

PA ONE CALL

ACT 287 SERIAL NUMBER: 2023282441
HOWELL KLINE SURVEYING, LLC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES HOWELL KLINE SURVEYING, LLC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.
CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

REFERENCE PLAN(S)

- PLAN ENTITLED, "SUBDIVISION PROPERTY OF THOMAS R. WHITE" PREPARED BY DONALD H. SCHURR, NORRISTOWN, PA, DATED 09/16/1961, LAST REVISED 09/18/1961, RECORD PLAN BOOK #86, PG. 131.
- PLAN ENTITLED, "ARMSTRONG PROPERTY", PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C., BLUE BELL, PA, DATED 05/23/1997, LAST REVISED 08/20/1997, RECORD PLAN BOOK #457, PG. 255.
- PLAN ENTITLED, "EDWARD M. DZIK", PREPARED BY CHAMBERS ASSOCIATES, INC., BLUE BELL, PA, DATED 04/03/1985, LAST REVISED 10/08/1985, RECORD PLAN BOOK #47, PG. 16.
- PLAN ENTITLED, "BLUE BELL GLEN", PREPARED BY HAROLD P. MUELLER, REGISTERED ENGINEER, JENKINTOWN, PA, DATED 01/09/1982, LAST REVISED 03/19/1984, RECORD PLAN BOOK #47, PG. 136.

EXISTING IMPERVIOUS TABULATION

1- DRIVEWAY	18,554 S.F.
2- TENNIS COURT	5,616 S.F.
3- DWELLING	3,028 S.F.
4- RUNS	937 S.F.
5- WALLS/WALKS	793 S.F.
6- DECK	247 S.F.
7- SHEDS	100 S.F.
TOTAL	29,275 S.F.

ZONING REQUIREMENTS*

ZONE R1 RESIDENCE DISTRICT

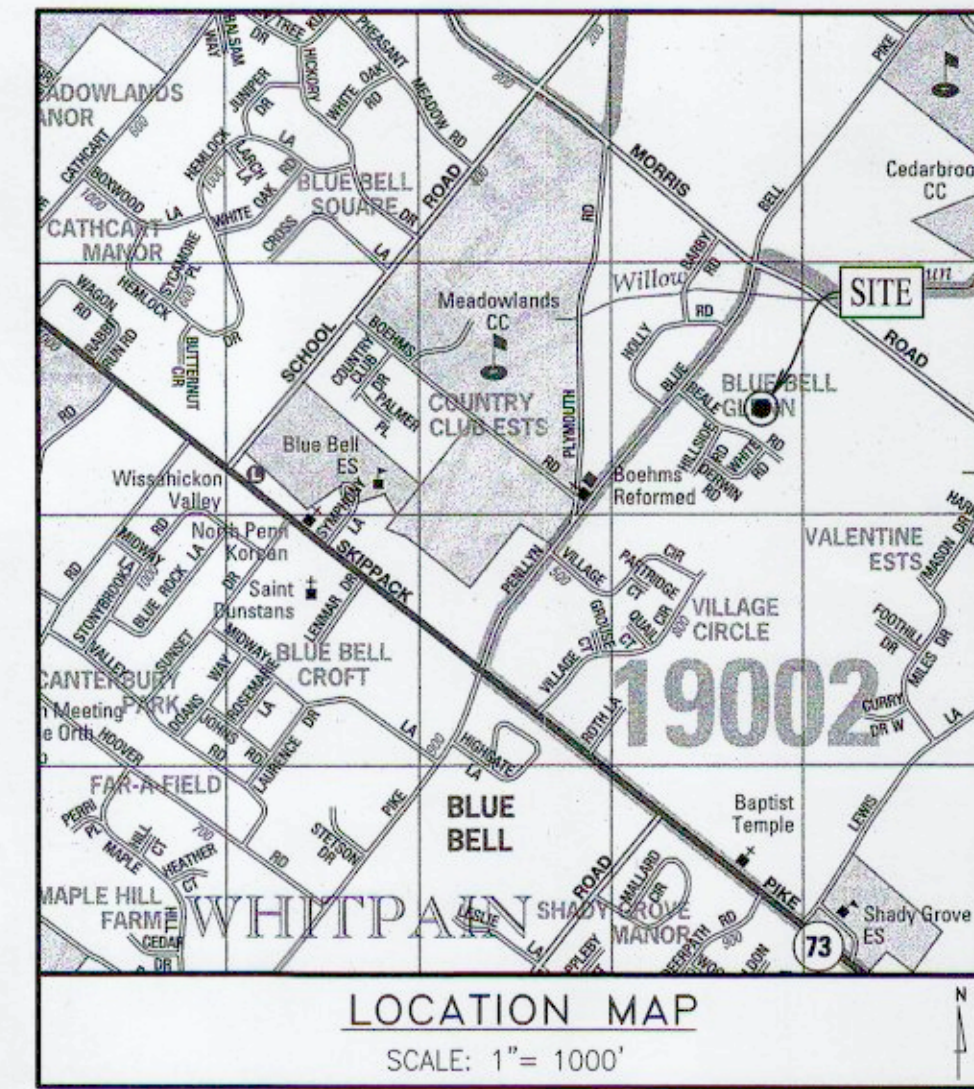
	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	30,000 S.F.	288,133 S.F.	75,097 S.F.	205,559 S.F.
MIN. LOT WIDTH				
AT BUILDING LINE	150 FT	448.9 FT	299.1 FT	151.0 FT
BUILDING SETBACKS				
MIN. FRONT YARD	50 FT	160.2 FT	160.2 FT	N/A
MIN. SIDE YARD	45 FT MIN/100 FT AGG	192.4 FT MIN	50 FT MIN/242.4 AGG	N/A
MIN. REAR YARD	75 FT	410.1 FT	45 FT**	N/A
MAX. BUILDING HEIGHT	40 FT	<40 FT	<40 FT	N/A

* SEE GENERAL NOTES FOR ZONING INFORMATION DISCLAIMER
** ZONING VARIANCE APPROVED.

ZONING VARIANCE APPROVED 7-18-2024

SECTION 160-19 - THERE SHALL BE A REAR YARD OF NOT LESS THAN 75 FEET IN DEPTH. THE APPLICANT REQUESTED THE REAR YARD BE REDUCED TO 45 FEET FOR LOT 1.

APPLICANT ALSO NOTES THAT THE NEIGHBOR AT 556 MORRIS ROAD REQUESTED A LANDSCAPE BUFFER ALONG HIS COMMON BOUNDARY LINE WITH THE PROPOSED DEVELOPMENT AND WILL MAKE THEIR BEST EFFORTS TO PROVIDE SAID LANDSCAPE BUFFER.



GENERAL NOTES

- RECORD OWNER/MAILING ADDRESS:
KARYA PROPERTIES LLC
450 PENNLIN BLUE BELL PIKE
BLUE BELL, PA 19422
- SITE ADDRESS:
490 PENNLIN BLUE BELL PIKE
BLUE BELL, PA 19422
- TAX PARCEL #: 66-00-05401-00-5/ TAX MAP #66018 052
- SOURCE OF TITLE: DEED BOOK 6019, PAGE 2202
(LOT #1, REFERENCE PLAN #1)
- LOT AREA: 7.235 ACRES (GROSS)
7.187 ACRES (NET OF R/W)
- BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 09/07/2023.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, LLC. DATUM: NAVD 88 (COMPUTED USING GEOID18) & NAD 83 (2011) (EPOCH:2010.0000) (AS DETERMINED BY GPS OBSERVATION). SITE BENCH = SANITARY MANHOLE RIM LOCATED APPROX. 16' FROM 1/2" REBAR AT STREET, ELEVATION= 258.89', CONTOUR INTERVAL: 1 FOOT/2 FEET.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- THE 80' WIDE RIGHT-OF-WAY OF PENNLIN BLUE BELL PIKE WAS TAKEN FROM PLANS & DEEDS OF RECORD.
- THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA. MAP NO. 42091C02666, PANEL 286 OF 481, DATED SEPTEMBER 29, 2017.
- LOTS 1 & 2 ARE DEED RESTRICTED FROM ANY FURTHER SUBDIVISION.

PLANNING COMMISSION

REVIEWED BY THE TOWNSHIP SUPERVISORS OF WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20 ____.

CHAIRPERSON _____

SECRETARY _____

BOARD OF SUPERVISORS

APPROVED BY THE TOWNSHIP SUPERVISORS OF WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20 ____.

PRESIDENT _____

SECRETARY _____

ENGINEER _____

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY
CERTIFICATION
OF OWNERSHIP AND ACKNOWLEDGEMENT OF SUBDIVISION AND LAND
DEVELOPMENT PLANS:

ON THIS THE _____ DAY OF _____, 2024 A.D., BEFORE ME, THE
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA
RESIDING IN _____ COUNTY, PERSONALLY APPEARED _____

WHO ACKNOWLEDGES THEMSELVES TO BE THE
OWNERS, AND THAT AS SUCH TO DO SO, THEY EXECUTED THE FOREGOING PLAN BY
SIGNING THEIR NAME BY THEMSELVES, THAT THEY ARE THE OWNERS OF THE DESIGNATED
LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS
ENDORSED THEREON AND THAT THEY DESIRES THAT THE FOREGOING PLAN MAY BE DULY
RECORDED.

BY: _____ DATE _____

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

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 _____

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- FLOOD PLAIN LINE
- EDGE OF PAVING
- EDGE OF GRAVEL
- CENTERLINE
- BUILDING LINE
- MUNICIPAL BOUNDARY LINE
- SOIL TYPE DESIGNATION
- EASEMENT LINE
- WATER/STREAM/POND
- STORM PIPE
- SANITARY SEWER
- SANITARY LATERAL
- BUILDING STITCH LINE
- GAS LINE
- OVERHEAD WIRES
- OVERHEAD ELECTRIC/TELECOMMUNICATION CABLE LINES
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELECOMMUNICATION LINE
- UNDERGROUND TELECOMMUNICATION LINE
- WATER SERVICE LINE
- FENCE LINE
- RAIL
- CONCRETE CURB LINE
- LEGAL RIGHT-OF-WAY
- TREE LINE
- BRUSH LINE
- WETLANDS
- GUY WIRE
- UTILITY POLE
- ELECTRIC BOX
- AIR CONDITIONING UNIT
- COMMUNICATIONS BOX
- WATER METER
- ELECTRIC METER
- GAS METER
- WELL
- STREET SIGN
- GAS MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- ELECTRIC MANHOLE
- COMMUNICATIONS MANHOLE
- WATER MANHOLE
- GENERAL UTILITY MANHOLE
- STORM INLET TYPE "C"
- STORM INLET TYPE "N"
- STORM INLET TYPE "S"
- CITY STORM INLET
- LIGHT POST
- FIRE HYDRANT
- SANITARY CLEAN OUT
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- ROOF DRAIN
- MONUMENT FOUND
- MONUMENT SET
- PIPE/REBAR FOUND
- 5/8" REBAR SET
- STAKE FOUND
- STAKE SET
- SITE BENCHMARK
- DECIDUOUS TREE
- CONIFER TREE
- SLANTED TEXT=EXISTING INFORMATION
- UPRIGHT TEXT=PROPOSED INFORMATION
- TITLE REPORT NOTE

KEY TO ABBREVIATIONS

- AGG = AGGREGATE
- BC = BOTTOM OF CURB
- BM = BOTTOM OF WALL
- CL = CLEAN OUT
- C/W = CARTWAY
- D = DEED DESCRIBED
- DEP = DEPRESSION CURB
- DY = DOUBLE YELLOW LINE
- EL = ELEVATION
- EM = ELECTRIC METER
- EG = EDGE OF PAVING
- FT = FIRST FLOOR ELEVATION
- GM = GAS METER
- GW = GUY WIRE
- DV = GAS VALVE
- HCP = HANDICAP PARKING SIGN/SPOT
- INV = INVERT ELEVATION
- LA = LANDSCAPED AREA
- OH = OVERHEAD WIRES
- RD = ROOF DRAIN
- R/W = RIGHT-OF-WAY
- S = SURVEY
- SWL = SINGLE WHITE LINE
- SYL = SINGLE YELLOW LINE
- TC = TOP OF CURB
- TE = TOP OF GRATE
- TW = TOP OF WALL
- UP = UTILITY POLE
- WE = WETLAND
- WM = WATER METER
- WV = WATER VALVE

HATCH LEGEND

SHARED ACCESS AND UTILITY EASEMENT

DRIVEWAY

UPI#: 66-00-05401-00-5

HOWELL
SURVEYING
Local Knowledge. Engineered.
1250 Wrights Lane, West Chester, PA 19380
(610) 918-9004 | Fax (610) 918-9005

THIS PLAN IS NOT AN ADVERTISEMENT OF ANY SERVICE OR PRODUCT.
DOES NOT APPEAR IN THIS BULLETIN

DESCRIPTION

DATE

REV.

PRELIMINARY/FINAL
MINOR SUBDIVISION PLAN

CLIENT: JENNIFER COUGHLIN & IAN THOMSON
PROJECT: 490 PENNLIN BLUE BELL PIKE
LOCATION: WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PA

DATE: 9/6/2024
SCALE: 1"=50'
DRAWN BY: PSN
CHECKED BY: PSN
PROJECT NO.: 15431
CAD FILE: 15431 SUBDIVISION PLAN
DRAWING NO.: S1
SHEET 1 of 1