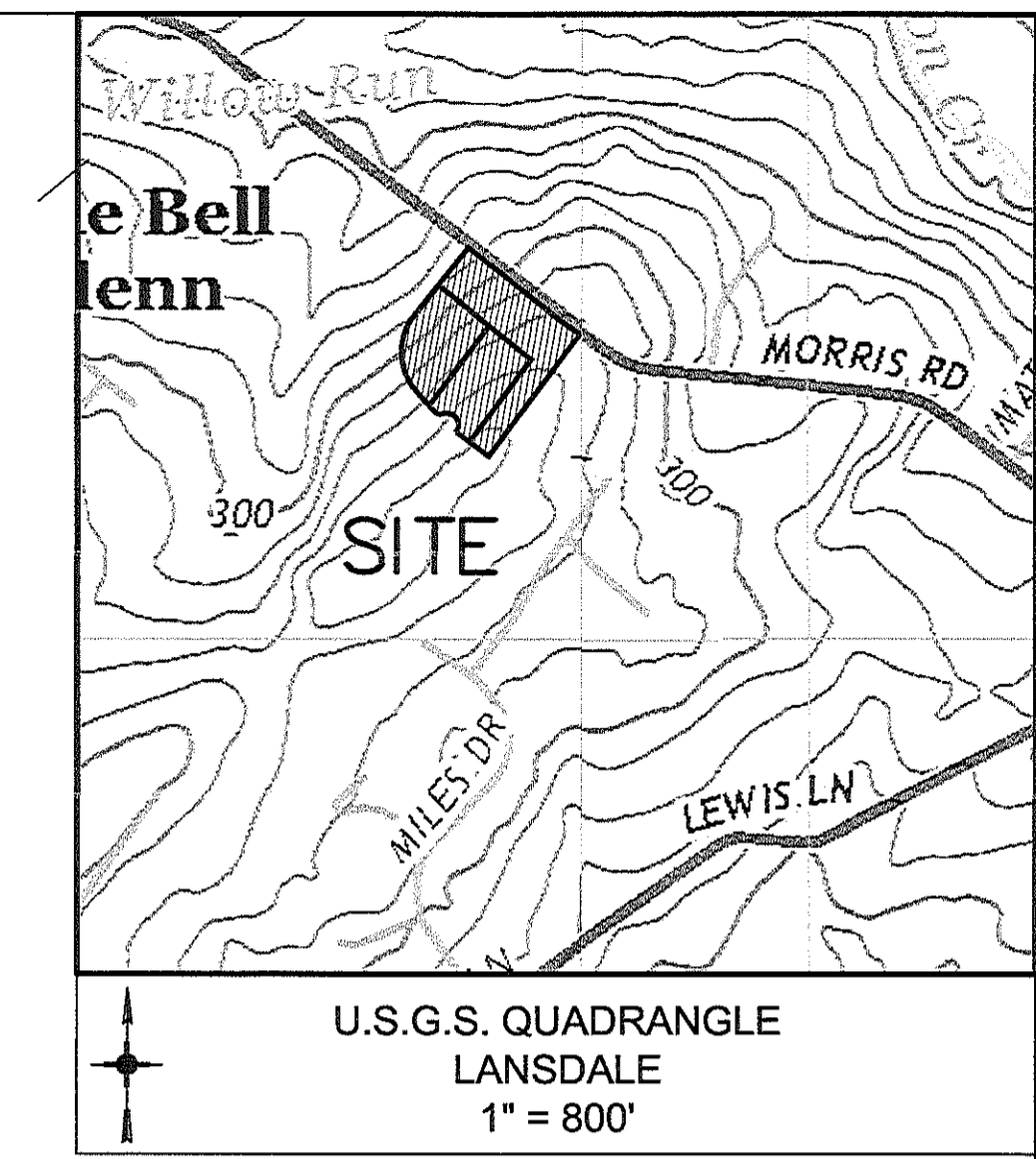
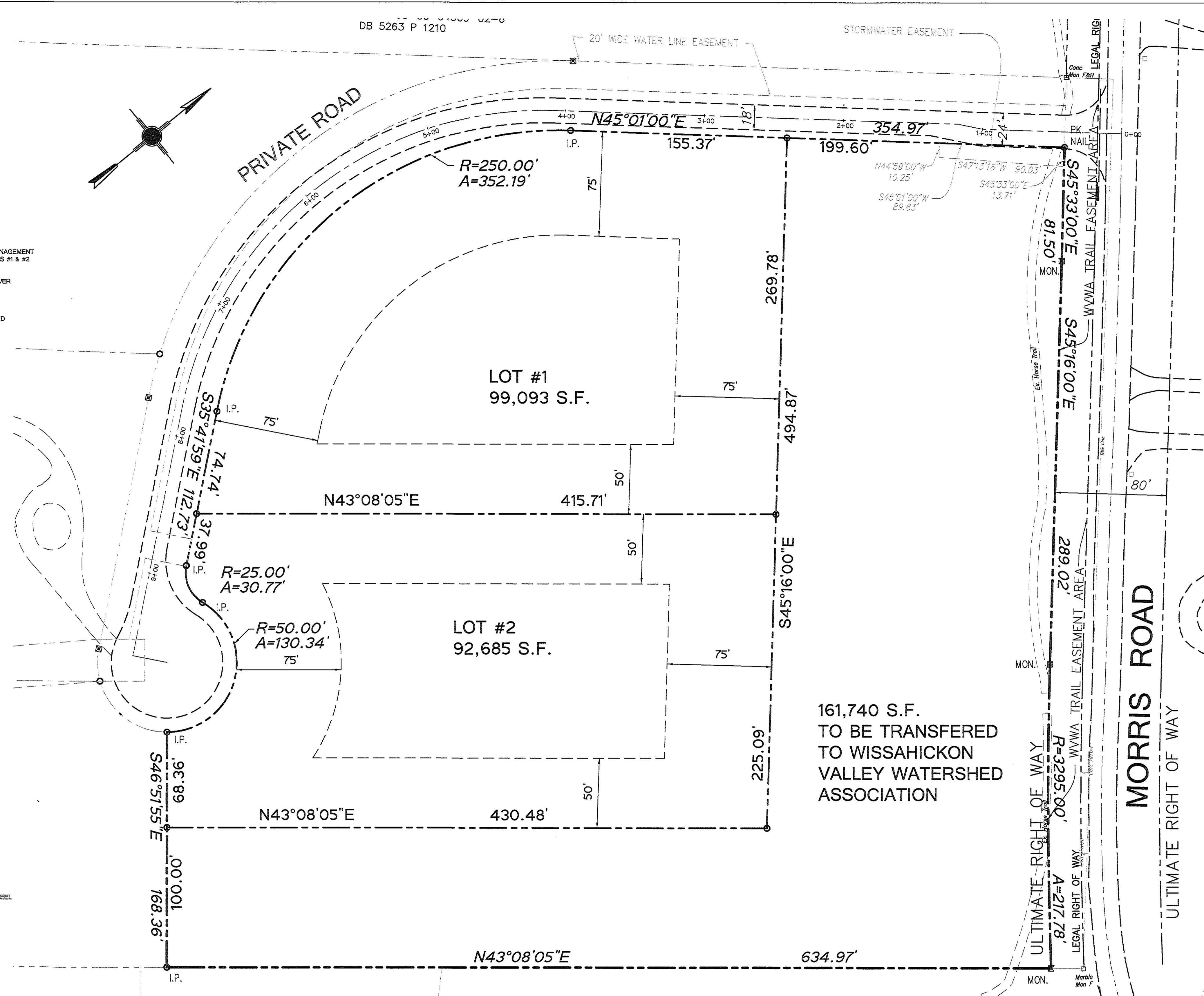


- GENERAL NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY CHAMBERS ASSOCIATES, INC., AND REPRESENTS THE COMPILED OR RECORDED INFORMATION AND AN ACTUAL SURVEY COMPLETED IN MARCH 2006.
 - PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, AND RESTRICTIONS ETC. CONTAINED THEREIN, RECORDED OR UNRECORDED.
 - TOPOGRAPHIC FEATURES HAVE BEEN OBTAINED BY AERIAL METHODS IN ACCORDANCE WITH THE NATIONAL MAPPING STANDARDS FOR PHOTOGRAMMETRIC MAPPING. THE AERIAL PHOTOGRAPH USED WAS OBTAINED ON MARCH 7, 2006, AND REFLECTS THE EXISTING GROUND CONDITIONS ON THAT DATE. PROMAPS, INC. PROVIDED THE DIGITAL MAPPING.
 - BENCHMARK: LOCATED 0.3 MI NORTHWEST FROM AMBLER ALONG READING RAILROAD, SET IN NORTHWEST CORNER OF BRIDGE 17/54, AMBLER BUILDING AND SUPPLY COMPANY; STAMPED Y-106 1935, NAVD83 ELEVATION: 200.71.
 - TAXES:
RECORD OWNER: LAURENCE P. GENUARDI
SITE ADDRESS: 450 MORRIS ROAD
TAX MAP BLOCK 18 UNIT 5
T.M.P. 66-00-04309-00-8
 - GROSS AREA: 353,518 S.F. OR 8.12 ACRES.
 - THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 - A DETAILED GRADING, EROSION & SEDIMENT CONTROL & STORMWATER MANAGEMENT PLANS WILL BE SUBMITTED WITH EACH BUILDING PERMIT APPLICATION. LOTS #1 & #2 WILL NEED STORMWATER MANAGEMENT.
 - NO PLANTING OR STRUCTURES SHOULD BE LOCATED WITHIN SANITARY SEWER EASEMENTS OR WITHIN 10' OF THE SANITARY SEWERS OR LATERALS.
 - FORCE MAIN TO BE DESIGNED AT TIME OF BUILDING ON LOT #1 & #2.
 - A HOMEOWNERS ASSOCIATION HAS BEEN INCORPORATED AND HAS ASSUMED MAINTENANCE RESPONSIBILITIES OF THE PRIVATE ROAD.



BOARD OF SUPERVISORS CERTIFICATION
 APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS ___ DAY OF ___

TOWNSHIP ENGINEER CERTIFICATION
 APPROVED BY THE TOWNSHIP ENGINEER OF WHITPAIN TOWNSHIP THIS ___ DAY OF ___

PLANNING COMMISSION CERTIFICATION
 APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS ___ DAY OF ___

RECORDING CERTIFICATE
 RECORDED THIS ___ DAY OF ___ IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE ___ D.S. NO. ___ PAGE ___

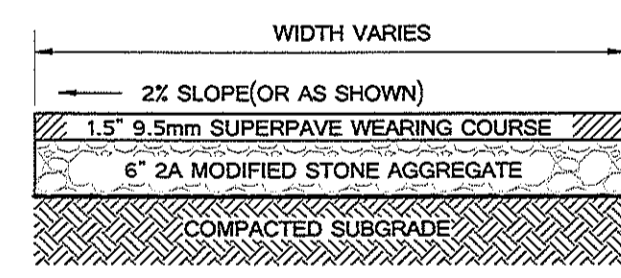
I, LAURENCE P. GENUARDI, AM THE OWNER OF LAND SITUATED IN WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND ACKNOWLEDGE THIS SUBDIVISION PLAN PREPARED FOR 450 MORRIS ROAD.

OWNER'S ACKNOWLEDGMENT
 ON THE ___ DAY OF ___, 20___, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN ___ PERSONALLY APPEARED WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: ___ 20___

161,740 S.F.
 TO BE TRANSFERRED
 TO WISSAHICKON
 VALLEY WATERSHED
 ASSOCIATION



NOTE:
 1. SUBGRADE TO BE PROOF ROLLED WITH A MIN. 10 TON STATIC WEIGHT 3 WHEEL SMOOTH POWER ROLLER.

LEGEND

EXISTING	PROPOSED	TO BE SET
□	○	●
MONUMENT FOUND	IRON PIN OR PIPE FOUND	TO BE SET
—	—	—
BUILDING LINE	CENTER LINE	CREEK BED
---	---	---
CURB LINE	EASEMENT LINE	EDGE OF PAVING
---	---	---
FENCE LINE	FLOOD PLAIN LINE	LOT LINE
---	---	---
PARKING STRIPING	PROPERTY LINE	RIGHT OF WAY LINE
---	---	---
ROADWAY MARKINGS	SETBACK LINE	SIDEWALK
---	---	---
SIGNAGE	WETLANDS	

ACT 287 TABLE OF CONTACTS

COMPANY NAME	CONTACTED
AMBLER BOROUGH	3/14/06
LOWER GWYNEDD TOWNSHIP	3/14/06
PECO ENERGY	3/14/06
NORTH WALES WATER AUTHORITY	3/14/06
TEXAS EASTERN GAS PIPELINE	3/14/06
PENNSYLVANIA AMERICAN WATER COMPANY	3/14/06
COMCAST CABLE	3/14/06
WHITPAIN TOWNSHIP	3/14/06
XO COMMUNICATIONS, INC.	3/14/06
VERIZON PENNSYLVANIA, INC.	3/14/06
AT&T LOCAL SERVICES	3/14/06
MCI COMMUNICATIONS, INC.	3/14/06
TRANSCONTINENTAL GAS PIPELINE	3/14/06

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK. AS PER PENNSYLVANIA ACT 287, CONTACTED 03/14/06, SERIAL # 0736308, 0736345.

ZONING DATA:
 R-5 RESIDENTIAL DISTRICT

REQUIRED	LOT #1	LOT #2
LOT AREA MIN.	80,000 S.F.	99,093 S.F.
FRONT YARD MIN.	75'	75'
SIDE YARD MIN.	40',100' AGR.	40',100' AGR.
REAR YARD MIN.	75'	75'
LOT WIDTH MIN.	200'	200'
BLDG. COVERAGE MAX.	SEE FORMULA	SEE FORMULA
BLDG. HEIGHT MAX.	40'	40'

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 PA 1 1-800-242-1776
 POCS SERIAL NUMBER 0736308, 0736345

LOT #1	LOT #2
LOT AREA = 99,093 S.F.	LOT AREA = 92,685 S.F.
50% UNDERGROUND UTILITIES AREA = 0 S.F.	50% UNDERGROUND UTILITIES AREA = 0 S.F.
NET LOT AREA = 99,093 S.F.	NET LOT AREA = 92,685 S.F.
ALLOWABLE IMPERVIOUS COVERAGE: (99,093) x 0.179 + 2,422 S.F. = 20,159 S.F.	ALLOWABLE IMPERVIOUS COVERAGE: (92,685) x 0.179 + 2,422 S.F. = 19,012 S.F.
100% GREEN AREA BETWEEN R.O.W. AND ROADWAY = 0 S.F.	100% GREEN AREA BETWEEN R.O.W. AND ROADWAY = 0 S.F.
ALLOWABLE IMPERVIOUS COVERAGE = 20,159 S.F.	ALLOWABLE IMPERVIOUS COVERAGE = 19,012 S.F.
ACTUAL IMPERVIOUS COVERAGE = 0 S.F.	ACTUAL IMPERVIOUS COVERAGE = 0 S.F.

DRAWING LIST:
 1 of 11 - SUBDIVISION PLAN
 2 of 11 - EXISTING FEATURES PLAN
 3 of 11 - GRADING & UTILITY PLAN

SURVEYOR CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

DATE _____ ROBERT M. COHRAC
 REGISTERED ENGINEER OR SURVEYOR

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

OWNER/APPLICANT:
 LAURENCE P. GENUARDI
 385 HARROW LANE
 BLUE BELL, PA 19422-3111

40 0 40 80 120
 GRAPHIC SCALE

NO.	DATE	DESCRIPTION	BY

RECORD PLAN
 PREPARED FOR
450 MORRIS ROAD
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

Chambers Associates, Inc.
 Consulting Engineers and Surveyors
 2962 Skippack Pike P.O. Box 678
 Worcester, PA 19390-0678
 484-991-8187

SCALE	DATE	JOB	DRAWING NO.
1"=40'	5-4-17	916-001.01	SHEET 1 of
MANAGER: JPH		DRAWN BY: JAS	