

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY SS:
ON THE DAY OF 2010, BEFORE ME THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED
WHO ACKNOWLEDGED HIMSELF TO BE THE 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 _____ 2018.

SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF
2018.

TOWNSHIP ENGINEER

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____
DAY OF _____ 2018.

CHAIRMAN

SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR
THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK
PAGE _____ ON _____ 2018.

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELL, PE-041628-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. HIBBELL
(PE-041628-E)
HIBBELL ENGINEERING COMPANY, LLC.
563 SKIPPACK PIKE, SUITE 300
BLUE BELL, PENNSYLVANIA 19422
DATE

SURVEYOR'S CERTIFICATION

I, PATRICK A. CAVANAUGH, PLS., DO HEREBY CERTIFY TO THE WHITPAIN
TOWNSHIP, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS
DAY OF _____, 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 PLAT AND SURVEY
WILL CONFORM TO THE STANDARDS FOR SUBDIVISIONS AND SURVEYS 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
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.

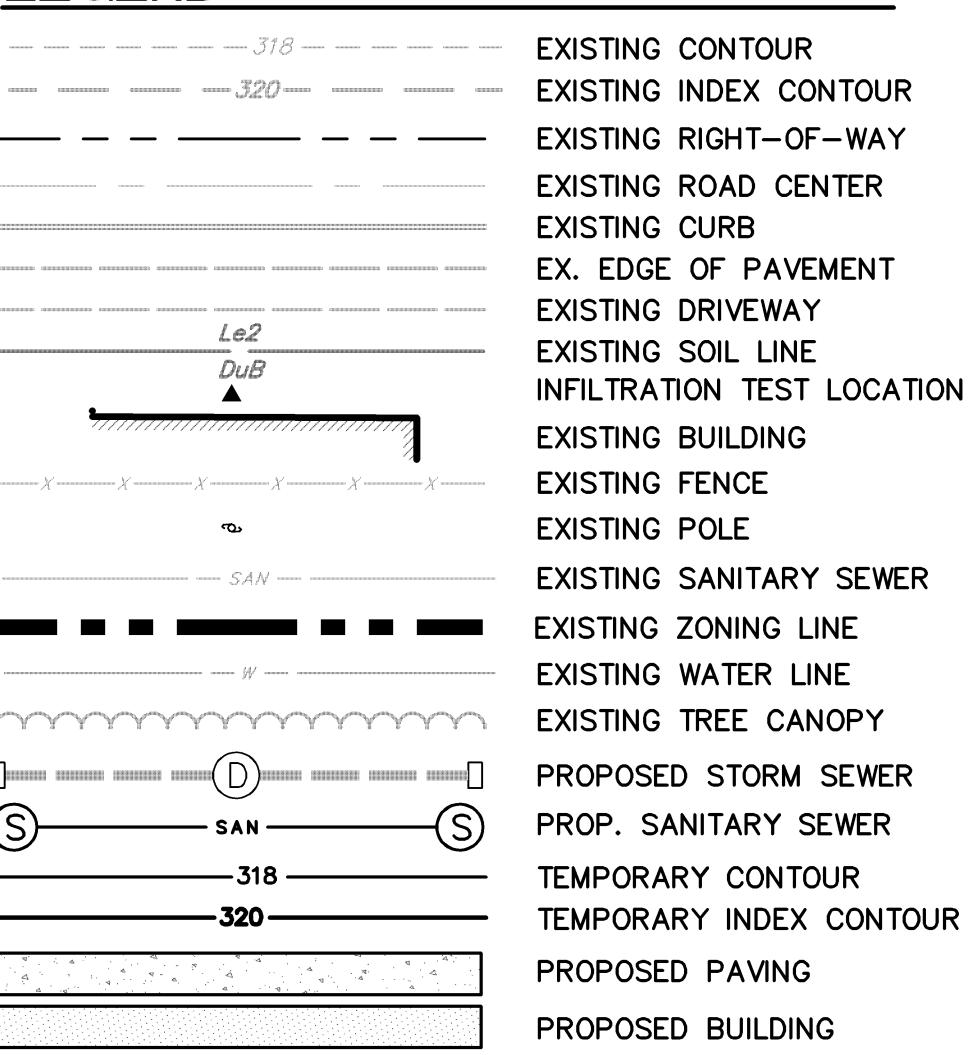
TOWNSHIP COMPREHENSIVE PLAN

THE COMPREHENSIVE PLAN OF WHITPAIN TOWNSHIP, PAGE B1, THE
IMPLEMENTATION OF HISTORIC PRESERVATION, HAS THE FOLLOWING ACTIONS:
(A) EDUCATE THE TOWNSHIP'S RESIDENTS ON THE SIGNIFICANCE OF HISTORIC
FEATURES AND THE IMPORTANCE OF THE HISTORIC RESOURCE PROTECTION
STRATEGY; (B) ENCOURAGE REUSE OF HISTORIC RESOURCES BY ALLOWING
CONVERSIONS IN CORRIDOR STUDY AREAS AND APPROPRIATE REUSE IN OTHER
PORTIONS OF THE TOWNSHIP.

M. C. P. C. # -----
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



WAIVER'S REQUESTED

THE WAIVERS FROM THE WHITPAIN SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
LISTED BELOW ARE REQUESTED FROM THE TOWNSHIP BOARD OF SUPERVISORS.

- SECTION 129-35.D. REGARDING MINIMUM WIDTHS OF THE RIGHT-OF-WAY AND
PAVING FOR SKIPPACK PIKE.
- SECTION 129-43 REGARDING TREE SPACING.
- SECTION 129-44.c. REGARDING MINIMUM STORM SEWER DIAMETER.

VARIANCES GRANTED

VARIANCES GRANTED PER DECISION AND ORDER #2108-17 OF THE WHITPAIN TOWNSHIP ZONING HEARING BOARD, DECIDED MAY 18, 2017, IS AS FOLLOWS:

EXISTING RESIDENCE ON LOT #1 WAS ACKNOWLEDGED TO BE NON-COMFORMING PRESENTLY WITH REGARD TO MINIMUM FRONT YARD
(SECTION NO. 160-32).

VARIANCE FROM ARTICLE V, SECTION 160-14 WAS GRANTED TO ALLOW REDUCTION TO LOT WIDTH @ BUILDING LINE OF LOT #3.

GREEN AREA TABULATION

PURSUANT TO Z.O. ARTICLE XXVIII, SEC. 214.C.(2), MAXIMUM IMPERVIOUS COVERAGE SHALL BE
CALCULATED UTILIZING THE FOLLOWING CALCULATION:

$$y = 0.179x + 2,422$$

WHERE:

x = LOT AREA IN SQUARE FEET - ULT R/W - $\frac{1}{2}$ EXISTING UNDERGROUND UTILITY EASEMENT

y = MAX. IMPERVIOUS COVER PER LOT IN SQUARE FEET

$$y = 0.179(17,145) + 2,422 = 5,491 \text{ S.F.}$$

$$x = 20,078 \text{ S.F.} - 1,907(0.5) = 17,145$$

$$y = 0.179(17,145) + 2,422 = 5,491 \text{ S.F.}$$

$$x = 18,744 \text{ S.F.} - 1,775(0.5) = 19,632$$

$$y = 0.179(19,632) + 2,422 = 5,936 \text{ S.F.}$$

$$x = 45,012 \text{ S.F.}$$

$$y = 0.179(45,012) + 2,422 = 10,479 \text{ S.F.}$$

$$x = 17,145 \text{ S.F.}$$

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$$y = 0.179(19,632) + 2,422 = 5,9$$