



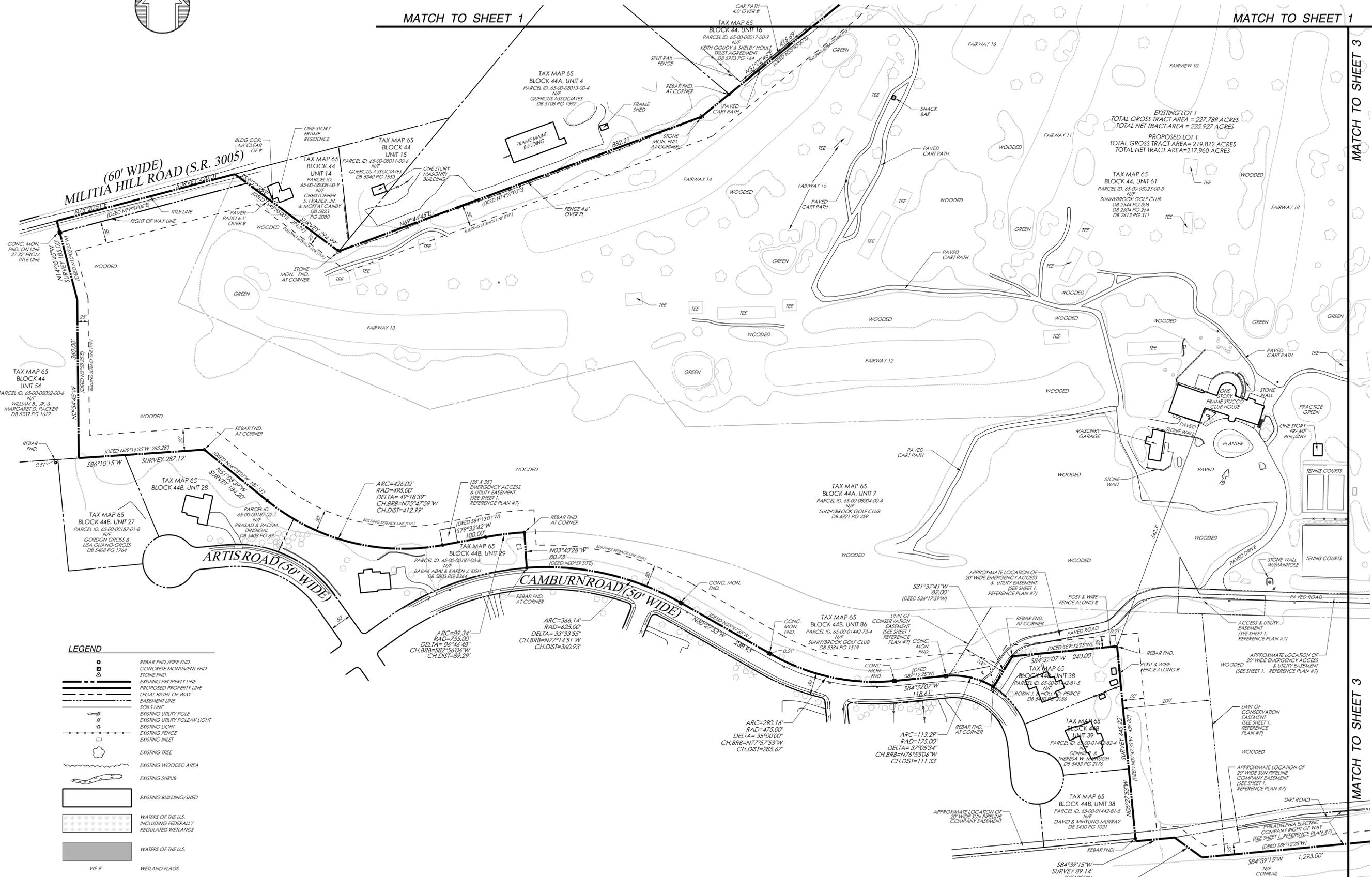


MATCH TO SHEET 1

MATCH TO SHEET 1

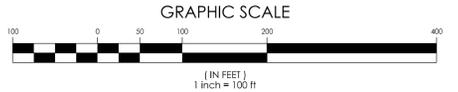
MATCH TO SHEET 3

MATCH TO SHEET 3



LEGEND

- REBAR FND./PIPE FND.
- CONCRETE MONUMENT FND.
- STONE FND.
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- LEGAL RIGHT-OF-WAY
- EASEMENT LINE
- SOILS LINE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE/W LIGHT
- EXISTING LIGHT
- EXISTING FENCE
- EXISTING INLET
- EXISTING TREE
- EXISTING WOODED AREA
- EXISTING SHRUB
- EXISTING BUILDING/SHED
- WATERS OF THE U.S. INCLUDING FEDERALLY REGULATED WETLANDS
- WATERS OF THE U.S.
- WETLAND FLAGS



**Nave NEWELL**  
Where Ideas Get Down to Earth

900 West Valley Road • Suite 1100  
P.O. Box 8323 • Elkins Park, PA 19026  
P: 610.265.4299  
www.navenewell.com

DATE	NO.	DESCRIPTION	REVISIONS	CHK'D BY

**JAMES R. AIKEN, II**  
Professional Land Surveyor  
Pennsylvania License No. 330075233

DRAWING NAME: **MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLAN**  
 LOT 1  
 (PARCEL ID. 65-00-08023-00-3, 65-00-08004-00-4,  
 65-00-01442-73-4 & 65-00-08006--2)  
 LOT 2  
 (PARCEL ID. 65-00-1173-00-3)  
 LOCATION: **WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

PROJECT NO.	2015-128.04	DRAWN BY:	SPW
DATE:	1/25/19	CHK'D BY:	JFL
SCALE:	1" = 100'	APPROV. BY:	JRA II
SHEET NO.	2 of 4		



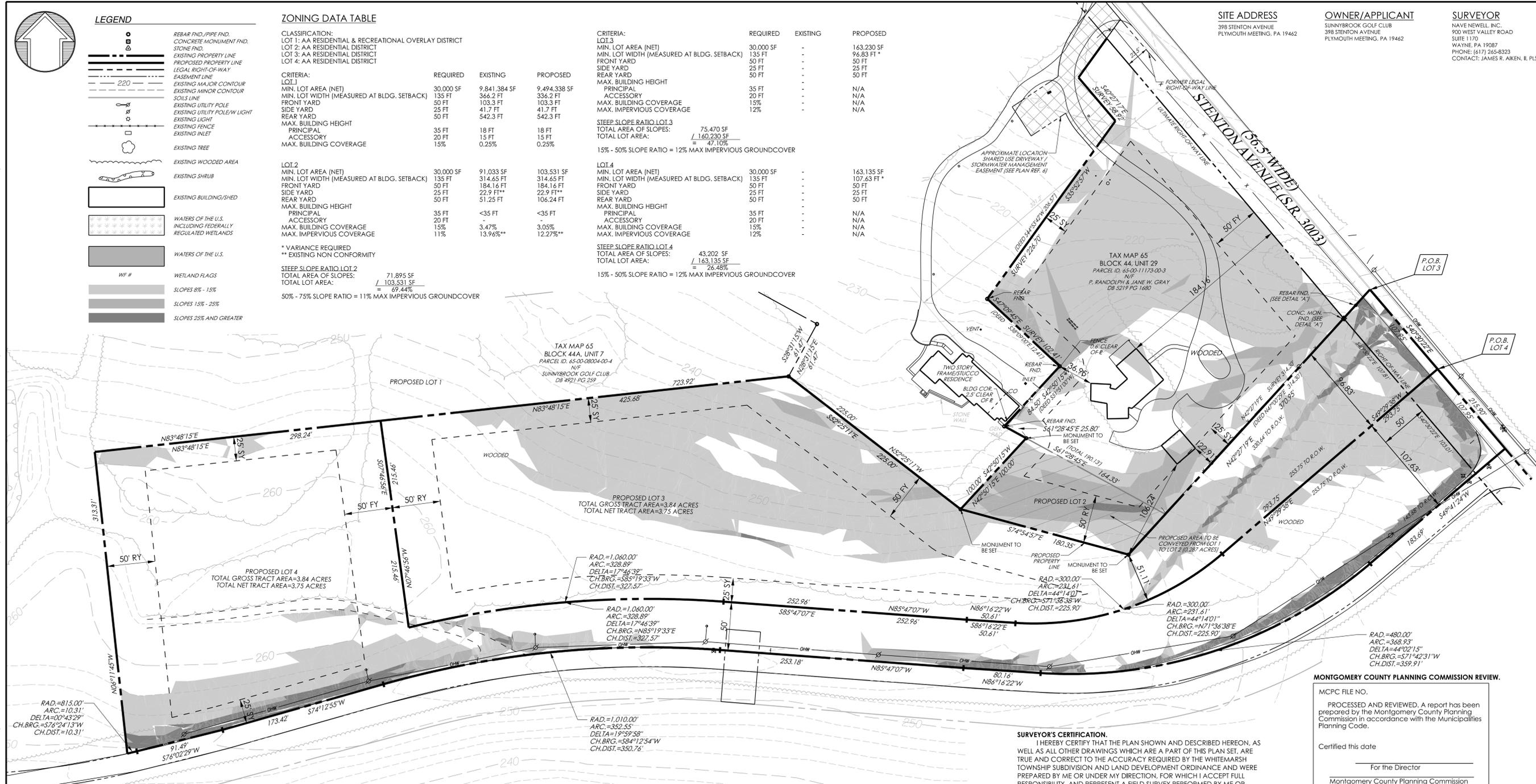


LEGEND

- REBAR END/PIPE END, CONCRETE MONUMENT END, STONE END, EXISTING PROPERTY LINE, PROPOSED PROPERTY LINE, LEGAL RIGHT-OF-WAY, EASEMENT LINE, EXISTING MAJOR CONTOUR, EXISTING MINOR CONTOUR, SOILS LINE, EXISTING UTILITY POLE, EXISTING UTILITY POLE/W LIGHT, EXISTING LIGHT, EXISTING FENCE, EXISTING INLET, EXISTING TREE, EXISTING WOODED AREA, EXISTING SHRUB, EXISTING BUILDING/SHED, WATERS OF THE U.S. INCLUDING FEDERALLY REGULATED WETLANDS, WATERS OF THE U.S., WETLAND FLAGS, SLOPES 8% - 15%, SLOPES 15% - 25%, SLOPES 25% AND GREATER

ZONING DATA TABLE

Table with columns for Classification (Lot 1, 2, 3, 4), Criteria (Min. Lot Area, Min. Lot Width, Front Yard, Side Yard, Rear Yard, Max. Building Height, Max. Building Coverage, Max. Impervious Coverage), Required, Existing, and Proposed values.



- VARIANCES REQUESTED: 116-49.B - TO PERMIT A REDUCTION IN THE LOT WIDTH AT BUILDING SETBACK LINE FOR LOTS 3 & 4.
WAIVERS REQUESTED: 105-23.B(1)(d)[2] - TO PERMIT A PLAN WITHOUT MAXIMUM DENSITY PERMITTED AND PROPOSED; 105-23.B(1)(d)[4] - TO PERMIT A PLAN WITHOUT THE REQUIRED AND PROPOSED OPEN SPACE AND IMPERVIOUS COVER RATIOS; 105-23.B(1)(d)[5] - A PARTIAL WAIVER (APPLICABLE TO LOT 1 BUT NOT APPLICABLE TO LOT 2, 3 & 4) TO PERMIT A PLAN WITHOUT STEEP SLOPE RATIO WITH SUPPORTING CALCULATIONS; 105-23.b(1)(i) - TO PERMIT A PLAN WITHOUT EXISTING WATER LINES, STORM DRAIN, AND CULVERTS WITHIN THE SITE AND EXISTING DRIVEWAYS, SEWER LINES, CULVERTS, BRIDGES, UTILITY EASEMENTS, QUARRIES, RAILROADS, AND OTHER SIGNIFICANT MAN-MADE FEATURES WITHIN 500 FEET OF THE SITE; 105-23.B(1)(r) - TO PERMIT A PLAN WITHOUT FLOODPLAINS AND FLOODPLAIN SOILS IDENTIFIED; 105-23.B(2) - TO PERMIT A PLAN WITHOUT MANAGEMENT INFORMATION; 105-23.B(3) - TO PERMIT A PLAN WITHOUT SUBMISSION OF A PLANNING MODULE; 105-30(A) - FROM THE REQUIREMENT THAT THE APPLICANT PROVIDE CURBS, SIDEWALKS, RIGHT-OF-WAY, CARTWAY, AND A TREE ZONE ALONG ALL STREETS THAT ABOUT THE SUBDIVISION; 105-30(B) - FROM THE REQUIREMENT THAT ADDITIONAL RIGHT-OF-WAY AND/OR CARTWAY WIDTH BE PROVIDED; 105-46 - FROM THE REQUIREMENT THAT THE APPLICANT INSTALL CURBS ON ALL NEW AND EXISTING STREETS IN THE SUBDIVISION; 105-48(A) - FROM THE REQUIREMENT THAT THE APPLICANT INSTALL STREET TREES ALONG ALL STREETS WHERE SUITABLE TREES DO NOT EXIST; 105-53(D) - FROM THE REQUIREMENT THAT THE APPLICANT DEDICATE LAND IN THE AMOUNT OF 10% OF THE TOTAL AREA FOR PARK AND RECREATIONAL USES OR PAY A FEE-IN-LIEU OF DEDICATION.

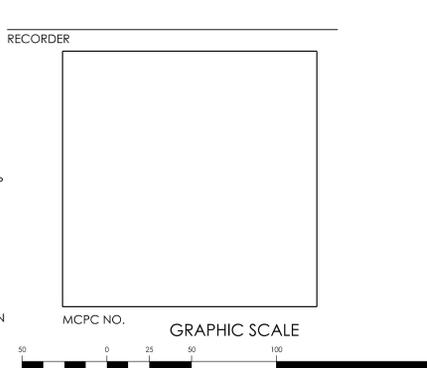
OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN CERTIFICATION. COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY. ON THIS, THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CAROL MISSETT AND CHRISTOPHER MISSETT WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY AND SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN. PRINT OWNER'S NAME, SIGNATURE OF OWNER, PRINT OWNER'S NAME, SIGNATURE OF OWNER, MY COMMISSION EXPIRES: \_\_\_, NOTARY PUBLIC.

CORPORATE CERTIFICATION. COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY. ON THIS, THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_, WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE \_\_\_ OF SUNNYSBROOK GOLF CLUB, A CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HE/SHE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF SAID CORPORATION BY HIMSELF/HERSELF AS THAT SAID CORPORATION IS OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT SAID CORPORATION ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW. WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN. PRINT NAME, TITLE, SIGNATURE OF OWNER, MY COMMISSION EXPIRES: \_\_\_, NOTARY PUBLIC.

SURVEYOR'S CERTIFICATION. I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION, FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENT A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET. I ALSO HEREBY CERTIFY THAT THIS PLAN, WHICH WAS MADE BY ME OR UNDER MY SUPERVISION, SHOWS THAT ALL DIMENSIONAL DETAILS FOR THE ULTIMATE RIGHT-OF-WAY, LOTS, AND EASEMENTS ARE CORRECT AND THAT THE LOTS HAVE A CLOSURE ERROR OF 1:10,000 OR BETTER. DATE, SURVEYOR, WHITEMARSH TOWNSHIP ENGINEER CERTIFICATION. THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER OF WHITEMARSH TOWNSHIP ON THE \_\_\_ DAY OF \_\_\_, 20\_\_\_. (ENGINEER), (DATE), WHITEMARSH BOARD OF SUPERVISORS CERTIFICATION. THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF WHITEMARSH TOWNSHIP AT A MEETING HELD ON THE \_\_\_ DAY OF \_\_\_, 20\_\_\_. (CHAIRMAN), (SECRETARY), MONTGOMERY COUNTY PLANNING COMMISSION CERTIFICATION. THIS PLAN WAS REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION ON \_\_\_, MCPC FILE NUMBER \_\_\_. (DIRECTOR)

MONTGOMERY COUNTY PLANNING COMMISSION REVIEW. MCPC FILE NO. PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code. Certified this date, For the Director, Montgomery County Planning Commission.

COUNTY RECORDING NOTE. RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK \_\_\_, PAGE \_\_\_, ON THE \_\_\_ DAY OF \_\_\_, 20\_\_\_. WITNESS MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_, A.D. 20\_\_\_. RECORDER.



SITE ADDRESS: 398 STENTON AVENUE, PLYMOUTH MEETING, PA 19462. OWNER/APPLICANT: SUNNYSBROOK GOLF CLUB, 398 STENTON AVENUE, PLYMOUTH MEETING, PA 19462. SURVEYOR: NAVE NEWELL, INC., 900 WEST VALLEY ROAD, SUITE 1100, WAYNE, PA 19087, PHONE: (617) 265-8323, CONTACT: JAMES R. AIKEN, II, PLS.



Table with columns for date, no., description, and remarks.



MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLAN. LOT 1 (PARCEL ID. 65-00-08023-00-3, 65-00-08004-00-4, 65-00-01442-73-4 & 65-00-08006--2) LOT 2 (PARCEL ID. 65-00-1173-00-3) WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA. Project no. 2015-128.04, drawn by: SPW, date: 1/25/19, chkd by: JFL, scale: 1" = 50', approv. by: JRA II, sheet no. 4 of 4.