CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY :

ON THIS, THE _____DAY OF_____, 20 __, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE ABOVE COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE UNDERSIGNED OFFICER, _____ WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE _____ OF _____, AND THAT HE (SHE) AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF (HERSELF), AS _____. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____ _____
(SEAL) NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF PLAN

I, _____ AN OFFICER OF WISSAHICKON VALLEY WATERSHED ASSOCIATION HAVE LAID OUT UPON THE LAND, SITUATED IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS (SITE IMPROVEMENTS) ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20__.

_____
OWNER SIGNATURE

APPROVAL OF TOWNSHIP

APPROVED BY THE BOARD OF COMMISSIONERS OF WHITPAI TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE _____DAY OF _____ 20 __.

_____
PRESIDENT

_____
SECRETARY

PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WHITPAIN ON THIS _____DAY OF _____ 20 __.

_____
CHAIRMAN

REVIEWED BY TOWNSHIP ENGINEER

_____ _____
DATE TOWNSHIP ENGINEER

MONTGOMERY COUNTY PLANNING COMMISSION

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

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____PAGE NO. _____ ON _____ 20 ____.

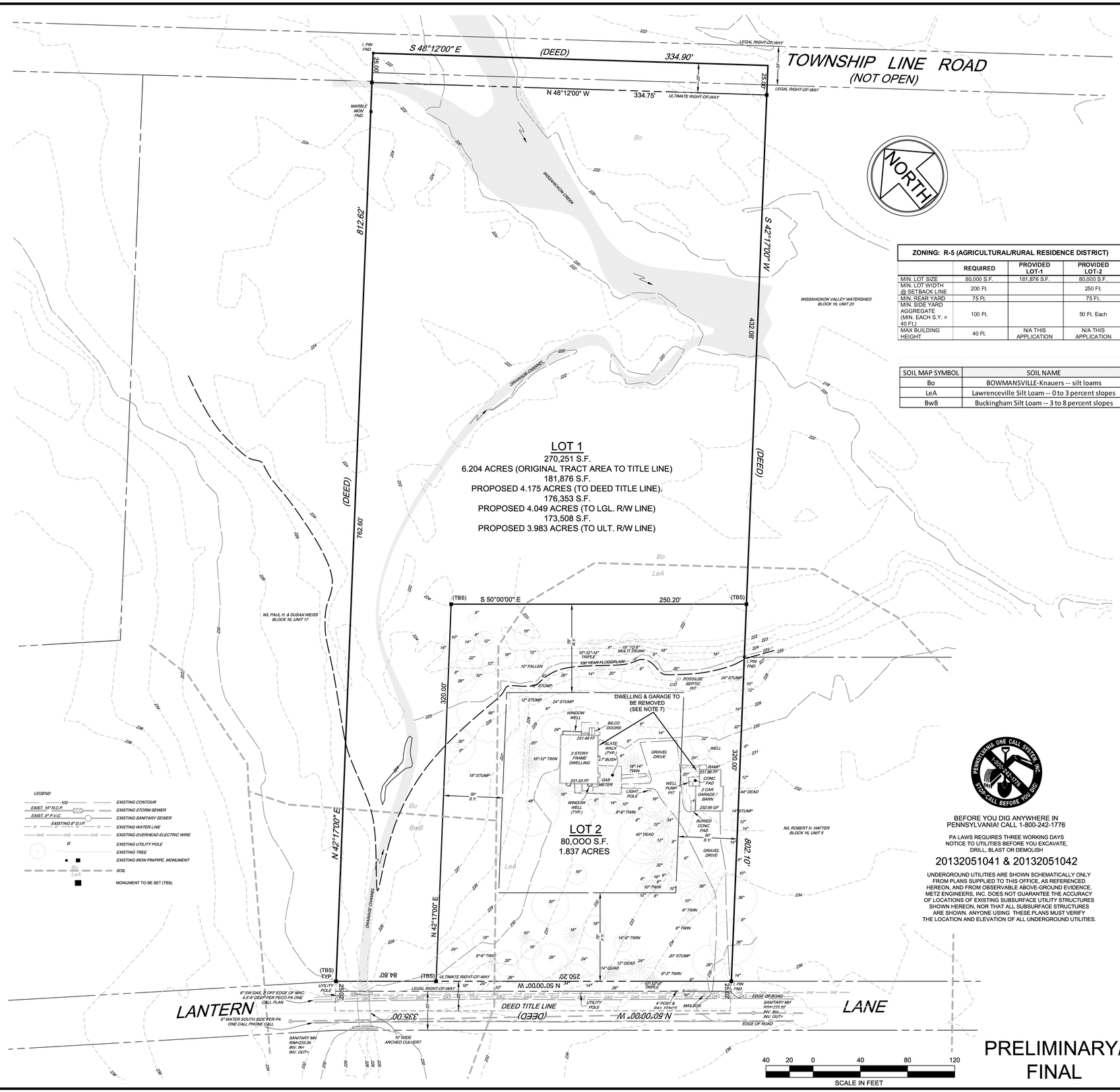
_____ _____
DATE RECORDER OF DEEDS

SURVEYOR CERTIFICATION

I, THE UNDERSIGNED, A LICENSED PROFFESSIONAL SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY STATE THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED IN ACCORDANCE WITH THE STANDARD PENNSYLVANIA LAND SURVEYING PRACTICES AS ESTABLISHED IN THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS' MANUEL FOR STANDARD PRACTICES.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. WERT
LAND SURVEYOR
PS-32027-E

_____ _____
JEFFREY A. WERT, P.L.S. #SU-32027-E DATE



LEGEND

100	EXISTING CONTOUR
EXIST. 15" R.C.P.	EXISTING STORM SEWER
EXIST. 8" P.V.C.	EXISTING SANITARY SEWER
EXISTING 8" D.I.P.	EXISTING WATER LINE
GAS GAS GAS	EXISTING OVERHEAD ELECTRIC WIRE
Ø	EXISTING UTILITY POLE
	EXISTING TREE
	EXISTING IRON PIN/PIPE, MONUMENT
Bo LeA	SOIL
	MONUMENT TO BE SET (TBS)

ZONING: R-5 (AGRICULTURAL/RURAL RESIDENCE DISTRICT)

	REQUIRED	PROVIDED LOT-1	PROVIDED LOT-2
MIN. LOT SIZE	80,000 S.F.	181,876 S.F.	80,000 S.F.
MIN. LOT WIDTH @ SETBACK LINE	200 Ft.		250 Ft.
MIN. REAR YARD	75 Ft.		75 Ft.
MIN. SIDE YARD AGGREGATE (MIN. EACH S.Y. = 40 Ft.)	100 Ft.		50 Ft. Each
MAX BUILDING HEIGHT	40 Ft.	N/A THIS APPLICATION	N/A THIS APPLICATION

SOIL MAP SYMBOL	SOIL NAME
Bo	BOWMANSVILLE-Knauers -- silt loams
LeA	Lawrenceville Silt Loam -- 0 to 3 percent slopes
BwB	Buckingham Silt Loam -- 3 to 8 percent slopes

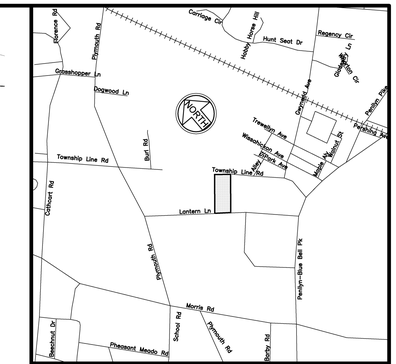
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

PA LAWS REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

20132051041 & 20132051042

UNDERGROUND UTILITIES ARE SHOWN SCHEMATICALLY ONLY FROM PLANS SUPPLIED TO THIS OFFICE, AS REFERENCED HEREON, AND FROM OBSERVABLE ABOVE-GROUND EVIDENCE. METZ ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN HEREON, NOR THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. ANYONE USING THESE PLANS MUST VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

PRELIMINARY/ FINAL



LOCATION MAP 1"=1500'

PLAN NOTES:

OWNER OF RECORD:
WISSAHICKON VALLEY WATERSHED ASSOCIATION
12 MORRIS ROAD
AMBLER, PA 19002

SITE ADDRESS: 755 LANTERN LANE, WHITPAIN TWP.

TAX PARCEL # 66-00-03133-00-5
TAXMAP BLOCK 16, UNIT 004
DEED BOOK 5308, PAGE 851

ORIGINAL TRACT AREA = 270,251 S.F. 6.204 ACRES

- **EXISTING DWELLING IS SERVICED BY PUBLIC SEWER AND PRIVATE WELL FOR WATER.**
- **FUTURE LOT-2 HAS THE ABILITY TO ACCESS PUBLIC WATER IN THE BED OF LANTERN LANE.**

1. **BOUNDARY INFORMATION WAS TAKEN FROM DEEDS AND PLANS OF RECORD PROVIDED FROM THE MONTGOMERY COUNTY COURTHOUSE, TOWNSHIP RECORDS AND OWNERS RECORDS. AND A FIELD RETRACEMENT SURVEY BY THIS OFFICE IN JULY 2013 WAS PERFORMED FOR THE COMPILATION OF THIS PLAN.**
2. **TOPOGRAPHIC INFORMATION SHOWN FROM A FIELD TOPOGRAPHIC SURVEY OF A PORTION OVERLAIN ON THE PADCNR 2-FOOT CONTOUR MAPPING PUBLICALLY AVAILABLE.**
3. **DATUM:**

   HORIZONTAL DATUM FOR THE TOPOGRAPHY & FEATURES BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM PA. SOUTH ZONE US. FEET (NAD 83).

   VERTICAL DATUM FOR THE TOPOGRAPHY = NAVD 88.
4. **PORTIONS OF THE SUBJECT TRACT ARE LOCATED IN: ZONE AE – BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON FIRM MAP COMMUNITY PANEL No. 42091C0267 E, DATED DECEMBER 19, 1996.**

   FLOODPLAIN SHOWN WAS PLOTTED USING THE FLOOD INSURANCE STUDY (FIS) MONTGOMERY COUNTY, PENNSYLVANIA VOLUME 3 OF 5 DATED DECEMBER 19, 1996 PROFILE MAPS 361P, PREPARED BY FEMA.

   TO CONVERT TO THE FEMA VERTICAL DATUM OF (NGVD 1929) YOU MUST SUBTRACT 1-FOOT FROM THE PUBLISHED VALUES IN THE FIS STUDY TO REACH THE NAVD 88 DATUM DEPICTED ON THIS PLAN.
5. **LOT 2 AS SHOWN IS INTENDED TO BE A RESIDENTIAL SINGLE FAMILY BUILDING LOT , THE APPLICANT IS NOT CONSTRUCTING A DWELLING ON THE LOT AT THIS TIME AND INTENDS TO SELL THE LOT MAINTAINING LOT 1 AS PRESERVED PASSIVE OPEN SPACE. AT SUCH TIME THE FUTURE OWNER OF LOT 2 WISHES TO BUILD HE WILL BE REQUIRED TO OBTAIN ALL THE NECESSARY BUILDING AND AGENCY PERMITS PRIOR TO BUILDING ON THE LOT.**
6. **REFERENCE PLANS:**
   A FINAL SUBDIVISION PLAN BY SHOWALTER & ASSOCIATES, CHALFONT, PA. PREPARED FOR JOSEPH M. & ELIZABETH M. HERR, DATED AUGUST 14, 1984, LAST REVISED SEPTEMBER 20, 1984. RECORDED IN PLAN BOOK A-46, PAGE 42.
7. **EXISTING DWELLING, GARAGE, PATIOS & WALKWAYS TO BE REMOVED FROM THE PROPERTY BY WISSAHICKON VALLEY WATERSHED ASSOCIATION, PROPER PERMITS AND APPROVALS TO BE OBTAINED INDEPENDENTLY OF THIS APPLICATION.**

No.	REVISIONS	DATE
—	DATE OF ISSUE	08-15-13

MINOR SUBDIVISION PLAN
OF
755 LANTERN LANE
PREPARED FOR
WISSAHICKON VALLEY WATERSHED ASSN.
LAND SITUATE
WHITPAIN TWP., MONTGOMERY CO. PA.

PROJECT MANAGER: MRF
PROJECT NUMBER: M7614
REFERENCE NUMBER:
SCALE: 1"=40'
M7641Base.dwg
PLAN SHEET NUMBER: 1 of 1

Metz Engineers
410 Derstine Ave., PO Box 647, Lansdale PA 19446-0608
Civil Engineers & Land Surveyors
(215) 855-3111

P:\METZ\M7614\DWG\M7614Base.dwg, 8/19/2013 8:13:38 AM, KH