



**Planning and Zoning  
Department**

616 Germantown Pike, Lafayette  
Hill, PA 19444-1821

484-594-2625

[www.whitemarshtwp.org](http://www.whitemarshtwp.org)

Subdivision and Land Development Cover  
Page for SLD # 03-25

Project Name:  
14 Marple Lane Subdivision

Address: 14 Marple Lane

Date: 4.10.25

Status: UNDER REVIEW

**Updates:**

- Montgomery County Planning Commission Review- 4.28.25
- Zoning Ordinance Compliance Review- 5.2.25
- Revised Plans- 6.4.25



**This Checklist and the following items MUST be submitted to the Township, completed in their entirety, at the time of submission for the Township to accept a subdivision/land development application.**

**This checklist page must be filled out after printing the completed form starting on page 2 where applicable.**

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
<u>KUH</u>	Whitemarsh Township Checklist	_____
<u>KUH</u>	Whitemarsh Township Application (Signature <u>MUST</u> Be Original)	_____
<u>KUH</u>	Whitemarsh Township Request for Modification (Signature <u>MUST</u> Be Original)	_____
<u>KUH</u>	Whitemarsh Time Waiver Form (Signature <u>MUST</u> Be Original)	_____
<u>N/A</u>	Whitemarsh Township Escrow (Payable to Whitemarsh Township; credit card payment accepted in person)	_____
<u>KUH</u>	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
<u>KUH</u>	Shade Tree Commission Checklist for Compliance with Chapter 55 (attached)	_____
<u>N/A</u>	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)	_____
<u>N/A</u>	Stormwater Management Plan & Supporting Calculations (if applicable)	_____
<u>N/A</u>	Supplemental Documents Applicable to a Specific Application	_____
<u>KUH</u>	List of Encumbrances (Book & Page Numbers) (if applicable)	_____
<u>KUH</u>	Three (3) Complete Sets of All Application Materials	_____
<u>KUH</u>	PDF or Link to Digital File of Each Component of the Application	_____




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 Whitmarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitmarsh 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 Whitmarsh 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 Whitmarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: 4/1/2025

Signature:   
(Original Signature must be submitted)

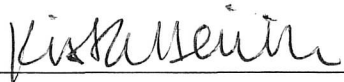
Printed Name: KRISTA HEINRICH

I, (name) KRISTA HEINRICH (title) TOWNSHIP ENGINEER of

(entity submitting application) WHITEMARSH TOWNSHIP do hereby affirm

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

Date: 4/1/2025

Signature:   
(Original Signature must be submitted)

RECEIVED  
APR 01 2025

WHITEMARSH TOWNSHIP  
ZONING & ENGINEERING

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

Date: 3/25/2025

Granted to: Whitemarsh Township Board of Supervisors

Name of Subdivision and/or Land Development: 14 MARPLE LANE SUBDIVISION

On or about 3/25/2025, 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: 3/25/2025

Signature:

Krista Heinrich

(Original Signature must be submitted)

Printed Name:

KRISTA HEINRICH

Firm Name:

WHITEMARSH TOWNSHIP/ GILMORE

(if applicable)

Title:

TOWNSHIP ENGINEER

(if applicable)

**RECEIVED**  
APR 01 2025

**WHITEMARSH TOWNSHIP  
ZONING & ENGINEERING**

**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).

SEE ATTACHED

Name of Subdivision and/or Land Development: \_\_\_\_\_

14 MARPLE LANE SUBDIVISION

Date: \_\_\_\_\_

4/1/2025

Signature: \_\_\_\_\_

K. Stalder

(Original Signature must be submitted)



**Applicant Name:** WHITEMARSH TOWNSHIP  
**Development Name:** 14 MARPLE LANE SUBDIVISION  
**Location of Property:** 4006 BUTLER PIKE / 14 MARPLE LANE  
**Date:** 4/1/2025

**PROJECT COVER SHEET – Approved at June 6, 2023 Shade Tree Commission Meeting**

To verify fulfillment of Chapter 55 Ordinance requirements for:

1. Maximum Tree Removal – 55-4B
2. Tree Replacement – 55-4D(6)(a)
3. Substitutions for Replacements – 55-4F
4. Replacement Tree Species – 55-4E
5. Tree and Shrub requirements for Chapters other than Chapter 55

**Complete the following tables, filling in data for each lettered item, and resolving each Compliance Test. In accordance with 55-4C(4)(e), provide this completed Cover Sheet together with the Landscape Plan.**

Citations to Sections of Chapter 55 are provided for the convenience of the Applicant. Other Chapters of the Whitemarsh Township Code and other sections of Chapter 55, such as 55-2 Definitions, may be relevant. In the event of an inconsistency between this Cover Sheet and any provision of the Code, the language of the Code shall be controlling.

**1) Calculation of Requirement for Maximum Tree Removal – 55-4B:**

A.	<b>Total of all existing Trees on the lot with DBH of 6" or greater, per 55-4C(3)(a).</b>	SEE ARBORIST'S REPORT
B.	33% of line (A) = <b>maximum existing Trees which may be Removed.</b>	11 11
C.	Provide <b>number of existing Trees proposed to be Removed by the Applicant, per 55-4C(3)(a).</b>	0
<b>COMPLIANCE TEST:</b> If Line (C) is greater than Line (B), the Applicant's proposal is not in compliance with the requirement that no more than 33% of trees having a DBH of six inches or greater may be removed.		LINE (C) < LINE (B)



**2) Calculation of Replacement Requirement for Removed Trees having a DBH of Six Inches or Greater 55-4D(6)(a):**

D.	<b>Total DBH of all existing Living and Healthy Trees (as determined per 55-4A) having a DBH of 6" or greater that are proposed to be Removed, per 55-4C(3)(a).</b>	0
E.	<b>Total DBH of all Living and Healthy Trees (as determined per 55-4A) having a DBH of 6" or greater, removed within five years prior to the submission of application, per 55-4C(3)(b).</b>	0
F.	<b>Sum of line (D) and line (E) = Total DBH that must be replaced for all Removed Living and Healthy Trees.</b>	0
G.	<b>Total Caliper inches of <u>Canopy</u> Replacement Trees proposed to be planted by the Applicant (as shown on the Landscape Plan) per 55-4D(6)(a). Each Canopy Replacement Tree shall have a minimum Caliper of three inches.</b>	0
	<b>COMPLIANCE TEST:</b> If Line (G) is less than Line (F), the Applicant's proposal is not in compliance with the minimum Canopy Tree Replacement Requirement. To comply with this requirement, the Applicant may request a waiver from the Shade Tree Commission to permit limited substitutions per 55-4F. If so, proceed to Substitution calculation (3) below.	

**3) Calculation of maximum Proposed Substitutions for Replacement Canopy Trees – 554F, subject to certain limitations and approval by the Shade Tree Commission.**

H.	<b>40% of line (F) (round fractions <u>down</u> to a whole number) = maximum Caliper of required Replacement Canopy Trees that may be substituted with Understory Trees and/or FIL, upon STC approval, per 55-4F.</b>	0
I.	<b>Line (F) less Line (G) = Shortfall in <u>DBH</u> compliance with the minimum Canopy Tree Replacement Requirement, per 55-4D(6)(a).</b>	0
	<b>COMPLIANCE TEST:</b> If line (H) is less than line (I), the deficit of minimum Canopy Tree Replacement requirement, per 55-4D(6) cannot be fully compensated with Substitutions, per 55-4F.	



J.	Line (I) divided by 3" (round fractions <u>up</u> to a whole number) = <b>Shortfall in the <u>number</u> of required 3" Canopy Replacement Trees.</b>	0
K.	Provide the <b>total number of substitution Understory Trees proposed to be planted</b> by the Applicant, per 55-4F(1).	0
L.	Line (K) divided by two = <b>Number of required 3"-cal. Replacement Canopy Trees being substituted with Understory Trees</b> per 55-4F(1).	0
M.	Line (J) less Line (L) = <b>Number of required 3"-cal. Replacement Canopy Trees proposed by the Applicant to be substituted with payment of in-lieu fees</b> , per 55-4F(2). <b>NOTE:</b> Review proposed Landscape Plan to ensure that the use of Replacement Understory Tree substitutes has been maximized prior to calculating the number of substitutes via in-lieu fees, per 55-4F(4).	0
N.	Sum of Line (L) and Line (M) = <b>Total proposed number of Replacement Canopy Trees being substituted per 55-4F.</b>	0
O.	Line (N) multiplied by 3" = <b>Total shortfall of DBH to be fulfilled with substitutions</b> as proposed by this Landscape Plan.	0
	<b>COMPLIANCE TEST:</b> If (O) is greater than (H), the Applicant's proposal has exceeded the 40% maximum eligible for consideration for Replacement substitutions, per 55-4F, and is not in compliance.	
P.	Sum of Line (O) and (G) = <b>Total Caliper compensation for Removed Trees</b> as provided by this proposed Landscape Plan.	0
	<b>COMPLIANCE TEST:</b> If (P) is less than (F), the Applicant's proposal is not in compliance with the Tree Replacement Requirement.	

**4) Compliance with Species Requirement of Replacement Trees – 55-4E:**

Q.	<b>Total number of proposed Canopy Replacement Trees</b> , per 55-4C(4)(c).	0
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R.	75% of line (Q) (round fractions <u>up</u> to the next whole number) = <b>Minimum required number of Native Species Replacement Canopy Trees, per 55-4E.</b>	0
S.	Provide the <b>number of proposed Native Species Canopy Replacement Trees, per 55-4C(4)(c).</b>	0
	<b>COMPLIANCE TEST:</b> If Line (S) is less than Line (R), the Applicant's proposal is not in compliance with the 75% Native Species requirement for Replacement Canopy Trees, per 55-4E.	
T.	Provide the <b>number of proposed Native Species Understory Trees.</b>	0
	<b>COMPLIANCE TEST:</b> If Line (T) is less than line (K), the Applicant's proposal is not in compliance with the 100% Native Species requirement for Replacement Understory Trees.	



5) Compliance with Landscaping Requirements of Other Code Chapters. Complete the following Tables for each applicable requirement.

**REQUIRED TREES:**

A	B	C	D*	E	F**
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Trees	Credits for Preserved Trees per 55-4D(5)	Proposed # of Trees	Column (C) less Columns (D) and (E)

**\*NOTE:** Column (D) Credits are strictly limited to calculating Chapter 105-52 Buffer yards, in accordance with 55-4D(5).

**\*\*NOTE:** When the result in Column (F) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.

**REQUIRED SHRUBS:**

A	B	C	D	E*
Full Code Citation: Chapter; sub-chapter, etc.	Subject matter as indicated in Code caption	Required # of Shrubs	Proposed # of Shrubs	Column (C) less Column (D)



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***\*NOTE: When the result in Column (E) is greater than zero, the Applicant's proposal is not in compliance with the applicable Code requirement.***

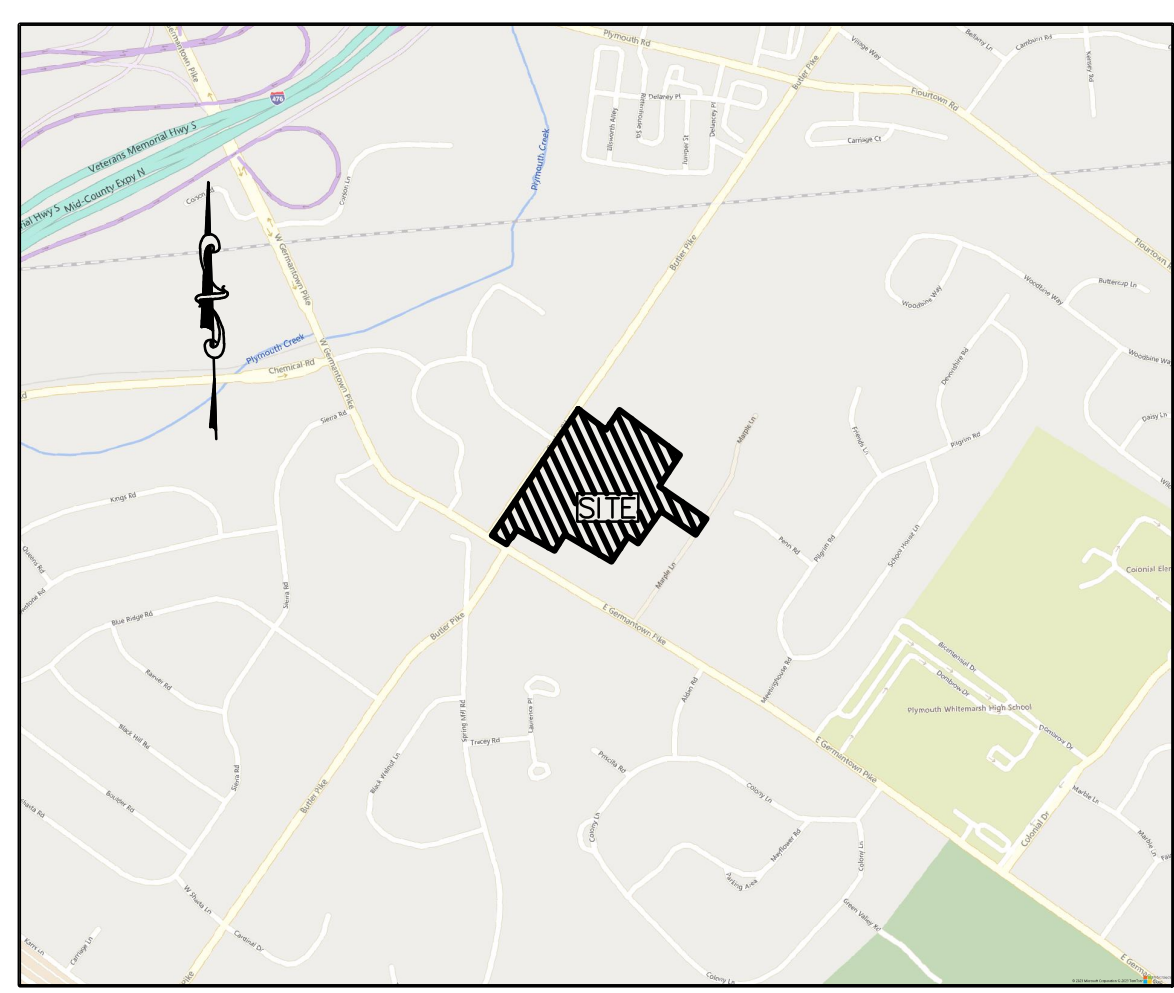
# PRELIMINARY LAND DEVELOPMENT PLANS

FOR

WHITEMARSH TOWNSHIP

# MARPLE LANE SUBDIVISION

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP  
SCALE: 1"=1000'

OWNER/APPLICANT:

WHITEMARSH TOWNSHIP  
616 GERMANTOWN PIKE  
LAFAYETTE HILL, PA 19444  
610-825-3535

PROJECT LOCATION:

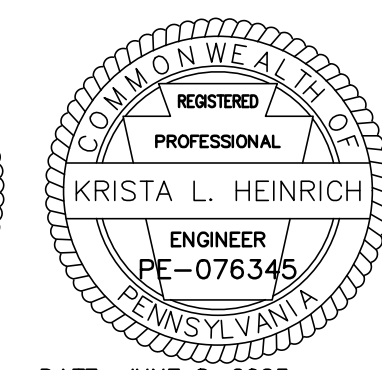
4006 BUTLER PIKE  
LAFAYETTE HILL, PA 19444  
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

TAX PARCEL:

65-00-01234-00-6



DATE: JUNE 8, 2023



DATE: JUNE 8, 2023



SHEET NO.:

1 OF 4

C:\MUNICIPAL\2022\2211057-Whit\_Marple\_Lane\_Subdivision\DESIGN\CAD\Production Drawings\22-11057\_TTL.dwg, Layout: TTL, Plotted By: ekane, on Mon Mar 24, 2025 at 10:48am





SHEET LIST

NO.	Sheet Title
1	TITLE
2	EXISTING FEATURES PLAN
3	RECORD PLAN
4	RECORD PLAN NOTES

ZONING TABLE:  
(ARTICLE XXXVII VILLAGE COMMERCIAL DISTRICT)

	REQUIRED (<5 AC.)	REQUIRED (5-15 AC.)	LOT 1 PROVIDED	LOT 2 PROVIDED
1. MAX. NON-RESIDENTIAL BUILDING FOOTPRINT (SF) FOR NEW CONSTRUCTION ONLY	N/A	N/A	N/A	N/A
2. MAX. RESIDENTIAL BUILDING FOOTPRINT (SF) FOR NEW CONSTRUCTION ONLY	N/A	N/A	N/A	N/A
3. MAX. BUILDING FOOTPRINT (SF) FOR PRE-1940S BUILDING W/ ADDITIONS	8,000	10,000	4,948	1,186
4. MAX. BUILDING HEIGHT	3 STORIES, < 42.0'	3 STORIES, < 42.0'	COMPLIES	COMPLIES
5. MAX. BUILDING FACADE	75.0 FT	100.0 FT	COMPLIES	COMPLIES
6. MAXIMUM BUILDING COVERAGE	30%	40%	1.2%	5.6%
7. MAX. IMPERVIOUS COVERAGE	50%	65%	2.3% (9,884 SF)	10.9% (2,305 SF)
8. MAX. IMPERVIOUS COVERAGE IF PROVISIONS ARE MADE FOR SHARED PARKING WITH SHARED DRIVEWAYS TO ADJACENT PROPERTIES OR LANDSCAPING	N/A	N/A	N/A	N/A
9. MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING	50%	35%	COMPLIES	COMPLIES
10. MINIMUM LOT WIDTH AT BUILDING SETBACK LINE	100.0 FT	250.0 FT	NO CHANGE	NO CHANGE
11. MINIMUM STREET FRONTAGE	50.0 FT	100.0 FT	NO CHANGE	NO CHANGE
12. MINIMUM BUILDING SEPARATION	15.0 FT	25.0 FT	NO CHANGE	NO CHANGE

	REQUIRED (<5 AC.)	REQUIRED (5-15 AC.)	LOT 1 (9.73 AC) PROVIDED	LOT 2 (0.484 AC) PROVIDED
MINIMUM FRONT YARD	MIN. 50% AND MAX. OF 90% OF BUILDING FACADE SHALL BE LOCATED 10 FT FROM ULTIMATE ROW	MIN. 30% AND MAX. OF 70% OF BUILDING FACADE SHALL BE LOCATED 15 FT FROM ULTIMATE ROW	NO CHANGE	NO CHANGE
MINIMUM SIDE YARD	5.0 FT*	15.0 FT**	NO CHANGE	11.84 FT (NC)
MINIMUM REAR YARD	5.0 FT*	15.0 FT**	NO CHANGE	165.4 FT

\* IF/WHEN ADJACENT TO A RESIDENTIALLY ZONED AND/OR USED PROPERTY, THE MINIMUM SETBACK SHALL BE 25 FEET.  
\*\* IF/WHEN ADJACENT TO A RESIDENTIALLY ZONED AND/OR USED PROPERTY, THE MINIMUM SETBACK SHALL BE 45 FEET.  
NC = EXISTING NONCONFORMITY.

GENERAL NOTES

- PROPERTY KNOWN AS TAX PARCEL 06-00-01234-00-6 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN MARCH OF 2023 AND THE REFERENCED INFORMATION LISTED HEREON. IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- VERTICAL DATUM IS NAVD83 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEWNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEWNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- PROPERTY IS LOCATED IN FLOOD ZONE X, PER REFERENCE MAP NO. 42091C0357G EFF.3/2/2016. PANEL 357 OF 451.
- THIS PLAN IS STRICTLY FOR SUBDIVISION ONLY. FUTURE DEVELOPMENT OF LOTS 1 & 2 SHALL BE SUBJECT TO FUTURE LAND DEVELOPMENT PLAN SUBMISSION.
- ALL ULTIMATE RIGHT-OF-WAY AREAS ARE OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION OVER SUCH AREAS.
- ALL REQUIRED IMPROVEMENTS ALONG THE STREET FRONTAGE WILL BE DEFERRED UNTIL SUCH TIME AS LOT 1 AND 2 IS EVER DEVELOPED.
- ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS, AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE WHITEMARSH TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN THEIR NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER WITH EXCEPTION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
- ALL EXISTING VEGETATION ALONG THE PERMETER OF THE SITE SHALL BE PRESERVED.
- OFF-STREET PARKING REQUIREMENTS WILL BE PROVIDED IN SUBSEQUENT LAND DEVELOPMENT SUBMISSIONS, AS PER §116-184 OF THE WHITEMARSH ZONING ORDINANCE.
- ALL PROPOSED SIGNS ARE SUBJECT TO §116-207.1, 116-208, 116-209 OF THE WHITEMARSH ZONING ORDINANCE.
- PROPOSED LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER SERVICE.

T.M.P. 06-00-01234-00-6

OWNERS ACKNOWLEDGEMENT:

TO ALL TO WHOM THESE PRESENTS MAY COME, KNOW YE THAT I/WE \_\_\_\_\_ HAVE LAID OUT UPON MY/OUR LAND SITUATED IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(SIGN & PRINT NAME)

(SIGN & PRINT NAME)

COMMONWEALTH OF PENNSYLVANIA - COUNTY OF BUCKS:  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

MONTGOMERY COUNTY PLANNING COMMISSION NOTATION:  
MCP# # \_\_\_\_\_ PROCESSED AND REVIEWED, REPORT PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. \_\_\_\_\_ CERTIFIED THIS DATE \_\_\_\_\_

MONTGOMERY COUNTY PLANNING COMMISSION

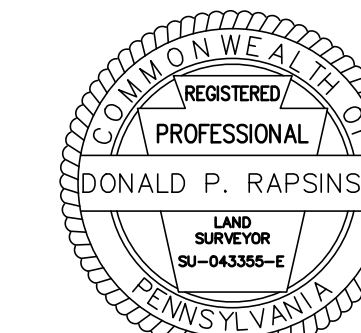
RECORDING CERTIFICATION - COUNTY OF MONTGOMERY:  
THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_ ON \_\_\_\_\_ 20\_\_\_\_.  
(RECORDER OF DEEDS)

TOWNSHIP ENGINEER APPROVAL:  
THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(TOWNSHIP ENGINEER)  
BOARD OF SUPERVISORS' APPROVAL:  
THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH AT A PUBLIC MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

I, DONALD P. RAPSINSKI, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN COMPLETED REPRESENTS A SURVEY OF T.M.P.'s 65-00-01234-006 COMPLETED UNDER MY SUPERVISION ON \_\_\_\_\_ THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SU-043355-E  
(REGISTRATION NUMBER) SIGNATURE DATE



PENNSYLVANIA ONE CALL SYSTEM, INC.  
925 Fawn Run Road  
West Mifflin, Pennsylvania  
15122 - 1078

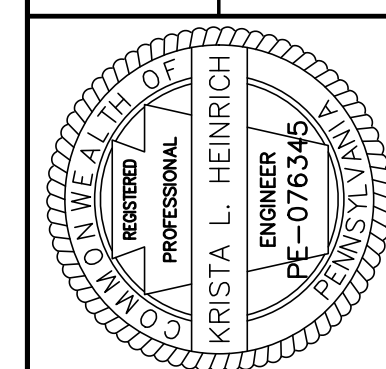


BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
NON-MEMBERS MUST BE CONTACTED DIRECTLY  
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH  
SERIAL NO. 20230951119, 20230951181

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
165 EAST BUCKLEVA, SUITE 100, NEW BRITAIN, PA 17857 (717) 344-5300 www.gilmore-associates.com



DATE: JUNE 8, 2023

REV.	DESCRIPTION	DATE	BY
0	PRELIMINARY PLANS (DRAFT)	06/08/23	CMK

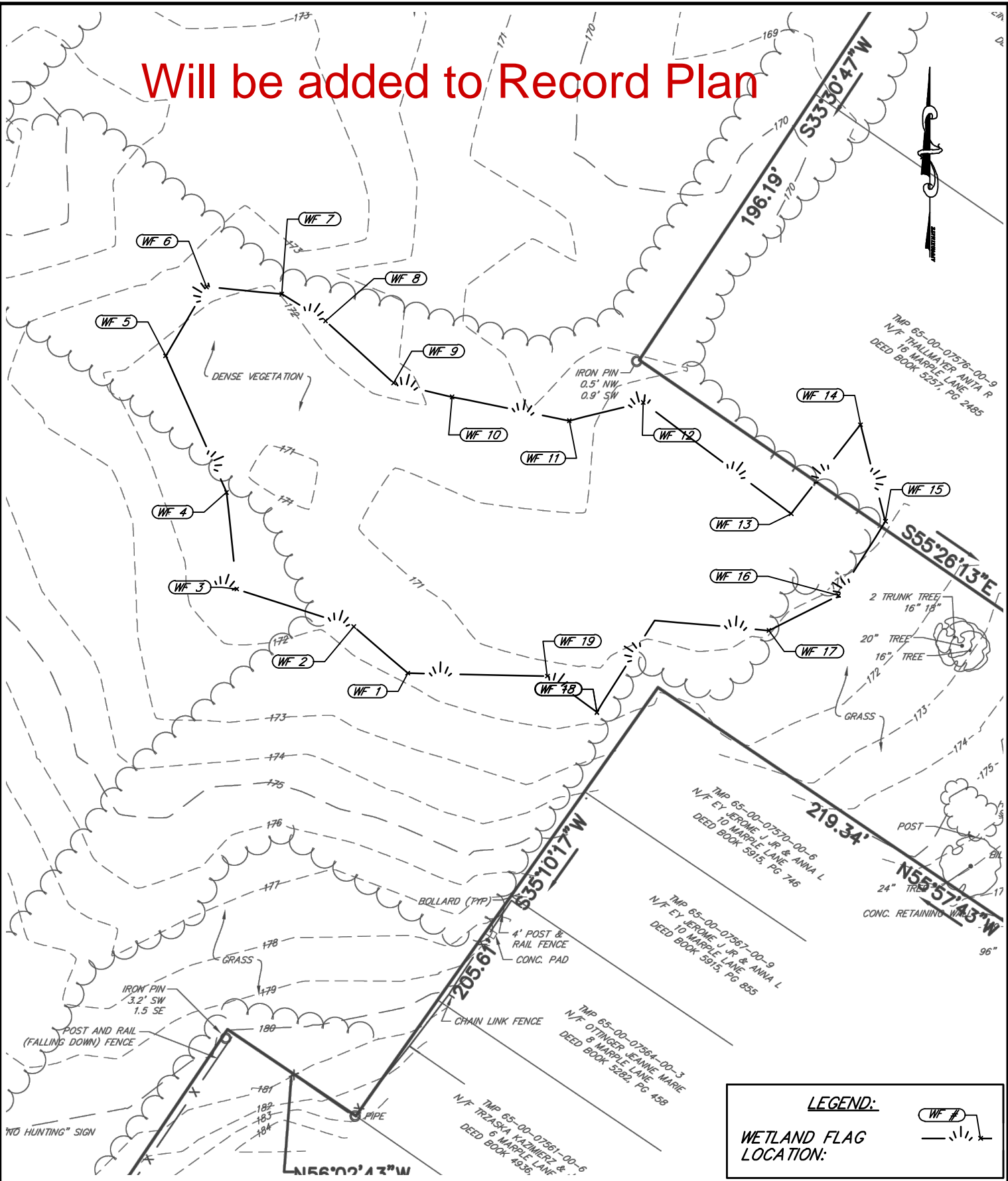
LAND DEVELOPMENT PLAN  
**MARPLE LANE SUBDIVISION**  
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
RECORD PLAN NOTES

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
PROJECT No.: 2211057  
OWNERS INFO:  
WHITEMARSH TOWNSHIP  
616 GERMAN TOWN PIKE  
LAFAYETTE HILL, PA 19444  
610-825-3535  
MUNICIPAL FILE No.: #  
TAX MAP PARCEL No.: 65-00-01234-006  
TOTAL AREA: 10.215 AC TOTAL LOTS: 2  
DATE: 06/08/23 SCALE:  
DRAWN BY: CMK CHECKED BY: KLH  
SHEET NO.: 4 OF 4

C:\MUNICIPAL\2022\2211057-WhT\_Marple Lane Subdivision\DESIGN\CAD\Production Drawings\22-11057 RCD.dwg Layout: RECORD PLAN NOTES Plotted By: ckone, on Mon Mar 24, 2025 at 10:49am

NOT APPROVED FOR CONSTRUCTION

Will be added to Record Plan



**GILMORE & ASSOCIATES, INC.**  
**ENGINEERING & CONSULTING SERVICES**  
 65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330

**FIGURE 2: WETLAND DELINEATION PLAN**  
**MARPLE LANE**  
 PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

<b>DRAWN BY:</b> DPK	<b>JOB NO.:</b> 22-11057	<b>DATE:</b> 05/02/2025	<b>SCALE:</b> 1"=50'
-------------------------	-----------------------------	----------------------------	-------------------------



April 1, 2025

File No. 2022-11057

Mr. Craig T. McAnally - Township Manager  
Whitemarsh Township Municipal Building  
616 Germantown Pike  
Lafayette Hill, PA 19444

RECEIVED  
APR 01 2025

WHITEMARSH TOWNSHIP  
ZONING & ENGINEERING

Reference: Preliminary/ Final Minor Subdivision Plan  
14 Marple Lane Subdivision  
Whitemarsh Township, Montgomery County, Pennsylvania

Dear Mr. McAnally:

As requested, we have prepared plans for the above referenced Preliminary/ Final Minor Subdivision. The following waivers will be required:

- | <u>Section</u>        | <u>Description</u>  |
|-----------------------|---|
| 1. 105-21.1(K)(2)     | A waiver is being requested to not require a traffic impact fee in the amount of Two Thousand Five Hundred and Twenty-Nine Dollars (\$2,529.00) per anticipated peak hour trip.   |
| 2. 105-23(A)(1)       | A waiver is being requested to allow the plans to be drawn at a scale of 1"=40 feet, where this section of the ordinance requires that the plan shall be drawn at a scale of one inch equals 50 feet or one inch equals 100 feet.   |
| 3. 105-23(B)(1)(d)[5] | A waiver is being requested to not require the plans to list the Steep slope ratio with supporting calculations.  |
| 4. 105-23(B)(1)(l)    | A waiver is being requested to not require the plans to show existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer 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. |
| 5. 105-30             | As defined by Section 105-29(C) and 105-30(A), streets adjacent to the site are subject to the following requirements:  |

Street Name	Classification	Required Ultimate R.O.W	Required Cartway Width	Curbs	Sidewalks	Tree Zone
Germantown Pike	Arterial	*	*	Required	Required	Required
Butler Pike	Arterial	*	*	Required	Required	Required
Marple Lane	Local Street	56 feet	36 feet	Required	Required	Required

\* As recommended by the Pennsylvania Department of Transportation or the Montgomery County Roads and Bridges Department, whichever is applicable.

A waiver is being requested to not require the required right-of-way, cartway widths, curbs, sidewalks and Tree Zone, to allow the existing condition to remain.

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

	<u>Section</u>	<u>Description</u>
6.	105-32(B)	A waiver is being requested to not require Marple Lane, a private street, to have a right-of-way width and a horizontal and vertical alignment consistent with the requirements for public streets. Marple Lane has an existing right-of-way width of 20 feet, and a cartway width of approximately 15 feet.
7.	105-46	A waiver is being requested to not require the installation of curbs on Bethlehem Pike, Butler Pike or Marple Lane.
8.	105-47(A)	A waiver is being requested to not require the installation of sidewalks on Bethlehem Pike, Butler Pike or Marple Lane.
9.	105-48	A waiver is being requested from the requirements of this section of the ordinance, which requires the installation of street trees along all streets where suitable trees do not exist.
10.	105-52(B)(2)	A waiver is being requested from the requirements of this section of the ordinance, which requires that all buffers shall have a minimum width of 50 feet.
11.	105-53(D)	A waiver is being requested to not require the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use.
12.	105-56(A)(1)	A waiver is being requested to not require Marple Lane, a private street, to have a minimum cartway width of 26 feet and to allow the existing cartway to remain as is with an approximate width of 15 feet.
13.	105-56.1(C)	A waiver is being requested from the requirements of this section of the ordinance, which states that all developments in the Village Commercial (VC) District shall provide for future access to adjacent properties within the VC.
14.	105-56.1(G)(1)	A waiver is being requested from the requirements of this section of the ordinance, which states that, in the VC District, sidewalks shall be provided along all street lines and primary accessways and shall be six feet in width and of material compatible with surrounding area.
15.	105-56.1(G)(2)	A waiver is being requested from the requirements of this section of the ordinance, which states that, in the VC District, all driveways shall have concrete aprons to continue the sidewalks across the driveway or nondedicated street onto a property.
16.	105-56.1(I)	A waiver is being requested from the requirements of this section of the ordinance, which states that all VC subdistricts shall contain street lighting poles and fixtures as approved by the Board of Supervisors.
17.	105-56.1(J)(2)	A waiver is being requested from the requirements of this section of the ordinance, which states that, when any proposed nonresidential development abuts a residential use, a screen buffer, as required in the Subdivision and Land Development Code, § 105-52, shall be provided. In addition, there shall be a solid six-foot-tall fence with a mixture of evergreen landscaping outside the fence to create a solid visual barrier that will grow to 12 feet high within three years.
18.	105-69(C)	A waiver is being requested to not require improvements to be made to Bethlehem Pike, Butler Pike or Marple Lane.

<u>Section</u>	<u>Description</u>
19. 105-73	A waiver is being requested to not require sidewalks to be provided along Bethlehem Pike, Butler Pike or Marple Lane.
20. 105-74	A waiver is being requested to not require curbs to be provided along Bethlehem Pike, Butler Pike or Marple Lane.

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: Charles L. Guttenplan, AICP – Director of Planning and Zoning

O:\MUNICIPAL\2022\2211057-WshT\_Marple Lane Subdivision\correspondence\Waiver List.doc

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR  
JAMILA H. WINDER, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311  
NORRISTOWN, PA 19404-0311

610-278-3722  
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

April 28, 2025

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

Re: MCPC #25-0075-001  
Plan Name: 14 Marple Lane (Abolition Hall) Subdivision  
(2 lots/ 10.21 acres)  
Situate: Butler Pike (east) / Germantown Pike (north)  
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision and land development proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 2, 2025. We forward this letter as a report of our review.

## BACKGROUND

The applicant, the Township of Whitemarsh, has submitted for review a subdivision and land development plan that proposes the subdivision of the Abolition Hall tract into 2 lots. The subdivision will create 2 new lots: the smaller 0.484 acre lot at 14 Marple Lane (Lot #2) and the larger 9.73 acre lot (Abolition Hall & Hovenden House site) with frontage along Butler Pike and a small lot frontage on Germantown Pike. The tract is situated in the township's Village Commercial District (VC).

The 10.21 tract is owned by Whitemarsh Township and is a key contributing element of the Plymouth Meeting National Historic District. In 1971, it became the first National Historic District of the Commonwealth of Pennsylvania to be placed on the National Register of Historic Places. The subject property is approximately 10.0 acres and includes Abolition Hall, also listed on the National Register of Historic Places in 1971. It is a nationally significant site in the history of Pennsylvania's anti-slavery movement and important site in the Underground Railroad. The site includes Hovenden House, the



home of Thomas Hovenden, an acclaimed artist and professor at the Pennsylvania Academy of Fine Arts whose paintings hang in both the Philadelphia Museum of Art and The Metropolitan Museum of Art.

It is our understanding from several conversations we've had that it has been the township's desire since acquiring the Abolition Hall property that 14 Marple Lane would be subdivided and sold through a public bidding process. The subdivided lot has frontage on Marple Lane, which is an unimproved private lane. The lane dead-ends at a 10.0-acre open space lot that is owned by the township and is accessible from Woodbine Way. (Tax Parcel ID#65-00-1309-26-040).

### RECOMMENDATION

The Montgomery County Planning Commission (MCPC) has reviewed the subdivision and land development plan for the 14 Marple Lane (Abolition Hall) subdivision and generally supports this proposal. We have identified one issue that we believe merits the township's consideration. Given the national and regional significance of both Abolition Hall, Hovenden House and the township's stated goal of creating open space connections – we believe that future public access to the Abolition Hall site from Marple Lane should be secured with a public access easement in the sale of this property. This is discussed in greater detail below.

### COMMENT

#### ***Open Space Connection & Public Access Easement***

The township should consider the potential open space connection role that 14 Marple Lane may provide for future public access to the Abolition Hall tract. It is our understanding that the master-planning for this important site has been delayed and has recently resumed. We suggest that future site master plans may identify the need for additional public access connections to the site. Establishing an access easement area on 15 Marple Lane would ensure that the door for a potential open space connection to the Abolition Hall site would not be closed to this area. We recommend that a public access easement area 15-20 ft. wide be established along the southern boundary of 14 Marple Lane with the sale of this property.



## CONCLUSION

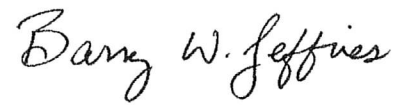
We generally support the proposed subdivision plan and recommend the township consider our comments as discussed above to its satisfaction. Please note that any comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC number #25-0017-001 has been set aside for the applicant's 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,

A handwritten signature in black ink that reads "Barry W. Jeffries". The signature is written in a cursive, flowing style.

Barry W Jeffries, ASLA, Senior Design Planner  
[bjeffrie@montgomerycountypa.gov](mailto:bjeffrie@montgomerycountypa.gov)  
(610) 278-3444

Aaron Kostyk, Chair, Whitemarsh Township Planning Commission  
David Sander, Esq., Township Solicitor  
Krista Heinrich, PE, Whitemarsh Township Engineer

**ATTACHMENTS A & B**

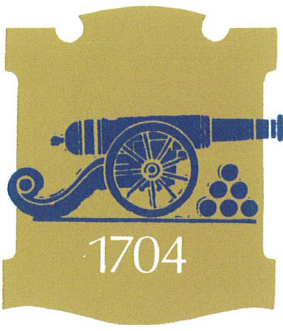


14 Marple Lane (Abolition Hall) Subdivision  
MCPC#250075001

Montgomery  
County  
Planning  
Commission  
Montgomery County, Courthouse - Planning Commission  
300 West 12th Street, Suite 1000, Harrisburg, PA 17104-4131  
tel 919 278-1723, fax 919 278-1041  
www.montcopa.org/planning  
Aerial photography provided by Google







# Whitemarsh TOWNSHIP

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

## BOARD of SUPERVISORS

Jacy Toll – Chair  
Fran McCusker– Vice Chair  
Vincent Manuele  
Elizabeth Moy  
Patrice Turenne

Craig T. McAnally  
Township Manager

May 2, 2025

Whitemarsh Township  
c/o Krista Heinrich, P.E., Township Engineer  
616 Germantown Pike  
Lafayette Hill, PA 19444

**RE: SLD #03-25; 14 Marple Lane (Abolition Hall) Subdivision  
Zoning Ordinance Compliance Review Letter**

Dear Ms. Heinrich:

Please accept this as a review of the Zoning Ordinance compliance issues for the above referenced Minor Subdivision application, based on the four-sheet plan set prepared by your office, Gilmore & Associates, Inc. dated June 8, 2023, with no noted revisions. The application proposes to subdivide the parcel addressed at 4006 Butler Pike, into two lots. Proposed Lot 1 would contain 9.73 acres with Abolition Hall, existing barn, and Hovenden House. Lot 2 is proposed to contain .484 acre and has an existing house and detached garage; the house is currently addressed as 14 Marple Lane. The Township plans to sell Lot 2; there is no development planned as a result of the proposed subdivision.

The subject parcel is in the Village Commercial District, Subdistrict 2 (VC-2), and is also located within the Plymouth Meeting Historic District.

We have identified the following zoning issue which must be addressed:


<u>Section</u>	<u>Issue/Comment</u>
1. §116-22.	A note should be added to the plans indicating that the permanent removal of topsoil from the Township is prohibited.

### Additional Comment

On Sheets 2 and 3, within Lot 1, the owner is listed as ‘Whitemarsh Township Community Art Center’. ‘Whitemarsh Township’ is the current owner; the plans should be updated.

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: Craig T. McAnally, Township Manager  
Robert A. Sztubinski, B.C.O., Director of Building and Codes  
Andrew Thomas, Township Fire Marsahl  
Sean P. Kilkenny, Esq., Township Solicitor

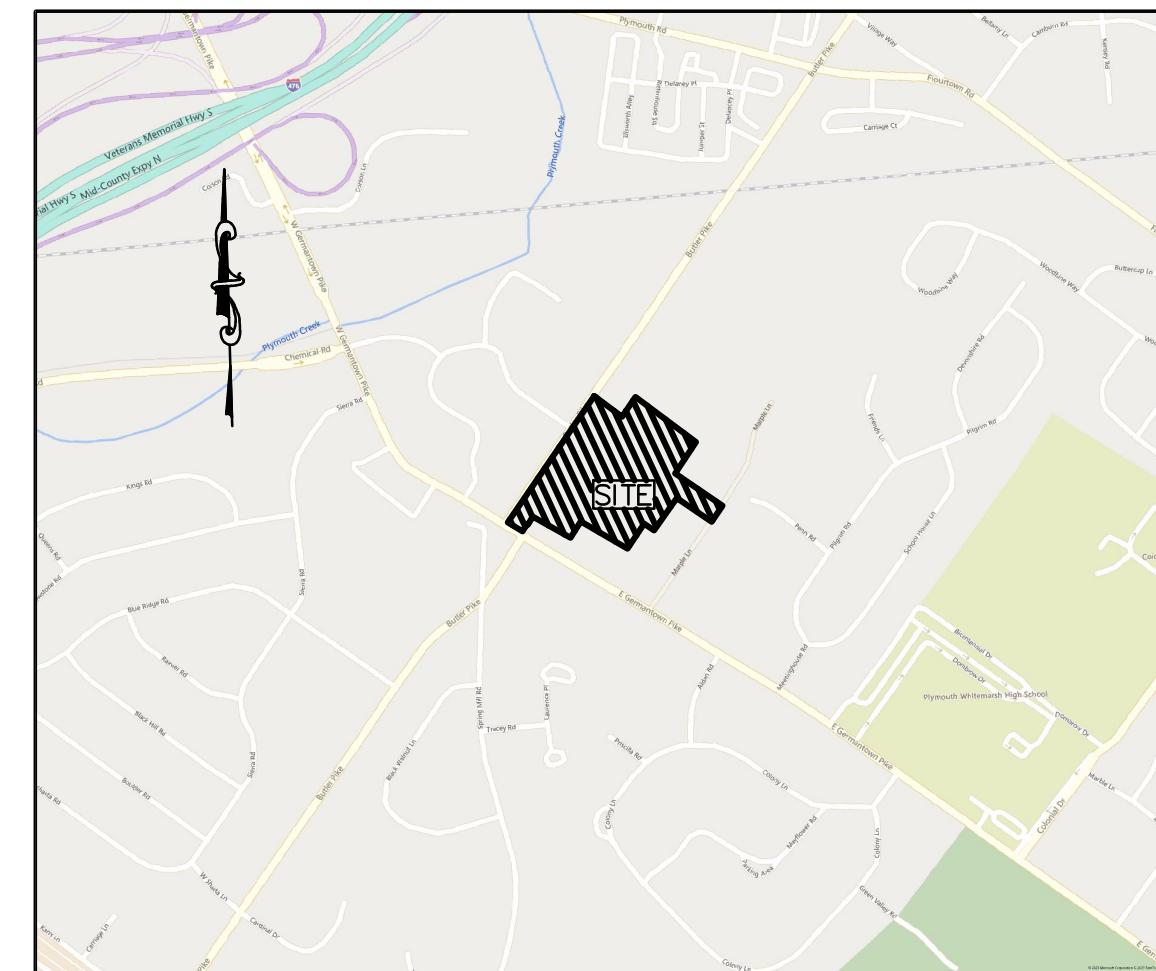
# PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

WHITEMARSH TOWNSHIP

# MARPLE LANE SUBDIVISION

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP



SCALE: 1"=1000'

**OWNER/APPLICANT:**

WHITEMARSH TOWNSHIP  
616 GERMANTOWN PIKE  
LAFAYETTE HILL, PA 19444  
610-825-3535

**PROJECT LOCATION:**

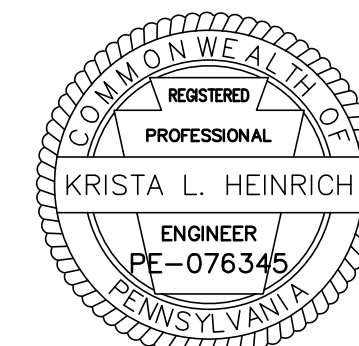
4006 BUTLER PIKE  
LAFAYETTE HILL, PA 19444  
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

**TAX PARCEL:**

65-00-01234-00-6



DATE: JUNE 8, 2023



DATE: JUNE 8, 2023



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

CORPORATE HEADQUARTERS  
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

2211057 MARPLE LANE SUBDIVISION - JUNE 4, 2025

**PLAN DATE: JUNE 8, 2023**

**LAST REVISED: June 4, 2025**

SHEET NO.:

1 OF 4





SHEET LIST

NO.	Sheet Title
1	TITLE
2	EXISTING FEATURES PLAN
3	RECORD PLAN
4	RECORD PLAN NOTES

ZONING TABLE:  
(ARTICLE XXXVII VILLAGE COMMERCIAL DISTRICT)

ZONING DISTRICT: VC-2 - VILLAGE COMMERCIAL - 2 AND RIPARIAN CORRIDOR CONSERVATION DISTRICT (RCCD)  
EXISTING/PROPOSED USE: MUSEUM (PERMITTED BY-RIGHT)  
AS PER §116-294 DIMENSIONAL AND COVERAGE STANDARDS  
TOTAL LOT AREA (EXCLUDING ROW)= 10.215 AC

	REQUIRED (<5 AC.)	REQUIRED (5-15 AC.)	LOT 1 PROVIDED	LOT 2 PROVIDED
1. MAX. NON-RESIDENTIAL BUILDING FOOTPRINT (SF) FOR NEW CONSTRUCTION ONLY	N/A	N/A	N/A	N/A
2. MAX. RESIDENTIAL BUILDING FOOTPRINT (SF) FOR NEW CONSTRUCTION ONLY	N/A	N/A	N/A	N/A
3. MAX. BUILDING FOOTPRINT (SF) FOR PRE-1940S BUILDING W/ ADDITIONS	8,000	10,000	4,948	1,186
4. MAX. BUILDING HEIGHT	3 STORIES, < 42.0'	3 STORIES, < 42.0'	COMPLIES	COMPLIES
5. MAX. BUILDING FACADE	75.0 FT	100.0 FT	COMPLIES	COMPLIES
6. MAXIMUM BUILDING COVERAGE	30%	40%	1.2%	5.6%
7. MAX. IMPERVIOUS COVERAGE	50%	65%	2.3% (9,884 SF)	10.9% (2,305 SF)
8. MAX. IMPERVIOUS COVERAGE IF PROVISIONS ARE MADE FOR SHARED PARKING WITH SHARED DRIVEWAYS TO ADJACENT PROPERTIES	N/A	N/A	N/A	N/A
9. MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING	50%	35%	COMPLIES	COMPLIES
10. MINIMUM LOT WIDTH AT BUILDING SETBACK LINE	100.0 FT	250.0 FT	NO CHANGE	NO CHANGE
11. MINIMUM STREET FRONTAGE	50.0 FT	100.0 FT	NO CHANGE	NO CHANGE
12. MINIMUM BUILDING SEPARATION	15.0 FT	25.0 FT	NO CHANGE	NO CHANGE

AS PER §116-295 BUILDING DIMENSIONS, LOCATION AND SETBACK STANDARDS

	REQUIRED (<2 AC.)	REQUIRED (2-15 AC.)	LOT 1 (9.73 AC) PROVIDED	LOT 2 (0.484 AC) PROVIDED
MINIMUM FRONT YARD	MIN. 50% AND MAX. OF 90% OF BUILDING FACADE SHALL BE LOCATED 10 FT FROM ULTIMATE ROW	MIN. 30% AND MAX. OF 70% OF BUILDING FACADE SHALL BE LOCATED 15 FT FROM ULTIMATE ROW	NO CHANGE	NO CHANGE
MINIMUM SIDE YARD	5.0 FT*	15.0 FT**	NO CHANGE	11.84 FT (NC)
MINIMUM REAR YARD	5.0 FT*	15.0 FT**	NO CHANGE	165.4 FT

\* IF/WHEN ADJACENT TO A RESIDENTIALLY ZONED AND/OR USED PROPERTY, THE MINIMUM SETBACK SHALL BE 25 FEET.  
\*\* IF/WHEN ADJACENT TO A RESIDENTIALLY ZONED AND/OR USED PROPERTY, THE MINIMUM SETBACK SHALL BE 45 FEET.  
NC = EXISTING NONCONFORMITY

GENERAL NOTES

- PROPERTY KNOWN AS TAX PARCEL 06-00-01234-00-6 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.
- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN MARCH OF 2023 AND THE REFERENCED INFORMATION LISTED HEREON. IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- VERTICAL DATUM IS NAVD83 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
- PROPERTY IS LOCATED IN FLOOD ZONE X, PER REFERENCE MAP NO. 42091C0357G EFF.3/2/2016. PANEL 357 OF 451.
- THIS PLAN IS STRICTLY FOR SUBDIVISION ONLY. FUTURE DEVELOPMENT OF LOTS 1 & 2 SHALL BE SUBJECT TO FUTURE LAND DEVELOPMENT PLAN SUBMISSION.
- ALL ULTIMATE RIGHT-OF-WAY AREAS ARE OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION OVER SUCH AREAS.
- ALL REQUIRED IMPROVEMENTS ALONG THE STREET FRONTAGE WILL BE DEFERRED UNTIL SUCH TIME AS LOT 1 AND 2 IS EVER DEVELOPED.
- GILMORE AND ASSOCIATES, INC. PERFORMED A WETLAND INVESTIGATION ON APRIL 8, 2025 ALONG THE AREAS AFFECTED BY THIS SUBDIVISION PLAN IDENTIFIED AS "WETLAND A". FURTHER WETLAND INVESTIGATIONS MAY BE WARRANTED FOR THE REMAINING PROPERTY UPON FUTURE LAND DEVELOPMENTS.
- ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/DETENTION BASINS, AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE WHITEMARSH TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN THEIR NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER WITH EXCEPTION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
- ALL EXISTING VEGETATION ALONG THE PERIMETER OF THE SITE SHALL BE PRESERVED.
- OFF-STREET PARKING REQUIREMENTS WILL BE PROVIDED IN SUBSEQUENT LAND DEVELOPMENT SUBMISSIONS, AS PER §116-184 OF THE WHITEMARSH ZONING ORDINANCE.
- ALL PROPOSED SIGNS ARE SUBJECT TO §116-207.1, 116-208, 116-209 OF THE WHITEMARSH ZONING ORDINANCE.
- PROPOSED LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER SERVICE.
- THE PERMANENT REMOVAL OF TOPSOIL FROM THE TOWNSHIP IS PROHIBITED.

T.M.P. 06-00-01234-00-6

OWNERS ACKNOWLEDGEMENT:

TO ALL TO WHOM THESE PRESENTS MAY COME, KNOW YE THAT I/WE \_\_\_\_\_ HAVE LAID OUT UPON MY/OUR LAND SITUATED IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(SIGN & PRINT NAME)

(SIGN & PRINT NAME)

COMMONWEALTH OF PENNSYLVANIA - COUNTY OF BUCKS:

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

MONTGOMERY COUNTY PLANNING COMMISSION NOTATION:

MPC # \_\_\_\_\_ PROCESSED AND REVIEWED, REPORT PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. \_\_\_\_\_ CERTIFIED THIS DATE \_\_\_\_\_

MONTGOMERY COUNTY PLANNING COMMISSION

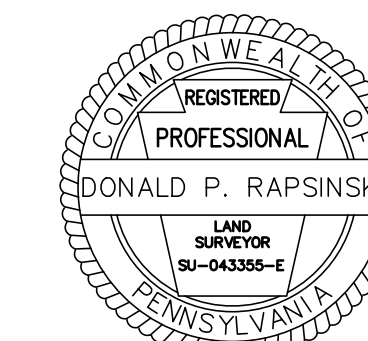
RECORDING CERTIFICATION - COUNTY OF MONTGOMERY:

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_ ON \_\_\_\_\_ 20\_\_\_\_.

(RECORDER OF DEEDS)

I, DONALD P. RAPSINSKI, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN COMPLETED REPRESENTS A SURVEY OF T.M.P.'s 65-00-01234-006 COMPLETED UNDER MY SUPERVISION ON \_\_\_\_\_ THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SU-043355-E (REGISTRATION NUMBER) SIGNATURE DATE



TOWNSHIP ENGINEER APPROVAL:

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(TOWNSHIP ENGINEER)

BOARD OF SUPERVISORS' APPROVAL:

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH AT A PUBLIC MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PENNSYLVANIA ONE CALL SYSTEM, INC.

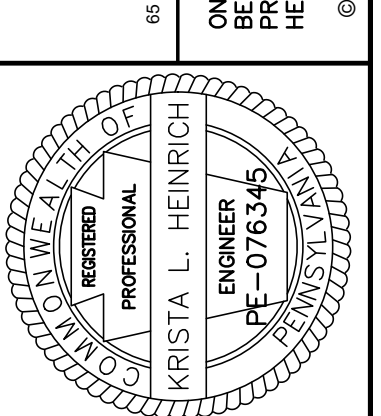


BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
NON-MEMBERS MUST BE CONTACTED DIRECTLY  
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH  
SERIAL NO. 20230951119, 20230951181

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
165 EAST BUCKLEVA, SUITE 100, NEW BRITAIN, PA 17857 (610) 544-5300 www.gilmore-associ.com



DATE: JUNE 8, 2023

NO.	DESCRIPTION	DATE	BY
1	WETLAND DELINEATION	06/04/25	CMK
0	PER ZONING COMMENTS 5-2-25 & PRELIMINARY PLANS (DRAFT)	06/08/23	CMK
			REV.

LAND DEVELOPMENT PLAN  
**MARPLE LANE SUBDIVISION**  
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
RECORD PLAN NOTES

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
PROJECT No.: 2211057  
OWNERS INFO:  
WHITEMARSH TOWNSHIP  
616 GERMANTOWN PIKE  
LAFAYETTE HILL, PA 19444  
610-825-3535  
MUNICIPAL FILE No.: ######  
TAX MAP PARCEL No.: 65-00-01234-006  
TOTAL AREA: 10.215 AC TOTAL LOTS: 2  
DATE: 06/08/23 SCALE:  
DRAWN BY: CMK CHECKED BY: KLH  
SHEET NO.: 4 OF 4