



- PROJECT GENERAL NOTES:**
- RECORD OWNER:**
CMM HOMES, LLC
471 GATESWOOD DRIVE
WEST CHESTER, PA 19380
 - TOTAL GROSS TRACT AREA:** 2.013 ACRES (87,708 SF)
NET LOT AREA: 1.576 ACRES (68,668 SF)
NUMBER OF EXISTING LOTS: 1
NUMBER OF PROPOSED LOTS: 3
EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING
 - PROJECT INFORMATION:**
 - PARCEL IDENTIFICATION: #66-00-06595-00-8
 - 997 SKIPPAK PIKE
 - BLUE BELL, PA 19422
 - DEED BOOK 6325, PAGE 810
 - FIELD SURVEY CONDUCTED BY:** JMR ENGINEERING OF 106 SCHUBERT DRIVE, DOWNINGTOWN, PA 19335 ON MAY, 2023. THE HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD83. THIS WAS ESTABLISHED BY STATIC OBSERVATIONS CORRECTED BY THE USGS ONLINE POSITIONING USER SYSTEM (OPUS).
 - RIGHT-OF-WAY PLAN REFERENCE:**
 - A. PLAN OF SUBDIVISION PREPARED FOR EMPIRE MORTGAGE CO., WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA BY CHAMBERS AND ASSOCIATES INC., CONSULTING ENGINEERS AND LAND SURVEYORS, 831 DEKALB PIKE, CENTER SQUARE, PA. 19422. DATED 10/10/94 AND LAST REVISED 6/8/95.
 - B. SUBDIVISION PLAN PREPARED FOR MARSH PROPERTY, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA BY CHAMBERS ASSOCIATES INC., CONSULTING ENGINEERS AND SURVEYORS, 619 CONESTOGA ROAD, VILLANDIA, PA. 19085. DATED 9/30/97 AND LAST REVISED 7/7/98.
 - C. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY, ROUTE NO. 197, SECTION NO. 5, MONTGOMERY COUNTY, FROM STA. 555+64.77 TO STA. 720+05.00 APPROVED MARCH 3, 1938.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS, EASEMENTS, AND/OR RIGHT-OF-WAYS, WRITTEN OR IMPLIED.
 - FEMA FLOOD MAP NUMBER 42091C0267G (PANEL 267 OF 451), INDICATES THAT THE PROPERTY IS LOCATED WITHIN ZONE X AND IS OUTSIDE OF THE 100-YEAR FLOODPLAIN.
 - SOILS PLOTTED FROM NATIONAL RESOURCES CONSERVATION DISTRICT (NRCS) WEB SOIL SURVEY, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA).
 - CONCRETE MONUMENTS SHOWN AS "■" AND IRON PINS SHOWN AS "●" ARE TO BE PLACED UPON FINAL GRADING. MONUMENTS SHALL BE PLACED AT ALL BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVES IN STREETS, AND AT INTERMEDIATE POINTS AS SHALL BE REQUIRED BY THE TOWNSHIP ENGINEER. MONUMENTS SHALL ALSO BE PLACED AT ANY POINT OF DIRECTIONAL CHANGE IN LOT BOUNDARY LINES.
 - STORMWATER INFILTRATION TESTING WAS PERFORMED BY ENVIRONMENTAL MANAGEMENT & CONSULTING, INC. OF THORNDALE PA. ON JUNE 7, 2023, AND WAS COMPLETED IN ACCORDANCE WITH THE PA DEP BMP MANUAL APPENDIX C.
 - A HYDROLOGIC SOIL DETERMINATION WAS COMPLETED ON JUNE 22, 2023 BY VALUE ENGINEERING INC. THE REPORT INDICATED THAT THE SOILS LOCATED ON THE SITE WERE NOT CONSIDERED HYDRIC.
 - ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREET LIGHT SUPPLY, COMMUNICATION LINES, ETC., SHALL BE INSTALLED UNDERGROUND.
 - THE PROPERTY OWNERS FOR EACH RESPECTIVE DRIVEWAY SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF SAID DRIVEWAYS. THE MUNICIPALITY WILL NOT ASSUME RESPONSIBILITY FOR THEIR MAINTENANCE.
 - UPON COMPLETION OF CONSTRUCTION, WHITPAIN TOWNSHIP MAY REQUIRE AN AS-BUILT SURVEY OF ALL STORMWATER BMPs, AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATIONS AND MAINTENANCE PLAN PER THE REQUIREMENTS OF §125-15 OF THE WHITPAIN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
 - THE ESTIMATED CONSTRUCTION TIMELINE FOR THE PROJECT IS ANTICIPATED TO BEGIN IN WINTER 2024 AFTER SECURING THE REQUIRED PERMITS. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
 - IT IS UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, UNLESS AN EXCEPTION IS GRANTED IN WRITING BY WHITPAIN TOWNSHIP.
 - THE OWNER OF ANY LAND UPON WHICH PERMANENT BMPs WILL BE PLACED, CONSTRUCTED OR IMPLEMENTED AS DESCRIBED IN THE BMP OPERATIONS AND MAINTENANCE PLAN, SHALL RECORD THE FOLLOWING DOCUMENTS IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY, WITHIN 30 DAYS OF APPROVAL OF THE BMP OPERATIONS PLAN BY WHITPAIN TOWNSHIP.

BULK AREA CALCULATIONS				
EXISTING	PROPOSED	PR. LOT 1	PR. LOT 2	PR. LOT 3
EX. LOT AREA (GROSS)	68,668 SF	15,512 SF	23,548 SF	34,360 SF
RIGHT-OF-WAY	14,288 SF	0	0	0
EASEMENTS	4,725 SF	0	0	5,976 SF
WETLANDS	0	0	0	0
FLOOD PLAINS	0	0	0	0
WET/ALLUVIAL SOILS 50%	0	0	0	0
EX. LOT AREA (NET)	68,668 SF	15,512 SF	23,548 SF	28,384 SF

SURVEYORS STATEMENT:

I, KURT H. DIENER, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME. ALL LOT LINES, STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT. I FURTHER CERTIFY THAT THE BOUNDARY ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

Kurt H. Diener
(KURT H. DIENER, PLS.)

10/11/2023
(DATE)



LEGEND	
EXISTING	PROPOSED
— — — — —	PROPERTY LINE
○	ADJACENT PROPERTY LINE
●	IRON PIN
■	CONCRETE MONUMENT
— — — — —	BUILDING SETBACK LINE
— — — — —	RIGHT-OF-WAY LINE
— — — — —	ASPHALT PAVEMENT
— — — — —	BUILDING
— — — — —	EASEMENT AREA
— — — — —	UTILITY POLE
— — — — —	FENCELINE
— — — — —	LOTLINE

OWNER/APPLICANT:

CMM HOMES, LLC
471 GATESWOOD DRIVE
WEST CHESTER, PA 19380
DEED BOOK: 6325, PAGE 809

WHITPAIN TOWNSHIP SINGLE FAMILY DETACHED DWELLING R-2 RESIDENTIAL ZONING DISTRICT				
AREA & BULK REGULATIONS:	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
LOT SIZE	12,500 SF (MIN.)	15,512 SF (NET)	23,548 SF (NET)	28,384 SF (NET)
LOT WIDTH AT BUILDING LINE	100 FEET (MIN.)	145 FEET	105 FEET	115 FEET
FRONT YARD	50 FEET (MIN.)	*20 FEET EXISTING	50 FEET (MIN.)	50 FEET (MIN.)
SIDE YARD	25 FT (EA)/60 FT (AGG.)	*19 EXISTING /60 FT (AGG.)	25 FT /60 FT (AGG.)	25 FT /60 FT (AGG.)
REAR YARD	50 FEET (MIN.)	160 FEET	50 FEET (MIN.)	50 FEET (MIN.)
BUILDING HEIGHT	40 FEET (MAX.)	<40 FEET (MAX.)	<40 FEET (MAX.)	<40 FEET (MAX.)
ALLOWABLE IMPERVIOUS	4,660 SF	5,599 SF	6,837 SF	7,503 SF
PROPOSED IMPERVIOUS		2,526 SF EX.	4,113 SF PROP.	4,510 SF PROP.

* EXISTING NONCONFORMITY

JMR ENGINEERING, LLC

PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING SERVICES

106 SCHUBERT DRIVE • DOWNINGTOWN, PA 19335

VOICE: (484) 880-7342

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WEBSITE: WWW.JMRENGINEERING.COM



JOHN M. ROBINSON
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE056271

UTILITY USERS LIST	
USERS	RESPONSES
AMBLER BOROUGH	CLEAR
COMCAST CABLE	CLEAR
COMCAST CABLE COMM.	NO FACILITIES
NORTH WALES WATER AUTH.	MARKUP PLAN SENT
PECO	MARKUP PLAN SENT
TEXAS EASTERN/SPECTRA	FIELD MARKED
VERIZON PA	CONFLICT LINES NEARBY
WHITPAIN TOWNSHIP	CLEAR

CALL BEFORE YOU DIG!

PROFESSIONAL ONE CALL

1-800-242-1776
POCS SERIAL NUMBER:
20231152118

PLAN REVISIONS	
REV. DATE	DESCRIPTION OF CHANGES

PROJECT:
**PRELIMINARY/FINAL
MINOR SUBDIVISION
AND LAND
DEVELOPMENT PLAN
FOR
997 SKIPPAK PIKE**

LOCATION:
997 SKIPPAK PIKE
BLUE BELL, PA 19422
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PA

PARCELS:
TAX PARCEL NUMBER:
66-00-06595-00-8

CLIENT:
CMM HOMES, LLC
471 GATESWOOD DRIVE
WEST CHESTER, PA 19380

PROJECT No.: 1697-B
SURVEY REF.: 1697(JMR)
DRAWN BY: KHD/ECR
CHECKED BY: JMR
PLAN DATE: OCTOBER 11, 2023
PLAN SCALE: 1" = 20'

SHEET TITLE:
TITLE PLAN

SHEET NUMBER:
2 OF 7

Plot Date: Wed, Oct 11, 2023
File: TITLE.DWG