PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD AGENDA
June 11, 2025
8:00 AM

___ Rowe ____ Coyne ___Von Essen ___Higgins ___Ronderos
___ Parsons ___Rafter ___Sztubinski ___Lisi
___ Turenne (WT BOS Liaison) ___ Nelson (PT Council Liaison) ___ Guttenplan (WT Staff Liaison)

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1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

- Monthly Administrative Review Report

3. APPROVAL OF MINUTES

- May 14, 2025

4. OLD BUSINESS

5. NEW BUSINESS

- Update concerning Whitemarsh Township Minor Subdivision to subdivide 14 Marple Lane from the remaining Abolition Hall Property

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
July 9, 2025, 8:00 AM

WHITEMARSH TOWNSHIP

To: **Historical Architectural Review Board Members**

From: Charles L. Guttenplan, AICP, Director of Planning & Zoning

Subject: **Monthly Administrative Approval Report**

Date: June 4, 2025

cc: Patrice Turrene, Whitemarsh Township BOS Liaison
Aaron Nelson, Plymouth Township Council Liaison

During the month of **May 2025,** a total of **1 application** was reviewed and approved administratively by staff under delegated authority by Chapter 10, Historic District.

Address	Scope of Work	Date Approved	Notes/Justification
119 Black Walnut Ln. Plymouth Meeting, PA	Roof replacement with like shingles	5.30.25	Noncontributing Building (2002)

Thank you.

G:\Zoning\HARB\2025 MEETINGS AND DOCUMENTS\6.11.25 Meeting\HARB Admin Review 6.11.25 Mtg

Charles L. Guttenplan, AICP
Director of Planning & Zoning/Zoning Officer
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 484-594-2625 Fax: 610-825-6252
Email: cguttenplan@whitemarshtwp.org

PLYMOUTH & WHITEMARSH TOWNSHIPS
HISTORICAL ARCHITECTURAL REVIEW BOARD MEETING MINUTES
May 14, 2025
8:00 AM

The following HARB members were present: Joel Rowe, Plymouth Township Zoning Officer, Karen Coyne, Estelle Ronderos, Kenneth Parsons, Jerry Rafter, and Robert Sztubinski, Director of Building & Codes. Also in attendance was: Aaron Nelson, Plymouth Council Liaison, Charlie Guttenplan, Whitemarsh Township Director of Planning and Zoning and Samantha Zrillo, Planner for Whitemarsh Township.

1. CALL TO ORDER

Chair Rafter called the meeting to order at 8:01 AM. Mr. Rafter said the first item will be Megan McNish's presentation concerning the Certified Local Government (CLG) Program.

Mr. Guttenplan announced that there are several guests in the audience for Megan McNish's presentation, including Plymouth Township Manager Matt West, Whitemarsh Township Manager Craig McAnally, Board Chair Jacy Toll, as well as one resident of Whitemarsh Township. The Abolition Hall Steering Committee was also invited to attend the meeting. The presentation is revisiting the idea of applying for Certified Local Government (CLG) status, previously considered about six years ago. Whitemarsh may benefit from the CLG program due to its ownership of the Abolition Hall property, potentially qualifying for grants and other advantages.
[Note: Ms. McNish's presentation and CLG discussion reported under 'New Business'.]

2. ANNOUNCEMENTS & CORRESPONDENCE

- Monthly Administrative Review Report

Mr. Guttenplan announced that this is the first month that an administrative review was completed. The review was in the back of each Board member's packet on the table. There was one review in April that Mr. Sztubinski approved at 111 Black Walnut Lane. It was a shingle roof replacement of a non-contributing building. This type of memo will be provided every month, whether we have had any administrative reviews or not.

3. APPROVAL OF MINUTES

- April 9, 2025

Ms. Coyne made a recommendation to approve the April 9, 2025 meeting minutes. Ms. Ronderos seconded the motion. Motion carried unanimously.

4. OLD BUSINESS (none)

5. NEW BUSINESS

- 'Certified Local Government Program'; presentation by Megan McNish, Eastern Region Community Preservation Coordinator, PA Historical & Museum Commission

Using a PowerPoint presentation, Ms. McNish gave an overview of the Certified Local Government (CLG) program, a federal-state-local partnership administered by the National Park Service. The program supports municipalities that implement strong historic preservation policies and practices. To qualify, municipalities must meet certain certification standards. Benefits include access to federal CLG grant

DRAFT

funding (pending annual congressional appropriation), technical assistance, support for planning-related projects (e.g., surveys, ordinances, design guidelines), and participation in the National Register nomination process. The program also facilitates networking among preservation communities and offers training opportunities.

Ms. McNish noted that Whitemarsh Township already meets many requirements and would need only minor ordinance updates, specifically adding a process for future historic resource or district designations.

During the presentation, questions focused on how CLG grant funding is used, with clarification that it supports municipal planning projects rather than direct aid to property owners. Attendees asked about other grant programs, economic hardship considerations, and the extent of HARB's authority, which is advisory with final decisions made by the governing body. Concerns were raised about the potential impact of expanding historic designations, though it was noted this is optional.

Ms. McNish went on to explain that Certified Local Governments (CLGs) must submit an annual report, typically taking less than an hour, to update the state on preservation activities such as designations, guidelines, and case reviews. CLG boards and support staff are also required to complete four hours of training annually, which can be met through various formats including webinars, conferences, and programs like the National Alliance of Preservation Commissions' CAMP. The state encourages regional collaboration for training and offers funding support. CLGs must also comment on at least 75% of National Register nominations within their municipality, though most towns rarely receive any in a given year. Lastly, municipalities in joint HARB arrangements, like Plymouth and Whitemarsh, may participate in the program independently.

There was a question from the public about funding. Ms. McNish responded that Federal funding for the preservation office is uncertain, but leadership plans to maintain support. CLG status still offers benefits like better access to grants.

The Certified Local Government (CLG) application involves submitting a packet that includes a community resolution with the chief elected official's signature, plus a review of your plans and ordinances. The process to become a CLG typically takes 3–4 months. After all paperwork, etc. is in order and it is submitted to the National Park Service, they have 45 days to approve, or you're automatically certified, There's no direct cost, and annual reporting requirements are manageable. Your current ordinance limits HARB jurisdiction to one district, so amending the code (Chapter 10) would be needed to allow designation of additional districts or individual properties. This amendment doesn't mandate creating new districts, just enables the option. Regarding historic property documentation, existing inventories from the 1970s may be incomplete or outdated. It's common for towns to apply for grants after CLG designation to update surveys and documentation without necessarily changing district boundaries. Finally, the Keystone grant application deadlines are usually around March 1 each year for both planning and capital projects, with one application per organization allowed.

There was one member of the public, Sydelle Zove, in attendance. Ms. Zove's questions were part of the discussion and there was no formal 'Public Comment'.

6. PUBLIC COMMENTS (NON-AGENDA ITEMS ONLY)

Public in attendance: Sydelle Zove

Ms. Zove thanked Ms. McNish for her presentation and reiterated long-standing support for pursuing Certified Local Government (CLG) status. Ms. Zove then shared concerns about the state of the archives belonging to the Plymouth Meeting Historical Society. Although the Society no longer owns the historic property on Sierra Road—now privately owned and under restoration—its archives remain in the building, currently disorganized and largely inaccessible. The Society has approximately $240,000 in funds from the property sale, yet there is not a plan to safeguard or catalog the collection. There is not a formal Board any longer but Ms. Zove said she encouraged a meeting of the last known board to consider using those funds for archival preservation and public access. Ms. Zove suggested that the archives might eventually be housed at the township or a local library, pending funding and space.

7. HARB MEMBER COMMENTS (none)

8. ADJOURNMENT

Mr. Sztubinski made a motion to adjourn the meeting. Ms. Ronderos seconded the motion. Motion carried unanimously. Meeting adjourned at 9:25 AM.

DRAFT

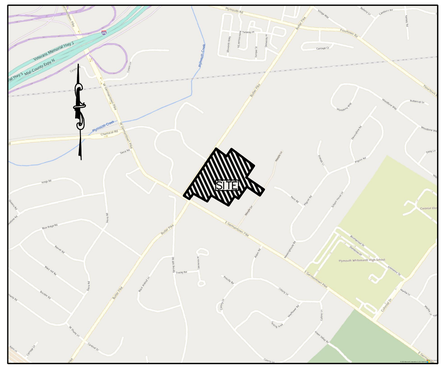
PRELIMINARY
LAND DEVELOPMENT PLANS

FOR

WHITEMARSH TOWNSHIP

MARPLE LANE SUBDIVISION

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP

1000 00 1000 2000
SCALE IN FEET

SCALE: 1"=1000'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DONALD P. RAPSINSKI
LAND SURVEYOR
SU-043355-E

DATE: JUNE 8, 2023

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KRISTA L. HEINRICH
ENGINEER
PE-076345

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

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, MONTOGOMERY COUNTY, PENNSYLVANIA

TAX PARCEL:

65-00-01234-00-6

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

2211057 MARPLE LANE SUBDIVISION – JUNE 8, 2023

PLAN DATE: JUNE 8, 2023

PRELIMINARY PLANS

O:\MUNICIPL\2022\2211057-WshT_Marple Lane Subdivision\DESIGN\CAD\Production Drawings\22-11057 TTL.dwg Layout: TITLE Plotted By: ckane, on Mon Mar 24, 2025 at 10:48am

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- 225.0 EXISTING SPOT ELEVATION
- TREE LINE
- LEGAL RIGHT-OF-WAY
- ULTIMATE RIGHT-OF-WAY
- GUIDE RAIL
- E ELECTRIC LINE
- G GAS LINE
- OE OVERHEAD ELECTRIC LINE
- OT OVERHEAD TELEPHONE LINE
- S SANITARY LINE
- SL SANITARY LATERAL
- STORM LINE
- T TELEPHONE LINE
- W WATER LINE
- WL WATER LATERAL
- EXISTING EASEMENT
- CONCRETE MONUMENT FND
- IRON PIN FOUND
- DETECTABLE WARNING SURFACE
- SANITARY MANHOLE
- CLEAN OUT
- STORM INLET
- STORM MANHOLE
- GAS MANHOLE
- GAS VALVE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- MONITORING WELL
- ELECTRIC METER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY
- LIGHT STANDARD
- MAILBOX
- CONIFER TREE
- DECIDUOUS TREE
- TREE STUMP
- PIERS

DEED BOOK 6308 PG 02295

PA STATE PLANE GRID

GENERAL SURVEY NOTES:

1. PROPERTY KNOWN AS TAX PARCEL 65-00-01234-00-6 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WHITEMARSH COUNTY OF MONTGOMERY COMMONWEALTH OF PENNSYLVANIA

2. CONTAINING 465,872 S.F. OR 10.695 ACRES (TO TITLE LINE) MORE OR LESS
444,978 S.F. OR 10.215 ACRES (TO RIGHT-OF-WAY LINE) MORE OR LESS

3. THE BOUNDARY SHOWN IS BASED ON PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, K. HOVNANIAN PENNSYLVANIA ACQUISITIONS, LLC" PREPARED BY CONTROL POINT ASSOCIATES INC, DATED 6-30-2015.

4. THE EXISTING FEATURES AND TOPOGRAPHY IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN MARCH OF 2023.

5. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

6. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM (TOPCON TOPSURV GPS BASE STATION NETWORK). 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 (TOPCON TOPSURV GPS BASE STATION NETWORK).

7. PROPERTY IS LOCATED IN FLOOD ZONE X, PER REFERENCE MAP NO. 42091C0357G EFF.3/2/2016. PANEL 357 OF 451

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF WHITEMARSH, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.

2. PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY, K. HOVNANIAN PENNSYLVANIA ACQUISITIONS, LLC" PREPARED BY CONTROL POINT ASSOCIATES INC, DATED 6-30-2015.

3. PLANS PROVIDED BY AQUA PA IN RESPONSE TO PA ONE CALL.

4. FLOOD INSURANCE RATE MAP NUMBER 42091C0357G MAP REVISED MARCH 2, 2016

5. DEED BOOK 6308 PG 02295

6. DEED BOOK 6270 PG 02393

7. DEED BOOK 58 PG 188

8. DEED BOOK 2069 PG 520

9. PLAN BOOK 9 PG 101

10. PLANS PROVIDED BY PECO IN RESPONSE TO PA ONE CALL

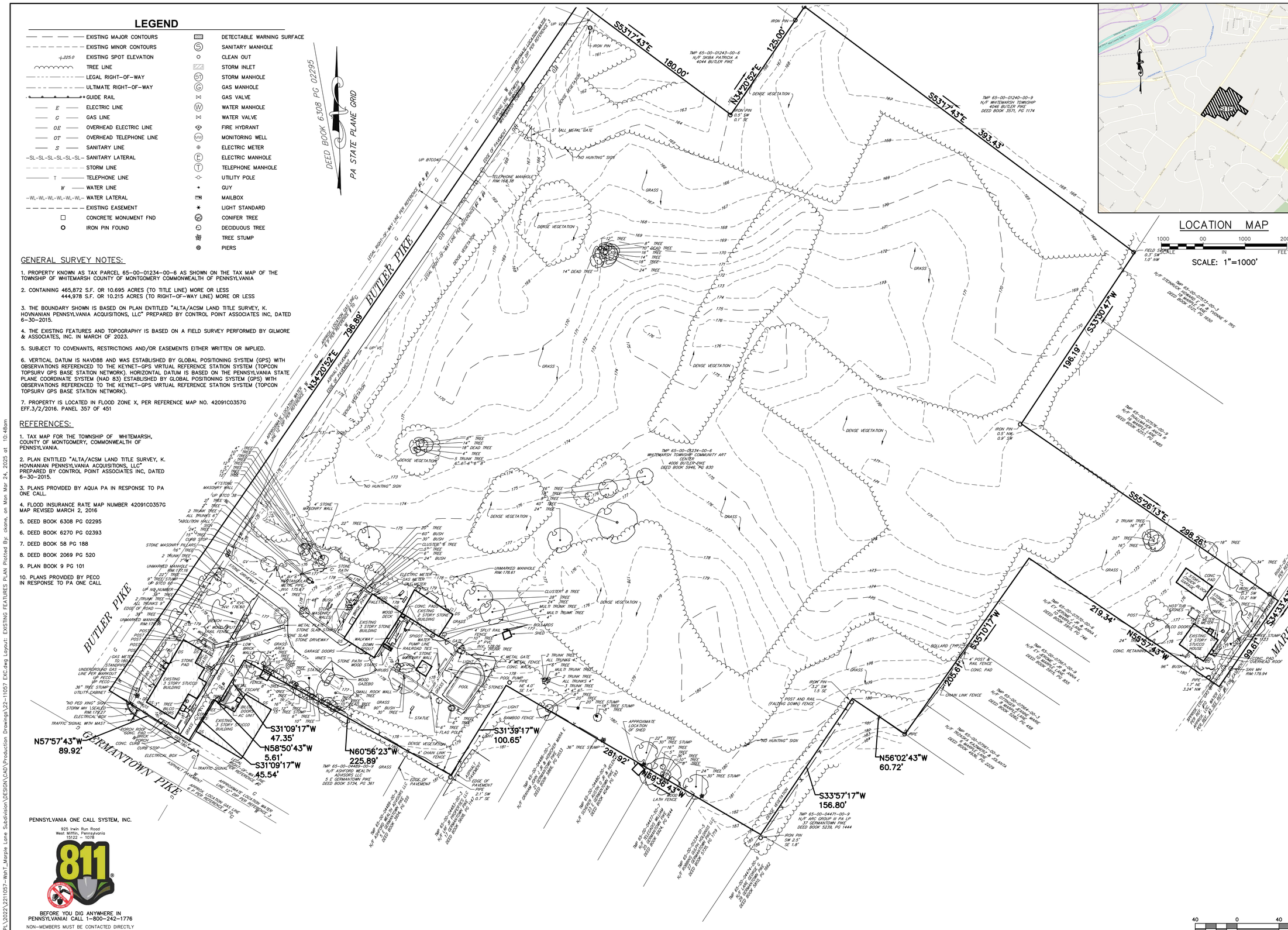
PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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



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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
KRISTA L. HEINRICH
PE - 078346

DATE: 6/8/2023

BY	DESCRIPTION	DATE
CMK	PRELIMINARY PLANS (DRAFT)	05/08/23
REV.	0	

LAND DEVELOPMENT PLAN

MARPLE LANE SUBDIVISION

WHITEMARSH TOWNSHIP,MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING FEATURES PLAN

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:	TOTAL LOTS:
10.7 AC	2
DATE: 06/08/23	SCALE: 1"=40'
DRAWN BY: DPK	CHECKED BY: XX

SHEET NO.: 2 OF 4

PRELIMINARY PLANS

O:\MUNICIPL\2022\2211057-WahT_Marple Lane Subdivision\DESIGN\CAD\Production Drawings\22-11057 EXC.dwg Layout: EXISTING FEATURES PLAN Plotted By: ckane, on Mon Mar 24, 2025 at 10:48am

LEGEND:

EXISTING	PROPOSED
LEGAL RIGHT-OF-WAY	
ULTIMATE RIGHT-OF-WAY	
PROPERTY BOUNDARY (DEED)	
ZONING DISTRICT BOUNDARY	
MUNICIPAL DISTRICT BOUNDARY	
EDGE OF PAVEMENT	
FENCELINE	
GUIDERAIL	
CURBLINE	
BUILDING SETBACK LINE	
EXISTING EASEMENT	
TREE LINE	
FIRE HYDRANT	
UTILITY POLE	
MAILBOX	
LIGHT STANDARD	
CONIFER TREE	
DECIDUOUS TREE	
TREE STUMP	
CONCRETE MONUMENT	■
IRON PIN FOUND	

DEED BOOK 6308 PG 02295

PA STATE PLANE GRID

PLYMOUTH TOWNSHIP

BUTLER PIKE

GERMANTOWN PIKE (SR-3053)

MARPLE LANE

'B' ZONING DISTRICT

S53°17'43"E 180.00'

N34°20'52"E 125.00'

S53°17'43"E 393.43'

N34°20'52"E 796.89'

N57°57'43"W 89.92'

S31°09'17"W 47.35'

N58°50'43"W 5.61'

S31°09'17"W 45.54'

N60°56'23"W 225.89'

S31°39'17"W 100.65'

N59°36'43"W 281.92'

S33°57'17"W 156.80'

N56°02'43"W 60.72'

S33°30'47"W 196.19'

N34°33'47"E 101.61'

S55°26'13"E 298.26'

N55°57'43"W 219.34'

S35°10'17"W 205.61'

S34°33'47"W 99.61'

(LOT 1) 9.73 AC

(LOT 2) 0.484 AC

45' SIDE YARD

15' REAR YARD

15' FRONT YARD

15' SIDE YARD

25' SIDE YARD

5.0' REAR YARD

10' FRONT YARD

45' REAR YARD

TMP 49-00-01297-004
N/F PR1 VPN PORTFOLIO FEE OWNER LLC
2240 BUTLER PIKE

TMP 65-00-01343-00-6
N/F SKIBA PATRICIA A
4044 BUTLER PIKE
VC-2 DISTRICT
RESIDENTIAL USE

TMP 65-00-01240-00-9
N/F WHITEMARSH TOWNSHIP
3046 BUTLER PIKE
DEED BOOK 3571, PG 1174
VC-2 DISTRICT

TMP 65-00-07573-00-3
N/F STEINRUCK HOWARD E JR & YVONNE H TRS
16 MARPLE LANE
DEED BOOK 5121, PG 1650
'B' DISTRICT

TMP 65-00-07576-00-9
N/F THALLMAYER ANITA R
18 MARPLE LANE
DEED BOOK 5257, PG 2485
'B' DISTRICT

TMP 65-00-01234-00-6
WHITEMARSH TOWNSHIP COMMUNITY ART CENTER
4006 BUTLER PIKE
DEED BOOK 5946, PG 830

TMP 65-00-04471-00-9
N/F ARC GROUP III PA LP
37 GERMANTOWN PIKE
DEED BOOK 5239, PG 1444
VC-2 DISTRICT

TMP 65-00-04480-00-3
N/F ASHFORD WEALTH ADVISORS LLC
5 E GERMANTOWN PIKE
DEED BOOK 5734, PG 361
VC-2 DISTRICT

TMP 65-00-04480-00-4
N/F GRAHAM JOHN A JR & PATRICIA MARA C
DEED BOOK 5886, PG 2633
RESIDENTIAL USE

TMP 65-00-04480-00-8
N/F SCHERR ROBERT D JR & KELLY
DEED BOOK 5734, PG 353
RESIDENTIAL USE

TMP 65-00-04477-00-7
N/F MARKS MATTHEW J
DEED BOOK 5734, PG 344
RESIDENTIAL USE

TMP 65-00-07574-00-5
N/F MARKS MATTHEW J
DEED BOOK 5734, PG 719

TMP 65-00-07577-00-2
N/F DEMARCO JOSEPH A JR & ANNA L
DEED BOOK 5734, PG 346
RESIDENTIAL USE

TMP 65-00-07577-00-9
N/F ET AL RYAN JR A & ANNA L
DEED BOOK 5734, PG 355
RESIDENTIAL USE

TMP 65-00-07564-00-2
N/F WHITE JAMES MICHAEL
DEED BOOK 5734, PG 456
RESIDENTIAL USE

TMP 65-00-07561-00-1
N/F TRAUB JOHN P & ANNA
DEED BOOK 5734, PG 229
RESIDENTIAL USE

LOCATION MAP

SCALE: 1"=1000'

DATE: JUNE 8, 2023

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
KRISTA L. HEINRICH
ENGINEER
PE- 079345

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

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:	TOTAL LOTS:
10.215 AC	2
DATE: 06/08/23	SCALE: 1"=40'
DRAWN BY: CMK	CHECKED BY: KLH

SHEET NO.: 3 OF 4

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078

811

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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

SCALE: 1"=40'

PRELIMINARY PLANS

O:\MUNICIPL\2022\2211057--WshT_Marple Lane Subdivision\DESIGN\CAD\Production Drawings\22-11057 RCD.dwg Layout: RECORD PLAN Plotted By: ckane, on Mon Mar 24, 2025 at 10:49am

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
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 (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

1. 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.
2. 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.
3. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
4. 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.
7. PROPERTY IS LOCATED IN FLOOD ZONE X, PER REFERENCE MAP NO. 42091C0357G EFF.3/2/2016. PANEL 357 OF 451.
8. THIS PLAN IS STRICTLY FOR SUBDIVISION ONLY. FUTURE DEVELOPMENT OF LOTS 1 & 2 SHALL BE SUBJECT TO FUTURE LAND DEVELOPMENT PLAN SUBMISSION.
9. ALL ULTIMATE RIGHT-OF-WAY AREAS ARE OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION OVER SUCH AREAS.
10. ALL REQUIRED IMPROVEMENTS ALONG THE STREET FRONTAGE WILL BE DEFERRED UNTIL SUCH TIME AS LOT 1 AND 2 IS EVER DEVELOPED.
11. 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.
12. ALL EXISTING VEGETATION ALONG THE PERIMETER OF THE SITE SHALL BE PRESERVED.
13. OFF-STREET PARKING REQUIREMENTS WILL BE PROVIDED IN SUBSEQUENT LAND DEVELOPMENT SUBMISSIONS, AS PER §116-184 OF THE WHITEMARSH ZONING ORDINANCE.
14. ALL PROPOSED SIGNS ARE SUBJECT TO §116-207.1, 116-208, 116-209 OF THE WHITEMARSH ZONING ORDINANCE.
15. 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 RECORED ACCORDING TO LAW.

______________ NOTARY PUBLIC ______________ MY COMMISSION EXPIRES

I, KRISTA L. HEINRICH (NAME OF PROFESSIONAL ENGINEER) PE-076345-E (REGISTRATION NUMBER), DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF WHITEMARSH TOWNSHIP AS LAST AMENDED.

______________ (SIGNATURE OF PROFESSIONAL ENGINEER) (DATE)

MONTGOMERY COUNTY PLANNING COMMISSION NOTATION:

MCPC # ______________ 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

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DONALD P. RAPSINSKI — LAND SURVEYOR — SU-043355-E

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 THE ______________ DAY OF ______________, 20__.

____
____
____

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin 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

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.

SERIAL NO. 20230951119, 20230951181

O:\MUNICIPL\2022\2211057-WshT_Marple Lane Subdivision\DESIGN\CAD\Production Drawings\22-11057 RCD.dwg Layout: RECORD PLAN NOTES Plotted By: ckane, on Mon Mar 24, 2025 at 10:49am

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

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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NOT APPROVED FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — KRISTA L. HEINRICH — PE-076345

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

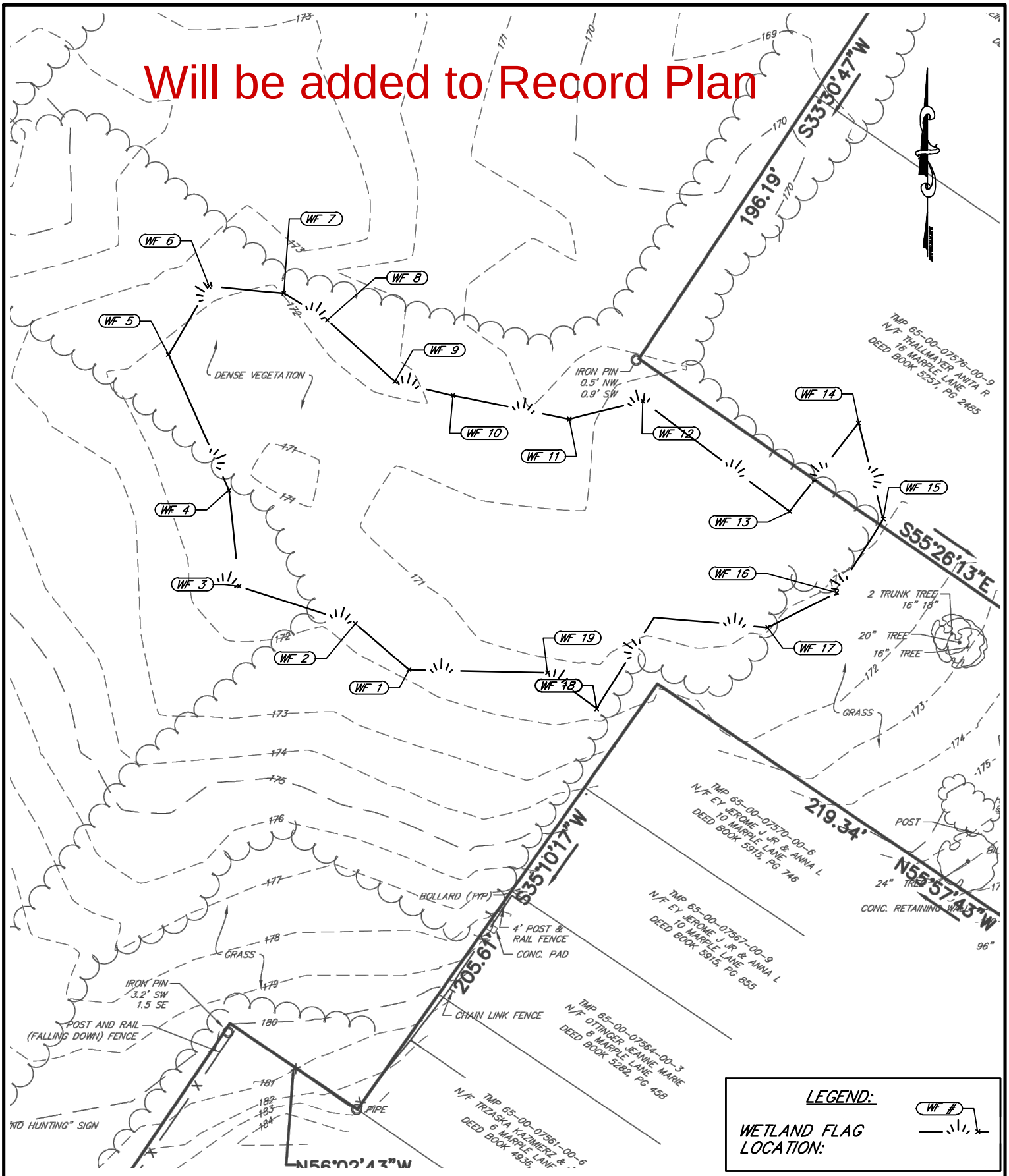
PROJECT No.: 2211057
OWNERS INFO: WHITEMARSH TOWNSHIP, 616 GERMANTOWN PIKE, LAFAYETTE HILL, PA 19444, 610-825-3535
MUNICIPAL FILE No.: ###########
TAX MAP PARCEL No.: 65-00-01234-006

TOTAL AREA: 10.215 AC	TOTAL LOTS: 2
DATE: 06/08/23	SCALE:
DRAWN BY: CMK	CHECKED BY: KLH

SHEET NO.: 4 OF 4

PRELIMINARY PLANS

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

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

FIGURE 2: WETLAND DELINEATION PLAN

MARPLE LANE

PLYMOUTH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA