

I HEREBY CERTIFY THAT _____ IS THE DEVELOPER 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.

(TITLE)
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

SECRETARY

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 OR SURVEYOR (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 MORRIS ROAD

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 _____ WHO PERSONALLY APPEARED
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: _____

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 _____ PAGE _____
D.B. NO. _____

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 _____

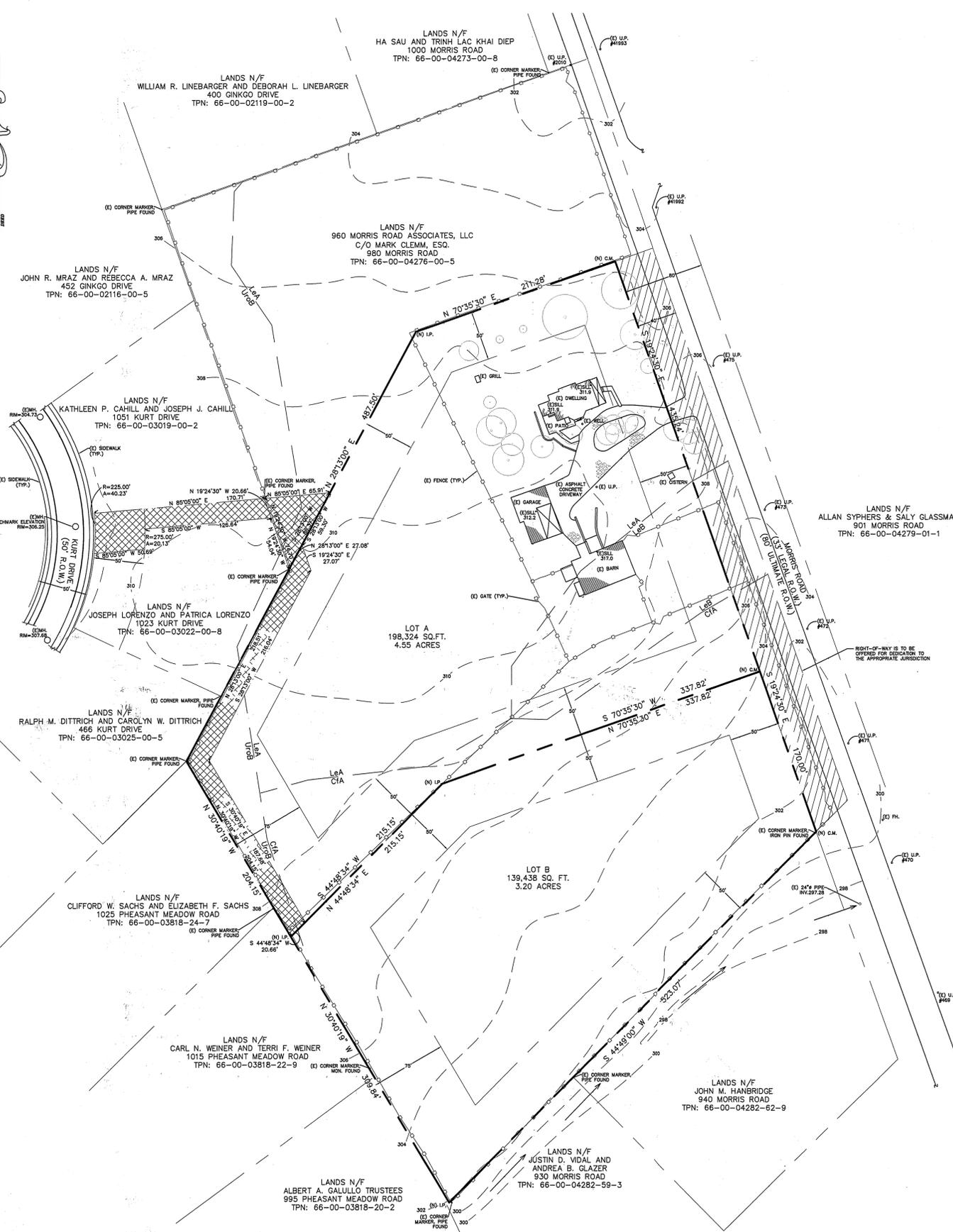
NOTES:
-NO PLANTINGS OR STRUCTURES SHOULD BE LOCATED WITHIN ANY SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS OR LATERALS.
-INDIVIDUAL HOUSE LOCATION AND BUILDING PLANS IDENTIFYING DRIVEWAY LOCATION, GRADING, AND PROPOSED HOME FOOTPRINT SHOULD BE PROVIDED TO THE TOWNSHIP AS A PREREQUISITE TO ISSUANCE OF A BUILDING PERMIT.
-A BUILDING PERMIT PLAN WILL BE REQUIRED FOR EACH LOT WHERE A NEW HOME IS PROPOSED AND THAT THE BUILDING PERMIT PLAN SHALL INCLUDE ANY REQUIRED STORMWATER MANAGEMENT FACILITIES.
-FINAL METES AND BOUNDS TO BE RECONCILED PRIOR TO FINAL SUBDIVISION APPROVAL
-A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
-THE PROPOSED SANITARY PRESSURE LATERALS WILL BE PRIVATELY OWNED AND MAINTAINED.

NOTES:
-A WAIVER HAS BEEN REQUESTED FOR SECTION 129-35.D STREET WIDTH.
-A DEFERMENT HAS BEEN REQUESTED FOR SECTION 129-39 SIDEWALKS.

SOIL INFORMATION:
C1A: CHALKPORT SILT LOAM, 0 TO 3 PERCENT SLOPES
L1A: LAWRENCEVILLE SILT LOAM, 0 TO 3 PERCENT SLOPE
L1B: LAWRENCEVILLE SILT LOAM, 3 TO 8 PERCENT SLOPE
U1B: URBAN LAND-LAWRENCEVILLE COMPLEX, 0 TO 8 PERCENT SLOPES

Serial Number: 20110041099

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



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C-1
SUBDIVISION PLAN
SCALE: 1" = 60'-0"

DRAWING INDEX

DRAWING NO.	DRAWING TITLE
C-1	SUBDIVISION PLAN
C-2	EXISTING SITE PLAN
C-3	SIGHT DISTANCE AND UTILITY PLAN
C-4	SEWER PROFILES
C-5	SEWER DETAILS
C-6	GREEN AREA PLAN

ZONING REQUIREMENTS

ZONING	LOT AREA MINIMUM (sq.ft.)	FRONT YARD SETBACK (FT.)	SIDE YARD SETBACK (FT.)	REAR YARD SETBACK (FT.)	LOT WIDTH MINIMUM (FT.)	ACCESSORY BUILDING SETBACK (FT.)	MAX. BUILDING HEIGHT (FT.)
R-1	30,000	50	45	100	75	150*	40

*AT BUILDING LINE

EXISTING NON-GREEN AREA DATA (960 MORRIS ROAD, TPN: 66-00-04279-00-2):

DESCRIPTION	EXISTING	ALLOWABLE
USE	SINGLE FAMILY	
LOT AREA:		
-GROSS:	362,464 SQ.FT.	338,640 SQ.FT.
-NET:		
BUILDING COVERAGE:	1.6% (5,566 SQ.FT.)	1.703 SQ.FT.
-DWELLING:	1,703 SQ.FT.	1,737 SQ.FT.
-GARAGE:	2,126 SQ.FT.	
OTHER NON-GREEN COVERAGE:	1.6% (5,469 SQ.FT.)	4,776 SQ.FT.
-DRIVEWAY:	4,776 SQ.FT.	119 SQ.FT.
-WALL:	119 SQ.FT.	574 SQ.FT.
-WALKWAY:	574 SQ.FT.	
TOTAL NON-GREEN COVERAGE:	3.2% (11,035 SQ.FT.)	*63,039 SQ.FT.

*WHITPAIN TOWNSHIP ZONING ORDINANCE §160-203(C)
MAX. NON-GREEN AREA ALLOWABLE = 0.179 X LOT AREA (SQ.FT.) + 2,422 SQ.FT.
0.179 X 338,640 SQ.FT. + 2,422 SQ.FT. = 63,039 SQ.FT.

PROPOSED NON-GREEN AREA DATA (LOT A):

DESCRIPTION	PROPOSED	ALLOWABLE
USE	SINGLE FAMILY	
LOT AREA:	198,324 SQ.FT.	
BUILDING COVERAGE:	2.8% (5,566 SQ.FT.)	1,703 SQ.FT.
-DWELLING:	1,703 SQ.FT.	1,737 SQ.FT.
-GARAGE:	2,126 SQ.FT.	
OTHER NON-GREEN COVERAGE:	2.8% (5,469 SQ.FT.)	4,776 SQ.FT.
-DRIVEWAY:	4,776 SQ.FT.	119 SQ.FT.
-WALL:	119 SQ.FT.	574 SQ.FT.
-PATIO:	574 SQ.FT.	
TOTAL NON-GREEN COVERAGE:	5.6% (11,035 SQ.FT.)	*41,038 SQ.FT.

*WHITPAIN TOWNSHIP ZONING ORDINANCE §160-203(C)
MAX. NON-GREEN AREA ALLOWABLE = 0.179 X LOT AREA (SQ.FT.) + 2,422 SQ.FT.
0.179 X 198,324 SQ.FT. + 2,422 SQ.FT. = 37,922 SQ.FT.

AREA OF LAND BEING OFFERED FOR DEDICATION = 17,408 SQ.FT.
NON-GREEN AREA CREDIT = 0.179 X 17,408 SQ.FT. = 3,116 SQ.FT.
TOTAL NON-GREEN AREA ALLOWABLE = 37,922 + 3,116 = 41,038 SQ.FT.

PROPOSED NON-GREEN AREA DATA (LOT B):

DESCRIPTION	PROPOSED	ALLOWABLE
USE	SINGLE FAMILY	
LOT AREA:	139,438 SQ.FT.	
BUILDING COVERAGE:	0 SQ.FT.	
OTHER NON-GREEN COVERAGE:	0 SQ.FT.	28,529 SQ.FT.
TOTAL NON-GREEN COVERAGE:	0 SQ.FT.	28,529 SQ.FT.

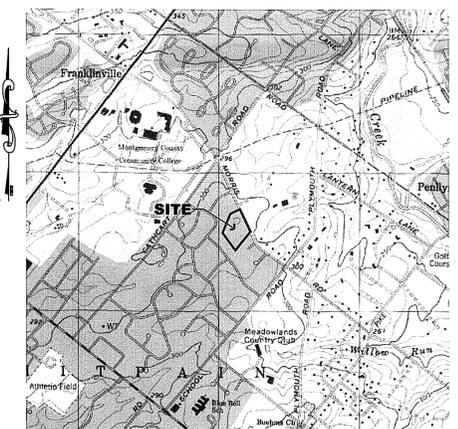
*WHITPAIN TOWNSHIP ZONING ORDINANCE §160-203(C)
MAX. NON-GREEN AREA ALLOWABLE = 0.179 X LOT AREA (SQ.FT.) + 2,422 SQ.FT.
0.179 X 139,438 SQ.FT. + 2,422 SQ.FT. = 27,381 SQ.FT.

AREA OF LAND BEING OFFERED FOR DEDICATION = 6,414 SQ.FT.
NON-GREEN AREA CREDIT = 0.179 X 6,414 SQ.FT. = 1,148 SQ.FT.
TOTAL NON-GREEN AREA ALLOWABLE = 27,381 + 1,148 = 28,529 SQ.FT.

- NOTES:
(N) = NEW
(E) = EXISTING
(DE) = DEMOLISH EXISTING
(D) = BEARING AND DISTANCE PER DEED
(M) = BEARING AND DISTANCE MEASURED IN-THE-FIELD
C.O. = CLEAN OUT
I.P. = IRON PIN
C.M. = CONCRETE MONUMENT
V.I.F. = VERIFY IN FIELD
TYP. = TYPICAL
W.V. = WATER VALVE
E.O.P. = EDGE OF PAVEMENT
M.H. = MANHOLE
F.H. = FIRE HYDRANT
U.P. = UTILITY POLE
S.Y. = SIDE YARD
R.Y. = REAR YARD

- LEGEND**
- PROPERTY LINE
 - - - GROUND SURFACE CONTOUR
 - - - (N) GROUND SURFACE CONTOUR
 - - - DRAINAGE PATTERN
 - - - (N) FENCE
 - - - (E) FENCE
 - - - (N) TEMP. SILT FENCE
 - - - (N) TREE PROTECTION
 - - - (E) RIGHT OF WAY, EASEMENT, OR SETBACK
 - - - (E) UTILITIES
 - - - (E) SOIL DELINEATION LINE
 - - - (DE) FENCE
 - - - (E/N) ELEC. LINE
 - - - (E/N) GAS LINE
 - - - (E/N) SEWER LINE
 - - - (E/N) WATER LINE

- (E) TREE
- (N) 20' WIDE SANITARY SEWER EASEMENT
- (N) RIGHT-OF-WAY TO BE OFFERED FOR DEDICATION TO APPROPRIATE JURISDICTION



A
C-1
USGS LOCATION MAP
SCALE: 1 : 24,000, 20' CONTOURS

REFERENCE:
USGS LANDSALE, PA
1999 QUADRANGLE

REV	DATE	COMMENT
0	MARCH 21, 2011	PERMIT APP.
1	JUNE 17, 2011	EASEMENT
2	JUNE 22, 2011	TWP. COMMENTS

DRAWING TITLE
SUBDIVISION PLAN

PROJECT
960 MORRIS ROAD
PARCEL ID NO.: 66-00-04279-00-2
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

FOR
960 MORRIS ROAD ASSOCIATES, LLC
C/O MARK C. CLEMM, ESQUIRE, MORRIS AND CLEMM, P.C.
527 PLYMOUTH ROAD, SUITE 416, PLYMOUTH MEETING, PA. 19462
PH: 610.825.0500 FAX: 610.824.1776

PROPERTY OWNER INFORMATION:
960 MORRIS ROAD ASSOCIATES, LLC
C/O MARK CLEMM, ESQ.
527 PLYMOUTH ROAD, SUITE 416
PLYMOUTH MEETING, PA. 19462

altdesign
948 MATSONFORD ROAD,
WEST CONSHOHOCKEN, PA 19428
PH: 610.825.1485 FX: 215.701.5500
P.O. BOX 521, FORT WASHINGTON, PA 19034
PH: 215.643.0795 FX: 215.701.5500

AS NOTED

DATE	CP	YC	TMB
MARCH 21, 2011			

DRAWING C-1 **REVISION** 2

FILE 0904-03