

### NOTES

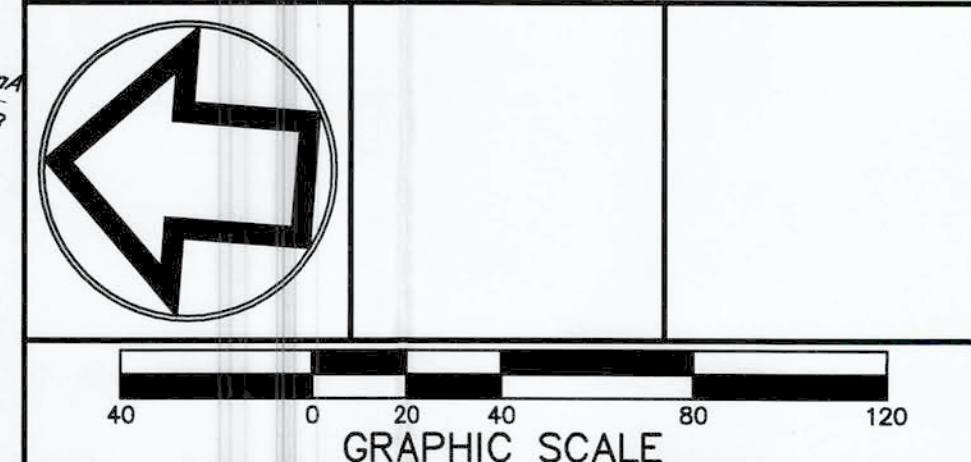
- TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN JULY 2014, MAY 2015 AND NOVEMBER 2017.  
REFERENCE PLANS:  
a) RECORDED PLAN OF SUBDIVISION OF 149 STENTON AVENUE, PREPARED FOR CARLINO FINANCIAL, BY CHARLES E. SHOEMAKER, INC., DATED APRIL 28, 2008, AS LAST REVISED SEPTEMBER 15, 2008, AND RECORDED AT PLAN BOOK 32 PAGE 302.  
b) RECORDED PRELIMINARY/FINAL APPROVAL - MINOR SUBDIVISION PLAN OF 234 NORRISTOWN ROAD & 159 STENTON AVENUE, PREPARED FOR PHILIP J. MATHESON & ANNA WS. MATHESON, BY S.T.A. ENGINEERING, INC., DATED DECEMBER 6, 2017, AS LAST REVISED JANUARY 30, 2018, AND RECORDED AT INSTRUMENT NUMBER 2018015934.
- TOPOGRAPHIC DATA AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN JULY 2014, MAY 2015, NOVEMBER 2017, AND MAY 2022.
- NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 270 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C0270 G, EFFECTIVE MARCH 2, 2016.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 470 OF THE ACT OF JUNE 1, 1945, KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- NO MODIFICATIONS ARE PROPOSED FOR THE PUBLIC SEWER SERVICE.
- THIS PLAN IS A LOT CONSOLIDATION PLAN ONLY.

### LEGEND

- ADJOINING OWNERS  
SETBACK LINES  
EXISTING EDGE OF ROAD  
EXISTING DRIVES  
EXISTING RIGHT-OF-WAY  
EXISTING CENTERLINE  
EXISTING EXISTING SOILS  
EXISTING OVERHEAD WIRES  
EXISTING TREE ROW  
EXISTING CLEANOUT  
EXISTING AIR CONDITIONER UNIT  
EXISTING ELECTRIC BOX  
EXISTING ELECTRIC TRANSFORMER  
EXISTING GAS/ELECTRIC  
EXISTING LAMP POST  
EXISTING CONCRETE  
DENOTES STRUCTURES TO BE REMOVED

### SOILS DATA

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.  
LoA - LANSDALE LOAM, 0 TO 3 PERCENT SLOPES.  
LoA - LAWRENCEVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES.  
PIB - PENN-LANSDALE COMPLEX, 3 TO 8 PERCENT SLOPES.  
ReA - READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.



### ZONING DATA

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

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

CRITERIA:	REQUIRED:	EXIST. LOT 1	EXIST. LOT 2	CONSOLIDATED LOT
MINIMUM LOT AREA:	80,000 S.F.	87,689 S.F.	153,529 S.F.	241,198 S.F.
MINIMUM LOT WIDTH @ SETBACK LINE:	200 FT.	271.0 FT.	200.0 FT.	200.0 FT.
FRONT YARD SETBACK:	75 FT.	170.1 FT.	112.7 FT.	112.7 FT.
SIDE YARD RESTRICTION:	40 FT. MIN./100 FT. AGG.	87.3/129.0 FT.	73.5/75.0 FT.	73.5/75.0 FT.
REAR YARD RESTRICTION:	75 FT.	98.5 FT.	90.3 FT.	90.3 FT.
ACCESSORY BLDG. YARD RESTRICTION:	20 FT.	27.0 FT.	13.9 FT.	13.9 FT.
MAXIMUM BUILDING HEIGHT:	40 FT.	<40 FT.	<40 FT.	<40 FT.
ALLOWABLE IMPERVIOUS SURFACE COVERAGE:	18,115 S.F.	29,904 S.F.	45,596 S.F.	45,596 S.F.
ACTUAL IMPERVIOUS SURFACE COVERAGE:	9,060 S.F.	31,120 S.F.	37,807 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

### RECORDING ACKNOWLEDGEMENTS

OWNER'S ACKNOWLEDGEMENTS  
COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF MONTGOMERY } SS:  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY  
APPEARED ROSINA E. CARLINO, WHO ACKNOWLEDGE 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  
MPC 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 FRONTAGE(S) BY THE  
PROPERTY OWNER/DEVELOPER IS HEREBY DEFERRED UNTIL SUCH TIME IT  
IS DEEMED 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:

- OBTAIN ALL NECESSARY PERMITS THAT ARE APPLICABLE TO THE WORK;
- INSTALL SIDEWALK AT NO EXPENSE TO WHITPAIN TOWNSHIP;
- WAIVE ANY RIGHTS TO CONTEST A LIEN BY WHITPAIN TOWNSHIP IF  
SIDEWALK IS NOT COMPLETED WITHIN NINETY-DAY PERIOD, WEATHER  
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  
REPRESENTS 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 ORIGIN DATE	JULY 29, 2022
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PARCEL CONSOLIDATION PLAN  
FOR  
**234 NORRISTOWN ROAD &  
159 STENTON AVENUE**  
PREPARED FOR  
**ROSINA E. CARLINO**  
SITE SITUATE IN  
WHITPAIN TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

**S T A**  
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	DRAWN BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	J.A.C.	M.E.T.	
1"=40'	PROJECT NUMBER 4825	DRAWING FILE NUMBER SUB-2022	1 OF 1

SITE STATISTICS					
SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA.					
LOT NO.	MUNICIPALITY	TAX MAP ID	PARID	DEED BOOK, PAGE	OWNER
1	WHITPAIN TOWNSHIP	66021 073	66-00-04699-00-5	DEED BOOK 6217, PAGE 1122	ROSINA E. CARLINO 159 STENTON AVENUE BLUE BELL, PA 19422
2	WHITPAIN TOWNSHIP	66021 140	66-00-06838-11-6	DEED BOOK 6093, PAGE 1665	ROSINA E. CARLINO 159 STENTON AVENUE BLUE BELL, PA 19422

**ACT 50 UTILITY NOTE**

**811**

ATTENTION ALL CONTRACTORS: 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 PENNSYLVANIA  
LEGISLATIVE ACT NUMBER 161 AS PER THE  
AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE  
OCTOBER 30, 2017 CONTRACTORS MUST VERIFY  
LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES  
AND FACILITIES PRIOR TO START OF WORK.