

PLAN LEGEND

- Tract Boundary Line
- Legal Right-of-Way Line
- Existing Roadway Centerline
- Supplemental Contour
- Index Contour
- Existing Soil Series Limits
- Existing Drive / Paving Limit
- Existing Vegetation Limit
- Existing Storm Sewer Piping
- Existing Sanitary Sewer Piping
- Existing Gas Main
- Existing Water Main / Service
- Existing Overhead Utility Wires
- Existing Fence Line
- (T.B.R.) FEATURE TO BE REMOVED

GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

- The project site is identified as: Record Owner: FRANK A & NANCY DEVAUX
Site Address: 1218 Walton Road
Blue Bell, PA 19422-2137
Parcel ID: 66-00-08227-005 (Block 19 Unit 38)
66-00-08228-004 (Block 19C Unit 15)
Gross Area: 7.976 Acres
- The metes and bounds illustrated was prepared from documents of record and without the benefit of a Title Report. This property may be subject to additional rights of others that might be listed in a Title Report. The bearings shown reflect State Plane PA South Zone 2702 basis. There is a 0 degree 54 minute 02 second counter-clockwise rotation factor to match Deed bearing Basis.
- All topographic and existing features illustrated were compiled for this site by Woodrow & Associates, Inc. from public sources noted in item 4 below.
- This plan was prepared utilizing the following references:
 - Top maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the Penn State, College of Agricultural Sciences, Cooperative Extension web site. (<http://soilmap.psu.edu>)
 - Site Flood Plain information has been obtained from the FEMA Map Service Center web site. (<http://msc.fema.gov>).
 - Wetlands inventory research data collected from the Wetlands Online Mapper provided by the U.S. Fish & Wildlife Service (<http://www.fws.gov/wetlands/data/mapper.html>).
 - Aerial photography and additional vertical datum references provided by the PA Spatial Data Access system (PASDA) PANAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Flight date was Spring 2008, updated by WVIC flight 2010.
 - Site Plan Parcel B of Prochey Crossing, prepared by A. W. Martin Associates, Inc., dated July 8, 1977, last revised September 25, 1978 and recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-34, Page 44.
 - Record Plan of Walmer Minor Subdivision, prepared by Robert E. Blue, dated September 7, 1995, last revised November 1, 1995 and being recorded in the Office for Recorder of Deeds in Norristown, PA as PBV A-56, Page 197.
 - There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
 - This site is located within the (X) Flood Plain Zone as illustrated on Community Panel Number 420713-0283-E, effective date December 19, 1998 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.comcast.net.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. Information pertaining to size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid for the project design. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility related upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.

BASE DEVELOPMENT NOTES:

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
- Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except laws or suitable low ground cover.
- The proposed finished grading shown on this plan has been based on the proposed building(s) finished floor elevations and has been used to design the storm water management facilities. The contractor shall comply with the grading scheme indicated unless otherwise approved by the Township and the Project design engineers.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
- Substrate material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should substrate be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
- The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
- Erosion control matting shall be provided on all earth slopes at 3:1 or greater.
- The area between the project Title Line and the Ultimate Right-of-Way is offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
- This project shall be served by public sanitary sewer and water services.

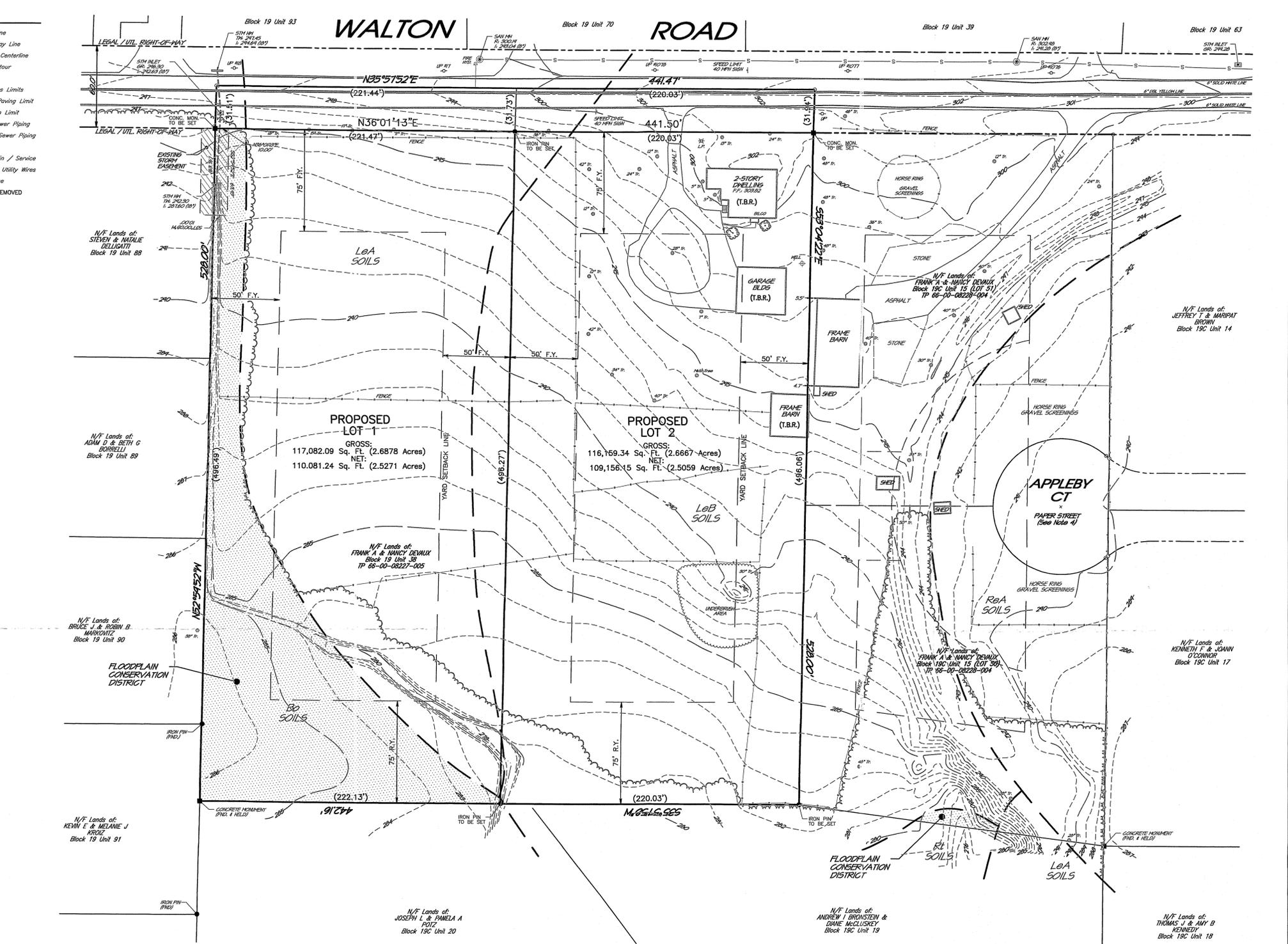
ZONING and SITE DATA SCHEDULE

Item	Section	Requirement	Proposed LOT 1	Proposed LOT 2
Permitted Use	160-60.A	Single-Family Detached Residential (Subject to ZO 160-65B and C)		
Maximum Impervious Cover	160-61.A	[1] See Schedule	See Schedule	See Schedule
Minimum Bldg Setback (To ROW)	160-61.B	75 FT	>75 FT	>75 FT
Minimum Lot Size	160-61.C	80,000 SF	110,081.24 SF	109,156.15 SF
Minimum Lot Width	160-61.D	200 FT	221.57 FT	220.03 FT
Minimum Rear Yard	160-61.E	75 FT	>75 FT	>75 FT
Minimum Side Yard (Aggregate)	160-61.F	100 FT	>100 FT	>100 FT
Minimum Side Yard (Each)	160-61.G	40 FT	>40 FT	>40 FT
Maximum Principal Bldg Height	160-63	40 FT	<40 FT	<40 FT
Rural Character	160-65B(1)&(2)	[2]	See Plan	See Plan
Topography & Floodplain	160-65C(1)&(2)	[3]	See Plan	See Plan

- per 160-214.C: Impervious Cover per Formula: $y = 0.179x + 2.422$
- 160-65.B(1) All tree masses shall be identified and protected to maximum extent possible.
160-65.B(2) All areas of wet soils shall be identified and protected to maximum extent possible.
- 160-65.C(1) Areas of Floodplain Conservation District shall be preserved as undeveloped open space.
160-65.C(2) All areas of slopes greater than 15% shall be preserved as undeveloped open space.

ALLOWABLE MAXIMUM IMPERVIOUS CALCULATION:

PROPOSED LOT 1:	PROPOSED LOT 2:	
LOT AREA (GROSS): 117,082.09 Sq. Ft.	LOT AREA (GROSS): 116,159.34 Sq. Ft.	
LESS ULTIMATE R.O.W.: - 7,000.85 Sq. Ft.	LESS ULTIMATE R.O.W.: - 7,000.85 Sq. Ft.	
LOT AREA (NET): 110,081.24 Sq. Ft.	LOT AREA (NET): 109,156.15 Sq. Ft.	
ALLOWABLE IMPERVIOUS FORMULA: $0.179(110,081) + 2.422 =$	ALLOWABLE IMPERVIOUS FORMULA: $0.179(109,156) + 2.422 =$	21,860 Sq. Ft.



COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, THAT HE AS SUCH _____ A CORPORATION, AND BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS _____

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

(NOTARY PUBLIC) (MY COMMISSION EXPIRES ON) _____

(OWNER) _____

BOARD OF SUPERVISORS CERTIFICATE

APPROVED BY THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITPAIN ON THIS _____ DAY OF _____, 20____.

SECRETARY (ATTEST) _____

CHAIRMAN _____

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE TOWNSHIP PLANNING COMMISSION OF THE TOWNSHIP OF WHITPAIN ON THIS _____ DAY OF _____, 20____.

SECRETARY (ATTEST) _____

TOWNSHIP ENGINEER CERTIFICATE

APPROVED BY THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF WHITPAIN CERTIFYING THAT THIS PLAN CONFORMS TO THE TOWNSHIP SUBDIVISION & LAND DEVELOPMENT REGULATIONS ON THIS _____ DAY OF _____, 20____.

TOWNSHIP ENGINEER _____

LIC. No.: _____

ENGINEER'S CERTIFICATION

I, JUDITH P. WOODROW, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL ORDINANCES AND REGULATIONS OF THE TOWNSHIP.

RECORDED THIS _____ DAY OF _____, 20____, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY, PENNSYLVANIA IN PLAN BOOK _____ PAGE No. _____

RECORDER OF DEEDS: _____

Township File No.: _____

MCP File No.: _____

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipality's Planning Code.

Certified this date: _____

For the Director

Montgomery County Planning Commission

REVISIONS

No.	DATE	DESCRIPTION

Scale: 1" = 40'-0"

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WOODROW & ASSOCIATES, INC. 1105 North ...



Parcel Information:

66-00-08227-005	DB 3/18 Pg 235
66-00-08228-004	DB 4/04 Pg 245

Gross Area: 7.976 Acres
Net Area: 7.671 Acres

Record Owner: FRANK A & NANCY DEVAUX
1218 Walton Road
Blue Bell, PA 19422-2137

Applicant: _____

WOODROW & ASSOCIATES, INC.
MUNICIPAL/CIVIL CONSULTING ENGINEERS
1105 North ...
Phone: (215) 542-2668 Fax: (215) 542-9579
Web: www.woodrowinc.com

MINOR SUBDIVISION - RECORD PLAN

1218 WALTON ROAD - PENNSYLVANIA

Layer List: Sht01_Record

Plan Date: Mar. 31, 2015

Job No: 15-0111 D

Design Mgr: J.H.K.

Proj. Mgr: T.P.W.

Sheet No: 1 of 1

Project No: 15-0111 D - Project Name: 1218 WALTON ROAD - Print Date: Apr. 2, 2015 (6:00)