

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX INFORMATION AS FOLLOWS:

WHITPAIN TOWNSHIP
RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN PENNSYLVANIA

PARCEL NO.	RECORD OWNER	TRACT AREA
66-00-00781-00-8	LINDA S. RAYNES 675 CATHCART RD BLUE BELL, PA 19422	3.0001 AC

ZONING DATA

OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED.

DISTRICT CLASSIFICATION: R-1 LOW DENSITY DISTRICT
USE - SINGLE FAMILY DETACHED (STACKED LOT PROVISION)

REQUIREMENT	REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA:	30,000 S.F.	75,000 S.F.	49,025 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	150 FT.	218.8 FT.	218.8 FT.
FRONT YARD RESTRICTION:	50 FT.	50 FT.	50 FT.
SIDE YARD RESTRICTION:	45/100 FT.	50/100 FT.	45/100 FT.
REAR YARD RESTRICTION:	75 FT.	75 FT.	75 FT.
NON GREEN AREA:	SEE CALCULATION	8,796 S.F.	8,886 S.F.

PERMITTED NON GREEN AREA: $y=0.179x+2.422$

LOT 1: $y=0.179(75,000 \text{ S.F.})+2.422 = 15,847 \text{ S.F.}$

LOT 2: $y=0.179(49,025 \text{ S.F.})+2.422 = 11,197 \text{ S.F.}$

PROVIDED NON GREEN AREA:

LOT 1: 8,796 S.F.

LOT 2: 8,886 S.F.

ACT 187 NOTIFICATION

THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996) 1-800-242-1776 SITE SERIAL NO.

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 187 OF 1996, 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

UTILITY USER LISTING - PA ONE CALL

PECO ENERGY 2301 MARKET STREET S7-3 PHILADELPHIA, PA 19101-8699	VERIZON 900 RACE STREET, 6TH FLOOR NORRISTOWN, PA 19107
WHITPAIN TOWNSHIP 960 WENTZ ROAD BLUE BELL, PA 19422	NORTH WALES WATER AUTHORITY 200 W. WALNUT STREET PO BOX 1339 NORTH WALES, PA 19454
X/O COMMUNICATIONS, INC. C/O BAYLEA UTILITY PROTECTION LLC 23 E. HIGHWAY 8 STEELEVILLE, MO 65565	
VERIZON 900 RACE STREET, 6TH FLOOR NORRISTOWN, PA 19107	
COMCAST CABLE COMM 1 APOLLO ROAD, PO BOX 198 PLYMOUTH MEETING, PA 19462	

WAIVERS REQUESTED

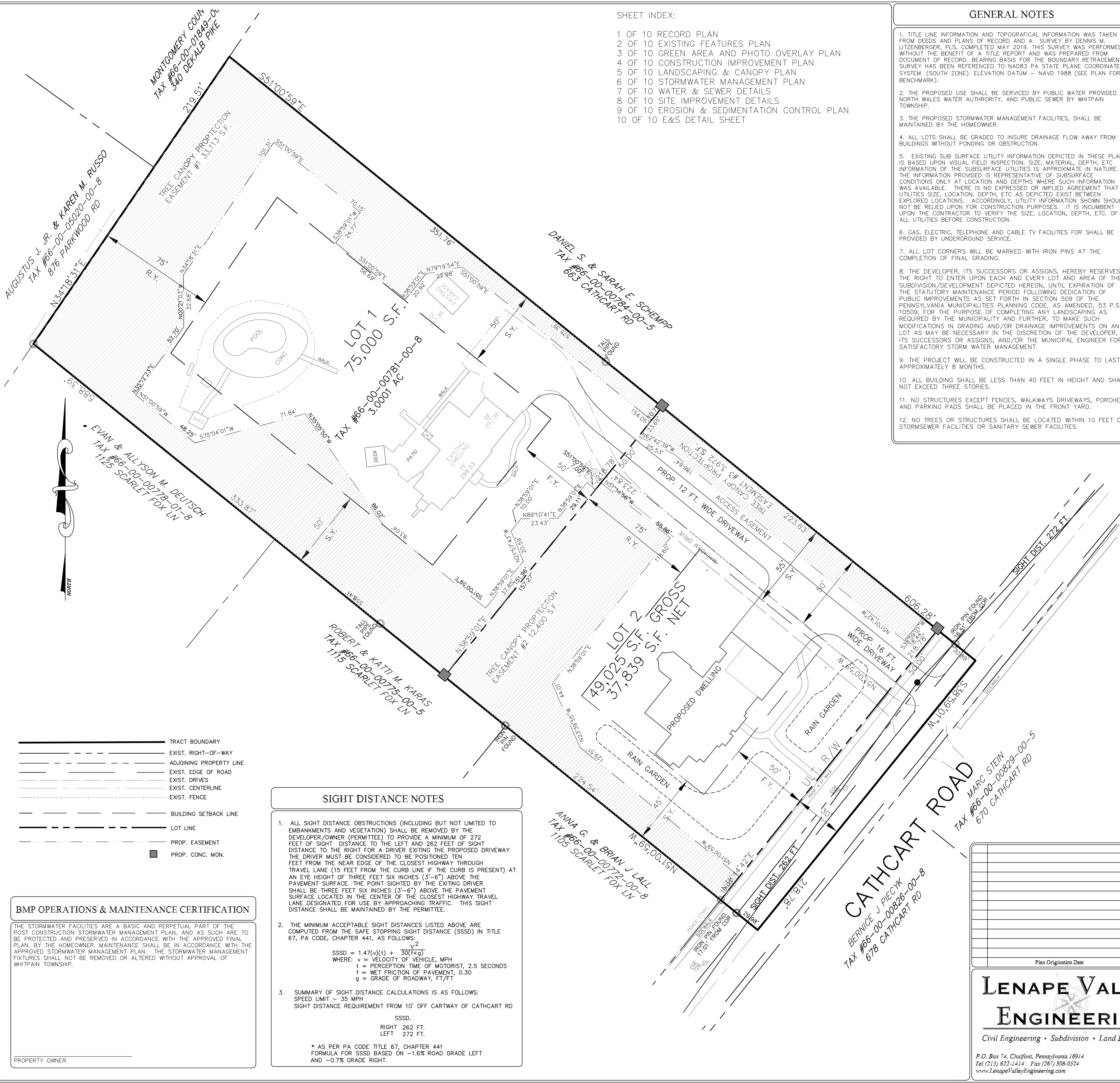
THE FOLLOWING WAIVERS ARE REQUESTED IN ORDER TO IMPLEMENT THE PLAN AS PROPOSED:

SALDO SECTION 129-58.C(1) - WAIVER TO PERMIT THE USE OF AN AERIAL PHOTO TO DEPICT EXISTING FEATURES WITHIN 400 FEET OF THE PROJECT AREA.

SALDO SECTION 129-10 (EXISTING ROAD IMPROVEMENTS)- WAIVER FROM THE REQUIREMENT PROVIDE ADDITIONAL PAVING WIDTH OF EXISTING STREETS.

APPLICANT INFORMATION

LINDA S. RAYNES
675 CATHCART RD
BLUE BELL, PA 19422



- SHEET INDEX:**
- 1 OF 10 RECORD PLAN
 - 2 OF 10 EXISTING FEATURES PLAN
 - 3 OF 10 GREEN AREA AND PHOTO OVERLAY PLAN
 - 4 OF 10 CONSTRUCTION IMPROVEMENT PLAN
 - 5 OF 10 LANDSCAPING & CANOPY PLAN
 - 6 OF 10 STORMWATER MANAGEMENT PLAN
 - 7 OF 10 WATER & SEWER DETAILS
 - 8 OF 10 SITE IMPROVEMENT DETAILS
 - 9 OF 10 EROSION & SEDIMENTATION CONTROL PLAN
 - 10 OF 10 E&S DETAIL SHEET

- GENERAL NOTES**
1. TITLE LINE INFORMATION AND TOPOGRAPHICAL INFORMATION WAS TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY BY DENNIS M. LITZENBERGER, PLS., COMPLETED MAY 2019. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND WAS PREPARED FROM DOCUMENT OF RECORD. BEARING BASIS FOR THE BOUNDARY RETRACEMENT SURVEY HAS BEEN REFERENCED TO NAD83 PA STATE PLANE COORDINATES SYSTEM. (SOUTH ZONE), ELEVATION DATUM - NAVD 1988 (SEE PLAN FOR BENCHMARK).
 2. THE PROPOSED USE SHALL BE SERVICED BY PUBLIC WATER PROVIDED BY NORTH WALES WATER AUTHORITY, AND PUBLIC SEWER BY WHITPAIN TOWNSHIP.
 3. THE PROPOSED STORMWATER MANAGEMENT FACILITIES, SHALL BE MAINTAINED BY THE HOMEOWNER.
 4. ALL LOTS SHALL BE GRADED TO INSURE DRAINAGE FLOW AWAY FROM BUILDINGS WITHOUT PONDING OR OBSTRUCTION.
 5. EXISTING SUB SURFACE UTILITY INFORMATION DEPICTED IN THESE PLANS IS BASED UPON VISUAL FIELD INSPECTION. SIZE, MATERIAL, DEPTH, ETC INFORMATION OF THE SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATION AND DEPTHS WHERE SUCH INFORMATION WAS AVAILABLE. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITIES SIZE, LOCATION, DEPTH, ETC AS DEPICTED EXIST BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, ETC. OF ALL UTILITIES BEFORE CONSTRUCTION.
 6. GAS, ELECTRIC, TELEPHONE AND CABLE TV FACILITIES FOR SHALL BE PROVIDED BY UNDERGROUND SERVICE.
 7. ALL LOT CORNERS WILL BE MARKED WITH IRON PINS AT THE COMPLETION OF FINAL GRADING.
 8. THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH IN SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 10509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORM WATER MANAGEMENT.
 9. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE TO LAST APPROXIMATELY 8 MONTHS.
 10. ALL BUILDING SHALL BE LESS THAN 40 FEET IN HEIGHT AND SHALL NOT EXCEED THREE STORIES.
 11. NO STRUCTURES EXCEPT FENCES, WALKWAYS DRIVEWAYS, PORCHES AND PARKING PADS SHALL BE PLACED IN THE FRONT YARD.
 12. NO TREES OR STRUCTURES SHALL BE LOCATED WITHIN 10 FEET OF STORMSEWER FACILITIES OR SANITARY SEWER FACILITIES.

RECORDING ACKNOWLEDGMENTS

I, LINDA S. RAYNES HAVE LAID OUT UPON MY LAND SITUATE IN WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS INTENDED TO BE RECORDED.

BY: LINDA S. RAYNES
STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY
SS:

ON THIS, THE ___ DAY OF ___ 20___ BEFORE ME _____ THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO KNOWS ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT _____ EXECUTED THE SAME FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEALS

NOTARY PUBLIC
COMMISSION EXPIRATION DATE _____

SEAL
APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE ___ DAY OF ___ 20___

SECRETARY
CHAIRMAN
RECOMMENDED FOR APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE ___ DAY OF ___ 20___

SECRETARY
CHAIRMAN
APPROVED BY THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF WHITPAIN CERTIFYING THAT THIS PLAN CONFORMS TO THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ON THIS ___ DAY OF ___ 20___

SIGNATURE
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN

RECORDER OF DEEDS

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

SURVEYOR'S CERTIFICATION

I, DENNIS M. LITZENBERGER, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL BOUNDARY AND RIGHT OF WAY DETAILS ARE CORRECT.

DENNIS M. LITZENBERGER, P.L.S. REGISTRATION NO. 37816E

ENGINEER'S CERTIFICATION

I, JASON T. SMELAND, DO HEREBY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS PLAN PREPARED BY ME OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL THE ORDINANCES AND REGULATION OF THE TOWNSHIP.

JASON T. SMELAND, P.E. REGISTRATION NO. 059306

SIGHT DISTANCE NOTES

1. ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE DEVELOPER/OWNER (PERMITTED) TO PROVIDE A MINIMUM OF 272 FEET OF SIGHT DISTANCE TO THE LEFT AND 282 FEET OF SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAY THE DRIVER MUST BE CONSIDERED TO BE POSITIONED TEN FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE (15 FEET FROM THE CURB LINE IF THE CURB IS PRESENT) AT AN EYE HEIGHT OF THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.
2. THE MINIMUM ACCEPTABLE SIGHT DISTANCES LISTED ABOVE ARE COMPUTED FROM THE SAFE STOPPING SIGHT DISTANCE (SSSD) IN TITLE 67, PA CODE, CHAPTER 441, AS FOLLOWS:
$$SSSD = 1.47(v)(t) + \frac{30(v+g)^2}{g}$$

WHERE: v = VELOCITY OF VEHICLE, MPH
t = PERCEPTION TIME OF MOTORIST, 2.5 SECONDS
f = WET FRICTION OF PAVEMENT, 0.30
g = GRADE OF ROADWAY, FT/FT
3. SUMMARY OF SIGHT DISTANCE CALCULATIONS IS AS FOLLOWS:
SPEED LIMIT - 35 MPH
SIGHT DISTANCE REQUIREMENT FROM 10' OFF CARTWAY OF CATHCART RD

SSSD:
RIGHT 262 FT.
LEFT 272 FT.

* AS PER PA CODE TITLE 67, CHAPTER 441
FORMULA FOR SSSD BASED ON -1.6% ROAD GRADE LEFT AND -0.7% GRADE RIGHT.

BMP OPERATIONS & MAINTENANCE CERTIFICATION

THE STORMWATER FACILITIES ARE A BASIC AND PERPETUAL PART OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN, BY THE HOMEOWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN. THE STORMWATER MANAGEMENT FIXTURES SHALL NOT BE REMOVED OR ALTERED WITHOUT APPROVAL OF WHITPAIN TOWNSHIP.

PROPERTY OWNER _____

Plan Origination Date: 07-09-2019

RECORD PLAN
Prepared for:
LINDA S. RAYNES
As part of:
675 CATHCART ROAD

WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

JASON T. SMELAND
PROFESSIONAL ENGINEER
PA NO. 059306

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PROJECT MANAGER	DRAWING SCALE	SHEET NUMBER
J.T.S.	1"=30'	1 of 10
DRAFTED BY	PROJECT NUMBER	
B.C.S.	2270	