STORMWATER BMP IMPERVIOUS SURFACE

BASIN 1	0.27 AC
BASIN 2	0.53 AC
BASIN 3	0.43 AC
BASIN 4	0.47 AC
BASIN 5	0.28 AC
BASIN 6	0.17 AC
BASIN 7	0.20 AC
BASIN 8	0.27 AC
BASIN 9	0.04 AC

25

42

PARCEL CURVE TABLE

CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C21	475.00	79.92	N25°08'28"E	79.82'	009°38'23"
C23	62.00	80.18	N05°34'41"E	74.70'	074°05'32"
C24	35.00	31.64	N05°34'24"W	30.57'	051°47'21"
C25	62.00	90.51	N84°26'46"E	82.69'	083°38'37"
C26	62.00	56.86	S27°27'41"E	54.88'	052°32'31"
C27	62.00	79.32	S35°27'36"W	74.02'	073°18'03"
C28	35.00	31.64	S46°12'57"W	30.57'	051°47'21"

ROAD RIGHT-OF-WAY CURVE TABLE

CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C13	62.00	306.86	N69°40'44"W	76.70'	283°34'42"
C14	35.00	31.64	N46°12'57"E	30.57'	051°47'21"

ROAD CENTERLINE CURVE TABLE

CURVE NO	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	500.00	84.12	S25°08'28"W	84.02'	009°38'23"

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

50 25 12.5 0 50

SCALE: 1" = 50'

(BLOCK 4 UNIT 12)
PARID 39-00-01156-00-2
GREGORY & KATHRYN HORN
(1013 EVANS RD)

(BLOCK 4 UNIT 13)
PARID 39-00-01159-00-8
ROBIN J. & J. TRISTAN STANCATO
(1017 EVANS RD)

(BLOCK 4 UNIT 93)
PARID 39-00-01159-10-7
MICHAEL L. & ANDREA P. BROCKWAY
(1019 EVANS RD)

EVANS ROAD (SR 2016)
INTER-COMMUNITY ROADWAY (80 FT. DIST. R.O.W)

(BLOCK 9 UNIT 60)
PARID 39-00-01105-00-8
DAVE & JESSICA KELLER
(1004 EVANS RD)

(BLOCK 9 UNIT 57)
PARID 39-00-01108-00-5
WALTER W. & STACY K. WYCKOFF
(1008 EVANS RD)

(BLOCK 9 UNIT 63)
PARID 39-00-01117-00-5
TAE J. & YUJIN K. LEE
(1020 EVANS RD)

(BLOCK 9 UNIT 77)
PARID 39-00-04087-00-5
PETER R. & PAMELA T. McKERNAN
(1347 SUNSET DR)

(BLOCK 9 UNIT 70)
PARID 39-00-04084-00-8
LEO J. AND DOLORES M. KITUSKIE
(1348 SUNSET DRIVE)

(BLOCK 8 UNIT 65)
PARID 39-00-03957-01-8
SISTERS OF MERCY OF AMERICAS
MID-ALANTIC COMMUNITY INC
(1349 SUMNEYTOWN PIKE)

(BLOCK 9 UNIT 84)
PARID 39-00-01243-00-5
TERRY J. SIMAN & JANIE B. GLATT
(916 FOREST DR)

(BLOCK 9D UNIT 4)
PARID 39-00-03935-66-1
DEAN M. & KATHRYN A. BROWN
(1003 STONEBRIDGE RD)

(BLOCK 9D UNIT 3)
PARID 39-00-03935-64-3
ROBERT S. SHENG & MIAO HSUN
(1002 STONEBRIDGE RD)

(BLOCK 9D UNIT 2)
PARID 39-00-03935-62-5
JOSEPH A. & BARBARA B. RABSON
(1001 STONEBRIDGE RD)

(BLOCK 9D UNIT 1)
PARID 39-00-03935-60-7
ABHIMANYU SINGH & ASH DABAS
(1000 STONEBRIDGE RD)

(BLOCK 9 UNIT 87)
PARID 39-00-04048-00-8
IRAJ AGHILY & MAHNEZ REZVAN
(1332 SUMNEYTOWN PIKE)

(BLOCK 9 UNIT 5)
PARID 39-00-04045-00-2
CHRISTOPHER SWENSON & ERIN NARDELLA
(1328 SUMNEYTOWN PIKE)

(BLOCK 8 UNIT 58)
PARID 39-00-03957-00-9
GWYNEDD MERCY ACADEMY HIGH SCHOOL
(1345 SUMNEYTOWN PIKE)

SUNSET DRIVE

FOREST DRIVE (T-421)

SUMNEYTOWN PIKE, (COUNTY ROAD)
MAJOR ROADWAY (100 FT. VAR. R.O.W)

FOR CONSTRUCTION OF "--A ROAD INTENDED SOLELY FOR PUBLIC USE ALONG WITH NECESSARY WATER AND SEWER FACILITIES" PER D.B. 4786 PG. 1252 SEE ALSO PLAN BOOK B-8 PG 12

20' WIDE SANITARY SEWER EASEMENT PER D.B. 4903 PG. 2100

50' WIDE SANITARY EASEMENT

PROP 15' WIDE STORM EASEMENT

PROP STORM EASEMENT

N34°56'57"E 442.26'

N34°54'30"E 201.54'

N34°54'30"E 210.80'

S60°05'03"E 248.00'

N60°12'42"W 347.94'

N34°52'28"E 244.63'

N34°57'48"E 213.28'

N34°56'24"E 240.29'

S53°25'20"E 253.37'

S34°59'40"W 185.97'

S34°59'40"W 211.07'

S40°57'05"W 82.12'

N20°19'16"E 306.49'

S20°19'16"W 306.49'

N48°57'52"W 311.12'

S41°01'09"W 703.49'

S41°01'09"W 274.63'

S41°01'09"W 210.20'

S41°01'09"W 218.66'

N55°00'55"W 315.00'

N48°58'51"W 197.32'

N48°58'51"W 189.33'

S25°08'28"W 114.12'

S25°08'28"W 134.96'

N20°19'16"E 69.13'

S20°19'16"W 69.13'

N20°19'16"E 180.26'

S20°19'16"W 180.26'

N29°57'40"W 230.87'

S29°57'40"W 230.87'

N25°50'40"E 306.63'

S25°50'40"W 306.63'

N20°14'04"E 241.34'

S20°14'04"W 241.34'

N25°05'35"W 215.24'

S25°05'35"E 215.24'

S65°25'20"E 253.37'

S53°25'20"E 253.37'

S34°52'28"E 244.63'

N34°52'28"E 244.63'

N60°12'42"W 347.94'

S60°05'03"E 248.00'

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S40°57'05"W 82.12'

N48°57'52"W 311.12'

S53°25'20"E 253.37'

S34°59'40"W 211.07'

N34°56'57"E 442.26'

N34°56'24"E 240.29'

S60°05'03"E 248.00'

1 123076 SF (2.83 Ac.)

2 64603 SF (1.48 Ac.)

3 86018 SF (1.97 Ac.)

4 86495 SF (1.99 Ac.)

5 61544 SF (1.41 Ac.)

6 47856 SF (1.10 Ac.)

7 47364 SF (1.09 Ac.)

8 47738 SF (1.10 Ac.)

9 46451 SF (1.07 Ac.)

REQUIRED 150' F.Y.S.B.

150' DOUBLED F.Y.S.B. FOR SUMNEYTOWN PIKE

DOUBLED F.Y.S.B. FOR SUMNEYTOWN PIKE

215.3' LOT WIDTH

214.1' LOT WIDTH

200.4' LOT WIDTH

189.5' LOT WIDTH

1 STORY FRAME DWELLING FLR.EL.94

1 STORY FRAME DWELLING FLR.EL.96

1 STORY BRICK DWELLING FLR.EL.94

SHED

GAZEBO

PLAY AREA

BRICK WALK

PATIO

CONC WALK

SIDEWALK

CURB

HALF R.O.W

R.O.W

CURB LINE

CENTERLINE

PROP F.Y.S.B.

F.Y.S.B.

R.Y.S.B.

S.Y.S.B.

PROP F.Y.S.B.

PROP R.Y.S.B.

PROP S.Y.S.B.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/08/2026	REV. PER TOWNSHIP COMMENTS	LGU/SGL NOR/CDP

PENNSYLVANIA ONE CALL SYSTEM, INC. SERIAL NUMBER 20260960000

ATTENTION ALL CONTRACTORS. LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAT.CALL.ORG
XXXXXXXXXX (BOHLER) / # 20250561429 (SURVEY)

PRELIMINARY PLAN NOT TO BE RECORDED

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PROJECT No.:	PAA250079.00-1A
DRAWN BY:	LGU/SL
CHECKED BY:	CDP/NCR
DATE:	05/15/2026
CAD I.D.:	P-CIVIL-LDVP

PROJECT:

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

WHITEFIELD HOMES, LLC

PROPOSED RESIDENTIAL DEVELOPMENT

**1348 SUMNEYTOWN PIKE, AMBLER
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA, 19002
BLOCK 9, UNIT 47
PARID: 39-00-04054-00-2**

BOHLER

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

C.P. PUZINAS
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA LICENSE NO. PE088100

SHEET TITLE:

RECORD PLAN

SHEET NUMBER:

C-302
7 OF 35

REVISION 1 - 10/08/2026

Oct 12, 2026
P:\PA\2025\PAA250079.00\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\SP-CIVIL-LDVP-PAA250079.00-1A.----\LAYOUT: C-302 RECO
SL



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

100 50 25 0 100

SCALE: 1" = 100'

Oct 12, 2026
P:\PA\2025\PAA250079.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\P-CIVIL-LDVP-PAA250079.00-1A——LAYOUT: C-303 AERIAL
BSL

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PLANNING AND ZONING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

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1	10/08/2026	REV. PER TOWNSHIP COMMENTS	LGU/SGL NOR/CDP

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WWW.PA1CALL.ORG
XXXXXXXXXX (BOHLER) / # 20250561429 (SURVEY)

PRELIMINARY PLAN NOT TO BE RECORDED

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PROJECT No.:	PAA250079.00-1A
DRAWN BY:	LGU/SL
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PRELIMINARY LAND DEVELOPMENT PLANS

FOR

WHITEFIELD HOMES, LLC

PROPOSED RESIDENTIAL DEVELOPMENT

**1348 SUMNEYTOWN PIKE, AMBLER
LOWER GWYNEDD TOWNSHIP
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
ENGINEER
CHRISTOPHER D. PUZINAS
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. GE085200
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE:

SITE AERIAL PLAN

SHEET NUMBER:

C-303
8 OF 35

REVISION 1 - 10/08/2026