

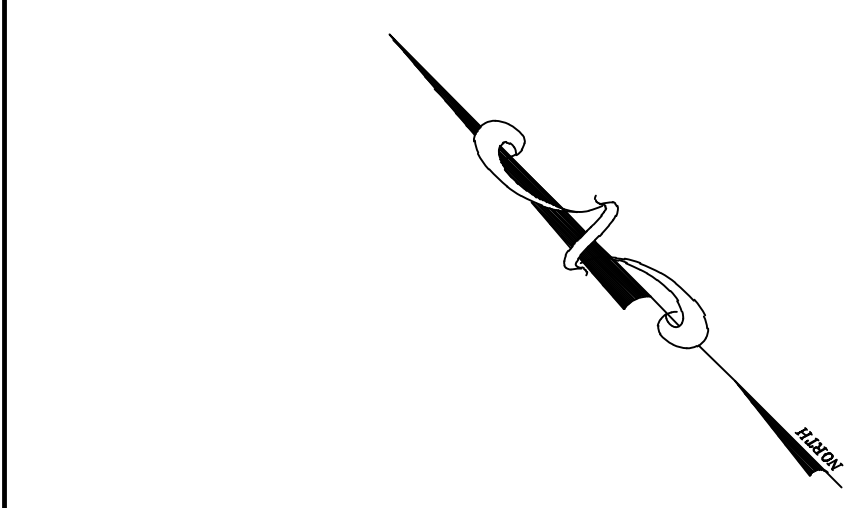
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

**LINETYPE LEGEND**

	PROPERTY LINE TO REMAIN
	RIGHT OF WAY LINE
	PROPERTY LINE TO BE REMOVED
	BUILDING SETBACK
	WATER LINE
	SEWER LINE
	OVERHEAD UTILITY
	ELECTRIC
	WETLANDS BOUNDARY
	WATERWAY BOUNDARY



**IMPERVIOUS CALCULATIONS (PARCEL 66-21-68):**  
 CALCULATIONS PER SECTION 160-203(c)  
 FORMULA:  $y=0.179x + 2,422$   
 where x = lot area in square feet  
 y = maximum impervious cover in square feet  
 Therefore:  
 $y = 0.179 \times 161,759 + 2,422$   
 $y = 31,377$  SF

**IMPERVIOUS CALCULATIONS (PARCEL 66-21-120):**  
 CALCULATIONS PER SECTION 160-203(c)  
 FORMULA:  $y=0.179x + 2,422$   
 where x = lot area in square feet  
 y = maximum impervious cover in square feet  
 Therefore:  
 $y = 0.179 \times 81,151 + 2,422$   
 $y = 16,948$  SF

**IMPERVIOUS CALCULATIONS (PARCEL 66-21-69):**  
 CALCULATIONS PER SECTION 160-203(c)  
 FORMULA:  $y=0.179x + 2,422$   
 where x = lot area in square feet  
 y = maximum impervious cover in square feet  
 Therefore:  
 $y = 0.179 \times 76,898 + 2,422$   
 $y = 16,186$  SF

**PROPERTY INFORMATION - PARCEL 66-21-68**  
 209 STENTON AVENUE  
 BLUE BELL, PA 19422  
 TMP NO. 66-00-06844-00-2  
 BLOCK 66-21 UNIT 68  
 DEED BOOK 5991 PAGE 1382  
 LOT AREA: GROSS: 166,712 SF / NET: 161,759 SF

**EXISTING IMPERVIOUS COVERAGE (PARCEL 66-21-68)**  
 BUILDINGS 6,488 S.F. (4.0%)  
 OTHER 16,909 S.F.  
 TOTAL 23,397 S.F. (14.5%)

**PROPERTY INFORMATION - PARCEL 66-21-120**  
 229 STENTON AVENUE  
 BLUE BELL, PA 19422  
 TMP NO. 66-00-06847-00-8  
 BLOCK 66-21 UNIT 120  
 DEED BOOK 5991 PAGE 1382  
 LOT AREA: GROSS: 88,885 SF / NET: 81,151 SF

**EXISTING IMPERVIOUS COVERAGE (PARCEL 66-21-120)**  
 TOTAL 0 S.F. (0.0%)

**PROPERTY INFORMATION - PARCEL 66-21-69**  
 249 STENTON AVENUE  
 BLUE BELL, PA 19422  
 TMP NO. 66-00-06847-50-3  
 BLOCK 66-21 UNIT 69  
 DEED BOOK 5991 PAGE 1382  
 LOT AREA: GROSS: 92,364 SF / NET: 76,898 SF

**EXISTING IMPERVIOUS COVERAGE (PARCEL 66-21-69)**  
 BUILDINGS 0 S.F. (0.0%)  
 OTHER 135 S.F.  
 TOTAL 135 S.F. (0.0%)

**PROPERTY INFORMATION - COMBINED PARCELS**  
 LOT AREA: GROSS: 347,961 SF / NET: 319,808 SF  
 ERROR OF CLOSURE = 1:100,000+

**IMPERVIOUS CALCULATIONS (COMBINED PARCELS):**  
 CALCULATIONS PER SECTION 160-203(c)  
 FORMULA:  $y=0.179x + 2,422$   
 where x = lot area in square feet  
 y = maximum impervious cover in square feet  
 Therefore:  
 $y = 0.179 \times 319,808 + 2,422$   
 $y = 59,688$  SF

**PROPOSED IMPERVIOUS COVERAGE**  
 HOUSE 9,152 S.F.  
 PORCHES 952 S.F.  
 TENNIS PAVILION 700 S.F.  
 POOL HOUSE 540 S.F.  
 GREENHOUSE 302 S.F.  
 STABLE 564 S.F.  
 SHED 129 S.F.  
 DRIVEWAY AND CURBS 15,496 S.F.  
 SPORTS COURT 7,074 S.F.  
 WALKS/STEPS/PATIOS 5,490 S.F.  
 POOL 1,500 S.F.  
 WALLS, OTHER 871 S.F.  
 TOTAL 42,770 S.F. (13.4%)



**ZONING REQUIREMENT:**  
 R-5 RESIDENTIAL DISTRICT

REQUIRED (CONSOLIDATED LOTS)	PROPOSED
80,000 SF MIN.	319,808 SF
200 FT	790 FT
MAX. IMPERVIOUS COVERAGE	42,770 SF
MIN. FRONT YARD SETBACK	205 FT
MIN. SIDE YARD SETBACK	40 FT MIN./100FT AGG
MIN. REAR YARD SETBACK	75 FT
MAX. BUILDING HEIGHT	<40 FT

- GENERAL NOTES:**
- OWNER/APPLICANT: DANIEL AND MARLENE COACHI, 209 STENTON AVENUE, BLUE BELL, PA 19422, 610-310-0842
  - 209 STENTON AVENUE, TAX MAP PARCEL # 66-00-06844-002, DEED BOOK 5991, PAGE 1382
  - THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE CONSOLIDATION OF THE THREE PARCELS INTO 1 PROPERTY.
  - REFERENCE PLANS:
    - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN", PREPARED FOR DANIEL AND MARLENE COACHI, PREPARED BY JEFFREY P. TURNER, PROFESSIONAL LAND SURVEYOR, DATED MAY 31, 2016, PLAN NO. M-66-21-68
    - PLAN OF SUBDIVISION PREPARED FOR CARLINO FINANCIAL CORP., PREPARED BY URWILER & WALTER INC., DATED NOVEMBER 27, 1985, LAST REVISED 5-13-86, AND RECORDED AS PLAN 447-448
    - 149 STENTON AVENUE, LOT RECONFIGURATION PLAN PREPARED FOR GARY AND ROSINA GILBERT PREPARED BY CHAMBERS ASSOCIATES, INC., DATED 3-19-00, LAST REVISED 7-25-00, AND RECORDED AS PLAN 459-337
    - SUBDIVISION PLAN OF 149 STENTON AVENUE, PREPARED FOR CARLINO FINANCIAL, PREPARED BY CHARLES E. SHOEMAKER, INC., DATED APRIL 28, 2009, LAST REVISED 9-15-2008 AND RECORDED IN PLAN BOOK 32 PAGE 302.
  - THE NOTED OUTLINE DESCRIPTION AND LOCATION SHOWN IN ACCORDANCE WITH ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED UPON THE GROUNDS BY JEFFREY P. TURNER, PLS FROM VARIOUS DEEDS AND PLANS OF RECORD; SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; PROPERTY MAY BE SUBJECT TO CERTAIN RIGHTS OF OTHERS.
  - THE ELEVATION BENCHMARK WAS TAKEN FROM THE ABOVE REFERENCED PLAN.
  - THIS LOT WILL BE SERVED BY PUBLIC SEWER AND A PRIVATE ON-SITE WELL.

I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE \_\_\_\_\_ PROF. LAND SURVEYOR/PROF. ENGINEER

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY WHITPAIN TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF WHITPAIN CHAPTER 129.

DATE \_\_\_\_\_ TOWNSHIP ENGINEER

THIS IS TO CERTIFY THAT THIS REVERSE SUBDIVISION PLAN HAS BEEN APPROVED BY THE BOARD OF WHITPAIN TOWNSHIP SUPERVISORS ON \_\_\_\_\_ 2017.

DATE \_\_\_\_\_ TOWNSHIP SECRETARY

REVERSE SUBDIVISION NO. \_\_\_\_\_  
 FILE NO. \_\_\_\_\_  
 MONTGOMERY COUNTY TAX PARCEL NO. 66-00-06844-00-2  
 MONTGOMERY COUNTY TAX PARCEL NO. 66-00-06847-00-8  
 MONTGOMERY COUNTY TAX PARCEL NO. 66-00-06847-50-3

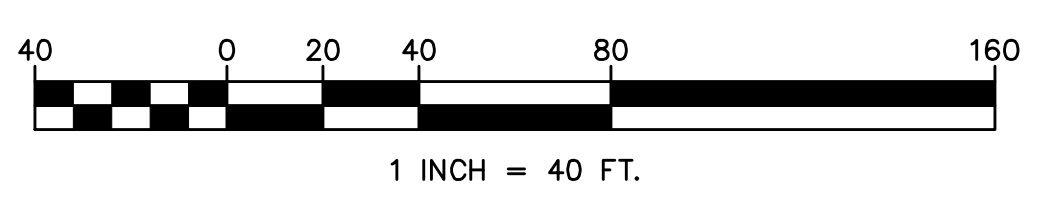
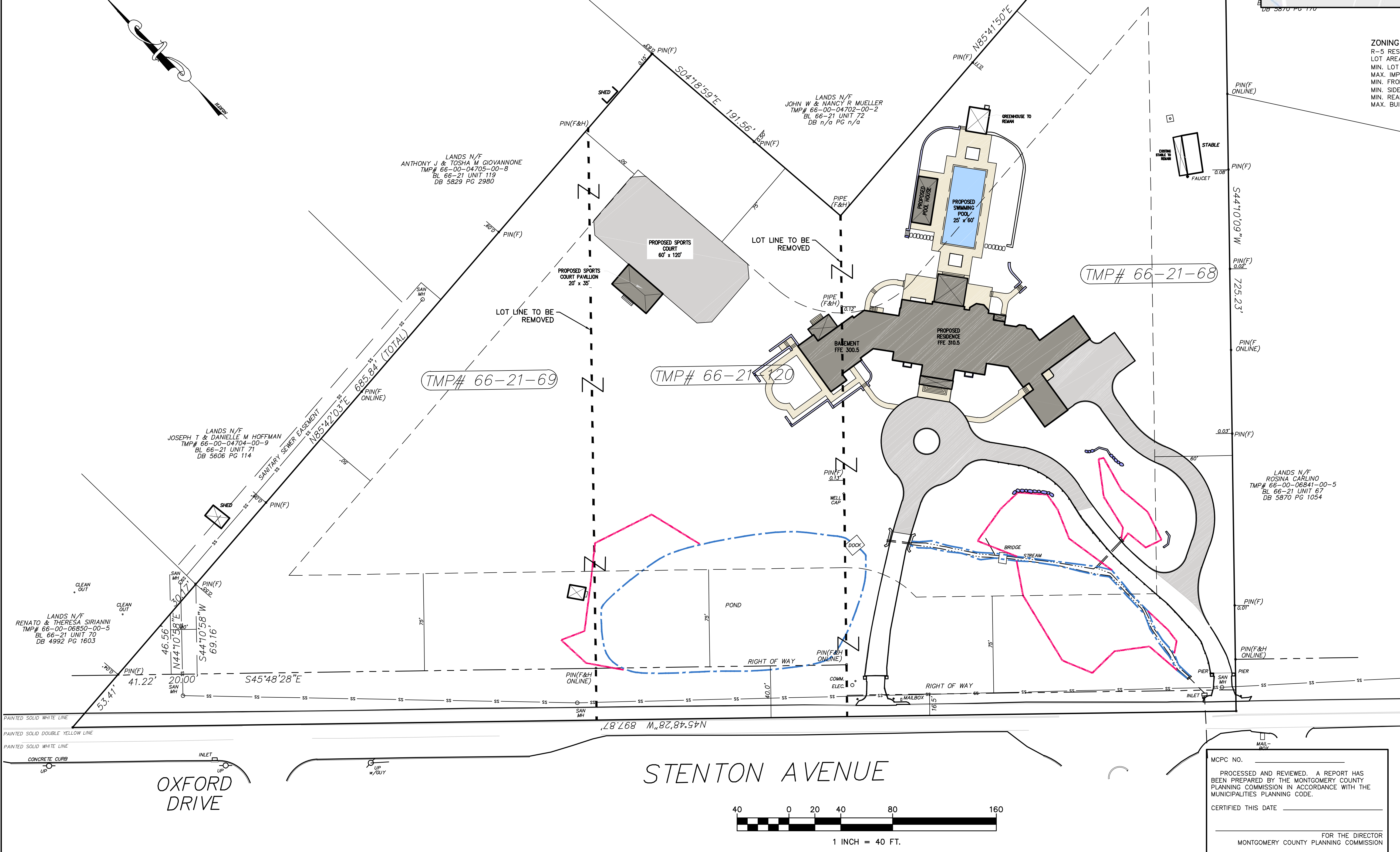
COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED \_\_\_\_\_ WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE/SHE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTIES SHOWN ON THIS PLAN DESIGNATED AS 209, 229, & 249 STENTON AVENUE AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRED THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

SIGNATURE OF OWNER \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

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



Serial Number: 2016-333-1675

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

**MOMENEE, INC.**  
 a Kairns Company  
 ENGINEERING | PLANNING | SURVEYING

RECORD PLAN  
 PRELIMINARY REVERSE SUBDIVISION PLANS  
 209, 229, 249 STENTON AVENUE  
 WHITPAIN TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA  
 OWNER/APPLICANT: DANIEL AND MARLENE COACHI, 209 STENTON AVENUE, BLUE BELL, PA 19422  
 ONE-CALL: 20163331675  
 DRAWN BY: BDM  
 CHECKED BY: DRF

REV.	DATE	COMMENTS
2	06/06/17	REVERSE SUBDIVISION PER MCPC REVIEW
1	05/11/17	

FILE NO.: 16-242  
 SHEET 1 OF 13  
 DATE: APRIL 10, 2017  
 SCALE: 1" = 40'