

EXISTING FEATURES LEGEND

Tract Boundary Line

Right-of-Way Line

Municipal Boundary Line

Right-of-Way Centerline

Zoning District Boundary

Woodland Canopy Limit

RECORDING CERTIFICATIONS:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this, the _____ day of _____, 2021, before me, the undersigned officer, personally appeared **PATRICK PERRI**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

BOARD OF SUPERVISORS CERTIFICATE

Approved by the Board of Supervisors of the Township of Whitpain on this _____ day of _____, 20____.

Secretary (attest)

Chairperson

PLANNING COMMISSION CERTIFICATE

Recommended for approval by the Planning Commission of the Township of Whitpain on this _____ day of _____, 20____.

Secretary (attest)

TOWNSHIP ENGINEER CERTIFICATE

Approved by the Township Engineer of the Township of Whitpain certifying that this plan conforms to the Township Subdivision & Land Development regulations on this _____ day of _____, 20____.

Township Engineer

ENGINEER'S CERTIFICATION

I, **TIMOTHY P. WOODROW, P.E.**, do hereby certify that I am a registered Professional Engineer, licensed in compliance with the laws of the Commonwealth of Pennsylvania, that this plan was prepared by myself or under my supervision and that said plan complies with all ordinances and regulations of the Township.

SIGNATURE:

38735 - E
L.C. No.

RECORDER OF DEEDS:

Recorded this _____ day of _____, 20____, in the Office for the recording of deeds, in and for the County of Montgomery, Pennsylvania in plan book _____, page no. _____.

Recorder of deeds: _____

Township File No.:

MCPC File 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

GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

- A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. Bearings shown reflect a -08 Deg, 33 Min, 13 Sec, rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during August of 2021.
- A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmark for this project is a Blufftop manhole located on southeast side of North Wales Road on Subject Property having an elevation of 289.65. Survey prepared during month of August, 2021.
- This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.scegov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated September 05, 2020.
 - Plan of Property prepared for William P. & Jane G. Duncan and James S. & Ethel G. Corson, prepared by C. Raymond Weir, dated September 10, 1953.
 - Amended Master Subdivision Plan Overall site made for Blue Bell Country Club, prepared by Eastern States Engineering, Inc., dated February 28, 1980, last revised July 30, 1984 and recorded in the Office of the Recorder of Deeds in Norristown, PA as PBV A-55, Page 165.
 - Record Plan Village of Willowbend (Pod P) made for Blue Bell Country Club, prepared by Eastern States Engineering, Inc., dated December 6, 1985, last revised October 20, 1997 and recorded in the Office of the Recorder of Deeds in Norristown, PA as PBV A-57, Page 418.
 - Master Final subdivision Plan prepared as part of Deer Hollow at Blue Bell prepared for OHB Homes, Inc., prepared by Richard C. Most Associates, PC, dated October 24, 2011, last revised July 25, 2013 and being recorded in the Office of the Recorder of Deeds in Norristown, PA as PBV 38, Page 248.
 - Final Plan - Phase 1 Subdivision Plan Section - A of Sunny Brook Estates, prepared by Woodrow & Associates, Inc., dated May 31, 1996, last revised December 9, 1998 and recorded in the Office of the Recorder of Deeds in Norristown, PA as PBV A-58, Pages 174 - 179.
 - There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
 - This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance flooding) as illustrated on Community Parcel Number 42091-C-0268-0, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.ponoread.org.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Subject property is zoned R-7 Residential District as noted on the official Zoning Map.
 - Legal rights-of-way width are per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights-of-way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.

BASE DEVELOPMENT NOTES:

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
- Any/all storm water conveyance system(s) and rain garden facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
- This project shall be served by public sanitary sewer by Whitpain Township and water services by North Wales Water Authority.
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility, storm water or sanitary sewer easement except lawns or suitable low ground cover.
- Heritage Tree Registry: Per the 2009 Heritage Tree Registry, there are no inventoried trees within this property noted in the listing in the Registry.
- Class 1 Historic Resources: Per Appendix 1, Whitpain Township Historic Properties, from the Whitpain Township Zoning Ordinance - the Properties subject to this Application are NOT considered as Class 1 Historic Resources.
- The property owners shall own and be responsible for the maintenance of the private laterals, including the grinder pump and forcemain.

REQUESTED WAIVERS:

The applicant is seeking relief from the following Whitpain Township Subdivision and Land Development Ordinance Sections:

- Section 129-10 (Inclusively):**
 - Required improvements to the North Wales Road frontage; including any curbside widening, curbing & sidewalks, are requested to be Waived for this project.
- Section 129-58.C:**
 - Relief from showing required existing features within 400'-ft. of site. An Aerial Plan Sheet 3 of 3 has been added to plan set in lieu of meeting this requirement.

ZONING and SITE DATA SCHEDULE

| Zoning District: R-7 RESIDENTIAL DISTRICT | | | | |
|---|-----------------|-------------------------------------|-------------------------------------|---|
| Item | Section | Requirement | Proposed LOT 1 | Proposed LOT 2 |
| Permitted Use | 160-B2.A | (1) Single-Family Detached Dwelling | (1) Single-Family Detached Dwelling | (1) Single-Family Detached Dwelling [3] |
| Lot Area (Min) | 160-B3.A | 15,000 Sq. Ft. | 21,405.65 Sq. Ft. | 32,561.27 Sq. Ft. |
| Lot Width (Min) | 160-B3.A | 100 Ft. | 100 Ft. | 150 Ft. |
| Front Yard (Min) | 160-B3.B(1) | 50 Ft. | >50 Ft. | >50 Ft. |
| Side Yard (Agg/Min) | 160-B3.B(2)/(3) | 45 Ft./20 Ft. | >45 Ft./20 Ft. | >45 Ft./20 Ft. |
| Rear Yard (Min) | 160-B3.B(4) | 50 Ft. | >50 Ft. | >50 Ft. |
| Bldg Coverage (Max) | 160-B3.B(5) | 20 % | 9.5 % | 7.8 % |
| Bldg Height (Max) | 160-B3.B(6) | 40 Ft. | <40 Ft. | <40 Ft. |
| Lot Impervious (Max) | 160-214.C(2)(a) | See Formula Below [2] | See 'Site Impervious Schedule' | |

[1] Lot width measured at the building line
[2] Maximum non-green area (y) = 0.179x + 2,422 where x = Lot area in square feet
y (LOT 1) = 0.179(26,838) + 2,422 = 7,226 Sq. Ft. (Max. Allowed)
y (LOT 2) = 0.179(32,561) + 2,422 = 8,250 Sq. Ft. (Max. Allowed)
[3] Proposed Lot 2 subject to additional Flag (Rear) Lot requirements per 20 160-216:
A. Access: Each flag lot shall have an access to a public street having a width of not less than 50 Ft. for individual access or 25 feet each when a common driveway for two lots with cross easements is utilized.
B. Minimum flag lot (rear lot) size: The lot area of a flag lot shall be 1 1/2 times the minimum lot area required for the district . . . Min lot area shall be 22,500 Sq. Ft. clear of access strip.

PROPOSED AREA(S) SCHEDULE:

| | LOT 1 | LOT 2 |
|----------------------|-------------------|-------------------|
| Gross Lot Area: | 31,841.55 Sq. Ft. | 38,898.53 Sq. Ft. |
| Legal ROW Area: | 2,062.44 Sq. Ft. | 412.56 Sq. Ft. |
| Ultimate ROW Area: | 2,940.43 Sq. Ft. | 588.19 Sq. Ft. |
| Access Strip (Flag): | 0 Sq. Ft. | 5,336.51 Sq. Ft. |
| LOT TOTAL: | 26,838.69 Sq. Ft. | 32,561.27 Sq. Ft. |
| Buildings Coverage: | 2,530 Sq. Ft. | 2,530 Sq. Ft. |
| Impervious Coverage: | 1,900 Sq. Ft. | 1,900 Sq. Ft. |
| LOT TOTAL: | 4,430 Sq. Ft. | 4,430 Sq. Ft. |
| ALLOWABLE (Max): | 7,226 Sq. Ft. | 8,250 Sq. Ft. |

WOODLAND CANOPY SCHEDULE:

| | Per SLD | Existing trees contained within the woodland canopy 129-20.C(4): shall be preserved to the greatest extent practicable, but in no event shall more than 40% of the land area within the designated woodland canopy be altered, graded, or paved. |
|----------------------------|----------------|--|
| Existing Tree Canopy Area: | 11,575 Sq. Ft. | Maximum (40%) Disturbance Permitted: 11,575 Sq. Ft. x 40% = 4,630 Sq. Ft. |

PROJECT NOTE:

This application for for the subdivision of land. The existing single lot will be divided into 2 lots for the construction of 2 new dwellings at a future date.

No construction is proposed at this time with this application.

Proposed improvements & layout for the proposed Lots are only to show lot compliance with zoning requirements.

Any future construction for the proposed lots is subject to all Whitpain Township codes and will require formal engineering design and submission prior to any permitting or contraction.

PLAN INDEX

- 1 of 3 SUBDIVISION - RECORD PLAN
- 2 of 3 EXISTING FEATURES and DEMOLITION PLAN
- 3 of 3 400 FT. VICINITY PLAN

REVISIONS

1

11/23/21

DATE

ADDED ACCESS EASEMENT ON LOT 1

DESCRIPTION

PROJECT SERIAL NUMBER FOR DESIGN

20212300521
August 18, 2021

Parcel Information:

N/F PATRICK PERRI
66-00-04885-00-8
Block 8 Unit 44
D.B.: 5719 Pg. 2204
830 North Wales Road

Deed Area: 70,740.08 Sq. Ft.
Legal RW: 2,475.00 Sq. Ft.
Ult. RW: 3,528.62 Sq. Ft.
NET Area: 64,736.46 Sq. Ft.

Applicant:

MIKELEN, LLC

2965 W. Germantown Pike
Norristown, PA 19403

10' 0' 20'

Scale In Feet (1" = 20')

© COPYRIGHT 2021
WOODROW & ASSOCIATES, INC.
ALL RIGHTS RESERVED

Preliminary / Final Plan (Plan to be Recorded)

SUBDIVISION - RECORD PLAN

830 NORTH WALES ROAD

WHITPAIN TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Ave., Suite 200
Lebanon, OH 45031-1000
Phone: (513) 766-5666
Web: www.woodrowinc.com

Layer List:

Sh01_Record

Job No: 21-0803 D

Plan Date: Sept. 24, 2021

Sheet No: 1 of 3