

BOARD OF SUPERVISORS CERTIFICATION
 APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP
 THIS _____ DAY OF _____

 CHAIRMAN

 SECRETARY

TOWNSHIP ENGINEER CERTIFICATION
 APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF _____

 TOWNSHIP ENGINEER

PLANNING COMMISSION CERTIFICATION
 APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION
 THIS _____ DAY OF _____

 SECRETARY
 WHITPAIN TOWNSHIP
 PLANNING COMMISSION

RECORDING CERTIFICATE
 RECORDED THIS _____ DAY OF _____, 2015, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE _____ D.B. NO. _____ PAGE _____

OWNER'S ACKNOWLEDGMENT
 I, _____, AM THE OWNER OF LAND SITUATED IN WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND ACKNOWLEDGE THIS SUBDIVISION PLAN PREPARED FOR 1902 YOST ROAD.

OWNER

**COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY**

ON THIS _____ DAY OF _____, 2015, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED _____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

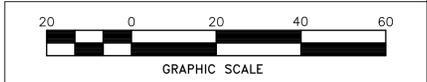
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

 NOTARY PUBLIC

COMMISSION EXPIRATION DATE _____

SURVEYOR CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONS, DETAILS ARE CORRECT.

DATE _____ REGISTERED ENGINEER OR SURVEYOR (SEAL)



NO.	DATE	DESCRIPTION	BY
MINOR SUBDIVISION RECORD PLAN			
PREPARED FOR 1902 YOST ROAD			
WHITPAIN TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA			

MCPC 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

EQUITABLE OWNER/APPLICANT:
 JOANNE H. PALMER TRUSTEE OF GST EXEMPT TRUST UNDER THE AGNES M. DOUGHERTY TRUST DATED 5/22/2002
 1005 OAK RIDGE DR.
 BLUE BELL, PA. 19422

ZONING
R-2 RESIDENTIAL DISTRICT
 EXISTING USE: RESIDENTIAL

REQUIRED

LOT AREA = 12,500 S.F. MIN.
 LOT WIDTH = 100' MIN.
 BUILDING HEIGHT = 40' MAX.
 FRONT YARD = 50' MIN.
 SIDE YARD = 25' MIN./AGG. 60'
 REAR YARD = 50' MIN.
 GREEN SPACE = (SEE CALCULATIONS)

GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY CHAMBERS ASSOCIATES, INC., AND REPRESENTS THE COMPILATION OF RECORDED INFORMATION AND AN ACTUAL SURVEY COMPLETED IN DECEMBER 2014.
- PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, AND RESTRICTIONS ETC. CONTAINED THEREIN, RECORDED OR UNRECORDED.
- REFERENCES: SUBDIVISION PLAN OF WHITPAIN WOODS III PREPARED BY DONALD H. SCHURR & ASSOCIATES DATED SEPTEMBER 17, 1970 LAST REVISED AUGUST 19, 1971.
- TOPOGRAPHIC FEATURES SHOWN HEREON WERE PREPARED BY CHAMBERS ASSOCIATES, INC. AND REPRESENT AN ACTUAL ON-THE-GROUND SURVEY CONDUCTED IN DECEMBER 2014.
 BENCHMARK: INVERT OF SAN M.H.#7 AS SHOWN ON CONSTRUCTION PROFILE OF BALBOA BEND FOR YOST MANOR PREPARED BY HENRY S. CONREY, INC. (A DIVISION OF CHESTER VALLEY ENGINEERS) DATED OCTOBER 22, 1966 LAST REVISED JANUARY 24, 1969; WHITPAIN TOWNSHIP SEWER DATUM, ELEVATION 244.50.
- SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 42091C0262-E WITH AN EFFECTIVE DATE OF DECEMBER 19, 1996, FOR COMMUNITY NO. 420713, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SAID PREMISES IS SITUATED.
 ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- TAXES: 1902 YOST ROAD
 TAX MAP 1H UNIT 41
 T.M.P. 66-00-08509-00-2
 DEED BOOK 5926 PAGE 1362
- AREA 81,517 S.F. OR 1.9 ACRES OF LAND MORE OR LESS.
- LOT IS SERVICED BY PUBLIC WATER, LOCATION DETERMINED BY UTILITY REFERENCE DOCUMENTS.
 LOT IS SERVICED BY PUBLIC SEWER, LOCATION DETERMINED BY UTILITY REFERENCE DOCUMENTS.
- A DETAILED GRADING, EROSION & SEDIMENT CONTROL & STORMWATER MANAGEMENT PLANS WILL BE SUBMITTED WITH EACH BUILDING PERMIT APPLICATION. LOTS #2 & #3 WILL NEED STORMWATER MANAGEMENT. LOT #1 WILL REQUIRE STORMWATER MANAGEMENT IF THE PROPOSED IMPROVEMENTS EXCEED 2,000 S.F. IN NEW IMPERVIOUS SURFACE AREA.
- TOWNSHIP ROADWAY OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK WITHIN THE RIGHT OF WAY OF YOST ROAD OR CORTEZ ROAD.
- NO PLANTING OR STRUCTURES SHOULD BE LOCATED WITHIN SANITARY SEWER EASEMENTS OR WITHIN 10' OF THE SANITARY SEWERS OR LATERALS.
- IRON PINS TO BE SET AT ALL PROPERTY CORNERS.

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 PA 1
 1-800-242-1776
 FOCS SERIAL NUMBER
 20143371346

ACT 287, AS AMENDED, TABLE OF CONTACTS

PENNSYLVANIA AMERICAN WATER 171 W. JOHNSON HIGHWAY EAST NORRITON, PA. 19401 CONTACT: SHAWN SCARLON EMAIL: shawn_scarlon@amerwater.com
COMCAST CABLE COMMUNICATIONS INC. 11 APOLLO RD. PLYMOUTH MEETING, PA. 19462 CONTACT: TOM DEMPSEY
COMCAST CABLE COMMUNICATIONS INC. 4400 WAYNE AVE. PHILADELPHIA, PA. 19140 CONTACT: GAVIN HEWITT EMAIL: gavin_hewitt@comcast.com
PECO ENERGY C/O USIC 450 S. HENDERSON RD, SUITE B KING OF PRUSSIA, PA. 19406 CONTACT: GAVIN HEWITT EMAIL: gavin_hewitt@peco.com
WHITPAIN TOWNSHIP BLUE BELL, PA. 19422 CONTACT: RON J. CIGONE EMAIL: ronj.cigone@whitpain.org
KO COMMUNICATIONS INC. 1220 BROADCASTING ROAD WYOMISSING, PA. 19610 CONTACT: SCOTT DRELLING EMAIL: scott.j.drelling@ko.com
TRANSCONTINENTAL GAS PIPE LINE COMPANY LLC 99 FARMER RD. PRINCETON, NJ. 08540 CONTACT: DAN SCHWEITZER
VERIZON PENNSYLVANIA INC. 610 SHERBEE BLVD. STE 2100 ROOM N/A EXTONTON, PA. 19341 CONTACT: KELLY BLOUNT EMAIL: kelly.b@verizon.com

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK, AS PER PENNSYLVANIA ACT 287, CONTACTED 12/03/2014, SERIAL # 20143371346.

STANDARD LEGEND

EXISTING	PROPOSED
MONUMENT FOUND	TO BE SET
IRON PIN OR PIPE FOUND	TO BE SET
BUILDING LINE	
CENTER LINE	
CURB LINE	
EASEMENT LINE	
EDGE OF PAVING	
FENCE LINE	
PROPERTY LINE	
LOT LINE	
RIGHT OF WAY LINE	
ROADWAY MARKINGS	
SETBACK LINE	
SIDEWALK	
ZONING LINE	
WETLANDS	
FLOODPLAIN	
GRADE (CONTOUR) LINE	
STORM SEWER	
SANITARY SEWER	
SANITARY SEWER LATERAL	
WATER LINE	
OVERHEAD ELECTRIC LINE	
ELECTRIC LINE	
GAS LINE	
TELEPHONE LINE	
CABLE LINE	
WOOD LINE	
TREES	
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
MANHOLE	
SIGNS	
SOIL LINE	
SOIL TYPE	

LOT #1 IMPERVIOUS CALCULATION

LOT AREA = 34,162 S.F.
 (-) 50% UNDERGROUND UTILITIES AREA = 0 S.F.
 NET LOT AREA = 34,162 S.F.
 ALLOWABLE IMPERVIOUS COVERAGE: (34,162 x 0.179 + 2,422 S.F.) = 8,537 S.F.
 (+) 100% GREEN AREA BETWEEN R.O.W. AND ROADWAY = 0 S.F.
 ALLOWABLE IMPERVIOUS COVERAGE = 8,537 S.F.
 ACTUAL IMPERVIOUS COVERAGE = 7,286 S.F.

EXISTING LOT #1
 DRIVEWAY = 3,383 S.F.
 HOUSE = 2,416 S.F.
 BARN = 311 S.F.
 PATIO = 1,505 S.F.
 SIDEWALK = 496 S.F.
 WALL = 34 S.F.
 STEPS = 18 S.F.
 TOTAL = 8,163 S.F.

PROPOSED LOT #1
 DRIVEWAY = 4,559 S.F.
 HOUSE = 2,416 S.F.
 BARN = 311 S.F.
 PATIO = 1,505 S.F.
 SIDEWALK = 496 S.F.
 WALL = 34 S.F.
 STEPS = 18 S.F.
 TOTAL = 9,339 S.F.