

ZONING DATA

ZONED: R-5 AGRICULTURAL/RURAL RESIDENCE
 USE: SINGLE FAMILY DETACHED (PERMITTED)

	REQUIRED	PROPOSED	
		LOT 1	LOT 2
MAX. IMPERV. SURFACE	0.179xLOT+2,422 SF	6,474 SF	5,624 SF
MIN. BLDG. SETBACK	75 FT.	75 FT.	75 FT.
MIN. LOT AREA	80,000 SF	251,278 SF	226,972 SF
MIN. LOT WIDTH	200 FT.	447 FT.	286 FT.
MIN. REAR YARD	75 FT.	75 FT.	75 FT.
MIN. SIDE YARD	40 FT./100 FT. AGG.	40 FT./60 FT. AGG.	40 FT./60 FT. AGG.
MAX. BLDG. HEIGHT	40 FT.	40 FT.	40 FT.
PARKING SPACES PER LOT	2	2 PLUS	2 PLUS

IMPERVIOUS SURFACE CALCULATIONS

PERMITTED: 0.179 x LOT AREA (SF) + 2,422 SF

LOT 1
 0.179 x 251,278 + 2,422 SF = 47,400 SF
 LOT 2
 0.179 x 226,972 + 2,422 SF = 43,049 SF

LOT 1		SF
BUILDING	2,808	SF
DRIVEWAY	3,306	SF
SIDEWALK	360	SF
TOTAL	6,474	SF

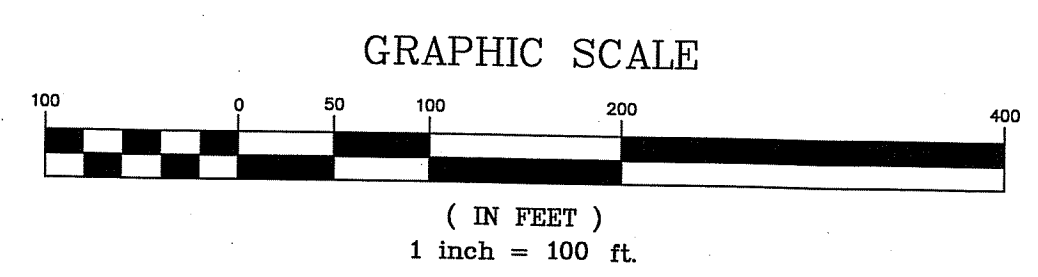
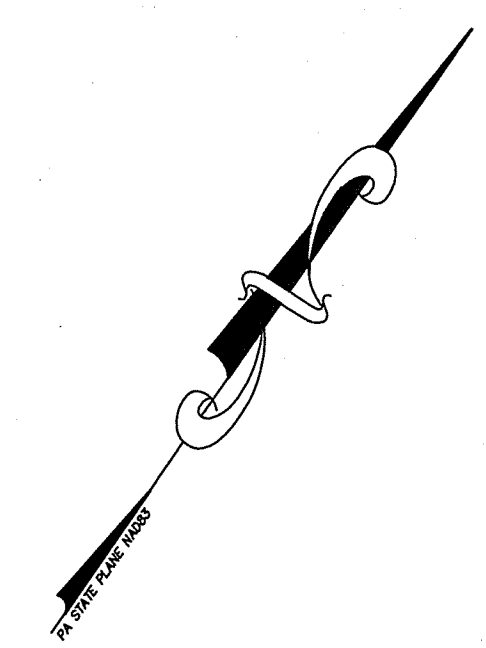
LOT 2		SF
BUILDING	2,808	SF
DRIVEWAY	2,456	SF
SIDEWALK	360	SF
TOTAL	5,624	SF

NOTES:

1. THE BOUNDARY WAS TAKEN FROM PLANS BY OTHERS.
2. TOPOGRAPHY AND SITE FEATURES TAKEN FROM LIDAR IMAGERY. CONTOURS WERE DERIVED FROM A BARE-EARTH DIGITAL ELEVATION MODEL CONSTRUCTED FROM PAMAP LIDAR (LIGHT DETECTION AND RANGING) ELEVATION POINTS, PREPARED BY PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, PUBLISHED JUNE 30, 2010.
3. SOILS TAKEN FROM NRCS SOILS SURVEY FOR MONTGOMERY COUNTY.
4. THIS SITE LIES PARTIALLY WITHIN THE 100 YEAR FLOODPLAIN ELEVATION PER THE FEMA'S FLOOD INSURANCE RATE MAPS AS SHOWN ON PANEL 288 (EFFECTIVE DATE: DECEMBER 19, 1996) OF 451.
5. IT IS ANTICIPATED THAT THIS SITE WILL BE SERVED BY ON-LOT WATER SEWER AND INDIVIDUAL STORMWATER MANAGEMENT FACILITIES.
6. IT IS ANTICIPATED THAT WAIVERS WILL BE REQUESTED RELATED TO PRIVATE STREET IMPROVEMENT REQUIREMENTS AND LANDSCAPING REQUIREMENTS.

LEGEND

- ADJOINER BOUNDARY LINE
- TRACT BOUNDARY LINE
- ULTIMATE RIGHT OF WAY
- EXISTING EDGE OF FOREST
- PROPOSED PROPERTY LINE
- EXISTING STEEP SLOPES 15%-25%
- FLOODPLAIN SOILS
- SOIL BOUNDARY LINE
- EXISTING 10' CONTOUR LINE
- EXISTING 2' CONTOUR LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- 100 YR EXISTING 100 YEAR FLOODPLAIN



PLAN NOTATION
 ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

DATE:	AUGUST 12, 2014
SCALE:	1"=100'
DESIGNED BY:	LSM
DRAWN BY:	LSM
CHECKED BY:	SDC
REVISIONS	AUTH. DATE
JOB NO.	14-01-WHP

Van Cleef
ENGINEERING ASSOCIATES

Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture

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CONCEPT PLAN
 FOR
RICHARD WEZNER
 PARCEL 66-00-03293-007
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA