

Serial Number:  
CALL BEFORE YOU DIG!  
YOU MUST CALL 811  
BEFORE ANY EXCAVATION  
WHETHER IT'S PRIVATE  
OR PUBLIC LAND  
Pennsylvania One Call System, Inc.  
1-800-242-1776

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 72 HOURS PRIOR TO THE DAY'S 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

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
BUILDING SETBACK
EXISTING EASEMENT
ELECTRIC LINE
WATER LINE
SANITARY LINE
WETLANDS BOUNDARY
WATERWAY BOUNDARY
ALLUVIAL SOILS
ALLUVIAL SOILS PER TOWNSHIP FLOODPLAIN MAP
SOIL BOUNDARY
CANOPY PRESERVATION EASEMENT AREA

PLAN SHEET INDEX:  
SHEET-01: RECORD PLAN 07/20/2021  
SHEET-02: EXISTING CONDITIONS PLAN 07/20/2021  
SHEET-03: VICINITY PLAN 07/20/2021  
SHEET-04: GREEN AREA PLAN 07/20/2021  
SHEET-05: PROPOSED SITE PLAN 07/20/2021

WOODLAND CANOPY PRESERVATION CALCULATIONS:  
PER WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE SECTION 129-20 (C4) - EXISTING TREES  
CONTAINED WITHIN THE WOODLAND CANOPY SHALL BE PRESERVED TO THE GREATEST EXTENT, BUT IN NO EVENT SHALL MORE THAN 40% OF THE LAND AREA WITHIN THE DESIGNATED WOODLAND CANOPY BE ALTERED, GRADED, OR PAVED. TREES TO BE PRESERVED IN ORDER TO MEET THE FOREST REQUIREMENT, INCLUDING PINE TUMPS OR WOODLAND CANOPY PRESERVATION, SHALL BE PERMANENTLY PRESERVED BY MEANS OF A CONSERVATION EASEMENT TO BE HELD BY THE TOWNSHIP AND WHICH SHALL REQUIRE THE PRESERVATION OF TREES ON PRIVATE PROPERTY IN PERPETUITY.

EXISTING WOODLAND CANOPY AREA = 117,109 SF  
60% OF THE EXISTING CANOPY AREA = 117,109 \* 0.60 = 70,265 SF  
CANOPY EASEMENT #1 = 14,320 SF  
CANOPY EASEMENT #2 = 11,745 SF  
CANOPY EASEMENT #3 = 11,745 SF  
CANOPY EASEMENT #4 = 2,735 SF  
CANOPY EASEMENT #5 = 1,434 SF  
CANOPY EASEMENT #6 = 2,447 SF  
CANOPY EASEMENT #7 = 24,181 SF  
CANOPY EASEMENT #8 = 5,370 SF  
CANOPY EASEMENT #9 = 3,724 SF  
TOTAL = 70,315 SF

EXISTING LOT DATA:  
GROSS LOT AREA = 347,961 SF, OR 7.988 ACRES  
NET LOT AREA = 319,808 SF, OR 7.342 ACRES  
PARCEL NO. 66-00-06844-002

#### ERROR OF CLOSURE:

1:100,000+

#### EXISTING IMPERVIOUS COVERAGE:

HOUSE & PORCHES 9,146 SF  
POOL HOUSE 296 SF  
GREENHOUSE 302 SF  
STABLE 564 SF  
DECK 152 SF  
DRIVEWAY 16,627 SF  
REAR PATIOS 2,350 SF  
POOL 922 SF  
WALKS & STEPS 320 SF  
WALLS 390 SF  
OTHER 203 SF

TOTAL 30,252 SF (9.46%)

PROPOSED LOT 1 DATA:  
GROSS LOT AREA = 253,670 SF, OR 5.823 ACRES  
NET LOT AREA = 80,074 SF, OR 1.838 ACRES

#### ERROR OF CLOSURE:

1:100,000+

#### PROPOSED LOT 1 IMPERVIOUS COVERAGE:

HOUSE & PORCHES 9,146 SF  
POOL HOUSE 296 SF  
GREENHOUSE 302 SF  
STABLE 564 SF  
DECK 152 SF  
DRIVEWAY 16,627 SF  
REAR PATIOS 2,350 SF  
POOL 922 SF  
WALKS & STEPS 320 SF  
WALLS 390 SF  
OTHER 203 SF

TOTAL 7,322 SF (9.14%)

PROPOSED LOT 2 DATA:  
GROSS LOT AREA = 94,291 SF, OR 2.165 ACRES  
NET LOT AREA = 80,074 SF, OR 1.838 ACRES

#### ERROR OF CLOSURE:

1:100,000+

#### PROPOSED LOT 2 IMPERVIOUS COVERAGE:

HOUSE 9,146 SF  
REAR TERRACE 933 SF  
DRIVEWAY 2,720 SF  
WALKS & STEPS 387 SF

TOTAL 7,322 SF (9.14%)

SITE IMPROVEMENTS NOTES:  
1. NO SITE IMPROVEMENTS OR DEVELOPMENT ARE PROPOSED AT THIS TIME. THE LOT 2 SITE IMPROVEMENTS SHOWN ON THIS PLAN IS FOR FEASIBILITY PURPOSES ONLY.

2. ANY SITE IMPROVEMENTS WILL REQUIRE APPROVAL FROM WHITPAIN TOWNSHIP TO DEVELOP. BUILDING IMPROVEMENTS WILL REQUIRE APPROVAL FROM WHITPAIN TOWNSHIP THROUGH THE BUILDING PERMIT APPLICATION PROCESS.

SIDEWALK DEFERRED NOTE:  
INSTALLATION OF THOSE IMPROVEMENTS INCLUDING SIDEWALK ALONG THE TRACT FRONTEAGE BY THE PROPERTY OWNER/DEVELOPER IS HEREBY DEFERRED UNTIL SUCH TIME IT IS DEEMED NECESSARY BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS, WITHOUT THE NEED FOR ADOPTION OF AN ORDINANCE OR ASSESSMENT. WITHIN 90 DAYS OF WRITTEN NOTICE FROM THE BOARD OF SUPERVISORS, OWNER/DEVELOPER AGREES TO:

- 1) OBTAIN ALL NECESSARY PERMITS THAT ARE APPLICABLE TO THE WORK;
- 2) INSTALL SIDEWALK AT NO EXPENSE TO WHITPAIN TOWNSHIP;
- 3) WAIVE ANY RIGHTS TO CONTEST A LIEN BY WHITPAIN TOWNSHIP FOR THE COST OF THE SIDEWALK THAT IS TO BE INSTALLED WITHIN 90 DAY PERIOD. WEATHER PERMITTING. INSTALLATION OF CURB AND RELATED CONSTRUCTION SHALL CONFORM TO THE APPLICABLE TOWNSHIP AND PENNDOOT CONSTRUCTION STANDARDS IN FORCE AT THE TIME OF NOTICE.

159 STENTON AVENUE  
ROSINA CARLINO  
TWP# 66-00-06838-11-6  
BL 66-21 UNIT 140  
DB 6093 PG 1665

ZONING REQUIREMENT:  
R-5 RESIDENTIAL DISTRICT  
LOT AREA: 239,734 SF  
LOT WIDTH: 200 FT MIN.  
FRONT YARD: 75 FT MIN.  
SIDE YARD: 205 FT  
REAR YARD: 75 FT MIN.  
\*HEIGHT: 440 FT  
IMPERVIOUS COVERAGE: 45,335 SF (LOT 1)  
30,252 SF (LOT 2)

PROPOSED LOT 1:  
REQUIRED 239,734 SF  
200 FT MIN.  
75 FT MIN.  
205 FT  
440 FT  
IMPERVIOUS COVERAGE 45,335 SF (LOT 1)  
30,252 SF (LOT 2)

PROPOSED LOT 2:  
REQUIRED 80,074 SF  
200 FT MIN.  
75 FT  
78 FT  
75 FT MIN.  
75 FT  
440 FT  
IMPERVIOUS COVERAGE 16,753 SF (LOT 2)

\*MAXIMUM HEIGHT OF THE EXISTING STABLE SHALL BE LIMITED TO 15'.

\*\*THE EXISTING SPRING HOUSE IS CURRENTLY LOCATED WITHIN THE FRONT YARD SETBACK OF STENTON AVENUE AS PERMITTED BY THE WHITPAIN TOWNSHIP ZONING HEARING BOARD DECISION NO. 1482-03.

WAIVER REQUESTS:  
FROM CODE SECTION 129-5B.C.(1) - WAIVER REQUEST TO NOT PROVIDE THE EXISTING FEATURES WITHIN 400 FEET OF THE LAND TO BE DEVELOPED.

#### REFERENCE PLANS:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN", PREPARED FOR DANIEL AND MARLENE COACHI, PREPARED BY JEFFREY R. TURNER, PROFESSIONAL LAND SURVEYOR, DATED MAY 31, 2016. PLAN # M-68-21-68.
2. PLANS ENTITLED "PRELIMINARY/FINAL REVERSE SUBDIVISION PLANS 209, 229, 249 STENTON AVENUE", PREPARED BY MOMENE, INC., DATED APRIL 10, 2017, LAST REVISED 05/06/20. FILE NO. 16-242.
3. PLAN ENTITLED "FINAL AS-BUILT 209 STENTON AVENUE", PREPARED BY MOMENE, INC., DATED JANUARY 11, 2021. FILE NO. 16-242.
4. PLAN OF SUBDIVISION PREPARED FOR CARLINO FINANCIAL CORP., PREPARED BY URMILER & WALTER INC., DATED NOVEMBER 27, 1985, LAST REVISED 5-13-86, AND RECORDED AS PLAN A47-448.
5. 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 A59-337.
6. SUBDIVISION PLAN OF 149 STENTON AVENUE, PREPARED FOR CARLINO FINANCIAL, PREPARED BY CHARLES E. SHOEMAKER, INC., DATED APRIL 28, 2008, LAST REVISED 9-15-2008 AND RECORDED IN PLAN BOOK 32 PAGE 302.

#### GENERAL NOTES:

1. OWNER/APPLICANT: DANIEL P. AND MARLENE COACHI 209 STENTON AVENUE BLUE BELL, PA 19422 610-310-0842
2. PROPERTY INFORMATION: 209 STENTON AVENUE TAX PARCEL NUMBER 66-00-06844-002 DEED BOOK 5991 PAGE 1382
3. THE INTENT OF THIS PLAN SET IS TO ILLUSTRATE THE SUBDIVISION OF THE EXISTING PROPERTY INTO TWO SEPARATE PARCELS. NO DEVELOPMENT IS PROPOSED AS PART OF THESE SUBDIVISION PLANS.
4. 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.
5. THE ELEVATION BENCHMARK AND DATUM WAS TAKEN FROM THE ABOVE REFERENCED PLAN 4. BENCHMARK - ELEVATION 249.46 USGS & DATUM: RAILROAD LINE IN DRIVEWAY ON SOUTH SIDE OF STENTON AVENUE, APPROXIMATELY 400' EAST OF EASTERLY PROPERTY CORNER OF STENTON AVENUE.
6. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE.
7. THE PROPERTY IS CURRENTLY SERVED BY PUBLIC SEWER AND A PRIVATE ON-SITE WELL.
8. THE AREA OF LAND BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAY IS OFFERED FOR DEDICATION TO THE APPROPRIATE JURISDICTION.
9. IN ACCORDANCE WITH FEMA PANEL NUMBER 42091C0270G EFFECTIVE DATE MARCH 2, 2016 PREMISES IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
10. A STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED DURING THE BUILDING PERMIT APPLICATION PROCESS.
11. ANY FUTURE DEVELOPMENT WITHIN THE PARCELS CREATED BY THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH SECTION 129-20 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

I HEREBY CERTIFY THAT THIS PLAN HAS 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 SUBDIVISION PLAN HAS BEEN APPROVED BY THE TOWNSHIP ENGINEER OF WHITPAIN TOWNSHIP ON

DATE TOWNSHIP ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN APPROVED BY THE PLANNING COMMISSION OF WHITPAIN TOWNSHIP ON

DATE SECRETARY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN APPROVED BY THE BOARD OF WHITPAIN TOWNSHIP SUPERVISORS ON

DATE CHAIRMEN

DATE SECRETARY

I HEREBY CERTIFY THAT DANIEL P. COACHI AND MARLENE COACHI ARE THE OWNERS/DEVELOPERS OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

DANIEL P. COACHI (OWNER) DATE

MARLENE COACHI (OWNER) DATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THE \_\_\_\_ DAY OF \_\_\_\_ 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DANIEL P. COACHI AND MARLENE COACHI WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED AND SAYS THAT HE/ SHE ARE THE OWNERS AND/OR EQUAL PARTNERS OF THE PROPERTY SHOWN ON THIS PLAN DESIGNATED AS 209 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

NOTARY PUBLIC

MY COMMISSION EXPIRES

SUBDIVISION NO. \_\_\_\_\_  
FILE NO. \_\_\_\_\_  
MONTGOMERY COUNTY TAX PARCEL NO. 66-00-06844-00-2  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_ 2021 IN  
THE OFFICE OF THE RECORDING OF DEEDS, ETC., IN AND FOR  
THE COUNTY OF MONTGOMERY OF NORRISTOWN, PA IN PLAN  
FILE CASE \_\_\_\_ D.B. NO. \_\_\_\_ PAGE \_\_\_\_

SEAL  
REGISTERED  
PROFESSIONAL  
MICHAEL J. BOWKER

ENGINEER  
PE061543  
MICHAEL J. BOWKER, PE  
PA ENGINEER PE061543

UTILITY ONE CALL:  
DRAWN: MJB  
REVIEWED: \_\_\_\_\_  
DATE: 07-20-21  
SCALE: 1" = 40'  
FILE NO.: 21-033  
SHEET NO.: 1 OF 5

RECORD PLAN  
209 STENTON AVENUE  
PRELIMINARY/FINAL SUBDIVISION PLANS

WHITPAIN TOWNSHIP \* MONTGOMERY COUNTY \* PENNSYLVANIA  
1000 CONSHOHOCKEN ROAD, SUITE 202  
CONSHOHOCKEN, PA 19425  
Ph. 610-234-2406  
apexdeg.com

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

STENTON AVENUE  
(S.R. 3003 80' WIDE)  
0 40' 80'  
SCALE: 1" = 40'  
LANDS N/F  
OXFORD OF BLUE BELL LP  
1700 NARCISSA ROAD  
TMP# 66-00-04603-00-2  
BL 66-21A UNIT 377  
DB 5574 PG 1750

LANDS N/F  
GOVERNOR ESTATES  
HOMEOWNERS ASSOC  
GOVERNOR'S WAY  
TMP#66-00-02158-44-9  
BL 66-21 UNIT 84  
DB 4833 PG 2195

LANDS N/F  
GOVERNOR ESTATES  
HOMEOWNERS ASSOC  
GOVERNOR'S WAY  
TMP#66-00-02158-44-9  
BL 66-21 UNIT 84  
DB 4833 PG 2195

REVIEW DATE  
REV. DATE  
FOR THE DIRECTOR  
MONTGOMERY COUNTY PLANNING COMMISSION  
MICHAEL J. BOWKER, PE  
PA ENGINEER PE061543  
UTILITY ONE CALL:  
DRAWN: MJB  
REVIEWED: \_\_\_\_\_  
DATE: 07-20-21  
SCALE: 1" = 40'  
FILE NO.: 21-033  
SHEET NO.: 1 OF 5

