

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
Jeanne Sorg

One Montgomery Plaza
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**I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA**



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds

90-day LETTER ATTACHED

STOP-CALL BEFORE YOU DIG!

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA. ONE CALL SYSTEM THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACT 38, TELE. # 1-800-242-1776

WORK LOCATION NO.: 2321453

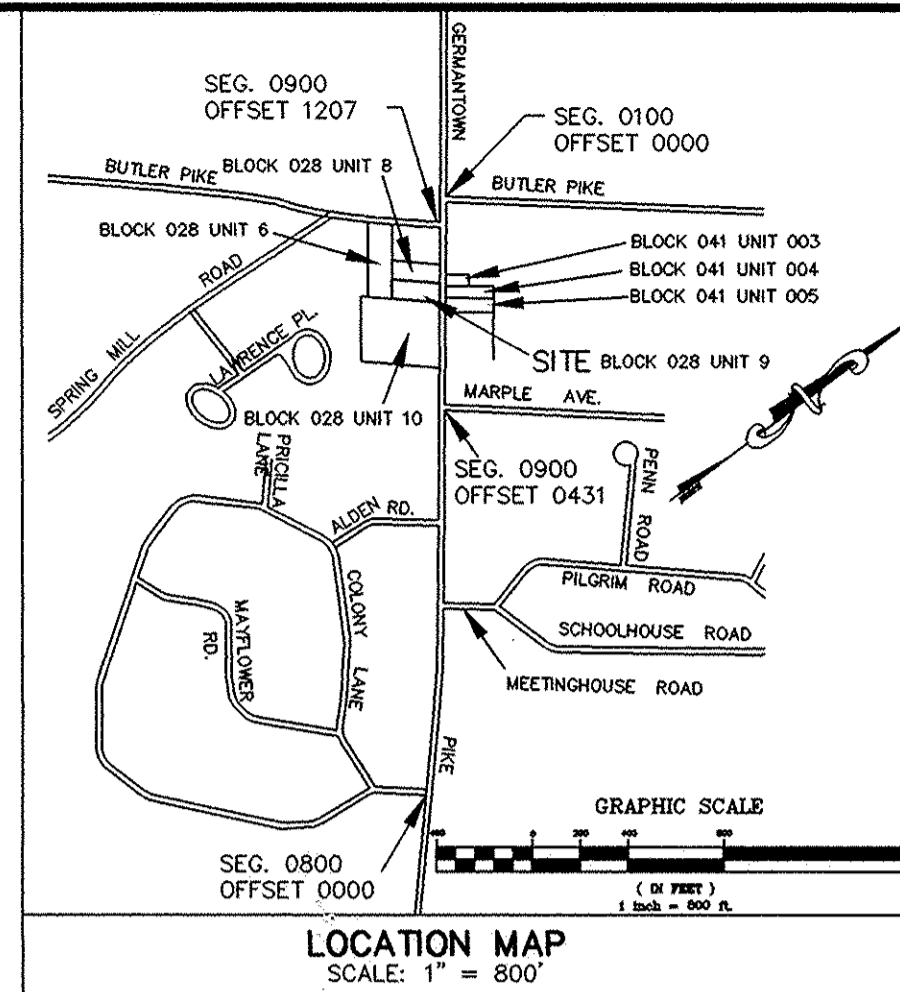
15-198

PARCEL #650004747003
BLOCK 028 UNIT 8
SIX EAST GERMANTOWN PIKE ASSOCIATES, L.P.
6 EAST GERMANTOWN PIKE
PLYMOUTH MEETING, PA 19462

MACADAM PARKING LOT

OFFICE BUILDING

Montgomery County S.S.
Recorded in the Office for Recording of Deeds & c.
In and for said county in _____ book
No. _____ Page _____ c.
Witness my hand and seal of office this _____ day of _____ 2000
Maryann R. Beckel
Recorder



OWNER'S CERTIFICATION OF INTENT
KNOW TO ALL TO WHOM PRESENTS MAY COME, THAT I, MICHAEL A. NOLEN, BEING A RESIDENT OF _____ FOR MYSELF, MY SUCCESSORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY LAND DEVELOPMENT PLAN OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND IT IS MY DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
MICHAEL A. NOLEN
6-15-00
DATE

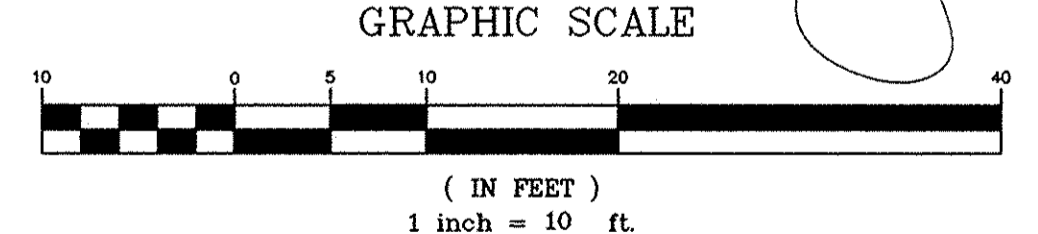
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THE 15 DAY OF June 2000 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MICHAEL A. NOLEN, KNOWN TO ME (SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
Eileen M. Halcherson
NOTARY PUBLIC

Montgomery County Planning Commission
MCPCC No. 99-210-1
PROCESSED and APPROVED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code. Certified this date: 7/26/00
C. A. Danner
Chairman
Montgomery County Planning Commission

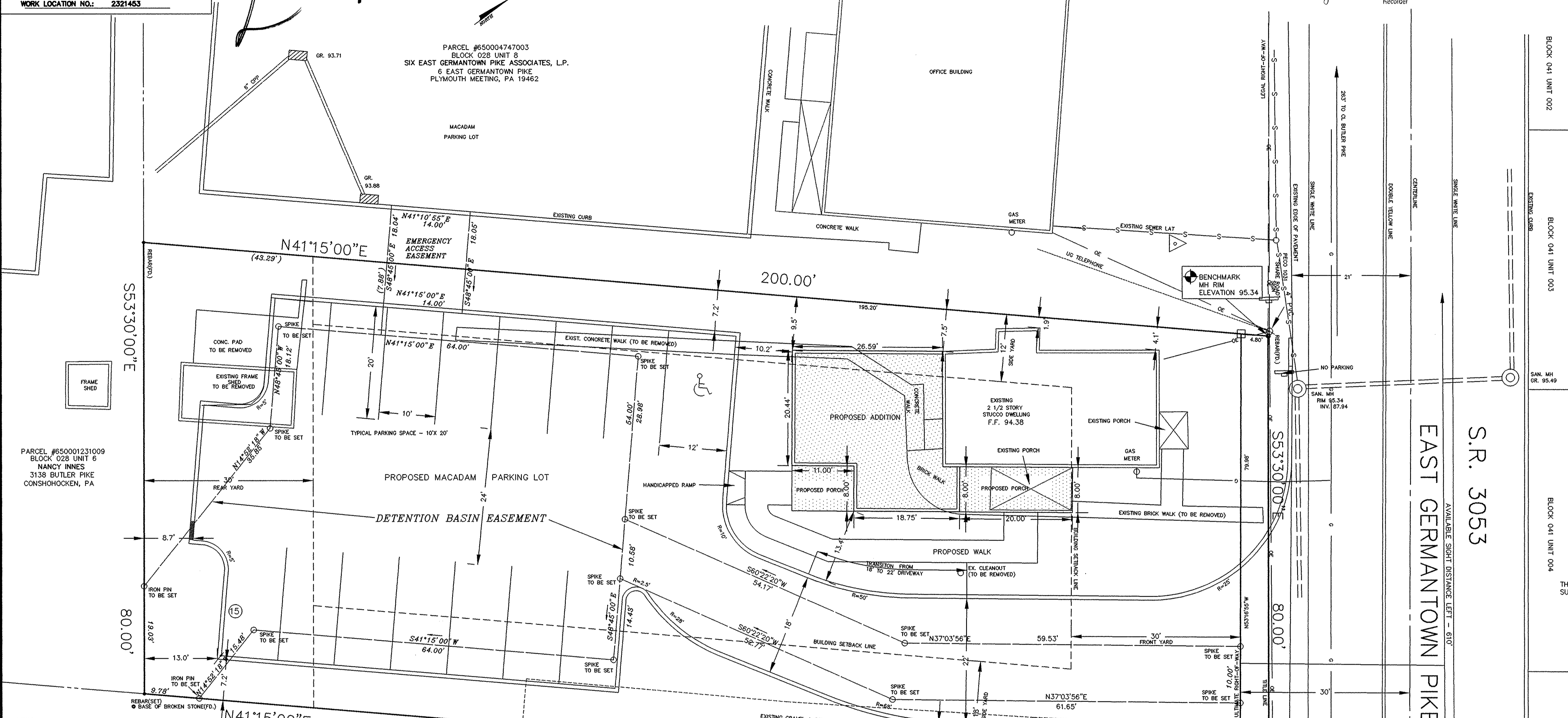
THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH THIS 23 DAY OF June 2000
W. J. ...
CHAIRMAN
...
SECRETARY

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY IN NORRISTOWN, PENNSYLVANIA, THIS _____ DAY OF _____ IN PLAN BOOK _____ PAGE _____

THIS LAND DEVELOPMENT WAS APPROVED BY THE TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH THIS 23 DAY OF June 2000
...
TOWNSHIP ENGINEER



8 EAST GERMANTOWN PIKE



- NOTES:
1. [] INDICATES CONCRETE MONUMENT TO BE SET.
2. THERE ARE NO KNOWN DEED RESTRICTIONS IMPOSED ON THIS TRACT.
3. THIS PARCEL CURRENTLY IS AND WILL CONTINUE TO BE SERVED BY PUBLIC WATER AND SEWER.
4. ALL ON-SITE IMPROVEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
5. AS TO ANY STORMWATER DETENTION BASINS (AND RELATED FACILITIES) LOCATED WITHIN THE PROPERTY, THE OWNERS SHALL:
i) PROVIDE FOR THE MAINTENANCE, REPLACEMENT AND REPAIR OF SUCH STORMWATER DETENTION BASINS AND RELATED FACILITIES.
ii) REPAIR ANY EROSION DAMAGE TO PROPERTIES ADJACENT TO THE PROPERTY AS A RESULT OF WATER DISCHARGE FROM THE STORMWATER DETENTION BASIN AND RELATED FACILITIES LOCATED WITHIN THE PROPERTY.
iii) ASSUME FULL LIABILITY AND RESPONSIBILITY FOR EROSION DAMAGE TO ANY ADJACENT PROPERTY CAUSED BY WATER DISCHARGE FROM THE STORMWATER DETENTION BASINS (AND RELATED FACILITIES) ON THE PROPERTY AND INDEMNIFY, DEFEND AND HOLD TOWNSHIP HARMLESS FROM ANY AND ALL ACTIONS AT LAW OR IN EQUITY ARISING FROM SUCH DAMAGE TO ADJACENT PROPERTIES, INCLUDING, BUT NOT LIMITED TO, MONEY DAMAGES AND TOWNSHIP ENGINEERING AND LEGAL FEES.
iv) IF EROSION CONDITIONS OR OTHER ADVERSE IMPACTS OCCUR DOWNSTREAM OF THE DETENTION BASIN, THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY REMEDIATION IN ACCORDANCE WITH THE TOWNSHIP ORDINANCE AND THE STORMWATER MANAGEMENT ACT.
6. A RESTRICTIVE COVENANT PERTAINING TO THE PERPETUAL EROSION REMEDIATION/MAINTENANCE RESPONSIBILITY ASSOCIATED WITH THE PROPOSED DETENTION BASIN DISCHARGE SHALL BE RECORDED CONCURRENTLY WITH THIS PLAN.
7. THE DETENTION BASIN AS SHOWN ON THIS PLAN IS A BASIC AND PERPETUAL PART OF THE STORMWATER DRAINAGE SYSTEM OF THE TOWNSHIP OF WHITEMARSH AND, AS SUCH, IS TO BE PROTECTED, MAINTAINED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN, JOINTLY AND SEVERALLY, BY THE OWNER ON WHOSE LAND THE STRUCTURE IS LOCATED, AS WELL AS THE OWNER'S HEIRS, SUCCESSORS AND ASSIGNS. THE TOWNSHIP OF WHITEMARSH AND OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID DETENTION BASIN IN ORDER TO DETERMINE THAT THE STRUCTURAL DESIGN AND INTEGRITY ARE BEING MAINTAINED BY THE OWNER PURSUANT TO AN EASEMENT AGREEMENT BETWEEN THE OWNER AND THE TOWNSHIP TO BE RECORDED CONCURRENTLY WITH THIS PLAN.
8. TOPOGRAPHIC AND BOUNDARY INFORMATION DEPICTED ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY IRICK & EBERHARDT, INC. DURING AUGUST, 1998.
9. IF REQUESTED, THE PROPERTY OWNER(S) ON THEIR OWN BEHALF, AND ON BEHALF OF THEIR SUCCESSORS AND ASSIGNS AGREE TO DEDICATE THE ULTIMATE RIGHT-OF-WAY ALONG GERMANTOWN PIKE TO THE GOVERNMENTAL AGENCY HAVING JURISDICTION, WITHOUT COMPENSATION TO THE PROPERTY OWNER(S), THEIR SUCCESSORS AND ASSIGNS.
10. TRASH SERVICE WILL BE PROVIDED BY CURBSIDE PICKUP.
11. THE DETENTION BASIN EASEMENT DEPICTED ON THIS PLAN IS HEREBY GRANTED TO WHITEMARSH TOWNSHIP.
12. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL NOT BE PERMITTED UNTIL A HIGHWAY OCCUPANCY PERMIT IS OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), STATE HIGHWAY LAW AS AMENDED.
13. ALL SITE PROPERTY LINES SHALL BE STAKED OUT BY A REGISTERED PROFESSIONAL SURVEYOR AND DELINEATED WITH APPROVED CONSTRUCTION FENCING MATERIAL PRIOR TO ANY SITE DISTURBANCE IN AREAS WHERE THE REQUIRED 5' GRADING SETBACK IS VIOLATED.
14. BENCHMARK - TOP OF REBAR FOUND MARKING NORTHEAST PROPERTY CORNER ON LEGAL RIGHT-OF-WAY LINE - ELEVATION 95.62, BASED ON DATUM DEPICTED ON PLAN PREPARED BY ROBERT E. BLUE, P.C. FOR 8 EAST GERMANTOWN PIKE.

OWNERS OPPOSITE SIDE OF GERMANTOWN PIKE

PARCEL #65000492006
BLOCK 041 UNIT 002
FRANK B. WEISZ
5 EAST GERMANTOWN PIKE
PLYMOUTH MEETING, PA 19462
PARCEL #65000489009
BLOCK 041 UNIT 003
JAMES & ELAINE WELER
15 EAST GERMANTOWN PIKE
PLYMOUTH MEETING, PA 19462
PARCEL #650004483006
BLOCK 041 UNIT 004
ALEXANDER & JOEL WILSON
17 EAST GERMANTOWN PIKE
PLYMOUTH MEETING, PA 19462
PARCEL #650004486003
BLOCK 041 UNIT 005
WILLIAM & MARY SCHREIBER
21 EAST GERMANTOWN PIKE
PLYMOUTH MEETING, PA 19462

PARCEL #650004741009

BLOCK 028 UNIT 10
ERIC & DAVID COX
14 EAST GERMANTOWN PIKE
PLYMOUTH MEETING, PA 19462

ZONING DATA

DISTRICT: B - RESIDENTIAL
PROPOSED USE: OFFICE*
MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 80'
SETBACKS:
MIN. FRONT YARD: 30'
MIN. SIDE YARD: 12'(30'AGGR.)
MIN. REAR YARD: 30'
MAX. BLDG. COV.: 20%
MAX. BLDG. HEIGHT: 35'
DENSITY: N/A
OPEN SPACE RATIO: N/A

SITE STATISTICS

GROSS TRACT AREA = 15,945 S.F.
BUILDING COVERAGE DEPICTED - 1528 S.F.
PROPOSED FLOOR AREA DEPICTED - 3056 S.F.
PARKING REQUIRED @ 1 SPACE /200 S.F. FLOOR AREA
3056 S.F./200 = 15.3 SPACES REQ'D.
TOTAL PARKING SPACES DEPICTED - 15
IMPERVIOUS COVERAGE
EXISTING - 3100 S.F.
PROPOSED - 9200 S.F.
ACCESSORY USE COVERAGE IN REAR YARD - 912 S.F.(38%)

APPLICANT AND OWNER IN EQUITY

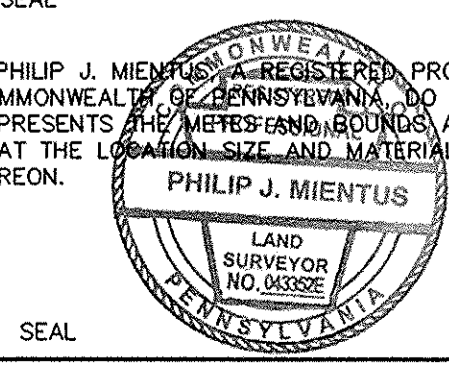
PARCEL #650004744006
BLOCK 028 UNIT 9
MICHAEL A. NOLEN
505 1/2 EAST GERMANTOWN PIKE
LAFAYETTE HILL, PA 19444

WHITEMARSH TOWNSHIP ZONING HEARING BOARD - APPLICATION 99-02

- ZONING VARIANCES GRANTED:
1. A VARIANCE FROM SECTION 116-56 OF THE WHITEMARSH TOWNSHIP CODE NECESSARY TO ALLOW THE PROPERTY AT 8 EAST GERMANTOWN PIKE TO BE USED FOR OFFICES AND PARKING THEREFOR.
2. A VARIANCE FROM SECTION 116-57.0 OF THE CODE NECESSARY TO ALLOW A PROPOSED ADDITION TO AN EXISTING STRUCTURE TO ENCRoACH INTO THE REQUIRED SIDE YARD BY FIVE(5) FEET.
3. A VARIANCE FROM SECTION 116-24.0(3) NECESSARY TO ALLOW THE PROPOSED PARKING LOT TO COVER 38% OF THE REAR YARD.
4. A VARIANCE FROM SECTION 116-187 NECESSARY TO REMOVE THE NEED FOR OFF-STREET LOADING SPACE.
5. A VARIANCE FROM SECTION 116-184(D) NECESSARY TO REDUCE THE NUMBER OF PROPOSED PARKING SPACES TO 15.
WAIVERS REQUESTED:
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
S.L.O. SECT. 105-38.A - PARKING LOT AISLE WIDTH
S.L.O. SECT. 105-38.C - MINIMUM TURNING RADIUS
S.L.O. SECT. 105-38.H - SETBACK FROM PROPERTY LINE
S.L.O. SECT. 105-38.Q - CURB RADIUS
S.L.O. SECT. 105-52 - BUFFER ADJACENT TO ARTERIAL
S.L.O. SECT. 105-38.P - TIRE BUMPERS REQUIRED - CURBING PROPOSED
S.L.O. SECT. 105-23.B1 - DEPICTION OF EXISTING FEATURES WITHIN 500 FEET OF SITE
S.L.O. SECT. 105 - GRADING WITHIN 5' OF PROPERTY LINE
S.L.O. SECT. 105-37 - INTERSECTION SIGHT DISTANCE (LEFT) - ARTERIAL HIGHWAY
750' REQUIRED - 610' POSSIBLE (MEETS PADOT REQUIREMENTS)
ORDINANCE 596 RES. 23 & 90 - DESIGN & CONSTR. - MIN. PIPE SIZE 18"

I, PHILIP J. MIENTUS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT ALL CONCRETE MONUMENTS HAVE BEEN SET OR FOUND BY ME ON _____

REGISTERED PROFESSIONAL SURVEYOR
043352-F
REGISTRATION NUMBER
DATE
PHILIP J. MIENTUS
REGISTERED PROFESSIONAL SURVEYOR
043352-E
REGISTRATION NUMBER
DATE



RESERVED FOR MONTGOMERY COUNTY RECORDER OF DEEDS
RESERVED FOR MONTGOMERY COUNTY PLANNING COMMISSION
MCPCC FILE NO. 99-210-1

REVISION TABLE with columns for REVISION DATE, DESCRIPTION, and REVISION NUMBER. Includes entries for March 8, 2000, April 25, 2000, May 19, 2000, and June 14, 2000.

LAND DEVELOPMENT PLAN

PREPARED FOR MICHAEL A. NOLEN
SITUATE WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY PENNSYLVANIA
Irlick & Eberhardt
INCORPORATED
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2771 Genville Pike
Pennsburg, PA 18073
215-541-4626
E-Mail: iande@center.net
Surveying
Land Planning • Engineering • Landscape Architecture