

GENERAL PLAN NOTES

- BASE EXISTING FEATURES AND SURVEY NOTES:**
- The contract and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. This survey was prepared during the month of February, 2020.
 - Bearings shown reflect a "04 Deg. 57 Min. 36 Sec." clockwise rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
 - A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmark for this project is a sanitary manhole located in the intersection of Yost Road and Gallies Drive having a rim elevation of 250.26. This survey was prepared during the month of February, 2020.
 - This plan was prepared utilizing the following references:
 - Top maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Salt classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum. Flight date was Spring 2008, updated by DVMC flight 2015.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated September 05, 2020.
 - Subdivision Plan for Frederick V. Schubert, prepared by Henry S. Conroy, Inc., Division of Chester Valley Engineers, dated October 22, 1986, and recorded in the Office of Recorder of Deeds, in Norristown, PA as PSV A-12, Page 63.
 - Subdivision Plan for Whitpain Woods Inc., prepared by Henry S. Conroy, Inc., Division of Chester Valley Engineers, dated October 20, 1986, and recorded in the Office of Recorder of Deeds, in Norristown, PA as PSV A-12, Page 63.
 - There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
 - This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42051-C-0252 G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - Subject property is Zoned R-2 Residential as noted on the official Zoning Map for this municipality.
- BASE DEVELOPMENT NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Legal rights-of-way width are per deed information. Ultimate rights-of-way width were derived from offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
 - This project shall be served by public sanitary sewer by Whitpain Township and water services by North Wales Water Authority.
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility, storm water or sanitary sewer easement except lawns or suitable low ground cover.
 - Heritage Tree Registry: Per the 2008 Heritage Tree Registry, there are no inventoried trees within this property noted in the listing in the Registry.
 - Class 1 Historic Resources: Per Appendix 1, Whitpain Township Historic Properties, from the Whitpain Township Zoning Ordinance - the Properties subject to this Application are NOT considered as Class 1 Historic Resources.
- ZONING VARIANCE APPROVAL:**
- The following Zoning Variances were GRANTED for this property as noted below at the 08/20/2020 Whitpain Township Zoning Hearing Board meeting (application 2240-20):
- 160-34 Relating to Side Yards: Side Yards for One Single-Family Detached Dwelling to allow Lot 1 to have a side yard of 18.5 Ft. and an aggregate width of 49.43 Ft.
 - 160-203 Relating to Residential Projections into Side Yards: to allow the proposed porch to project into the side yard when the Ordinance prohibits same.
 - 160-241 Relating to Expiration of Special Exceptions & Variances: to allow Applicant 18-months to complete the subdivision and obtain building permits when Ordinance grants only 6-months Subject to the following conditions:
 - All use and development shall conform to the exhibits and testimony presented at the hearing.
 - Applicant agrees to preserve as many existing trees as possible and to minimize impervious surface area.
 - Applicant agrees to maintain the historic look and nature of the existing property and agrees not to remove or alter the porch on the existing Victorian home.
 - Relief granted is conditional upon Applicant obtaining public water & sewer to serve the existing Victorian Home as well as the proposed home on Lot 2.

ZONING and SITE DATA SCHEDULE

Item	Section	Requirement	Proposed LOT 1	Proposed LOT 2
Permitted Use	160-30A/160-13A	(1) Single-Family Detached Dwelling	Existing Single-Family Detached Dwelling	(1) Single-Family Detached Dwelling
(Min) Lot Area	160-31	12,500 Sq. Ft.	22,966.03 Sq. Ft.	19,451.45 Sq. Ft.
(Min) Lot Width	160-31	100 Ft.	[1] 100.98 Ft.	110.00 Ft.
Front Yard (Min)	160-32	50 Ft.	104.6 Ft. (Exist)	≥50.00 Ft.
Side Yard (Min / Appg)	160-34	25 Ft. / 60 Ft. [2]	18.5 Ft. / 49.43 Ft. [V]	≥25 Ft. / ≥60 Ft.
Rear Yard (Min)	160-36	50 Ft.	75.4 Ft. (Exist)	≥75.00 Ft.
Accessory (Min)	160-38	5 Ft.	N/A	N/A
(Max) Principal Bldg Height	160-39	40 Ft.	<40 Ft. (Exist)	<40 Ft.
(Max) Accessory Bldg Height	160-38	15 Ft.	N/A	N/A
(Max) Lot Impervious	160-214.C(2)(a)	See Formula Below [3]	See "Site Impervious Schedule"	See "Site Impervious Schedule"

[1] Lot width measured at the building line
 [2] There shall be two side yards, neither side yard less than 25 Ft., and an aggregate width of at least 60 Ft.
 [3] Maximum non-green area (y) = 0.179x + 2.422
 where x = Lot area in square feet =
 y (LOT 1) = 0.179(22,966) + 2.422 = 6,532 Sq. Ft. (Max.) y (LOT 2) = 0.179(19,451) + 2.422 = 5,903 Sq. Ft. (Max.)

[V] A variance has been GRANTED for minimum side yard requirements

SITE IMPERVIOUS SCHEDULE

	Proposed LOT 1	Proposed LOT 2
BUILDINGS:	1,868 Sq. Ft. (8.13%)	1,730 Sq. Ft. (8.89%)
CONCRETE/HARDSCAPE:	990 Sq. Ft.	172 Sq. Ft.
ASPHALT PAVING:	3,400 Sq. Ft.	1,250 Sq. Ft.
SITE TOTAL (As Shown):	6,258 Sq. Ft. (27.25%)	3,152 Sq. Ft. (16.20%)
(MAX) ALLOWABLE:	6,532 Sq. Ft.	5,903 Sq. Ft.

APPLICATION WAIVER:

Requested WAIVERS from the Land Development & Subdivision Ordinance:
 1. 129-58.C Relief from showing required existing features within 400'-ft. of site.

LOT 2 DEVELOPMENT NOTE:

This plan represents a Lot Line Subdivision ONLY and is not to be used for development of proposed Lot 2. The improvements illustrated for proposed Lot 2 are only to illustrate potential ordinance compliance.
 A formal design and building & grading permit are required to be prepared and submitted to Whitpain Township for review and approval prior to any construction activities are performed.

PLAN LEGEND

- Tract Boundary Line
- - - Existing Right-of-Way Line
- - - Existing Right-of-Way Centerline
- ////// Existing Zoning Boundary

RECORDED OF DEEDS
 Recorded this _____ day of _____, 20____ in the Office for the recording of deeds, in and for the County of Montgomery, Pennsylvania in book _____ page no. _____

Township File No.: _____
 MCPC File 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

Attest:
 GSI EXEMPT TRUST 1 LTA
 of AGNES M. DOUGHERTY
 JOANNE H. PALMER - TRUSTEE
 Notary Public

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY
 On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared JOANNE H. PALMER, TRUSTEE, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.
 IN WITNESS WHEREOF, I hereunto set my hand and official seal.

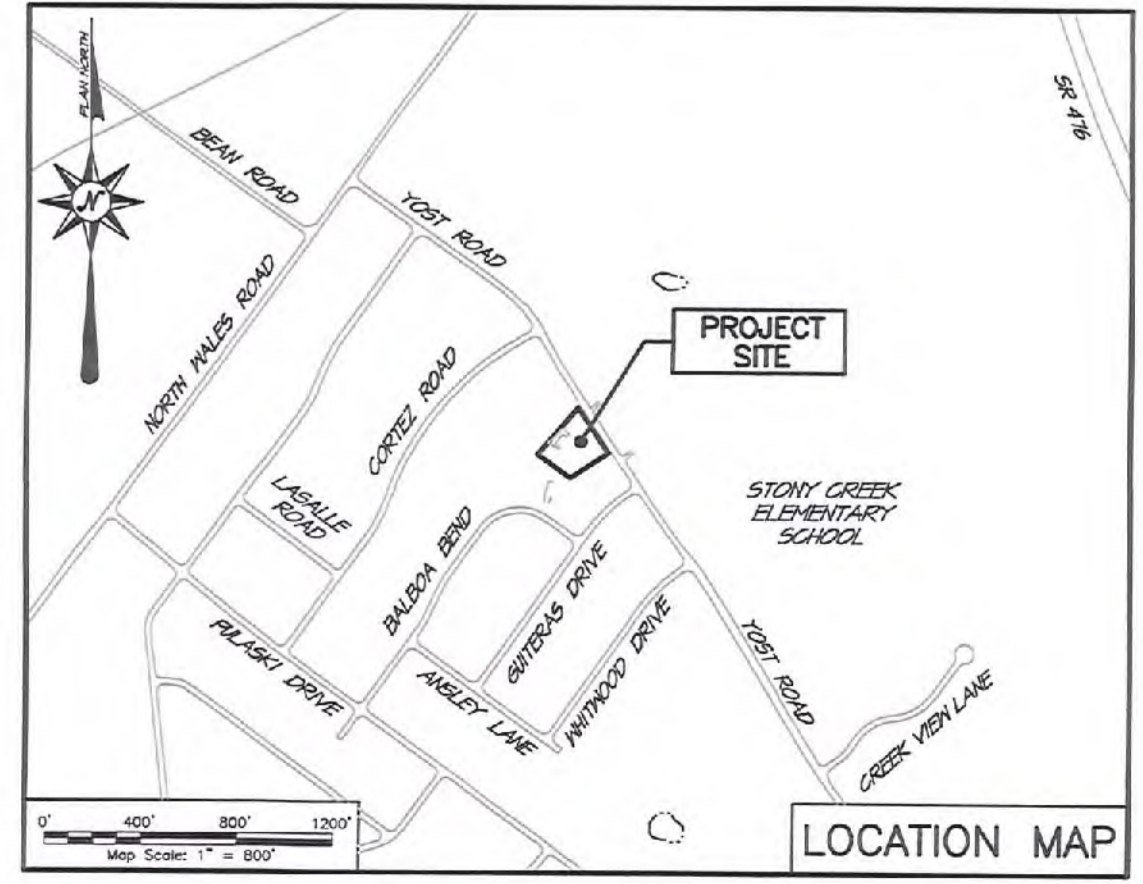
BOARD OF SUPERVISORS CERTIFICATE
 Approved by the Board of Supervisors of the Township of Whitpain on this _____ day of _____, 20____.
 Secretary (attest) _____
 Chairman _____

PLANNING COMMISSION CERTIFICATE
 Recommended for approval by the Planning Commission of the Township of Whitpain on this _____ day of _____, 20____.
 Secretary (attest) _____
 Township Engineer CERTIFICATE
 Approved by the Township Engineer of the Township of Whitpain certifying that this plan conforms to the Township Subdivision & Land Development regulations on this _____ day of _____, 20____.
 Township Engineer _____

ENGINEER'S CERTIFICATION
 I, TIMOTHY D. WOODROW, P.E., do hereby certify that I am a registered Professional Engineer, licensed in compliance with the laws of the Commonwealth of Pennsylvania, that this plan was prepared by myself or under my supervision and that said plan complies with all ordinances and regulations of the Township.
 SIGNATURE: _____
 Title: J.C.
 387235 - E

PLAN INDEX

- 1 of 2 SUBDIVISION - RECORD PLAN
- 2 of 2 EXISTING FEATURES & DEMOLITION PLAN



REVISIONS

Scale in Feet (1" = 20')

PROJECT SERIAL NUMBER FOR DESIGN: 20200420225
 February 11, 2020

Parcel Information:
 66-00-08500-00-2
 Block 001, Lot 35
 D.B.: 5941 Pg: 194

Deed Area: 42,417.49 Sq. Ft.
 Legal Riv: N / A
 US RP: N / A
 NET Area: 42,417.49 Sq. Ft.

Applicant:
 Generation Skipping Trust
 Exempt Trust 1 of
 Agnes M. Dougherty
 JOANNE H. PALMER
 (TRUSTEE)
 1870 Yost Road
 Blue Bell, PA 19422

PRELIMINARY / FINAL SUBDIVISION PLAN
SUBDIVISION - RECORD PLAN
 1870 YOST ROAD
 WHITPAIN TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Baltimore Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (215) 542-5454 Fax: (215) 542-5454
 Web: www.woodrowinc.com

Layer List:
 Exh_SUB_Sht1
 Job No: 20-010B D
 Plan Date: October 07, 2020
 Sheet No: 1 of 2