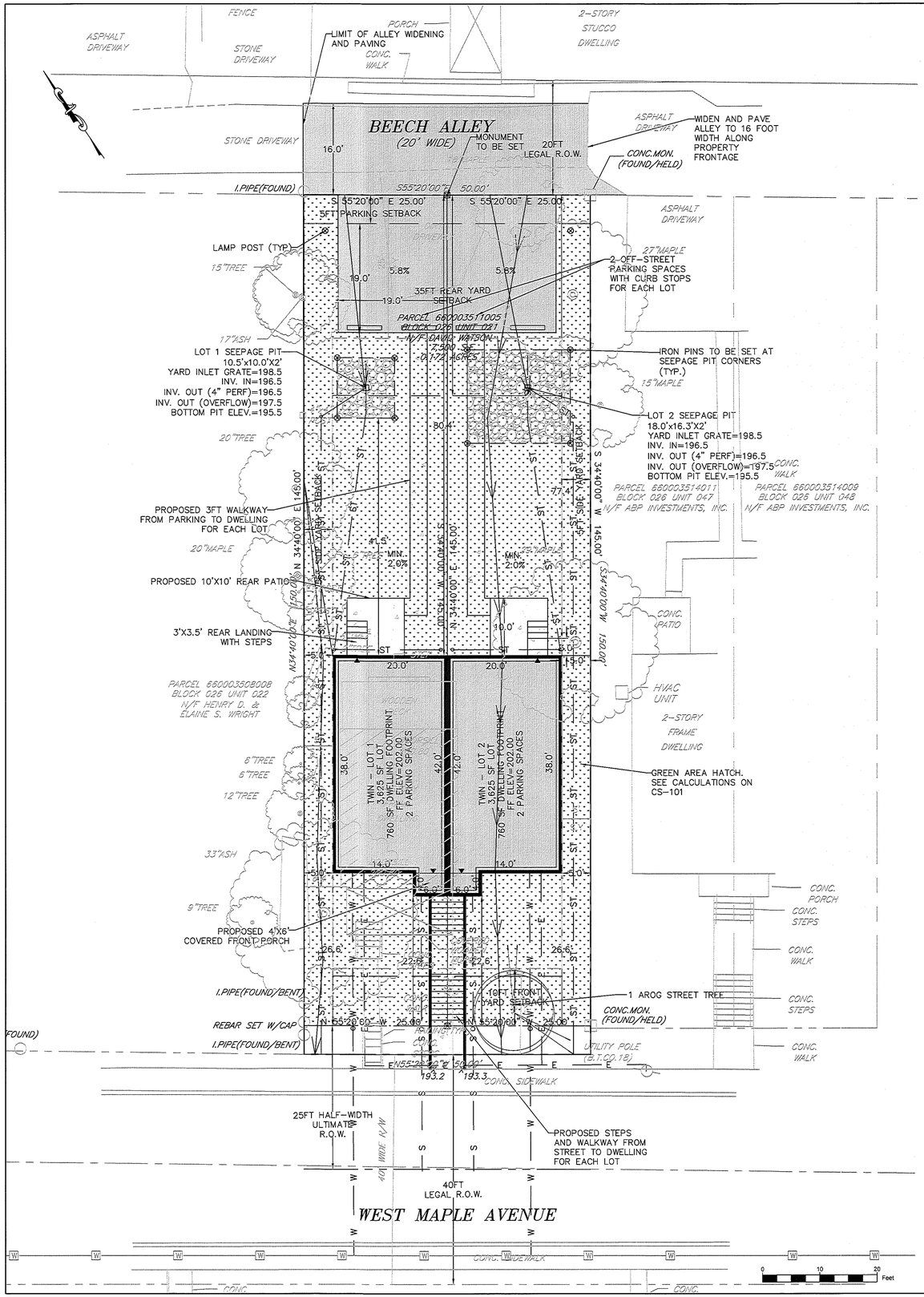

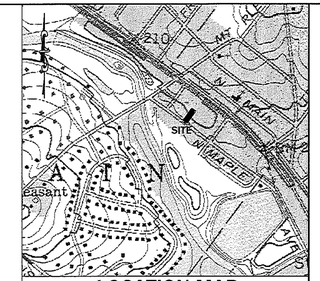

LOCATION MAP

REFERENCE: AMBLER U.S.G.S. QUADRANGLE MAPS SCALE: 1"=800'

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

_____
(TITLE)

I HEREBY CERTIFY THAT _____ IS THE DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

_____
(NAME, TITLE)

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20 __,

_____
SECRETARY
WHITPAIN TOWNSHIP
PLANNING COMMISSION

APPROVED BY THE TOWNSHIP ENGINEER ON THIS _____DAY OF _____, 20 __,

_____
TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS ____ DAY OF _____, 20___,

_____
CHAIRMAN

_____
SECRETARY

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 _____ PATRICK A. CAVANAUGH, P.L.S. (SEAL)
PA SU-51056-E

UPON COMPLETION OF THIS PROJECT THERE IS OFFERED FOR DEDICATION THE FOLLOWING:

_____
_____
_____
_____

_____
DEVELOPER

OWNER'S ACKNOWLEDGMENT: STATE OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THE_____DAY OF _____, 20 ___ 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.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____, 20___.

DEVELOPER'S ACKNOWLEDGEMENT:

ON THIS, THE_____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, A NOTARY PUBLIC, PERSONALLY APPEARED _____KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE_____ OF _____ , WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF THE CORPORATION FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____, 20 _____.

RECORDED PLAN

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 FILE CASE _____ D.B. NO ____ PAGE_____,

_____
RECORDER

THE FOLLOWING IMPROVEMENT CONSTRUCTION DRAWINGS ARE TO BE USED IN CONJUNCTION WITH RECORD PLAN:

TITLE _____ DATE _____

REVISION DATE _____

ACKNOWLEDGMENT FOR USE BY CORPORATION

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE _____OF _____ A CORPORATION, AND THAT HE AS SUCH _____ BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF (HERSELF) AS

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

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:_____,20___.

OWNER CERTIFICATION FOR STORMWATER BMP'S

THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP.

_____
PROPERTY OWNER

MCPC No. _____

PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED ON THIS DATE _____

_____
FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

SALDO WAIVER REQUEST LIST

1. SALDO SECTION 129-20.E.(2) – THE APPLICANT IS REQUESTING A WAIVER TO PERMIT GRADING WITHIN FIVE FEET OF THE PROPERTY LINE.
2. SALDO SECTION 129-21.C – THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING A MINIMUM PIPE DIAMETER OF 18-INCHES AND MINIMUM PIPE SLOPE OF 0.5% THE PROPOSED PIPES ARE 4-INCH DIAMETER FOR ROOF DRAIN SYSTEMS AND PERFORATED PIPE WITHIN THE SEEPAGE PIT. THE PERFORATED PIPE WITHIN THE SEEPAGE PITS ARE AT FLAT SLOPE TO SERVE AS DISTRIBUTION FOR THE SYSTEM.
3. SALDO SECTION 129-21.E – THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING PENNDOT INLETS ON THE INDIVIDUAL LOTS.
4. SALDO SECTION 129-58.C(1) – THE APPLICANT IS REQUESTING A WAIVER FROM PROVIDING INFORMATION WITHIN 400 FEET OF THE SUBDIVISION; SPECIFICALLY, THE LOCATION, NAMES AND WIDTHS OF STREETS AND ALLEYS; LOCATION AND NAMES OF RAILROADS; LOCATION OF PROPERTY LINES AND THE NAMES OF OWNERS; NAMES OF ALL SUBDIVISIONS AND LAND DEVELOPMENTS IMMEDIATELY ADJACENT AND THE NAMES OF OWNERS OF ADJACENT ACREAGE; LOCATION OF WATERCOURSES, SANITARY SEWERS, STORM DRAINS, AND SIMILAR FEATURES.
5. FEE WAIVER REQUESTS – THE APPLICANT IS REQUESTING WAIVERS FROM PROVIDING THE FOLLOWING FEES IN EXCHANGE FOR PROVIDING IMPROVEMENTS TO BEECH ALLEY FROM THE PROPERTY FRONTAGE TO THE INTERSECTION OF OAK STREET:
   a. SALDO SECTION 129-6 – TRAFFIC IMPACT FEE.
   b. SALDO SECTION 129-18.A AND 129-18.B – OPEN SPACE FEE.
   c. SALDO SECTION 129-65.A AND 129-65.B – STORMWATER OUTFALL FEE.

OWNER	APPLICANT	PROPERTY INFORMATION
DAVID WATSON 2477 COUNTY LINE ROAD WARRINGTON, PA 18976	ABP INVESTMENTS, INC. ART HERLING 775 PENLLYN PIKE BLUE BELL, PA 19422	325 W. MAPLE AVENUE WHITPAIN TOWNSHIP T.P. # 66-00-03511-005 PROPERTY AREA 7,500 SF

SITE PLAN NOTES:

1. THE SUBJECT SITE IS LOCATED AT 325 W. MAPLE AVENUE.
2. THE PROPERTY BEING MONTGOMERY COUNTY TAX MAP PARCEL NUMBER 66-00-03511-005.
3. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM BOUNDARY/TOPOGRAPHIC SURVEY PLAN PREPARED BY CAVANAUGH'S SURVEYING SERVICES, DATED 10/14/16.
4. THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
5. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE TO LAST APPROXIMATELY 20 MONTHS.
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. ALL BUILDINGS SHALL BE LESS THAN 40 FEET IN HEIGHT AND SHALL NOT EXCEED THREE STORIES.
8. NO STRUCTURES EXCEPT FENCES, WALKWAYS, DRIVEWAYS, AND PARKING PADS SHALL BE PLACED IN THE FRONT YARD.
9. THE PROPERTY IS OUTSIDE OF SPECIAL FLOOD HAZARD AREAS AS PER FEMA PANEL 42091C0286E.
10. A BLANKET EASEMENT IS PROPOSED ON ALL LOTS FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER FACILITIES FOR ACCESS BY THE PROPERTY OWNERS AND WHITPAIN TOWNSHIP.
11. THE APPLICANT OFFERS THE AREA BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAY OF MAPLE AVENUE ALONG THE PROPERTY FRONTAGE FOR DEDICATION TO THE TOWNSHIP OF WHITPAIN.

ZONING TABLE
Zone: R4 Village Preservation District

Item	Required / Permitted	Proposed Lot 1	Proposed Lot 2	Ordinance Section
Permitted Use	SF Detached Dwelling; Twin	Twin	Twin	160-55
Max. Building Height	40 FT	<40 FT	<40 FT	160-56.B
Min. Green Area	50%	63.0%	63.0%	160-214.C(1)
Twin House				
Min. Lot Area	3,000 SF	3,625 SF	3,625 SF	160-56.A
Min. Lot Width at Building Setback	20 FT	25.0 FT	25.0 FT	160-56.A
Min. Front Yard Setback	10 FT	22.6 FT	22.6 FT	160-56.A
Min. Side Yard Setback (minimum)	5 FT	5.0 FT	5.0 FT	160-56.A
Min. Rear Yard Setback	35 FT	80.4 FT	80.4 FT	160-56.A
Max. Building Coverage	40%	9.9%	21.6%	160-56.A
Parking				
Min. Number of Off-Street Spaces per Dwelling*	2	2	2	160-192.A(1)
Min. Parking Setback from Ultimate ROW	5 FT	5 FT	5 FT	160-197
Notes:				

* Private garages shall not be counted toward the minimum requirement

LOT AREA CALCULATIONS

	Existing	Proposed Lot 1	Proposed Lot 2
Gross Lot Area (SF)	7,500	3,750	3,750
Ultimate Street Right-of-Way	250	125	125
Net Lot Area	7,250	3,625	3,625

GREEN AREA CALCULATIONS

	Existing	Proposed Lot 1	Proposed Lot 2
Dwelling	570	760	760
Covered Front Porch	150	24	24
Driveway	263	456	456
Rear Patio/Deck	174	100	100
Walkways	51	219	219
Total Impervious	1,208	1,559	1,559
Green Area	84.0%	63.0%	63.0%
Building Coverage	9.9%	21.6%	21.6%
Total New Impervious	N/A	506	1,404

Holmes Cunningham LLC
350 E. Butler Ave
Suite 106
New Britain, PA 18901
(215) 586-3330
www.hcengineering.net

HC holmes cunningham ENGINEERING

REVISIONS		
	Date	Description

CALL BEFORE YOU DIG !!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR DESIGN AND 10 WORKING DAYS NOTICE FOR CONSTRUCTION

Pennsylvania One Call System, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT ALL UTILITIES PRIOR TO ANY EXCAVATION.

325 W. MAPLE SUBDIVISION

T.M.P. # 66-00-03511-00-5
325 W. MAPLE AVENUE
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA

RECORD SUBDIVISION PLAN

PATRICK A. CAVANAUGH, P.L.S.
PA SU-51056-E

KRISTIN R. HOLMES, P.E.
PA PE073604

File No.
1201_3_CS101.DWG

Date	11/4/2016	Scale	1"=10'	HCE Job	1201	Designed	KH	Sheet	3 of 7

Drawing No.
CS-101