RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS:

ON THIS, THE _____ DAY OF _____ 2022, BEFORE ME, PERSONALLY APPEARED, AMISH P. PATEL AND AMIT P. PATEL, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT BOTH HAS EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

WE HEREBY CERTIFY THAT AMISH P. PATEL AND AMIT P. PATEL ARE THE OWNERS OF THE LAND HEREIN CONSOLIDATED AND THAT WE DO HEREBY ADOPT THIS PLAN.

_____ _____
AMISH P. PATEL AMIT P. PATEL

I HEREBY CERTIFY THAT THE STORMWATER BMPs ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP

_____ _____
AMISH P. PATEL AMIT P. PATEL

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 2022.

_____
SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____ 2022.

_____
TOWNSHIP ENGINEER

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____ 2022.

_____
CHAIR

_____
SECRETARY

SURVEYOR CERTIFICATION

LANDON J. WOODWARD, P.L.S., DO HEREBY CERTIFY TO WHITPAIN TOWNSHIP, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS ___ DAY OF _____ 2022, THAT THIS PLAN REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY SUPERVISION, THAT ALL EXISTING PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS PLAN AND SURVEY WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STDS. FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PA SOCIETY OF LAND SURVEYORS ON JULY 26, 1985.

_____
LANDON J. WOODWARD, P.L.S

_____
LICENSE NUMBER

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF WHITPAIN TOWNSHIP AS LAST AMENDED, NOT WITHSTANDING THE WAIVERS AS REQUESTED HEREIN.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ANTHONY JOHN HIBBELN
ENGINEER NO. 041828-E

_____
ANTHONY J. HIBBELN
(PE-041828-E)

HIBBELN ENGINEERING COMPANY, L.L.C.
591 SKIPPACK PIKE, SUITE 100
BLUE BELL, PENNSYLVANIA 19422

_____
DATE

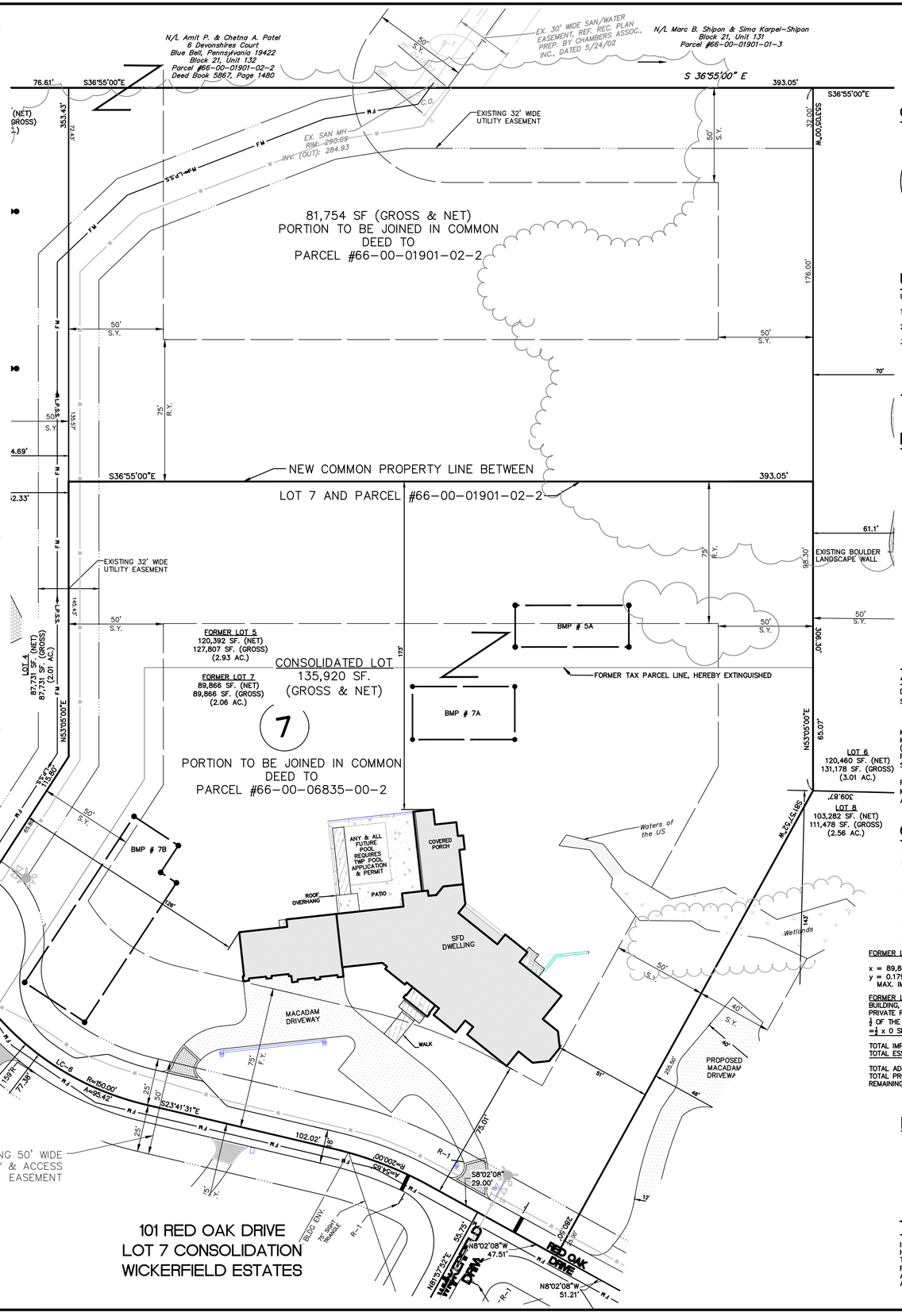
M. C. P. C. # 22-____-____

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



ONE CALL CONTRACTOR REQ'MNT

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP - CALL BEFORE YOU DIG!

LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NUMBER 20132200896.

UTILITIES CONTACT INFORMATION

UTILITY COMPANY RESPONSE:

1. COMCAST CABLE COMMUNICATIONS INC.
2. XO COMMUNICATIONS
3. PA AMERICAN WATER
   SHAWN SCANLON
   196 WEST JOHNSON HIGHWAY
   P.O. BOX 871
   NORRISTOWN, PA 19403
   610-292-3576
4. PECO ENERGY
5. VERIZON PENNSYLVANIA
6. WHITPAIN TOWNSHIP
   960 WENTZ ROAD
   BLUE BELL, PA 19422
   610-277-2400
7. TEXAS EASTERN/SPECTRA
   CONTACT: BILL SAVAGE
   560 POTTSTOWN PIKE
   CHESTER SPRINGS, PA 19425

LEGEND

- PROPOSED ROOF DRAIN
- PROPOSED ROOF DRAIN C.O.
- PROPOSED WATER SERVICE
- PROPOSED SANITARY FM
- PROPOSED SANITARY LATERAL
- PROPOSED INFILTRATION BMP
- PREV. CONSTR. FIRE HYDRANT
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING TREE DRIP LINE (LIMITS OF PREV. TREE REMOVAL)

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED.
SITE IS LOCATED WITHIN: "R-5" – AGRICULTURAL/RURAL RESIDENCE DISTRICT

	REQUIRED	CONSOLIDATED LOT 7 PROVIDED
MIN. LOT AREA (NET):	80,000 S.F.	135,920 S.F.
MIN. LOT WIDTH: (@ BLDG. LINE)	200 FT.	367 FT.
FRONT YARD SETBACK:	75 FT.	75.01 FT.
SIDE YARD SETBACK:	100 FT. (AGGR.)	137.0 FT.
	40 FT. (MIN.)	51.0 FT.
REAR YARD SETBACK:	75 FT.	173 FT.
MAX. BUILDING HEIGHT:	40 FT.	< 40 FT.
ACCESSORY SETBACK:	10 FT.	N/A

GREEN AREA TABULATION

ZONING ORDINANCE ARTICLE XXVIII, SECTION 160-214.C:
THE FORMULA FOR THE COMPUTATION OF MAXIMUM IMPERVIOUS COVER IN THE R-5 ZONING DISTRICT IS:

$y = 0.179x + 2,422$

WHERE:
x = LOT AREA IN SQUARE FEET – R.O.W. (IF APPLICABLE)
y = MAXIMUM IMPERVIOUS COVER PER LOT IN SQUARE FEET

THE TABULATION BELOW IS OF THE APPLICATION PROPOSAL DEPICTED HEREON AND HEREWITH. ALL GREEN AREA AND IMP. COVER RATIOS ARE IN COMPLIANCE WITH THIS TOWNSHIP ZONING REGULATION.

FORMER LOT 7:

x = 89,866 SF = NET LOT AREA
y = 0.179(89,866) + 2,422 = 18,508 SF
MAX. IMP. COVER ALLOWED = 18,508 SF

FORMER LOT 7:	AREA:
BUILDING, DRIVEWAY AND MISC.=	15,197 SF
PRIVATE ROAD=	3,789 SF
½ OF THE UTILITY EASEMENT IS =½ x 0 SF = 0	0 SF
TOTAL IMPERVIOUS COVER	18,986 SF
TOTAL ESSENT. NON-VEHIC WALKS	697 SF
TOTAL ADJUSTED IMP. COVER:	18,289 SF
TOTAL PROPOSED GREEN AREA:	71,577 SF
REMAINING ALLOWABLE IMP. COVER:	219 SF

CONSOLIDATED LOT 7:

x = 135,920 SF = NET LOT AREA
y = 0.179(135,920) + 2,422 = 26,751 SF
MAX. IMP. COVER ALLOWED = 26,751 SF

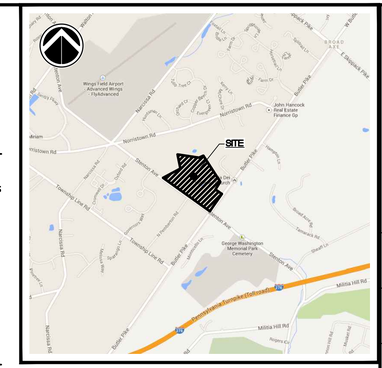
CONSOLIDATED LOT 7:	AREA:
BUILDING, DRIVEWAY AND MISC.=	15,197 SF
PRIVATE ROAD=	3,789 SF
½ OF THE UTILITY EASEMENT IS =½ x 3,469 SF = 1,735	1,735 SF
TOTAL IMPERVIOUS COVER	20,721 SF
TOTAL ESSENT. NON-VEHIC WALKS	697 SF
TOTAL ADJUSTED IMP. COVER:	20,024 SF
TOTAL PROPOSED GREEN AREA:	115,896 SF
REMAINING ALLOWABLE IMP. COVER:	6,727 SF

IMPERVIOUS COVER TABULATION

CONSOLIDATED LOT 7:	AREA:
BUILDING:	7,161 SF
COVERED REAR PORCHES:	991 SF
DRIVEWAY:	4,695 SF
ESSENT. NON-VEHIC STEPS & WALKS:	697 SF
POOL DECK & PATIO:	1,375 SF
LANDSCAPE & RETAINING WALLS:	277 SF
PRIVATE ROAD:	3,789 SF
TOTAL IMPERVIOUS COVER	18,986 SF

TREE CANOPY NOTE

IF ANY FURTHER REMOVAL OF EXISTING TREES BEYOND THE PROPOSAL HEREWITH THIS APPLICATION, FROM THIS PROPERTY ARE TO BE DONE, THE THEN CURRENT LANDOWNER MUST PROVIDE A SKETCH PLAN TO THE TOWNSHIP FOR REVIEW AND APPROVAL BY THE TOWNSHIP FOR THE OWNER'S REMOVAL OF ANY AND ALL TREES SO THAT THE TOWNSHIP MAY VERIFY THAT THE ALLOWABLE REMOVAL OF TREES IS NOT EXCEEDED.



0' 1,000' 2,000' 4,000'
GRAPHIC SCALE

SITE LOCATION MAP 1"= 2,000'

SITE STATISTICS

1. SUBJECT LOT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
   WHITPAIN TOWNSHIP
   PARCEL NO. 66-00-06835-04-5 (FORMER LOT 5)
   PARCEL NO. 66-00-06835-00-2. (LOT 7)
2. 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
3. NAME AND ADDRESS OF THE OWNERS OF THE SUBJECT LOT:
   AMISH P. PATEL & AMIT P. PATEL
   6 DEVONSHIRES COURT
   BLUE BELL, PA 19422
4. ADDRESS OF THE SUBJECT LOT:
   101 RED OAK DRIVE
   BLUE BELL, PA 19422
5. LOT AREA:
   GROSS & NET LOT AREA = 4.9971 ACRES = 217,673 SF

GENERAL NOTES

1. PLAN INFORMATION FROM EXISTING DEEDS AND PLANS OF RECORD AND WITH THE BENEFIT OF A TITLE REPORT. BOUNDARY ESTABLISHED BY FIELD SURVEY MADE UPON THE GROUND BY TRACY LAND SERVICES, HATFIELD, PENNSYLVANIA, AUGUST/SEPTEMBER, 2009, AND VERIFIED UPON THE GROUND BY ASH ASSOCIATES, INC.
2. ELEVATIONS BASED ON NGVD 1929 BENCHMARK: NGS ROUND CONCRETE MONUMENT WITH STANDARD DISC LOCATED AT NORTHEAST INTERSECTION OF STENTON AVENUE AND BUTLER PIKE.
3. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C0269 E, EFFECTIVE DATE DECEMBER 19, 1996, PANEL 0269 OF 451, NO 100- YEAR FLOOD LIMITS ARE CONTAINED WITHIN LOT 7.
4. AN ALLUVIAL SOIL, WETLAND AND WATER OF THE US DETERMINATION WAS PERFORMED ON THE SUBJECT TRACT BY DELVAL SOIL & ENVIRONMENTAL CONSULTANTS, INC., OCTOBER, 2009. NO ALLUVIAL SOILS WERE FOUND TO EXIST. WETLANDS AND WATERS OF THE U.S. WERE FOUND TO EXIST AND HAVE BEEN DEMARCATED AND DEPICTED HEREON THIS PLANSET.
5. THE UTILITY AND ACCESS EASEMENT IS SUBJECT TO AN H.O.A. DRIVEWAY SHARING AND MAINTENANCE AGREEMENT.
6. THE STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO A MAINTENANCE AGREEMENT WITH WHITPAIN TOWNSHIP.
7. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PRIVATE ROADS, PRESSURE SEWER SYSTEM AND SPECIFIC STORMWATER BMPS AS IDENTIFIED ON THE RECORD DRAWINGS. PLEASE NOTE: THE OWNERSHIP, OPERATION AND MAINTENANCE OF BMP #7A IS THE SOLE RESPONSIBILITY OF THE LOT 7 OWNER, NOT THE HOA.
8. THE APPLICANT IS RESPONSIBLE TO INSTALL IRON PINS AND/OR CONCRETE MONUMENTS ON ALL LOT CORNERS AND EASEMENTS IN COMPLIANCE WITH TOWNSHIP STANDARDS.
9. THE OVERALL SITE AND INFRASTRUCTURE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH PLANS TITLED "OAK LANE ESTATES" PREPARED FOR 137 STENTON AVENUE, L.P. BY HIBBELN ENGINEERING COMPANY, LLC, CONSULTING ENGINEERS, BLUE BELL PENNSYLVANIA DATED OCTOBER 7, 2013 AND LAST REVISED NOVEMBER 9, 2014. CONTRACTOR SHALL COORDINATE WITH ORIGINAL DEVELOPER AND WHITPAIN TOWNSHIP FOR ANY FIELD CHANGES OR AMENDMENTS TO THE ORIGINAL PLAN.

CONSOLIDATION PLAN

THE PURPOSE OF THIS CONSOLIDATION PLAN IS TO CONSOLIDATE A PORTION OF THE LAND AREA FORMERLY KNOWN AS LOT 5 OF THE OAK LANE ESTATE (AKA WICKERFIELD) SUBDIVISION WITH LOT 7 AND A PORTION WITH ABUTING PARCEL 66-00-01901-02-2. SINCE THE ORIGINAL APPROVED AND RECORDED SUBDIVISION OF 2014, NO HOME HAS EVER BEEN CONSTRUCTED ON LOT 5. THE OWNER OF LOT 7 AND THE OWNER OF PARCEL 66-00-01901-02-2 BOTH OWN LOT 5 TOGETHER AND HEREBY DESIRE TO CONSOLIDATE A PORTION OF LOT 5 TO THEIR RESPECTIVE LOT SO AS TO PROVIDE FOR A LARGER REAR YARD TO THEIR RESPECTIVE RESIDENCE.

HIBBELN ENGINEERING COMPANY, L.L.C.
CONSULTING ENGINEERS
215-619-9070 PA, NJ, MD & DE
591 Skippack Pike, Suite 100
Blue Bell, Pennsylvania 19422
www.hibbelnengineering.com

IN CONJUNCTION WITH:
ASH ASSOCIATES, INC. SURVEYORS
765 TENNIS AVENUE
AMBLER, PENNSYLVANIA 19002
(215) 367-5261

CONSOLIDATION PLAN

PREPARED FOR

AMISH P. PATEL and AMIT P. PATEL

SITE SITUATE IN

WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISIONS	DATE
	PLAN ORIGINATION	MAY 20, 2022

ALL PLANS, DRAWINGS, OR PRODUCTS TO BE PRODUCED FOR, OR PROVIDED TO BE PLACED ON, THE PROJECT DESCRIBED HEREIN, ARE THE PROPERTY OF HIBBELN ENGINEERING COMPANY, L.L.C. AS INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THEY ARE NOT TO BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE OR PROJECT EXCEPT THE PROJECT DESCRIBED HEREIN, WITHOUT THE EXPRESS WRITTEN CONSENT OF HIBBELN ENGINEERING COMPANY, L.L.C. THE REPRODUCTION, ALTERATION OR REPUBLICATION OF THESE DOCUMENTS BY ANY PERSON OR ENTITY OTHER THAN HIBBELN ENGINEERING COMPANY, L.L.C. IS PROHIBITED.

HIBBELN ENGINEERING COMPANY, L.L.C.
CONSULTING ENGINEERS

PRELIMINARY/FINAL RECORD PLAN

CONSOLIDATION PLAN

SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: agh
PROJECT NUMBER: 1188-7	DRAWING FILE: 1188-7 SHT123
PLAN SCALE: 1"=30'	PLAN SHEET NUMBER 1 OF 1

0' 15' 30' 60'
GRAPHIC SCALE