

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 4209100270 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.
- ULTIMATE RIGHT-OF-WAY FOR NORRISTOWN ROAD, S.R. 3001 WAS PREVIOUSLY OFFERED FOR DEDICATION ON A MINOR SUBDIVISION PLAN OF 234 NORRISTOWN ROAD & 159 STENTON AVENUE PREPARED FOR PHILIP J. MATHESON & ANNA WS. MATHESON RECORDED IN PLAN BOOK 47, PAGE 234 ON MARCH 13, 2018.

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	_____

RECORDING ACKNOWLEDGEMENTS

OWNER'S ACKNOWLEDGEMENTS
CERTIFICATE OF OWNERSHIP:
ROSINA E. CARLINO IS THE OWNER OF THE LAND HEREIN PROPOSED TO BE CONSOLIDATED AND ADOPTS THIS PLAN AND DESIRES THE SAME TO BE RECORDED.
BY: _____
COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF MONTGOMERY
ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROSINA E. CARLINO, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
CERTIFICATE OF OWNERSHIP:
WILLIAM J. JR. & TIFFANY ANN KAY ARE THE OWNERS OF THE LAND HEREIN PROPOSED TO BE CONSOLIDATED AND ADOPTS THIS PLAN AND DESIRES THE SAME TO BE RECORDED.
BY: _____ BY: _____
COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF MONTGOMERY

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 _____, 2024.
CHAIR _____
SECRETARY _____

PLANNING COMMISSION CERTIFICATION
APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE _____ DAY OF _____, 2024.
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 _____, 2024.

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

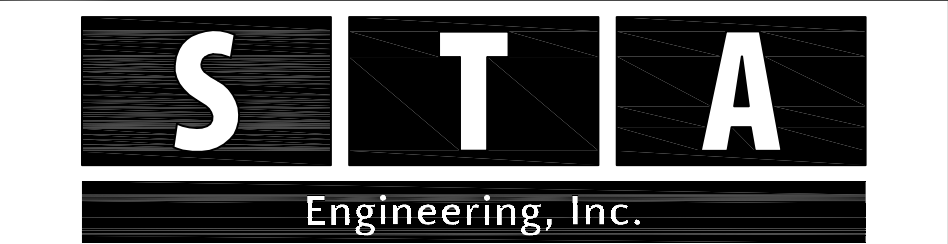
RECORDING CERTIFICATE
RECORDED THIS _____ DAY OF _____, 20____, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN CASE FILE _____ D.B. No. _____, PAGE _____

SURVEYOR'S CERTIFICATION
CLIFFORD T. STOUT, P.L.S. PA REGISTRATION NO. 282-A
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.

	PER LOT LINE ADJUSTMENT	JUNE 12, 2024
2 JAC	S.T.A. PLAN ORIGIN DATE	MAY 16, 2024
1 JAC		

LOT LINE ADJUSTMENT AND PARCEL CONSOLIDATION PLAN

FOR THE
CARLINO SUBDIVISION
PREPARED FOR
ROSINA E. CARLINO
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



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	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	J.A.C.	M.E.T.	
1"=60'	4825	SUB-2024	1 OF 1

AREA CHART	
LOT #	AREA
EXIST. LOT 1	5.53 AC.
EXIST. LOT 2	2.10 AC.
PARCEL A	0.35 AC.
CONSOLIDATED LOT:	7.98 AC.

AREA CHART	
LOT #	AREA
EXIST. LOT 3	5.53 AC.
PARCEL B	0.22 AC.
CONSOLIDATED LOT:	5.75 AC.

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.					
EXIST. LOT NO.	MUNICIPALITY	TAX MAP ID	PARID	DEED BOOK, PAGE	OWNER
1	WHITPAIN TOWNSHIP	66021 140	66-00-06838-11-6	DEED BOOK 6357, PAGE 0256	ROSINA E. CARLINO 159 STENTON AVENUE BLUE BELL, PA 19422
2	WHITPAIN TOWNSHIP	66021 067	66-00-06841-00-5	DEED BOOK 5870, PAGE 1054	ROSINA E. CARLINO 159 STENTON AVENUE BLUE BELL, PA 19422
3	WHITPAIN TOWNSHIP	66021 083	66-00-06838-10-7	DEED BOOK 6272, PAGE 1052	WILLIAM J. JR. & TIFFANY ANN KAY 149 STENTON AVENUE BLUE BELL, PA 19422
4	WHITPAIN TOWNSHIP	66021 141	66-00-06841-01-4	DEED BOOK 6208, PAGE 2131	ROSINA E. CARLINO 159 STENTON AVENUE BLUE BELL, PA 19422
					EXISTING LOT AREA TO TITLE LINE
					5.53 AC.
					2.10 AC.
					2.49 AC.
					0.57 AC.

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 121 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.

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.

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	PARCEL A	CONSOLIDATED LOT
MINIMUM LOT AREA:	80,000 S.F.	241,198 S.F.	91,332 S.F.	15,191 S.F.	332,530 S.F.
MINIMUM LOT WIDTH @ SETBACK LINE:	200 FT.	200.0 FT.	213.2 FT.	N/A	238.4 FT.
FRONT YARD SETBACK:	75 FT.	228.8 FT.	N/A	N/A	611.3 FT.
SIDE YARD RESTRICTION:	40 FT. MIN./100 FT. AGG.	73.5/148.5 FT.	N/A	N/A	73.5/148.5 FT.
REAR YARD RESTRICTION:	75 FT.	90.3 FT.	N/A	N/A	90.3 FT.
ACCESSORY BLDG. YARD RESTRICTION:	10 FT.	13.9 FT.	31.6 FT.	N/A	13.9 FT.
MAXIMUM BUILDING HEIGHT:	40 FT.	<40 FT.	N/A	N/A	<40 FT.
ALLOWABLE IMPERVIOUS SURFACE COVERAGE:	*	45,596 S.F.	18,770 S.F.	N/A	61,945 S.F.
ACTUAL IMPERVIOUS SURFACE COVERAGE:		43,915 S.F.	569 S.F.	N/A	52,942 S.F.
CRITERIA:	REQUIRED:	EXIST. LOT 1	EXIST. LOT 2	PARCEL B	CONSOLIDATED LOT
MINIMUM LOT AREA:	80,000 S.F.	108,414 S.F.	N/A	9,635 S.F.	N/A
MINIMUM LOT AREA FOR FLAG LOT:	120,000 S.F.	N/A	N/A	N/A	118,049 S.F.
MINIMUM LOT WIDTH @ SETBACK LINE:	200 FT.	291.7 FT.	N/A	N/A	287.4 FT.
FRONT YARD SETBACK:	75 FT.	78.6 FT.	N/A	N/A	79.1 FT.
SIDE YARD RESTRICTION:	40 FT. MIN./100 FT. AGG.	99.3/225.0 FT.	N/A	N/A	99.3/225.0 FT.
REAR YARD RESTRICTION:	75 FT.	96.0 FT.	N/A	N/A	96.0 FT.
ACCESSORY BLDG. YARD RESTRICTION:	10 FT.	50.5 FT.	N/A	N/A	50.5 FT.
MAXIMUM BUILDING HEIGHT:	40 FT.	<40 FT.	N/A	N/A	<40 FT.
ALLOWABLE IMPERVIOUS SURFACE COVERAGE:	*	21,828 S.F.	N/A	N/A	23,553 S.F.
ACTUAL IMPERVIOUS SURFACE COVERAGE:		13,330 S.F.	N/A	N/A	18,737 S.F.
* Y = 0.179X + 2,422					
X = LOT AREA IN SQUARE FEET					
Y = MAXIMUM IMPERVIOUS COVER PER LOT IN SQUARE FEET					