

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 DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

(NAME, TITLE)

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20__

SECRETARY
WHITPAIN TOWNSHIP
PLANNING COMMISSION

APPROVED BY THE TOWNSHIP ENGINEER ON THIS _____ 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 A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

DATE _____ REGISTERED SURVEYOR (SEAL)

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

OWNER'S ACKNOWLEDGMENT: 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 ACKNOWLEDGED 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__

DEVELOPER'S ACKNOWLEDGEMENT:

ON THIS, THE _____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED OFFICER, A NOTARY PUBLIC, PERSONALLY APPEARED _____ KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE _____ OF _____, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF THE CORPORATION FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____, 20__

RECORDED PLAN

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

THE FOLLOWING IMPROVEMENT CONSTRUCTION DRAWINGS ARE TO BE USED IN CONJUNCTION WITH RECORD PLAN:

TITLE _____ DATE _____

REVISION DATE _____

ACKNOWLEDGMENT FOR USE BY CORPORATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20__ BEFORE ME, _____ WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE _____ OF _____ A CORPORATION, AND THAT HE AS SUCH _____ BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE 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.

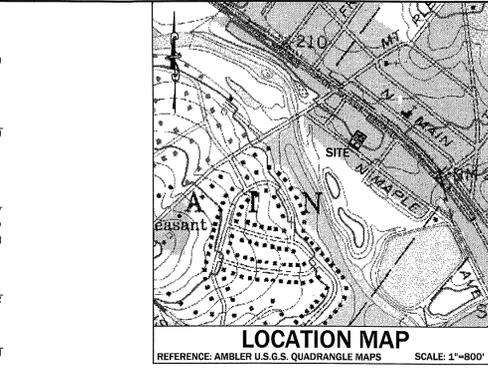
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____, 20__

DEFERRAL OF IMPROVEMENT NOTE:
INSTALLATION OF THOSE IMPROVEMENTS INCLUDING CURB, SIDEWALK, STREET WIDENING AND STORM SEWER ALONG THE TRACT FRONTAGE(S) BY THE PROPERTY OWNER/DEVELOPER IS HEREBY DEFERRED UNTIL SUCH TIME IT IS DEEMED NECESSARY BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS, WITHOUT THE NEED FOR ADOPTION OF AN ORDINANCE OR ASSESSMENT, WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE BOARD OF SUPERVISORS, OWNER/DEVELOPER AGREES TO:

(1) OBTAIN ALL NECESSARY PERMITS THAT ARE APPLICABLE TO THE WORK;
(2) INSTALL CURB, SIDEWALK, STREET WIDENING OR STORM SEWER AT NO EXPENSE TO WHITPAIN TOWNSHIP;
(3) WAIVE ANY RIGHTS TO CONTEST A LIEN BY WHITPAIN TOWNSHIP IF CURB, SIDEWALK, STREET WIDENING OR STORM SEWER INSTALLATION IS NOT COMPLETED WITHIN NINETY-DAY PERIOD, WEATHER PERMITTING. INSTALLATION OF CURB AND RELATED CONSTRUCTION SHALL CONFORM TO THE APPLICABLE TOWNSHIP AND PENNDOT CONSTRUCTION STANDARDS, IN FORCE AT THE TIME OF NOTICE.

OWNER CERTIFICATION FOR STORMWATER BMP'S
THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP.

PROPERTY OWNER _____



SALDO WAIVER REQUEST LIST

1. SALDO SECTION 129-21.C - THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING A MINIMUM PIPE DIAMETER OF 18-INCHES AND MINIMUM PIPE SLOPE OF 0.5%. THE PROPOSED PIPES ARE 4-INCH DIAMETER FOR ROOF DRAIN SYSTEMS AND PERFORATED PIPE WITHIN THE SEWAGE PIT. THE PERFORATED PIPE WITHIN THE SEWAGE PITS ARE AT FLAT SLOPE TO SERVE AS DISTRIBUTION FOR THE SYSTEM.

2. SALDO SECTION 129-21.E - THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING PENNDOT INLETS ON THE INDIVIDUAL LOTS.

3. SALDO SECTION 129-58.C(1) - THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING INFORMATION WITHIN 400 FEET OF THE SUBDIVISION, SPECIFICALLY, THE LOCATION, NAMES AND WIDTHS OF STREETS AND ALLEYS, LOCATION AND NAMES OF RAILROADS, LOCATION OF PROPERTY LINES AND THE NAMES OF OWNERS, NAMES OF ALL SUBDIVISIONS AND LAND DEVELOPMENTS IMMEDIATELY ADJACENT AND THE NAMES OF OWNERS OF ADJACENT ACREAGE, LOCATION OF WATERCOURSES, SANITARY SEWERS, STORM DRAINS, AND SIMILAR FEATURES.

EXISTING LEGEND

- UTILITY POLE
- UTILITY ACCESS COVER
- UTILITY VALVE
- OVERHEAD UTILITY WIRE
- FENCE
- DRAINAGE CATCH BASIN
- FIRE HYDRANT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING PROPERTY LINE
- SANITARY SEWER LINE
- BENCHMARK
- IRON PIN

SITE PLAN NOTES:

- THE SUBJECT SITE IS LOCATED AT 319 W. MAPLE AVENUE.
- THE PROPERTY BEING MONTGOMERY COUNTY TAX MAP PARCEL NUMBER 66-00-03514-002.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM BOUNDARY/TOPOGRAPHIC SURVEY PLAN PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC, DATED 11/7/14, PROJECT NO. HAC1403.
- THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
- THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE TO LAST APPROXIMATELY 20 MONTHS.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- ALL BUILDINGS SHALL BE LESS THAN 40 FEET IN HEIGHT AND SHALL NOT EXCEED THREE STORIES.
- NO STRUCTURES EXCEPT FENCES, WALKWAYS, DRIVEWAYS, AND PARKING PADS SHALL BE PLACED IN THE FRONT YARD.
- THE PROPERTY IS OUTSIDE OF SPECIAL FLOOD HAZARD AREAS AS PER FEMA PANEL 42091C0286.
- A BLANKET EASEMENT IS PROPOSED ON ALL LOTS FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER FACILITIES FOR ACCESS BY THE PROPERTY OWNERS AND WHITPAIN TOWNSHIP.

ZONING TABLE
Zone: R4 Village Preservation District

Item	Required / Permitted	Proposed	Ordinance Section
Permitted Use	2 SF Detached Dwelling, Twin Row House;	Twin	160-55
Accessory Structure Min. Rear Yard Setback	10 FT	N/A	160-56.A
Accessory Structure Max. Height	16 FT	N/A	160-55.F(2)
Max. Building Height	40 FT	<40 FT	160-56.B
Min. Green Area	50%	See Lot Calcs	160-214.C(1)
Twin House			160-56.A
Min. Lot Area	3,000 SF	3,750 SF	160-56.A
Min. Lot Width at Building Setback	20 FT	25 FT	160-56.A
Min. Front Yard Setback	10 FT	10 FT	160-56.A
Min. Side Yard Setback (minimum)	5 FT	5 FT	160-56.A
Min. Rear Yard Setback	35 FT	35 FT	160-56.A
Max. Building Coverage	40%	See Lot Calcs	160-56.A
Parking			160-56.A
Min. Number of Off-Street Spaces per Dwelling*	2	2	160-192.A(1)
Min. Parking Setback from Ultimate ROW	5 FT	5 FT	160-197

Notes:
* Private garages shall not be counted toward the minimum requirement

LOT AREA AND GREEN AREA CALCULATIONS

	Lot 1	Lot 2	Lot 3	Lot 4
Lot Area (SF)	3,750	3,750	3,750	3,750
Proposed House	1,000	1,000	1,000	1,000
Proposed Parking	475	475	475	475
Proposed Patio	200	200	200	200
Proposed Walkway	180	180	180	180
Total Proposed Impervious	1,855	1,855	1,855	1,855
Proposed Green Area	50.5%	50.5%	50.5%	50.5%
Building Coverage	26.7%	26.7%	26.7%	26.7%

SOIL TYPES

Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
UrB	Urban land - Penn complex, 0-8% slopes	N	20-40	>80	C

SOIL LIMITATIONS AND RESOLUTION:
THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THIS ISSUE, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPRAPABLE. IF ROCK IS NOT RIPRAPABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

Holmes Cunningham LLC
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Pipersville, PA 18947
(215) 586-3330
www.hcengineering.net

REVISIONS

Date	Description
11/7/14	Revised for Twin Homes and per review letter

CALL BEFORE YOU DIG!!
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE FOR UTILITY STOP & CALL

PA License No. PE073604
K. R. HOLMES, P.E.

319 W. MAPLE AVENUE
319 W. MAPLE AVENUE
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA

RECORD PLAN

PA LICENSE NO. PE073604

File No.
1064_CS101.DWG

Date: 8/20/2014
Scale: 1"=10'
HCE Job: 1064
Designed: KH
Sheet: 1 of 5

Drawing No.
CS-101