

SITE LOCATION MAP 1"=2000'



GENERAL NOTES

- 1. BOUNDARY LINE INFORMATION SHOWN HEREON BASED ON EXISTING DEEDS AND PLANS OF RECORD AND A SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., IN JANUARY 2005.
2. TOPOGRAPHIC INFORMATION OBTAINED BY STEREO PHOTOGRAMMETRIC COMPILATION BY NOR EAST MAPPING, INC., BASED ON PHOTOGRAPHY TAKEN APRIL 20, 2004. VERTICAL DATUM BASED ON VERTICAL DATUM OF STONY CREEK SPORTS PARK.
3. REGULATED WATERS SHOWN HEREON WERE DELINEATED BY NOVA CONSULTANTS IN SEPTEMBER, 2011.
4. ALL EXISTING INTERNAL PARCEL LINES ARE TO BE REMOVED. ALL EXISTING STRUCTURES ARE TO BE REMOVED. DEMOLITION PERMITS ARE REQUIRED (PRIOR TO DEMOLITION) FOR ALL STRUCTURES TO BE REMOVED.
5. ALL EXISTING WELLS, SEPTIC TANKS, AND DRAIN FIELDS FOR THE THREE (3) EXISTING DWELLINGS (ON THE PROPERTY) ARE TO BE ABANDONED AND PERMANENTLY CLOSED IN ACCORDANCE WITH FEDERAL, STATE AND TOWNSHIP REQUIREMENTS.
6. ALL LOTS/UNITS SHALL BE SERVED WITH PUBLIC WATER PROVIDED BY PA AMERICAN WATER COMPANY AND SERVED WITH PUBLIC SEWER DISPOSAL PROVIDED BY WHITPAIN TOWNSHIP.
7. THE AREA BETWEEN THE ULTIMATE RIGHTS-OF-WAY AND THE TITLE LINES OF NORTH WALES ROAD AND SKIPPACK PIKE (S.R. 0073) IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNING BODY HAVING JURISDICTION.
8. CONCRETE MONUMENTS SHALL BE SET AS INDICATED ALONG ROAD RIGHTS-OF-WAYS. ALL PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS. TWO (2) LENGTHS OF WOODEN (2x4) FENCE WILL BE INSTALLED AT ALL CHANGE IN DIRECTION FOR OPEN SPACE PARCELS (AS SHOWN) IN ORDER TO PROVIDE A VISUAL OPEN SPACE PARCEL MARKER. THE FENCES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. PRIOR TO OR SIMULTANEOUSLY WITH THE RECORDING OF THESE PLANS, A BLANKET WATER FACILITIES EASEMENT SHALL BE RECORDED BY THE OWNER/DEVELOPER IN FAVOR OF THE PA AMERICAN WATER COMPANY TO PERMIT OPERATION, ACCESS, INSPECTION AND MAINTENANCE OF THE WATER FACILITIES AS ULTIMATELY CONSTRUCTED AND TO THE TERMS AND CONDITIONS IN THE RECORDED EASEMENT. THE LOCATION OF SAID FACILITIES MAY BE MAY BE ALTERED FROM THE LOCATION DEPICTED HEREON UPON WRITTEN AGREEMENT OF OWNER/DEVELOPER AND WHITPAIN TOWNSHIP BOARD OF SUPERVISORS.
10. ALL PROPOSED SANITARY SEWER MAINS ARE TO BE DEDICATED TO WHITPAIN TOWNSHIP. IN ADDITION TO THE DELINEATED OFF-ROAD EASEMENTS, A BLANKET EASEMENT SHALL BE CREATED OVER THE INTERNAL PRIVATE ROADWAYS (CORI LANE & SAM LANE) FOR THE PURPOSE OF ACCESSING AND MAINTAINING THE SEWER FACILITIES.
11. A PLOT PLAN IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP PRIOR TO SUBMITTING A BUILDING PERMIT APPLICATION FOR EACH LOT. PLOT PLANS ARE TO INCLUDE CHECK LOCATIONS IN ORDER TO CHECK COMPLIANCE WITH SETBACK REQUIREMENTS.
12. HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FROM WHITPAIN TOWNSHIP (NORTH WALES ROAD) AND PENNDOT (SKIPPACK PIKE) FOR ANY DRIVEWAYS, PROPOSED IMPROVEMENTS, AND UTILITY WORK WITHIN THE RESPECTIVE RIGHTS-OF-WAY.
13. A PAVED ACCESS IS PROPOSED FROM SKIPPACK PIKE (S.R.73) TO THE INTERNAL PRIVATE ROADWAY FOR EMERGENCY USE AND EMERGENCY VEHICLES ONLY. CONCRETE FILLED STEEL BOLLARDS SHALL BE INSTALLED AT BOTH ENDS OF THE EMERGENCY ACCESS. ONE (1) BOLLARD ON EITHER SIDE (AS SHOWN) WITH A HEAVY DUTY PLASTIC LINK CHAIN (WHITE) INSTALLED BETWEEN THE BOLLARDS. THE CHAIN SHALL BE SECURED AT ONE END WITH KNOX COMPANY LOCK WHICH MUST BE ORDERED FROM THE TOWNSHIP FIRE MARSHALL. THE KEYS FOR KNOX LOCKS ARE STANDARD FOR TOWNSHIP EMERGENCY RESPONDERS.
14. A COMPREHENSIVE SYSTEM OF ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR THE LOTS AND APPROVED BY THE TOWNSHIP. THE STREET ADDRESSES FOR ALL LOTS SHOULD BE IN PLAN VIEW FOR BOTH VISITORS AND EMERGENCY SERVICES.
15. THE 20' WIDE TEMPORARY CONSTRUCTION EASEMENTS PROPOSED AT THE TERMINUS OF SAM LANE (STUB ROAD B) IS PROVIDED FOR FUTURE REMOVAL AND EXTENSION OF SAM LANE. THE TEMPORARY EASEMENTS SHALL BE EXTINGUISHED UPON DEDICATION OF THE EXTENSION OF SAM LANE INTO AN ADJOINING DEVELOPMENT.
16. NO PLANTINGS OR STRUCTURES SHALL LOCATED WITHIN SANITARY SEWER, WATER, OR STORM SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS OR LATERALS AND WATER MAINS OR LATERALS.

HOMEOWNERS ASSOC. NOTES

- HOMEOWNERS ASSOCIATION DOCUMENTS SHALL BE PREPARED AND RECORDED CONCURRENTLY WITH THE RECORD PLANS. AT A MINIMUM, THE FOLLOWING LANGUAGE SHALL BE INCLUDED IN THE DOCUMENT:
1. ALL STORMWATER FACILITIES, OPEN SPACE AREAS (A & B), FENCES WITHIN OPEN SPACES, VEHICULAR ROADWAYS, DEVELOPMENT SIDEWALK (ADJACENT TO ROADWAYS), EMERGENCY ACCESS, & EMERGENCY ACCESS HINGED BOLLARDS SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
2. TWENTY FEET (20') WIDE LANDSCAPE BUFFERS ARE PROVIDED BETWEEN ADJOINING PARCELS AND LOTS 1, 21-22, & 28-30. THE DOCUMENT SHALL NOTIFY THE OWNERS OF THE LISTED LOTS THAT FIVE FEET (5') OF BUFFER WIDTH OVERLAPS ON THEIR LOT. THERE IS TO BE NO PLACEMENT OF STRUCTURES, REMOVAL OF VEGETATION, OR DISTURBANCE, OTHER THAN MOWING, WITHIN THE BUFFER AREA. ALL VEGETATION WITHIN BUFFERS AND STREET TREES SHALL BE MAINTAINED BY THE ASSOCIATION.
3. THE DOCUMENT SHALL NOTIFY THE OWNERS OF LOTS 25-30 THAT THE INTERNAL ROADWAY RIGHT-OF-WAY EXTENDS TO THE BOUNDARY LINE COMMON WITH ADJOINING PARCEL BLOCK 9 UNIT 5 (N/L MICHAEL ORPNECK) AND THAT THE STUB ROAD (SAM LANE) MAY, AT SOME POINT IN THE FUTURE, BE EXTENDED TO INCLUDE UP TO FIVE (5) SINGLE-FAMILY DETACHED DWELLING LOTS.
4. THE DOCUMENT SHALL NOTIFY ALL OWNERS THAT PARKING ALONG CORI LANE SHALL BE LIMITED TO ONLY THOSE DESIGNATED PARKING SPACES AND ADDITIONAL SPACES PROVIDED AT THE INTERIOR OF THE LOOP AND CORI LANE CUL-DE-SAC. NO OTHER PARKING SHALL BE PERMITTED ALONG THE INTERNAL ROADWAY. THE DOCUMENT SHALL INSTALL "NO PARKING SIGNS" IF DIRECTED BY THE TOWNSHIP.
5. THE DOCUMENT SHALL NOTIFY ALL OWNERS THAT IF/WHEN SIDEWALKS ARE REQUIRED ALONG SKIPPACK PIKE AND/OR NORTH WALES ROAD BY THE TOWNSHIP, EACH OWNER SHALL BE EQUALLY RESPONSIBLE FOR THE COST.
6. A SANITARY SEWER CONNECTION AND OTHER UNDERGROUND UTILITIES ARE PROPOSED FOR ADJOINING PARCEL BLOCK 9 UNIT 5 (N/L MICHAEL ORPNECK). THE DOCUMENT SHALL PROVIDE FOR THE INSTALLATION AND MAINTENANCE OF THE UTILITIES WITHIN THE ASSOCIATION'S RIGHT-OF-WAY.

ACT 287 NOTIFICATION

THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008) 1-800-242-1776 SITE SERIAL NO. 20112722384 ATTENTION ALL CONTRACTORS: LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM THE UTILITY COMPANY RECORDS AND OR ABOVE GROUND INSPECTION OF SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3 NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK. REFER TO USERS LIST ON SHEET 6

WAIVERS GRANTED

THE FOLLOWING WAIVER/DEFERRAL FROM THE WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED CONCURRENTLY WITH THE APPROVAL OF THIS PLAN:
1. A DEFERRAL OF SECTION 129-39 IS REQUESTED FROM THE REQUIREMENT TO INSTALL SIDEWALKS ALONG SKIPPACK PIKE AND NORTH WALES ROAD. NOTIFICATION TO FUTURE LOT OWNERS SHALL BE INCLUDED IN THE HOMEOWNERS DOCUMENT.
2. A WAIVER OF SECTION 129-35(2) IS REQUESTED FROM THE REQUIREMENT TO WIDEN THE ROADWAYS FOR SKIPPACK PIKE AND NORTH WALES ROAD.

SPECIAL EXCEPTION APPROVAL

AT A PUBLIC HEARING HELD ON APRIL 20, 2006, THE WHITPAIN TOWNSHIP ZONING HEARING BOARD DECIDED AND ORDERED THE FOLLOWING: (1) TO GRANT A SPECIAL EXCEPTION UNDER THE TERMS OF ARTICLE XXII, SECTION 160-166.D TO PERMIT CONSTRUCTION OF A BOX CULVERT WITHIN THE 100-YEAR FLOODPLAIN AT THE SUBJECT PROPERTY; (2) TO GRANT A SPECIAL EXCEPTION UNDER THE TERMS OF ARTICLE XXII, SECTION 160-166.F(1) TO PERMIT CONSTRUCTION OF A ROADWAY WITHIN THE 100-YEAR FLOODPLAIN AT THE SUBJECT PROPERTY; AND (3) TO GRANT A SPECIAL EXCEPTION UNDER THE TERMS OF ARTICLE XXII, SECTION 160-166.G TO PERMIT GRADING WITHIN THE 100-YEAR FLOODPLAIN IN CONNECTION WITH THE CONSTRUCTION OF A BOX CULVERT AND ROADWAY AT THE SUBJECT PROPERTY.
THE APPROVAL IS CONDITIONED ON THE FOLLOWING:
1. ALL USE AND DEVELOPMENT ALLOWED BY ANY GRANTED APPLICATION SHALL CONFORM TO THE EXHIBITS AND TESTIMONY PRESENTED AT THE HEARING UNLESS INCONSISTENT WITH THESE CONDITIONS IN WHICH CASE THESE CONDITIONS SHALL TAKE PRECEDENCE.
2. THE APPLICANT SHALL OBTAIN ALL REQUIRED FEDERAL, STATE AND LOCAL APPROVALS AND PERMITS.

LEGEND

- EASEMENT
PROP. EDGE OF ROAD
CENTERLINE
PROP. RIGHT-OF-WAY
PROP. LOT LINES
PROP. BUILDING SETBACK LINE
PROP. BUFFER LINE
PROP. MONUMENT (TO BE SET)
EXISTING IRON PIN
PROP. STREET LIGHT
PROP. SIGN
PROP. STREET SIGN
FENCE
EXISTING EASEMENT
TRACT BOUNDARY
EXIST. RIGHT-OF-WAY
ADJOINING PROPERTY LINE
EXIST. EDGE OF ROAD
EXIST. CENTERLINE
ZONING LINE

SHEET INDEX

Table with 2 columns: Sheet No. and Description. Includes sheets 1 of 30, 2 of 30, 3 of 30, etc., up to 30 of 30.

RECORDING ACKNOWLEDGMENTS

BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WAYNE ROSEN, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF DANNY JAKE CORP., A PENNSYLVANIA CORPORATION, AND THAT HE, AS PRESIDENT, BEING AUTHORIZED TO DO SO, DEPOSES AND SAYS THAT DANNY JAKE CORP., IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.
By: WAYNE ROSEN, PRESIDENT
COMMONWEALTH OF PENNSYLVANIA COUNTY OF:
ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WAYNE ROSEN KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
COMMISSION EXPIRATION DATE
APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS ON THIS DAY OF 20
SECRETARY CHAIRMAN
APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER ON THIS DAY OF 20
TOWNSHIP ENGINEER
APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS DAY OF 20
ATTEST CHAIRMAN
MCPD No. 04-0283-004
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
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NUMBER PAGE NUMBER ON THIS DAY OF 20

ZONING DATA

OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS LAST AMENDED, ARTICLE XIV, SECTION 160-85.1
DISTRICT CLASSIFICATION: "R-7" - RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS (SINGLE SPACE DESIGN OPTION (CONDITIONAL USE))
REQUIREMENT ALLOWED/REQUIRED ACTUAL/PROPOSED
MINIMUM TRACT SIZE: 3 Ac. 12,236 Ac.
MINIMUM REQUIRED OPEN SPACE: 50% (6,115.3 Ac.) 65.9% (8,054.3 Ac.)
MAXIMUM DENSITY: 2.5 DU PER DEVELOPABLE AC. 2.5 DU PER DEVELOPABLE AC.
MAXIMUM PERMITTED UNITS: 30.8 DU 30 DU
MINIMUM LOT AREA: 50.0 SF. 6,101 S.F. (LOT 1)
MINIMUM LOT WIDTH @ BUILDING LINE: 50.0 FT. 50.0 FT.
FRONT YARD RESTRICTION: 5 FT. > 20.0 FT.
SIDE YARD RESTRICTION: 5 FT. > 20.0 FT.
REAR YARD RESTRICTION: 15 FT. > 15.0 FT.
AGGREGATE: 20 FT.
MAXIMUM BUILDING COVERAGE: 45 % 30.0 % (LOT 13)
MAXIMUM IMPERVIOUS COVERAGE: 60 % (REFER SHEET 5)
MAXIMUM BUILDING HEIGHT: 40 FT. < 40 FT.
* MINIMUM LOT SIZE- EXCLUSIVE OF UTILITY EASEMENTS, DEDICATED RIGHTS-OF-WAY, STEEP SLOPES, FLOODPLAIN AND WETLANDS. NET LOT AREA CALCULATIONS ARE PROVIDED ON SHEETS 2 AND 3.
PARCEL AREA: 14,638.7 Ac.
AREA OF PARCEL WITHIN EXISTING R/W: 0.3528 Ac.
NET PARCEL AREA: 14,285.9 Ac.
AREA OF PARCEL WITHIN FLOODPLAIN: 2.053 Ac.
DEVELOPABLE TRACT AREA: 12,230.6 Ac.
NOTE: GREEN AREA AND IMPERVIOUS SURFACE CALCULATIONS ARE PROVIDED ON SHEET 5 (GREEN AREA PLAN).

RECORD PLAN SHEET - 1 OF 4

Table with 3 columns: No., Description, Date. Lists recording dates for various permits and approvals.

MASTER PRELIMINARY/FINAL SUBDIVISION PLAN
DEER HOLLOW AT BLUE BELL
THE DANNY JAKE CORPORATION
PREPARED AS PART OF
PREPARED FOR
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

Richard C. Mast Associates, P.C. Consulting Engineers and Surveyors. Includes RCMA logo, contact information, and a graphic scale.

CONDITIONAL USE NOTE

A CONDITIONAL USE FOR THE PROPOSED SINGLE-FAMILY OPEN SPACE DESIGN OPTION WAS GRANTED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS ON AUGUST 4, 2011 FOLLOWING A PUBLIC HEARING PURSUANT TO CHAPTER 160, ARTICLE XIV, SECTION 160-85.1 OF THE WHITPAIN TOWNSHIP ZONING ORDINANCE.
THE SUPERVISORS SET FORTH THE FOLLOWING CONDITIONS:
(1) NOTHING IN THIS DECISION SHALL BE CONSTRUED AS AN EXPRESS OR IMPLIED WAIVER OF ANY PROVISION OF ANY APPLICABLE ORDINANCE OF WHITPAIN TOWNSHIP;
(2) EXCEPT AS MODIFIED BY THE WRITTEN ORDER, ALL DEVELOPMENT SHALL BE CONSISTENT WITH THE TESTIMONY AND EXHIBITS SUBMITTED TO THE SUPERVISORS AT THE HEARING;
(3) THE APPLICANT SHALL BE PERMITTED A MAXIMUM DENSITY OF 2.5 DWELLING UNITS PER DEVELOPABLE ACRE OF THE PROPERTY, AS FURTHER DESCRIBED/CLARIFIED IN THE ORDER;
(4) THE APPLICANT SHALL POST "NO PARKING SIGNS" AT THE PROPOSED ROADWAY STUB ON THE PROPERTY, TO THE SATISFACTION OF THE TOWNSHIP ENGINEER;
(5) THE APPLICANT SHALL PROVIDE LANDSCAPE BUFFERS CONSISTENT WITH TESTIMONY AND EXHIBITS SUBMITTED AT THE HEARING;
(6) THE PROPERTY SHALL BE DEVELOPED IN SINGLE OWNERSHIP OR SHALL BE THE SUBJECT OF AN APPLICATION FILED JOINTLY BY THE OWNERS (IF SEPARATE), AND IT SHALL BE PROPOSED THAT THE PROPERTY WILL BE DEVELOPED AS A SINGLE PROPERTY IN ACCORDANCE WITH THE APPROVED PLANS.

TAX PARCEL INFORMATION

Table with columns: Parcel No., Block/Unit, Deed Book/Page, Record Owner, Total Tract Area. Lists tax parcel details for various lots.

SOILS SCIENTIST CERTIFICATION

I ACKNOWLEDGE THAT THE WETLANDS AND WATERS OF THE U.S. DELINEATION LINE AS SHOWN ON THIS PLAN CORRECTLY REPRESENTS THE LINE ESTABLISHED IN THE FIELD BY NOVA CONSULTANTS, DURING SEPTEMBER 2011.
JOHN F. SZCZEPANSKI, PHD
DATE
SU-040378-R
REGISTRATION NO.

SURVEYOR'S CERTIFICATE

I, EDWARD M. HUBER, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.
EDWARD M. HUBER, P.L.S.

OWNER/APPLICANT

DANNY JAKE CORP.
3625 WELSH ROAD
WILLOW GROVE, PA 19090