

OWNERS SIGNATURE

I, Local Sponsor, Member of HTC Builders, Inc., a CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE CORPORATION HAS BEEN APPROVED BY THE BOARD OF DIRECTORS OF SAID CORPORATION AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADAPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF ANY AND ALL LIABILITY OR LOSS RESULTING FROM THE PREPARATION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.

CORPORATE OFFICIAL OFFICE DATE

OWNER CERTIFICATION

OWNER CERTIFICATION
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY
 ON THIS 20 DAY OF NOVEMBER, 2020, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ WHO HAS PERSONALLY APPEARED
 _____ A CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE SAME AND THAT THE COMMONWEALTH OF PENNSYLVANIA AND THE COUNTY OF MONTGOMERY HAVE BEEN OBTAINED AND IS ENDORSED THEREON AND SAID CORPORATION DESIRES THAT THIS PLAN BE DULY RECORDED.

NOTARY PUBLIC BY COMMISSION EXPIRES _____

LOWER PROVIDENCE TOWNSHIP PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LOWER PROVIDENCE THIS _____ DAY OF _____ 20__

CHAIRMAN _____

LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS

DAY OF _____ 20__

CHAIRMAN _____

TOWNSHIP ENGINEER REVIEW

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER OF LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.

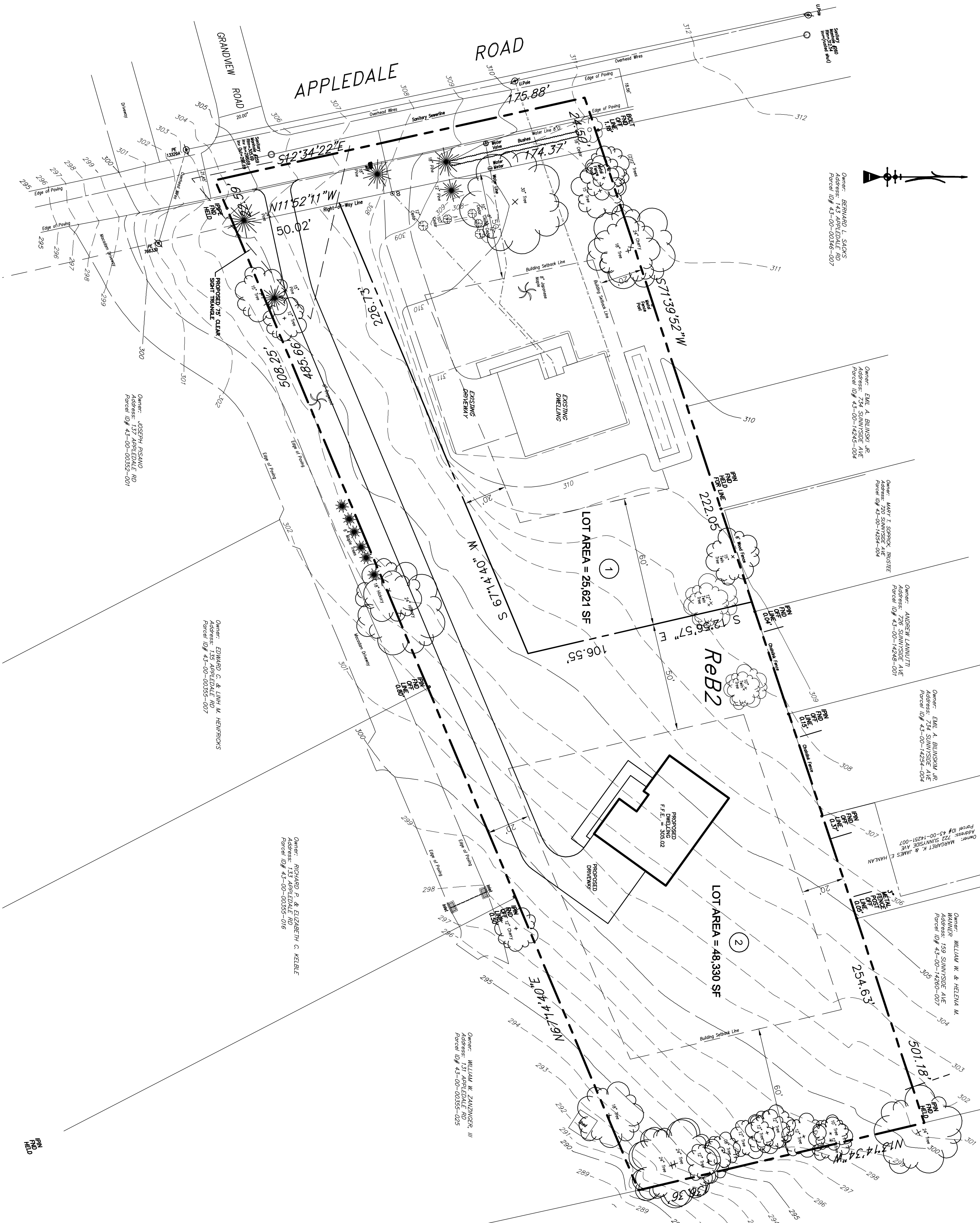
TOWNSHIP ENGINEER DATE

SOILS DATA.

SOILS TAKEN FROM WEB SOIL SURVEY PREPARED BY THE USDA, NOVEMBER 17, 2008.
 RA22 - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

SURVEY NOTES.

- BOUNDARY DESCRIPTION FROM EXISTING DEEDS AND RECORDS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- BOUNDARY SURVEY, TOPOGRAPHY, AND LOCATIONS FROM A FIELD SURVEY BY HOPKINS AND SCOTT INC. PROFESSIONAL SURVEYORS, MAY 1, 2017
- DATUM FROM LOWER PROVIDENCE SEWER AUTHORITY SITE BENCHMARK RIM OF MH 229=305.69
- THERE ARE NO WETLANDS PRESENT ON THIS SITE AS PER U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY.
- ALL UTILITIES ABOVE AND UNDERGROUND ARE TO BE VERIFIED BY THE CONTRACTOR BEFORE ANY DIGGING OR CONSTRUCTION.
- THERE IS CURRENTLY NO CURBING OR SIDEWALKS ALONG APPELDALE ROAD OR IN THE IMMEDIATE VICINITY OF THE SITE.
- AT A FUTURE TIME, IF LOWER PROVIDENCE TOWNSHIP DETERMINES THAT EITHER CURB AND/OR SIDEWALKS ARE REQUIRED TO BE INSTALLED, THE PROPERTY OWNER SHALL PROVIDE CURB AND/OR SIDEWALKS ALONG APPELDALE ROAD.
- THE SWAMP PUMP SHALL BE DIRECTED INTO THE STORM WATER BASIN (SWP)
- THERE ARE NO SLOPES OVER 15% ON THIS PROPERTY.
- EXISTING SURFACE WATER SHOWN ON LOCATION MAP AS PERKOWEN CREEK. RECEIVING STREAM IS PERKOWEN CREEK. USES: WWF, MF.



ZONING DATA
 DISTRICT: R-2 RESIDENTIAL WITH BOTH SANITARY SEWER AND WATER SERVICE
 PROPOSED USE: SINGLE FAMILY DWELLING

MINIMUM LOT SIZE:	REQUIRED SETBACKS:	EMERGENCY - LOT 1	EMERGENCY - LOT 2
MINIMUM LOT WIDTH: 100 FEET	FRONT YARD: 25 FEET	48,330 SF	50 FEET
MINIMUM LOT DEPTH: 100 FEET	REAR YARD: 20 FEET	50 FEET	50 FEET
MINIMUM LOT AREA: 10,000 SF	SIDE YARD: 20 FEET	50 FEET	50 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET	MAXIMUM BLDG. COVERAGE: 20% (5,000 SF)	15,924 (4,080 SF)	14,982 (7,239 SF)
MAXIMUM IMPROVEMENTS COVERAGE: 30% (7,500 SF)			

WAIVERS REQUESTED:
 SAJDO SECTION 123-32.2 A TO WAIVE THE REQUIREMENT OF PROVIDING, ROAD WORKING, CURBS, SIDEWALKS, AND STORM SEWER IMPROVEMENTS ON APPELDALE ROAD.
 SAJDO SECTION 123-14-D.4, PLANTING PLAN

GENERAL NOTES.

- THE CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION. THE DESIGN ENGINEER SHALL BE NOTIFIED IF THE EXISTING UTILITIES DO NOT CORRESPOND TO INFORMATION SHOWN ON PLANS.
- THE PRESENT USE OF THE PROPERTY IS RESIDENTIAL.
- NO LAND IS TO BE REPAIRED OR RESERVED FOR PUBLIC USE WITH THE EXCEPTION OF THE LANDS BETWEEN THE TITLE LINE AND THE UTILITY RIGHT-OF-WAY.
- PROPOSED LOT TO BE SERVED BY PUBLIC SEWER AND WATER.
- ANY TRAFFIC SIGNS DISTURBED SHALL BE REPLACED WITH NEW SIGNS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PERMITS AND MUTCD STANDARDS.
- ALL PUBLIC SANITARY SERVICES SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN ACCORDANCE WITH THE LOWER PROVIDENCE TOWNSHIP MUNICIPAL AUTHORITY ENGINEERING STANDARDS.
- ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHOULD BE IN CONFORMANCE WITH MUNICIPAL AND/OR PERMITS STANDARDS.
- THE PROPOSED SUBDIVISION DOES NOT FALL WITHIN A FLOODPLAIN OR PREPARED DISTRICT.
- PLANTING OF TREES WITHIN 10 FEET OF THE SANITARY SEWER LINE IS STRICTLY PROHIBITED.
- CLEANOUTS MUST BE PROVIDED EVERY 100 FEET ALONG THE TOTAL LENGTH OF THE SEWER LINE.

CALL BEFORE YOU DIG!

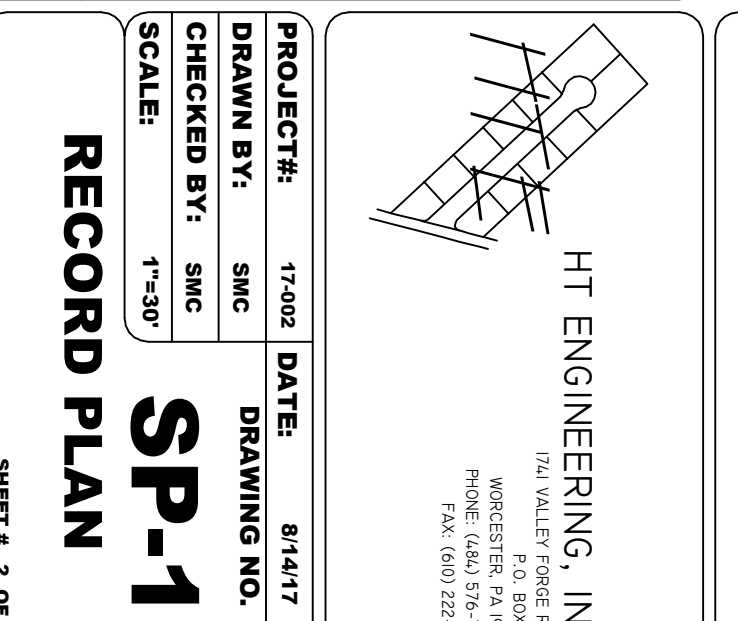
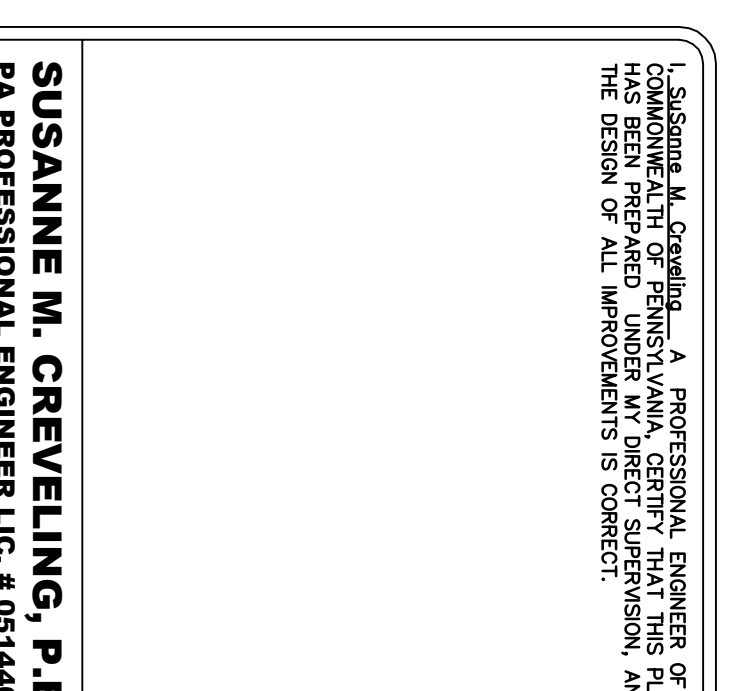
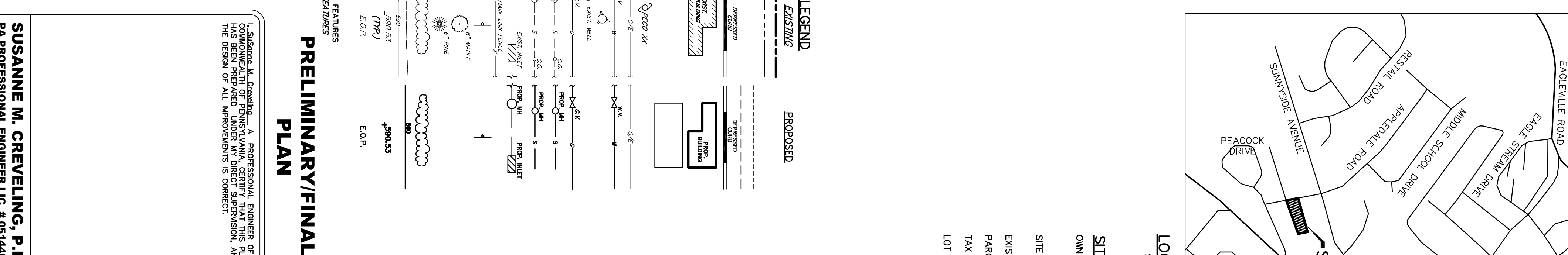
PENNSYLVANIA CALL BEFORE YOU DIG PROGRAM
 CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

NOTE:

PERMITS TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 87 OF 1996. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STRUCTURES WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 187 (PA ONE CALL SYSTEM, INC. 1-800-242-1776).

DRAWING INDEX

SHEET	DWG. NO.	DESCRIPTION
EP-1	1 OF 5	EXISTING FEATURES PLAN
SP-1	2 OF 5	SITE PLAN
ES-1	4 OF 5	UTILITY PLAN
DE-1	5 OF 5	EROSION & SEDIMENT CONTROL PLAN
DE-1		DETAIL SHEET



SUSANNE M. CREVELING, P.E.
 PA PROFESSIONAL ENGINEER LIC. # 051440-E

HTC BUILDERS, INC.
 P.O. BOX 1210
 WORCESTER, PA 19400

HT ENGINEERING, INC.
 150 VALLEY FORGE ROAD
 WINDSOR, PA 19080
 TEL: (610) 222-0381
 FAX: (610) 222-0381

141 APPELDALE ROAD
 NORRISTOWN, PA 19403
 LOWER PROVIDENCE TOWNSHIP
 MONTGOMERY COUNTY

APPLICANT:
 HTC BUILDERS, INC.
 P.O. BOX 1210
 WORCESTER, PA 19400

Montgomery County Planning Commission
 For the Director

MPC# 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: _____

Montgomery County Planning Commission
 For the Director

HTC BUILDERS, INC.
 P.O. BOX 1210
 WORCESTER, PA 19400

HT ENGINEERING, INC.
 150 VALLEY FORGE ROAD
 WINDSOR, PA 19080
 TEL: (610) 222-0381
 FAX: (610) 222-0381

PROJECT#: 17408 **DATE:** 8/14/17
DRAWN BY: SMC **DRAWING NO.:** SP-1
CHECKED BY: SMC
SCALE: 1"=30'

RECORD PLAN
 SHEET # 2 OF 5