

- ### GENERAL NOTES
- BOUNDARY LINE INFORMATION BASED ON AN ACTUAL FIELD SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., IN AUGUST, 2014.
 - TOPOGRAPHIC AND ELEVATION INFORMATION BASED ON ACTUAL FIELD SURVEY BY RICHARD C. MAST ASSOCIATES, P.C., IN AUGUST 2014.
 - NO PART OF THE SUBJECT TRACT IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN BASED ON THE FLOOD INSURANCE RATE MAP (PANEL NO. 42091C0267, EFFECTIVE DATE DEC. 19, 1996) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - ALL EXISTING INTERNAL PARCEL LINES ARE TO BE REMOVED. EXISTING FEATURES TO BE REMOVED ARE LABELED SO ON THE "EXISTING FEATURES AND DEMOLITION PLAN." DEMOLITION PERMITS ARE REQUIRED (PRIOR TO DEMOLITION) FOR ALL STRUCTURES TO BE REMOVED.
 - THE AREA LOCATED BETWEEN THE ULTIMATE RIGHTS-OF-WAY AND TITLE LINE OF CATHCART ROAD IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNING BODY HAVING JURISDICTION.
 - ALL LOTS SHALL BE SERVED WITH PUBLIC WATER PROVIDED BY NORTH WALES WATER AUTHORITY AND SERVED WITH PUBLIC SEWER DISPOSAL PROVIDED BY WHITPAIN TOWNSHIP.
 - ALL PROPOSED SANITARY SEWER MAINS ARE TO BE DEDICATED TO WHITPAIN TOWNSHIP.
 - A PLOT PLAN IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP PRIOR TO SUBMITTAL OF A BUILDING PERMIT APPLICATION FOR EACH LOT. PLOT PLANS ARE TO INCLUDE DECK LOCATIONS IN ORDER TO CHECK COMPLIANCE WITH SETBACK REQUIREMENTS.
 - A TOWNSHIP ROADWAY OCCUPANCY PERMIT IS REQUIRED FROM WHITPAIN TOWNSHIP FOR THE PROPOSED DRIVEWAY ENTRANCE OFF CATHCART ROAD, REMOVAL OF EXISTING DRIVEWAY IMPROVEMENTS, PROPOSED IMPROVEMENTS, AND UTILITY WORK WITHIN THE TOWNSHIP RIGHT-OF-WAY.
 - CONCRETE MONUMENTS SHALL BE SET AS INDICATED ALONG ROAD RIGHTS-OF-WAYS. ALL PROPERTY CORNERS SHALL BE MARKED WITH IRON PINS.
 - ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR THE LOTS AND APPROVED BY THE TOWNSHIP. THE STREET ADDRESSES FOR ALL LOTS SHOULD BE IN PLAIN VIEW FOR BOTH VISITORS AND EMERGENCY SERVICES.
 - NO PLANTINGS OR STRUCTURES SHALL LOCATED WITHIN SANITARY SEWER, WATER, OR STORM SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS, SEWER LATERALS, WATER MAINS, AND WATER LATERALS.

ZONING DATA

REQUIRED INFORMATION OBTAINED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED, CHAPTER 164, ARTICLE V, SECTIONS 160-13 THROUGH 160-19.

ZONING DISTRICT: **R-1 RESIDENCE DISTRICT**
 EXISTING USE: SINGLE FAMILY DETACHED DWELLINGS
 PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS

	REQUIRED	PROPOSED
MIN. LOT SIZE	30,000 sf	36,391 sf
MIN. LOT SIZE (FLAG LOT)	45,000 sf	45,000 sf
MIN. LOT WIDTH @ BUILDING LINE	150 ft	168 ft
MIN. FRONT YARD SETBACK	50 ft	50 ft
MIN. SIDE YARD SETBACK (MINIMUM)	45 ft	50 ft
MIN. SIDE YARD SETBACK (AGGREGATE)	100 ft	100 ft
MIN. REAR YARD SETBACK	75 ft	75 ft
MAX. BUILDING HEIGHT	40 ft	< 40 ft

NOTES:
 1. Accessory buildings may occupy up to 20% of the rear yard area. (ZO 160-19)
 2. Green Area and Impervious Surface calculations area provided on Plan Sheet 3 (GREEN AREA PLAN).

PARCEL AREAS:
 AREA OF PARCEL WITHIN EXISTING R/W: 5.8164 Ac.
 NET PARCEL AREA: 5.5006 Ac.
 AREA OF PARCEL WITHIN FLOODPLAIN: 0 Ac.
 DEVELOPABLE TRACT AREA: 5.5006 Ac.

TAX PARCEL INFORMATION

PARCEL NO.:	66-00-00772-00-8
BLOCK-UNIT NO.:	10-22
DEED:	BOOK 2432 PAGE 143
PARCEL LOCATION:	CATHCART ROAD
ZONING DISTRICT:	R1 RESIDENTIAL
OWNER OF RECORD:	CATHERINE H. FRAWLEY 1610 GREENHILL RD COLLEGEVILLE, PA 19426
PARCEL NO.:	66-00-00775-00-5
BLOCK-UNIT NO.:	10-32
DEED:	BOOK 3084 PAGE 342
PARCEL LOCATION:	691 CATHCART ROAD
ZONING DISTRICT:	R1 RESIDENTIAL
OWNER OF RECORD:	OLIVER P., JR. & RHODA B. SNOWDEN 683 CATHCART ROAD BLUE BELL, PA 19422
PARCEL NO.:	66-00-00778-00-2
BLOCK-UNIT NO.:	10-18
DEED:	BOOK 1913 PAGE 554
PARCEL LOCATION:	683 CATHCART ROAD
ZONING DISTRICT:	R1 RESIDENTIAL
OWNER OF RECORD:	OLIVER P., JR. & RHODA B. SNOWDEN 683 CATHCART ROAD BLUE BELL, PA 19422
GROSS TRACT AREA (TO TITLE LINE):	5.8164 ACRES (BY SURVEY)

LOT AREA CALCULATIONS

Lot #	Gross Lot Area (sf)	Flag area (sf)	Basin Area ² (sf)	Lot Area (sf)
1	61,843	6,000	2,069	53,774
2	58,075	9,062	0	49,013
3	49,375	4,375	0	45,000
4	37,625	0	1,234	36,391
5	40,452	0	0	40,452

\$160-7, Definition of LOT, (1) Lot Area; (B) Stormwater management structures excluded. The area located within a basin constructed for stormwater management having a depth greater than 1-1/2 feet shall be excluded when determining the minimum lot size area.

NOTE: Basin Area represents the portion of a detention basin which is greater than 1-1/2 ft. in depth.

STORMWATER FACILITIES MAINTENANCE CERTIFICATION

ALL DETENTION BASINS AND STORMWATER BEST MANAGEMENT PRACTICE FACILITIES (B.M.P.'S) (AS SHOWN ON THESE PLANS) ARE A BASIC AND PERPETUAL PART OF THE WHITPAIN TOWNSHIP STORM DRAINAGE SYSTEM, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLANS. STORMWATER FACILITIES LOCATED ON AN INDIVIDUAL LOT SHALL BE MAINTAINED BY THE RESPECTIVE PROPERTY OWNER. WHITPAIN TOWNSHIP AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY IS BEING MAINTAINED BY THE RESPECTIVE HOMEOWNER. IN THE EVENT THAT THE FACILITIES ARE NOT BEING MAINTAINED, THE RIGHT TO ENTER UPON SUCH PROPERTY IS HEREBY GRANTED TO THE TOWNSHIP IN ORDER TO PERFORM ANY AND ALL IMPROVEMENTS, REVISIONS OR MAINTENANCE AS MAY BE DETERMINED NECESSARY AND TO RECOVER THE COSTS THEREOF FROM THE RESPECTIVE HOMEOWNER BY ALL LAWFUL MEANS INCLUDING, BUT NOT LIMITED TO, THE GRADING WITHIN THE LIMITS OF STORMWATER FACILITIES EASEMENTS.

UNDERGROUND UTILITY NOTE

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM FACILITY OWNERS FOLLOWING A CALL TO PA ONE CALL SYSTEM, INC. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL LOCATION OF UTILITIES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES BEFORE THE START OF WORK BY NOTIFYING FACILITY OWNERS, THROUGH THE PA ONE CALL SYSTEM (1-800-245-1776 OR 811), NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK PER THE REQUIREMENTS OF PA ACTS 287 AND 121, AS AMENDED.

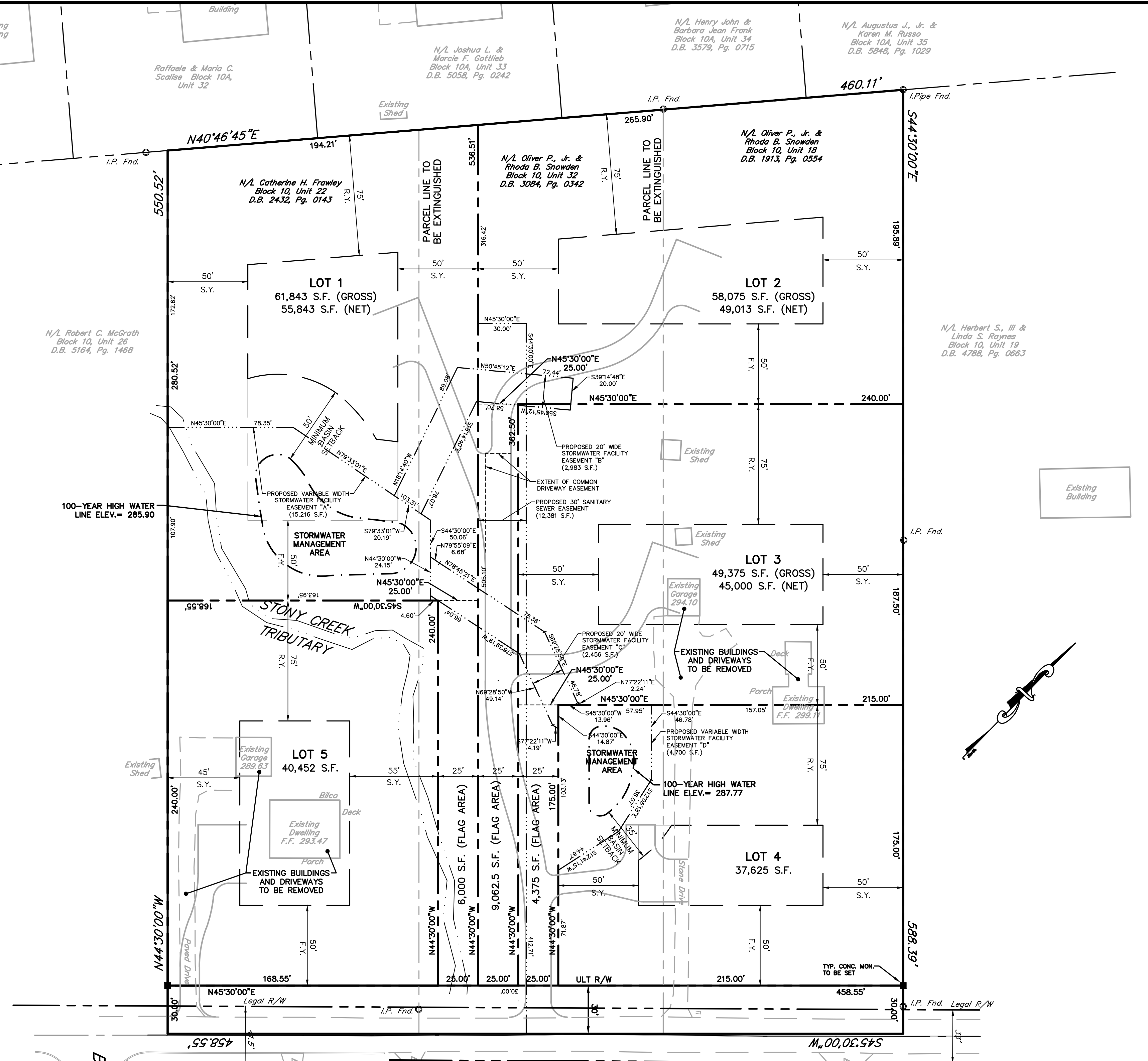
DESIGN SERIAL NO.: 20142201227 (AUGUST 8, 2014)

LEGEND

OBJECT	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
ADJOINING PROPERTY LINE	---	---
STREAM	---	---
RIGHT-OF-WAY	---	---
PARCEL / LOT LINES	---	---
CURBING	---	---
EDGE OF ROAD	---	---
DRIVEWAYS	---	---
CENTERLINE	---	---
BUILDING SETBACK LINE	---	---
100-YEAR HIGH WATER	---	---
CONCRETE MONUMENT / IRON PIN	□	○

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100-YEAR HIGH WATER	---	---
CONCRETE MONUMENT / IRON PIN	□	○

EQUITABLE OWNERS & APPLICANTS

OLIVER P. SNOWDEN, JR.
 OLIVER P. SNOWDEN, III
 KENNETH H. SNOWDEN
 C/O KENNETH SNOWDEN
 PO BOX 702
 SKIPPAK, PA 19474

RECORDING ACKNOWLEDGMENTS

BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF _____, A PENNSYLVANIA LIMITED LIABILITY CORPORATION, AND THAT HE, AS PRESIDENT, BEING AUTHORIZED TO DO SO, DEPOSES AND SAYS THAT _____ 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: _____, PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____
 SS: _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, 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

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

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____.

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.

SU-040378-R
 REGISTRATION NO. _____ EDWARD M. HUBER, P.L.S.

RECORD PLAN - 1 OF 1

DRAWING SCALE: 1"=40'

No.	REVISION	DATE
	PLAN ORIGINATION DATE	OCTOBER 29, 2014

PRELIMINARY/FINAL SUBDIVISION PLAN

FOR THE
SNOWDEN SUBDIVISION
 PREPARED FOR
OLIVER P. SNOWDEN, JR., OLIVER P. SNOWDEN, III, AND KENNETH H. SNOWDEN
 SITE SITUATE IN
 WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA

Richard C. Mast Associates, P.C.
 Consulting Engineers and Surveyors
 www.rcmaonline.com

The Village at Lederach
 658 Harleysville Pike, Suite 150
 Harleysville, PA 19438
 (215) 513-2100

FILE NAME	DRAFTED BY	PROJ. MGR.	PROJECT NO.	DRAWING NO.
ZSUB	L.F.S.	R.C.M.	2870	1 of 13