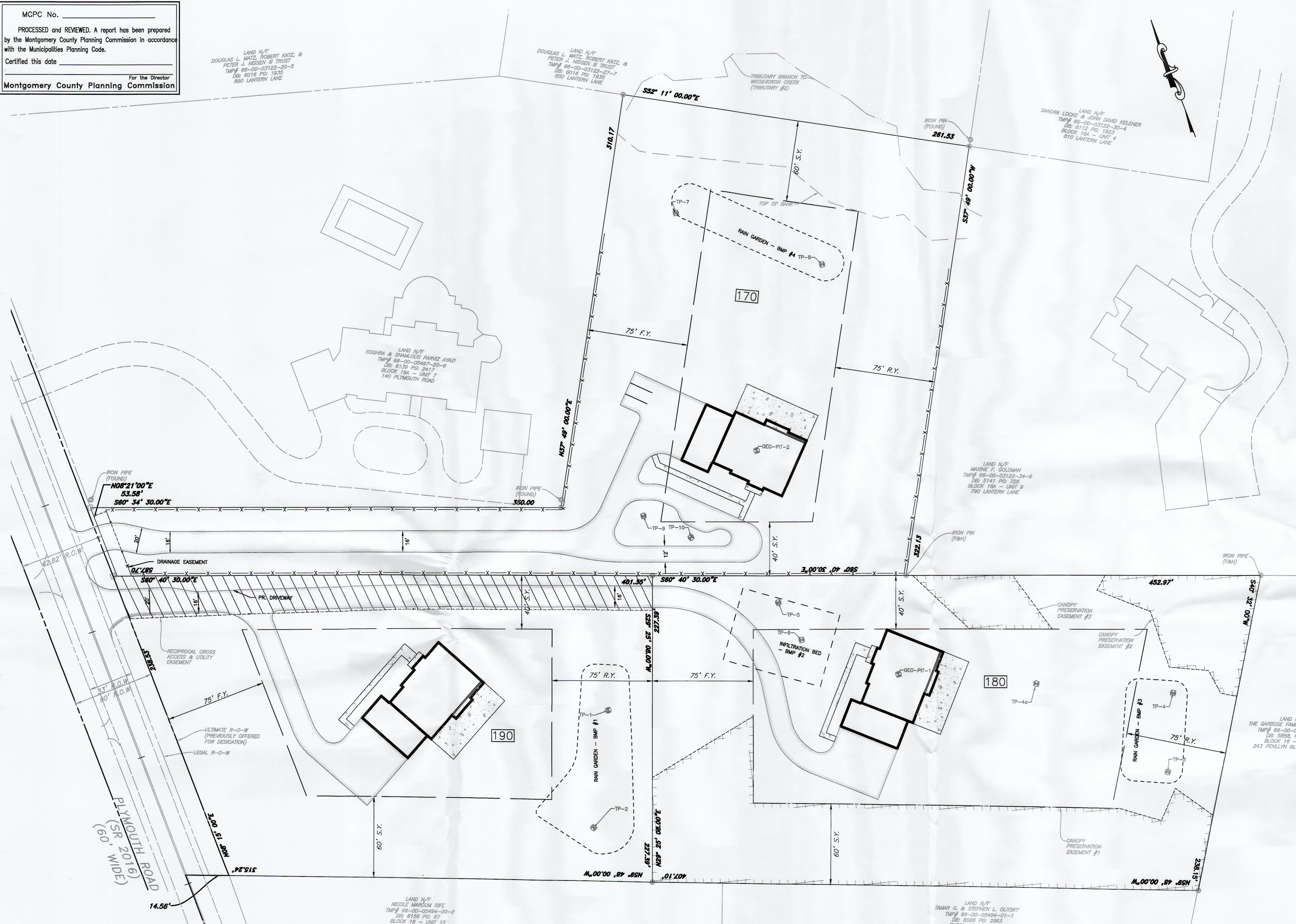


MCPC No. _____
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
For the Director
Montgomery County Planning Commission



LEGEND

- STORM INLET TYPE 'C'
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- CLEAN OUT
- UTILITY POLE
- LAMP POST
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SIGN
- WATER LINE
- GAS LINE
- SANITARY SEWER
- SANITARY LATERAL
- ELECTRIC LINE
- OVERHEAD LINE
- FENCE

PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

811
Know what's below.
Call before you dig.

SERIAL #2020351318
FEBRUARY 4, 2020

FORMULA FOR IMPERVIOUS COVERAGE

MAX IMPERVIOUS COVERAGE FORMULA PER ZONING SECTION 160-214.C(2)(a):
Y=0.179X+2.422
X=LOT AREA IN SQUARE FEET

• EXISTING 190 PLYMOUTH RD:
X = 80,504.84 S.F. - 8,533.63 S.F. = 71,971.21 S.F.
Y=0.179*(78,341.03 S.F.) + 2.422 = 15,880.97 S.F. MAX. IMPERVIOUS

• EXISTING 180 PLYMOUTH RD:
Y=0.179*(99,187.13 S.F.) + 2.422 = 20,178.50 S.F. MAX. IMPERVIOUS

• EXISTING 170 PLYMOUTH RD:
Y=0.179*(106,366.58 S.F.) + 2.422 = 21,461.82 S.F. MAX. IMPERVIOUS

ZONING: R-5 RESIDENCE DISTRICT

	REQUIRED	EXISTING 190 PLYMOUTH RD	EXISTING 180 PLYMOUTH RD	EXISTING 170 PLYMOUTH RD	PROPOSED 190 PLYMOUTH RD	PROPOSED 180 PLYMOUTH RD	PROPOSED 170 PLYMOUTH RD
GROSS LOT AREA	-	-	-	-	-	-	-
NET LOT AREA TO ULT. R-O-W	65,000 S.F.	80,504.46 S.F.	99,188.90 S.F.	106,366.58 S.F.	80,504.46 S.F.	99,188.90 S.F.	106,366.58 S.F.
LOT AREA OUTSIDE ACCESS EASE	65,000 S.F.	69,807.40 S.F.	99,188.90 S.F.	106,366.58 S.F.	69,807.40 S.F.	99,188.90 S.F.	106,366.58 S.F.
MIN. LOT WIDTH	200 FT.	223 FT.	223 FT.	349.65 FT.	223 FT.	223 FT.	349.65 FT.
MIN. BSDL FROM R-O-W	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
SIDE YARD SETBACK	100 FT. AGGREGATE, 40 FT. MIN.	100 FT.	100 FT.	100 FT.	100 FT.	100 FT.	100 FT.
REAR YARD SETBACK	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
MAX. IMPERVIOUS COVERAGE	SEE FORMULA TABLE FOR IMP. COVERAGE	9.13% (7,352.40 S.F.)	0.0% (0 S.F.)	(98.27 S.F.)	19.71% (15,865.83 S.F.)	10.51% (10,424.56 S.F.)	17.12% (18,207.35 S.F.)
MAX. BUILDING COVERAGE	35%	3.08% (2,478.57 S.F.)	0.0% (0.00 S.F.)	N/A	4.56% (3,670.25 S.F.)	3.70% (3,670.25 S.F.)	3.45% (3,670.25 S.F.)
BUILDING HEIGHT	40 FT.	<40 FT.	N/A	N/A	<40 FT.	<40 FT.	<40 FT.

GREEN SPACE CREDITS

1/2 CREDIT FOR PERVIOUS WITHIN EASEMENTS
ACCESS & UTILITY EASEMENT
IMPERVIOUS = 6,369.82 S.F.
PERVIOUS = 0.5 * 4,327.62 S.F. = 2,163.81 S.F.
TOTAL = 8,533.63 S.F.

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED ON THIS _____ DAY OF _____, 202____, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____, PAGE NUMBER _____

RECORDER _____ DATE _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

DATE _____ REGISTERED SURVEYOR (SEAL) _____

TOWNSHIP ENGINEER

APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF _____, 202____.

TOWNSHIP ENGINEER _____ DATE _____

WHITPAIN TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS _____ DAY OF _____, 202____.

ATTEST: _____

SECRETARY _____ CHAIR _____

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT _____ IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

OWNER _____

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY I SS:

ON THIS, THE _____ DAY OF _____, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____, PERSONALLY APPEARED, _____, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

OWNER _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

WHITPAIN TOWNSHIP PLANNING COMMISSION

AT A MEETING HELD ON _____, THE WHITPAIN TOWNSHIP PLANNING COMMISSION REVIEWED AND APPROVED THIS PLAN ACCORDING TO THE REQUIREMENTS OF WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SECRETARY OF WHITPAIN PLANNING COMMISSION _____ DATE _____

REGISTERED PROFESSIONAL ENGINEER _____

PROFESSIONAL LAND SURVEYOR _____

ROBERT E. BLUE, JR. (DATE) _____
LICENSE NO. 26169-E

ROBERT E. BLUE, JR. (DATE) _____
LICENSE NO. SU1333A

SITE NOTES:

- NO HERITAGE TREES EXISTING ON THE SITE PER THE 2009 HERITAGE TREE REGISTRY PREPARED BY THE WHITPAIN TOWNSHIP SHADE TREE COMMISSION.
- PER CLASS I, HISTORIC RESOURCES AS IDENTIFIED IN APPENDIX I, WHITPAIN TOWNSHIP HISTORIC PROPERTIES, 190 PLYMOUTH ROAD IS NOT A HISTORIC PROPERTY.

SIDEWALK DEFERRAL REQUEST:

DEFERRAL OF IMPROVEMENT NOTE:
INSTALLATION OF THOSE IMPROVEMENTS INCLUDING CURB, SIDEWALK, STREET WIDENING AND STORM SEWER 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. INSTALLATION OF CURB AND RELATED CONSTRUCTION SHALL CONFORM TO THE APPLICABLE TOWNSHIP AND PENNDOT CONSTRUCTION STANDARDS, IN FORCE AT THE TIME OF NOTICE.FORE, A WAIVER HAS BEEN REQUESTED FROM THIS ORDINANCE SECTION.

UTILITY NOTES:

- NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE PROPOSED SEWER OR LATERALS.
- THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY LATERALS.
- THE PROPOSED LOTS SHALL BE SERVICED BY PUBLIC SEWER AND WATER.
- TO THE EXTENT POSSIBLE, THE PROPOSED PRESSURE MAIN SHOULD BE INSTALLED ON A CONTINUAL UPWARD SLOPE TO PREVENT ACCUMULATION OF AIR POCKETS IN THE LINE. IN THE ABSENCE OF AN ACCEPTABLE DESIGN PROFILE, AN IN-LINE AIR RELEASE VALVE SHOULD BE CONSIDERED.
- AT MINIMUM PER WHITPAIN TOWNSHIP STANDARDS, AN E-ONE MODEL DH-152 GRINDER PUMP SHALL BE USED.
- PRESSURE SEWER PIPE SHALL BE PVC SDR-21 OR HDPE DR-11.
- A 4" LATERAL CONNECTION TO THE EXISTING GRAVITY LATERAL SHALL BE INSTALLED TO THE PROPOSED LINE. THE 1 1/2" PRESSURE MAIN SHALL CONNECT TO THE 4" LATERAL.
- A HORIZONTAL SEPARATION OF 10 FEET (MEASURED BETWEEN THE OUTER WALLS) AND/OR A VERTICAL CLEARANCE OF 19 INCHES SHALL BE MAINTAINED BETWEEN THE SANITARY LATERAL AND THE WATER SERVICE LINE.

EASEMENT NOTES:

- A BLANKET EASEMENT IS PROPOSED ACROSS THE LOT. THIS EASEMENT GRANTS, FOR THE PURPOSE OF INSPECTION OF STORMWATER FACILITIES AND STORMWATER FACILITIES TO BE CONSTRUCTED, IN FAVOR OF WHITPAIN TOWNSHIP, THEIR ASSIGNEES, AND SERVING UTILITY COMPANIES IN CONJUNCTION WITH THIS PLAN.
- THE DRAINAGE EASEMENT ON 170 PLYMOUTH ROAD GRANTS DRAINAGE FROM 170 PLYMOUTH ROAD ONTO THE 190 PLYMOUTH ROAD STORMWATER MANAGEMENT SYSTEM. THE MAINTENANCE RESPONSIBILITY FOR THE STORMWATER SYSTEM ON 170 PLYMOUTH ROAD IS THE RESPONSIBILITY OF THE LOT OWNER OF 170 PLYMOUTH ROAD.

STORMWATER NOTE:

THE SITE STORMWATER MANAGEMENT FOR EACH LOT WAS DESIGNED TO ACCOMMODATE THE MAXIMUM ALLOWABLE SITE IMPERVIOUS COVERAGE FOR EACH LOT TO ALLOW FOR FUTURE SITE IMPROVEMENTS.

GENERAL NOTES:

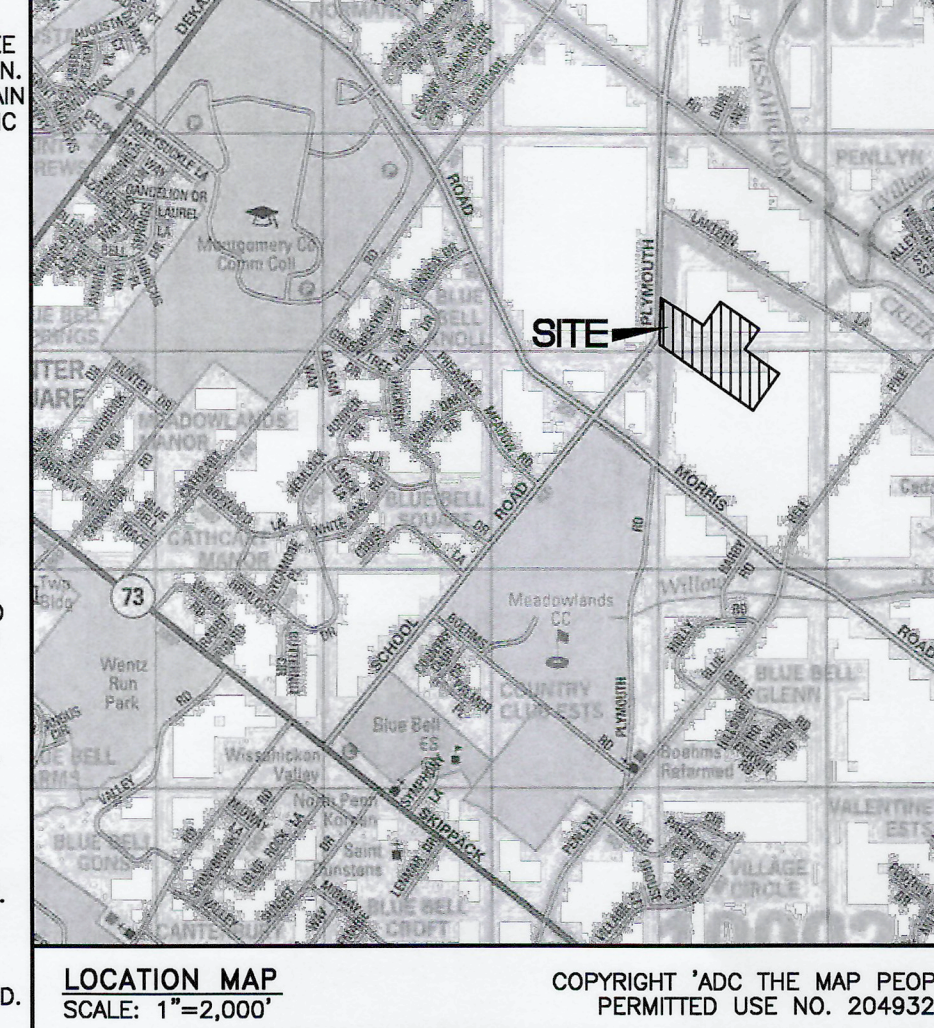
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. AN APPLICATION FOR A HIGHWAY OCCUPANCY PERMIT SHALL BE PROVIDED DURING THE BUILDING PERMIT APPLICATION PROCESS.
- PENNDOT ROADWAY OCCUPANCY PERMITS ARE REQUIRED FOR ANY DRIVEWAYS, PROPOSED IMPROVEMENTS AND UTILITY WORK WITHIN THE RIGHT-OF-WAY OF PLYMOUTH ROAD.
- THE EASEMENTS ACROSS 170 PLYMOUTH ROAD SHALL BE DEDICATED TO 180 PLYMOUTH ROAD FOR ACCESS AND MAINTENANCE OF UTILITIES.
- NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS OR LATERALS.
- NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE GAS EASEMENT OR WITHIN 10 FEET OF THE GAS LATERAL.
- THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY AND ULTIMATE RIGHT-OF-WAY OF PLYMOUTH ROAD WAS PREVIOUSLY OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION.

MAINTENANCE RESPONSIBILITY NOTES:

- THE OWNER OF 190 PLYMOUTH ROAD SHALL HAVE A RESPONSIBILITY FOR 30% OF THE REPAIR AND MAINTENANCE COSTS FOR THE SHARED DRIVEWAY ON 190 PLYMOUTH ROAD.
- THE OWNER OF 180 PLYMOUTH ROAD SHALL HAVE A RESPONSIBILITY FOR 70% OF THE REPAIR AND MAINTENANCE COSTS FOR THE SHARED DRIVEWAY ON 190 PLYMOUTH ROAD.
- THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES FROM THE HOUSE TO THE STREET RIGHT-OF-WAY.
- THE DEVELOPER RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT OF THE SUBDIVISION / LAND DEVELOPMENT DEPICTED, WHETHER PRIOR OR SUBSEQUENT TO CONVEYANCE OF THE LOT, UNIT EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF THE IMPROVEMENTS HAS OCCURRED. THE DEVELOPER MAINTAINS THESE RIGHTS UNDER SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, P.S. 10009, FOR THE PURPOSES OF COMPLETING AND LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND, AS WELL, TO MAKE MODIFICATIONS TO GRADING AND / OR DRAINAGE IMPROVEMENTS ON ANY LOTS AS MAY BE DEEMED NECESSARY BY THE DEVELOPMENT, AND / OR THE TOWNSHIP ENGINEER FOR PURPOSES OF INSURING SATISFACTORY STORMWATER MANAGEMENT.

WAIVER GRANTED:

- \$129-58C(1): INFORMATION WITHIN 400 FEET OF THE SITE NOT TO BE REQUIRED TO BE SHOWN UNLESS DEEMED RELEVANT BY THE TOWNSHIP OR ITS CONSULTANTS.



REVISIONS

NO.	DATE	BY	REVISION
1	2021-05-05	REV.	REV. PER MCPC TECHNICAL REVIEW
2	2021-10-05	REV.	REV. PER MCPC TECHNICAL REVIEW
3	2022-01-06	REV.	REV. PER MCPC TECHNICAL REVIEW
4	2022-02-15	REV.	REV. PER MCPC TECHNICAL COMMENTS
5	2022-06-15	REV.	REV. PER MCPC TECHNICAL REVIEW & COMMENTS
6	2022-06-15	REV.	REV. PER MCPC TECHNICAL REVIEW
7	2022-07-14	REV.	REV. PER MCPC TECHNICAL COMMENTS
8	2022-10-05	REV.	ISSUED FOR FINAL LD REVIEW

LOCATION MAP
SCALE: 1"=2,000'

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PERMITTED USE NO. 20493218

robert e. blue
consulting engineers, p.c.
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tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

RECORD PLAN (1 OF 3)

170, 180, & 190 PLYMOUTH ROAD
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
HALLMARK BUILDING GROUP, INC.
865 EASTON ROAD, SUITE 320
WARRINGTON, PA 18976

DRAWN BY: DJG
CHECKED BY: REB
SCALE: 1"=40'

DATE: 2021-07-20
JOB NUMBER: 2185-2E
SHEET NUMBER: 2 OF 23