

**GENERAL PLAN NOTES**

**BASE EXISTING FEATURES AND SURVEY NOTES:**

- The Tract boundary illustrated on this plan was compiled 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.
- Bearings shown reflect a '01 Deg. 01 Min. 18 Sec.' clockwise rotation from Deed Bearing Basis to match Pennsylvania South Zone 702 State Plane Coordinate Bearing Basis.
- The topographic and existing features illustrated on this plan was compiled from data and documents of record. No field survey was performed to verify the accuracy of this data. Site elevation datum is referenced per note 3 below.
- This plan was prepared utilizing the following references:
  - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
  - Existing Soils 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 2016.
  - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated March 24, 2017.
  - Plan recorded in Plan Book A-52, Page 136 entitled Minor Subdivision Plan made C. Scott Kulicke and Danielle V. Kulicke by Charles E. Shoemaker, dated Jan. 8, 1990, last revised 6/1990.
  - Plan entitled Plan of Proposed Sewing System made for 6112 Sheaff Lane by DelVal Soil & Environmental Consultants dated 8/21/2007.
- 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 420712-02883 & 420712-03760, 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.poonecall.org](http://www.poonecall.org).
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. Information pertaining to; size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid for the project design. 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 AAAA Residential District as noted on the Zoning Map for this municipality.
- Legal rights-of-way width are per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights-of-way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
- Sheaff Lane is identified by ordinance S.O. section 105-29.C(4) as a "Minor Collector" classified roadway. Per S.O. section 105-30.A, a "Minor Collector" roadway is required to provide for a 60-Foot Ultimate Right-of-Way width and a 43-Foot Parkway width.

**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.
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water assessment except lawns or suitable low ground cover.
- 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.
- No existing water supply wells are located within 100-Feet of the proposed septic system locations.

**ZONING and SITE DATA SCHEDULE**

Zoning District: AAAA Residential District			
Item	Section	Requirement	Plan Provided
Permitted Use	116-35.A	(1) Single-Family Detached Residential Dwelling	
Minimum Lot Area	116-41.A	90,000 Sq. Ft.	>90,000 Sq. Ft.
Minimum Lot Width	[1] 116-41.B	250 FT.	>250 FT.
<b>Yard Setbacks</b>			
Front Yard	116-41.C	60 Ft.	>60 Ft.
Side Yard	116-41.D	60 Ft.	>60 Ft.
Rear Yard	116-41.E	60 Ft.	>60 Ft.
Accessory Structure	116-24.E(3)(b)	4 Ft.	>4 Ft.
Maximum Principal Bldg Height	116-41.F(1)	35 Ft.	<35 Ft.
Maximum Accessory Bldg Height	116-41.F(2)	25 Ft.	<25 Ft.
Maximum Bldg Coverage	116-41.G	15 %	<15 %
Maximum Impervious Coverage	116-169	[2]	[2]
Required Parking Quantity	116-184.A	2 Space per Dwlg	2 Space per Dwlg

[1] Lot width measured at the Front Setback Line [2] Subject to Steep Slope Overlay Z.O. Section 116-169

**PROPOSED LOT AREAS:**

LOT 01:	
GROSS LOT:	2.723 Acres
LEGAL R.O.W.:	0.019 Acres
ULTIMATE R.O.W.:	0.016 Acres
ACCESS STRIP:	0.392 Acres
NET TRACT:	2.296 Acres

**EXISTING TRACT AREA:**

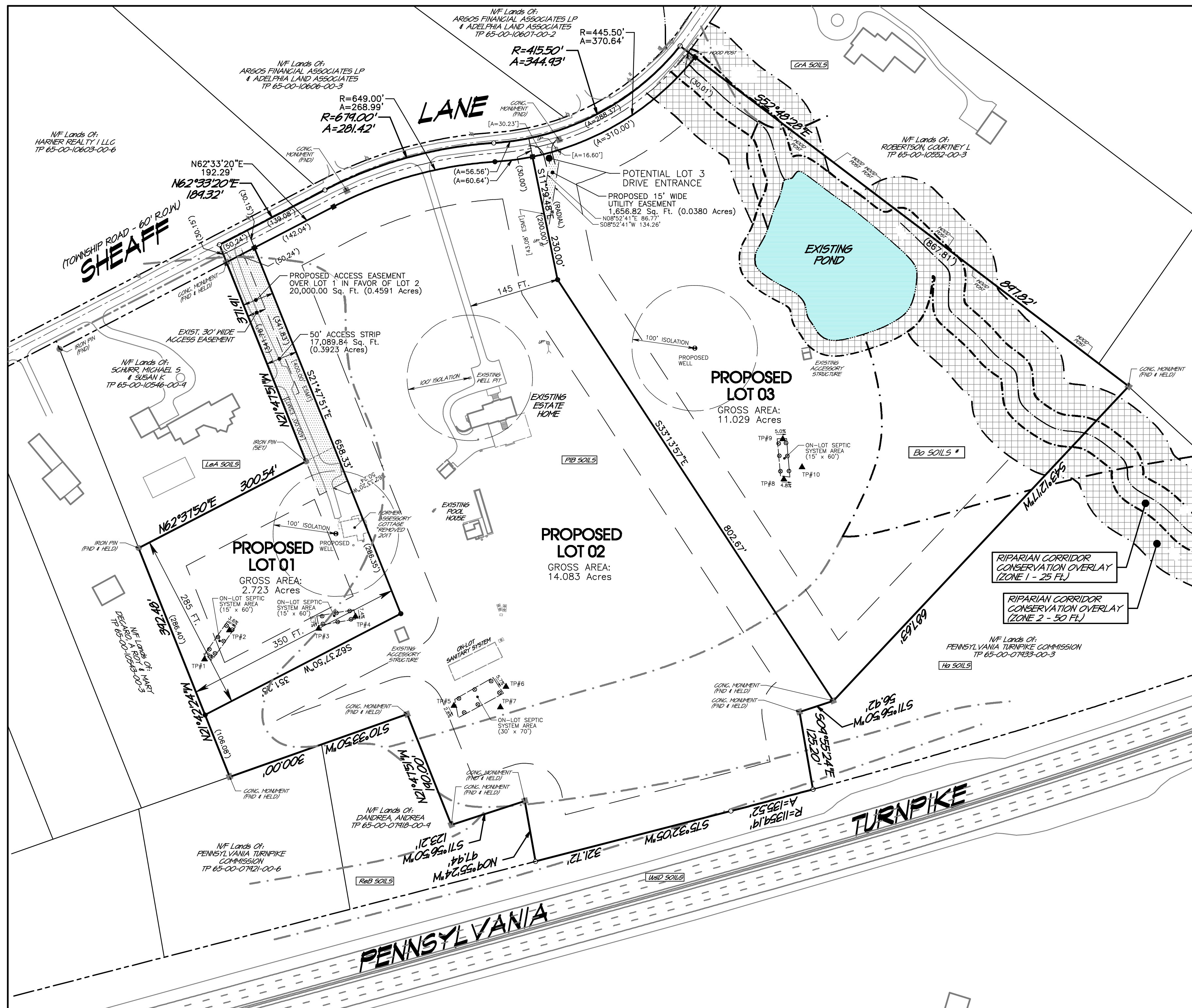
GROSS TRACT (Deed):	27.835 Acres
LEGAL R.O.W.:	0.311 Acres
ULTIMATE R.O.W.:	0.257 Acres
NET TRACT:	27.267 Acres

LOT 02:	
GROSS LOT:	14.083 Acres
LEGAL R.O.W.:	0.180 Acres
ULTIMATE R.O.W.:	0.147 Acres
NET TRACT:	13.756 Acres

LOT 03:	
GROSS LOT:	11.029 Acres
LEGAL R.O.W.:	0.111 Acres
ULTIMATE R.O.W.:	0.095 Acres
NET TRACT:	10.823 Acres

**PLAN FEATURES LEGEND**

- Tract Boundary Line
- Legal Right-of-Way Line
- Existing Roadway Centerline
- Floodplain Soils Limit
- Soil Series Limits (See Note 3a)
- Water Feature Limit (Pond)
- Water Feature Limit (Stream)
- Alluvial Soils Subject to Floodplain Conservation District Overlay
- Riparian Corridor Conservation Overlay (per Z.O. 116-258)



**PROJECT SOILS DATA**

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
Ba Bowmansville-Knauers Silt Loam	N / A	72-99" to Lithic Bedrock	0 to 18"	C / D
CrA Cretan Silt Loam	0 to 3 percent	18-20" to Fragipan	0 to 6"	D
Hg Hatzboro silt loam	N / A	60-99" to Lithic Bedrock	0 to 6"	B / D
Lak Lawrenceville silt loam	0 to 3 percent	24-38" to Fragipan	18 to 36"	C
PB Penn-Lansdale silt loam	3 to 8 percent	20-40" to Lithic Bedrock	More than 80"	B
RaB Readington silt loam	3 to 8 percent	20-36" to Fragipan	18 to 36"	C

\* Prime Farmland soils

THIS PLAN WAS PREPARED AS A PARCEL SUBDIVISION ONLY. NO NEW CONSTRUCTION IS PROPOSED WITH THIS APPLICATION.

TOWNSHIP BOARD OF SUPERVISORS:  
This subdivision (land development) plan was approved by the Whitmarsh Township Board of Supervisors this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

REVIEWED BY THE TOWNSHIP ENGINEER:  
This subdivision (land development) plan was reviewed by the Whitmarsh Township Engineer on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY : SS.  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, personally appeared Eduardo D. Gonzalez, who acknowledged that he is the owner of the designated land, that all necessary approvals of the Plan have been obtained and are endorsed hereon and that he desires the foregoing Plan to be duly recorded.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
(Notary Public)  
My Commission Expires: \_\_\_\_\_

RECORDER OWNER CERTIFICATION:  
I hereby certify that I am the registered owner of part of the land herein developed and that I accept this Plan and desire the same to be recorded.

RECORDER OF DEEDS - MONTGOMERY COUNTY:  
Recorded \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Office for the Recording of Deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book \_\_\_\_\_ Page \_\_\_\_\_

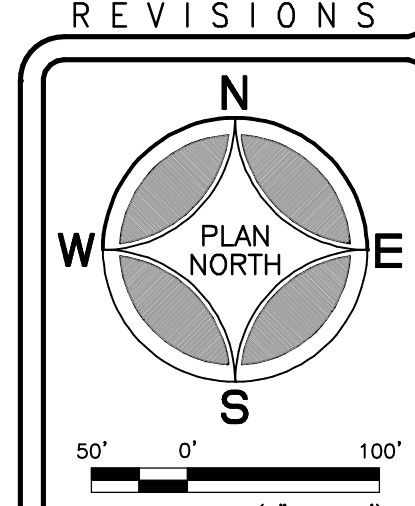
PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:  
I, KEVIN R. GIBBONS, a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, Registration No. 044520-E, do hereby certify to the best of my knowledge, the existing features, topography, metes and bounds shown on the plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors in July of 1998 (or as subsequently adopted).

PROFESSIONAL ENGINEER'S CERTIFICATION:  
I certify that the proposed facility is underlain by areas of limestone.

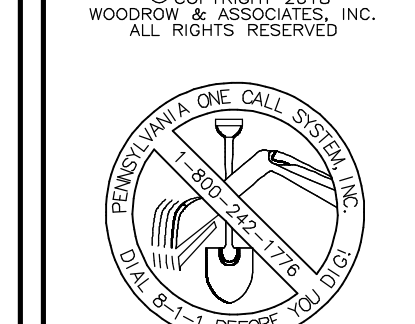
Township File No.: \_\_\_\_\_  
MCPC No.: \_\_\_\_\_  
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: \_\_\_\_\_  
For the Director  
Montgomery County Planning Commission

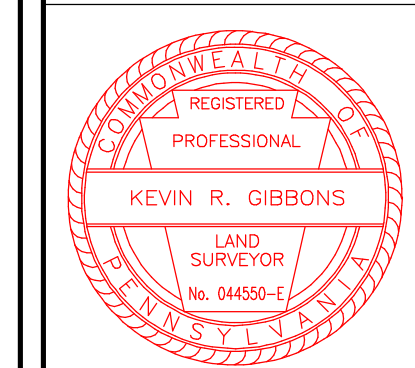
NO.	DATE	DESCRIPTION
1	07/17/18	Issued Utility, Easement & Lot 1 Access Easement
2	07/17/18	Per Montgomery County Planning Commission



ONLY PLANS INCORPORATING A RAISED PROFESSIONAL SEAL ARE CONSIDERED TO BE OFFICIAL AND BELIEVED UPON BY THE USER.  
THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE PROPERTY AND PROJECT DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PROHIBITED.



CALL 1-800-242-1776  
PROJECT SERIAL NUMBER FOR DESIGN: 2017 2091921  
July 28, 2017



Applicant:  
**JOSEPH E. & NORMA JEAN LOUGGRAN**  
6112 Sheaff Lane  
Whitmarsh, PA  
Parcel Information:  
65-00-10549-00-6  
Block 48 Unit 14  
Gross Area: 27.835 Acres  
NET ROW Area: 27.267 Acres

PRELIMINARY / FINAL PLAN  
**SUBDIVISION - RECORD PLAN**  
**6112 SHEAFF LANE**  
WHITMARTSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA  
**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL CIVIL CONSULTING ENGINEERS  
1108 North Bethlehem Pike, Suite 500, Lower Merion, PA 19002  
Phone: (215) 542-5548 Fax: (215) 542-5579  
www.woodrowassociates.com

Layer List:  
Sht01\_Record  
Job No: 00-0906 D  
Plan Date: SEPT 18, 2017  
Sheet No: 1 of 2