

STOP-CALL BEFORE YOU DIG!

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR AERIAL PHOTOGRAPHY. THE COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA. ONE CALL SYSTEM THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACT 38. TELE. # 1-800-242-1776

WORK LOCATION NO.: 1545754

D.B. 4691 PAGE 1434 N/L CHARLES R. & ELLEN M. CLASS ZONED R-2

T.M.P. 47-12-25 D.B. 4707 PAGE 2294 N/L KENNETH & MARGUERITE EVANGELIST ZONED R-2

T.M.P. 47-17-15 D.B. 4155 PAGE 0257 N/L GEORGE NOVOTNY, JR. ZONED R-2

T.M.P. 47-17-19 D.B. 4921 PAGE 1105 N/L JANIS E. & RALPH L. KULP ZONED R-2

T.M.P. 47-18-21 D.B. 4835 PAGE 119 N/L ROBERT C. & HELEN FORSYTH ZONED R-2

T.M.P. 47-18-39 D.B. 5004 PAGE 2258 N/L JOSEPH H. KENNEDY, JR. ZONED R-2

T.M.P. 47-18-01 D.B. 5485 PAGE 1063 N/L THOMAS R. BANCROFT ZONED R-2

T.M.P. 47-18-20 D.B. 4732 PAGE 1441 N/L OSCAR E. & BETTY LOU STURKEY ZONED R-2

T.M.P. 47-18-08 D.B. 5414 PAGE 119 N/L NELSON D. & CHARLOTTE K. BOWSER ZONED R-2

T.M.P. 47-18-27 D.B. 3511 PAGE 276 N/L HARRY E., JR. & LEAH J. KULP ZONED R-2

T.M.P. 47-18-09 D.B. 5414 PAGE 119 N/L NELSON D. & CHARLOTTE K. BOWSER ZONED R-2

T.M.P. 47-18-09 D.B. 5414 PAGE 119 N/L NELSON D. & CHARLOTTE K. BOWSER ZONED R-2

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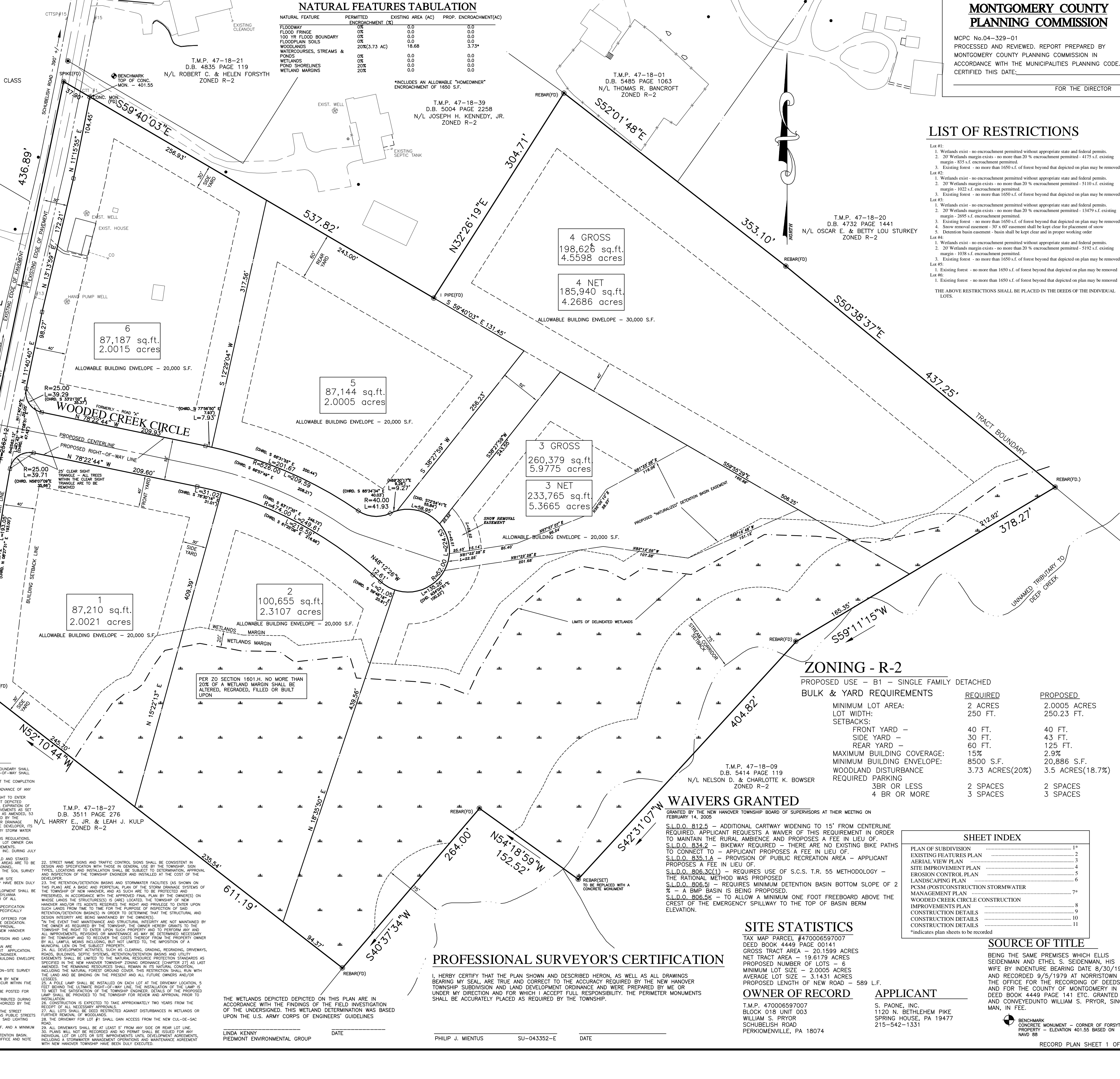
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NATURAL FEATURES TABULATION table with columns for feature type, permitted encroachment, existing area, and proposed encroachment.

Includes an allowable 'homeowner' encroachment of 1650 S.F. and other survey notes.

Notes regarding wetlands, floodplains, and other natural features.

Notes regarding easements and utility lines.

Notes regarding setbacks and building envelopes.

Notes regarding zoning and proposed use.

Notes regarding survey methodology and accuracy.

Notes regarding monumentation and boundary markers.

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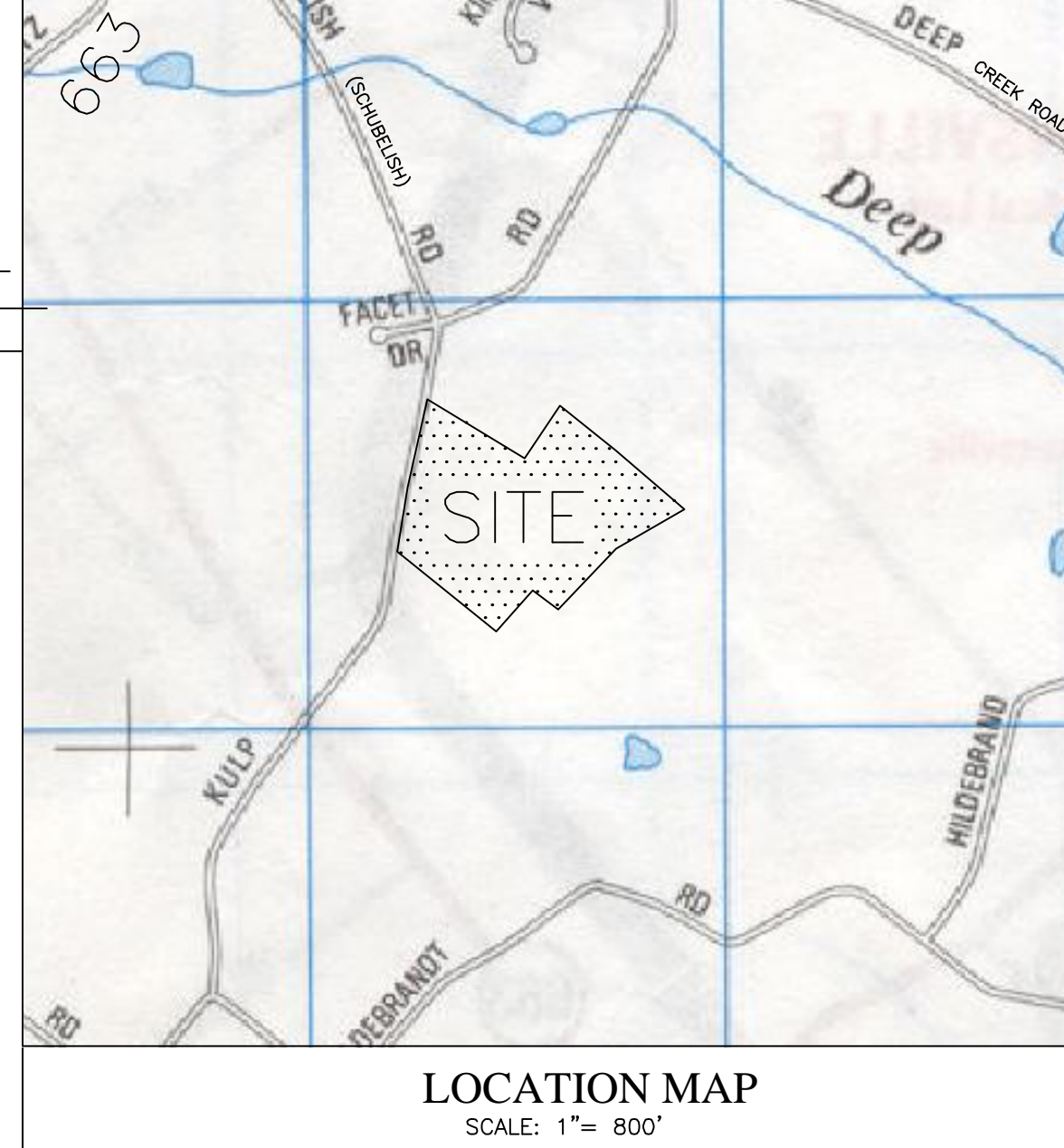
Notes regarding wetlands and floodplains.

MONTGOMERY COUNTY PLANNING COMMISSION MOPC No.04-329-01 PROCESSED AND REVIEWED. REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE: FOR THE DIRECTOR

LIST OF RESTRICTIONS

- List of restrictions including wetlands, floodplains, and other natural features.

THE ABOVE RESTRICTIONS SHALL BE PLACED IN THE DEEDS OF THE INDIVIDUAL LOTS.



TOWNSHIP APPROVAL CERTIFICATION

AT THE MEETING HELD ON... THE BOARD OF SUPERVISORS OF NEW HANOVER TOWNSHIP BY RESOLUTION... DULY ENACTED AND APPROVED THE SUBDIVISION/LAND DEVELOPMENT PLAN OF THE PROPERTY OF... AS SHOWN HEREON.

CHAIRMAN OF THE BOARD OF SUPERVISORS TOWNSHIP SEAL

TOWNSHIP SECRETARY

REVIEWED BY THE NEW HANOVER TOWNSHIP PLANNING COMMISSION AND RECOMMENDED FOR APPROVAL ON THE... DAY OF...

PLANNING COMMISSION CHAIRMAN

REVIEWED BY THE TOWNSHIP ENGINEER ON THE... DAY OF...

TOWNSHIP ENGINEER

STATE OF PENNSYLVANIA: COUNTY OF MONTGOMERY:

ON THE... DAY OF... A.D. 20... BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED... PRESIDENT OF S. PAONE, INC., WHO BEING DULY SWORN ACCORDING TO LAW SAYS THAT THE SAID CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION/LAND DEVELOPMENT PLAN HEREOF WAS MADE AT THE DIRECTION OF THE CORPORATION THAT HE ACKNOWLEDGES THE SAME TO BE THE CORPORATION'S ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREETS AND ALL OTHER PUBLIC IMPROVEMENTS SHOWN AND NOT HERETOFORE DEDICATED AND HEREBY DEDICATED TO THE PUBLIC USE.

BY: PRESIDENT

ATTEST: SECRETARY

CERTIFICATIONS OF THE COUNTY RECORDER OF DEEDS AND THE COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR MONTGOMERY COUNTY, AT NORRISTOWN, PENNSYLVANIA, THIS... DAY OF...

BY: RECORDER OF DEEDS

THIS SUBDIVISION/LAND DEVELOPMENT WAS REVIEWED BY MONTGOMERY COUNTY PLANNING COMMISSION ON THE... DAY OF... 20...

(see)

GRAPHIC SCALE (IN FEET) 1 inch = 60 ft

60 0 30 60 120 180 240

1 inch = 60 ft

"PRYOR TRACT"

PLAN OF SUBDIVISION

PREPARED FOR S. PAONE, INC. SITUATE NEW HANOVER TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

DATE: JULY 23, 2004

REVISION DATE DESCRIPTION

JANUARY 14, 2005 REVISE PER TOWNSHIP ENGINEER LETTER (1/16/05)/CONDITIONS OF APPROVAL

MAY 5, 2005 MCOB SUBMISSION

AUGUST 8, 2005 MCOB REVIEW LTR (7/29/05)

OCTOBER 3, 2005 FINAL PLAN REVISIONS

NOVEMBER 1, 2005 REVISE PER TOWNSHIP ENGINEER REVIEW LETTER (10/31/05)

FINAL PLAN

PLAN OF SUBDIVISION

PREPARED FOR S. PAONE, INC. SITUATE NEW HANOVER TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

ZONING - R-2

PROPOSED USE - B1 - SINGLE FAMILY DETACHED

BULK & YARD REQUIREMENTS

Table comparing required vs proposed zoning requirements for lot area, lot width, setbacks, etc.

WAIVERS GRANTED

GRANTED BY THE NEW HANOVER TOWNSHIP BOARD OF SUPERVISORS AT THEIR MEETING ON... S.L.D.O. 812.5 - ADDITIONAL CARTWAY WIDENING TO 15' FROM CENTERLINE... S.L.D.O. 835.1A - PROVISION OF PUBLIC RECREATION AREA... S.L.D.O. 806.5(1) - REQUIRES USE OF S.C.S. T.R. 55 METHODOLOGY... S.L.D.O. 806.5(2) - REQUIRES MINIMUM DETENTION BASIN BOTTOM SLOPE OF 2% - A BMP BASIN IS BEING PROPOSED... S.L.D.O. 806.5(4) - TO ALLOW A MINIMUM ONE FOOT FREEBOARD ABOVE THE CREST OF THE EMERGENCY SPILLWAY TO THE TOP OF BASIN BERM ELEVATION.

SITE STATISTICS

TAX MAP PARCEL #470006597007 DEED BOOK 4449 PAGE 00141 GROSS TRACT AREA - 20.1599 ACRES NET TRACT AREA - 19.6179 ACRES PROPOSED NUMBER OF LOTS - 6 MINIMUM LOT SIZE - 2.0005 ACRES AVERAGE LOT SIZE - 3.1431 ACRES PROPOSED LENGTH OF NEW ROAD - 589 LF.

OWNER OF RECORD

T.M.P. 470006597007 DEED BOOK 4449 PAGE 00141 WILLIAM S. PRYOR SCHUBELSH ROAD PERKINOVILLE, PA 18074

APPLICANT

S. PAONE, INC. 1120 N. BETHLEHEM PIKE SPRING HOUSE, PA 19477 215-542-1331

SHEET INDEX

Table listing sheets and their descriptions: PLAN OF SUBDIVISION, EXISTING FEATURES PLAN, AERIAL VIEW PLAN, etc.

SOURCE OF TITLE

BEING THE SAME PREMISES WHICH ELLIS SEIDENMAN AND ETHEL S. SEIDENMAN, HIS WIFE BY INDENTURE BEARING DATE 8/30/1979 AND RECORDED 9/5/1979 AT NORRISTOWN IN DEED BOOK 4449 PAGE 141 ETC. GRANTED AND CONVEYED UNTO WILLIAM S. PRYOR, SINGLE MAN, IN FEE.

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE NEW HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY. THE PERIMETER MONUMENTS SHALL BE ACCURATELY PLACED AS REQUIRED BY THE TOWNSHIP.

LINDA KENNY PIEDMONT ENVIRONMENTAL GROUP DATE PHILIP J. MIENTUS SU-043352-E DATE

Logos for IPIK Land Development Consultants and eberhardt milentus INCORPORATED.