

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

(TITLE)

I HEREBY CERTIFY THAT \_\_\_\_\_ IS THE DEVELOPER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SECRETARY  
WHITPAIN TOWNSHIP, PLANNING COMMISSION

APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_

TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN ENGINEERING SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

DATE

REGISTERED ENGINEER (SEAL)

SUBMITTED HERewith ARE A COMPLETE SET OF PROFILES AND CROSS SECTIONS MARKED \_\_\_\_\_ WHICH FORM A PART OF THIS APPLICATION, BEING DATED \_\_\_\_\_ AND REVISED \_\_\_\_\_

DEVELOPER

UPON COMPLETION OF THIS PROJECT THERE IS OFFERED FOR DEDICATION THE FOLLOWING:

THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY AND CENTER LINE OF SKIPPACK PIKE.

DEVELOPER

STATE OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGE THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_\_

RECORDER

I HEREBY CERTIFY THE WORK DESCRIBED ON THIS DRAWING WILL BE CONSTRUCTED AS SHOWN AND ANY CONSTRUCTION CHANGES SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE TOWNSHIP ENGINEER.

AUTHORIZED SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

DATE

Serial Number: 20161891114

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776



ZONING REQUIREMENTS

Table with 8 columns: ZONING, FRONT YARD SETBACK (FT.), SIDE YARD SETBACK (FT.), REAR YARD SETBACK (FT.), LOT WIDTH MINIMUM (FT.), LOT AREA MINIMUM (SQ.FT.), ACCESSORY BUILDING SETBACK (FT.), BUILDING HEIGHT MAXIMUM. Row R-5 shows values: 75, 40, 100, 75, 200, 65,000, 22, 40.

EXISTING NON-GREEN AREA DATA (350 SKIPPACK PIKE)

Table with 2 columns: DESCRIPTION, EXISTING, ALLOWABLE. Rows include LOT AREA, BUILDING COVERAGE, OTHER NON-GREEN COVERAGE, etc.

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\*WHITPAIN TOWNSHIP ZONING ORDINANCE §160-214(C) MAX. NON-GREEN AREA ALLOWABLE = 0.179 X LOT AREA (SQ.FT.) + 2,422 SQ.FT. = 0.179 X 99,200 SQ.FT. + 2,422 SQ.FT. = 20,179 SQ.FT.

EXISTING NON-GREEN AREA DATA (LOT 'A')

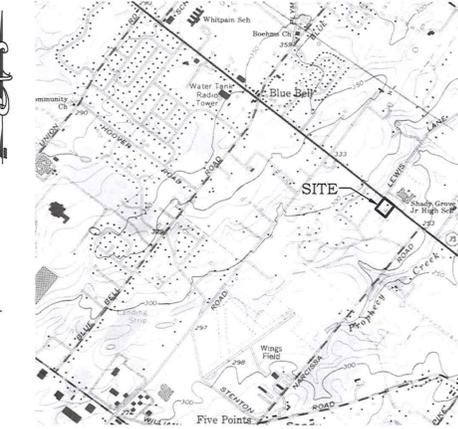
Table with 2 columns: DESCRIPTION, EXISTING, ALLOWABLE. Rows include LOT AREA, BUILDING COVERAGE, OTHER NON-GREEN COVERAGE, etc.

\*WHITPAIN TOWNSHIP ZONING ORDINANCE §160-214(C) MAX. NON-GREEN AREA ALLOWABLE = 0.179 X LOT AREA (SQ.FT.) + 2,422 SQ.FT. = 0.179 X 27,564 SQ.FT. + 2,422 SQ.FT. = 7,356 SQ.FT.

EXISTING NON-GREEN AREA DATA (LOT 'B')

Table with 2 columns: DESCRIPTION, EXISTING, ALLOWABLE. Rows include LOT AREA, BUILDING COVERAGE, OTHER NON-GREEN COVERAGE, etc.

\*WHITPAIN TOWNSHIP ZONING ORDINANCE §160-214(C) MAX. NON-GREEN AREA ALLOWABLE = 0.179 X LOT AREA (SQ.FT.) + 2,422 SQ.FT. = 0.179 X 71,637 SQ.FT. + 2,422 SQ.FT. = 15,245 SQ.FT.

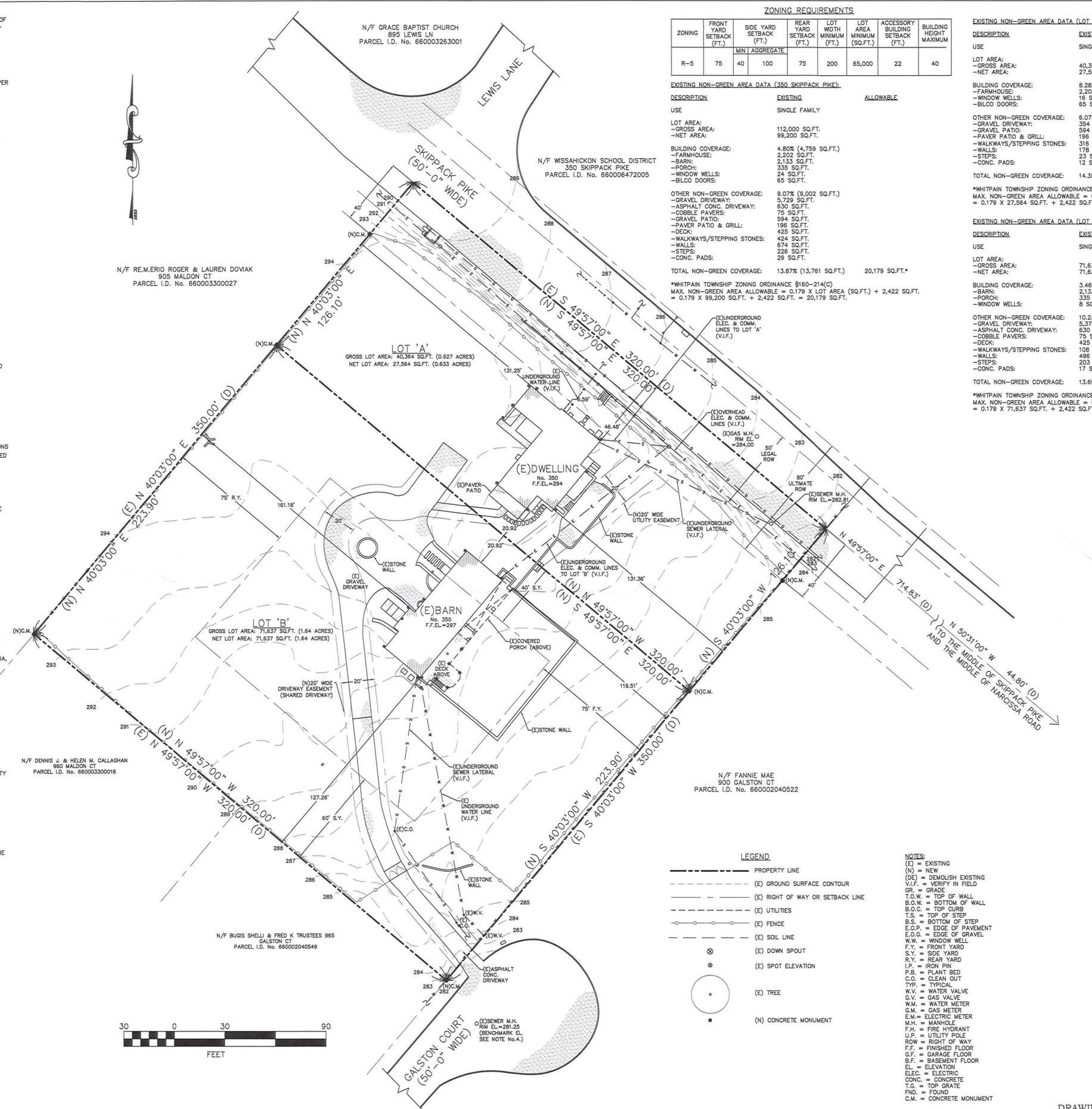


LOCATION MAP SCALE: 1" = 24,000', 10' CONTOURS

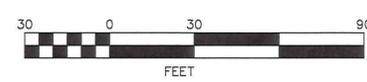
- NOTES: 1. THE INTENT OF THIS DRAWING IS TO ILLUSTRATE THE EXISTING CONDITIONS... 2. SURVEY PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH... 3. UTILITY LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE (V.I.F.)... 4. A BENCHMARK ELEVATION OF 281.25 WAS USED FOR THE FINISHED FLOOR ELEVATION OF THE EXISTING DWELLING...

- REFERENCES: 1) "SITE PLAN PARCEL A" PREPARED BY YERKES ASSOCIATES, INC. DATED JULY 8, 1977... 2) "EXISTING CONDITIONS SKETCH" PREPARED BY ALTA DESIGN ASSOCIATES, INC. DATED JULY 12, 2016... 3) "WATER DISTRIBUTION PLAN FOR THE PENNSYLVANIA ONE CALL SYSTEM" BY THE NORTH WALES WATER AUTHORITY... 4) GAS MAP No. 32A1-AD78, MONTGOMERY CO. GAS QUAD MAP BY PECO ENERGY COMPANY... 5) "UNDERGROUND CABLE AND CONDUIT" PLAN BY PECO ENERGY COMPANY... 6) SOIL INFORMATION TAKEN FROM: NATURAL RESOURCES C.O.NSERVATION SERVICE

VARIANCES: THE FOLLOWING VARIANCES WERE GRANTED FOR THE REFERENCED PROPERTY AT THE WHITPAIN TOWNSHIP ZONING HEARING BOARD MEETING, ON JULY 21, 2016 (APPLICATION No. 2080-16): -VARIANCE FROM ARTICLE XII, SECTION 160-61 RELATING TO AREA REGULATIONS... -VARIANCE FROM ARTICLE XII, SECTION 160-61.B REGARDING MINIMUM BUILDING SETBACK FROM STREET RIGHT-OF-WAY LINES... -VARIANCE FROM ARTICLE XII, SECTION 160-61.C REGARDING MINIMUM LOT SIZE PER DWELLING UNIT... -VARIANCE FROM ARTICLE XII, SECTION 160-61.G REGARDING MINIMUM SETBACK FOR EACH SIDE YARD



- LEGEND: PROPERTY LINE, GROUND SURFACE CONTOUR, RIGHT OF WAY OR SETBACK LINE, UTILITIES, FENCE, SOIL LINE, DOWN SPOUT, SPOT ELEVATION, TREE, CONCRETE MONUMENT.
- NOTES: (E) = EXISTING, (N) = NEW, (DE) = DEMOLISH EXISTING, V.I.F. = VERIFY IN FIELD, GR = GRADE, T.O.W. = TOP OF WALL, B.O.W. = BOTTOM OF WALL, B.C.C. = TOP CURB, T.S. = TOP OF STEP, B.S. = BOTTOM OF STEP, E.O.P. = EDGE OF PAVEMENT, E.O.G. = EDGE OF GRAVEL, W.W. = WINDOW WELL, F.Y. = FRONT YARD, S.Y. = SIDE YARD, R.Y. = REAR YARD, I.P. = IRON PIN, P.B. = PLANT BED, C.O. = CLEAN OUT, TYP. = TYPICAL, W.V. = WATER VALVE, G.V. = GAS VALVE, W.M. = WATER METER, G.M. = GAS METER, E.M. = ELECTRIC METER, M.H. = MANHOLE, F.H. = FIRE HYDRANT, U.P. = UTILITY POLE, ROW = RIGHT OF WAY, F.F. = FINISHED FLOOR, G.F. = GARAGE FLOOR, B.F. = BASEMENT FLOOR, EL. = ELEVATION, ELEC. = ELECTRIC, CONC. = CONCRETE, T.G. = TOP GRATE, FND. = FOUND, C.M. = CONCRETE MONUMENT



1 SUBDIVISION PLAN SCALE: 1" = 30'-0"

DRAWING INDEX: DRAWING No. C-1, C-2; DRAWING TITLE: SUBDIVISION PLAN, EXISTING CONDITIONS SITE PLAN

Project information block including: DRAWING TITLE: SUBDIVISION PLAN; PROJECT: 350 SKIPPACK PIKE; FOR: MR. HENRY O'REILLY & MRS. SUZY O'REILLY; OWNER INFORMATION; PARCEL INFORMATION; SCALE: AS NOTED; DATE: SEPT. 30, 2016; DRAWING: C-1; REVISION: 0; FILE: 1411-02