



RECORDING ACKNOWLEDGEMENTS

OWNER'S ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY }
ON THIS DAY OF 20
BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY
APPEARED ROSINA E. CARLINO, WHO UNDERSIGNED THIS PLAN TO BE THE
OFFICIAL PLAN OF PROPERTY AND DESIRE THAT THIS PLAN BE RECORDED
ACCORDING TO LAW.

BY: ROSINA E. CARLINO
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND
OFFICIAL SEAL.

NOTARY PUBLIC

BOARD OF SUPERVISORS CERTIFICATION
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF
WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF
PENNSYLVANIA, ON THE DAY OF 20

CHAIRMAN

SECRETARY

PLANNING COMMISSION CERTIFICATION
APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF
WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF
PENNSYLVANIA, ON THE DAY OF 20

SECRETARY, WHITPAIN TOWNSHIP PLANNING COMMISSION

TOWNSHIP ENGINEER CERTIFICATION
APPROVED BY THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF
WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF
PENNSYLVANIA, ON THE DAY OF 20

TOWNSHIP ENGINEER

MCP 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

RECORDING CERTIFICATE
RECORDED THIS DAY OF 20 IN THE
OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE
COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN
CASE FILE D.B. No PAGE

RECORDER OF DEEDS

DEFERRAL OF SIDEWALK NOTE

INSTALLATION OF SIDEWALK ALONG THE TRACT FRONTRAGE(S) BY THE
PROPERTY OWNER/DEVELOPER IS HEREBY DEFERRED UNTIL SUCH TIME IT
IS DETERMINED NECESSARY BY THE WHITPAIN TOWNSHIP BOARD OF
SUPERVISORS, WITHOUT THE NEED FOR ADOPTION OF AN ORDINANCE OR
ASSESSMENT. WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE BOARD OF
SUPERVISORS, OWNER/DEVELOPER AGREES TO:

1. OBTAIN ALL NECESSARY PERMITS THAT ARE APPLICABLE TO THE WORK;
2. INSTALL SIDEWALK AT NO EXPENSE TO WHITPAIN TOWNSHIP;
3. WAIVE ANY RIGHTS TO CONTEST A LIEN BY WHITPAIN TOWNSHIP IF
SIDEWALK IS NOT COMPLETED WITHIN NINETY-DAY PERIOD. WHETHER
PERMITTING, INSTALLATION OF SIDEWALK SHALL CONFORM TO THE
APPLICABLE TOWNSHIP AND PENNDOT CONSTRUCTION STANDARDS, IN
FORCE AT THE TIME OF NOTICE.

SURVEYOR'S CERTIFICATION

I, CLIFFORD T. STOUT, P.L.S. HEREBY CERTIFY THAT THIS PLAN
PRESENTS A SURVEY MADE BY S.T.A. ENGINEERING, INC. THAT THE
MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL
DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

CLIFFORD T. STOUT, P.L.S. PA REGISTRATION NO. 282-A

1 JAC S.T.A. PLAN ORIGINATION DATE JULY 29, 2022

PARCEL CONSOLIDATION PLAN

FOR
234 NORRISTOWN ROAD &
159 STENTON AVENUE
PREPARED FOR
ROSINA E. CARLINO
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

GRAPHIC SCALE

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE, AS AMENDED,
REFERENCE ARTICLE XI, SECTION 160-61 THROUGH 63 & 160-214C.

DISTRICT CLASSIFICATION: "R-5" - AGRICULTURAL/RURAL RESIDENCE DISTRICT

CRITERIA:	REQUIRED:	EXIST. LOT #	EXIST. LOT #	CONSOLIDATED LOT
MINIMUM LOT AREA:	80,000 S.F.	87,666 S.F.	153,529 S.F.	241,198 S.F.
FRONT YARD SETBACK:	200 FT.	271.0 FT.	200.0 FT.	112.7 FT.
SIDE YARD RESTRICTION:	75 FT.	170.1 FT.	112.7 FT.	112.7 FT.
REAR YARD RESTRICTION:	40 FT. MIN./100 FT. MAX.	87.3/100 FT.	73.5/75 FT.	73.5/75 FT.
ACCESSORY BLDG. YARD RESTRICTION:	75 FT.	98.5 FT.	112.7 FT.	112.7 FT.
MAXIMUM BUILDING HEIGHT:	13' FT.	13' FT.	13' FT.	13' FT.
ALLOWABLE IMPERVIOUS SURFACE COVERAGE:	40 FT.	<40 FT.	<40 FT.	<40 FT.
ACTUAL IMPERVIOUS SURFACE COVERAGE:	9,060 S.F.	18,115 S.F.	29,904 S.F.	45,596 S.F.
		31,120 S.F.	37,807 S.F.	

* Y = 0.179X + 2,422
X = LOT AREA IN SQUARE FEET
Y = MAXIMUM IMPERVIOUS COVER PER LOT IN SQUARE FEET

811
Engineering, Inc.

Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
MAILING: P.O. BOX 87, RED HILL, PA 18076
PH: (215) 679-0200; www.stotac.com

PLAN SCALE
HORIZONTAL: 1" = 40'
PROJECT NUMBER: 4825
DRAWING FILE NUMBER: SUB-2022
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