

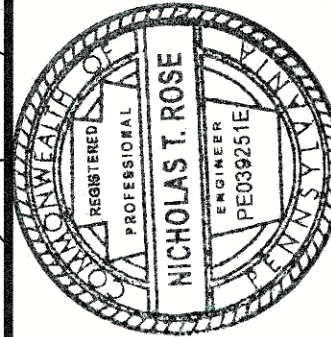
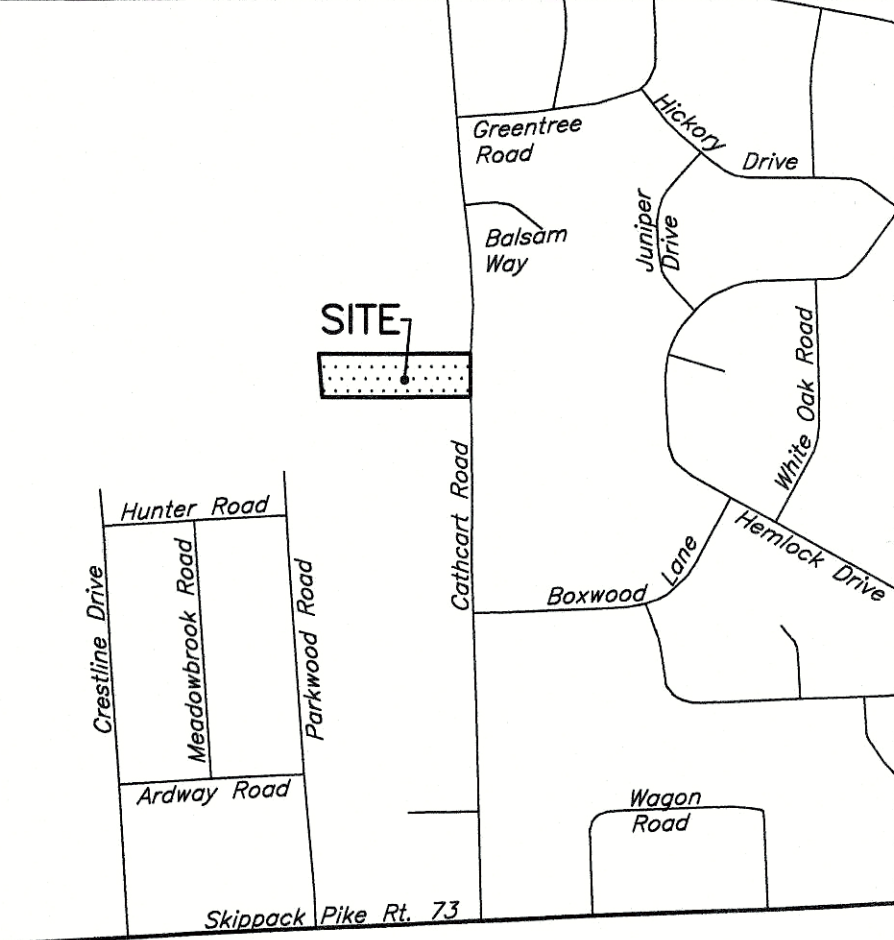
OWNER'S CERTIFICATION & ACKNOWLEDGEMENT:

I hereby certify that the owners of the land herein subdivided or to be developed and that we do hereby adopt this plan.

APPROVAL OF TOWNSHIP OFFICIALS:

Approved by the Board of Supervisors of Whitpain Township this _____ day of _____, 20____

PLAN GRAPHIC SCALE
30 0 30 60 90



NORTH ARROW

LOCATION MAP/SCALE: 1"=800'

NOTES:

- TRACT IDENTIFICATION:
TAX BLOCK 10 UNIT 36
PARCEL #66-00-00787-00-2
DEED BOOK 5408 PAGE 2444
SITE ADDRESS:
651 CATHCART ROAD
BLUE BELL, PA 19422
- OWNER:
KATHLEEN MC EWEN & MARK PLAMONDON
651 CATHCART ROAD
BLUE BELL, PA 19422
- BOUNDARY DIMENSIONS AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND PHYSICAL FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN JUNE 2020.
- PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
- TRACT AREA SUMMARY:
TRACT AREA TO TITLE LINE = 113,051 SF (2.5953 ACRES)
TRACT AREA TO ULTIMATE ROW = 107,651 SF (2.4713 ACRES)
- ZONING REQUIREMENTS:
R1 RESIDENCE DISTRICT:

	REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA*	30,000 SF*	43,939 SF	56,622 SF*
MINIMUM LOT WIDTH	150 FT	155.0 FT	180.0 FT
MINIMUM FRONT YARD	50 FT	148.2 FT	51.0 FT
MINIMUM SIDE YARD	45 FT	29.6 FT**	48.4 FT
MINIMUM AGG. SIDE YARD	100 FT	70.1 FT**	104.4 FT
MINIMUM REAR YARD	75 FT	105.3 FT	194.5 FT
MAXIMUM BUILDING HEIGHT	40 FT	< 40 FT	< 40 FT
MAX IMPERVIOUS COVERAGE	23.4%/21.7%**	12.3 %	14.3 %
MIN GREEN AREA	76.6%/78.3%**	87.7 %	85.7 %

*FLAG LOT REAR LOT AREA = 1.5 X REQUIRED MIN LOT AREA = 45,000 SF
**NON-CONFORMING CONDITION
***FORMULA FOR CALCULATING IMPERVIOUS COVER AND GREEN AREA:
MAX IMPERVIOUS COVERAGE PER LOT = 0.179(LOT AREA) + 2,422
LOT 1: MAX IMPERVIOUS = 0.179(43,939 SF) + 2,422 = 10,287 SF OR 23.4 %
MIN GREEN AREA = 43,939 SF - 10,287 SF = 33,652 SF OR 76.6 %
LOT 2: MAX IMPERVIOUS = 0.179(63,710 SF) + 2,422 = 13,826 SF OR 21.7 %
MIN GREEN AREA = 63,710 SF - 13,826 SF = 49,884 SF OR 78.3 %

IMPERVIOUS COVERAGE BREAKDOWN:

LOT 1:	
EXIST. DWELLING	= 2,268 SF
EXIST. PATIO/WALKWAYS	= 1,372 SF
EXIST. DRIVE	= 1,708 SF
TOTAL EXISTING IMPERVIOUS	= 5,348 SF
PROP. DRIVEWAY ADDITIONS	= 36.7 SF
TOTAL LOT 1 EX. + PROP. IMPERVIOUS	= 5,385 SF (12.3 %)
LOT 2:	
EXIST. DRIVE	= 1,023 SF
EXIST. DRIVE TO BE REMOVED	= -103 SF
TOTAL EXISTING IMPERVIOUS	= 920 SF
PROP. HOUSE	= 3,919 SF
PROP. DRIVE	= 3,571 SF
PROP. PATIO/WALKWAYS	= 1,947 SF
TOTAL PROPOSED IMPERVIOUS	= 8,176 SF
TOTAL LOT 2 EX. + PROP. IMPERVIOUS	= 9,096 SF (14.3 %)

- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP NO. 42091C02670, PREPARED FOR MONTGOMERY COUNTY, PA, EFFECTIVE DATE 03/02/2016.
- SOILS DATA WAS OBTAINED FROM THE USDA/NRCS MONTGOMERY COUNTY SOILS SURVEY FROM VERSION 15, JUNE 5, 2020. SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:
C1A - CHALFONT SILT LOAM, 0 TO 3 PERCENT SLOPES.
LeA - LAWRENCEVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES.
UrB - URBAN LAND-LAWRENCEVILLE COMPLEX, 0 TO 8 PERCENT SLOPES
- ALL LOTS WILL BE SERVED WITH PUBLIC WATER AND SEWER.
- TREE CANOPY = 64,398 SF
ALLOWED DISTURBANCE = 25,759 SF (40 %)
PROPOSED WOOD CANOPY DISTURBANCE = 13,073 SF (20.3 %)
ANY FUTURE DEVELOPMENT ON THE TWO PARCELS SHALL COMPLY WITH SALDO SECTION 129-20.C.(4).
- THE EROSION & SEDIMENT CONTROL PLANS MUST BE REVIEWED & APPROVED BY THE MONTGOMERY COUNTY CONSERVATION DISTRICT PRIOR TO FINAL BUILDING PERMIT PLAN APPROVAL ALONG WITH ALL APPLICABLE DEP PERMITS.
- THE SITE IS LOCATED IN THE STONY CREEK WATERSHED WHICH IS PART OF THE SCHUYKILL RIVER WATERSHED. ON LOT STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. THE PROPOSED IMPERVIOUS SURFACE PER THE PLAN IS 9,096 SF. THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED FOR 10,000 SF OF IMPERVIOUS AREA TO ALLOW FOR FUTURE IMPERVIOUS AREA. SUPPLEMENTAL STORMWATER CALCULATIONS MAY BE REQUIRED IF THE IMPERVIOUS AREA EXCEEDS 10,000 SF.
- THE AREA BETWEEN THE TITLE LINE & ULTIMATE RIGHT-OF-WAY LINE IS HEREBY OFFERED FOR DEDICATION TO WHITPAIN TOWNSHIP.
- THE PROPOSED 25' WIDE ACCESS & UTILITY EASEMENT SHALL BE IN FAVOR OF LOT 2. FOR THE RIGHT OF ACCESS & SHARED RESPONSIBILITY OF DRIVEWAY MAINTENANCE AND THE PRIVATE RESPONSIBILITY OF ANY UTILITIES SERVICING LOT 2.
- INDIVIDUAL LOT LAYOUT & GRADING PLAN SHALL BE PROVIDED AS A PREREQUISITE TO THE ISSUANCE OF A BUILDING PERMIT. AN AS-BUILT SURVEY SHALL BE PROVIDED OF THE BUILDING FOUNDATION BEFORE COMMENCING WITH FRAMING & THE INSTALLATION OF UTILITIES.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

On the _____ day of _____, 20____, before me, the Subscribed, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared _____ who acknowledged this plan to be the official plan of the highways and property shown thereon situate in the Township of Whitpain, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.
Witness my hand and notarial seal the day and year aforesaid:

CERTIFICATION FOR RECORDING:

Recorded this _____ day of _____, 20____, in the Office for the Recording of Deeds, etc., in and for the County of Montgomery of Norristown, Pennsylvania, in Plan File Case _____ D.B. No. _____, Page _____.

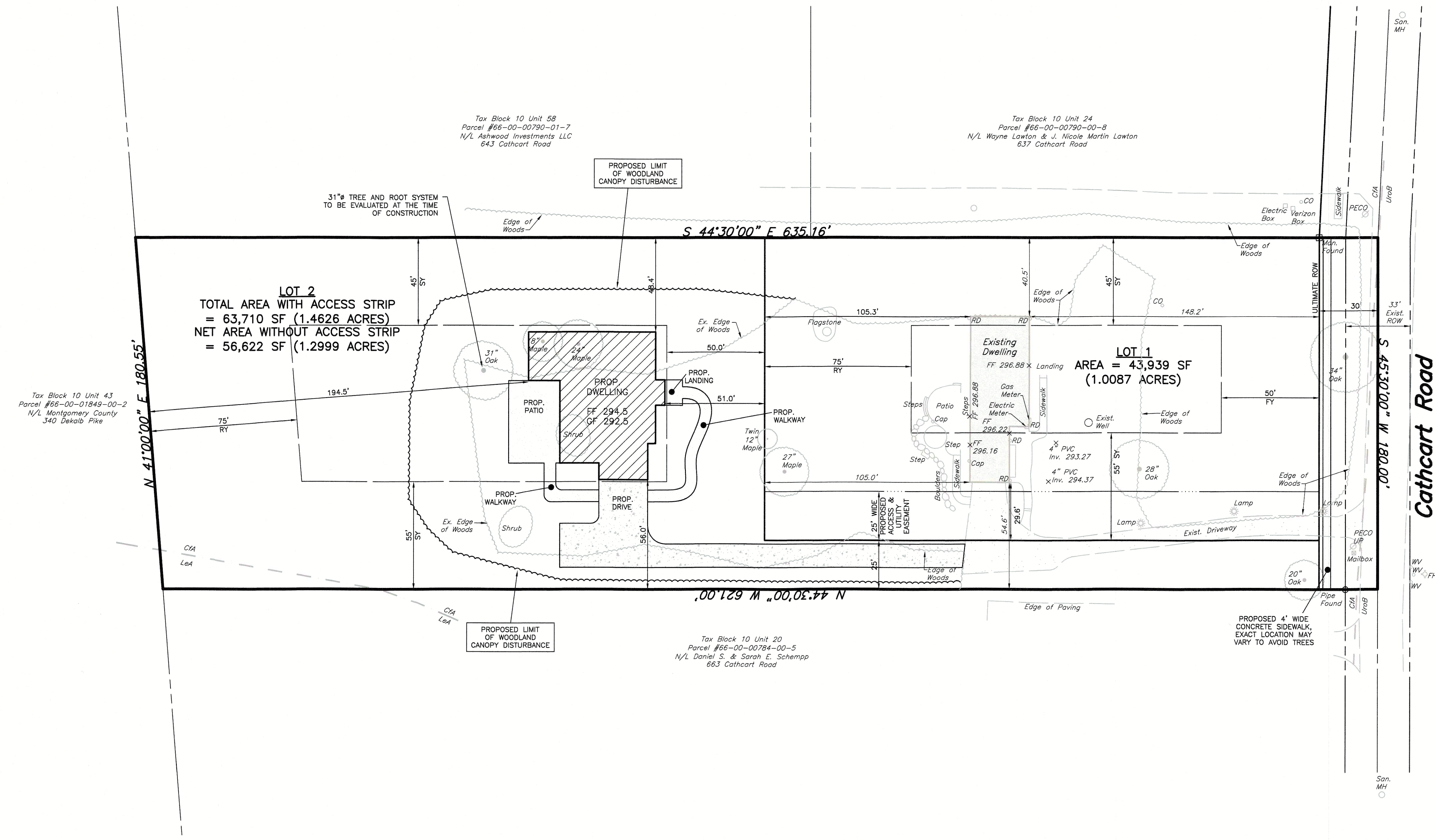
Approved by the Township Engineer this _____ day of _____, 20____

CERTIFICATION OF ENGINEER OR SURVEYOR:

I hereby certify that this plan represents a survey made by me, that the monuments shown hereon exist as located and that all dimensional details are correct.

Date _____

Registered Engineer or Surveyor
(SEAL)



TOWNSHIP		COUNTY		DATE		SCALE		SHEET NUMBER		PROJECT NUMBER		DATE		BY	
WHITPAIN		MONTGOMERY		8-6-21		1"=30'		1		H2687		12		NTR	
PLAN OF MINOR SUBDIVISION		PREPARED FOR		651 CATHCART ROAD		ProTract Engineering, Inc.		64 Park Meridian Avenue, P.O. Box 56		Hathboro, Pennsylvania 19040		Phone (215)442-9230		Fax (215)442-9238	