RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS:

ON THE _____ DAY OF _____ 2023, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED WAYNE G. FORCE WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED. THAT HE AS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

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

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRATION DATE

I HEREBY CERTIFY THAT WAYNE G. FORCE IS THE OWNER/DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN

_____

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

_____
SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2023.

_____
TOWNSHIP ENGINEER

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2023.

_____
CHAIR

_____
SECRETARY

RECORDED THIS _____ DAY OF _____ 2023 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____ D.B. NO _____ PAGE _____.

RECORDER OF DEEDS

M. C. P. C. # _____

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

SURVEYOR'S CERTIFICATION

I, LANDON J. WOODWARD, PLS., DO HEREBY CERTIFY TO WHITPAIN TOWNSHIP, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS 22 DAY OF SEPTEMBER, 2022, THAT THIS PLAN REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT ALL EXISTING PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS PLAT AND SURVEY WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 26, 1985.

_____
LANDON J. WOODWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. SU060787

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING REGULATIONS (NOTWITHSTANDING, WAIVERS & VARIANCES), AND THAT SITE DESIGN MEETS ACCEPTED DESIGN STANDARDS AND PRACTICES.

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

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

GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE
COLLEGEVILLE, PENNSYLVANIA 19426

_____
DATE

LEGEND

- PROP BUILDING LINE
- PROP LOT LINE
- PROP CONC HATCH
- PROP DRIVE
- PROP STM PIPE
- L — PROP SAN LATERAL
- W — PROP WATER PIPE
- G — PROP GAS LINE
- CO o PROP SAN CLEAN OUT
- WV o PROP WATER VALVE
- GV o PROP GAS VALVE
- 248 — PROP CONTOUR LINE

PA ONE CALL FACILITY OWNERS

UTILITY COMPANY:	RESPONSE:
PAWC NORRISTOWN	CONFLICT PRESENT MEETING REQUESTED BY UTILITY COMPANY
COMCAST PLMG	CLEAR – NO FACILITIES
COMCAST–FIBER	CLEAR – NO FACILITIES
PECO EXELON CO	PLANS RECEIVED PLOTTED AS SHOWN
WHITPAIN T	CLEAR – NO FACILITIES
TRANSCO GAS PL	CLEAR – NO FACILITIES
VERIZON EASTERN	CLEAR – NO FACILITIES

PA ONE CALL NOTE

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 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008. CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

SERIAL NUMBER 20222430177 (SEPTEMBER 22, 2022)

BMP O AND M CERTIFICATION

I, WAYNE G. FORCE HEREBY ACKNOWLEDGE AS WITNESSED BY SIGNING HEREWITH THAT THE STORMWATER BMP's ARE FIXTURES. I, CERTIFY TO OPERATE AND MAINTAIN SUCH BMP'S AND THAT THEY CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP.

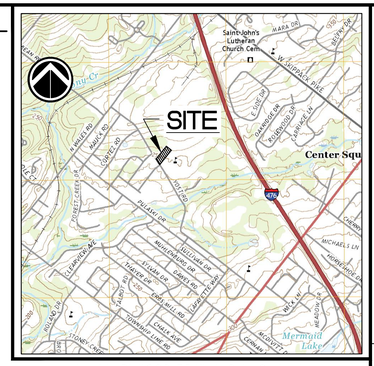
_____
WAYNE G. FORCE (DATE)

BMP OPERATIONS + MAINTENANCE NOTE

THE STORMWATER FACILITIES AS SHOWN HEREIN ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF WHITPAIN, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE RESPECTIVE PROPERTY OWNER, WHITPAIN TOWNSHIP AND/OR IT'S AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE MAINTAINED BY THE RESPECTIVE PROPERTY OWNER. THE RESPECTIVE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES AS APPLICABLE INCLUDING, BUT NOT LIMITED TO, REMOVAL OF DEBRIS, MAINTENANCE OF LANDSCAPING, REPAIR OF EROSION, ETC.

NOTES

1. TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES COMPLETED SEPTEMBER 1, 2022 AND IS LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
2. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C0266G, EFFECTIVE DATE MARCH 2, 2016, NUMBER 420713 PANEL 266 OF 451, SUFFIX G, NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
3. VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A METAL SPIKE SET AS SHOWN. SITE BENCHMARK ELEVATION=247.15'.
4. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS ( ) INDICATES DEED BEARINGS.
5. RIGHT–OF–WAY WIDTHS SHOWN FROM DEEDS OF RECORD.
6. THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
7. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
8. BUILDING DIMENSIONS ARE EXTERIOR AND MAY INCLUDE COVERED ENTRANCES AND ORNAMENTAL FACADES.
9. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS AND PREVAILING PADOT STANDARDS.
10. ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE, CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
11. PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
12. THE DEVELOPMENT PROPOSES PUBLIC SANITARY SEWER SYSTEM CONNECTIONS AND CONNECTION TO PUBLIC WATER. THE NEW SANITARY SEWER LATERAL AND WATER SERVICE SHALL REMAIN THE PROPERTY OF THE RESPECTIVE LOT OWNER FOR THAT PORTION ON SUCH LOT.
13. GAS, ELECTRIC, TELEPHONE, CABLE TV AND OTHER UTILITIES FOR ANY PROPOSED USE SHALL BE PROVIDED BY UNDERGROUND SERVICE.
14. THE BUILDING FOOTPRINT DEPICTED HEREIN HAS BEEN TRANSPOSED FROM PRELIMINARY ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS, IMPERVIOUS SURFACE RATIOS, ETC.
15. ALL SITE IMPROVEMENTS SHALL BE PROVIDED WITH HANDICAP ACCESS IN ACCORDANCE WITH PREVAILING A.D.A. REQUIREMENTS.
16. NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF A UTILITY EASEMENT EXCEPT LAWNS, LOW GROUND COVER, OR OTHER LANDSCAPING THAT WILL NOT ADVERSELY AFFECT THE UTILITY OF THE EASEMENT.
17. NO PLANTINGS AND STRUCTURES SHALL BE LOCATED WITHIN TEN (10) FEET OF THE STORM SEWER FACILITIES OR SANITARY SEWER FACILITIES (FORCE MAIN, LATERALS, ETC.).
18. A TOWNSHIP ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ALL UTILITY CONNECTIONS IN YOST ROAD. ALL PERMITS ARE TO BE SUBMITTED BY THE CONTRACTOR.
19. THE AREA BETWEEN THE LEGAL AND ULTIMATE RIGHT–OF–WAY OF YOST ROAD IS HEREBY OFFERED FOR DEDICATION TO WHITPAIN TOWNSHIP.



Lansdale, PA U.S.G.S. 7.5 Minute Series Quadrangle
0' 1,000' 2,000' 4,000'
GRAPHIC SCALE

SITE LOCATION MAP 1"= 2,000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

   WHITPAIN TOWNSHIP
   (TAX MAP PARCEL NO. 66–00–08566–00–8)

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 IN NORRISTOWN, PENNSYLVANIA IN DEED BOOK 5762, PAGE 715.

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

   WAYNE G. FORCE
   1815 YOST ROAD
   BLUE BELL PA 19422

4. ADDRESS OF THE SUBJECT TRACT

   1815 YOST ROAD
   BLUE BELL PA 19422

5. AREA STATISTICS:

   GROSS TRACT AREA = 87,403.92 S.F.
   NET TRACT AREA = 81,282.41 S.F. (TO ULT. R/W LINES)

6. WATER/SEWER SERVICE:

   PUBLIC WATER SERVICE
   PUBLIC SANITARY SEWER

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE CHAPTER 160, AS AMMENDED; REFERENCE ARTICLE V, SECTION 160–12 TO 160–24.
DISTRICT CLASSIFICATION – "R–1" – RESIDENCE DISTRICT
PROPOSED USE: SINGLE–FAMILY DETACHED DWELLING

	REQUIRED	LOT 1	LOT 2
MIN. LOT AREA:	30,000 S.F.	35,948 S.F.	45,334 S.F.
MIN. LOT WIDTH @ BUILDING LINE:	150 FT.	178.6 FT.	178.49 FT.
MIN. FRONT YARD SETBACK:	50 FT.	57.00 FT.	79.00 FT.
MIN. SIDE YARD SETBACK:	45 FT.	53.00 FT.	46.00 FT.
MIN. SIDE YARD AGGREGATE:	100 FT.	110.00 FT.	114.00 FT.
MIN. REAR YARD SETBACK:	75 FT.	90.00 FT.	115.00 FT.
MAX. BUILDING HEIGHT:	40 FT.	<40 FT.	<40 FT.

IMPERVIOUS COVER

	LOT 1	LOT 2
DWELLING	2,153 S.F.	2,153 S.F.
PAVED DRIVEWAY	4,197 S.F.	1,896 S.F.
SIDEWALK	400 S.F.	400 S.F.
DECK	421 S.F.	421 S.F.
TOTAL	7,171 S.F.	4,870 S.F.

GREEN AREA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED.

ARTICLE XXVII, 160–214 C(1)

	REQUIRED	LOT 1	LOT 2
MIN. GREEN AREA REQUIRED:	SEE FORMULA	8857	10537
LAWN		28,777 S.F.	40,464 S.F.
WALK (ESSENTIAL NON VEHICULAR)		400 S.F.	400 S.F.
TOTAL GREEN AREA PROVIDED:		29,177 S.F.	40,864 S.F.

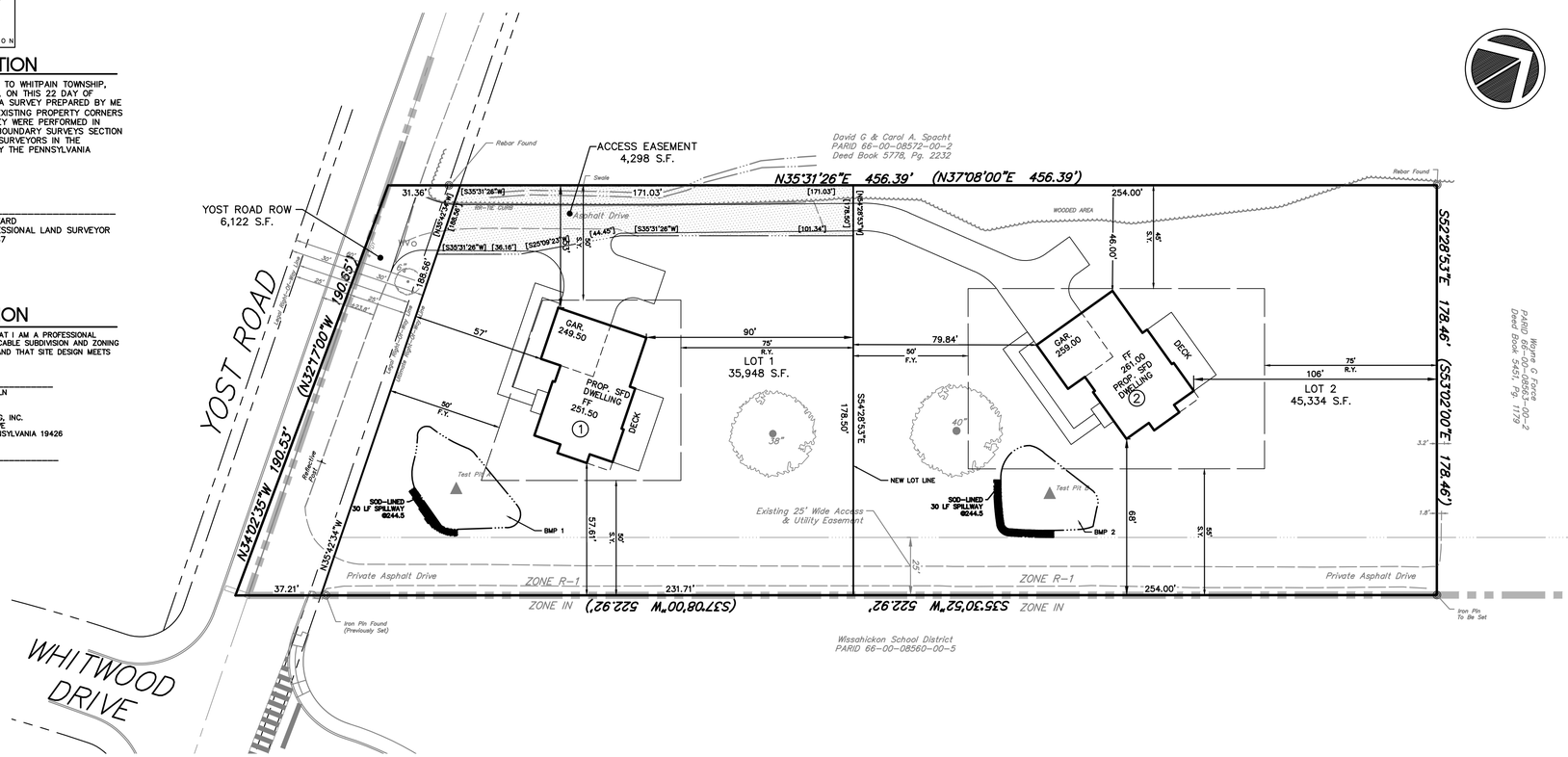
y = 0.179x + 2,422
WHERE x=LOT AREA IN SQUARE FEET
y=MAXIMUM NON–GREEN AREA PER LOT IN SQUARE FEET

y=0.179(35,948)+2422 = 8,857

y=0.179(45,334)+2422 = 10,537

PLAN SHEET INDEX

Sheet No.	Sheet Title
1 OF 12	PLAN OF SUBDIVISION AND LAND DEVELOPMENT
2 OF 12	EXISTING FEATURES AND DEMOLITION PLAN
3 OF 12	AERIAL PHOTOGRAPH PLAN
4 OF 12	GRADING DRAINAGE AND UTILITIES PLAN
5 OF 12	LANDSCAPE PLAN
6 OF 12	PCSM PLAN
7 OF 12	PCSM NOTES
8 OF 12	EROSION AND SEDIMENTATION CONTROL PLAN
9 OF 12	EROSION AND SEDIMENTATION CONTROL NOTES
10 OF 12	EROSION AND SEDIMENTATION CONTROL DETAILS
11 OF 12	CONSTRUCTION DETAILS
12 OF 12	GREEN AREA PLAN



GORSKI
GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

1815 YOST ROAD

PREPARED FOR
WAYNE G. FORCE
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
	PLAN ORIGINATION DATE	AUGUST 11, 2023

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PLAN OF SUBDIVISION AND LAND DEVELOPMENT

RECORD PLAN 1 OF 2

1815 YOST ROAD

SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: AJH	DRAFTED BY: RAF
PROJECT NUMBER: 7725	DRAWING FILE: 7725 SHT01 SUB
PLAN SCALE: 1" = 30'	PLAN SHEET NUMBER 1 OF 12

0' 15' 30' 60'
GRAPHIC SCALE