



# Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE – LAFAYETTE HILL, PA 19444-1821  
TEL: 610-825-3535 FAX: 610-825-9416  
[www.whitemarshtwp.org](http://www.whitemarshtwp.org)

## BOARD of SUPERVISORS

Laura Boyle Nester– Chair  
Fran McCusker– Vice Chair  
Michael Drossner  
Vincent Manuele  
Jacy Toll

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Richard L. Mellor, Jr.  
Township Manager

## WHITEMARSH TOWNSHIP HISTORICAL ARCHITECTURAL REVIEW BOARD

**PUBLIC MEETING OF WEDNESDAY, AUGUST 12, 2020 8:30 AM**

### **ZOOM MEETING PARTICIPATION INFORMATION**

The Whitemarsh Township Historical Architectural Review Board will conduct a public meeting on **Wednesday, August 12, 2020 at 8:30 AM**. In response to the Governor’s Stay Home Order due to the COVID 19 health pandemic, this meeting will be conducted via ZOOM. All members of the Board, staff and public will participate remotely. The public may join this meeting by either telephone using the dial in number or entering the URL on an internet browser. Below you will find instructions on how to access and participate in the meeting:

- **Meeting Date:** Wednesday, August 12, 2020
- **Meeting Time:** 8:30 AM
- **Meeting URL:** <https://us02web.zoom.us/j/88060238978?pwd=T0tjY0NkQlcrZDMvYkswNmZMQUdEQT09>
- **Meeting via Zoom App:** if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: 880 6023 8978
- **Meeting dial in number (no video):** 1 646 558 8656
- **Meeting ID number (to be entered when prompted):** 880 6023 8978
- **Meeting Password:** 771782

THE PUBLIC MAY ALSO SUBMIT QUESTIONS OR COMMENTS PRIOR TO THE MEETING BY E-MAIL TO [CGUTTENPLAN@WHITEMARSHTWP.ORG](mailto:CGUTTENPLAN@WHITEMARSHTWP.ORG); THESE MUST BE RECEIVED NO LATER THAN 12:00 PM ON AUGUST 11, 2020.

Persons with a disability who wish to participate in the public meeting and require an auxiliary aid, service or other accommodation to participate in the meeting should contact Whitemarsh Township at 484-594-2625.

*“A GREAT PLACE TO LIVE AND WORK”*

**PLYMOUTH & WHITEMARSH TOWNSHIPS  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
AGENDA – August 12, 2020  
8:30 AM**

**DUE TO THE COVID-19 HEALTH EMERGENCY, THIS MEETING WILL BE CONDUCTED  
VIA THE INTERNET USING 'ZOOM' TELECOMMUNICATION TECHNOLOGY**

\_\_\_ Conroy \_\_\_ Coyne \_\_\_ Ford \_\_\_ Higgins \_\_\_ Murphy  
\_\_\_ Parsons \_\_\_ Rafter \_\_\_ Sztubinski \_\_\_ Clay  
\_\_\_ Drossner (WT BOS Liaison) \_\_\_ Bandish (PT Council Liaison) \_\_\_ Guttenplan (WT Staff Liaison)

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- 1. CALL TO ORDER**
- 2. ANNOUNCEMENTS & CORRESPONDENCE**
  - New Plymouth Township Member Jamina Clay
- 3. APPROVAL OF MINUTES**
  - July 8, 2020
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
  - 105 Black Walnut Lane (WT) – Proposed Fence, Roof Replacement, Fire Pit
  - 3049 Spring Mill Road (WT) – Proposed Covered Patio
- 6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)**
- 7. HARB MEMBER COMMENTS**
- 8. ADJOURNMENT**

**\*\*Public comment will be accepted at the conclusion of each  
agenda item prior to taking action\*\***

NEXT MEETING  
September 9, 2020, 8:30 AM

Plymouth & Whitmarsh Townships  
Historical Architectural Review Board  
Meeting Minutes – July 8, 2020

The following HARB members participated via ZOOM telecommunication technology: Jerry Rafter, Tim Ford, David Conroy, Plymouth Township Zoning Officer, Tom Higgins, Ken Parsons, Karen Coyne, and Robert Sztubinski, Whitmarsh Township Director of Building & Codes. Also in attendance was Michael Drossner, Whitmarsh Township Board of Supervisors Liaison, Charlie Guttenplan, Whitmarsh Township Director of Planning & Zoning, and Kathy Bandish, Plymouth Township Council Liaison.

1. CALL TO ORDER: The meeting was called to order at 8:33 AM.
2. ANNOUNCEMENTS & CORRESPONDENCE:
  - Meeting was advertised in July 2, 2020 Times Herald in accordance with PA Act 15 authorizing meetings by telecommunication.
  - Minutes for first three months of the year need further discussion and will be considered when we can return to in-person meetings.
3. APPROVAL OF MINUTES: June 10, 2020 – approved.
4. OLD BUSINESS: None
5. NEW BUSINESS:
  - 3033 Spring Mill Road, Whitmarsh Township – Larry Grewe, the property owner, presented a proposal to add a cedar fence along the boundary with 3037 Spring Mill Road; it would be inside the existing hedge between the properties. Its purpose is to avoid headlights due to the curve in the road. Mr. Rafter made the observation that with the property's existing hedges, that someone would have to stare at the property to see the fence. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 7-0.
  - 4 Catherine Lane ('Maple Hill' Development), Whitmarsh Township (Added Agenda Item) – Shel Klein, the property owner, presented a proposal for a stand-by generator to be installed on the right side of the home (looking from the street); it will be set on a platform that will be hidden by grass. Homeowners' Association approval is not required for this improvement. It was noted that this proposal raised no issues, is consistent with this type of installation, and that it will look just like an air conditioner compressor. Motion to recommend the governing body approve a Certificate of Appropriateness was seconded and approved by a vote of 7-0.
6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY): None
7. HARB MEMBER COMMENTS:

Ms. Bandish let the members know that Plymouth will be appointing a member to fill Plymouth's current vacant position on HARB at its next Council meeting. Mr. Rafter asked Mr. Parsons to work with a small sub-committee to create a HARB application packet; Mr. Ford will work with him and Ms. Banish volunteered to work with them as well. Mr. Parsons will provide the information he has and update them on this material. A report from this sub-committee will be made to the full HARB once we are able to have an in-person meeting.

8. ADJOURNMENT: The meeting adjourned at 8:55 AM.

Respectfully submitted,

Charles Guttenplan  
Whitemarsh Township Director of Planning & Zoning/Zoning Officer



HARB

WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

Roof + Fence - 02-2020-1006

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 2-19-20 Permit Type: Building (B) Electrical (E) Mechanical (M)
Is Owner Applicant? Yes No Zoning (Z) Plumbing (P) Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

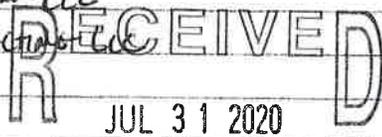
Address: Apt: Zip: Zoning District: A
Subdivision: Lot Number: Parcel Number: Year Built: 1937
Parcel Type: Residential (R) Commercial (C) Industrial (I) Other (O)

PART 2. OWNER INFORMATION

First Name: Matthew Last Name: Clark Phone:
Address: 105 Black Walnut Ln City: Plymouth Meeting
State: PA Zip: 19462 Email Address:

PART 3. CONTRACTOR(S) INFORMATION

Table with 4 columns: NAME OF CONTRACTOR (LAST, FIRST), ADDRESS, CITY, STATE, LICENSE NO. Rows include Applicant (not owner), Architect / Engineer, General Contractor, Excavation, Concrete, Carpentry, Electrical, Plumbing, Sewer, Mechanical, Roofing, Masonry, Drywall or Lathing, Sprinkler, Paving, Fire Alarm.



PART 4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: [Signature] ADDRESS: 105 Black Walnut Ln Plymouth Meeting PA 19462 PHONE NO.
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: Jim Butler PHONE NO.



**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)**

Permit Type(s) Required: ROOFING, FIRE PIT, FENCE

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

ROOF SHINGLE REPLACEMENT

- \* GAF CAMELOT II ANTIQUE SLATE
- \* SYNTHETIC UNDERLAYMENT 33,000
- \* RAIN AND ICE ON ROOF PERIMETERS
- \* E 4 1/2" WHITE ALUMINUM DRIP EDGE.
- \* PRO STARTER
- \* COBRA ROOF VENT

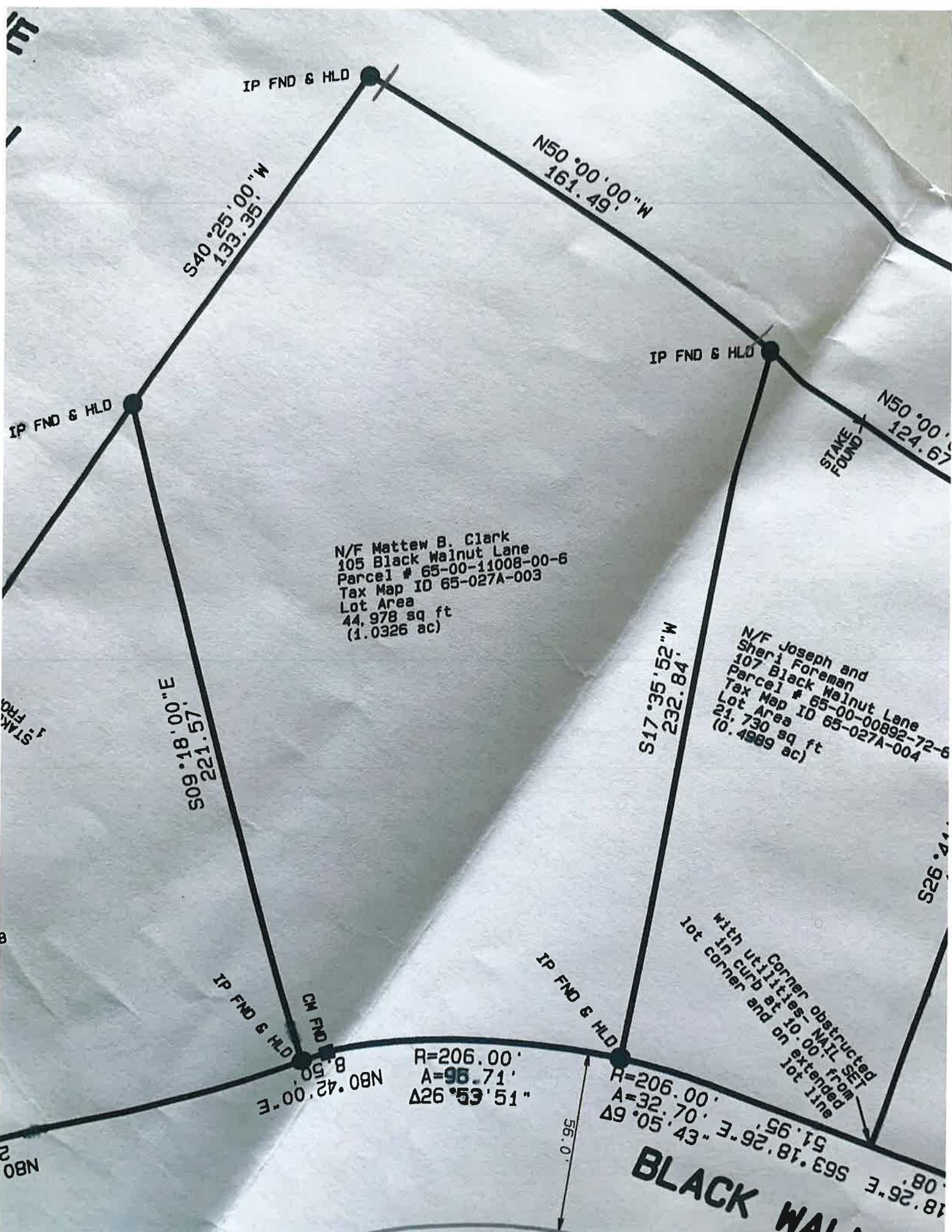
FIRE PIT Metal Edge Restraint

- \* MASONRY PAVERS 16' CIRCLE 38' CENTERED FROM REAR OF HOUSE.
- \* 6' PIT FOR WOOD BURNING CAMP FIRES.

FENCE

- \* 6' HEIGHT <sup>specie stockade</sup> ~~white~~ PRIVACY ON REAR PROPERTY LINE. 2,000
- \* 158' +/- IN LENGTH / 8' SECTIONS.





IP FND & HLD

S40°25'00"W  
133.35'

N50°00'00"W  
161.49'

IP FND & HLD

IP FND & HLD

STAKE FOUND

N50°00'00"W  
124.67'

N/F Matthew B. Clark  
105 Black Walnut Lane  
Parcel # 65-00-11008-00-6  
Tax Map ID 65-027A-003  
Lot Area  
44,978 sq ft  
(1.0326 ac)

N/F Joseph and  
Sheri Foreman  
107 Black Walnut Lane  
Parcel # 65-00-00892-72-6  
Tax Map ID 65-027A-004  
Lot Area  
21,730 sq ft  
(0.4989 ac)

S09°18'00"E  
221.57'

S17°35'52"W  
232.84'

1 STAKE FROM

IP FND & HLD

CM FND

IP FND & HLD

Corner obstructed  
with utilities- MAIL SET  
in curb at 10.00' from  
lot corner and on lot line

N80°42'00"E  
8.50'

R=206.00'  
A=95.71'  
Δ26°53'51"

R=206.00'  
A=32.70'  
Δ9°05'43"

56.0'

BLACK WALNUT LANE

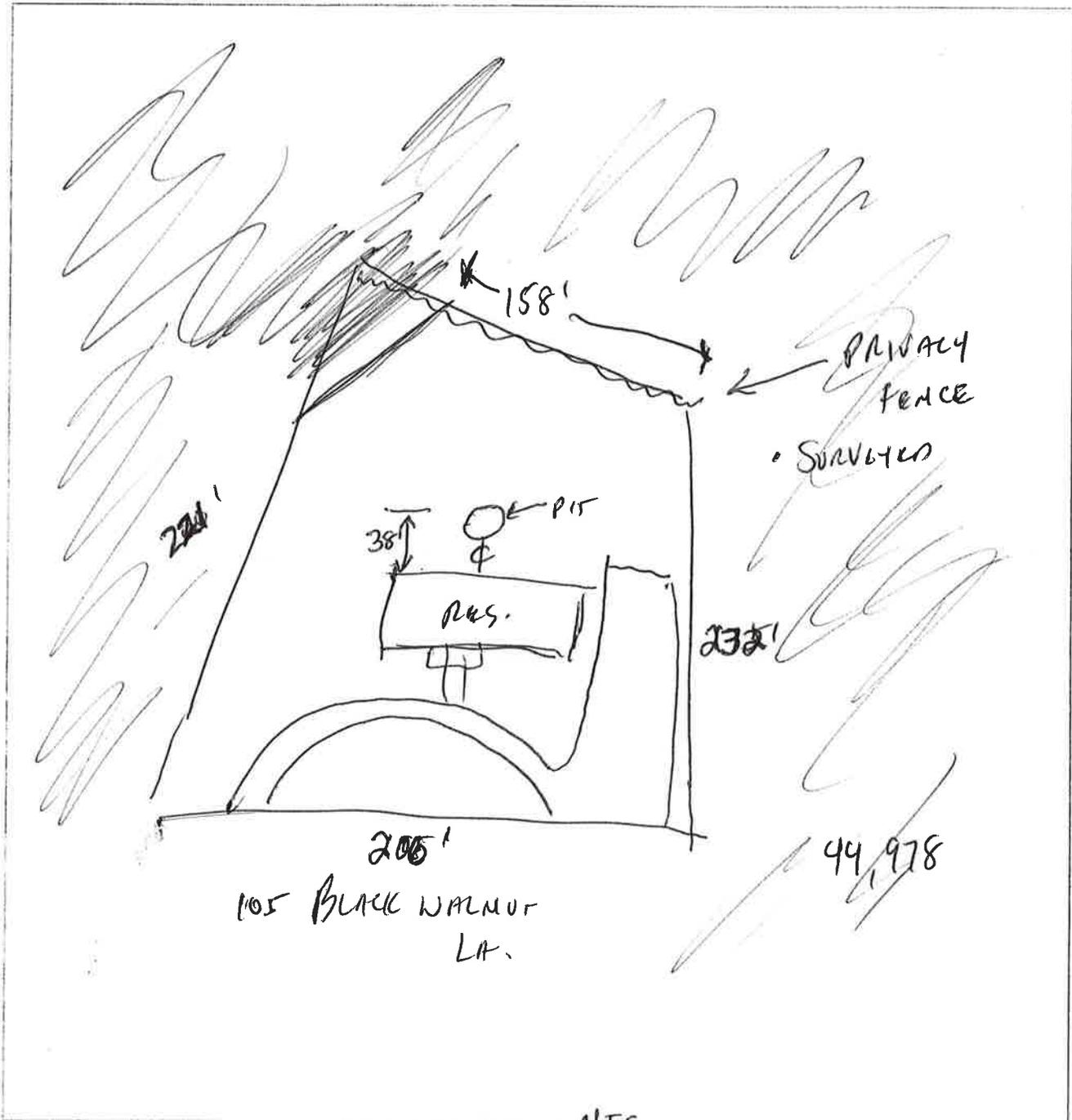
2 OBN



**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**PART 11. SITE PLAN**

Show lot lines, easements and work layout and dimensions (attach additional sheets if necessary):



SCALE = 1 inch = FEET

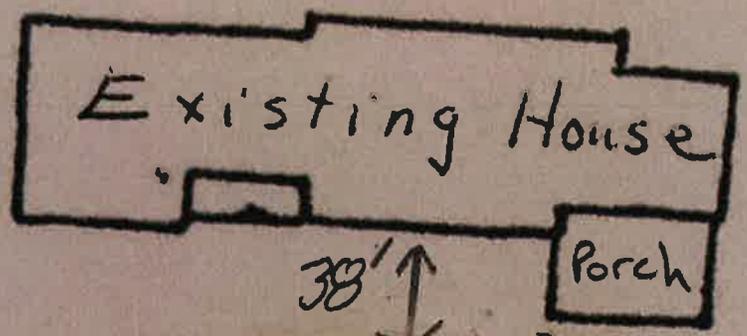
#105

32.70

96.71

8.51

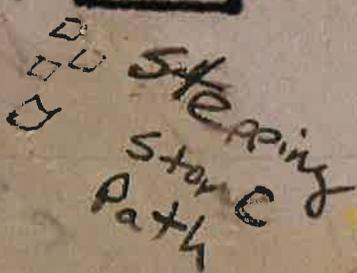
221.56  
221.56  
221.56



38'



Firepit



Stepping Stone Path

221.56



10'

10' x 18' Garden Shed

232.83

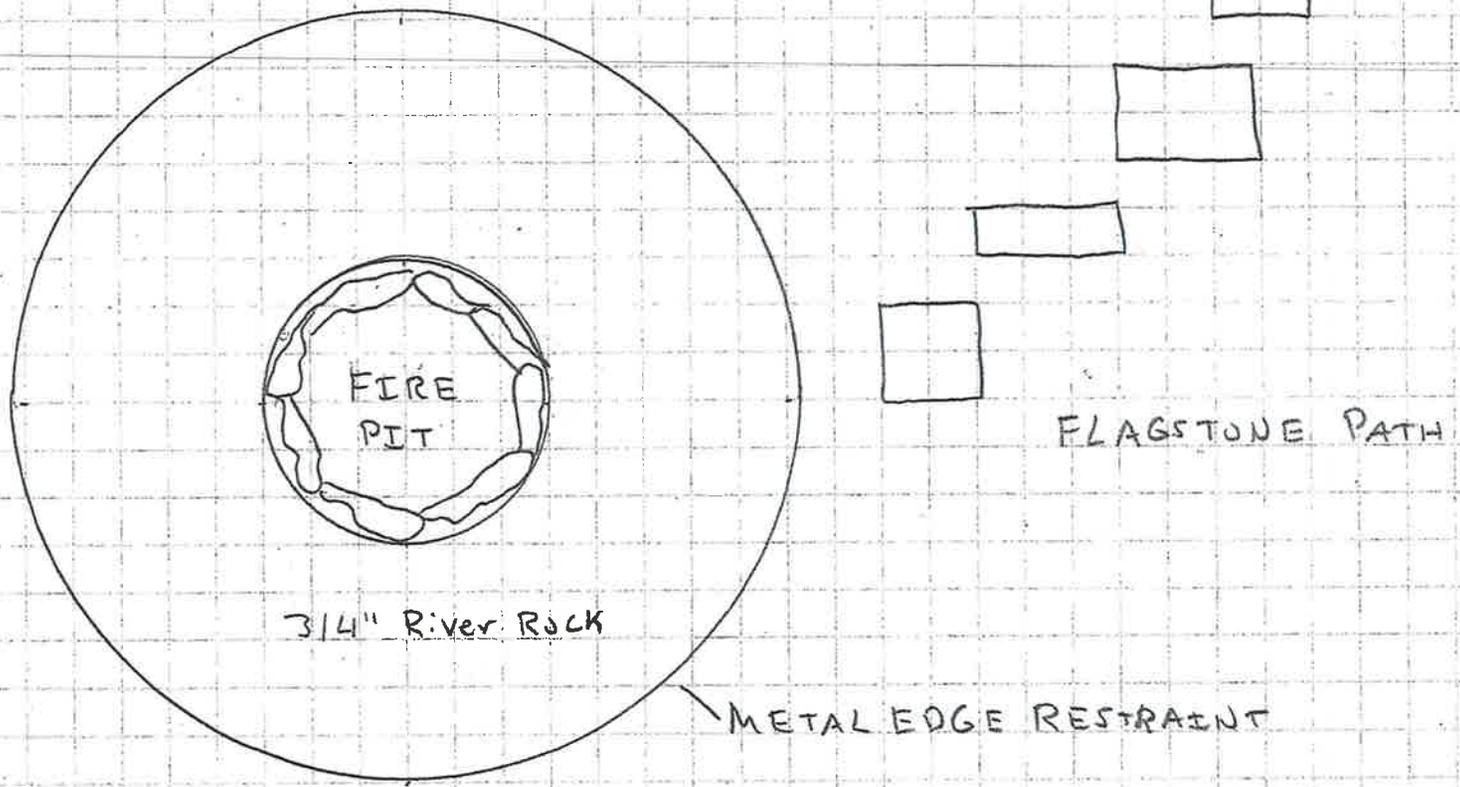
Black

161.49

133.35

30'

FIRE PIT  $\approx$  38' FROM HOUSE  
FIRE PIT  $\approx$  5'-6' DIAMETER  
RIVER ROCK = 5' WIDE SITTING AREA FROM EDGE OF FIRE PIT  
FLAGSTONE PATH  $\approx$  26' LONG - RANDOM PATTERN  
WITH GRASS IN BETWEEN



STEVE GRECO LANDSCAPING, JI  
CLARK RESIDENCE  
7-28-20  
NOT TO SCALE











PROPOSED FENCE  
LOCATION

## 72" Spruce Stockade

3/4 inch thick milled stockade - spruce wood with 3/4" pickets.

Fence installation is available for this fence. [Contact us to set up an appointment](#) to have your fence installed by our professional fence installers.



*Scroll down to see more photos of this style.*

Sections are nailed with galvanized nails and positioned so that the sections can be adjusted (racked) to go up and down. This way the fence will follow the contour and match the grade of your property. Meets BOCA Code for the safe isolation of swimming pools.

105 Black Walnut Ln  
Plymouth Meeting, Pennsylvania  
[View on Google Maps](#)



Google





HARB

BZ-2020-1019



WHITEMARSH TOWNSHIP
APPLICATION FOR PLAN EXAMINATION
FOR BUILDING AND ZONING PERMITS

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4, 5 and 10 of this form. Also complete Part 6 if there is electrical work, Part 7 if there is plumbing work, Part 8 if there is mechanical work, and/or Part 9 if there is work that requires inspections by the Fire Marshal. Site plans (if applicable) is to be shown in Part 11 or attached hereto. Parts 12-19 (Pages 7-8) are for Township use only.

Application Date: 7/30/2020 Permit Type: [X] Building (B) [ ] Electrical (E) [ ] Mechanical (M)
Is Owner Applicant? [ ] Yes [X] No [X] Zoning (Z) [ ] Plumbing (P) [ ] Other (see Part 10 - inc. wireless facilities)

PART 1. PROPERTY INFORMATION

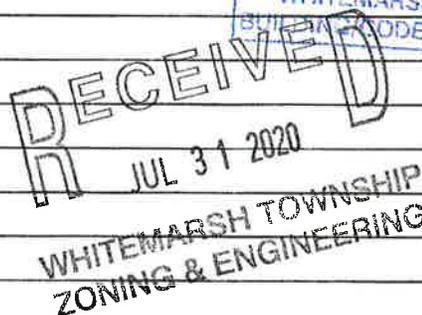
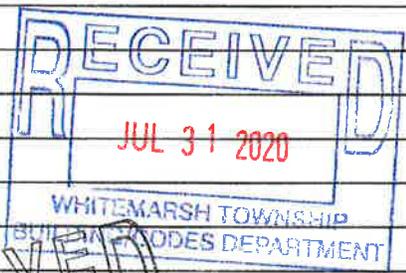
Address: 3049 SPRING MILL ROAD Apt.: Zip: 19428 Zoning District: A
Subdivision: MAPLE HILL Lot Number: 01 Parcel Number: 65-00-11005-01-9 Year Built: 2019
Parcel Type: [X] Residential (R) [ ] Commerical (C) [ ] Industrial (I) [ ] Other (O)

PART 2. OWNER INFORMATION

First Name: ERIC STAVROULA Last Name: OLIVERO Phone:
Address: 3049 SPRING MILL ROAD City: PLYMOUTH MEETING
State: PA Zip: 19428 Email Address:

PART 3. CONTRACTOR(S) INFORMATION

Table with 5 columns: NAME OF CONTRACTOR (LAST, FIRST), ADDRESS, CITY, STATE, LICENSE NO. Rows include Applicant (not owner), Architect / Engineer, General Contractor, Excavation, Concrete, Carpentry, Electrical, Plumbing, Sewer, Mechanical, Roofing, Masonry, Drywall or Lathing, Sprinkler, Paving, Fire Alarm.



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I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such a permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.



**WHITEMARSH TOWNSHIP  
APPLICATION FOR PLAN EXAMINATION  
FOR BUILDING AND ZONING PERMITS**

**PART 10. DESCRIPTION OF WORK (Including Wireless Communication Facilities)**

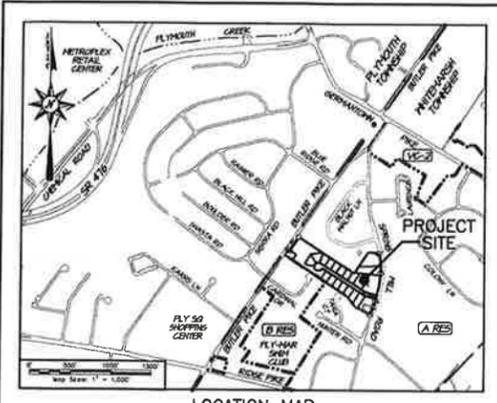
Permit Type(s) Required:

ZONING & BUILDING

Please provide a brief description of the work that will be performed (attach addition sheets if necessary):

INSTALL THE FOLLOWING IN THE REAR PORTION OF  
3049 SPRING MILL ROAD:

- TECHO-BLOC BLU/CO PAVER WALKWAY, PATIO, STEPS, & GULL ISLAND  
• 992 SQ. FT. (INCLUDES AREA UNDER ROOF) 445  
Total
- TECHO-BLOC MINI-CREST RETAINING WALL
  - 54' (L) X 1' (W) X 6" TO 3' (H - VARIES)
- COVERED PATIO ROOF STRUCTURE
  - 495 SQ. FT.



**GENERAL PLAN NOTES**

- BASE EXISTING FEATURES AND SURVEY:**
- The project site is identified as: Record Owner: Joseph K & Charlon B Carson; Site Address: 3047 & 3037 Spring Hill Road, Whitmarsh, Pa; Parcel ID: 65-00-11005-00-9 / Block 27 Unit 1; 65-00-02119-00-3 / Block 27 Unit 1.
  - A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed with the benefit of a title report dated Feb 24, 2016 and from documents of record pertaining to the project.
  - A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. The site elevation datum is referenced per note 4.c below.
  - 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 photography and additional vertical datum references provided by the PA Special Data Access system (SPADAS). SPADAS data is based on the PA State Plane (NAD83) horizontal, NAVD83 vertical datum. Flight date was Spring 2008, updated by DWH, August 2010.
    - Plan of Miner Subdivision for Dr. Joseph K. Carson, prepared by Urwiler & Waller, Inc. dated 4/05/2000, last revised 05/11/2001, and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-60, Page 210.
    - Spring Hill Subdivision Plan of the Carson Tract, prepared by Charles E. Shemmer, Inc., dated 10/14/1986, last revised 10/26/1993, and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-53, Page 72.
    - Subdivision Plan of Whitmarsh Glen, prepared by George C. Heilmann, RS, dated 3/12/1964, and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV B-9, Page 138.
    - Title Plan of Heritage Woods, prepared by Yerkes Associates, Inc., dated 2/19/1986, and last revised 3/13/1988, and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-47, Page 176.
  - This site is located within Flood Plain Zone "A" areas determined to be outside the 0.2% annual chance floodplain as illustrated on Community Flood Map Number 23091-C-0357-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency.
  - All persons residing on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. Slope law requires a three (3) business day notice prior to any digging (does not include site, building or driveway). Don't Dig Day is on the 1st of the month.
  - Existing subsurface utility information illustrated on these plans was based upon visual field locations obtained as part of soil survey operations. Information pertaining to: size, location, depth, etc. of subsurface utilities was determined in nature and has been obtained as an aid for the project design. The information provided is representative of subsurface conditions only at locations and depths where such information was established. There is no expressed implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information should not be used for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
  - No Slope areas meeting the requirements of zoning section 116-169 were found to be present on this property.
- BASE DEVELOPMENT:**
- Sheets 1 & 27 through 27 shall be on record at Whitmarsh Township and shall be considered a part of the approved Final Plan as if recorded with same.
  - Public water and sanitary sewer service connections are to be provided with this development.
  - The subject parcels comprising this Land Development are subject to any/all recorded restrictions including but not limited to the following: Building Setback Lines, Ultimate/Required Rights-of-Way widths, Easements and other matters. Zoning & Subdivision Ordinances and Building Codes. No known restrictions will adversely impact this application.
  - No structure, fence, planting or other structure shall be maintained between a plane two (2) feet above curb level and a plane seven (7) feet above curb level to be to interfere with traffic visibility across the corner when that part of the required front yard which is within the clear sight triangle.
  - Trash collection shall be via a curbside contract with a private contractor.
  - All right-of-way dedication areas noted on this plan are hereby offered for dedication in the municipality having jurisdiction at time of final plan recording.
  - The permanent removal of leasold from the land within the Township shall be prohibited.
  - The lot improvements illustrated on these plans, including but not limited to the Dwelling footprint and driveway locations, are shown as a design intent for each lot. Final lot development is subject to individual plan recording and approval. The final plan shall be submitted to the Township for review and approval.
  - An as-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (DWG) formats.
  - A pre-construction conference with the Township Shade Tree Commission is required prior to start of construction. After the Township approval is complete, the Shade Tree Commission shall notify the Township in writing. Upon Township approval, demolition, grading, and construction may proceed.
  - Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a stormwater easement to the Township for the purpose of access to the stormwater facilities. In the judgment of the Township Engineer, the owner has failed to offer providing a written notice, such a matter as to ensure their proper functioning, the Township may require any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A top or firm may be spaced against the property if the owner fails to remedy equipment within sixty (60) days.
  - All common open space shall be permanently retained from future subdivision and development. Under no circumstances shall any development be permitted in the common open space at any time, except for those uses listed in § 116-275. Common open space land use and design standards.
  - The proposed Open Space provided will be owned by the individual lot owners and maintained by an Association created for this development.
  - The uses allowed within the Common Open Space shall be covered by Zoning Section 116-274-A. These uses are as follows: (1) passive recreation; (2) passive recreation; (3) passive recreation; (4) passive recreation; (5) active recreation areas; (6) assessments for drainage, access, sewer or water lines or other public purposes; (7) underground utility rights-of-way.
  - Any proposed mechanical (HVAC units) equipment is to be located behind dwellings and any units located within street view will be screened with plantings.
  - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except trees or shrubs of ground cover.
  - The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
  - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
  - Whitmarsh Township shall erect, at the developer's expense, at every street intersection, a street sign meeting Township approval, having thereon the names of the intersecting streets.

**ZONING and SITE DATA SCHEDULE**

Zoning District: A - Residential District  
Dimensional standards for Conservation Design Subdivisions

Item	Section	Requirement	PLAN PROVIDED
Permitted Use	116-35A	Single-Family Detached Dwg	SINGLE-FAMILY DETACHED DWG
Maximum Density	116-34(C)(1)	2 B D.U./Ac. of Adj Tract Area	21 D.U. Proposed
Minimum Common Open Space	116-54(C)(1)	40 X	41.38 (4,2222 Acres Provided) (1)
Minimum Lot Area	116-54(C)(2)	7,600 Sq. Ft.	> 7,600 Sq. Ft. (2)
Minimum Width of Setback Line	116-54(C)(3)	60 Ft.	> 60 Ft.
Minimum Front Yard	116-54(C)(4)	25 Ft.	> 25 Ft.
Minimum Side Yard (Each)	116-54(C)(5)	10 Ft.	> 10 Ft.
Minimum Rear Yard	116-54(C)(6)	30 Ft.	> 30 Ft.
Maximum Principal Bldg Height	116-54(C)(7)(a)	35 Ft.	< 35 Ft.
Maximum Accessory Bldg Height	116-54(C)(7)(b)	25 Ft.	< 25 Ft.
Maximum Building Coverage	116-54(C)(8)	30 % of lot area	< 30% of lot area

**Additional requirements for Conservation Subdivisions:**

All NEW dwellings shall meet the following setback requirements:

From External R.O.W.	116-274.9(1)	100 Ft.	> 100 Ft.
From all other tract boundaries	116-274.9(2)	50 Ft.	> 50 Ft.

(1) Per 116-275.9(2) the common Open Space may be owned and maintained by individual lot owners, a homeowners' association, and other non-profit organization acceptable to the Township. However, in no case shall less than 30% of the land comprising the common open space be available for the common use and passive enjoyment of the subdivision residents.

(2) Minimum Lot Area Required is NET any On-Lot Required Open Space

**LOT AREA SCHEDULE**

LOT No.	GROSS AREA	NET AREA	BUILDING COVERAGE	LOT No.	GROSS AREA	NET AREA	BUILDING COVERAGE
01	33947.33 SF	10656.01 SF	2136 SF (20.1%)	12	11274.41 SF	9909.95 SF	1860 SF (18.8%)
02	77217.92 SF	13948.35 SF	1880 SF (13.4%)	13	9787.84 SF	7762.84 SF	1860 SF (24.0%)
03	40478.97 SF	28245.19 SF	2950 SF (11.3%)	14	9907.48 SF	7880.48 SF	1860 SF (23.6%)
04	21763.34 SF	15072.27 SF	40 X	15	10072.01 SF	8002.01 SF	1860 SF (23.3%)
05	11244.21 SF	7695.00 SF	1860 SF (24.2%)	16	10146.55 SF	8121.55 SF	1860 SF (22.9%)
06	9720.00 SF	7895.00 SF	1860 SF (24.2%)	17	10396.04 SF	8371.04 SF	1860 SF (22.5%)
07	9720.00 SF	7895.00 SF	1860 SF (24.2%)	18	11732.52 SF	9707.52 SF	1860 SF (18.7%)
08	9720.00 SF	7895.00 SF	1860 SF (24.2%)	19	13016.37 SF	11881.83 SF	1860 SF (15.7%)
09	9720.00 SF	7895.00 SF	1860 SF (24.2%)	20	29712.51 SF	13570.52 SF	2050 SF (15.2%)
10	10639.08 SF	8743.81 SF	1860 SF (21.3%)	21	9204.07 SF	7603.36 SF	925 SF (10.1%)
11	11585.68 SF	10231.22 SF	1860 SF (18.2%)				

(1) Lots 03, 04, 20 & 21 to contain Existing Building(s)  
(2) Lot 21 Net Area is to Legal R.O.W. of Butler Pike.

**PROJECT WAIVERS LIST:**

- The following waivers were granted by Resolution \_\_\_\_\_ adopted \_\_\_\_\_ 201\_\_.
- 105-21.8(1)(c). Existing features (i.e., buildings, driveways, etc.) within 500 ft. of, and within the site, shall be shown on the plans.
  - 105-21.8(2)(c). Requirement to provide neighborhood context map showing existing features within 1,000 feet of the site of the project.
  - 105-21.8(3). Requirement to provide Existing Resources and Site Analysis Plan (ER&SAP) to show existing conditions within 500 feet of the tract.
  - 105-32A and 105-32C. The Cur-De-Sac Road is classified as a "Local Street" per Section 103-28C of the M.C. requiring a 35-ft right-of-way, 35-ft wide roadway.
  - 105-30(A)(4). Requires continuous pedestrian circulation. This is a partial waiver to not construct sidewalks along Butler Pike.
  - 105-30(A)(7). Requirement to provide easements to permit streets to be retained to allow existing streets to be retained.
  - 105-30(D)(2). Requires easements to be provided in conformity with 105-47 (if streets with).
  - 105-46.8. The slope for 8" storm sewer on curbing.
  - 103-47B. Requires setbacks within 5 feet.
  - 103-48. Requires street trees to be planted along all streets within any road development or major subdivision. Street tree locations shown subject to Permit approval relative to clear sight triangles.
  - 105-56A1(4). Requires curbs to be limited to a minimum of 32 feet.
  - 105-69(C). Requires Applicant provide for improvements to the existing streets (Sprinkler, 8" & 10" water).
  - 105-73. Requires sidewalks to be constructed along all new and existing streets.
  - 105-74. Requires curbs to be constructed along all new and existing streets.
  - 105-85(B). To allow stormwater facilities within the common open space area and that the storage of the run gutters be retained within the minimum common open space.
  - 105-85(B)(1). Requires that Cur-De-Sac Road be set forth in the U.S. Department of Agriculture's Conservation Service Application website. Urban farming for small lots.
  - 105-85(B)(2). Requires that the minimum top width of the retention or detention basin be 10 feet.
  - 105-85(B)(3). Requires an outlet pipe to be minimum diameter of 18", material to be of reinforced concrete.
  - Chapter 55 Tree Protection Standards - Request relief from full Tree Replacement quantity as noted in Schedule on Landscape Plan (Sheet 15)

**PLAN LEGEND**



**SITE CAPACITY CALCULATIONS:**

(per Zoning Ordinance Section 116-273)

A. Base Site Area:

(1) Tract Area:	10,566.3 Acres
(2) Subtract:	0.3448 Acres
(a) Existing road right-of-way:	0.0000 Acres
(b) Utility right-of-way:	0.0000 Acres
(c) Land with different zoning:	0.0000 Acres
(3) Equals base site area:	10,222.3 Acres

B. Constrained lands calculation:

Resource	Percent of Base Site Area	Area of Resource	Constrained Land
(1)(a) Floodway	100% (0.5) x 0.0	0.0 Acres	0.0000 Acres
(1)(b) Floodplain	50% (0.5) x 0.0	0.0 Acres	0.0000 Acres
(1)(c) Wetlands	93% (0.5) x 0.0	0.0 Acres	0.0000 Acres
(1)(d) Steep Slopes (25%)	85% (0.5) x 0.0	0.0 Acres	0.0000 Acres
(1)(e) Steep Slopes (15-25%)	23% (0.5) x 0.0	0.0 Acres	0.0000 Acres
(1)(f) Total of Resources		x 0.0 Acres	0.0000 Acres
(1)(g) Constrained Land			0.0000 Acres

C. Adjusted tract area calculation:

(1) Base site area (from A(3)):	10,222.3 Acres
(2) Subtract constrained lands:	0.0000 Acres
(3) Equals adjusted tract area:	10,222.3 Acres

D. Common open space:

(1) Adjusted tract area (from C(3)):	10,222.3 Acres
(2) Multiplied by the minimum common open space: (Option 3, 116-30(C)(2)):	40 X
(3) Equals:	4,088.9 Acres
(4) Plus constrained lands:	0.0000 Acres
(5) Equals minimum required common open space:	4,088.9 Acres

E. Development area calculations:

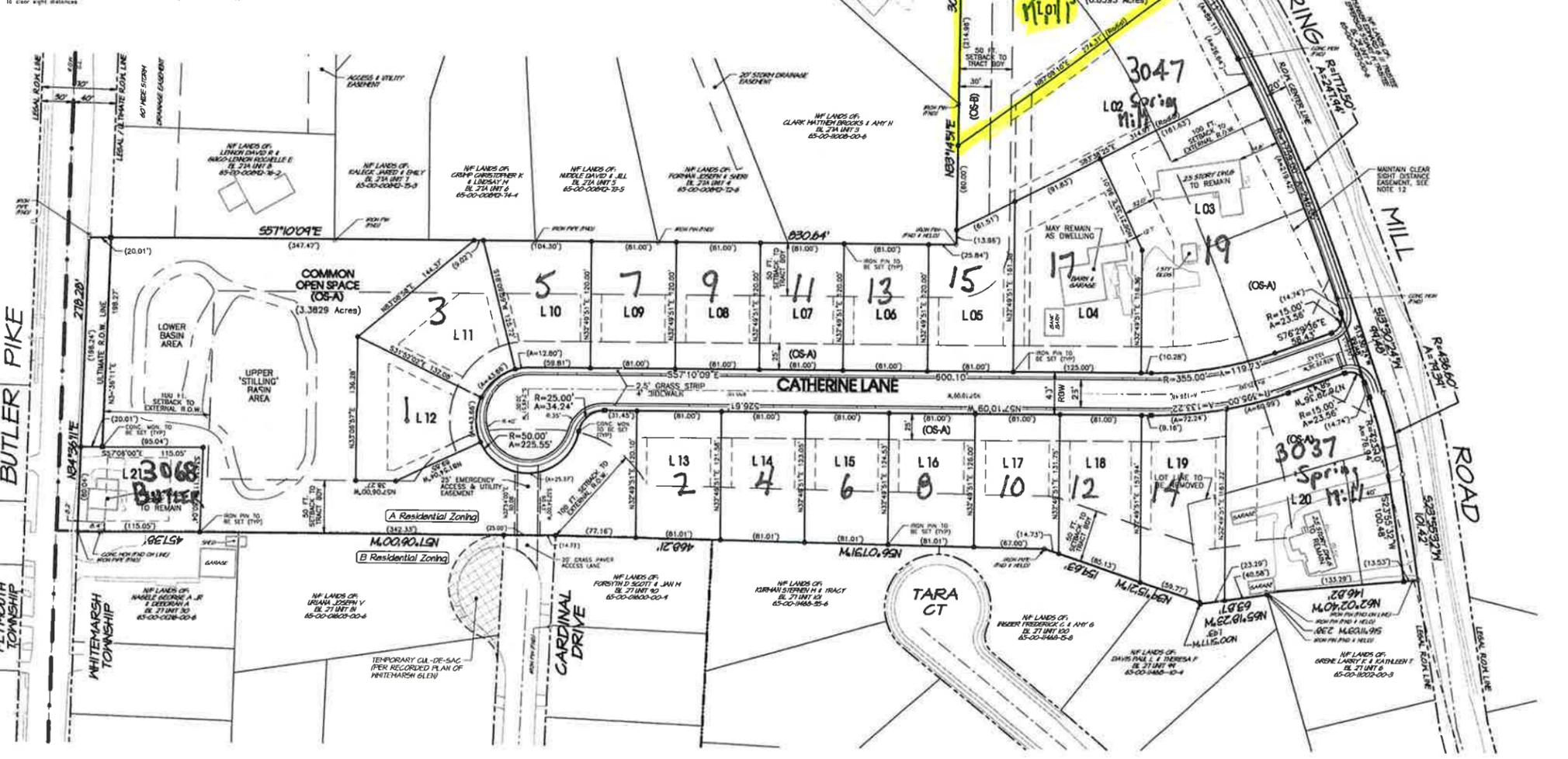
(1) Adjusted tract area:	10,222.3 Acres
(2) Minus minimum required common open space:	4,088.9 Acres
(3) Equals development area:	6,133.4 Acres

F. Maximum number of dwelling units calculation:

(1) Adjusted tract area (from C(3)):	10,222.3 Acres
(2) Times maximum density factor:	2.8 D.U./Ac
(3) Equals maximum number of dwelling units:	28 D.U.

G. Summary of calculations:

(1) Tract Area:	10,566.3 Acres
(2) Base site area:	10,222.3 Acres
(3) Constrained Land:	0.0000 Acres
(4) Adjusted tract area:	10,222.3 Acres
(5) Minimum required common open space:	4,088.9 Acres
(6) Development area:	6,133.4 Acres
(7) Maximum number of dwelling units:	28 D.U.



**PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:**

I, NEVA B. OSBORN, a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that the above is a true and correct copy of the original plan as shown to me by the applicant, and that I am a duly licensed and in good standing member of the Pennsylvania Society of Land Surveyors, as of the date of this certification.

(Signature of Registered Professional Land Surveyor)

**DEVELOPER CERTIFICATION:**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY : SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public of the Commonwealth of Pennsylvania residing in \_\_\_\_\_, who acknowledged his plan to be the official plan of the highway and property shown thereon situated in Township of Whitmarsh, Montgomery County, Pennsylvania, and stated that the plan be recorded according to law. Witness my hand and notarial seal the day and year aforesaid.

(Notary Public) \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

(Name of Common) \_\_\_\_\_ (Owner) \_\_\_\_\_

**PROFESSIONAL ENGINEER'S CERTIFICATION:**

I certify that the proposed facility is undertaken by or on behalf of \_\_\_\_\_ (Name of Common) \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

(Signature of Registered Professional Engineer)

**RECORDER OF DEEDS - MONTGOMERY COUNTY:**

Recorded \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_, in the Office for the Recording of Deeds, at \_\_\_\_\_, and for the County of Montgomery in Norristown, Pennsylvania in Plan Book \_\_\_\_\_ Page \_\_\_\_\_

(Recorder of Deeds) \_\_\_\_\_ (Witness) \_\_\_\_\_

**RECORDER OWNER CERTIFICATION:**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY : SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public of the Commonwealth of Pennsylvania residing in \_\_\_\_\_, who acknowledged his plan to be the official plan of the highway and property shown thereon situated in Township of Whitmarsh, Montgomery County, Pennsylvania, and stated that the plan be recorded according to law. Witness my hand and notarial seal the day and year aforesaid.

(Notary Public) \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

(Owner) \_\_\_\_\_ (Owner) \_\_\_\_\_

**TOWNSHIP BOARD OF SUPERVISORS:**

This subdivision (land development) plan was approved by the Whitmarsh Township Board of Supervisors on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(President) \_\_\_\_\_ (Secretary) \_\_\_\_\_

**REVIEWED BY THE TOWNSHIP ENGINEER:**

This subdivision (land development) plan was reviewed by the Whitmarsh Township Engineer on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Township Engineer) \_\_\_\_\_

**TOWNSHIP FILE No.:** \_\_\_\_\_

**MCPD No.:** \_\_\_\_\_

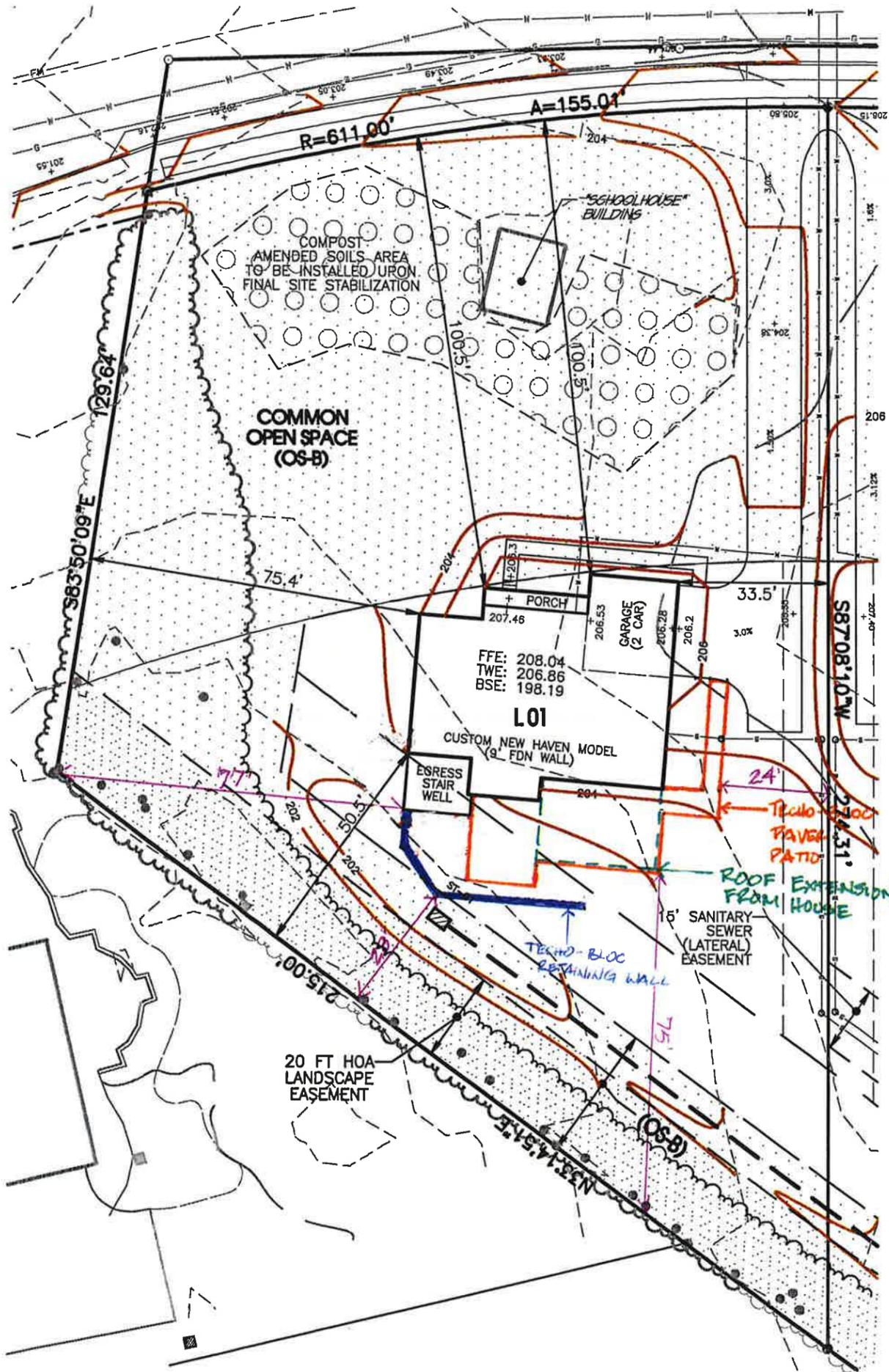
**PROCESSED AND REVIEWED.** A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

**Certified this date:** \_\_\_\_\_

For the Director  
Montgomery County Planning Commission

**REVISIONS**

No.	Date	Description
1	07/27/16	Initial Plan
2	08/02/16	Revised Plan
3	08/09/16	Revised Plan
4	08/16/16	Revised Plan
5	08/23/16	Revised Plan
6	08/30/16	Revised Plan
7	09/06/16	Revised Plan
8	09/13/16	Revised Plan
9	09/20/16	Revised Plan
10	09/27/16	Revised Plan
11	10/04/16	Revised Plan
12	10/11/16	Revised Plan
13	10/18/16	Revised Plan
14	10/25/16	Revised Plan
15	11/01/16	Revised Plan
16	11/08/16	Revised Plan
17	11/15/16	Revised Plan
18	11/22/16	Revised Plan
19	11/29/16	Revised Plan
20	12/06/16	Revised Plan
21	12/13/16	Revised Plan
22	12/20/16	Revised Plan
23	12/27/16	Revised Plan
24	01/03/17	Revised Plan
25	01/10/17	Revised Plan
26	01/17/17	Revised Plan
27	01/24/17	Revised Plan
28	01/31/17	Revised Plan
29	02/07/17	Revised Plan
30	02/14/17	Revised Plan
31	02/21/17	Revised Plan
32	02/28/17	Revised Plan
33	03/06/17	Revised Plan
34	03/13/17	Revised Plan
35	03/20/17	Revised Plan
36	03/27/17	Revised Plan
37	04/03/17	Revised Plan
38	04/10/17	Revised Plan
39	04/17/17	Revised Plan
40	04/24/17	Revised Plan
41	05/01/17	Revised Plan
42	05/08/17	Revised Plan
43	05/15/17	Revised Plan
44	05/22/17	Revised Plan
45	05/29/17	Revised Plan
46	06/05/17	Revised Plan
47	06/12/17	Revised Plan
48	06/19/17	Revised Plan
49	06/26/17	Revised Plan
50	07/03/17	Revised Plan
51	07/10/17	Revised Plan
52	07/17/17	Revised Plan
53	07/24/17	Revised Plan
54	07/31/17	Revised Plan
55	08/07/17	Revised Plan
56	08/14/17	Revised Plan
57	08/21/17	Revised Plan
58	08/28/17	Revised Plan
59	09/04/17	Revised Plan
60	09/11/17	Revised Plan
61	09/18/17	Revised Plan
62	09/25/17	Revised Plan
63	10/02/17	Revised Plan
64	10/09/17	Revised Plan
65	10/16/17	Revised Plan
66	10/23/17	Revised Plan
67	10/30/17	Revised Plan
68	11/06/17	Revised Plan
69	11/13/17	Revised Plan
70	11/20/17	Revised Plan
71	11/27/17	Revised Plan
72	12/04/17	Revised Plan
73	12/11/17	Revised Plan
74	12/18/17	Revised Plan
75	12/25/17	Revised Plan
76	01/01/18	Revised Plan
77	01/08/18	Revised Plan
78	01/15/18	Revised Plan
79	01/22/18	Revised Plan
80	01/29/18	Revised Plan
81	02/05/18	Revised Plan
82	02/12/18	Revised Plan
83	02/19/18	Revised Plan
84	02/26/18	Revised Plan
85	03/05/18	Revised Plan
86	03/12/18	Revised Plan
87	03/19/18	Revised Plan
88	03/26/18	Revised Plan
89	04/02/18	Revised Plan
90	04/09/18	Revised Plan
91	04/16/18	Revised Plan
92	04/23/18	Revised Plan
93	04/30/18	Revised Plan
94	05/07/18	Revised Plan
95	05/14/18	Revised Plan
96	05/21/18	Revised Plan
97	05/28/18	Revised Plan
98	06/04/18	Revised Plan
99	06/11/18	Revised Plan
100	06/18/18	Revised Plan
101	06/25/18	Revised Plan
102	07/02/18	Revised Plan
103	07/09/18	Revised Plan
104	07/16/18	Revised Plan
105	07/23/18	Revised Plan
106	07/30/18	Revised Plan
107	08/06/18	Revised Plan
108	08/13/18	Revised Plan
109	08/20/18	Revised Plan
110	08/27/18	



### ZONING and SITE DATA SCHEDULE

Zoning District: A – Residential District			
Dimensional standards for Conservation Design Subdivisions			
Item	Section	Requirement	PLAN PROVIDED
Min. Lot Area	116-54.C(3)	7,600 Sq. Ft. [2]	33,947.27 SF (Gross) 10,656.01 SF (Net)
Min. Width at Setback Line	116-54.C(4)	60 Ft.	> 60.0 Ft.
Min. Front Yard	116-54.C(5)	25 Ft.	100.5 Ft.
Min. Side Yard (Each)	116-54.C(6)	10 Ft.	33.5 Ft. / 75.4 Ft.
Min. Rear Yard	116-54.C(7)	30 Ft.	50.5 Ft.
Max. Principal Bldg Height	116-54.C(8)(a)	35 Ft.	< 35 Ft.
Max. Building Coverage	116-54.C(9)	30 % of lot area	22.5 % (2,398 SF)
Additional requirements for Conservation Subdivisions:			
All NEW dwellings shall meet the following setback requirements:			
From External R.O.W.	116-274.B(1)	100 Ft.	100.5 Ft.
From all other tract Bdy	116-274.B(2)	50 Ft.	50.5 Ft.

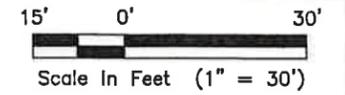
[2] Minimum Lot Area Required is NET any On-Lot Required Open Space

### PERMIT PLAN NOTES

- All construction shall be in conformance with the approved and recorded Final Land Development plans for MAPLE HILL, last revised Nov. 07, 2017 including all Agreements and Documents related thereto.
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Sanitary sewer and all other utility service connection points shall be confirmed independently by the contractor in field prior to the commencement of construction. All discrepancies shall be reported immediately in writing to the engineer of record. Construction shall commence beginning at the lowest invert (point of connection) and progress up gradient. Interface points (crossings) with existing underground installations shall be field verified by test pit prior to commencement of construction.
- All sanitary sewer construction shall be in accordance with "Whitemarsh Township Authority Standard Specifications for Sanitary Sewer Facilities".
- All utilities shall be kept ten (10) feet apart (parallel) or when crossing, at eighteen (18) inches vertical clearance (outside edge of pipe to outside edge of pipe). A minimum of 18 inches shall be maintained between sanitary sewer lines and storm lines or water lines. If the minimum clearance cannot be maintained, a concrete encasement shall be provided on the non-sanitary sewer utility.
- Sanitary sewer mains and laterals shall have a minimum of 4'-0" cover.

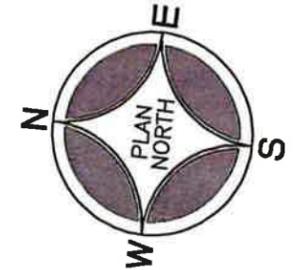
### PLAN LEGEND

--- Roadway Centerline	--- Storm Sewer Piping
-230- Existing Elev Contour	-s-s- Sanitary Sewer Piping
-230- Proposed Elev contour	-W-W- Water Main / Service



THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE APPLICANT AND PROJECT DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PROHIBITED.

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BUILDING / GRADING PERMIT PLAN EXHIBIT  
- for -

3049 SPRING MILL ROAD  
T.P.N.: 65-00-11005-01-8 (Lot 01)

MAPLE HILL

WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1108 North Bethlehem Pike / Suite 5 - Lower Cwynedd - PA 19002  
Phone: (215) 542-5648 Fax: (215) 542-5679  
Web: www.Woodrowinc.com



Job No: 16-0112 D  
Plan Date: JULY 24, 2018  
Sheet No:







REAR ELEVATION

*Maple Hill - Lot 1*  
Covered Porch Design



021801 7/30/2020



REAR ELEVATION

*Maple Hill - Lot 1*  
**Covered Porch Design**



021801 7/30/2020



REAR ELEVATION

*Maple Hill - Lot 1*  
Covered Porch Design



021801 7/30/2020



Onyx paver



Shale gray paver

Techo Bloc



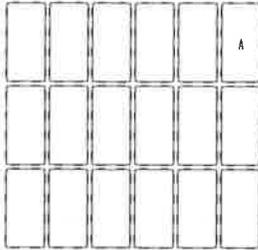
Catalog picture



## BLU 60 mm (6"×13")

**DESCRIPTION:** Paver or Slab **TEXTURE:** Slate and HD<sup>2</sup> Slate

### PALLET OVERVIEW



Specifications per pallet		Imperial	Metric
Cubing		<b>116.05 ft<sup>2</sup></b>	10.78 m <sup>2</sup>
Approx. Weight Slate		3 138 lbs	1 423 kg
Approx. Weight HD <sup>2</sup> Slate		3 183 lbs	1 444 kg
Number of rows		11	
Coverage per row		10.55 ft <sup>2</sup>	0.98 m <sup>2</sup>
Linear coverage per row	Depth	19.5 lin. ft	5.94 lin. m
	Length	9.75 lin. ft	2.97 lin. m



### NOTES

See page 16 to 19 for more technical information. When used in a permeable pavement application, see page 89 to 95 for more technical information.

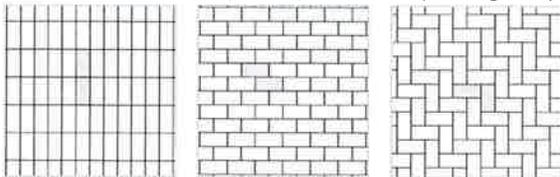
\*Harvest gold is only available in Midwestern USA. See page 13 for list of Eastern and Midwestern States.

**JOINT WIDTH: 9/32" (7 mm)**  
**% OF SURFACE OPENING: 4.6 %**  
**INFILTRATION RATE: 570 IN./HR**  
**(14 475 MM/HR)**



Unit dimensions	in	mm	Units/pallet
Height	2 3/8	60	198 units
Width	13	330	
Length	6 1/2	165	

**01 | Linear pattern**    **02 | Linear pattern**    **03 | Herringbone pattern**



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

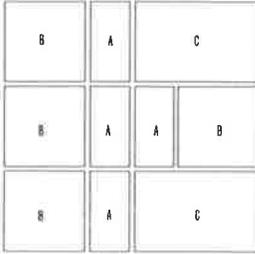




## BLU 60 mm

**DESCRIPTION:** Slab **TEXTURE:** Slate, Slate Aged and HD² Slate

### PALLET OVERVIEW



### NOTES

See page 16 to 19 for more technical information. When used in a permeable pavement application, see page 89 to 95 for more technical information.

\*Harvest gold is only available in Midwestern USA. See page 13 for list of Eastern and Midwestern States.

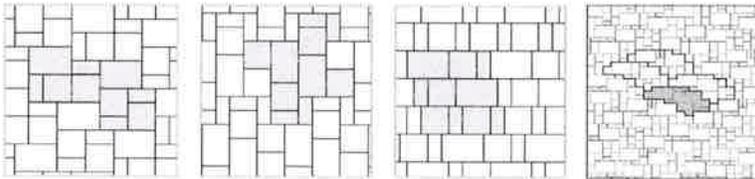
**JOINT WIDTH:** 9/32" (7 mm)  
**% OF SURFACE OPENING:** 3.0 %  
**INFILTRATION RATE:** 570 IN./HR (14 475 MM/HR)

Specifications per pallet	Imperial	Metric
Cubing	<b>116.82 ft²</b>	10.96 m²
Approx. Weight slate	3 148 lbs	1 428 kg
Approx. Weight slate aged	3 170 lbs	1 438 kg
Approx. Weight HD² Slate	3 268 lbs	1 482 kg
Number of rows	11	
Coverage per row	10.62 ft²	0.99 m²
Linear coverage per row	9.81 lin. ft	3.02 lin. m

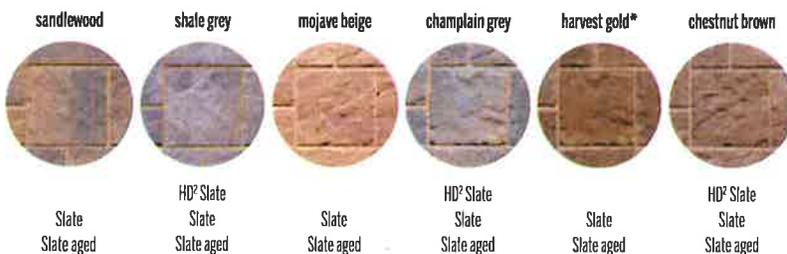
Unit dimensions	in	mm	Units/pallet
Height	2 3/8	60	44 units
Width	13	330	
Length	6 1/2	165	
Height	2 3/8	60	44 units
Width	13	330	
Length	13	330	
Height	2 3/8	60	22 units
Width	13	330	
Length	19 1/2	495	

01 | Modular pattern 02 | Modular pattern 03 | Linear pattern 04 | Modular pattern

55% Blu 60  
45% Blu Grande



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.





Back roof



Front Metal roof



Inside front porch