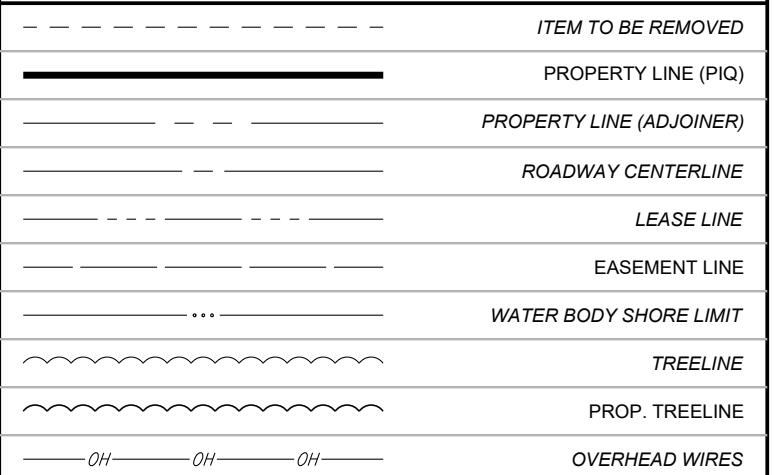


BULK REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING (66-00-06670-00-5)	EXISTING (66-00-01624-00-2)	EXISTING (CONSOLIDATED)	PROPOSED (1)	SECTION
BUILDING REQUIREMENTS						
MINIMUM GROSS LOT AREA	(SF)	NS	32,092	7,862	39,954	NO CHANGE
	(AC)		0.737	0.180	0.917	NS
MINIMUM LOT AREA (1) (2) (4)	(SF)	6,000	25,589	6,503	32,092	NO CHANGE
	(AC)	0.138	0.587	0.149	0.737	\$160-121
MINIMUM LOT FRONTRAGE @ ROW LINE	(FT)	60	103.85	48.81	152.68	NO CHANGE
MINIMUM YARD SETBACKS						
FRONT YARD (FROM STREET SIDE LINE)	(FT)	25	-4.4	(EN)	18.68	(EN)
SIDE YARD	(FT)	25	14.9	(EN)	2.02	(EN)
REAR YARD (FT)		30	NA	9.18	(EN)	NA
RESIDENTIAL (FT)		NA - NO ADJACENT RESIDENTIAL	NA - NO ADJACENT RESIDENTIAL	NA - NO ADJACENT RESIDENTIAL	NA - NO ADJACENT RESIDENTIAL	NA - NO ADJACENT RESIDENTIAL
MAXIMUM IMPERVIOUS COVERAGE (%)	(SF)	65%	79.7%	(EN)	83.0%	80.4%
	(SF)	20,860	20,402		5,398	25,798
MINIMUM GREEN SPACE COVERAGE (6) (%)	(SF)	35%	20.3%	(EN)	17.0%	19.6%
	(SF)	11,232	5,187		1,107	6,294
MAXIMUM BUILDING COVERAGE (%)	(SF)	25%	8.0%		26.5%	11.7%
	(SF)	8,023	2,046		1,724	3,770
MINIMUM % GREEN FOR PARKING AREAS (%)	(SF)	10%	12.5%	(EN)	3.0%	15.6%
	(SF)	8,077 SF X 10% = 808	1,012		245	1,257
MAXIMUM BUILDING HEIGHT (FT)		40	<40		<40	<40
PARKING REQUIREMENTS						
MINIMUM STALL SIZE (3) (FT)		8'x19' 8X22 (PARALLEL)	15.5' x 11'	(EN)	16' x 9'	(EN)
MINIMUM AISLE WIDTH (FT)		25	NA		NA	NA
MINIMUM PARKING SETBACK FROM ULT ROW (FT)		5	4.45	(EN)	4.45	(EN)
REQUIRED ENCAP LANDSCAPE ISLAND		PARKING LOT = 2,000 SF 1 AT EACH END (OR 2)	0	(EN)	0	(EN)
DRIVE THROUGH LANE REQUIREMENTS					1	(V)
MINIMUM VEHICLES IN STACK		8	NA		NA	4 (V)
MINIMUM LANE WIDTH (FT)		12	NA		NA	12
(1) COMPLIANCE CHART ABOVE ASSUMES THAT EXISTING LOTS WILL BE MERGED TO FORM SINGLE OVERALL TRACT.						
(2) LOT AREA CALCULATED TO EXCLUDE ALL STREET ROW.						
(3) 160-199 - PARKING SPACE MAY BE REDUCED TO 17 AS LONG AS THE PERIMETER 2' ARE PRESERVED IN RELATIVELY LEVEL PERVIOUS GREEN AREA AND A TIRE STOP OR CURB IS INSTALLED AT THE EDGE OF THE PAVED SURFACE. WHEN PROVIDED THE GREEN AREA SHALL BE CREDITED TOWARD THE MINIMUM GREEN AREAS REQUIRED IN 160-214.						
(4) THE AREA WITHIN A BASIN CONSTRUCTED FOR STORMWATER MANAGEMENT HAVING DEPTH > 1.5' SHALL BE EXCLUDED WHEN DETERMINING THE MINIMUM LOT SIZE REQUIRED FOR THE ZONING DISTRICT IN WHICH LOCATED.						
(5) PURSUANT TO THE WHITPAIN TOWNSHIP STREET MAP, ULTIMATE ROW FOR ARTERIAL STREETS IS 80 FEET, BOTH FRONTAGE STREETS R.O.W. EXCEED 80 FEET THEREFORE NO ADDITIONAL ULTIMATE R.O.W. SHALL BE REQUIRED.						
(6) THE PERVERSUS LAND AREA WITHIN EASEMENTS HAVING ONLY UNDERGROUND UTILITY FACILITIES OR STRUCTURES MAY BE ASSIGNED 1/2 CREDIT TOWARD GREEN AREA REQUIREMENTS; THIS SHALL INCLUDE BUILDINGS, STRUCTURES OR PARTS THEREOF WHEN SITUATED UNDERGROUND AND COVERED WITH GREEN AREA AS DEFINED IN THIS CHAPTER.						
(V) VARIANCE GRANTED (EN) EXISTING NON-COMPLIANCE (W) WAIVER REQUESTED (TBD) TO BE DETERMINED (NA) NOT APPLICABLE (NS) NOT SPECIFIED						

LOT CONSOLIDATION PLAN LEGEND



REFERENCE PLAN(S)

1. PLAN ENTITLED "ALTA/NGPS LAND TITLE SURVEY" PREPARED BY BLUE MARSH ASSOCIATES, PROJECT NUMBER: 22-A-367, DATED 01/17/2023, LAST REVISED 07/06/23.

SURVEYOR'S CERTIFICATION

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.

SIGNATURE _____ (SEAL) _____

DATE _____

TOWNSHIP ENGINEER CERTIFICATION

APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF 20.

TOWNSHIP ENGINEER SIGNATURE _____ DATE _____

BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE DAY OF 20.

CHAIR SIGNATURE _____ DATE _____

SECRETARY SIGNATURE _____ DATE _____

TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THE DAY OF 20.

PLANNING COMMISSION SECRETARY _____ DATE _____

LOT CONSOLIDATION NOTES

- PROPERTY KNOWN AS PARCEL #66-00-06670-00-5 & PARCEL #66-00-01624-00-2 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, TOWNSHIP OF WHITPAIN, COMMONWEALTH OF PENNSYLVANIA.
- AREA PARCEL #66-00-06670-00-5 = 25,589 S.F. OR 0.587 AC.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MARKS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. THE MARKS ARE NOT TO BE CONSIDERED AS PRECISE. IT IS NOT BUREAU MAPPED OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGUN ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITIES COMPANY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THE PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ON SITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION. BENCHMARK "A" - MAG NAIL SET - ELEVATION=254.55' BENCHMARK "B" - MAG NAIL SET - ELEVATION=253.21'.
- ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- TOP OF BANK FLAGS SHOWN ON THE SURVEY WERE SET BY VALLEY ENVIRONMENTAL SERVICES, INC. ON JUNE 26, 2023.
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE TWO (2) EXISTING PARCELS TO FORM A SINGLE LOT.

OWNER APPROVAL

I HEREBY CERTIFY THAT _____ IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

OWNER'S ACKNOWLEDGEMENT

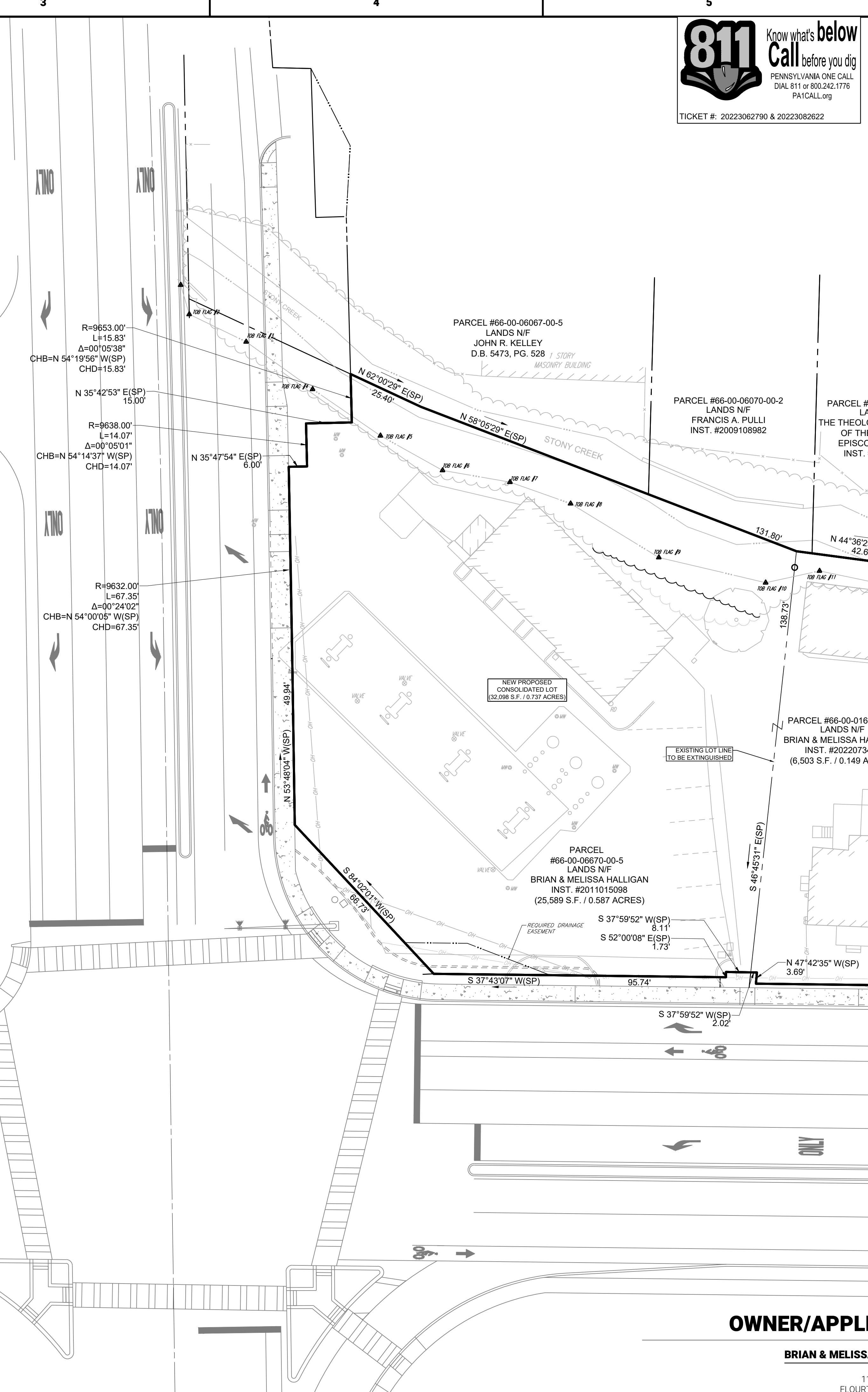
COMMONWEALTH OF PENNSYLVANIA : COUNTY OF MONTGOMERY :

ON THE DAY OF 20, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN (), WHO ACKNOWLEDGED THIS PLAN TO BE OFFICIAL OF THE HIGHWAY AND PROPERTY SHOWN THEREIN, LOCATED IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

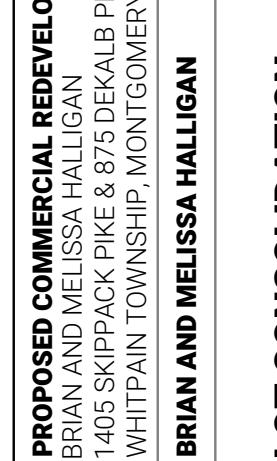
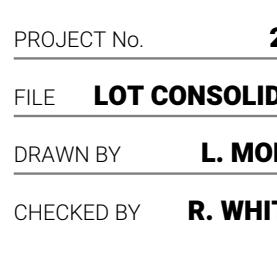
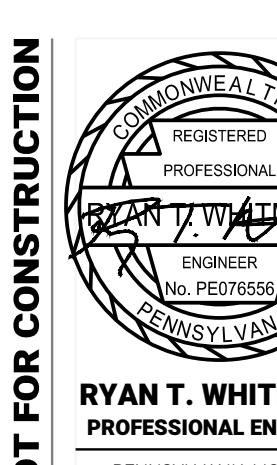
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



TICKET #: 20223062790 & 20223082622



2023 - 07 - 28

LCP 0

RECODER OF DEEDS

RECORDED THIS DAY OF 20, IN THE OFFICE FOR THE RECORDING OF DEED, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA.

PLAN FILE CASE DEED BOOK NO. PAGE RECORDER:

MCPC No. XX-XXXX-XXX

PROCESSED AND REVIEWED
REPORT PREPARED BY MONTGOMERY COUNTY
PLANNING COMMISSION IN ACCORDANCE WITH THE
MUNICIPALITIES PLANNING CODE.

CERTIFIED ON THIS DATE FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

113 E. MILL ROAD
FLOURTOWN, PA 19031

REV. No. 02 of 15