

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY) SS:
 ON THE _____ DAY OF _____ 2021, BEFORE ME THE
 UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ OF
 _____ A CORPORATION, AND THAT HE AS SUCH
 BEING AUTHORIZED TO DO SO, EXECUTED THE
 FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE
 NAME OF THE CORPORATION BY HIMSELF AS
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 COMMISSION EXPIRATION DATE _____

I HEREBY CERTIFY THAT _____ IS THE
 OWNER/DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY
 ADOPT THIS PLAN

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 2021.

SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____ 2021.

TOWNSHIP ENGINEER

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____ 2021.

CHAIRMAN

SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR
 THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN PLAIN BOOK
 _____ PAGE _____ ON _____ 2021.

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL
 ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING
 REGULATIONS (NOTWITHSTANDING, WAIVERS & VARIANCES), AND THAT SITE DESIGN MEETS
 ACCEPTED DESIGN STANDARDS AND PRACTICES.

ANTHONY J. HIBBELN
 (PE-041828-E)
 HIBBELN ENGINEERING COMPANY, L.L.C.
 593 SKIPPOCK PIKE, SUITE 300
 BLUE BELL, PENNSYLVANIA 19422
 DATE _____

SURVEYOR'S CERTIFICATION

I, LANDON J. WOODWARD, PLS., DO HEREBY CERTIFY TO THE WHITPAIN
 TOWNSHIP, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS
 DAY OF _____ 2021, THAT THIS PLAN REPRESENTS A SURVEY
 PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT ALL EXISTING
 PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS PLAN AND SURVEY
 WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR
 BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR
 PROFESSIONAL SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS
 ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 26,
 1985.

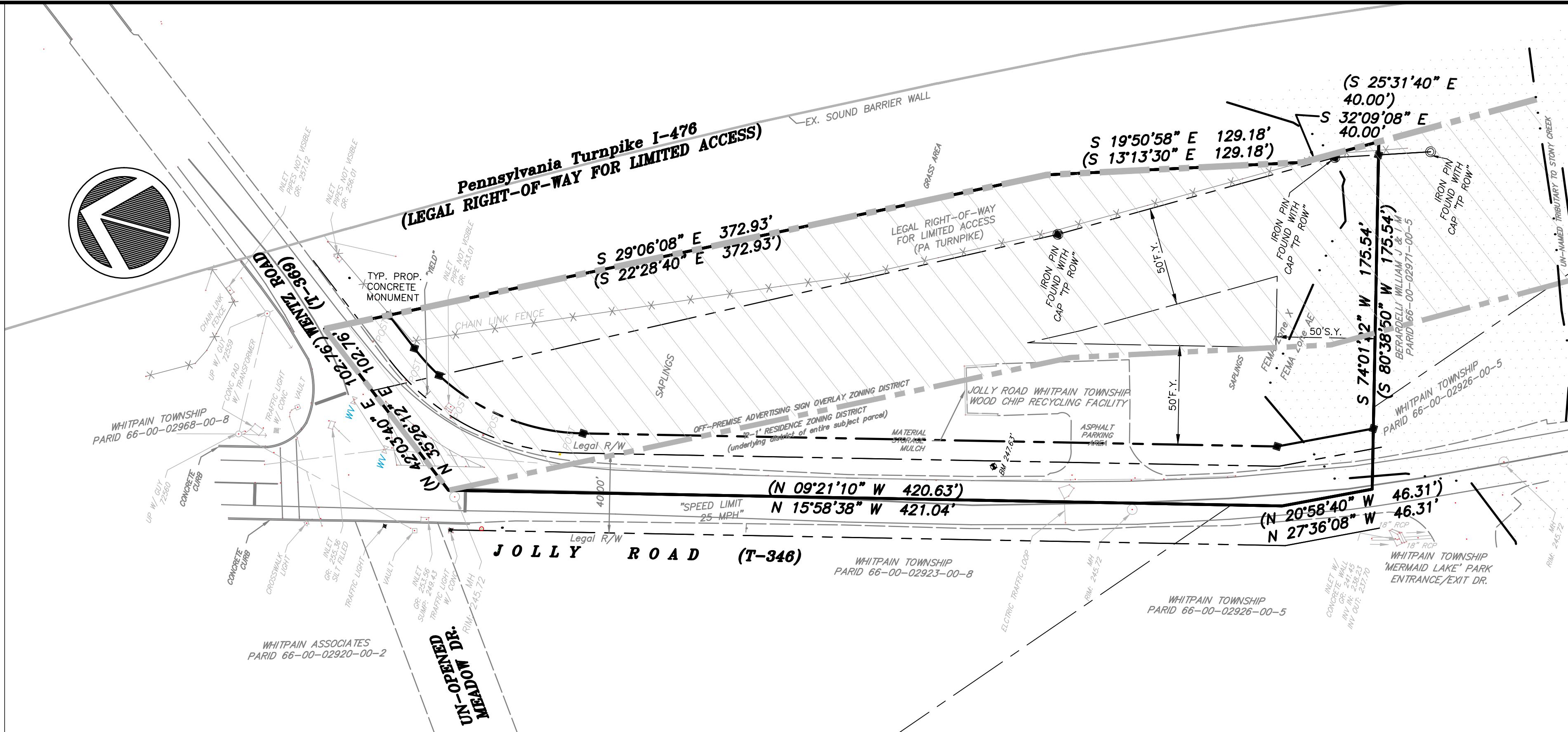
NAME: LANDON J. WOODWARD, PLS.
 PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR
 PENNSYLVANIA REG. NO. SU060787

M. C. P. C. # 21-XXXX-XXXX
 PROCESSED AND REVIEWED. Report prepared by
 MONTGOMERY COUNTY PLANNING COMMISSION in
 accordance with the Municipalities Planning Code.
 Certified this date _____
 For the Director
 MONTGOMERY CO. PLANNING COMMISSION

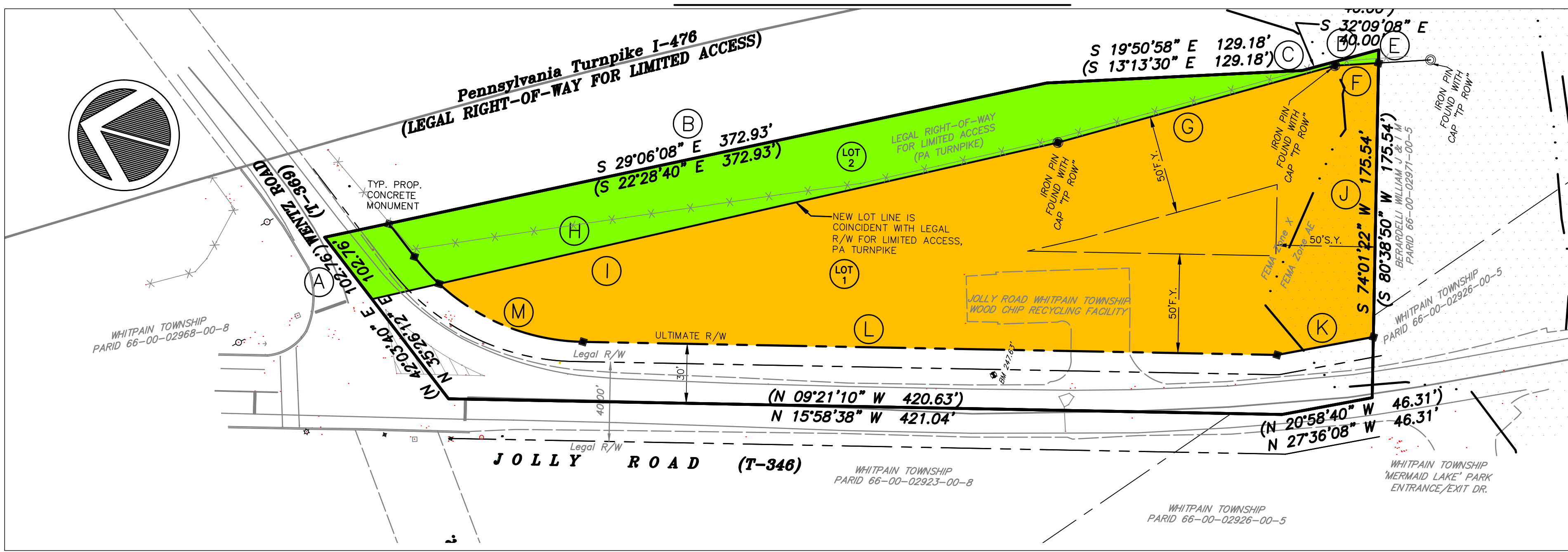
RECORDER OF DEEDS

LEGEND (EXISTING FEATURES)

- EXIST ADJOINING OWNER LINE
- EXIST PROPERTY BOUNDARY
- EXIST ROAD CENTERLINE
- EXIST CURB
- EXIST EDGE PAVING
- EXIST FENCE
- EXIST FLOODPLAIN
- EXIST PAINT HATCH, SOLID
- EXIST ROAD SHOULDER
- EXIST RIGHT-OF-WAY
- EXIST STREAM
- EXIST ZONING BORDER
- EXIST STM PIPE



EXISTING FEATURES DETAIL



SUBDIVISION PLAT

GENERAL NOTES

1. BOUNDARY TITLE AND LIMITED PARTIAL TOPOGRAPHIC FEATURES OF INTEREST DEPICTED HEREON HAVE BEEN SUPPLIED BY ASH ASSOCIATES, INC. PURSUANT TO AN ACTUAL FIELD SURVEY PERFORMED BY LANDON J. WOODWARD, PROFESSIONAL LAND SURVEYOR, DATED MAY/JUNE 2021.
 - VERTICAL DATUM IS BASED ON NAVD 1988 ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), REFERENCED TO NGS CORRS NETWORK.
 - HORIZONTAL DATUM BASED ON NAD 83 PA SOUTH ZONE ESTABLISHED BY GPS. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN, PARENTHESIS () INDICATES DEED BEARINGS.
 - SITE BENCHMARK IS A MAGNETIC NAIL SET ON-SITE AS SHOWN AND DEPICTED HEREON, ELEV. = 247.63 FT.
2. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C0270G REVISED DATE JULY 6, 2020, NUMBER 420713, PANEL 270 OF 451, SUFFIX G, AS REVISED PER LOMR 19-03-1425P, THE FEMA 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT ALONG THE SOUTHERN EDGE OF THE PROPERTY, AS TRANSCRIBED AND DEPICTED HEREON.
3. THE U.S. FISH AND WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY WAS REVIEWED BY HIBBELN ENGINEERING COMPANY, L.L.C. IN SPECIFIC REGARD TO THE SUBJECT PARCEL AND WAS FOUND NOT TO LIST THE PRESENCE OF WETLANDS HEREON.
4. THE ULTIMATE RIGHT-OF-WAY OF JOLLY ROAD IS HEREBY DEDICATED TO WHITPAIN TOWNSHIP. THE ULTIMATE RIGHT-OF-WAY OF WENTZ ROAD ALONG LOT 1 IS HEREBY DEDICATED TO WHITPAIN TOWNSHIP. THE ULTIMATE RIGHT-OF-WAY OF WENTZ ROAD ALONG LOT 2 IS NOT OFFERED FOR DEDICATION AT THIS TIME.
5. NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS SUBDIVISION APPLICATION.
6. ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. THIS SUBDIVISION APPLICATION DOES NOT PROPOSE ANY CHANGES TO SUCH.
7. THIS SUBDIVISION APPLICATION PROPOSES NO CONNECTION TO PUBLIC SANITARY SEWER SYSTEMS NOR ANY CONNECTION TO PUBLIC WATER.
8. THIS PLAN WAS CREATED AS PER CLIENT CONTRACT WITHOUT THE BENEFIT OF A TITLE REPORT. HIBBELN ENGINEERING COMPANY, L.L.C. NOR ASH ASSOCIATES, INC. ACCEPT NO LIABILITY ARISING OR RESULTING FROM SUCH.

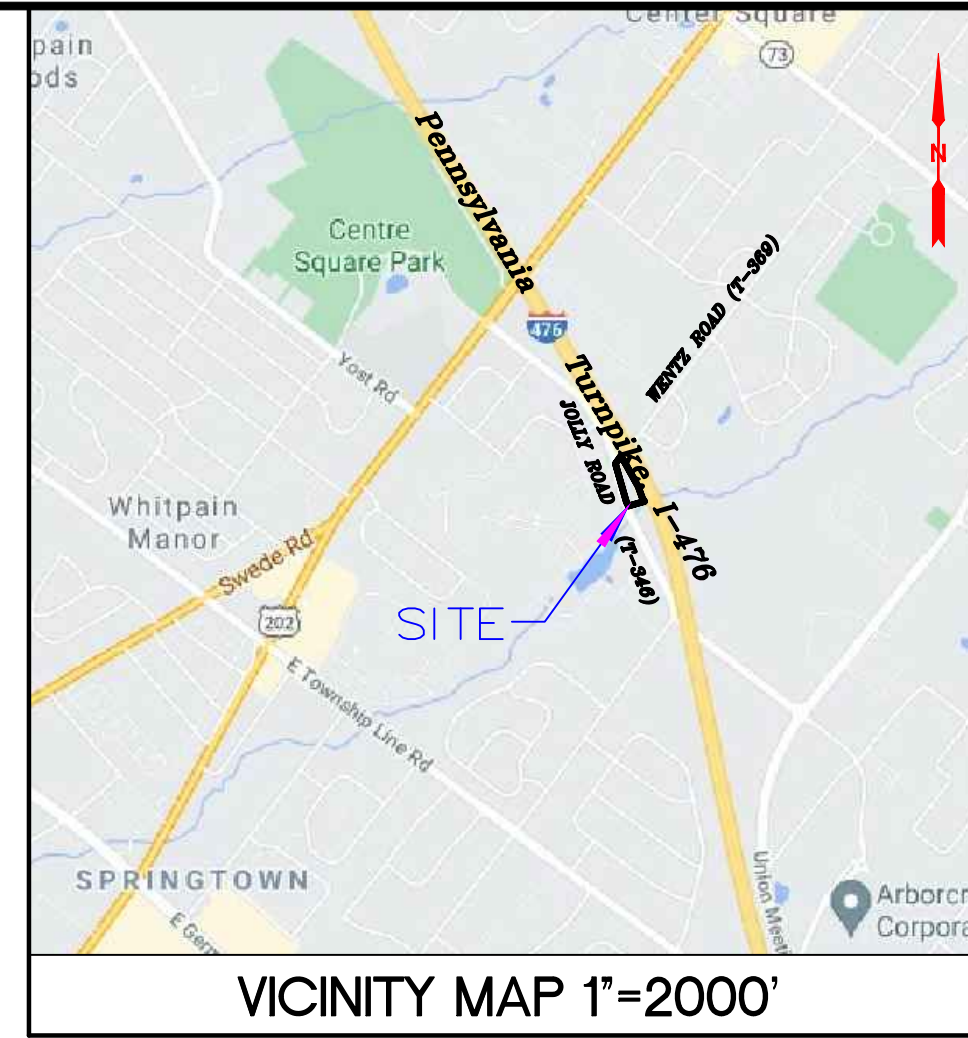
UTILITIES CONTACTED DURING DESIGN

- LIST OF UTILITY COMPANIES ALERTED/NOTIFIED BY THE PA ONECALL SYSTEM BASED ON PROJECT ENGINEERING FINAL DESIGN:
1. COMCAST CABLE & FIBER COMMUNICATIONS INC.
 2. VERIZON EASTERN INC.
 3. PA AMERICAN WATER CO.
 4. PECO ENERGY CO.
 5. WHITPAIN TOWNSHIP SEWER

CONTRACTOR'S PA ONE CALL DUTY

LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

SERIAL NUMBER 20211671784. (JUNE 16, 2021)



SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
 WHITPAIN TOWNSHIP
 PARID 66-00-02974-00-2
2. RECORDED DEED DATA IS AS FOLLOWS:
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN BOROUGH, PENNSYLVANIA IN DEED BOOK 5752, PAGE 02440.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
 PENNSYLVANIA TURNPIKE COMMISSION
 P.O. BOX 67676
 HARRISBURG, PA 17106-7676
4. ADDRESS OF THE SUBJECT TRACT:
 1199 JOLLY ROAD
5. AREA STATISTICS:
 GROSS TRACT AREA = 1.618 AC. (TO DEED TITLE LINES)
 (OR 70,481 SQ.FT.)

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE CHAPTER 160, AS AMENDED; REFERENCE ARTICLE V, SECTIONS 160-12 TO 160-22, DISTRICT CLASSIFICATION - "R-1" - RESIDENCE DISTRICT
 EXISTING & PROPOSED USE: MUNICIPAL

	REQUIRED	PROVIDED
MINIMUM LOT AREA:*	30,000 S.F.	*
MINIMUM LOT WIDTH @ BUILDING LINE:	150 FT.	>450 FT.
MINIMUM FRONT YARD SETBACK:	50 FT.	50 FT.
MINIMUM SIDE YARD SETBACK:	50 FT.	50 FT.
MINIMUM REAR YARD SETBACK:	75 FT.	75 FT.
MAXIMUM IMPERVIOUS COVERAGE:**	9,679 S.F.	2,560 S.F.
MINIMUM GREEN AREA COVERAGE:**	30,862 S.F.	37,981 S.F.
MAXIMUM BUILDING HEIGHT:	40 FT.	<40 FT.

* LOT 2 IS R/W TO BE JOINED TO OTHER TURNPIKE R/W LANDS EXCEEDING 30,000 S.F. IN COMPLIANCE WITH THE CODE, NO VARIANCE IS SOUGHT.
 LOT 1, 40,541 S.F. IS GREATER THAN 30,000 S.F. IN COMPLIANCE AS WELL.
 **SEE GREEN AREA TABULATION BELOW
 *** PLEASE NOTE THE SUBJECT PARCEL IS PARTIALLY WITHIN THE OFF-PREMISES ADVERTISING SIGN OVERLAY ZONING DISTRICT. THE APPLICATION HEREWITH DOES NOT PROPOSE ANY USE SUBJECT TO SUCH OVERLAY DISTRICT.

GREEN AREA TABULATION

ZONING ORDINANCE ARTICLE XXVIII, SECTION 160-214B.(5) AREA WITHIN EX ROAD R/W SHALL NOT BE INCLUDED IN GREEN AREA CALCULATIONS. LOT 2 IS AN EX ROAD R/W IN ITS ENTIRETY, HENCE IS NOT INCLUDED IN GREEN AREA CALCULATIONS.

ZONING ORDINANCE ARTICLE XXVIII, SECTION 160-214.C. THE FORMULA FOR THE COMPUTATION OF LOT 1 MAXIMUM IMPERVIOUS COVER IN THE R-1 ZONING DISTRICT IS:

$y = 0.179x + 2,422$

WHERE:
 x = LOT AREA IN SQUARE FEET - R.O.W. (IF APPLICABLE)
 y = MAXIMUM IMPERVIOUS COVER PER LOT IN SQUARE FEET
 MAX NON-GREEN AREA ALLOWED:
 $x = 40,541$ S.F.
 $y = 0.179(40,541) + 2,422 = 9,679$ S.F.

MIN GREEN AREA REQUIRED:
 40,541 S.F. - 9,679 S.F. = 30,862 S.F.

LOT 1 METES AND BOUNDS

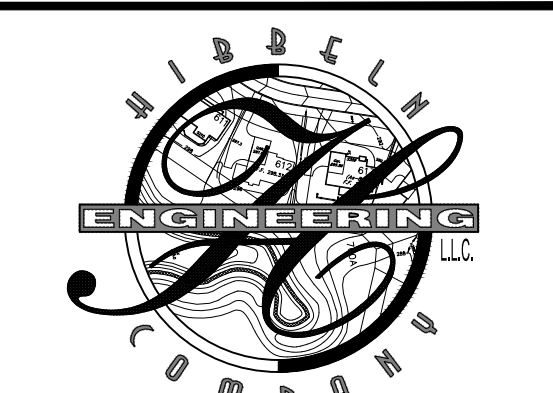
SIDE	BEARING	LENGTH, FT.
I	S29° 54' 16"E	320.53
G	S32° 33' 36"E	145.13
F	S20° 29' 26"E	22.10
J	S74° 01' 22"W	138.26
K	N27° 36' 08"W	49.43
L	N15° 58' 38"W	350.59
M	ARC CHORD-BRG N 4° 53' 26"E RADIUS=110.00', ARC LENGTH=80.126', DELTA=41.7353	

LOT 1 AREA = 0.93AC (OR 40,541 S.F.)

LOT 2 METES AND BOUNDS

SIDE	BEARING	LENGTH, FT.
A	N35° 26' 12"E	39.36
B	S29° 06' 08"E	372.93
C	S19° 50' 58"E	129.18
D	S32° 09' 08"E	40.00
E	S74° 01' 22"W	6.65
F	N20° 29' 26"W	22.10
G	N32° 33' 36"W	145.13
H	N29° 54' 16"W	355.26

LOT 2 AREA = 0.327AC (OR 14,268 S.F.)

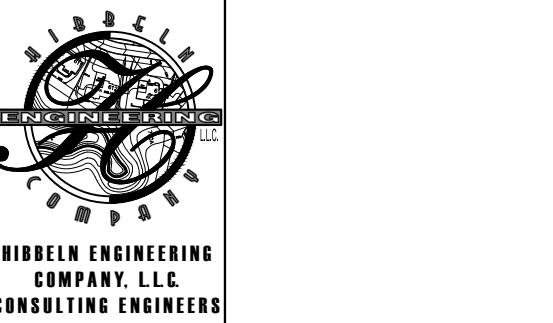


HIBBELN ENGINEERING COMPANY, L.L.C.
 CONSULTING ENGINEERS
 215-619-9070 PA, NJ, MD & DE
 593 SKIPPOCK PIKE, SUITE 300
 BLUE BELL, PENNSYLVANIA 19422
 www.hibbelnengineering.com

IN CONJUNCTION WITH
 PROFESSIONAL LAND SURVEYOR:
 ASH ASSOCIATES, INC.
 765 TENNIS AVENUE
 AMBLER, PA 19002

1199 JOLLY ROAD
 (SUBDIVISION APPLICATION)
 PREPARED FOR
 WHITPAIN TOWNSHIP
 SITE SITUATE IN
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISIONS	PLAN ORIGINATOR DATE
1		JUNE 18, 2021
2		
3		
4		
5		
6		
7		
8		
9		
10		



SUBDIVISION PLAN

1199 JOLLY ROAD
 SITE SITUATE IN
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH
 DRAFTED BY: TTH

PROJECT NUMBER: 16800
 DRAWING FILE: 16800 SHT02 EF

PLAN SCALE: 1"=40'
 PLAN SHEET NUMBER: 1 OF 1

GRAPHIC SCALE
 0' 20' 40' 80'