

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE—STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

ONE CALL NOTE
NO SCALE

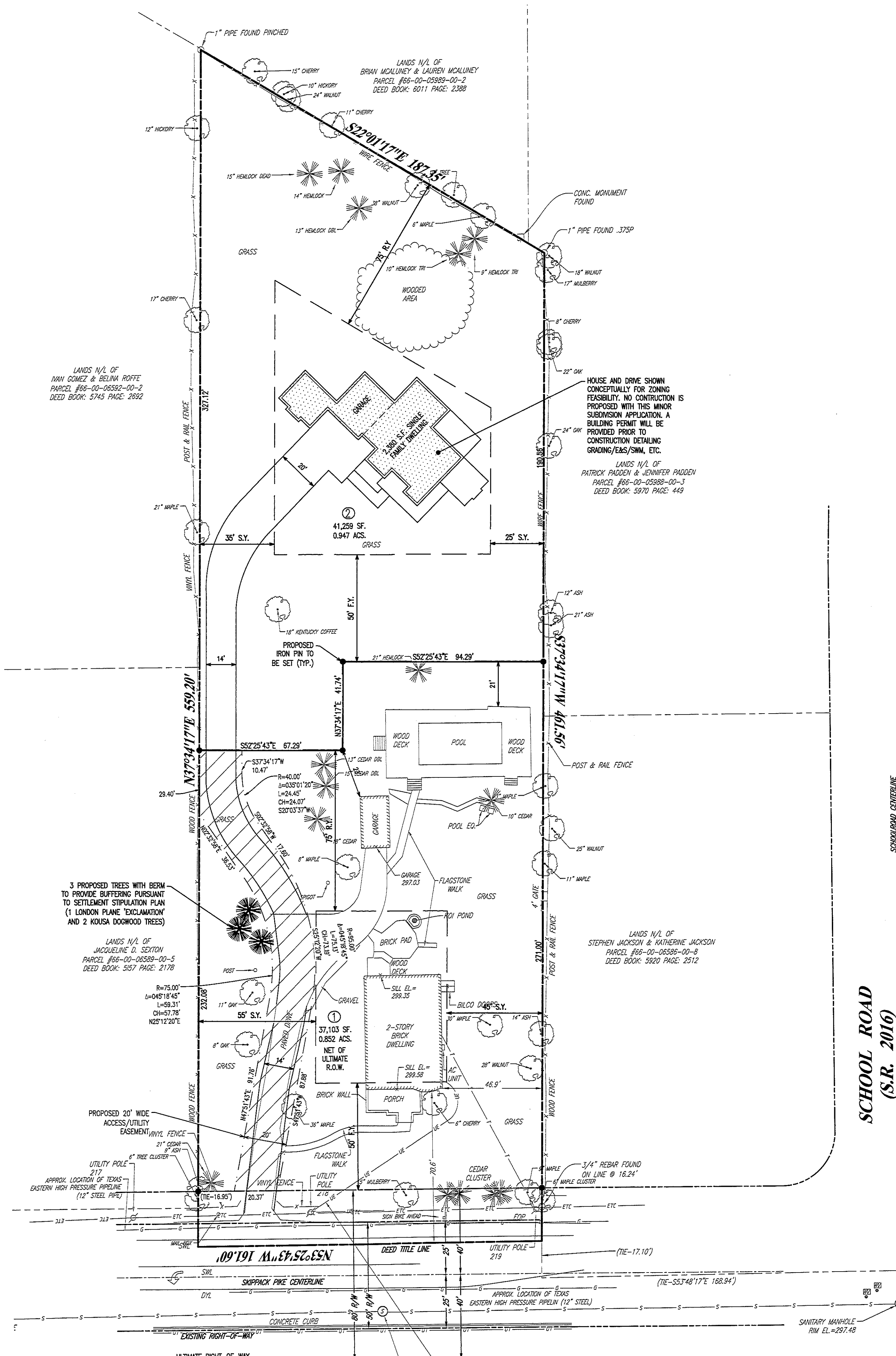
ACT 287 AS AMENDED BY ACT 181 OF 2006
SERIAL NUMBER 20182922308
D. L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE
ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY
LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES D. L.
HOWELL & ASSOC., INC. GUARANTEE THAT ALL SUBSURFACE UTILITY
LINES, STRUCTURES, ETC. ARE SHOWN.
CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL
SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF
WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT
1-800-242-1776.

UTILITIES NOTIFIED

- COMPANY: COMCAST CABLEVISION
ADDRESS: 1 APOLLO RD
PLYMOUTH MEETING, PA. 19462
CONTACT: TOM DEMSEY
- COMPANY: LIGHTOWER FIBER NETWORKS LLC
CONTACT: DESIGN PERSONNEL
EMAIL: moppingrequests@lfbtech.com
- COMPANY: COMCAST
ADDRESS: 4400M WAYNE AVENUE
PHILADELPHIA, PA. 19140
CONTACT: ROBERT HARVEY
EMAIL: bob.harvey@cable.comcast.com
- COMPANY: PECO ENERGY C/O USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM
- COMPANY: WHITPAIN TOWNSHIP
ADDRESS: 960 WENTZ ROAD
BLUE BELL, PA. 19422
CONTACT: TOM FARZETTA
EMAIL: tfarzetta@whitpaintownship.org
- COMPANY: NORTH WALES WATER AUTHORITY
ADDRESS: 200 W WALNUT ST
PO BOX 1339
NORTH WALES, PA. 19454
CONTACT: JOSEPH MURPHY
EMAIL: JMURPHY@NWWATER.COM
- COMPANY: TEXAS EASTERN/SPECTRA
ADDRESS: 560 POTTSWOM PIKE
CHESTER SPRINGS, PA. 19425
CONTACT: RYAN LUMBATIS
EMAIL: Ryan.Lumbatis@enbridge.com
- COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA. 19034
CONTACT: LAURA LIPPINCOTT
EMAIL: LAURA.LIPPINCOTT@ONE.VERIZON.COM

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- EX. EXISTING CONTOUR
- PROP. CONTOUR
- EX. 123.00 EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- SOILS TYPE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. EXIST. PARKING SPACES
- PROP. PARKING SPACES
- TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE



ZONING DATA TABULATION

R-1 RESIDENCE DISTRICTS
SECTION 160-13 - USE REGULATIONS:
- SINGLE FAMILY DETACHED DWELLING

REQUIRED	LOT 1	LOT 2
MIN. LOT SIZE	30,000 SF.	37,103 SF. 41,259 SF.*
MIN. LOT WIDTH - BUILDING LINE	150 FT.	162 FT. 162 FT.
MIN. FRONT YARD	50 FT.	45.5 FT.** 50 FT.
MIN. SIDE YARDS	45 FT. EA.	46.9 FT. 25 FT.
MIN. REAR YARD	75 FT.	105.9 FT. 75 FT.
MAX. BUILDING HEIGHT	40 FT.	<40 FT. <40 FT.
ACCESSORY SETBACK	10 FT.	23 FT. N/A

* - SEE VARIANCES GRANTED BELOW AND SETTLEMENT STIPULATION SHEET 2
** - DENOTES EXISTING NON-CONFORMITY

GREEN AREA TABULATION

PURSUANT TO ARTICLE XXVIII SECTION 160-214.C.2.A, MAXIMUM NON-GREEN AREA SHALL BE CALCULATED UTILIZING THE FOLLOWING FORMULA
y = 0.179x + 2.422
WHERE:
x = LOT AREA IN SQUARE FEET - LIT. R/W - I EXISTING UNDERGROUND UTILITY EASEMENTS
y = MAXIMUM NON-GREEN AREA PER LOT IN SQUARE FEET

LOT 1	LOT 2
y = 0.179(37,103) + 2.422	y = 0.179(41,259) + 2.422
y = 9,064 S.F.	y = 9,808 S.F.
PROPOSED - 10,080 S.F. *	PROPOSED - 6,269 S.F.

* - SEE VARIANCES GRANTED BELOW AND SETTLEMENT STIPULATION SHEET 2
** - IMPROVISED BASED ON THE CONCEPTUAL LAYOUT SHOWN ON THIS PLAN FOR FEASIBILITY PURPOSES. ACTUAL IMPROVISED COVERAGE WILL BE FURTHER DETAILED AT TIME OF GRADING PERMIT.

THE PURPOSE OF THIS PLAN IS TO SHOW THE FINAL MINOR SUBDIVISION OF AN EXISTING PARCEL INTO TWO SEPARATE LOTS. LOT 1 WILL RETAIN THE EXISTING DWELLING, POOL AREA, AND ONE GARAGE BUT THE OTHER STRUCTURES WILL BE DEMOLISHED AS SHOWN ON SHEET 2. LOT 2 WILL NEED A FULL GRADING/EAS/SWM PERMIT SUBMITTED AT TIME OF PROPOSED DEVELOPMENT.

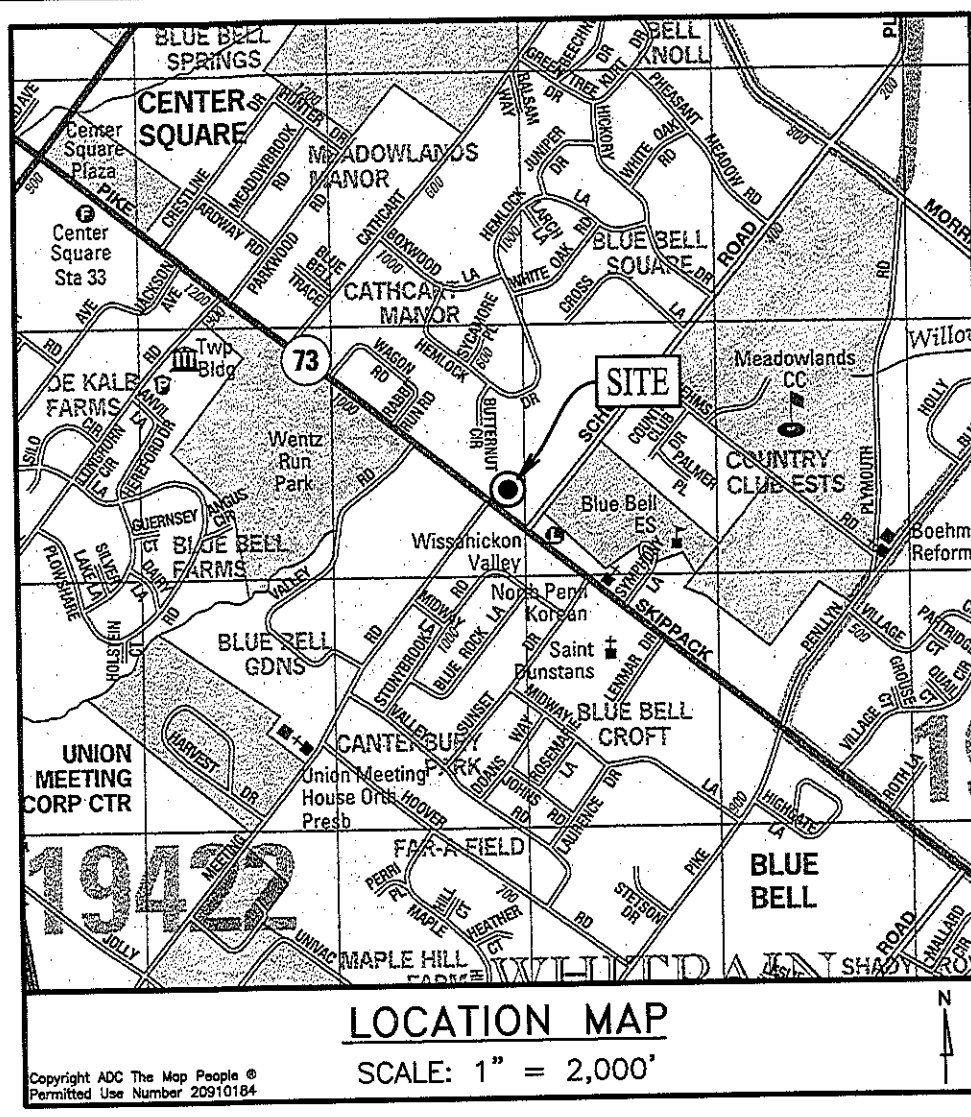
VARIANCES GRANTED: (PER SETTLEMENT STIPULATION SEE SHEET 2)

- ARTICLE V, SECTION 160-17 TO REDUCE THE MINIMUM REQUIRED SIDE YARD SETBACK FROM 45 FT. TO 25 FT. AND TO REDUCE THE MINIMUM REQUIRED AGGREGATE SIDE YARD SETBACK FROM 100 FT. TO 60 FT. FOR LOT 2.
- ARTICLE XXVIII, SECTION 160-216.B TO REDUCE THE MINIMUM REQUIRED STACKED LOT SIZE FROM 45,000 S.F. TO 41,259 S.F. FOR LOT 2.
- ARTICLE XXVIII, SECTION 160-216.D TO REDUCE THE MINIMUM REQUIRED COMMON DRIVE WIDTH FROM 16' TO 14'.
- ARTICLE XXVIII, SECTION 160-214.C.2.A TO ALLOW LOT 1 TO CONTAIN LESS GREEN AREA THAN WHAT IS REQUIRED FROM THE GREEN AREA CALCULATION.

SEWAGE FACILITIES PLANNING MODULE NOTE
A SEWAGE FACILITIES PLANNING MODULE WATER WILL BE SUBMITTED AND APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE MONTGOMERY COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

GENERAL NOTES

- RECORD OWNER/SITE ADDRESS: 919 SKIPPACK PIKE PROPERTIES, LLC, 1 MILL RACE, SPRING HOUSE, PA 19477
- TAX PARCEL #: 66-00-06586-00-8
- SOURCE OF TITLE: RECORD BOOK 4491, PAGE 197
- LOT AREA: 1.893 ACRES (GROSS), 1.854 ACRES (NET OF EXISTING R/W), 1.798 ACRES (NET OF ULTIMATE R/W)
- BOUNDARY, TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC, PERFORMED ON 10/29/2018.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC. DATUM: NAVD 88 (COMPUTED USING GEOID12A) & NAD 83 (2011) (EPOCH2010.0000) (AS DETERMINED BY GPS OBSERVATION). SITE BENCH SANITARY MANHOLE AS SHOWN ON PLAN. ELEVATION = 291.94, CONTOUR INTERVAL: 2 FEET.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
- THE EXISTING LEGAL RIGHT-OF-WAY OF S.R. 0073 WAS TAKEN FROM PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND COMBINATION OF RIGHT OF WAY ROUTE NO. 197 SECTION NO. 5 IN MONTGOMERY COUNTY", FORM DATED: 03/03/1938.
- THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA. MAP NO. 42091C02676, PANEL 267 OF 451, DATED MARCH 2, 2016.
- THE ORIGINAL TAX PARCEL #66-00-06586-00-8 HAS A TOTAL AREA OF 1.893 ACRES AND IS BEING DIVIDED INTO TWO LOTS. THERE ARE NO NEW ROADS OR ANY EXISTING ROADS TO BE WIDENED. FURTHER, THERE IS NO CONSTRUCTION PLANNED AS PART OF THIS SUBDIVISION APPLICATION. SEE NOTE 12.
- AN INDIVIDUAL LOT GRADING/STORMWATER AND EROSION CONTROL PLAN WILL BE SUBMITTED TO THE TOWNSHIP FOR APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT #2 AND WILL BE IN ACCORDANCE WITH THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE (CHAPTER 125). THIS PROCESS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER/BUILDER.
- WATER SERVICE: EXISTING/PROPOSED VIA NORTH WALES WATER AUTHORITY.
- SANITARY SEWER SERVICE: EXISTING/PROPOSED VIA WHITPAIN TOWNSHIP SEWER.
- PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. A MINIMUM USE HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED FOR THE MODIFIED DRIVEWAY ENTRANCE AND MUST BE OBTAINED PRIOR TO USE AND OCCUPANCY OF THE SECOND LOT. HIGHWAY OCCUPANCY PERMITS WILL BE REQUIRED FOR THE UTILITY CONNECTIONS WITHIN THE STATE HIGHWAY AS WELL.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS.
- ALL PROPOSED UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- NO PLANTINGS AND STRUCTURES SHALL BE LOCATED WITHIN FIVE (5) FEET OF THE STORM SEWER FACILITIES.
- THE APPLICANT SHALL BE REQUIRED TO SUBMIT A SANITARY SEWER CAPITAL CONTRIBUTION FOR LOT 2 THAT CONNECTS TO THE PUBLIC SANITARY SEWER SYSTEM PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- DEMOLITION PERMITS ARE REQUIRED FOR ANY EXISTING STRUCTURES THAT ARE TO BE DEMOLISHED.
- THE PROPOSED SANITARY LATERAL FOR LOT 2 SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THE ACCESS AND UTILITY EASEMENT SHALL BE SUBJECT TO A DRIVEWAY SHARING AND MAINTENANCE AGREEMENT WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP SOLICITOR.
- ANY STORMWATER MANAGEMENT FACILITY SHALL BE SUBJECT TO A MAINTENANCE AGREEMENT WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP ENGINEER AND TOWNSHIP SOLICITOR. THIS WILL BE PROVIDED AT TIME OF BUILDING PERMIT PLAN.



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 _____, WHO PERSONALLY APPEARED
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.

BY: _____

NOTARY PUBLIC
COUNTY: _____

MY COMMISSION EXPIRES: _____

REVIEWED BY THE PLANNING COMMISSION OF WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, THIS DAY OF _____ 20____

SECRETARY
WHITPAIN TOWNSHIP PLANNING COMMISSION

APPROVED BY THE TOWNSHIP SUPERVISORS OF WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, THIS DAY OF _____ 20____

CHAIRMAN
SECRETARY

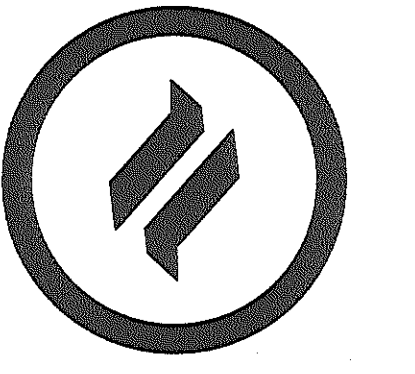
REVIEWED BY THE WHITPAIN TOWNSHIP ENGINEER THIS DAY OF _____ 20____

TOWNSHIP ENGINEER

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 ____ PG ____

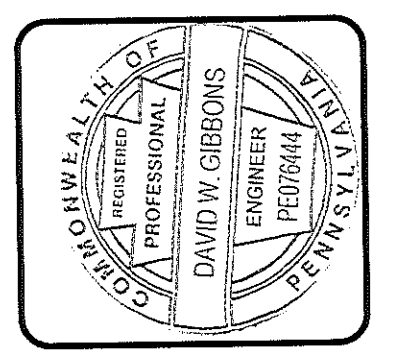
(DEPUTY) RECORDER OF DEEDS
MATTHEW A. WAYMAN, PLS LICENSE NO. 9155525

CERTIFICATE OF ACCURACY - SURVEY
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL SURVEY BOUNDARY INFORMATION AND COMPUTATIONS SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MOST RECENT TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.



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West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

FINAL MINOR SUBDIVISION RECORD PLAN

CLIENT: HARTH BUILDERS
PROJECT: 919 SKIPPACK PIKE
LOCATION: WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	01/03/20
SCALE:	1"=30'
DRAWN BY:	RAG
CHECKED BY:	REV
PROJECT NO.:	3467
CAD FILE:	2427 Pr - 2-Lot Subdivision.dwg
PLOTTED:	01/03/20
DRAWING NO.:	C01.1
SHEET:	1 OF 3

UPI#: 66-00-06586-00-8

