

SITE DATA:

OWNER OF RECORD: PAT SPARANGO INC.
C/O PAT SPARANGO
508 BETHLEHEM PIKE
FORT WASHINGTON, PA 19034
(215) 643-1298

PREMISES: TAX MAP BLOCK 53 UNIT 11
PARCEL NO. 65-06-00757-00-6
DEED BOOK 4793 PAGE 622

TRACT AREA: 60,447 SF (1.3877 AC)
GROSS: 60,447 SF (1.3877 AC)
NET-LEGAL R/W: 47,011 SF (1.0792 AC)
NET-ULTIMATE R/W: 44,999 SF (1.0330 AC)

PROPOSED LOTS: 3

PROPOSED USE: SINGLE-FAMILY DETACHED

ZONING DATA:

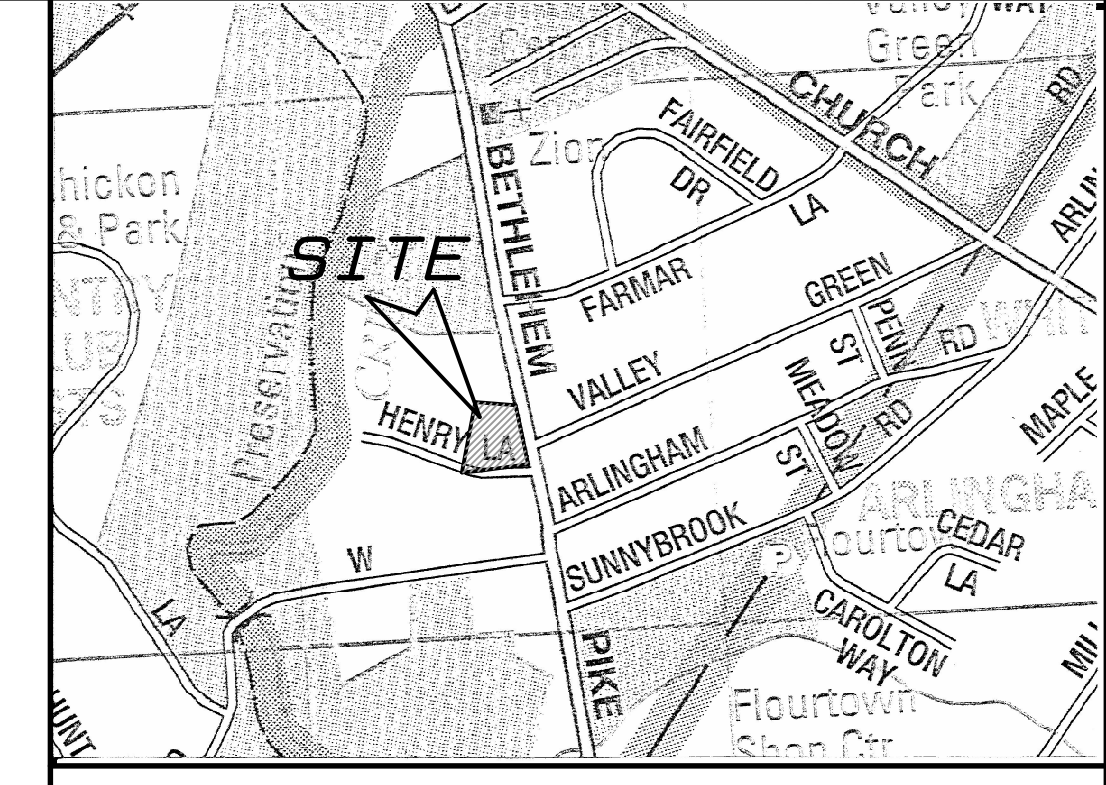
DISTRICT: A RESIDENTIAL
USE: SINGLE-FAMILY DETACHED
(WITH PUBLIC SANITARY & WATER)

REQUIREMENTS:

LOT AREA:	15,000 SF (MIN)
LOT WIDTH @ BSBL:	50 FT (MIN)
FRONT YARD:	40 FT (MIN)
SIDE YARD:	15 FT (MIN)
REAR YARD:	15 FT (MIN)
SIDE YARD (AGGR):	40 FT (MIN)
BUILDING HEIGHT:	40 FT (MAX)
BLOG. HGT. (ACCESSORY):	20 FT (MAX)
BUILDING COVERAGE:	20 % (MAX)

LEGEND

---	CENTERLINE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	LEGAL R.O.W., EASEMENTS
---	REQUIRED R.O.W.
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SAN. SEWER LINE
---	PROPOSED SAN. SEWER LINE
---	EXISTING TELEPHONE LINE
---	PROPOSED TELEPHONE LINE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING ELECTRIC LINE
---	PROPOSED ELECTRIC LINE
---	EXISTING STORM SEWER/INLET
---	PROPOSED STORM SEWER/INLET
---	EXISTING CURBLINE
---	PROPOSED CURBLINE
---	UTILITY POLE HEREBY GIVEN
---	EXISTING VALVE, VENT. CO.
---	EXISTING IRON PIN
---	IRON PIN (TO BE SET)



- GENERAL NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN ENTITLED "BETHLEHEM PIKE & HENRY LANE" AS PREPARED BY CZDP/SPECTER, INC. DATED MAY 13 2009. DATUM ADJUSTED TO NAVD-88.
 - REFERENCE PLAN: "PLAN OF SUBDIVISION MADE FOR RICHARD ALLMAN" PREPARED BY BARTON & MARTIN DATED AUGUST 24, 1965 RECORDED IN PLAN BOOK B-10 PAGE 140.
 - THE SITE IS LOCATED IN FEMA FLOOD ZONE "X", BEING AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS INDICATED ON FLOOD INSURANCE RATE MAP 42091C03776, HAVING A MAP REVISED DATE OF MARCH 02, 2016.
 - AS REQUIRED BY SECTION 508 (6) OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, NOTICE IS HEREBY GIVEN THAT A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW - (P.L. 1242, NO. 428) BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. HOWEVER, LOTS NO. 1 AND 2 ARE TO BE DEED RESTRICTED FROM DRIVEWAY ACCESS TO BETHLEHEM PIKE AND MUST ACCESS HENRY LANE.
 - ALL LOT CORNERS SHALL BE PINNED WITH AT LEAST A 5/8 INCH STEEL ROD WITH A MINIMUM LENGTH OF 24 INCHES.
 - THE PROPOSED DWELLINGS UNITS MUST BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
 - ALL UTILITY SERVICES TO THE BUILDINGS MUST BE INSTALLED UNDERGROUND.
 - THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY LINE OF BETHLEHEM PIKE IS HEREBY OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION AT THE TIME OF THE TAKING

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 PAT SPARANGO, PRESIDENT OF PAT SPARANGO, INC. WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE BOROUGH OF CONSHOHOCKEN AND WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

I, PAT SPARANGO, PRESIDENT OF PAT SPARANGO INC., HAVE LAID UPON MY LANDS SITUATE IN WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANIED PLAN WHICH IS INTENDED TO BE RECORDED

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____

OWNER _____

THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH THIS _____ DAY OF _____ 20____

CHAIRMAN'S SIGNATURE _____ DATE _____

SECRETARY'S SIGNATURE _____ DATE _____

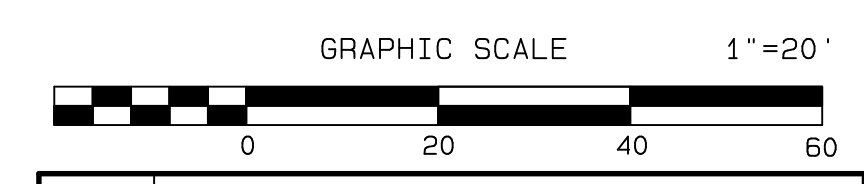
THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR THE TOWNSHIP OF WHITEMARSH THIS _____ DAY OF _____ 20____

TOWNSHIP ENGINEER _____ DATE _____

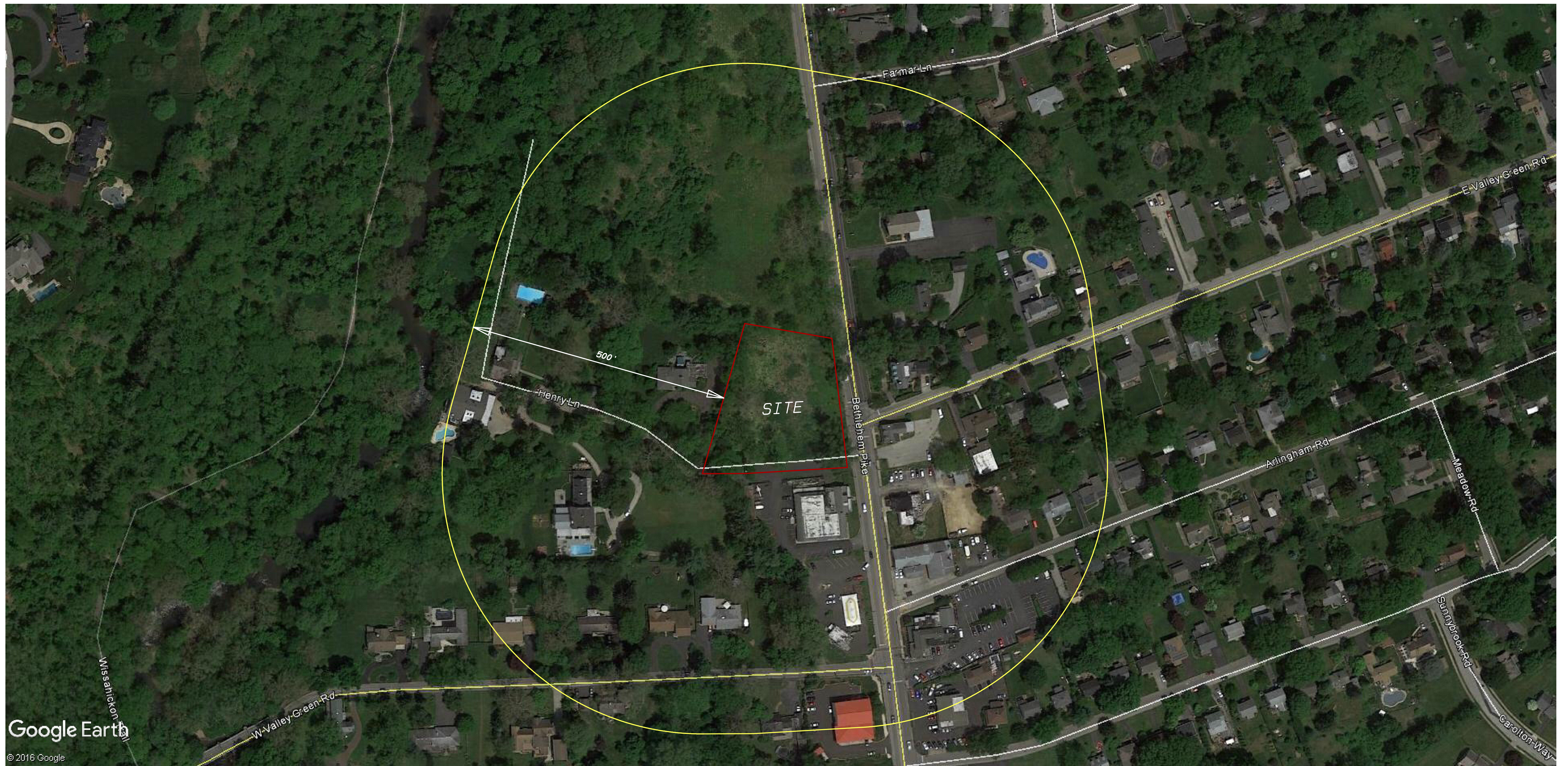
I, JOSEPH M. ESTOCK, P.E., P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS AS SURVEYED BY ME, AND THAT THE LOCATION, SIZE AND MATERIAL OF EXISTING MARKERS ARE ACCURATELY SHOWN HEREON.

DATE _____ PROFESSIONAL LAND SURVEYOR
SU#48525-E

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK _____ PAGE NO. _____ ON _____ 20____



<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		DATE	REVISIONS									<p>PROJECT TITLE :</p> <h2>BETHLEHEM PIKE & HENRY LANE</h2> <p>WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA</p>	
DATE	REVISIONS												
<p>REVISION NO. _____</p> <p>PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.</p> <p>Certified this date: _____</p> <p>For the Director</p>		<p>DRAWING TITLE :</p> <h2>RECORD PLAN MINOR SUBDIVISION</h2>											
<p>PREPARED BY :</p> <p>JOSEPH M. ESTOCK Consulting Engineers & Land Surveyors</p> <p>355 South Henderson Road King of Prussia, PA 19406-2407 (610) 265-3035 - Fax (610) 962-9855 joe@josephmestock.com</p>		<p>SCALE: 1" = 20'</p> <p>DATE: 02 NOV. 2016</p> <p>FILE NO. 98078</p> <p>FIELD BOOK</p> <p>SHT. NO. 1 OF 3</p>											
<p>RECORDER OF DEEDS</p> <p>Montgomery County Planning Commission</p>		<p>RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK _____ PAGE NO. _____ ON _____ 20____</p>											

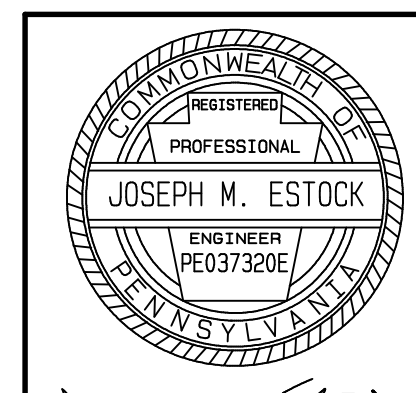


Google Earth
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PROJECT TITLE :
**BETHLEHEM PIKE
& HENRY LANE**
WHITEMARSH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE :
AERIAL PHOTOGRAPH

PREPARED BY :
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors



Joseph M. Estock

J/E
355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 100'	02 NOV. 2016	98078		3 of 3