

ZONING DATA

OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE AS LAST AMENDED:
 DISTRICT CLASSIFICATION: R3-B LOW INTENSITY MULTIFAMILY DISTRICT
 ARTICLE X, SECTIONS 160-47 TO 160-52

REQUIREMENT	ALLOWED/REQUIRED	PROVIDED
MINIMUM TRACT AREA:	5 ACRES	11.4831 ACRES
MAXIMUM BUILDING COVERAGE:	175%	11.77%
PERIMETER SETBACK (SQUIP/PACK PRK):	50 FT.	50 FT.
PERIMETER SETBACK (BOUNDARY):	50 FT.	50 FT.
SETBACK FROM INTERIOR STREETS:	20 FT.	20 FT.
SETBACK FROM CURB:	12 FT.	12 FT.
MINIMUM BUILDING SPACING:	35 FT.	35 FT.
MAXIMUM DENSITY:	2.5 D.U./AC.	2.4 D.U./AC.
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
MAXIMUM UNITS IN GROUP:	4 UNITS	3 UNITS
MINIMUM UNITS IN GROUP:	3 UNITS	3 UNITS

DEVELOPABLE AREA CALCULATION - PER 160-5.B:
 R3B TRACT AREA = 11.4831 ACRES
 AREA OF EXISTING RIGHT-OF-WAY = 0.4406 ACRES
 OVERHEAD UTILITY LINES, FLOODPLAINS, LAND CONTINUOUSLY COVERED WITH WATER
 DEVELOPABLE AREA (11.4831 Ac - 0.4406 Ac.) = 11.0425 Ac.
 DENSITY CALCULATION - PER 160-48.B(7)
 DEVELOPABLE AREA = 11.0425 ACRES
 MAXIMUM DENSITY = 2.5 D.U./ACRE
 MAXIMUM NUMBER OF UNITS = 27.6 (TOWNHOUSES)

LOT AREA CALCULATION - PER 217.C
 TRACT AREA = 11.4831 ACRES
 SUBTRACT AREA OF EXISTING RIGHT-OF-WAY (0.4406 ACRES)
 SUBTRACT BASIN AREA - DEPTH GREATER THAN 1.5' (0.18 ACRES)
 SUBTRACT LOT 2 AREA (0.5000 AC)
 EQUALS LOT AREA = 10.3625 ACRES

CONDITIONAL USE & ZONING

A CONDITIONAL USE APPROVAL TO PERMIT THE R-3B TOWNHOUSE USE WAS GRANTED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS AT THE OCTOBER 18, 2011 PUBLIC HEARING.

ACT 187 NOTIFICATION

THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996)
 SITE SERIAL NO. 20111012689

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 EXCAVATION OR DEMOLITION WORK.

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.	BLOCK/UNIT	DEED BOOK/PAGE	RECORDED OWNER	TRACT AREA
66-00-08719-8	8/7	5452/815	YVETTE L. SMITH	11.7729 AC.
66-00-08719-9			1825 SKIPPACK PIKE	
66-00-08719-10-7			BLUE BELL, PA 19422	

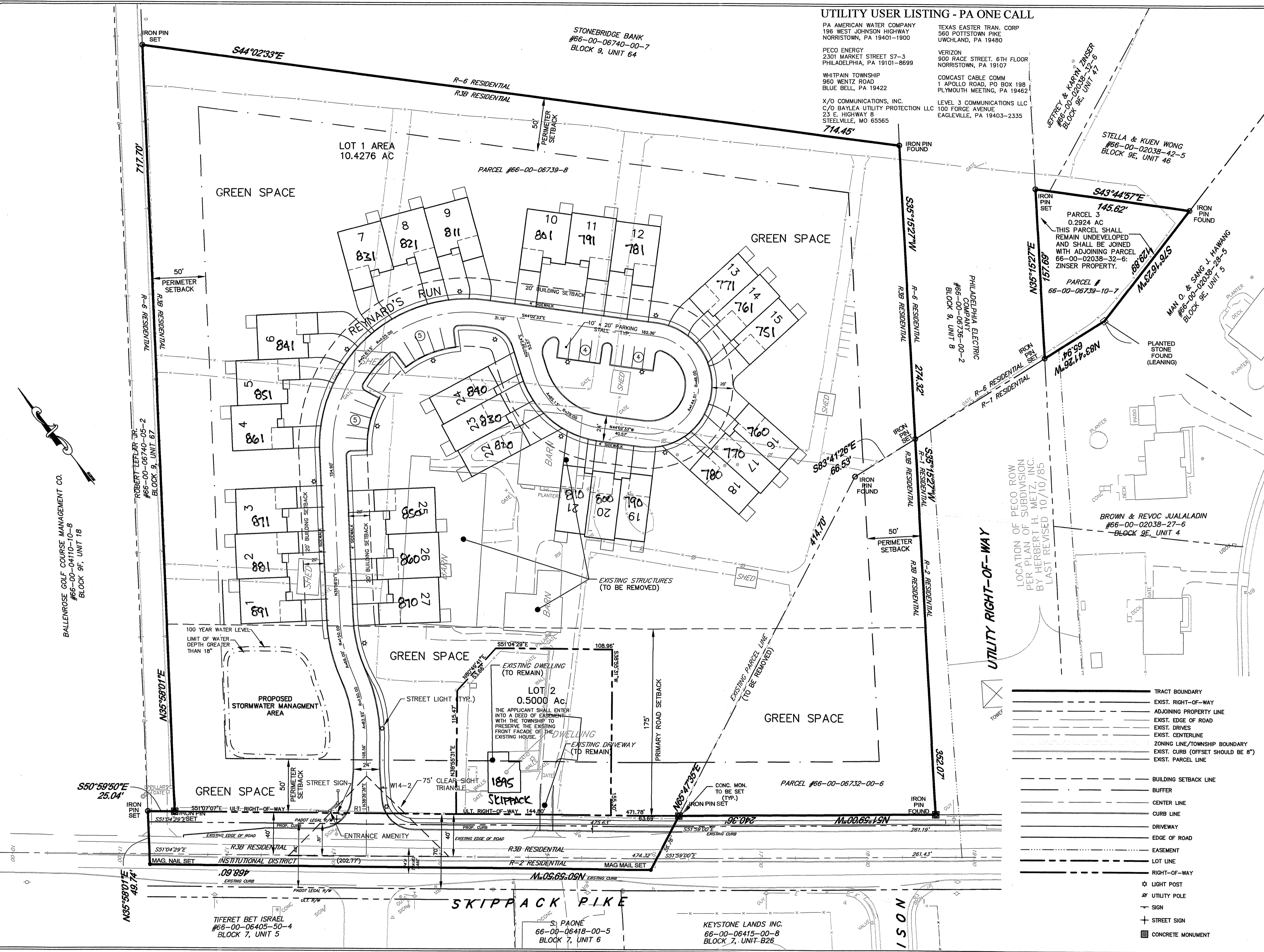
PARKING REQUIREMENTS

ZO SECTION 160-192.A.1, 2 & 3:
 EACH DWELLING UNIT SHALL BE PROVIDED WITH NOT FEWER THAN TWO OFF-STREET ALL-WEATHER PARKING SPACES.
 PRIVATE GARAGES SHALL NOT BE COUNTED TOWARD THE MINIMUM REQUIRED NUMBER OF PARKING SPACES.
 DEVELOPMENTS CONTAINING MORE THAN FIVE MULTIFAMILY DWELLINGS SHALL BE PROVIDED WITH ADDITIONAL PARKING SPACES TO ACCOMMODATE VISITORS AND OVERFLOW NEEDS AT THE RATIO OF 1/2 PARKING SPACE PER MULTIFAMILY DWELLING.
 OFF-STREET PARKING: EACH UNIT PROVIDES TWO DRIVEWAY PARKING SPACES.
 OVERFLOW PARKING CALCULATIONS:
 REQUIRED SPACES = 27 UNITS x 1/2 SPACES/UNIT = 13.5 PROVIDED SPACES = 18

VARIANCES GRANTED

THE FOLLOWING VARIANCES WERE GRANTED BY THE WHITPAIN TOWNSHIP ZONING HEARING BOARD AT THE APRIL 2012 ZONING HEARING BOARD:

- (1) ZO SECTION 160-48.B(7) TO INCREASE THE MAXIMUM DENSITY TO PERMIT 28 UNITS.
- (2) ZO SECTION 160-48.B(10)(B) TO PERMIT PARKING FOR THE EXISTING RESIDENCE TO BE WITHIN 50 FEET OF THE RIGHT-OF-WAY LINE.
- (3) ZO SECTION 160-48.A(1)(a) TO PERMIT A REDUCTION IN THE MINIMUM LOT SIZE FROM 2000 SF TO 2100 SF.
- (4) ZO SECTION 160-48.B(3) TO PERMIT A REDUCTION OF THE BUILDING SETBACK FROM 175 FEET TO 20 FEET FOR THE EXISTING DWELLING.
- (5) ZO SECTION 160-48.A(1)(a) TO PERMIT A REDUCTION OF THE MINIMUM REQUIRED SETBACK FROM THE PERMETER PROPERTY LINES OF 50 FEET TO 20 FEET FOR THE EXISTING DWELLING.
- (6) ZO SECTION 229 A & B TO ALLOW THE EXISTING RESIDENCE TO CONTINUE TO USE THE EXISTING DRIVEWAY TO SKIPPACK PIKE.



GENERAL NOTES

- TITLE LINE INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY BY DENNIS M. LITZENBERGER, P.L.S., COMPLETED APRIL 2011. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND WAS PREPARED FROM DOCUMENT OF RECORD.
- TOPOGRAPHIC INFORMATION OBTAINED BY STEREO PHOTOGRAMMETRIC COMPILATION BY NOR-EAST MAPPING, INC., BASED ON PHOTOGRAPHY TAKEN ON MARCH 17, 2010.
- THE PROPOSED USE SHALL BE SERVICED BY PUBLIC WATER PROVIDED BY PA AMERICAN WATER COMPANY, AND PUBLIC SEWER BY WHITPAIN TOWNSHIP.
- THE PROPOSED ROADWAY, OPEN SPACE, AND STORMWATER MANAGEMENT FACILITIES, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PROPOSED TOWNHOUSE USE IS PERMITTED BY CONDITIONAL USE PER ZO SECTION 160-282.(c).
- AN ON-SITE SOILS INVESTIGATION WAS CONDUCTED BY NOVA CONSULTANTS LTD IN APRIL 2011. NO REGULATED WETLANDS, ALLUVIAL SOILS, OR WATERS OF THE U.S. ARE PRESENT ON THE SITE.
- ALL LOTS SHALL BE GRADED TO INSURE DRAINAGE FLOW AWAY FROM BUILDINGS AND TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.
- IF LIGHTWEIGHT TRUSS CONSTRUCTION IS USED IN THE PROPOSED HOMES, THE STREET NAME SIGN SHALL INDICATE THAT THE HOMES ARE BUILT WITH TRUSS CONSTRUCTION. THE TOWNSHIP FIRE MARSHAL SHALL BE CONSULTED REGARDING THE TYPE OF STREET SIGN TO BE USED.
- 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.
- GAS, ELECTRIC, TELEPHONE AND CABLE TV FACILITIES FOR ALL UNITS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- CONCRETE MONUMENTS SHALL BE SET AS SHOWN ON PLANS. ALL OTHER LOT CORNERS WILL BE MARKED WITH IRON PINS AT THE COMPLETION OF FINAL GRADING.
- 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, 33 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.
- ALL INTERIOR ROADWAYS SHALL HAVE CURBING. SIDEWALK SHALL BE PROVIDED AS SHOWN ON THE PLANS. HANDICAP RAMPS SHALL BE PROVIDED AT THE INTERSECTION OF ALL ROADS AND SIDEWALKS.
- THE AREA BETWEEN THE ULTIMATE AND LEGAL RIGHT-OF-WAY OF SKIPPACK PIKE IS HEREBY OFFERED FOR DEDICATION TO THE APPROPRIATE JURISDICTION.
- THE PROPOSED TOWNHOUSE UNITS ARE TO BE SERVICED BY COMMON GRINDER PUMPS. ALL SANITARY SEWER FACILITIES, EXCEPT THOSE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ARE TO BE PRIVATELY OWNED. REPAIRS AND MAINTENANCE OF THE PRIVATE SYSTEM WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. A BLANKET EASEMENT SHALL BE PROVIDED OVER ALL SANITARY SEWER FACILITIES, LOWER PRESSURE FORCE MAIN, AND GRINDER PUMPS FOR ACCESS AND MAINTENANCE OF THE SANITARY SEWER FACILITIES.
- NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN TEN (10) FEET OF THE STORMSEWER OR SANITARY SEWER FACILITIES (FORCE MAIN, LATERALS, ETC.).
- PRIOR TO OR SIMULTANEOUSLY WITH THE RECORDING OF THESE PLANS, A BLANKET WATER FACILITIES EASEMENT SHALL BE RECORDED TO PERMIT ACCESS, INSPECTION AND MAINTENANCE OF THE WATER FACILITIES, BY PA AMERICAN.
- THE DEVELOPER IS REQUIRED TO OBTAIN DEMOLITION PERMITS FROM THE TOWNSHIP FOR THE REMOVAL OR DEMOLITION OF ANY EXISTING STRUCTURES.
- PARKING IS PROHIBITED ON THE PROPOSED STREET. THE TOWNSHIP FIRE MARSHAL RESERVES THE RIGHT TO REQUIRE NO PARKING SIGNS IN PARKING ISSUES BECOME PROBLEMATIC IN THE FUTURE.

WAIVERS REQUESTED

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

- SALDO SECTION 129-35.M(2) STREETS AND ROADS - WAIVER TO PERMIT CENTERLINE RADIUS OF LESS THAN 150 FEET, AND TANGENTS BETWEEN REVERSE CURVES OF LESS THAN 100 FEET.
- SALDO SECTION 129-39 SIDEWALKS - WAIVER FROM THE REQUIREMENT TO PROVIDE SIDEWALK ALONG SKIPPACK PIKE.
- SALDO SECTION 129-44.C STORM SEWER - WAIVER TO PERMIT 15" STORM SEWER PIPING IN SEVERAL AREAS.

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 A HOMEOWNERS ASSOCIATION. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. THE STORMWATER MANAGEMENT FIXTURES SHALL NOT BE REMOVED OR ALTERED WITHOUT APPROVAL OF WHITPAIN TOWNSHIP.

UTILITY USER LISTING - PA ONE CALL

PA AMERICAN WATER COMPANY
 196 WEST JOHNSON HIGHWAY
 NORRISTOWN, PA 19401-1900

TEXAS EASTERN TRAN. CORP.
 560 POTTSTOWN PIKE
 UWCLAND, PA 19480

PECO ENERGY
 2301 MARKET STREET 57-3
 PHILADELPHIA, PA 19101-8699

VERIZON
 900 RACE STREET, 6TH FLOOR
 NORRISTOWN, PA 19107

WHITPAIN TOWNSHIP
 960 WENTZ ROAD
 BLUE BELL, PA 19422

COMCAST CABLE COMM.
 1 APOLLO ROAD, PO BOX 198
 PLYMOUTH MEETING, PA 19462

X/O COMMUNICATIONS, INC.
 C/O BAYLEA UTILITY PROTECTION LLC
 23 E. HIGHWAY B
 STEELVILLE, MO 65565

LEVEL 3 COMMUNICATIONS LLC
 100 FORGE AVENUE
 EAGLEVILLE, PA 19403-2335

RECORDING ACKNOWLEDGMENTS

I, Yvette L. Smith, 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.

ON THIS 12 DAY OF August 2014, BEFORE ME LISA E. FLEXER, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED YVETTE L. SMITH, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SHE HAD EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

NOTARIAL SEAL
 LISA E. FLEXER
 Notary Public
 UPPER GWYNEDD TOWNSHIP, MONTGOMERY CNTY.
 My Commission Expires Mar 28, 2018

SEAL
 MONTGOMERY COUNTY PLANNING COMMISSION
 COMMISSION EXPIRATION DATE

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE 12 DAY OF August 2014

RECOMMENDED FOR APPROVAL BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE 11th DAY OF October 2014

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NUMBER 40, PAGE NUMBER 788 ON THIS 26th DAY OF August 2014.

RECORDER OF DEEDS

MCP# No. 0000000000
 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 INSTRUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL BOUNDARY AND RIGHT OF WAY DETAILS ARE CORRECT.

DENNIS M. LITZENBERGER, P.L.S.
 REGISTRATION NO. 057616

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 OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA.

JASON T. SMELAND, P.E.
 REGISTRATION NO. 055306

RECORD PLAN

Proposed By
YVETTE L. SMITH

As part of
RED FOX FARM OF BLUE BELL

WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

JASON T. SMELAND
 PROFESSIONAL ENGINEER
 PA NO. 059306

LENAPE VALLEY ENGINEERING
 Civil Engineering • Subdivision • Land Development

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PROJECT MANAGER J.T.S.	DRAWING SCALE 1"=50'	SHEET NUMBER HOP 1 OF 8
DRAFTED BY B.C.S.	PROJECT NUMBER 1018	DATE 1 OF 24