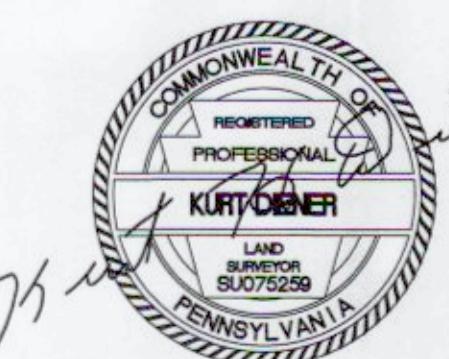


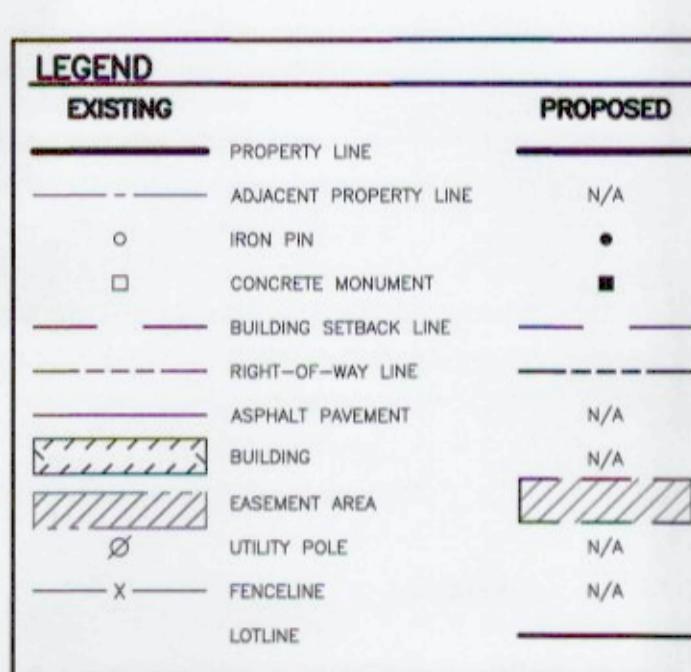
BULK AREA CALCULATIONS	
EXISTING	PARCEL NO. 66-00-06595-00-8
PROPOSED	PR. LOT 1 15,512 SF PR. LOT 2 23,548 SF PR. LOT 3 34,360 SF
EX. LOT AREA (GROSS)	87,708 SF
RIGHT-OF-WAY	14,289 SF
EASEMENTS	4,725 SF
WETLANDS	0
FLOOD PLAINS	0
WET/ALLUVIAL SOILS 50%	0
EX. LOT AREA (NET)	68,668
PROPOSED	PR. LOT 1 15,512 SF PR. LOT 2 23,548 SF PR. LOT 3 34,360 SF
PB. LOT AREA (GROSS)	87,708 SF
RIGHT-OF-WAY	14,289 SF
EASEMENTS	0
WETLANDS	0
FLOOD PLAINS	0
WET/ALLUVIAL SOILS 50%	0
EX. LOT AREA (NET)	68,668

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, PLS
(KURT H. DIENER, PLS)
10/11/2023
(DATE)



Kurt H. Diener
LAND SURVEYOR
No. 007229

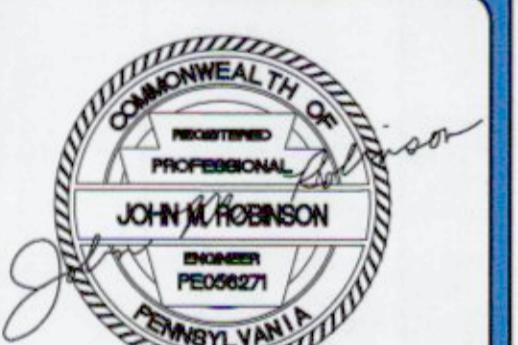


OWNER/APPLICANT:
CMM HOMES, LLC
471 GATESWOOD DRIVE
WEST CHESTER, PA 19380
DEED BOOK: 6325, PAGE 809

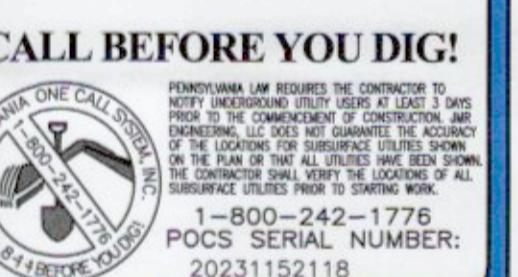
Scale in Feet
0 5 10 15 20 40 60 80
1" = 20'

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 /80 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 (Y=0.179X + 2,422)		4,660 SF	5,599 SF	6,637 SF	7,503 SF
PROPOSED IMPERVIOUS			2,526 SF EX.	4,113 SF PROP.	4,510 SF PROP.

* EXISTING NONCONFORMITY



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



PLAN REVISIONS
REV DATE DESCRIPTION OF CHANGES

PROJECT:
**PRELIMINARY/FINAL
MINOR SUBDIVISION
AND LAND
DEVELOPMENT PLAN**
FOR
99 SKIPPACK PIKE

LOCATION:
99 SKIPPACK 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'

TITLE PLAN
SHEET NUMBER:
2 OF 7

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