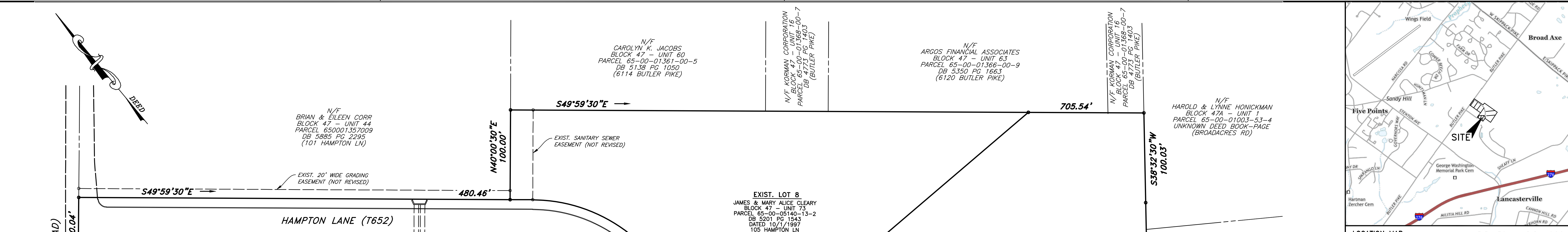
TOTAL TRACT AREA 13,622 AC.
 8% OR GREATER 1.97 AC. (14.46%)
 15% OR GREATER 0.20 AC. (1.46%)
 PROPOSED DISTURBANCE (15.12%)
 (15% OR GREATER) 0.03 AC.

NO SLOPES GREATER THAN 25% EXIST ON THE SITE.

RECORDED

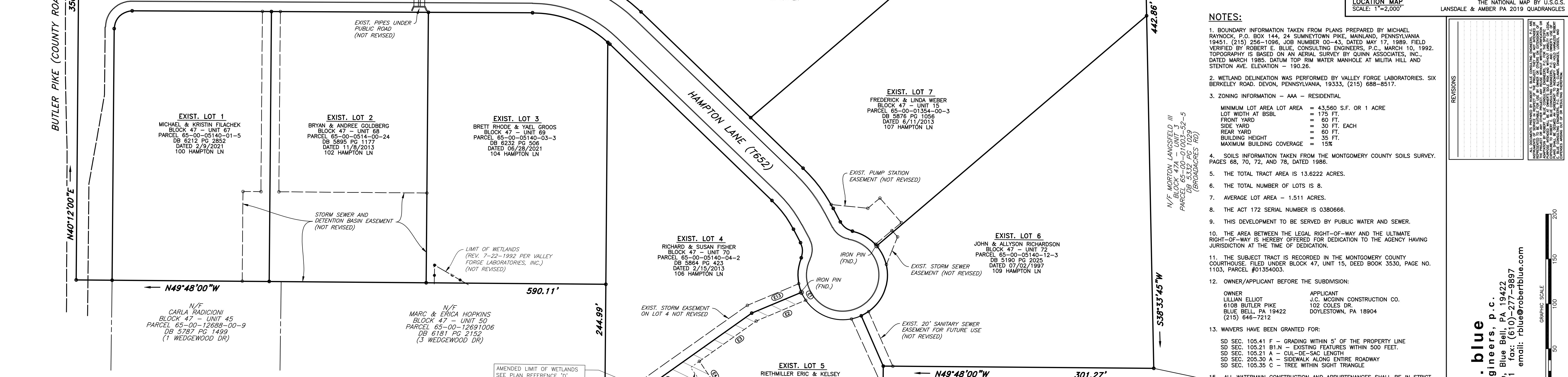
FILED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY BY NOTARIAL PUBLIC _____ THIS _____ DAY OF _____ 19____.

BY PLAN BOOK _____ PAGE _____



LOCATION MAP
SCALE: 1"=2,000'

THE NATIONAL MAP BY U.S.G.S.
LANSDALE & AMBER PA 2019 QUADRANGLES



- NOTES:**
- BOUNDARY INFORMATION TAKEN FROM PLANS PREPARED BY MICHAEL RAYNOCK, P.O. BOX 144, 24 SUNNYSIDE PIKE, MAINLAND, PENNSYLVANIA 19451. (215) 256-1096. JOB NUMBER 00-43. DATED MAY 17, 1989. FIELD VERIFIED BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C., MARCH 10, 1992. TOPOGRAPHY IS BASED ON AN AERIAL SURVEY BY QUINN ASSOCIATES, INC., DATED MARCH 1985, DATUM TOP RM WATER MANHOLE AT MILITIA HILL AND STENTON AVE. ELEVATION = 190.28.
 - WETLAND DELINEATION WAS PERFORMED BY VALLEY FORGE LABORATORIES, SIX BERKELEY ROAD, DEVON, PENNSYLVANIA, 19333, (215) 688-8517.
 - ZONING INFORMATION - AAA - RESIDENTIAL
 - MINIMUM LOT AREA LOT AREA = 43,560 S.F. OR 1 ACRE
 - LOT WIDTH AT BSSL = 175 FT.
 - FRONT YARD = 60 FT.
 - SIDE YARD = 30 FT. EACH
 - REAR YARD = 60 FT.
 - BUILDING HEIGHT = 35 FT.
 - MAXIMUM BUILDING COVERAGE = 15%
 - SOILS INFORMATION TAKEN FROM THE MONTGOMERY COUNTY SOILS SURVEY. PAGES 68, 70, 72, AND 78, DATED 1986.
 - THE TOTAL TRACT AREA IS 13.6222 ACRES.
 - THE TOTAL NUMBER OF LOTS IS 8.
 - AVERAGE LOT AREA - 1.511 ACRES.
 - THE ACT 172 SERIAL NUMBER IS 0380666.
 - THIS DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER.
 - THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY AND THE ULTIMATE RIGHT-OF-WAY IS HEREBY OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
 - THE SUBJECT TRACT IS RECORDED IN THE MONTGOMERY COUNTY COURTHOUSE, FILED UNDER BLOCK 47, UNIT 15, DEED BOOK 3530, PAGE NO. 1103, PARCEL #01354003.
 - OWNER/APPLICANT BEFORE THE SUBDIVISION:

OWNER LILLIAN ELLIOT 6108 BUTLER PIKE BLUE BELL, PA 19422 (215) 646-7212	APPLICANT J.C. MCGINN CONSTRUCTION CO. 102 COLES DR. DOYLESTOWN, PA 18904 (215) 646-7212
--	--
 - WAIVERS HAVE BEEN GRANTED FOR:
 - SD SEC. 105.41 F - GRADING WITHIN 5' OF THE PROPERTY LINE
 - SD SEC. 105.21 B1.N - EXISTING FEATURES WITHIN 500 FEET.
 - SD SEC. 105.21 A - CUL-DE-SAC LENGTH
 - SD SEC. 205.30 A - SIDEWALK ALONG ENTIRE ROADWAY
 - SD SEC. 105.35 C - TREE WITHIN SIGHT TRIANGLE
 - ALL WATERMAIN CONSTRUCTION AND APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH AMBLER BOROUGHS WATER DEPARTMENT.
 - ALL STORM SEWER SYSTEM AND ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT FORM 408, DATED 1987 OR LATEST REVISION AND IN ACCORDANCE WITH WHITEMARSH TOWNSHIP SPECIFICATIONS.
 - ALL SANITARY SEWER CONSTRUCTION AND APPURTENANCES WITHIN WHITEMARSH TOWNSHIP SHALL BE IN ACCORDANCE WITH WHITEMARSH TOWNSHIP STANDARDS AND REGULATIONS. ALL SANITARY SEWER CONSTRUCTION AND APPURTENANCES WITHIN WHITEMARSH TOWNSHIP SHALL BE IN ACCORDANCE WITH WHITEMARSH TOWNSHIP STANDARDS AND REGULATIONS.
 - NO DEED RESTRICTIONS CURRENTLY EXIST ON THE SUBJECT PROPERTY.
 - THE LAND BETWEEN THE CURB AND THE ULTIMATE RIGHT-OF-WAY ADJOINING THE THOMAS DOLAN PROPERTY, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THE PUMP STATION EASEMENT AND ALL SANITARY SEWER EASE., ALL PUMP STATION FACILITIES, GRAVITY SEWER AND FORCE MAIN ARE TO BE DEDICATED TO WHITEMARSH TOWNSHIP. GRAVITY SEWERS ON NORRISTOWN RD ARE TO BE DEDICATED TO WHITEMARSH TOWNSHIP.
 - ALL LOT OWNERS SHALL BE REQUIRED TO PARTICIPATE IN A HOMEOWNERS ASSOCIATION WHICH WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM (ON AND OFF-SITE), AND ANY EROSION RESULTING FROM THE BASIN OUTLET STRUCTURES. LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN FACILITY ON THEIR LOT, INCLUDING, BUT NOT LIMITED TO, THE MOWING OF ANY LAWN AREA, TRIMMING OF AN ACCEPTABLE GROUND COVER, AND REMOVAL OF ACCUMULATED DEBRIS OR SEDIMENT. THERE SHALL BE NO STRUCTURE PLACED WITHIN THE DETENTION BASIN AREA AND THE GRADES SHALL NOT BE ALTERED FROM THE APPROVED GRADING PLAN.
 - THE GRADING AND LANDSCAPING THAT IS TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS WITHIN THE 10 FOOT WIDE GRADING EASEMENT ON THE LANDS OF NOW OR FORMERLY THOMAS J. AND LORAH DOLAN, BLOCK 47 - UNIT 44, SHALL BE COMPLETED NO LATER THAN NOVEMBER 30, 1995. ADDITIONALLY, NO BUILDING PERMITS WILL BE ISSUED BY WHITEMARSH TOWNSHIP FOR ANY LOTS OF THIS SUBDIVISION UNTIL THE GRADING AND LANDSCAPING WITHIN THE AFORESAID EASEMENT AREA HAS BEEN COMPLETED. IF THE DEVELOPER DOES NOT COMPLETE THE NECESSARY GRADING AND LANDSCAPING WITHIN THE SUBJECT EASEMENT AREA BY NOVEMBER 30, 1995, IT SHALL BE THE DEVELOPER'S, HIS HEIRS', SUCCESSORS' AND ASSIGNS' RESPONSIBILITY TO REACQUIRE THE SUBJECT EASEMENT AREA AS NECESSARY TO IMPLEMENT THE PROPOSED PUBLIC/SITE IMPROVEMENTS SHOWN ON THESE PLANS, AND ABSORB ALL ASSOCIATED COSTS RELATED TO SAME.

DETENTION BASINS:

THE DETENTION BASINS, AS SHOWN ON THE PLANS, ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF WHITEMARSH, AND, AS SUCH, ARE TO BE PROTECTED, MAINTAINED, AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN JOINTLY AND SEVERALLY, BY THE OWNERS ON WHOSE LAND THE STRUCTURES ARE LOCATED, AS WELL AS THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS, THE TOWNSHIP OF WHITEMARSH AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID DETENTION BASINS IN ORDER TO DETERMINE THAT THE STRUCTURAL DESIGN AND INTEGRITY ARE BEING MAINTAINED BY THE OWNERS, PURSUANT TO AN EASEMENT AGREEMENT BETWEEN THE OWNERS, HOMEOWNERS ASSOCIATION AND THE TOWNSHIP TO BE RECORDED CONCURRENTLY WITH THIS PLAN.

STORMWATER MANAGEMENT ACKNOWLEDGEMENT

THE PROPERTY OWNER, ITS SUCCESSOR OR ASSIGNS, SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER FACILITY, OUTLET STRUCTURES AND PIPES WHICH ARE LOCATED ON HIS PROPERTY. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL OF THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER THE LOT TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.

KELSEY RIEHMILLER _____ DATE _____
ERIC RIEHMILLER _____ DATE _____

PLAN REFERENCES

- "RECORD PLAN" PREPARED FOR LILLIAN ELLIOT BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C., BLUE BELL, PA, DATED FEBRUARY 28, 1990, LAST REVISED FEBRUARY 12, 1997, RECORDED AS PLAN BOOK A-57 PAGE 2 ON MARCH 27, 1997.
- "FINAL AS-BUILT PLAN - LOT 5" PREPARED FOR CHRIS MCGINN BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C., BLUE BELL, PA, DATED FEBRUARY 21, 2000.
- "REAR YARD CONCEPT PLAN" PREPARED FOR RIEHMILLER 108 HAMPTON LANE, BLUE BELL, PA, BY GALE NURSERIES, INC., GWYNEDD VALLEY, PA, DATED JULY 22, 2020.
- "WETLANDS SKETCH PLAN" PREPARED BY PENN'S TRAIL ENVIRONMENTAL, LLC, HATFIELD, PA, DATED JANUARY 7, 2021.

OWNER'S CERTIFICATION

THE UNDERSIGNED, ERIC & KELSEY RIEHMILLER, HEREBY CERTIFY THAT WE ARE THE OWNERS OF LOT 5 AND THAT WE DO HEREBY ADOPT THIS PLAN.

KELSEY RIEHMILLER _____ DATE _____
ERIC RIEHMILLER _____ DATE _____

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY } SS:
ON THIS, THE ____ DAY OF _____, 2022, BEFORE ME A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

LEGEND

- PROPERTY CORNER
- IRON PIN FOUND
- CONC MON FOUND

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

PROPOSED STORMWATER EASEMENT

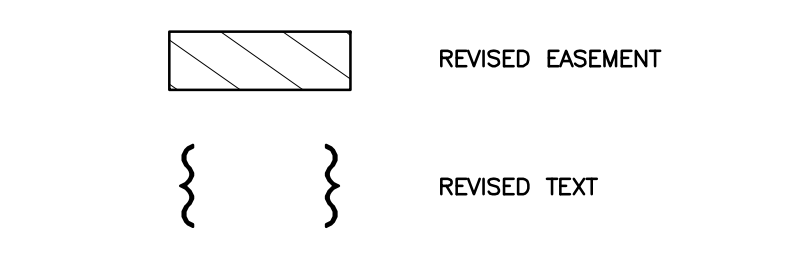
LINE OR CURVE ID	BEARING/ CHORD BEARING	DISTANCE/ CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
E1	CH=S15°40'35"W	CH=10.05'	R=50.00'	L=10.07'
E2	N73°05'12"W	59.92'	-	-
E3	N85°35'35"W	77.47'	-	-
E4	S5°33'37"W	86.50'	-	-
E5	S28°35'22"E	66.34'	-	-
E6	S56°16'34"E	15.83'	-	-
E7	S20°12'36"W	12.97'	-	-
E8	S78°05'00"W	32.83'	-	-
E9	S40°12'00"W	28.49'	-	-
E10	N49°48'00"W	215.94'	-	-
E11	N40°12'00"E	96.65'	-	-
E12	S85°35'35"E	200.71'	-	-
E13	S73°05'12"E	60.00'	-	-

LIST OF PLAN ADDENDUMS

THIS PLAN HAS BEEN RE-RECORDED TO REFLECT CHANGES TO THE STEEP SLOPE CALCULATIONS BASED UPON A FIELD SURVEY PERFORMED BY THE OFFICE OF ROBERT E. BLUE, CONSULTING ENGINEERS, PC, IN JUNE 1997.

AN ADDENDUM TO THIS PLAN HAS BEEN RECORDED TO ADDRESS THE ISSUE THAT THE HOMEOWNERS ASSOCIATION WAS NEVER CREATED, AND LOT 5 ENLARGED AND REVISED THE SHAPE OF THE BASIN AND THE ASSOCIATED STORM SEWER AND DETENTION BASIN EASEMENT.

ADDENDUM LEGEND



MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____, DEED BOOK _____, PAGE NUMBER _____

RECORDER _____ DATE _____

TOWNSHIP ENGINEER

THIS PLAN WAS REVIEWED BY _____, THE APPOINTED TOWNSHIP ENGINEER FOR WHITEMARSH TOWNSHIP.

TOWNSHIP ENGINEER _____ DATE _____

WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH ON THIS ____ OF _____, 2022.

RICHARD L. MELLOR, JR. (SECRETARY) _____ LAURA BOYLE-NESTER (CHAIR) _____

MCPC FILE NO. 89-445-2

Progress plot for review
3/3/2022

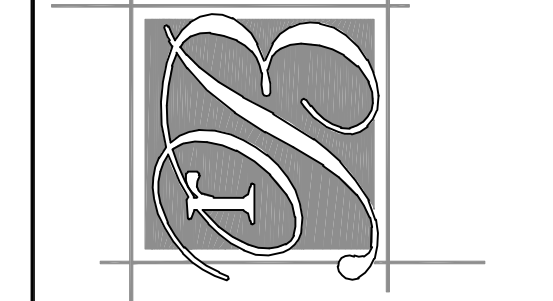
ROBERT E. BLUE JR. (DATE) _____
LICENSE NO. 26169-E

ROBERT E. BLUE JR. (DATE) _____
LICENSE NO. SU1323A

REVISIONS

NO.	DATE	DESCRIPTION

robert e. blue
consulting engineers, p.c.
1149 Skipppack Pike, Blue Bell, PA 19422
tel: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com



RECORD PLAN ADDENDUM
LILLIAN ELLIOT SUBDIVISION
HAMPTON LANE
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
KAPLIN STEWART MELOFF REITER & STEIN, PC
UNION MEETING CORPORATE CENTER
910 HARVEST DRIVE, BOX 3037
BLUE BELL, PENNSYLVANIA 19422

DRAWN BY: RVO
CHECKED BY: REB
DATE: 3/3/2022

SCALE: 1"=50'
SHEET NUMBER: 1 of 9

WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT APPLICATION

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application Item and each Application Submission Checklist item.

Application Type: (check one) Minor Subdivision Minor Land Development
 Major Subdivision Major Land Development
 Land Development Waiver

Plan Type: Sketch Preliminary Final

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE

Name of Subdivision/Land Development: Lillian Elliott Subdivision (Amended for Lot #5)

Location of Subdivision/Land Development: Butler Pike
(Primary Access Roadway Name)

Between: Wedgewood Drive and Norristown Road
(Roadway Name) (Roadway Name)

Number of Parcels: 1 **Block Number(s):** 47 **Unit Number(s):** 15

Parcel Number(s): 65-00-01354-00-3 (original); 65-00-05140-05-1 (Lot #5)

Acreage: 13.6 acres (original); 1.3 acres (Lot #5) **Total Lots Proposed:** 8 (original) **Zoning District:** AAA-Residential

Water Service Proposed: Public Private Sewer Service Proposed: Public Private

Applicant Name: Eric and Kelsey Riethmiller **Contact Name:** c/o Neil Andrew Stein, Esquire

Phone #: (610) 941-2469 **Fax #:** _____ **Email:** nstein@kaplaw.com

Address: 910 Harvest Drive, Suite #200 Blue Bell, PA 19422

Owner of Record Name (If Different): _____

Phone #: _____ **Fax #:** _____ **Email:** _____

Address: _____

Engineer Name: Robert E. Blue, Jr., P.E. **Firm Name:** Robert E. Blue Consulting Engineers

Phone #: 610-277-9441 **Fax #:** _____ **Email:** rblue@robertblue.com

Address: 1149 Skippack Pike. Blue Bell, PA 19422

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitemarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitemarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

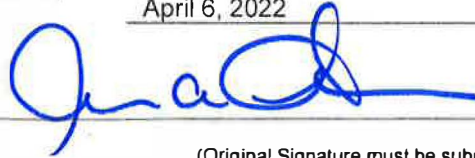
Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitemarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitemarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission:

April 6, 2022

Signature:



(Original Signature must be submitted)

Printed Name:

Neil Andrew Stein, Esquire

I, (name) _____ (title) _____ of

(entity submitting application) _____ do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: _____

Signature: _____

(Original Signature must be submitted)

**WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT
TIME WAIVER FORM**

Date: April 6, 2022

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: Lillian Elliott Subdivision

On or about April 4, 2022, I/we submitted for official filing the above-reference application.

Notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Code of the Township of Whitemarsh, this letter will serve as notice to Whitemarsh Township that the requirement that action be taken on this application within ninety (90) days is hereby waived, without limitation as to time. This waiver is granted to permit us to make revisions to the application during the application review process.

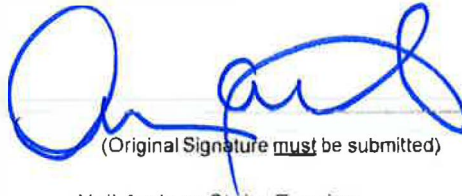
Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. Whitemarsh Township shall then have ninety (90) days from receipt of such written notice in which to act upon the application.

This waiver is not transferable or assignable by the Applicants and shall apply to any and all revised submissions made in relation to the above-referenced application.

I/we represent that I/we have been duly authorized to execute this waiver on behalf of the Applicant.

Date: April 6, 2022

Signature:


(Original Signature must be submitted)

Printed Name:

Neil Andrew Stein, Esquire

Firm Name:

Kaplan, Stewart

(if applicable)

Title:

Shareholder

(if applicable)



robert e. blue consulting engineers, p.c.

June 9, 2021

Description of an Amended and Revised Easement
Parcel 65-00-05140-05-1 (Block 47 Unit 71)
108 Hampton Lane
Blue Bell, PA 19422

Project 1344-110

ALL THAT CERTAIN lot or piece of land, situate in the Township of Whitemarsh, County of Montgomery and Commonwealth of Pennsylvania, known as the 'Amended Easement for Storm Sewer and Detention Basin #2', as shown on a plan titled 'Site Improvements Plan', Sheet 1 of 8, dated January 20, 2021, bounded and described as follows, to wit;

BEGINNING AT A POINT, an iron pin found along the existing cul-de-sac right-of-way of Hampton Lane (T652) at the common dividing line between lands now or formerly of Richard & Susan Fisher (Block 47, Unit 70) and lands now or formerly of Eric & Kelsey Riethmiller (Block 47, Unit 71);

THENCE from said point of beginning, along the said right-of-way of Hampton Lane, along the arc of a circle curving to the left having a radius of 50.00 feet, an arc length of 10.07 feet, a chord bearing of South 11 degrees 08 minutes 14 seconds West, a chord distance of 10.05 feet to a point on a non-tangent line;

Thence through the lands of said Eric & Kelsey Riethmiller (Block 47, Unit 70), the following eight (8) courses and distances:

1. North 73 degrees 05 minutes 12 seconds West, a distance of 59.92 feet to a point;
2. North 85 degrees 35 minutes 35 seconds West, a distance of 77.47 feet to a point;
3. South 05 degrees 33 minutes 37 seconds West, a distance of 86.50 feet to a point;
4. South 28 degrees 35 minutes 22 seconds East, a distance of 66.34 feet to a point;
5. South 56 degrees 16 minutes 34 seconds East, a distance of 15.83 feet to a point;
6. South 20 degrees 12 minutes 36 seconds West, a distance of 12.97 feet to a point;
7. South 78 degrees 05 minutes 00 seconds West, a distance of 32.83 feet to a point;
8. South 40 degrees 12 minutes 00 seconds West, a distance of 28.49 feet to a point;

1 of 2

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897
www.robertblue.com • e-mail: rblue@robertblue.com



robert e. blue consulting engineers, p.c.

Description of an Amended and Revised Easement
Parcel 65-00-05140-05-1 (Block 47 Unit 71)
108 Hampton Lane
Blue Bell, PA 19422

Thence along the lands now or formerly of Korman Corporation (Block 47A, Unit 11), North 49 degrees 48 minutes 00 seconds West, a distance of 215.94 feet to a point;

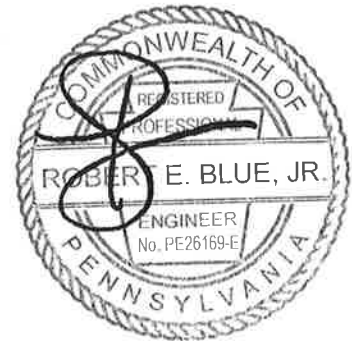
Thence along the lands now or formerly of Marc & Erica Hopkins (Block 47, Unit 50), North 40 degrees 12 minutes 00 seconds East, a distance of 96.65 feet to an iron pin found;

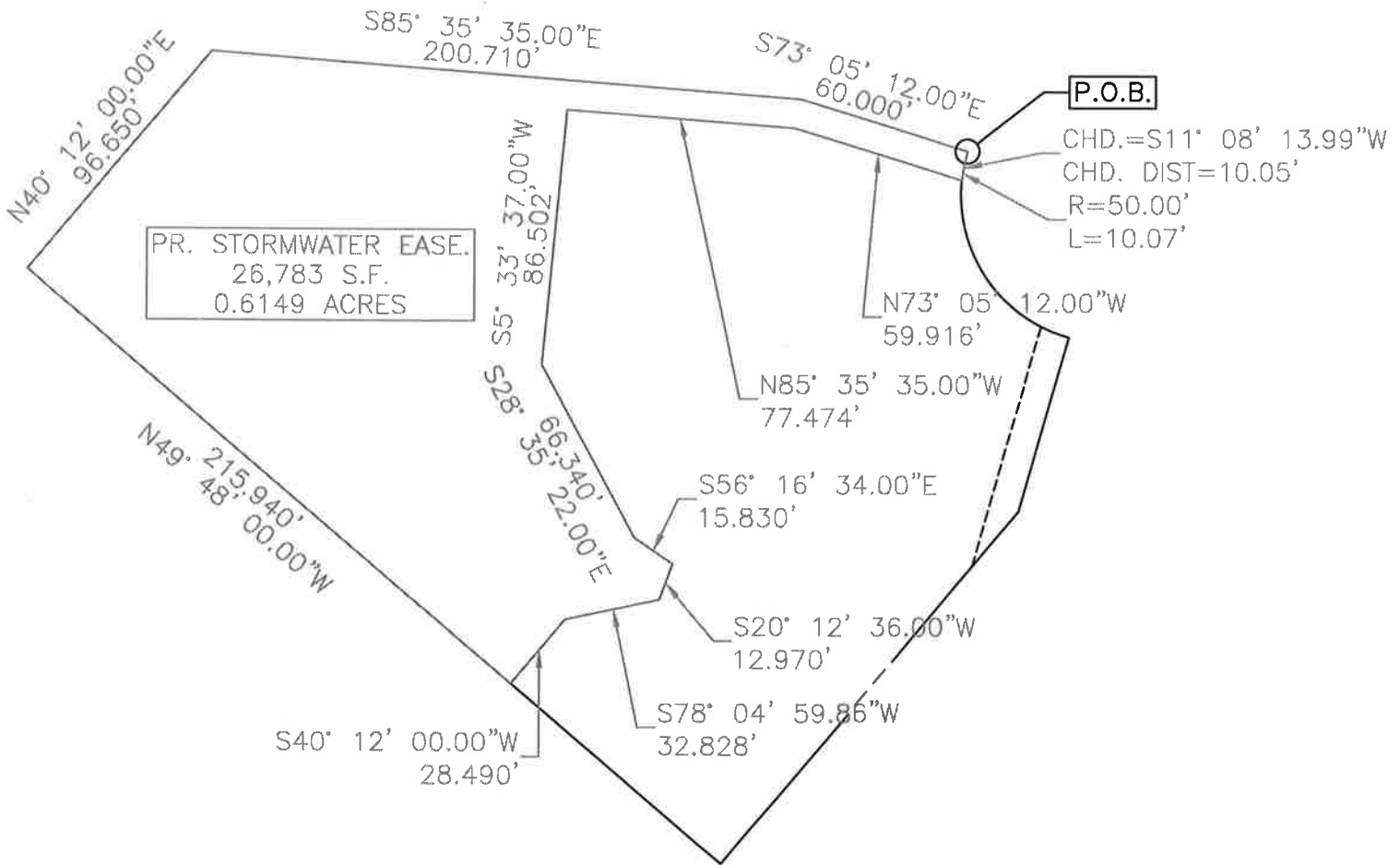
Thence along the lands now or formerly of Richard & Susan Fisher (Block 47, Unit 71), the following two (2) courses and distances:

1. South 85 degrees 35 minutes 35 seconds East, a distance of 200.71 feet to a point;
2. South 73 degrees 05 minutes 12 seconds East, a distance of 60.00 feet to a point, said point being the first mentioned point and place of beginning;

CONTAINING 26,783 square feet or 0.6149 acres of land, more or less.

m:\proj\2159-2\legals\2021-06-09 amended storm easement.docx





PR. STORMWATER EASE.

=====

SEGMENT #1 : CURVE
 LENGTH: 10.068' RADIUS: 50.000'
 DELTA: 011.5371 (D) TANGENT: 5.051'
 CHORD: 10.051' COURSE: S11° 08' 13.99"W
 COURSE IN: S73° 05' 39.20"E
 COURSE OUT: N84° 37' 52.82"W

SEGMENT #2 : LINE
 COURSE: N73° 05' 12.00"W LENGTH: 59.916'

SEGMENT #3 : LINE
 COURSE: N85° 35' 35.00"W LENGTH: 77.474'

SEGMENT #4 : LINE
 COURSE: S05° 33' 37.00"W LENGTH: 86.502'

SEGMENT #5 : LINE
 COURSE: S28° 35' 22.00"E LENGTH: 66.340'

SEGMENT #6 : LINE
 COURSE: S56° 16' 34.00"E LENGTH: 15.830'

SEGMENT #7 : LINE
 COURSE: S20° 12' 36.00"W LENGTH: 12.970'

SEGMENT #8 : LINE
 COURSE: S78° 04' 59.86"W LENGTH: 32.828'

SEGMENT #9 : LINE
 COURSE: S40° 12' 00.00"W LENGTH: 28.490'

SEGMENT #10 : LINE
 COURSE: N49° 48' 00.00"W LENGTH: 215.940'

SEGMENT #11 : LINE
 COURSE: N40° 12' 00.00"E LENGTH: 96.650'

SEGMENT #12 : LINE
 COURSE: S85° 35' 35.00"E LENGTH: 200.710'

SEGMENT #13 : LINE
 COURSE: S73° 05' 12.00"E LENGTH: 60.000'

PERIMETER: 963.718'

AREA: 26,783 S.F. OR 0.6149 ACRES

ERROR CLOSURE: 0.0002
 COURSE: S40° 16' 38.38"E
 ERROR NORTH: -0.00014 EAST: 0.00012

PRECISION 1: 4,818,505

6/3/2021
 2159-2

UPDATES

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO BOX 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 2, 2022

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning Officer
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #22-0104-001
Plan Name: Lillian Elliott Subdivision
Amended Final Plan- Easement Modification
Situate: Butler Pike (east) at Hampton Lane
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced modification in the subdivision's easement area in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 11, 2022. We forward this letter as a report of our review.

BACKGROUND

The applicants, Eric and Kelsey Riethmiller have submitted for review a plan which proposes a modification of the easement area for an existing stormwater detention basin. The plan proposes that the existing easement boundary lines will be extinguished and a new stormwater easement area will be established. The subject property is located at 108 Hampton Lane and is Tax Parcel # 65-00-05140-50-1. It is located in the AAA-Residential Zoning District and a minimum lot area of one acre is required. The subject property was identified as Lot #5 in the subdivision and land development plan reviewed by this office (MCPC #89-445-002) and approved by the Whitemarsh Township's Board of Supervisors on August 14, 1995.

COMMENT

The plan notes indicate that the purpose of the amended stormwater and detention basin easement plan is to address the issue that the homeowners association to manage the stormwater area which was never created. The stormwater management area's size and shape on Lot #5 is being modified in response to this oversight. In our review, we have not identified any significant land use, transportation, design, or other issues that should be addressed in consideration of the proposed modification of the stormwater management easement area. Therefore we have no substantive comments. Nevertheless, the municipal

staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

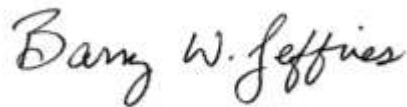
CONCLUSION

The Montgomery County Planning Commission is generally supportive of the applicants' plan. Please note that any review comment and recommendation contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC #22-0104-001 has been set aside for the applicants' plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Barry W Jeffries, ASLA, Senior Design Planner
bjeffrie@montcopa.org - 610-278-3444

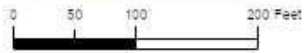
c: Aaron Kostyk, Chairman, Township Planning Commission
Krista Heinrich, Township Engineer
David Sander, Esq., Township Solicitor

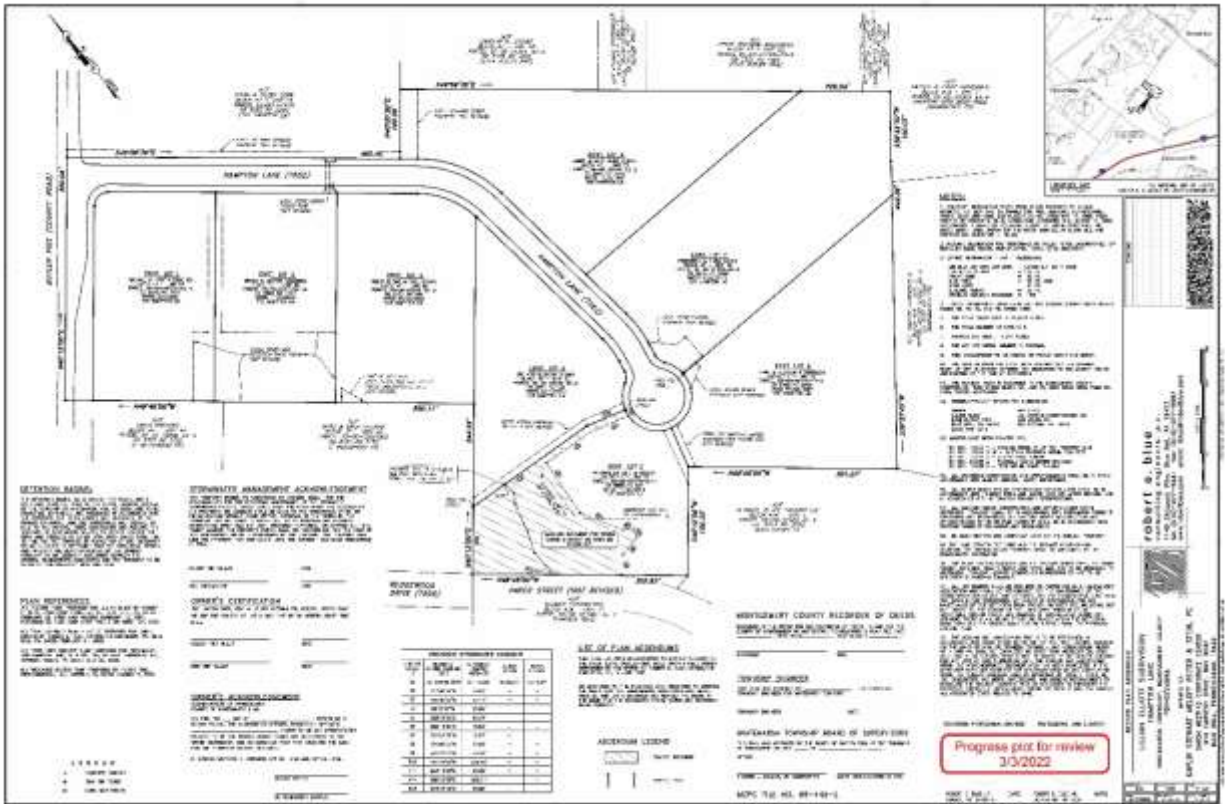
Attachments
Aerial & Site Plan



Lillian Elliot Subdivision Amended
Final Plan
MCPC#220104001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Northtown PA 19114-0311
(610) 278-3722 (7:00A-2:00P)
www.montcopa.org/platcom
Aerial photography provided by Aerialmap.com







Whitmarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416
www.whitmarshwp.org

BOARD of SUPERVISORS

Laura Boyle Nester – Chair
Fran McCusker – Vice Chair
Vincent Manuele
Jacy Toll
Patrice Turenne

Richard L. Mellor, Jr.
Township Manager

May 3, 2022

Eric and Kelsey Riethmiller
108 Hampton Lane
Blue Bell, PA 19422

**RE: SLD #06-22 / Lillian Elliott Subdivision, 108 Hampton Lane Blue Bell, PA
Proposed Amended Easement for Storm Sewer and Detention Basin
(Final Subdivision Plan)
Zoning Ordinance Compliance Review**

Dear Mr. and Ms. Riethmiller:

Please accept this as a review of the Zoning Ordinance Compliance issues for your above referenced 2-Sheet Subdivision Plan submission, including the original Record Plan (last revised Aug. 22, 1997) and the Record Plan addendum (subject of this review) dated March 3, 2022 (no revisions), both prepared by Robert Blue Consulting Engineers, P.C.

This plan includes the modification of a storm water easement boundary on Lot 5, 108 Hampton Lane. No other changes to the subdivision are proposed to be modified. An addendum is to be recorded to address the fact that a homeowners association was never established to govern the easement, as noted on the plan, and that easement on Lot 5 is proposed to be modified to accommodate improvements proposed on that lot.

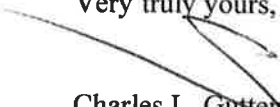
Please note that this site is zoned AAA Residential. Three variances were granted as part of Application #2021-37 at the December 1, 2021 Zoning Hearing Board meeting for the improvements proposed on Lot 5. These included:

1. A variance from Section 116-169.A. to permit an impervious ground cover of 20.1% whereas a maximum of 9% is permitted based upon the Property's location in the AAA – Residential District and having a steep slope ratio between 15% and 50% (this property has a steep slope ratio of 19%).
2. A variance from Section 116-169.B.(1) to allow disturbance/regrading of 59.4% of slopes 15% to 25%; this section allows a maximum of 30% of slopes in this range to be disturbed/regraded.
3. A variance from Section 116-194.A. to allow an increase in the nonconforming impervious ground cover of 16.4% (to the proposed 20.1%); this section allows improvements as long as existing nonconformities are not increased.

These variances assume the proposed easement modification. However, there are no zoning compliance issues associated with the actual modification. We do note that the easement description must be reviewed and approved by the Township Engineer prior to recording the Record Plan Addendum.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Richard L. Mellor, Jr., Township Manager
Sean Halbom, Township Assistant Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Nick Weaver, Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
Robert E. Blue, Project Engineer



May 4, 2022

Mr. Richard L. Mellor, Jr. - Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

**RE: Proposed Amended Easement for Storm Sewer and Detention Basin
108 Hampton Lane
Whitemarsh Township, Montgomery County, PA
S/LD # 06-22
Earth Disturbance Permit # 2021-12
Our Project Number 2022-05011**

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Amended Final Plan consisting of a 1-Sheet Plan prepared by Robert E. Blue Consulting Engineers, PC dated March 2, 2022, with no noted revisions.

The applicant has submitted an Earth Disturbance Permit Application # 2021-12, proposing the construction of an in-ground swimming pool in the rear yard of a residential lot; which is currently encumbered by a 'Storm Sewer and Detention Basin Easement'. Earth Disturbance Permit Application # 2021-12 proposes revising the existing "Storm Sewer and Detention Basin Easement" boundary, and regrading of the existing detention basin in order to construct an in-ground pool in an area currently designated as being within a "Storm Sewer and Detention Basin Easement".

The Original Record Plan for the Subdivision that created the subject lot indicates that:

- "The Lot owners shall be required to participate in a homeowner's association which will be responsible for the maintenance of the storm water system (on and off-site)"
- Each "lot owner is responsible for the maintenance of the detention basin facility on their lot".
- "There shall be no structure placed within the detention basin area and the grades shall not be altered from the approved grading plan."

As such, any change to the easement would need to be recorded at the Montgomery County Recorder of Deeds, subject to the approval of the Board of Supervisors with the recommendation of the Planning Commission.

The applicant's engineer has provided evidence in sufficient detail to demonstrate that the proposed modifications to the stormwater management facilities meet all applicable ordinance requirements for handling stormwater runoff for the entire development, and therefore there is no engineering objection to approval of the Amended Subdivision Plan.

Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, PE
Township Engineer

c: Mr. Sean Halbom – Assistant Township Manager
Mr. Charles L. Guttenplan, AICP – Director of Planning and Zoning
Mr. Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)
Eric and Kelsey Riethmiller – Applicants / Owners
Mr. Robert E. Blue, PE, PLS – Applicant's Engineer
Neil Andrew Stein, Esq. – Applicant's Attorney

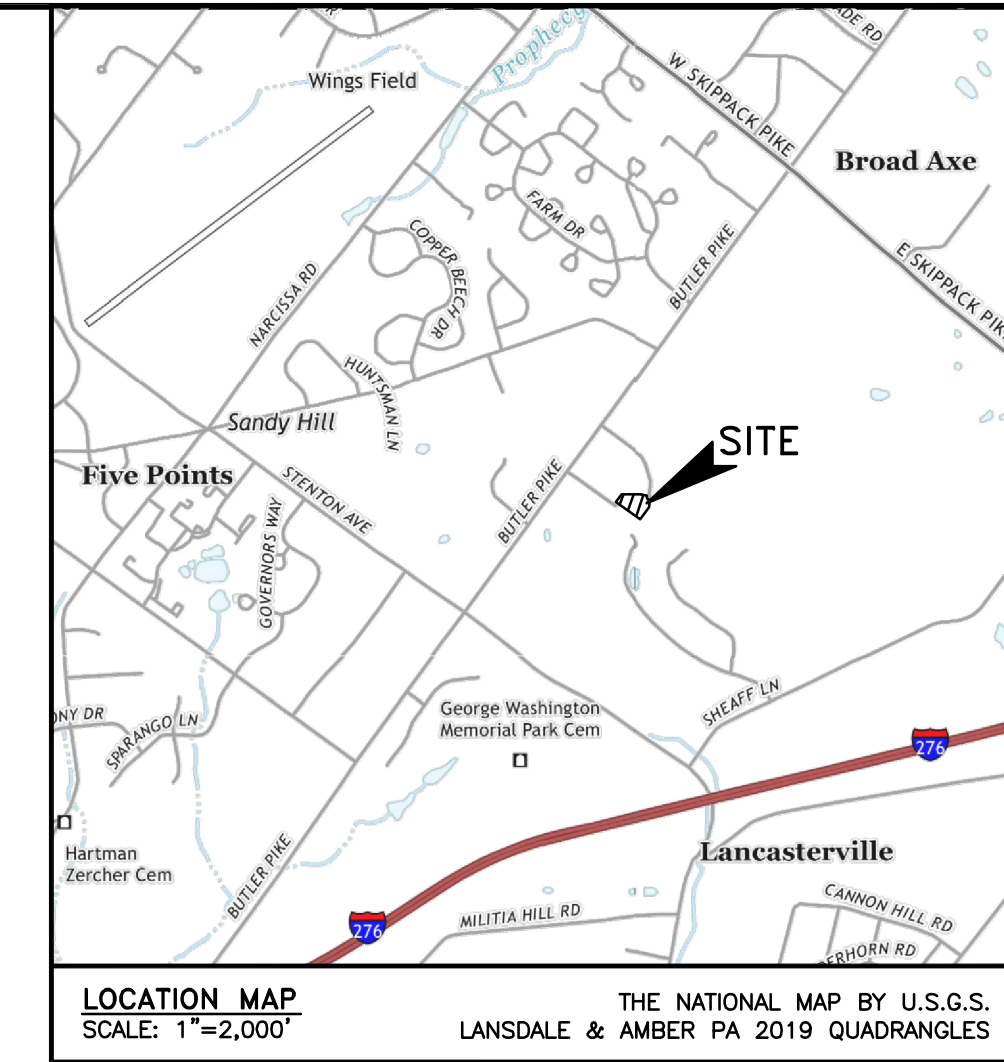
O:\MUNICIPAL\2022\2205011-WshT_108 Hampton Lane-S-LD 06-22\correspondence\Review #1.doc

GRADING PERMIT PLAN

ZONING DATA:
 AAA RESIDENTIAL DISTRICT
 WITH "STEEP SLOPES UNDERLAY" & "RIPARIAN CORRIDOR CONSERVATION UNDERLAY" DISTRICTS
 USE: SINGLE-FAMILY DETACHED DWELLING
 UTILITIES: PUBLIC WATER AND SEWER

		EXISTING	PROPOSED
§116-45.A MINIMUM LOT AREA (NET - CLEAR OF STREET R/W)	1 ACRE	56,649 S.F. OR 1.3005 ACRES	56,649 S.F. OR 1.3005 ACRES
§116-45.B MINIMUM WIDTH AT BUILDING SETBACK LINE	175 FT.	175.5 FT.	175.5 FT.
BUILDING SETBACKS			
§116-45.C MINIMUM FRONT YARD	60 FT.	63.80 FT.	63.80 FT.
§116-45.D MINIMUM SIDE YARD (EACH)	30 FT.*	71.15 FT. (LEFT) 38.85 FT. (RIGHT)	71.15 FT. (LEFT) 38.85 FT. (RIGHT)
§116-45.E MINIMUM REAR YARD	60 FT.	106.51 FT.	106.51 FT.
§116-45.F(1) MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT.	LESS THAN 35 FT.	LESS THAN 35 FT.
§116-45.F(2) MAXIMUM ACCESSORY BUILDING HEIGHT	20 FT. OR ONE STORY	LESS THAN 20 FT. & ONE STORY OR LESS	LESS THAN 20 FT. & ONE STORY OR LESS
§116-45.G MAXIMUM BUILDING COVERAGE	15% OF LOT AREA	6.0% (3,398 S.F.)	6.0% (3,398 S.F.)
§116-169.A MAXIMUM IMPERVIOUS COVERAGE	9%	16.4% (9,302 S.F.)	20.1% (11,359 S.F.)
POOL SETBACKS (FROM ZONING OFFICER)			
WATER EDGE TO SIDE YARD	15 FT.	N/A	35.10 FT.
WATER EDGE TO REAR YARD	20 FT.	N/A	21.14 FT.
WATER EDGE TO ADJACENT RESIDENTIAL DWELLING	50 FT.	N/A	APPROX. 205 FT.

* BASED ON AN EXISTING STEEP SLOPE RATIO OF 19%

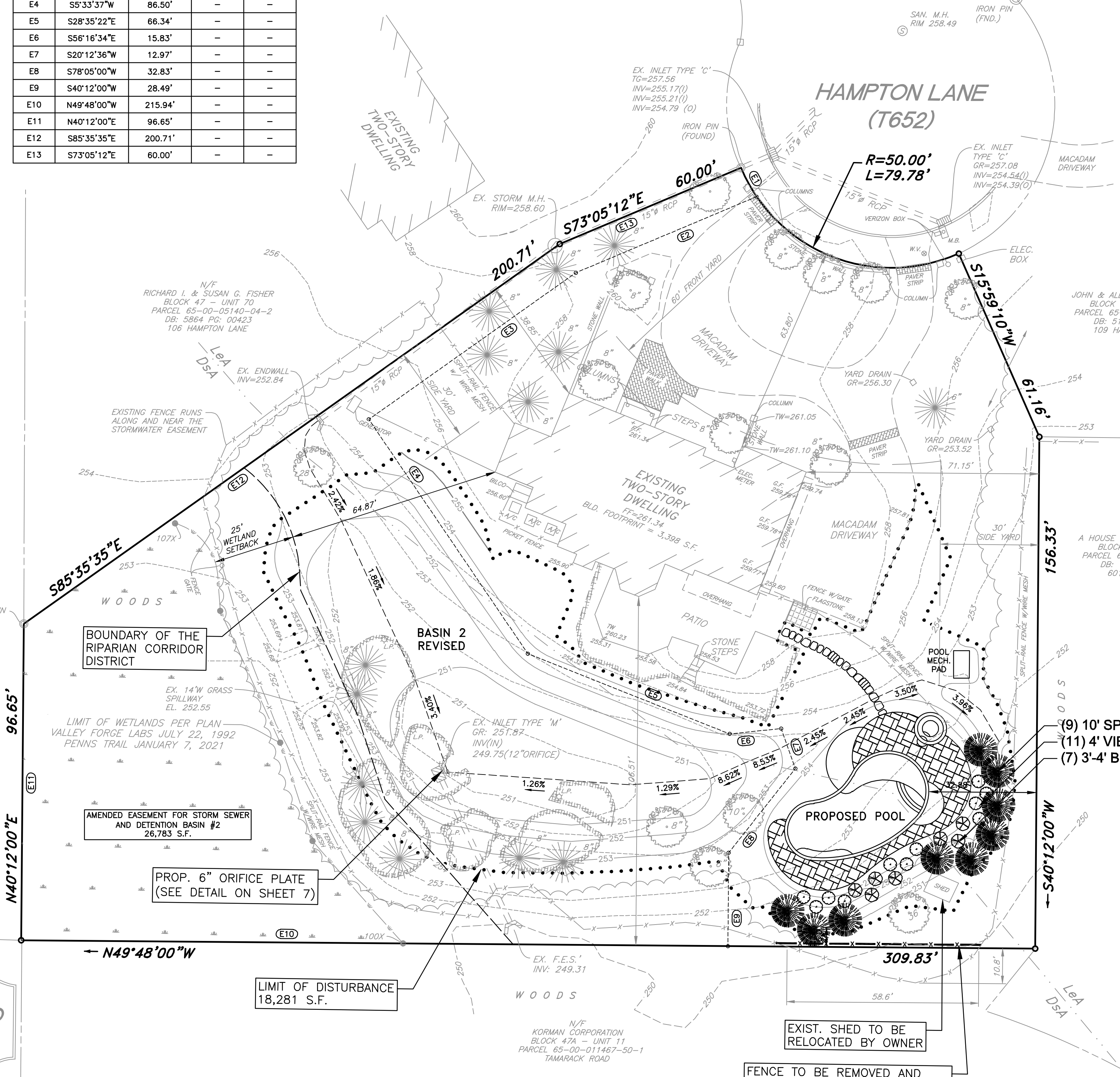


PROPOSED STORMWATER EASEMENT

LINE OR CURVE ID	BEARING/CHORD BEARING DEED	DISTANCE/CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
E1	CH=S11°08'14"W	CH=10.05'	R=50.00'	L=10.07'
E2	N73°05'12"W	59.92'	-	-
E3	N85°35'35"W	77.47'	-	-
E4	S5°33'37"W	86.50'	-	-
E5	S28°35'22"E	66.34'	-	-
E6	S58°16'34"E	15.83'	-	-
E7	S20°12'36"W	12.97'	-	-
E8	S78°05'00"W	32.83'	-	-
E9	S40°12'00"W	28.49'	-	-
E10	N49°48'00"W	215.94'	-	-
E11	N40°12'00"E	96.65'	-	-
E12	S85°35'35"E	200.71'	-	-
E13	S73°05'12"E	60.00'	-	-

LEGEND

- STORM INLET TYPE 'C'
- STORM INLET TYPE 'M'
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- GAS MANHOLE
- TELEPHONE MANHOLE
- UNKNOWN MANHOLE
- CLEAN OUT
- UTILITY POLE
- LAMP POST
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- FENCE
- WALL
- MACADAM EDGE
- CONC. CURB
- CONCRETE
- SLATE
- BRICK
- GRAVEL
- WOODS LINE
- BRUSH LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- LANDSCAPE BORDER
- CONTOUR
- CONTOUR INTERVAL
- SPOT ELEVATION
- PROPERTY CORNER
- IRON PIN FOUND
- CONC MON FOUND
- DRILL HOLE FOUND
- WETLANDS



WAIVERS REQUESTED:

THERE ARE NO WAIVERS REQUESTED FROM THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SURVEY NOTES:

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED ON AUGUST 4, 2020.
- SITE DATA:**
 APPLICANT: GALE NURSERIES, INC.
 ADDRESS: 1716 SCHOOL HOUSE ROAD LOWER GWYNEDD, PA
 CURRENT OWNER: ERIC & KELSEY RIETHMILLER
 ADDRESS: 108 HAMPTON LANE BLUE BELL PA 19422
 SITE ADDRESS: 108 HAMPTON LANE BLUE BELL PA 19422
 RECORDED DATA:
 WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
 TAX BLOCK 47 - UNIT 71
 TAX PARCEL 65-00-0140-12-3
 DEED BOOK 5855 PAGE 537
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- THE PROPERTY ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 288 OF 451, COMMUNITY NUMBER 420712, MAP NUMBER 42091C02880, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016. THE DATUM FOR THIS MAP IS NAVD83.
- THE DATUM FOR THIS SURVEY IS BASED ON GPS OBSERVATIONS.
- PA ONE CALL STATUS: CALL NOT PLACED YET.
- THE WETLANDS SHOWN ON THIS PLAN WERE TAKEN FROM A WETLAND DELINEATION PERFORMED BY VALLEY FORGE LABS DATED JULY 22, 1992. THE WETLANDS WERE CONFIRMED TO BE UNCHANGED BY A PLAN PROVIDED BY PENN'S TRAIL ENVIRONMENTAL, LLC, HATFIELD, PA, DATED JANUARY 7, 2021.
- LOT AREA**
 NET LOT CLEAR OF R/W = 56,649 S.F. OR 1.3005 ACRES
- REFERENCES:**
 - "HYDROLOGICAL REPORT FOR LILLIAN ELLIOT" BY ROBERT E. BLUE, CONSULTING ENGINEERS, PC, BLUE BELL, PA, DATED JANUARY 25, 1992, LAST REVISED APRIL 28, 1994.
 - "RECORD PLAN" PREPARED FOR LILLIAN ELLIOT BY ROBERT E. BLUE, CONSULTING ENGINEERS, PC, BLUE BELL, PA, DATED FEBRUARY 28, 1990, LAST REVISED FEBRUARY 12, 1997, RECORDED AS PLAN BOOK A-57 PAGE 2 ON MARCH 27, 1997.
 - "EXISTING ARCHITECTURAL DRAWINGS" WERE PREPARED BY MCINTYRE, BATCHELOR, CARRON, ARCHITECTS AND LAND PLANNERS, AIA, PC, DATED MARCH 10, 1999.
 - "FINAL AS-BUILT PLAN - LOT 5" PREPARED FOR CHRIS MCGINN BY ROBERT E. BLUE, CONSULTING ENGINEERS, PC, BLUE BELL, PA, DATED FEBRUARY 21, 2000.
 - "REAR YARD CONCEPT PLAN" PREPARED FOR RIETHMILLER 108 HAMPTON LANE, BLUE BELL PA, BY GALE NURSERIES, INC, GWYNEDD VALLEY, PA, DATED JULY 22, 2020.
 - "WETLANDS SKETCH PLAN" PREPARED BY PENN'S TRAIL ENVIRONMENTAL, LLC, HATFIELD, PA, DATED JANUARY 7, 2021.

ESTIMATED EARTHWORK:

THE VOLUME BETWEEN THE EXISTING AND PROPOSED SURFACES, AND ACCOUNTING FOR A 5 FEET DEEP POOL EXCAVATION.
 CUT = 345 C.Y.
 FILL = 220 C.Y.
 NET = 125 C.Y. CUT

SWIMMING POOL DISCHARGE:

UNDER NO CIRCUMSTANCES SHALL CHLORINATED SWIMMING POOL DISCHARGE BE DIRECTED TO A STREAM OR TO ANY PIPING SYSTEM THAT DISCHARGES TO A STREAM.

EXISTING BASIN - STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
250.000	0.21	N/A	N/A	0.00	N/A	0.00
251.000	1,392.93	1.000	696.57	696.57	470.06	470.06
252.000	4,613.92	1.000	3003.43	3700.00	2847.33	3317.39
252.550	6,532.17	0.550	3065.18	6765.17	3049.93	6367.32

PROPOSED BASIN - STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
249.750	0.51	N/A	N/A	0.00	N/A	0.00
251.000	2,971.00	1.250	1857.19	1857.19	1254.29	1254.29
252.000	6,204.08	1.000	4587.54	6444.73	4489.45	5743.74
252.550	7,703.67	0.550	3824.63	10269.36	3817.20	9560.94

811 PENNSYLVANIA ONE CALL
 DIAL 8-1-1 or 1-800-242-1776
 BEFORE YOU DIG
 CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.
 STATUS: CALL NOT PLACED YET

REGISTERED PROFESSIONAL ENGINEER
 ROBERT E. BLUE, JR.
 LICENSE NO. 26169-E
 DATE: 1/10/2022

PROFESSIONAL LAND SURVEYOR
 ROBERT E. BLUE, JR.
 LICENSE NO. SU1323A
 DATE: 1/10/2022

riethmiller residence
 108 HAMPTON LANE
 WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY PENNSYLVANIA
 PREPARED FOR
GALE NURSERIES, INC.
 1716 SCHOOL HOUSE ROAD
 LOWER GWYNEDD, PA

robert e. blue
 consulting engineers, p.c.
 1149 Skippack Pike, Blue Bell, PA 19422
 tel: (610)-277-9897
 www.robertblue.com
 email: rblue@robertblue.com

REVISIONS

- 2021-06-08 GALE NURSERIES LTR DATED 5/17/2021
- 2021-07-21 GENERAL REVISIONS
- 2021-08-04 GALE NURSERIES LTR DATED 8/12/2021
- 2021-01-07 DOWNS REVIEW LTR DATED 01/20/2021

ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. OR PROFESSIONAL LAND SURVEYORS, P.C. ARE THE PROPERTY OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C. OR PROFESSIONAL LAND SURVEYORS, P.C. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C. OR PROFESSIONAL LAND SURVEYORS, P.C.

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2021-37
APPLICANT: Eric and Kelsey Riethmiller
Block 047, Unit 071
108 Hampton Lane
Blue Bell, PA 19422
AAA - Residential District

FIRST HEARING DATE: 09/29/21
CONT'D HEARING DATES: 10/13/21, 12/01/21
VOTE: 12/01/21
WRITTEN DECISION: 12/06/21
COPY MAILED: 12/06/21

The Applicants propose to install an inground pool and related improvements. The property has a steep slope ratio of 19%.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. A variance from Section 116-169.A, so as to permit an impervious ground coverage of 20.1%, rather than the 9% permitted, is **GRANTED**.
2. A variance from Section 116-169.B.(1), so as to permit disturbance/regrading of 59.4% of slopes 15% to 25%, rather than the 30% permitted, is **GRANTED**.
3. A variance from Section 116-194.A, so as to permit an increase in nonconforming impervious ground coverage from 16.4% to the proposed 20.1%, is **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall substantially conform to the exhibits and testimony presented by the Applicants, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicants shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. The Applicants shall comply with all requirements of the Township Engineer in relation to an Application for an Earth Disturbance Permit, and all requirements set out in the Township Engineer's Review Letter dated May 17, 2021 and the Township Engineer's Memo dated August 13, 2021.
4. The Applicants shall install and maintain the landscaping shown on the Plan marked as Exhibit A-4.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

The Board reserves the right to issue Findings of Fact and Conclusions of Law in the event of an appeal.

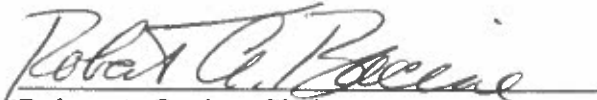
Section 116-223 of the Zoning Ordinance provides as follows:

Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

No. 2021-37

WHITEMARSH TOWNSHIP ZONING HEARING BOARD:


Robert A. Bacine, Chair


William E. Kramer, Vice Chair


Marc Weinstein

Absent
Stanley A. Casacio


James Behr

Randi Rubin

N/F
 JOHN & ALLYSON RICHARDSON
 BLOCK 47 - UNIT 72
 PARCEL 65-00-05140-12-3
 DB: 5190 PG: 2025
 109 HAMPTON LANE

N/F
 A HOUSE IN THE COUNTRY LLC
 BLOCK 47A - UNIT 5
 PARCEL 65-00-01003-51-6
 DB: 6213 PG: 2750
 6015 SHEAFF LN

WAIVERS REQUESTED:

THERE ARE NO WAIVERS REQUESTED FROM THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.



- (9) SPRUCE
- (11) VIBURNUM
- (7) 3'-4' WINTER BUSH

- (9) 10' NORWAY SPRUCE
- (11) 4' VIBURNUM PRAGENSE
- (7) 3-4' WINTERBERRY

PROPOSED EARTHWORK:

BETWEEN THE EXISTING AND PROPOSED SURFACES, AND ACCOUNTING FOR THE PROPOSED EARTHWORK.

SWIMMING POOL DISCHARGE:

UNDER NO CIRCUMSTANCES SHALL CHLORINATED SWIMMING POOL DISCHARGE BE DIRECTED TO A WATERWAY OR ANY OTHER SENSITIVE AREA.

FENCE TO BE REMOVED AND RELOCATED AND SHALL CONFORM TO THE BUILDING CODES.

EXIST. SHED TO BE RELOCATED BY OWNER

WOODS

WOODS

EX. F.E.S. INV: 249.31

N/F
 KORMAN CORPORATION
 BLOCK 47A - UNIT 11
 PARCEL 65-00-011467-50-1
 TAMARACK ROAD

309.83'

S40°12'00"W

WOODS

156.33'

S59°10'W

61.19'

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