

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF MONTGOMERY:

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BEFORE ME THE  
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF  
PENNSYLVANIA, PERSONALLY APPEARED SALLY A. GLASSMAN WHO  
ACKNOWLEDGED THIS PLAN OF LOTS AND PROPERTY SHOWN  
HEREON, SITUATE IN THE TOWNSHIP OF WHITPAIN, COUNTY OF  
MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED  
THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

I, SALLY A. GLASSMAN HAVE LAID OUT UPON MY LAND, SITUATE IN THE  
TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY,  
COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO  
THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.  
WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20\_\_\_\_

SALLY A. GLASSMAN

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF MONTGOMERY:

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BEFORE ME THE  
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF  
PENNSYLVANIA, PERSONALLY APPEARED KEVIN & DIANNA BABINGTON  
WHO ACKNOWLEDGED THIS PLAN OF LOTS AND PROPERTY SHOWN  
HEREON, SITUATE IN THE TOWNSHIP OF WHITPAIN, COUNTY OF  
MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED  
THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

WE, KEVIN & DIANNA BABINGTON HAVE LAID OUT UPON MY LAND,  
SITUATE IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY,  
COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO  
THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.  
WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20\_\_\_\_

KEVIN BABINGTON DIANNA BABINGTON

**APPROVAL OF WHITPAIN TOWNSHIP PLANNING COMMISSION**

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

SECRETARY

**APPROVAL OF TOWNSHIP**

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CHAIR

SECRETARY

**APPROVAL BY TOWNSHIP ENGINEER**

APPROVED BY THE TOWNSHIP ENGINEER ON THIS DAY OF \_\_\_\_\_  
\_\_\_\_\_ 20\_\_\_\_

TOWNSHIP ENGINEER

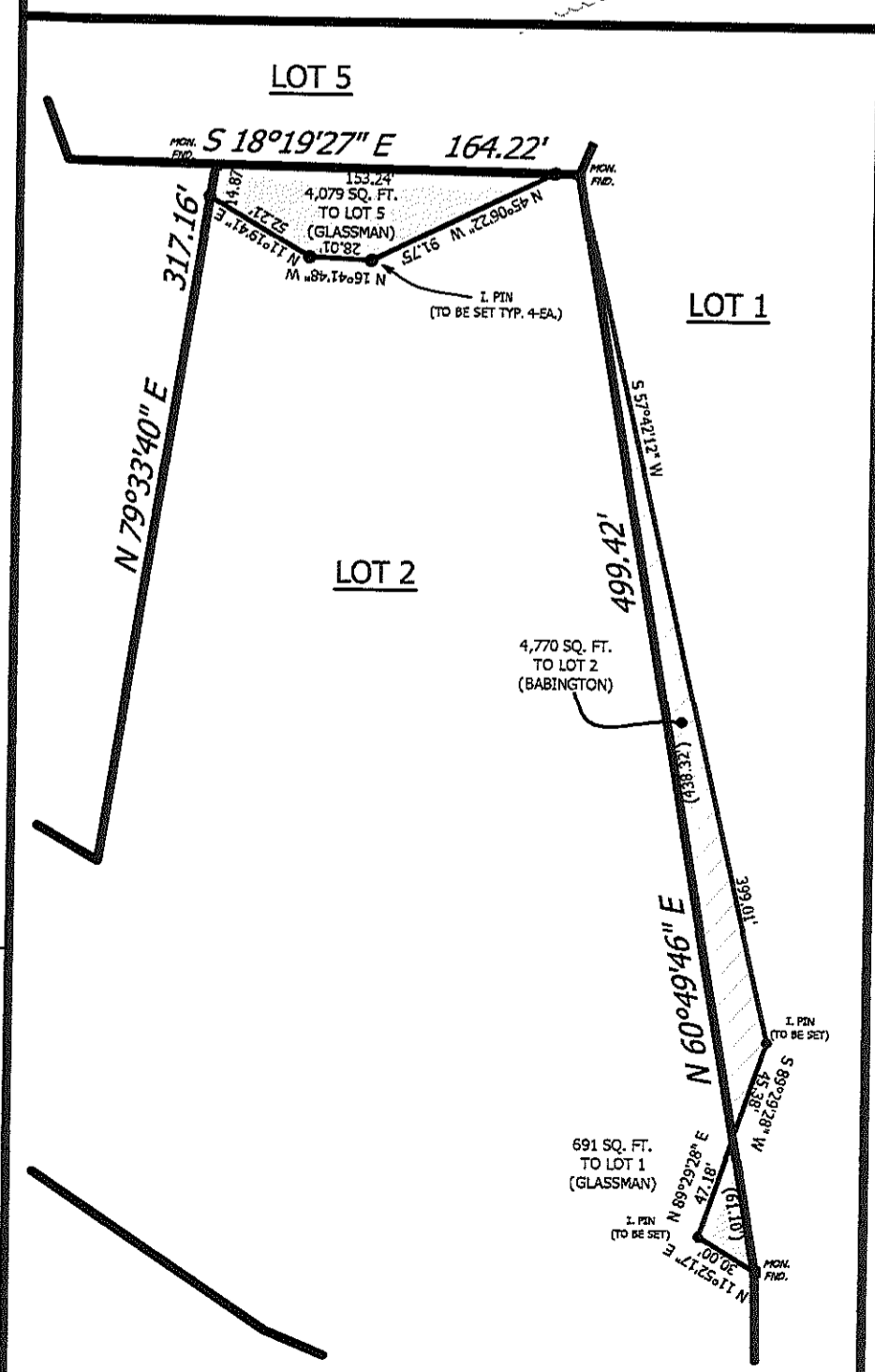
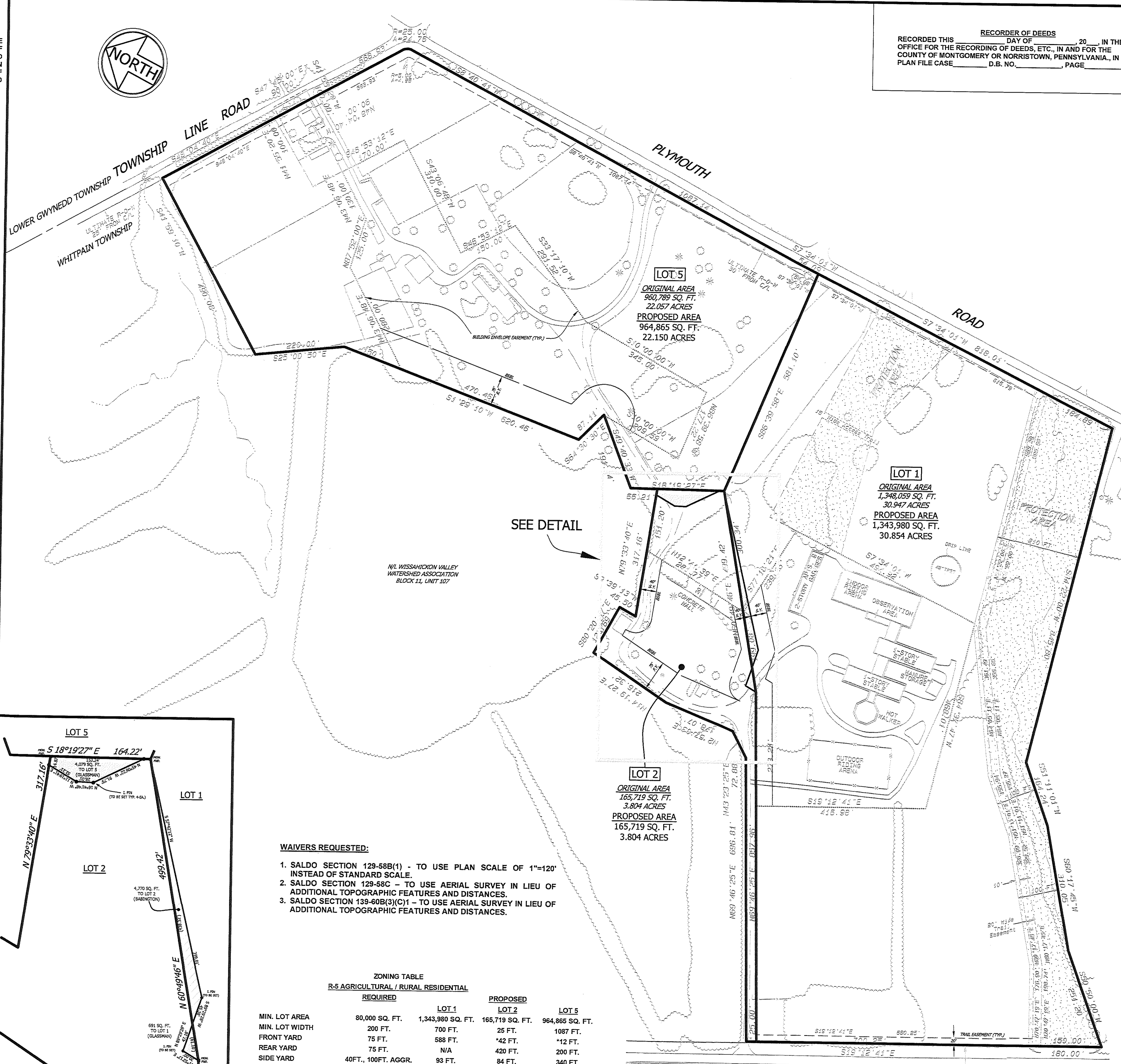
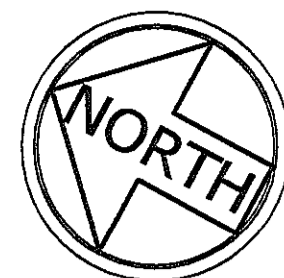
Montgomery County Planning Commission

MCPC 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 \_\_\_\_\_

For the Director



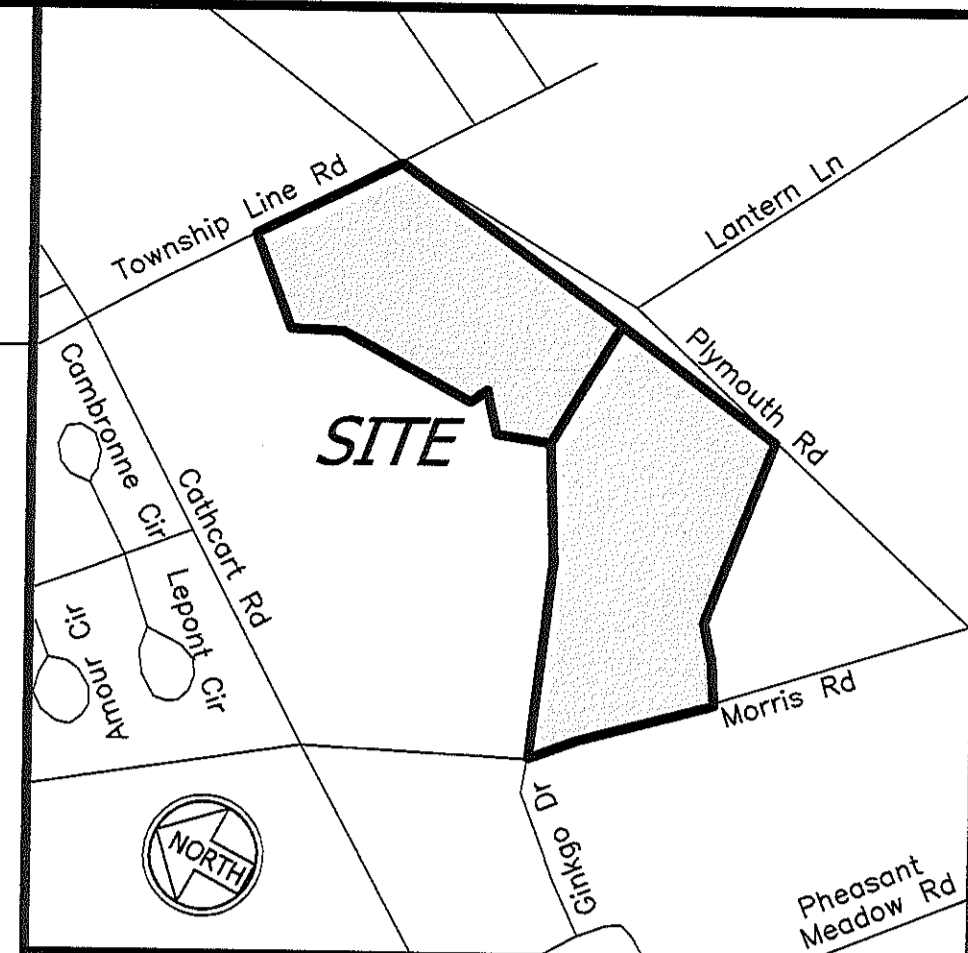
DETAIL SCALE 1"=80'

- WAIVERS REQUESTED:**
- SALDO SECTION 129-58B(1) - TO USE PLAN SCALE OF 1"=120' INSTEAD OF STANDARD SCALE.
  - SALDO SECTION 129-58C - TO USE AERIAL SURVEY IN LIEU OF ADDITIONAL TOPOGRAPHIC FEATURES AND DISTANCES.
  - SALDO SECTION 139-60B(3)(C)1 - TO USE AERIAL SURVEY IN LIEU OF ADDITIONAL TOPOGRAPHIC FEATURES AND DISTANCES.

	ZONING TABLE			
	REQUIRED	LOT 1	LOT 2	LOT 5
MIN. LOT AREA	80,000 SQ. FT.	1,343,980 SQ. FT.	165,719 SQ. FT.	964,865 SQ. FT.
MIN. LOT WIDTH	200 FT.	700 FT.	25 FT.	1087 FT.
FRONT YARD	75 FT.	588 FT.	*42 FT.	142 FT.
REAR YARD	75 FT.	N/A	420 FT.	200 FT.
SIDE YARD	40 FT., 100 FT. AGGR.	93 FT.	84 FT.	340 FT.
MAX. BLDG HEIGHT	40 FT.	<40 FT.	<40 FT.	<40 FT.
MAX. NON-GREEN AREA		242,994 SQ.FT.	320,865 SSQ.FT.	175,133 SQ. FT.
PROP. NON-GREEN AREA		69,600 SQ. FT.	18,300 SQ. FT.	29,600 SQ. FT.

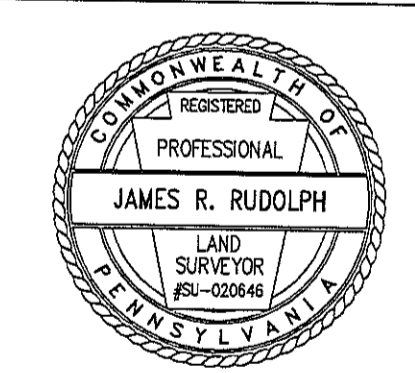
\*EXISTING NON-CONFORMING

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ IN THE  
OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE  
COUNTY OF MONTGOMERY OR NORRISTOWN, PENNSYLVANIA., IN  
PLAN FILE CASE \_\_\_\_\_ D.B. NO. \_\_\_\_\_ PAGE \_\_\_\_\_

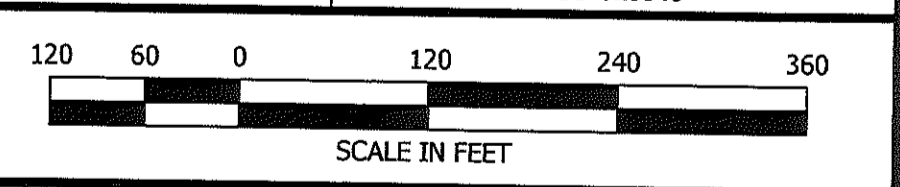


LOCATION MAP 1"=800'

- NOTES:**
- OWNERS OF RECORD:  
SALLY A. GLASSMAN REVOCABLE AGREEMENT OF TRUST  
99 PLYMOUTH ROAD  
GWYNEDD VALLEY, PA 19437  
PARCEL# 66-00-05531-00-1  
PARCEL# 66-00-04279-01-1  
TAXMAP BLOCK 11, UNIT 17  
TAXMAP BLOCK 11, UNIT 105  
DEED BOOK 6018, PAGE 2456  
SITE ADDRESS: 99 PLYMOUTH ROAD (LOT 5) &  
901 MORRIS ROAD (LOT 1)
  - KEVIN & DIANNA BABINGTON  
P.O. BOX 771  
GWYNEDD VALLEY, PA 19437  
PARCEL# 66-00-04279-02-9  
TAXMAP BLOCK 11, UNIT 06  
DEED BOOK 5464, PAGE 1743  
SITE ADDRESS: 951 MORRIS ROAD (LOT 2)
  - BOUNDARY FROM DEEDS, PLANS OF RECORD. NO RETRACEMENT SURVEY PERFORMED FOR THE PREPARATION OF THIS PLAN.
  - REFERENCE IS MADE TO A CONSERVATION EASEMENT PLAN PREPARED FOR THE WISSAHICKON VALLEY WATERSHED ASSOCIATION BY CHAMBERS ASSOCIATES INC., CONSULTING ENGINEERS AND SURVEYORS, CENTER SQUARE, PA DATED 3/24/98. JOB 218-088. A. LAST REVISED 4/1/02.
  - METES AND BOUNDS TAKEN FROM AN EASEMENT AMENDMENT PLAN PREPARED FOR CROSSWAYS FARM, SALLY GLASSMAN & ALLEN SYPHERS THOMAS H. CREWS, INC., PROFESSIONAL LAND SURVEYOR, NEW HOPE, PA DATED 8/13/02.
  - METES AND BOUNDS ALONG AMENDED EASEMENT LINES BASED ON A FIELD SURVEY BY THOMAS H. CREWS INC. AND BY METZ ENGINEERS.
  - NO PHYSICAL IMPROVEMENTS ARE PROPOSED.
  - LOT 1 AND LOT 2 ARE SERVED BY PUBLIC WATER AND SEWER. LOT 5 IS SERVED BY PUBLIC WATER AND A SEPTIC SYSTEM.
  - ADDITIONAL RIGHT-OF-WAY ON TOWNSHIP LINE ROAD, PLYMOUTH ROAD & MORRIS ROAD NOT TO BE OFFERED TO WHITPAIN TOWNSHIP AT THIS TIME.
  - IRON PINS OR CONCRETE MONUMENTS TO BE SET AT ALL PROPERTY CORNERS AS NOTED.
  - NO TREE REMOVAL IS PROPOSED.
  - NO FLOODPLAIN EXISTS ON THE SITE.



JAMES R. RUDOLPH, P.L.S.  
SU-020646



PRELIMINARY / FINAL MINOR PLAN OF SUBDIVISION RECORD PLAN 1 of 1 PREPARED FOR <b>SALLY A. GLASSMAN &amp; KEVIN &amp; DIANNA BABINGTON</b> LAND SITUATE WHITPAIN TWP., MONTGOMERY CO. PA.		PROJECT MANAGER <b>JAW</b>
PROJECT NUMBER <b>M8121</b>		REFERENCE NUMBER <b>M7773</b>
SCALE <b>1"=120'</b>		PLAN SHEET NUMBER <b>1 of 2</b>

Metz Engineers  
410 Derstine Ave., PO Box 647, Larrsdale PA 19446-0606  
Civil Engineers & Land Surveyors  
(215) 855-3111