



SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
WHITPAIN TOWNSHIP
PARCEL NO. 66-00-05383-00-5
- RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN DEED BOOK 4696, PAGE 2386
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
ROBERT C. & ALICEMARIE FERNLEY
660 PENNLYN BLUE BELL PIKE
BLUE BELL, PA 19422
(215) 641-0682
- ADDRESS OF THE SUBJECT TRACT
660 PENNLYN BLUE BELL PIKE
BLUE BELL, PA 19422
- AREA STATISTICS:
GROSS AREA = 176,813 SF (4.06 ACRES)
NET AREA = 167,527 SF (3.85 ACRES)
- WATER SERVICE:
EXISTING/PROPOSED: PUBLIC (NORTH WALES WATER AUTHORITY)
- SANITARY SEWER SERVICE:
EXISTING/PROPOSED: PUBLIC

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED.

SITE IS LOCATED WITHIN: "R-1" - RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	LOT 1 PROVIDED	LOT 2 PROVIDED
MIN. LOT AREA:	30,000 SF	167,527 SF	70,525 SF	63,042 SF
MIN. LOT WIDTH: (@ BLDG. LINE)	150 FT.	236 FT	236 FT	266 FT
FRONT YARD SETBACK:	50 FT.	50 FT	50 FT	50 FT
SIDE YARD SETBACK:	100 FT. (AGGR.)	45 FT. (MIN.)	45 FT	45 FT
REAR YARD SETBACK:	75 FT. (MIN.)	45 FT	45 FT	45 FT
MAX. BUILDING HEIGHT:	40 FT.	<40 FT	<40 FT	<40 FT
ACCESSORY SETBACK:	10 FT.	10 FT	10 FT	N/A

GENERAL NOTES

- TITLE AND TOPOGRAPHY DEPICTED HEREON HAS BEEN SUPPLIED BY JOHNSON SURVEYING AND CONSTRUCTION SERVICES, INC. PURSUANT TO AN ACTUAL FIELD SURVEY PERFORMED BY TIM JOHNSON, P.L.S. ON AUGUST 16, 2010.
- PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 4200C0287 E, EFFECTIVE DATE DECEMBER 19, 1998, NUMBER 420713, PANEL 0267, SUFFIX E, NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
- A 'HYDRIC' SOILS-WETLAND/WATER OF THE US DETERMINATION WAS PERFORMED ON THE SUBJECT TRACT BY NOVA CONSULTANTS, LTD IN JULY 2010. THE SITE CONTAINS NO WETLAND AREA BASED ON AN EVALUATION UTILIZING STANDARD PROCEDURES DEVELOPED BY THE U.S. ARMY CORPS OF ENGINEERS 1987 MANUAL.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS.
- PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. A WHITPAIN TOWNSHIP ROAD OCCUPANCY PERMIT SHALL BE REQUIRED FOR ANY AND ALL WORK WITHIN THE RIGHT-OF-WAY OF HILLSIDE ROAD.
- ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE, CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- THE AREA BETWEEN THE TITLE LINE AND ULTIMATE RIGHT-OF-WAY LINE IS NOT OFFERED FOR DEDICATION AT THIS TIME.

PLAN SHEET INDEX

1 OF 8	SUBDIVISION PLAN
2 OF 8	EXISTING FEATURES PLAN
3 OF 8	AERIAL PHOTOGRAPHY PLAN
4 OF 8	PCSM, GRADING AND DRAINAGE PLAN
5 OF 8	UTILITIES PLAN
6 OF 8	EROSION AND SEDIMENTATION CONTROL PLAN
7 OF 8	CONSTRUCTION DETAILS PLAN 'A'
8 OF 8	CONSTRUCTION DETAILS PLAN 'B'

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS: _____

ON THE _____ DAY OF _____, 2011, BEFORE ME THE _____ OF _____ A CORPORATION, AND THAT HE AS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS _____ IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
COMMISSION EXPIRATION DATE _____

I HEREBY CERTIFY THAT _____ IS THE OWNER/DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2011.

SECRETARY _____

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2011.

TOWNSHIP ENGINEER _____

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2011.

CHAIRMAN _____

SECRETARY _____

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON _____, 2011.

M.C.P.C.# _____

PROCESSED and REVIEWED. Report prepared by _____ MONTGOMERY COUNTY PLANNING COMMISSION in accordance with the Municipalities Planning Code.

Certified this date _____

For the Director _____

IMPERVIOUS AREA CALCULATION

PURSUANT TO Z.O. ARTICLE XXV, SEC. 160-203.C, MAXIMUM IMPERVIOUS COVERAGE SHALL BE CALCULATED UTILIZING THE FOLLOWING CALCULATION:

$y = 0.179x + 2,422$

WHERE:
x = LOT AREA IN SQUARE FEET
y = MAX. IMPERVIOUS COVER PER LOT IN SQUARE FEET

EXISTING LOT: $y = 0.179 \times 167,527 \text{ SF} + 2,422 \text{ SF} = 32,409 \text{ SF} (19.4\%)$

PROPOSED LOT 1 $y = 0.179 \times 70,525 \text{ SF} + 2,422 \text{ SF} = 15,046 \text{ SF} (21.3\%)$

PROPOSED LOT 2 $y = 0.179 \times 63,042 \text{ SF} + 2,422 \text{ SF} = 13,707 \text{ SF} (21.7\%)$

IMPERVIOUS COVERAGE TABULATION

EXISTING LOT:	AREA:	% OF LOT COVERAGE:
DWELLING	3,175 SF	1.9%
DRIVEWAY	10,466 SF	6.3%
POOL HOUSE	358 SF	0.2%
POOL	1,388 SF	0.8%
CONCRETE PAD	232 SF	0.1%
GARAGE	508 SF	0.3%
TOTAL EXISTING IMP. COVER:	16,127 SF	9.6% (19.4% ALLOWABLE)

PROPOSED LOT 1:	AREA:	% OF LOT COVERAGE:
DWELLING	3,175 SF	4.5%
DRIVEWAY	5,069 SF	7.2%
POOL HOUSE	358 SF	0.5%
POOL	1,388 SF	2.0%
CONCRETE PAD	232 SF	0.3%
TOTAL PROPOSED IMP. COVER:	10,242 SF	14.5% (21.3% ALLOWABLE)

PROPOSED LOT 2:	AREA:	% OF LOT COVERAGE:
DWELLING	3,721 SF	5.9%
DRIVEWAY	241 SF	0.3%
DRIVEWAY	3,120 SF	5.0%
TOTAL PROPOSED IMP. COVER:	7,082 SF	11.2% (21.7% ALLOWABLE)

SOILS DATA

DATA OBTAINED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.

A**B** - ABBOTSTOWN SILT LOAM, 3-8% SLOPE
L**oB** - LANSDALE LOAM, 3-8% SLOPE

PURSUANT TO A 'HYDRIC' SOILS-WETLAND/WATERS DETERMINATION, PREPARED BY NOVA CONSULTANTS LTD., DATED, JULY 24, 2010; NO PORTION OF THE STUDY AREA CONTAINS 'HYDRIC' SOILS (Bo). 'LANSDALE' SOILS (LoB) ARE PRESENT THROUGHOUT THE STUDY AREA.

VARIANCE GRANTED

VARIANCE GRANTED PER DECISION AND ORDER OF THE WHITPAIN TOWNSHIP ZONING HEARING BOARD, DECIDED NOVEMBER 17, 2010, IS AS FOLLOWS:

1. THE VARIANCE FROM THE TERMS OF ARTICLE XXV, SECTION 160-169.A TO REMOVE THE ALLUVIAL FLOODPLAIN FROM THE TOWNSHIP MAP AT THE SUBJECT PROPERTY THEREBY REMOVING THE SUBJECT PROPERTY FROM WITHIN BOUNDARIES OF THE FLOODPLAIN CONSERVATION DISTRICT.



LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NUMBER 20110180523.

HIBBEL ENGINEERING COMPANY, L.L.C.
CONSULTING ENGINEERS
215-619-9070 PA, NJ, MD & DE
593 Skippack Pike, Suite 300
Blue Bell, Pennsylvania 19422
www.hibbelengineering.com

FERNLEY TRACT
PREPARED FOR
ALICEMARIE FERNLEY
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISIONS	PLAN ORIGINATOR DATE
1		JANUARY 31, 2010

HIBBEL ENGINEERING COMPANY, L.L.C.
CONSULTING ENGINEERS

SUBDIVISION PLAN

FERNLEY TRACT
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER:	AJH	DRAFTED BY:	MLW
PROJECT NUMBER:	12220	DRAWING FILE:	12220_SHT01
PLAN SCALE:	1" = 40'	PLAN SHEET NUMBER:	1 OF 8

