



**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 # 02-23

Project Name: Lance & Emily Bachmann

Address: 6114 & 6202 Sheaff Lane

Date: March 8, 2023

Status: Under Review

Updates:

Zoning Compliance Review Letter - March 16, 2023

Waiver Request Revised - March 30, 2023

Township Engineer Review - March 30, 2023

Montgomery County Planning Commission Review - March 30, 2023

Arborist Inspection - April 13, 2023

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: 6114 & 6202 Sheaff Lane

Location of Subdivision/Land Development: 6114 & 6202 Sheaff Lane
(Primary Access Roadway Name)

Between: Skippack Pike (Rt. 73) and Tamarack Road
(Roadway Name) (Roadway Name)

Number of Parcels: 2 **Block Number(s):** 48 **Unit Number(s):** 17 and 74

Parcel Number(s): 65-00-10552-00-3 and 65-00-10549-02-4

Acreage: 16.0054 Acres **Total Lots Proposed:** 1 **Zoning District:** AAAA Residential

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

Applicant Name: Lance and Emily Bachmann **Contact Name:** Lance Bachman

Phone #: 218-796-4393 **Fax #:** _____ **Email:** lbachmann@lseo.com

Address: 228 Kasi Circle, Warminster, PA 18974

Owner of Record Name (If Different): Same as applicant

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

Address: _____

Engineer Name: Timothy P. Woodrow, P.E. **Firm Name:** Woodrow & Associates, Inc.

Phone #: 215-542-5648 **Fax #:** 215-542-5679 **Email:** jkolb@woodrowinc.com

Address: 1108 N Bethlehem Pike, Suite 5, Lower Gwynedd, PA 19002

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:

03/06/2023

Signature:



(Original Signature must be submitted)

Printed Name:

Lance Bachmann

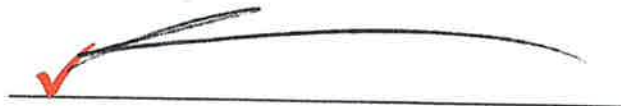
I, (name) Lance Bachmann (title) _____ of _____

(entity submitting application) _____ do hereby affirm

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

Date: 03/06/2023

Signature:



(Original Signature must be submitted)

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

Date: 03/06/2023

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: 6114 & 6202 Sheaff Lane

On or about 03/06/2023, 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.

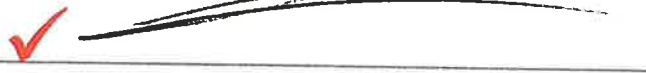
Further, with the understanding that this waiver is voluntarily given and will be relied upon by Whitemarsh Township, I/we will give Whitemarsh Township written notice (by certified mail or recognized overnight carrier) should we determine that limiting the time of the review process becomes necessary. 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: 03/06/2023

Signature:



(Original Signature must be submitted)

Printed Name:

Lance Bachmann

Firm Name:

(if applicable)

Title:

(if applicable)

**WHITEMARSH TOWNSHIP
REQUEST FOR MODIFICATION (WAIVER) OF
SUBDIVISION and/or LAND DEVELOPMENT ORDINANCE REQUIREMENTS**

Pursuant to § 512.1.(b) of the Pennsylvania Municipalities Planning Code, all requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary.

Check the appropriate line:

No modification (or waiver) of the Whitemarsh Township Subdivision and Land Development Ordinance is requested

I/we hereby request the following modification[s] (or waiver[s]) of the Whitemarsh Township Subdivision and Land Development Ordinance. (The request must identify the applicable Section[s] of the Ordinance, modification[s] requested, and facts of unreasonableness or hardship upon which the request is made; attach additional sheets if necessary).

a. 105-12.D:	from requirement that presentation of a preliminary and final plan shall each be considered a separate submission and the maximum ninety-day review period may be required for each.
b. 105-21.B(1)(n):	from requirement that the plan show existing features within 500 feet of the Property. Applicant has shown the noted existing features within the site as they pertain to the proposed subdivision;
c. 105-21.1.K(2):	from the requirement that the Applicant pay a traffic impact fee;
d. 105-23.B(1)(f):	from the requirement that a location map showing relation of the site to adjoining properties and streets within 1,000 feet be presented at a scale of 1" = 800 feet to allow a location map at a scale of 1" = 1,000 feet;
e. 105-30.A:	from the requirement that Sheaff Lane, a minor collector road, have a minimum cartway width of 40 feet, and to provide curbs, sidewalks, and a tree zone, to allow the cartway of Sheaff Lane to remain as it exists, and to not require the installation of curbs, sidewalks and a tree zone to preserve the rural character of the existing streetscape and to minimize disturbance;
f. 105-45:	from the requirement that curbs be installed, to allow curbs not to be installed;
g. 105-47.A:	from the requirement that sidewalks be installed, to allow sidewalks not to be installed;
h. 105-48.A:	from the requirement that the Applicant install street trees along all streets where suitable trees do not exist, to allow no additional street trees to be planted;
i. 105-53.D:	from the requirement that the Applicant dedicate land in the amount of 10% of the total site area for park and recreational uses or pay a fee-in-lieu of dedication, to allow no dedication of land for park and recreation use, nor the payment of a fee in lieu of dedication;
j. 105-73.A:	from the requirement that sidewalks be installed, to allow no sidewalks to be installed;
k. 105-74.A:	from the requirement that curbs be installed, if in the opinion of the Board of Supervisors, they are necessary, to allow no curbs to be installed;

Name of Subdivision and/or Land Development: Minor (Reverse) Subdivision

Date: 03/06/2023

Signature: 

(Original Signature must be submitted)



March 6, 2023

Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Attention: Richard L. Mellor, Jr., Manager

Reference: 6114 & 6202 Sheaff Lane
Waiver Requests

Dear Mr. Mellor:

Please recall that our office is working with Lance and Emily Bachmann and their proposal to reverse-subdivide their property located at 6114 and 6202 Sheaff Lane from two (2) lots into one (1) lot. To achieve that approval, we are requesting waivers from the Whitemarsh Township Subdivision and Land Development Ordinance. Those waivers are as follows:

- a. §105-12.D – The applicant is requesting a waiver from the requirement that presentation of a preliminary and final plan shall each be considered as separate submissions and the maximum ninety-day review period may be required for each.
- b. §105-21.B(1)(n) – The applicant is requesting a waiver from the requirement that the plan shows existing features within 500 feet of the property. The applicant has shown the noted existing features within the site as they pertain to the proposed subdivision.
- c. §105-21.1.K(2) – The applicant is requesting a waiver from the requirement to pay a traffic impact fee.
- d. §105-23.B(1)(f) – The applicant is requesting a waiver from the requirement that a location map showing relation of the site to adjoining properties and streets within 1,000 feet be presented at a scale of 1" = 800 feet to allow a location map at a scale of 1" = 1,000 feet.
- e. §105-30.A – The applicant is requesting a waiver from the requirement that Sheaff Lane, a minor collector road, have a minimum cartway width of 40 feet, and to provide curbs, sidewalk, as a tree zone, to allow the cartway of Sheaff Lane to remain as it exists, and to not require the installation of curbs, sidewalks, and a tree zone to preserve the rural character of the existing streetscape and to minimize disturbance.
- f. §105-45 – The applicant is requesting a waiver from the requirement that curbs be installed to allow curbs to not to be installed.
- g. §105-47.A – The applicant is requesting a waiver from the requirement that sidewalks be installed to allow sidewalks not to be installed.

March 6, 2023
Whitemarsh Township
Attention: Richard L. Mellor, Jr., Manager
Reference: 6114 & 6202 Sheaff Lane
Waiver Requests

- h. §105-48.A. – The applicant is requesting a waiver from the requirement that the applicant install street trees along all streets where suitable trees do not exist to allow no additional street trees to be planted.
- i. §105-53.D – The applicant is requesting a waiver from the requirement that the applicant dedicate land in the amount of ten (10%) percent to the total site area for park and recreational uses or pay a fee-in-lieu of dedication to allow no dedication of land for park and recreation use, nor the payment of a fee in-lieu-of dedication.
- j. §105-73.A. – The applicant is requesting a waiver from the requirement that sidewalks be installed to allow no sidewalks to be installed.
- k. §105-74.A – The applicant is requesting a waiver from the requirement that curbs be installed, if in the opinion of the Board of Supervisors, they are necessary to allow no curbs to be installed.

Please do not hesitate to contact our office with any questions you may have.

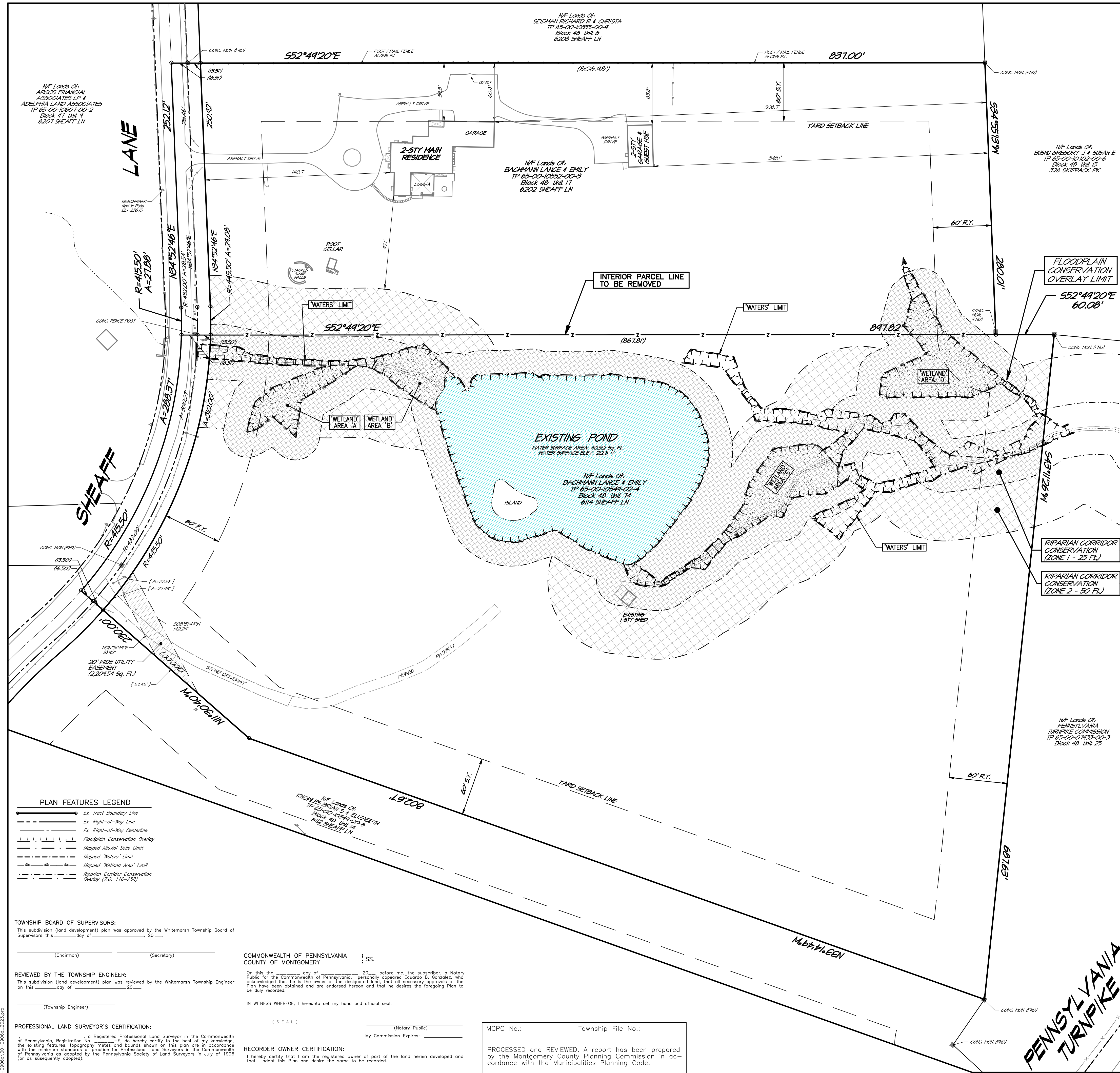
Sincerely,



Timothy P. Woodrow, P.E.
President
Woodrow & Associates, Inc.

TPW/del

Cc: Charles Guttenplan, Director of Planning & Zoning/Zoning Officer – Whitemarsh Township
Lance Bachman – Property Owner



PLAN FEATURES LEGEND

- Ex. Tract Boundary Line
- Ex. Right-of-Way Line
- Ex. Right-of-Way Centerline
- Floodplain Conservation Overlay
- Mapped Alluvial Soils Limit
- Mapped Wetters' Limit
- Mapped Wetland Area Limit
- Riparian Corridor Conservation Overlay (2.0, 11.0-2.0)

TOWNSHIP BOARD OF SUPERVISORS:
 This subdivision (land development) plan was approved by the Whitmarsh Township Board of Supervisors this _____ day of _____, 20____.

REVIEWED BY THE TOWNSHIP ENGINEER:
 This subdivision (land development) plan was reviewed by the Whitmarsh Township Engineer on this _____ day of _____, 20____.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:
 I, _____, a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, Registration No. _____, do hereby certify to the best of my knowledge, the existing features, topography, metes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors in July of 1998 (or as subsequently adopted).

PROFESSIONAL ENGINEER'S CERTIFICATION:
 I certify that the proposed facility is underlain by areas of limestone.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY : ss.

On this the _____ day of _____, 20____, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, personally appeared Eduardo D. Gonzalez, who acknowledged that he is the owner of the designated lands, that all necessary approvals of the Plan have been obtained and are endorsed hereon and that he desires the foregoing Plan to be duly recorded.

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

RECORDER OWNER CERTIFICATION:
 I hereby certify that I am the registered owner of part of the land herein developed and that I adopt this Plan and desire the same to be recorded.

RECORDER OF DEEDS - MONTGOMERY COUNTY:
 Recorded _____ day of _____, 20____, in the Office for the Recording of Deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book _____, Page _____.

MCPC No.: _____ Township File No.: _____

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: _____

THIS PLAN WAS PREPARED AS A MINOR (REVERSE) SUBDIVISION ONLY. NO NEW CONSTRUCTION IS PROPOSED WITH THIS APPLICATION.

GENERAL PLAN NOTES

- BASE EXISTING FEATURES and SURVEY NOTES:**
- A field metes and bounds survey was performed by Charles E. Shoemaker, Inc. under the supervision of Gary Tilford, PLS, and plan prepared by Woodrow & Associates, Inc. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of -0 Deg 55 Min 37 Sec from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during the month of January 2023.
 - Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID model g2003u08 using Topcon Topnet Live Virtual Network System.
 - A topographic and existing features survey was performed for this site by Charles E. Shoemaker, Inc. and plan prepared by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmark is the top of cut nail in utility pole #741 in front of 6202 Sheaff Lane having an elevation of 236.15. Survey prepared during the month of January 2023.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Site Vertical Datum using Topcon Topnet Live Virtual Network System.
 - This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated March 03, 2022, updated July 04, 2022 & October 06, 2022.
 - Plan recorded in Plan Book A-52, Page 136 entitled Minor Subdivision Plan made for C. Scott Kulicke and Danielle V. Kulicke by Charles E. Shoemaker, dated Jan. 8, 1990, last revised 6/19/90.
 - Plan entitled Plan of Proposed Sewage System made for 6112 Sheaff Lane by DelVal Soil & Environmental Consultants dated 8/21/2007.
 - Plan entitled Subdivision - Record Plan made for 6112 Sheaff Lane by Woodrow & Assoc., Inc. dated 9/18/2017, last revised 6/4/2018 revision 4.
 - This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42081-C-0286-C, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Legal rights-of-way width were per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Right-of-Way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
 - Sheaff Lane is identified by ordinance S.O. section 105-29 C(4) as a 'Minor Collector' classified roadway. Per S.O. section 105-30A, a 'Minor Collector' roadway is required to provide for a 60-Foot Ultimate Right-of-Way width and a 40-Foot Corridor width.
 - Areas of Regulated WATERS, WETLANDS and ALLUVIAL SOILS field mapped by Penn's Trail Environmental, LLC of Hatfield, PA on Feb. 8 & 27, 2023.
 - Subject property is zoned 'AAAA Residential District' as noted on the official Zoning Map.

ZONING and SITE DATA SCHEDULE

Item	Section	Requirement	COMBINED TRACT
Permitted Use	116-35.A	(1) Single-Family Detached Residential Dwelling	(1) Single-Family Detached Residential Dwelling
Min Lot Area	116-41.A	90,000 Sq. Ft.	697,195.88 Sq. Ft. (Net)
Min Lot Width	116-41.B	250 FT.	633.26 Ft.
Min Front Yard	116-41.C	60 Ft.	190.6 Ft.
Min Side Yard	116-41.D	60 Ft.	60.1 Ft.
Min Rear Yard	116-41.E	60 Ft.	506.8 Ft.
Accessory Structure	116-24.E(3)(b)	4 Ft.	64.0 Ft.
Riparian Corridor Setback	116-259.A	[3]	97.1 Ft.
Max Principal Bldg Ht	116-41.F(1)	35 Ft.	28.8 Ft. +/- (To Peak)
Max Accessory Bldg Ht	116-41.F(2)	25 Ft.	23.4 Ft. +/- (To Peak)
Max Bldg Coverage	116-41.G	15 %	0.79 %
Required Parking Quantity	116-184.A	2 Space per Dwlg	2+ Spaces

- Lot width measured at the Front Setback Line
- There shall be a setback from the boundary of the Riparian Corridor Conservation District which shall be equal to at least 1/2 of the setback applicable on that portion of any individual lot.
- Subject to Steep Slope Ratio Z.O. Section 116-169. See Steep Slope Ratio Schedule below.

PROJECT WAIVERS LIST:

- Waiver(s) from the Subdivision & Land Development Ordinance, identified as item _____ in approval Resolution #20____ dated _____, 2023. Resolution on file with Whitmarsh Township.
- 105-12.D: from requirement that presentation of a preliminary and final plan shall each be considered a separate submission and the maximum ninety-day review period may be required for each.
 - 105-21.B(1)(n): from requirement that the plan show existing features within 500 feet of the Property. Applicant has shown the noted existing features within the site as they pertain to the proposed subdivision.
 - 105-21.1.K(2): from requirement that the Applicant pay a traffic impact fee.
 - 105-23.B(1)(i): from requirement that a location map showing relation of the site to adjoining properties and streets within 1,000 feet be presented at a scale of 1" = 800 feet to allow a location map at a scale of 1" = 1,000 feet.
 - 105-30.A: from requirement that Sheaff Lane, a minor collector road, have a minimum cartway width of 40 feet, and to provide curbs, sidewalks, and a tree zone, to allow the cartway of Sheaff Lane to remain as it exists, and to not require the installation of curbs, sidewalks and a tree zone to preserve the rural character of the existing streetscape and to minimize disturbance.
 - 105-45: from requirement that curbs be installed, to allow curbs not to be installed.
 - 105-47.A: from requirement that sidewalks be installed, to allow sidewalks not to be installed.
 - 105-48.A: from requirement that the Applicant install street trees along all streets where suitable trees do not exist, to allow no additional street trees to be planted.
 - 105-53.D: from requirement that the Applicant dedicate land in the amount of 10% of the total site area for park and recreational uses or pay a fee-in-lieu-of-dedication, to allow no dedication of land for park and recreation use, nor the payment of a fee in-lieu-of-dedication.
 - 105-73.A: from requirement that sidewalks be installed, to allow no sidewalks to be installed.
 - 105-74.A: from requirement that curbs be installed, if in the opinion of the Board of Supervisors, they are unnecessary, to allow no curbs to be installed.

LOT AREA SCHEDULE:

	Ex. Unit 17 6202 Sheaff Ln:	Ex. Unit 74 6114 Sheaff Ln:	COMBINED TRACT AREA:
Gross Lot:	5.3757 Acres	+ 11.0286 Acres	= 16.4043 Acres
Legal R.W.:	0.1061 Acres	+ 0.1115 Acres	= 0.2176 Acres
Ultimate R.W.:	0.0988 Acres	+ 0.0946 Acres	= 0.1934 Acres
NET TRACT:	5.1822 Acres	+ 10.8225 Acres	= 16.0053 Acres

EXISTING IMPERVIOUS AREAS:

Buildings:	5,360 Sq. Ft.	+ 125 Sq. Ft.	= 5,485 Sq. Ft.
Asphalt/Stone:	11,730 Sq. Ft.	+ 2,100 Sq. Ft.	= 13,830 Sq. Ft.
Impervious:	1,412 Sq. Ft.	+ 110 Sq. Ft.	= 1,522 Sq. Ft.
Lot TOTAL:	18,502 Sq. Ft.	+ 2,335 Sq. Ft.	= 20,837 Sq. Ft.

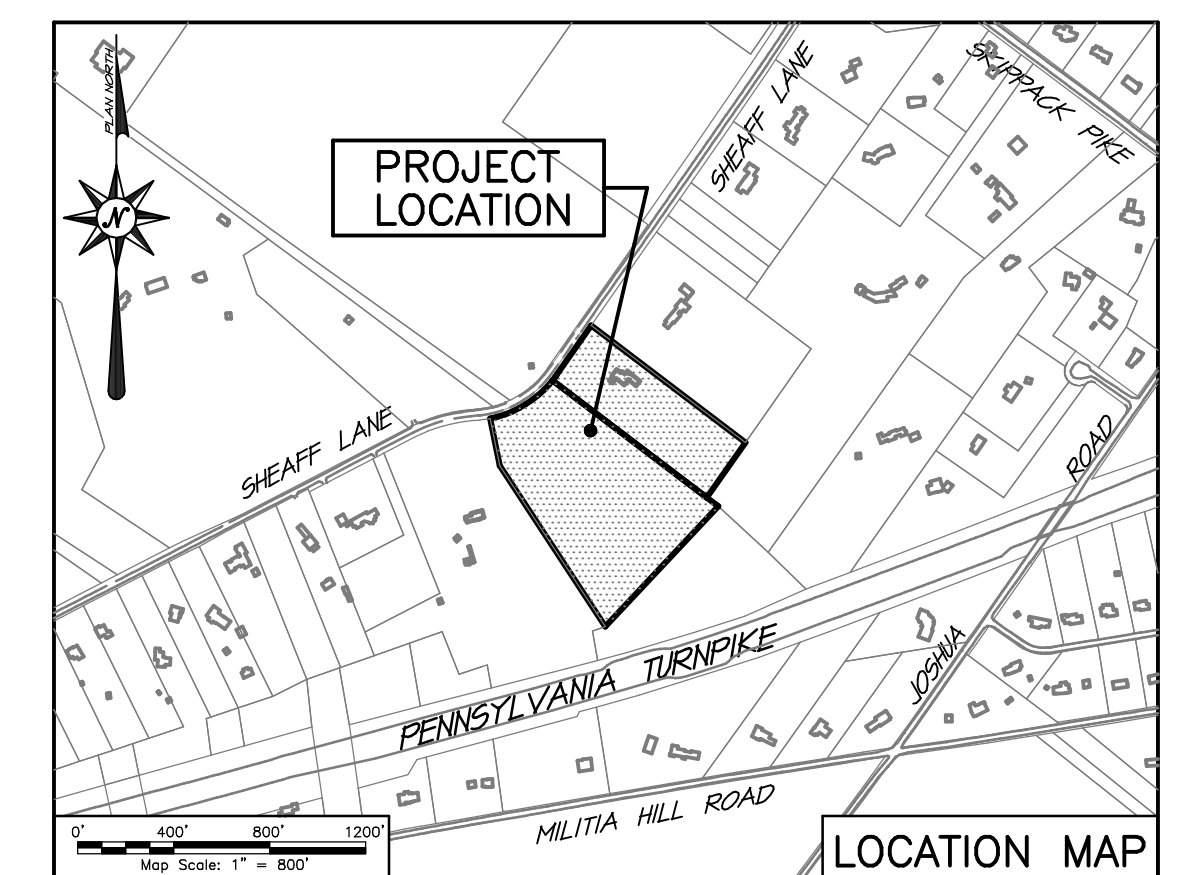
STEEP SLOPE RATIO SCHEDULE:

Per 20 Section 116-169
 Steep Slope: A land grade in excess of 8%.
 Steep Slope Ratio: A measurement calculated by dividing the total area of all steep slopes within the site or lot by the site area or lot area, respectively.

UNIT 17:
 54,707 SF (Steep Slopes of 8%+) / 471,429 Sq. Ft. (Overall Site Area) = 24.23%
 THEREFORE - Min Lot Size of 90,000 Sq. Ft.
 Max Impervious Cover 8 %

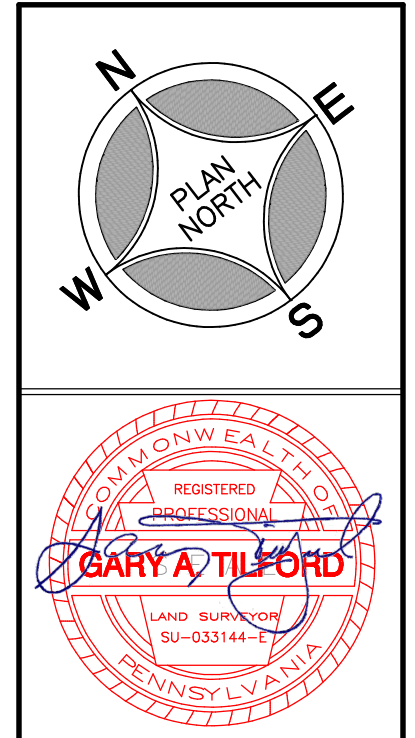
UNIT 74:
 49,614 SF (Steep Slopes of 8%+) / 471,429 Sq. Ft. (Overall Site Area) = 10.52%
 THEREFORE - No further restrictions applicable.

PROPOSED COMBINED TRACT:
 104,136 SF (Steep Slopes of 8%+) / 697,196 (Overall Site Area) = 14.94%
 THEREFORE - No further restrictions applicable.



REVISIONS

No.	Date	Description
1	03/02/23	Update WATER, etc. from map. Staff: JG, DTJ/DJZ/EMJ



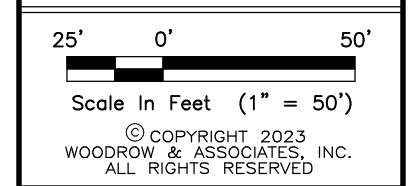
SEAL

PROJECT SERIAL NUMBER FOR DESIGN

Pennsylvania 811
 A Utility Based on-Pass Permit Partnership

Parcel Information:
 N/F Lands Of:
 BACHMANN LANCE & EMILY
 TP 65-00-10552-00-3
 Block 48 Unit 17
 6202 SHEAFF LN
 TP 65-00-10549-02-4
 Block 48 Unit 74
 6114 SHEAFF LN
 Deed Area: 16.4043 Acres
 Legal RW: 0.2176 Acres
 Ult. RW: 0.1934 Acres
 NET Area: 16.0053 Acres

Applicant:
 LANCE & EMILY BACHMANN
 228 KASI CIR
 WARMINSTER, PA 18974



© COPYRIGHT 2023
 WOODROW & ASSOCIATES, INC.
 ALL RIGHTS RESERVED

WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (610) 542-2646 Web: www.woodrowinc.com

Layer List:
 Exh_Subdiv

Job No:
 00-0906 D2

Plan Date:
 MARCH 02, 2023

Sheet No:
 1 of 1



COMBINED TPN 65-00-10552-00-3 Gross Area to Title Line

ALL THAT CERTAIN portion of land situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan titled 'Minor (Reverse) Subdivision' for 6114 & 6202 Sheaff Lane, prepared by Woodrow & Associates, Inc., dated January 26, 2023, or as amended, as follows, to wit:

BEGINNING AT A POINT, at the intersection that the common lot line between TPN 65-00-10549-00-6 (Unit 14), and TPN 65-00-10552-00-3 (Combined Unit 17 & 74), makes with the title line in the bed of Sheaff Lane, being 46.50 feet wide at this point;

THENCE, leaving said beginning point and along said title line in the bed of Sheaff Lane, along an arc of a circle curving to the left, having a radius of 415.50 feet, an arc distance of 316.25 feet, being subtended by a chord bearing of North 56°41'03" East and a chord distance of 308.67 feet, to a point of tangent along said title line in the bed of Sheaff Lane;

THENCE, continuing along said title line in the bed of Sheaff Lane, North 34°54'46" East, a distance of 252.12 feet, to the intersection of the common property line between said lands of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-10555-00-9 (Unit 8) makes with the southeasterly ultimate right of way line of Sheaff Lane;

THENCE, along said common property line between said lands of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-10555-00-9 (Unit 8), South 52°49'20" East, a distance of 837.00 feet, to a concrete monument found and held at the common property corner of TPN 65-00-10549-02-4 (Combined Unit 17 & 74) and TPN 65-00-10702-00-6 (Unit 15);

THENCE, continuing along said lands of TPN 65-00-10552-00-3 (Combined Unit 17 & 74) and TPN 65-00-10702-00-6 (Unit 15), South 34°55'13" West, a distance of 280.01 feet, to a common lot corner of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-10702-00-6 (Unit 15);

THENCE, continuing along said lands of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-10702-00-6 (Unit 15) South 52°49'20" East, a distance of 60.08 feet, to a concrete monument found and held at the common property corner of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-07933-00-3 (Unit 25) of the Pennsylvania Turnpike Commission,

THENCE, along said lands of Pennsylvania Turnpike Commission, South 43°11'26" West, a distance of 687.63 feet, to a concrete monument found and held at the common lot corner of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-10549-00-6 (Unit 14);

THENCE, along said lands of TPN 65-00-10549-00-6 (Unit 14), the two (2) following courses and distances:

1. North 33°14'49" West, a distance of 802.67 feet, to an angle point;
2. North 11°30'40" West, a distance of 230.00 feet, to a point, said point being the first mentioned point and Place of Beginning.

Containing 714,571.47 Sq. Ft. or 16.4043 Acres, more or less.

Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-



COMBINED TPN 65-00-10552-00-3 Net Area to Ultimate Right of Way Line

ALL THAT CERTAIN portion of land situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan titled 'Minor (Reverse) Subdivision' for 6114 & 6202 Sheaff Lane, prepared by Woodrow & Associates, Inc., dated January 26, 2023 or as amended, as follows, to wit:

BEGINNING AT A POINT, at the intersection that the common lot line between TPN 65-00-10549-00-6 (Unit 14), and TPN 65-00-10552-00-3 (Combined Unit 17 & 74), makes with the southeasterly ultimate right of way of Sheaff Lane, being 46.50 feet wide at this point;

THENCE, leaving said beginning point and along said southeasterly right of way line, being 30 feet distant and parallel to the centerline of Sheaff Lane, along an arc of a circle curving to the left, having a radius of 445.50 feet, an arc distance of 339.08 feet, being subtended by a chord bearing of North 56°41'03" East and a chord distance of 330.96 feet, to a point of tangent along said title line in the bed of Sheaff Lane;

THENCE, continuing along said southeasterly right of way line of Sheaff Lane, North 34°52'46" East, a distance of 250.92 feet, to the intersection of the common property line between said lands of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-10555-00-9 (Unit 8) makes with the southeasterly ultimate right of way line of Sheaff Lane;

THENCE, along said common property line between said lands of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-10555-00-9 (Unit 8), South 52°49'20" East, a distance of 806.98 feet, to a concrete monument found and held at the common property corner of TPN 65-00-10549-02-4 (Combined Unit 17 & 74) and TPN 65-00-10702-00-6 (Unit 15);

THENCE, continuing along said lands of TPN 65-00-10552-00-3 (Combined Unit 17 & 74) and TPN 65-00-10702-00-6 (Unit 15), South 34°55'13" West, a distance of 280.01 feet, to a common lot corner of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-10702-00-6 (Unit 15);

THENCE, continuing along said lands of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-10702-00-6 (Unit 15) South 52°49'20" East, a distance of 60.08 feet, to a concrete monument found and held at the common property corner of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-07933-00-3 (Unit 25) of the Pennsylvania Turnpike Commission,

THENCE, along said lands of Pennsylvania Turnpike Commission, South 43°11'26" West, a distance of 687.63 feet, to a concrete monument found and held at the common lot corner of TPN 65-00-10552-00-3 (Combined Unit 17 & 74), and TPN 65-00-10549-00-6 (Unit 14);

THENCE, along said lands of TPN 65-00-10549-00-6 (Unit 14), the two (2) following courses and distances:

1. North 33°14'49" West, a distance of 802.67 feet, to an angle point;
2. North 11°30'40" West, a distance of 200.00 feet, to a point, said point being the first mentioned point and Place of Beginning.

Containing 697,195.88 Sq. Ft. or 16.0054 Acres, more or less.

Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-



TPN 65-00-10552-00-3 Ultimate Right of Way Dedication

ALL THAT CERTAIN portion of land situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan titled 'Minor (Reverse) Subdivision' for 6114 & 6202 Sheaff Lane, prepared by Woodrow & Associates, Inc., dated January 26, 2023 or as amended, as follows, to wit:

BEGINNING AT A POINT, at the intersection that the common lot line between TPN 65-00-10552-00-3 (Unit 17), and TPN 65-00-10549-02-4 (Unit 74), makes with the title line in the bed of Sheaff Lane, being 46.50 feet wide at this point;

THENCE, leaving said beginning point and along said title line in the bed of Sheaff Lane, along an arc of a circle curving to the left, having a radius of 415.50 feet, an arc distance of 27.88 feet, being subtended by a chord bearing of North 36°48'06" East and a chord distance of 27.87 feet, to a point of tangent along said title line in the bed of Sheaff Lane;

THENCE, continuing along said title line in the bed of Sheaff Lane, North 34°52'46" East, a distance of 252.12 feet, to the intersection of the common property line between said lands of TPN 65-00-10552-00-3 (Unit 14), and TPN 65-00-10555-00-9 (Unit 8) makes with the southeasterly ultimate right of way line of Sheaff Lane;

THENCE, along said common property line between TPN 65-00-10552-00-3 (Unit 14), and TPN 65-00-10555-00-9 (Unit 8), South 52°49'20" East, a distance of 30.02 feet to the intersection of the common property line between said lands of TPN 65-00-10552-00-3 (Unit 14), and TPN 65-00-10555-00-9 (Unit 8) makes with the southeasterly ultimate right of way line of Sheaff Lane;

THENCE, along said southeasterly ultimate right of way line of Sheaff Lane, being 30 feet distant and parallel to the centerline, South 34°52'46" West, a distance of 250.92 feet, to a point of tangent along said title line in the bed of Sheaff Lane;

THENCE, along an arc of a circle curving to the right, having a radius of 445.50 feet, an arc distance of 29.08 feet, being subtended by a chord bearing of South 36°44'58" West and a chord distance of 29.08 feet, to the intersection of the common property line between TPN 65-00-10549-00-6 (Unit 14) and TPN 65-00-10549-02-4 (Unit 74) makes with the southeasterly ultimate right of way line of Sheaff Lane;

THENCE, along said common property line between TPN 65-00-10549-00-6 (Unit 14) and TPN 65-00-10549-02-4 (Unit 74), North 52°49'20" West, a distance of 30.01 feet, to a point, said point being the first mentioned point and Place of Beginning.

Containing 8,400.02 Sq. Ft. or 0.1928 Acres, more or less.

Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-

Municipal / Civil Consulting Engineers
1108 North Bethlehem Pike • Suite 5 • Lower Gwynedd, PA 19002
Phone: 215-542-5648 • Fax: 215-542-5679
Established - 1996



TPN 65-00-10552-00-3 Gross Area to Title Line

ALL THAT CERTAIN portion of land situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan titled 'Minor (Reverse) Subdivision' for 6114 & 6202 Sheaff Lane, prepared by Woodrow & Associates, Inc., dated January 26, 2023 or as amended, as follows, to wit:

BEGINNING AT A POINT, at the intersection that the common lot line between TPN 65-00-10552-00-3 (Unit 17), and TPN 65-00-10549-02-4 (Unit 74), makes with the title line in the bed of Sheaff Lane, being 46.50 feet wide at this point;

THENCE, leaving said beginning point and along said title line in the bed of Sheaff Lane, along an arc of a circle curving to the left, having a radius of 415.50 feet, an arc distance of 27.88 feet, being subtended by a chord bearing of North 36°48'06" East and a chord distance of 27.87 feet, to a point of tangent along said title line in the bed of Sheaff Lane;

THENCE, continuing along said title line in the bed of Sheaff Lane, North 34°52'46" East, a distance of 252.12 feet, to the intersection of the common property line between said lands of TPN 65-00-10552-00-3 (Unit 14), and TPN 65-00-10555-00-9 (Unit 8) makes with the southeasterly ultimate right of way line of Sheaff Lane;

THENCE, along said common property line between said lands of TPN 65-00-10552-00-3 (Unit 14), and TPN 65-00-10555-00-9 (Unit 8), South 52°49'20" East, a distance of 837.00 feet, to a concrete monument found and held at the common property corner of TPN 65-00-10549-02-4 (Unit 17) and TPN 65-00-10702-00-6 (Unit 15);

THENCE, along said lands of TPN 65-00-10702-00-6 (Unit 15), South 34°55'13" West, a distance of 280.01 feet, to a common lot corner of TPN 65-00-10552-00-3 (Unit 17), and TPN 65-00-10549-02-4 (Unit 74);

THENCE, along said common property line of TPN 65-00-10552-00-3 (Unit 17), and TPN 65-00-10549-02-4 (Unit 74), North 52°49'20" West, a distance of 837.74 feet, to a point, said point being the first mentioned point and Place of Beginning.

Containing 234,167.17 Sq. Ft. or 5.3757 Acres, more or less.

Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-

Municipal / Civil Consulting Engineers
1108 North Bethlehem Pike • Suite 5 • Lower Gwynedd, PA 19002
Phone: 215-542-5648 • Fax: 215-542-5679
Established - 1996



TPN 65-00-10552-00-3 Net Area to Ultimate Right of Way Line

ALL THAT CERTAIN portion of land situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan titled 'Minor (Reverse) Subdivision' for 6114 & 6202 Sheaff Lane, prepared by Woodrow & Associates, Inc., dated January 26, 2023 or as amended, as follows, to wit:

BEGINNING AT A POINT, at the intersection that the common lot line between TPN 65-00-10552-00-3 (Unit 17), and TPN 65-00-10549-02-4 (Unit 74), makes with the southeasterly ultimate right of way line of Sheaff Lane, being 46.50 feet wide at this point;

THENCE, leaving said beginning point and along said southeasterly ultimate right of way line, being 30 feet distant and parallel to the centerline of Sheaff Lane, along an arc of a circle curving to the left, having a radius of 415.50 feet, an arc distance of 29.08 feet, being subtended by a chord bearing of North 36°44'58" East and a chord distance of 29.08 feet, to a point of tangent along said southeasterly ultimate right of way line of Sheaff Lane;

THENCE, continuing along said southeasterly ultimate right of way line of Sheaff Lane, North 34°52'46" East, a distance of 250.92 feet, to the intersection of the common property line between said lands of TPN 65-00-10552-00-3 (Unit 14), and TPN 65-00-10555-00-9 (Unit 8) makes with the southeasterly ultimate right of way line of Sheaff Lane;

THENCE, along said common property line between said lands of TPN 65-00-10552-00-3 (Unit 14), and TPN 65-00-10555-00-9 (Unit 8), South 52°49'20" East, a distance of 806.98 feet, to a concrete monument found and held at the common property corner of TPN 65-00-10549-02-4 (Unit 17) and TPN 65-00-10702-00-6 (Unit 15);

THENCE, along said lands of TPN 65-00-10702-00-6 (Unit 15), South 34°55'13" West, a distance of 280.01 feet, to a common lot corner of TPN 65-00-10552-00-3 (Unit 17), and TPN 65-00-10549-02-4 (Unit 74);

THENCE, along said common property line between TPN 65-00-10552-00-3 (Unit 17), and TPN 65-00-10549-02-4 (Unit 74), North 52°49'20" West, a distance of 807.73 feet, to a point, said point being the first mentioned point and Place of Beginning.

Containing 225,767.16 Sq. Ft. or 5.1829 Acres, more or less.

Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-

Municipal / Civil Consulting Engineers
1108 North Bethlehem Pike • Suite 5 • Lower Gwynedd, PA 19002
Phone: 215-542-5648 • Fax: 215-542-5679
Established - 1996



Existing 20-Ft Wide Utility Easement

ALL THAT CERTAIN portion of land situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan titled 'Minor (Reverse) Subdivision' for 6114 & 6202 Sheaff Lane, prepared by Woodrow & Associates, Inc., dated January 26, 2023 or as amended, as follows, to wit:

BEGINNING AT A POINT of intersection that the southeasterly ultimate right of way line of Sheaff Lane, being 46.50 feet wide at this point, makes with the northwesterly side of this easement, said point being further located along an arc of a circle curving to the right, having a radius of 445.50 feet, an arc distance of 27.49 feet and being subtended by a chord bearing of North 76°43'18" East and a chord distance of 27.49 feet the intersection that the common property line between TPN 65-00-10549-00-6 (Block 48 Unit 14) and TPN 65-00-10549-02-4 (Block 48 Unit 74) makes with the said southeasterly ultimate right of way line of Sheaff Lane;

THENCE, leaving said beginning point and along said southeasterly ultimate right of way line of Sheaff Lane, being 30 feet distant and parallel to the centerline, along an arc of a circle curving to the left, having a radius of 445.50 feet, an arc distance of 22.13 feet, being subtended by a chord bearing of North 73°31'48" East and a chord distance of 22.13 feet, to a point;

THENCE, through TPN 65-00-10549-02-4, South 08°51'49" West, a distance of 142.24 feet, to a point on the common property line between TPN 65-00-10549-00-6 (Block 48 Unit 14) and TPN 65-00-10549-02-4 (Block 48 Unit 74);

THENCE, along said common property line between TPN 65-00-10549-00-6 (Block 48 Unit 14) and TPN 65-00-10549-02-4 (Block 48 Unit 74), North 11°30'40" West, a distance of 57.45 feet, to a point;

THENCE, through TPN 65-00-10549-02-4 (Block 48 Unit 74), North 08°51'49" East, a distance of 78.92 feet, to a point, said point being the first mentioned point and Place of Beginning.

Containing 2,209.54 Sq. Ft. or 0.0507 Acres, more or less.

Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-



TPN 65-00-10549-02-4 Ultimate Right of Way Dedication

ALL THAT CERTAIN portion of land situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan titled 'Minor (Reverse) Subdivision' for 6114 & 6202 Sheaff Lane, prepared by Woodrow & Associates, Inc., dated January 26, 2023 or as amended, as follows, to wit:

BEGINNING AT A POINT, at the intersection that the common lot line between TPN 65-00-10549-00-6 (Unit 14), and TPN 65-00-10549-02-4 (Unit 74), makes with the title line in the bed of Sheaff Lane, being 46.50 feet wide at this point;

THENCE, leaving said beginning point and along said title line in the bed of Sheaff Lane, along an arc of a circle curving to the left, having a radius of 415.50 feet, an arc distance of 288.37 feet, being subtended by a chord bearing of North 58°36'23" East and a chord distance of 282.62 feet, to a common property corner at the intersection that the common property line between TPN 65-00-00549-02-4 (Unit 74), and TPN 65-00-10552-00-3 (Unit 17) makes with the title line in the bed of Sheaff Lane;

THENCE, along said common property line between TPN 65-00-10549-02-4 (Unit 74), and TPN 65-00-10552-00-3 (Unit 17), South 52°49'20" East, a distance of 30.01 feet, to the intersection of the common property line between said lands of TPN 65-00-10549-02-4 (Unit 74), and TPN 65-00-10552-00-3 (Unit 17) makes with the southeasterly ultimate right of way line of Sheaff Lane;

THENCE, along said southeasterly ultimate right of way line of Sheaff Lane, being 30 feet distant and parallel to the centerline, along an arc of a circle curving to the right, having a radius of 445.50 feet, an arc distance of 310.00 feet, being subtended by a chord bearing of South 58°33'16" West and a chord distance of 303.79 feet, to the intersection of the common property line between TPN 65-00-10549-00-6 (Unit 14) and TPN 65-00-10549-02-4 (Unit 74) makes with the southeasterly ultimate right of way line of Sheaff Lane;

THENCE, along said common property line between TPN 65-00-10549-00-6 (Unit 14) and TPN 65-00-10549-02-4 (Unit 74), North 11°30'40" West, a distance of 30.00 feet, to a point, said point being the first mentioned point and Place of Beginning.

Containing 8,975.58 Sq. Ft. or 0.2061 Acres, more or less.

Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-

Municipal / Civil Consulting Engineers
1108 North Bethlehem Pike • Suite 5 • Lower Gwynedd, PA 19002
Phone: 215-542-5648 • Fax: 215-542-5679
Established - 1996



TPN 65-00-10549-02-4 Gross Area to Title Line

ALL THAT CERTAIN portion of land situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan titled 'Minor (Reverse) Subdivision' for 6114 & 6202 Sheaff Lane, prepared by Woodrow & Associates, Inc., dated January 26, 2023 or as amended, as follows, to wit:

BEGINNING AT A POINT, at the intersection that the common lot line between TPN 65-00-10549-00-6 (Unit 14), and TPN 65-00-10549-02-4 (Unit 74), makes with the title line in the bed of Sheaff Lane, being 46.50 feet wide at this point;

THENCE, leaving said beginning point and along said title line in the bed of Sheaff Lane, along an arc of a circle curving to the left, having a radius of 415.50 feet, an arc distance of 288.37 feet, being subtended by a chord bearing of North 58°36'23" East and a chord distance of 282.62 feet, to a common property corner between TPN 65-00-10549-02-4 (Unit 74) and TPN 65-00-10552-00-3 (Unit 17);

THENCE, along said lands of TPN 65-00-10552-00-3 (Unit 17), South 52°49'20" East, a distance of 897.82 feet, to a concrete monument found and held at the common property corner of TPN 65-00-10549-02-4 (Unit 17) and TPN 65-00-07933-00-3 (Unit 25) of the Pennsylvania Turnpike Commission;

THENCE, along said lands of Pennsylvania Turnpike Commission, South 43°11'26" West, a distance of 687.63 feet, to a concrete monument found and held at the common lot corner of TPN 65-00-10549-00-6 (Unit 14), and TPN 65-00-10549-02-4 (Unit 74);

THENCE, along TPN 65-00-10549-00-6 (Unit 14), the two (2) following courses and distances:

1. North 33°14'49" West, a distance of 802.67 feet, to an angle point;
2. North 11°30'40" West, a distance of 230.00 feet, to a point, said point being the first mentioned point and Place of Beginning.

Containing 480,404.30 Sq. Ft. or 11.0286 Acres, more or less.

Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-

Municipal / Civil Consulting Engineers
1108 North Bethlehem Pike • Suite 5 • Lower Gwynedd, PA 19002
Phone: 215-542-5648 • Fax: 215-542-5679
Established - 1996



TPN 65-00-10549-02-4 Net Area to Ultimate Right of Way Line

ALL THAT CERTAIN portion of land situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan titled 'Minor (Reverse) Subdivision' for 6114 & 6202 Sheaff Lane, prepared by Woodrow & Associates, Inc., dated January 26, 2023 or as amended, as follows, to wit:

BEGINNING AT A POINT, at the intersection that the common lot line between TPN 65-00-10549-00-6 (Unit 14), and TPN 65-00-10549-02-4 (Unit 74) makes with the southeasterly ultimate right of way line of Sheaff Lane, being 46.50 feet wide at this point;

THENCE, leaving said beginning point and along said southeasterly ultimate right of way line, being 30 feet distant and parallel to the centerline of Sheaff Lane, along an arc of a circle curving to the left, having a radius of 445.50 feet, an arc distance of 310.00 feet, being subtended by a chord bearing of North 58°33'16" East and a chord distance of 303.79 feet, to a common property corner between TPN 65-00-10549-02-4 (Unit 74) and TPN 65-00-07933-00-3 (Unit 17);

THENCE, along said lands of TPN 65-00-07933-00-3 (Unit 17), South 52°49'20" East, a distance of 867.81 feet, to a concrete monument found and held at the common property corner of TPN 65-00-00549-02-4 (Unit 17) and TPN 65-00-07933-00-3 (Unit 25) of the Pennsylvania Turnpike Commission;

THENCE, along said lands of Pennsylvania Turnpike Commission, South 43°11'26" West, a distance of 687.63 feet, to a concrete monument found and held at the common lot corner of TPN 65-00-10549-00-6 (Unit 14) and TPN 65-00-00549-02-4 (Unit 74);

THENCE, along Proposed Lot 02, the two (2) following courses and distances:

1. North 33°14'49" West, a distance of 802.67 feet, to an angle point;
2. North 11°30'40" West, a distance of 200.00 feet, to a point, said point being the first mentioned point and Place of Beginning.

Containing 471,428.72 Sq. Ft. or 10.8225 Acres, more or less.

Professional Land Surveyor
Commonwealth of Pennsylvania
License No. SU-

Municipal / Civil Consulting Engineers
1108 North Bethlehem Pike • Suite 5 • Lower Gwynedd, PA 19002
Phone: 215-542-5648 • Fax: 215-542-5679
Established - 1996

UPDATES



Whitemarsh TOWNSHIP

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

BOARD of SUPERVISORS

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

Richard L. Mellor, Jr.
Township Manager

March 16, 2023

Lance and Emily Bachmann
228 Kasi Circle
Warminster PA ,18974

**RE: SLD#02-23 6114 & 6202 Sheaff Lane Minor Subdivision
6114 Sheaff Lane Fort Washington, PA 19034
Zoning Ordinance Compliance Review Letter**

Dear Mr. & Ms. Bachmann:

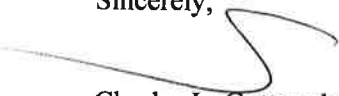
Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Subdivision application, based on the single-sheet plan prepared by Woodrow & Associates, Inc. dated March 2, 2023, revised March 6, 2023. The application proposes to merge 2 lots (parcels 65-00-10552-00-3 & 65-00-10549-02-4). The proposed project is subject to regulations under the AAAA Residential District. Portions of the proposed lot are in the Floodplain Conservation Overlay District and the Riparian Corridor Conservation Overlay District (RCCD); these areas are noted on the plans. No development is proposed as part of this proposal.

There are no zoning issues identified as a result of the combination of these two lots.

However, when this subdivision is recorded, a Deed of Consolidation for parcels 65-00-10552-00-3 & 65-00-10549-02-4, must also be recorded.

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

Sincerely,


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

cc: Richard L. Mellor, Jr., Township Manager
Craig McAnally, Interim Township Assistant Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Sean P. Kilkeny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
Gary A. Tilford, P.E., Woodrow & Associates, Inc., Applicant's Engineer



March 6, 2023
March 30, 2023 Update

Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

Attention: Richard L. Mellor, Jr., Manager

Reference: 6114 & 6202 Sheaff Lane
Waiver Requests

Dear Mr. Mellor:

Please recall that our office is working with Lance and Emily Bachmann and their proposal to reverse-subdivide their property located at 6114 and 6202 Sheaff Lane from two (2) lots into one (1) lot. To achieve that approval, we are requesting waivers from the Whitemarsh Township Subdivision and Land Development Ordinance. Those waivers are as follows:

1. §105-12.D – The applicant is requesting a waiver from the requirement that presentation of a preliminary and final plan shall each be considered as separate submissions and the maximum ninety-day review period may be required for each.
2. §105-23.B(1)(l) – The applicant is requesting a waiver from the requirement that the plan shows existing features within 500 feet of the property. The applicant has shown the noted existing features within the site as they pertain to the proposed subdivision.

Revised – Previously reference section 105-21.B(1)(n).

3. §105-21.1.K(2) – The applicant is requesting a waiver from the requirement to pay a traffic impact fee.
4. §105-23.B(1)(f) – The applicant is requesting a waiver from the requirement that a location map showing relation of the site to adjoining properties and streets within 1,000 feet be presented at a scale of 1" = 800 feet to allow a location map at a scale of 1" = 1,000 feet.

Revised – Previously reference section 105-23.B(1)(f).

5. §105-30.A – The applicant is requesting a waiver from the requirement that Sheaff Lane, a minor collector road, have a minimum cartway width of 40 feet, and to provide curbs, sidewalk, as a tree zone, to allow the cartway of Sheaff Lane to remain as it exists, and to not require the installation of curbs, sidewalks, and a tree zone to preserve the rural character of the existing streetscape and to minimize disturbance.
6. §105-46 – The applicant is requesting a waiver from the requirement that curbs be installed to allow curbs to not be installed.

Revised – Previously reference section 105-45.

March 6, 2023
Whitemarsh Township
Attention: Richard L. Mellor, Jr., Manager
Reference: 6114 & 6202 Sheaff Lane
Waiver Requests

7. §105-47.A – The applicant is requesting a waiver from the requirement that sidewalks be installed to allow sidewalks not to be installed.
8. §105-48.A. – The applicant is requesting a waiver from the requirement that the applicant install street trees along all streets where suitable trees do not exist to allow no additional street trees to be planted.
9. 105-52 – The applicant is requesting a waiver from the requirement to provide buffer yards between land developments and along existing streets to soften visual impact.

Waiver request added.

10. §105-53.D – The applicant is requesting a waiver from the requirement that the applicant dedicate land in the amount of ten (10%) percent to the total site area for park and recreational uses or pay a fee-in-lieu of dedication to allow no dedication of land for park and recreation use, nor the payment of a fee in-lieu-of dedication.
11. §105-73.A. – The applicant is requesting a waiver from the requirement that sidewalks be installed to allow no sidewalks to be installed.
12. §105-74.A – The applicant is requesting a waiver from the requirement that curbs be installed, if in the opinion of the Board of Supervisors, they are necessary to allow no curbs to be installed.
13. §105-83 – The applicant is requesting a waiver from the requirement that street trees and other plantings are required.

Waiver request added.

Please do not hesitate to contact our office with any questions you may have.

Sincerely,



Timothy F. Woodrow, P.E.
President
Woodrow & Associates, Inc.

TPW/del

Cc: Charles Guttenplan, Director of Planning & Zoning/Zoning Officer – Whitemarsh Township
Lance Bachman – Property Owner



March 30, 2023

File No. 2023-03046

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

Reference: Preliminary/Final Minor Subdivision
6114 & 6202 Sheaff Lane
Whitemarsh Township, Montgomery County, Pennsylvania
SLD #02-23

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Preliminary/Final Minor Subdivision Plan Submission consisting of a 1-Sheet Plan prepared by Woodrow & Associates, Inc., dated March 2, 2023, and last revised March 6, 2023. The following comments are offered for your consideration:

SUMMARY OF WAIVERS REQUIRED/REQUESTED

<u>Section</u>	<u>Description</u>
1. 105-12(D)	The applicant is requesting a waiver from the requirements of this section of the ordinance to not require separate Preliminary and Final plan submissions, and to allow the submissions to be considered contemporaneously.
2. 105-23(B)(1)(l)	The applicant must revise the waiver request from section 105-21(B)(1)(n) to request a waiver from the requirements of section 105-23(B)(1)(l) of the ordinance, which requires the plans to show existing principal buildings (and their respective uses), and driveways on the adjacent peripheral strip: sewers lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets. We have no objection to the granting of this waiver.
3. 105-21.1(K)(2)	The applicant is requesting a waiver from the requirements of this section of the ordinance to not require a traffic study to be prepared. Since no additional trips are being generated, this waiver is not required.
4. 105-23(B)(1)(e)	The applicant must revise the waiver request from section 105-23(B)(1)(f) to request a waiver from the requirements of section 105-23(B)(1)(e) of the ordinance to allow the location map to be shown at a scale of 1"=1000' instead of 1"=800'. We have no objection to the granting of this waiver.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

<u>Section</u>	<u>Description</u>
14. 105-23(A)(3)	The boundary line for the viewport should be turned off for clarity, so as not to be confused as a property line.
15. 105-21(B)(1) (d)[1]	The Riparian Corridor Conservation District shall be shown as an overlay to the existing underlying districts in accordance with Section 116-159 of the Township Code. The plans must be revised to show a Zone 1 Riparian Corridor having a minimum width of 25 feet from the outer edge of any wetlands and/or water bodies.
16. 105-23(B)(1)(r)	The Floodplain Conservation District must be revised in accordance with Section 116-159 of the Township Code, which states that the District shall include areas adjoining any watercourse, drainage course, or body of water subject to inundation or overflow; as defined by the most recent revision of the FEMA Flood Insurance Study, or the presence of floodplain soils, including Bowmansville silt loam (Bo) and Hatboro silt loam (Ha). The plans must be revised to indicate the location of the Floodplain Conservation District, in compliance with this section of the ordinance.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, P.E.
Township Engineer
Gilmore & Associates, Inc.

KH/sl

cc: 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*)
Mr. Craig McAnally – Acting Assistant Township Manager
Mr. Robert A. Sztubinski, B.C.O. – Director of Building & Codes (*via email*)
Mr. Nick Weaver – Fire Marshal
Lance & Emily Bachman – Owner/Applicant
Mr. Gary A. Tilford, PLS – Woodrow & Associates, Inc., Applicant's Surveyor

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, 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
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 30, 2023

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

Re: MCPC #23-0034-001

Plan Name: Minor Subdivision (Reverse) 6114 & 6202 Sheaff Lane
Consolidation of two (2) tax parcels into one (1) lot comprising 16.0 acres
Situate: Sheaff Lane (west)/ Skippack Pike (north)
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 8, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicants, Lance and Emily Bachmann, have submitted a subdivision plan proposing the consolidation of two (2) existing lots with the elimination of the existing lot lines to create a new 16.0 acre lot. The plan states that no new construction is proposed with this submission. The lot at 6114 Sheaff Lane is approximately 11.02 acres (Tax Parcel # 65-00-10544-02-4) and situated in this lot is an existing 40,512 sq. ft. pond and associated riparian and wetland areas. They are within the township's Riparian Corridor Conservation District. The second lot at 6202 Sheaff Lane (Tax Parcel # 65-00-10552-00-3), is 5.18 acres and has an existing 2-story residence and a nearby garage/guest house.

The lots lie within the AAAA- Residential District which requires a 90,000 sq. ft. minimum lot area and the applicants' proposed combined lot area is 697,196 sq. ft. (+/- 16.0 acres). The plan is accompanied by a request for 11 waivers from the Whitemarsh Township Subdivision and Land Development Ordinance. The plan proposes no new construction or related improvements with the submission of the plan.



COMMENT & RECOMMENDATION

We have not identified any planning, transportation, design or other issues that should be addressed in the consideration of this subdivision (reverse) plan. Nonetheless the township should ensure that the plan meets all appropriate municipal and land use regulations and other codes prior to granting approval.

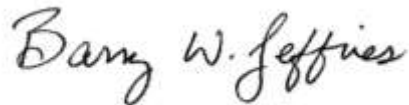
CONCLUSION

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 #23-0034-001 has been set aside for the applicant' 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, PE, Township Engineer
David Sander, Esq., Township Solicitor

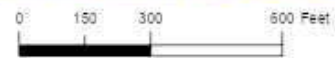
Attachments:
Aerial & Site Plan

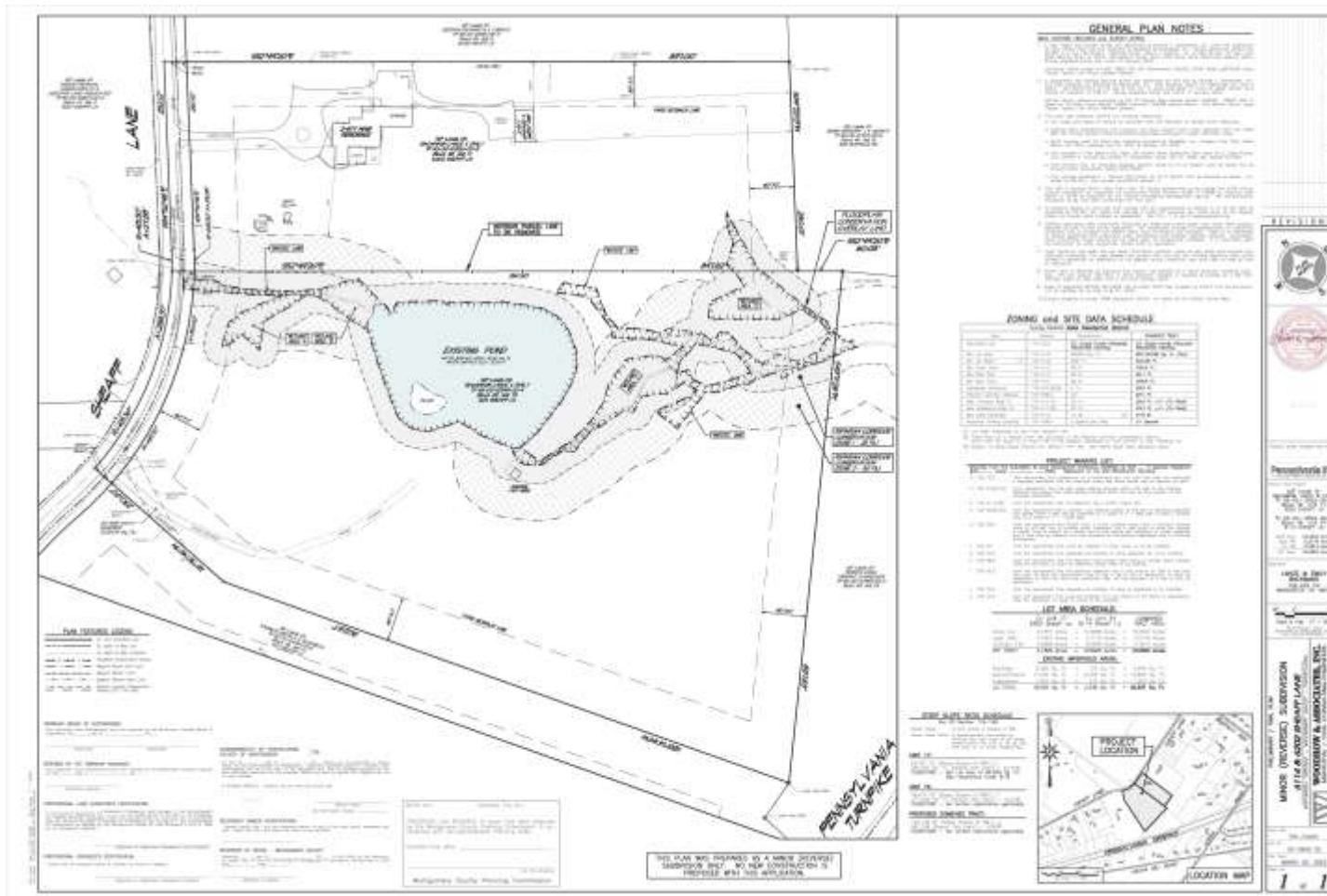
ATTACHMENTS A & B



6114 & 6202 Sheaff Lane
MCPC#230034001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
P.O. Box 311, Norstown PA, 19044-0311
(412) 678-3723 (412) 678-3344
www.montcopa.org/planning
Aerial photography provided by Aerialmap





April 13th, 2023

Via Email Only

To: Craig T. McAnally
cmcanally@whitemarshwp.org
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444-1821

From: John R. Hosbach, Jr.
Registered Consulting Arborist

Re: 6114 Sheaff Lane

Dear Craig,

Per your directive ,I visited the above location this morning as directed.

Purpose of visit:

Inspect clearing and tree removal completed by owner recently onsite.

Per our meeting this morning with Vince, Mr Bachmanns Project Manager, I was informed that several dead Ash have been removed, along with visible brush hog cutting of invasive underbrush (eg: Morrows Honeysuckle, Privet. There are several dead tree sections pushed together that will be removed. Vince advised that no more cutting in the area between pond and Shaeffer Lane is scheduled.

No healthy trees were removed.

Please don't hesitate to call with questions,



John Rockwell Hosbach Jr., RCA, Urban Forester | Principal