

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE OWNER OF THE PROPERTY, AND THAT HE AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME BY HIMSELF (HERSELF) AS IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

SECRETARY
WHITPAIN TOWNSHIP
PLANNING COMMISSION

_____ CHAIR

_____ SECRETARY

LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

DATE _____ PATRICK A. CAVANAUGH, P.L.S. (SEAL)
PA SU-51056-4

UPON COMPLETION OF THIS PROJECT THERE IS OFFERED FOR DEDICATION THE FOLLOWING:

THE FOLLOWING IMPROVEMENT CONSTRUCTION DRAWINGS ARE TO BE USED IN CONJUNCTION WITH RECORD PLAN:

675 LEWIS LANE SUBDIVISION PLANS, SHEETS 1-14 3/20/2025

TITLE DATE

REVISION DATE

THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP.

LOGAN KRAMER

RECORDED PLAN

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 _____.

RECORDED




Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylstown, PA 18901
(215) 586-3330
www.hccengineering.net

REVISIONS	
Date	Description

CALL BEFORE YOU DIG !!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
10 WORKING DAYS IN DESIGN STAGE

-- STOP & CALL --



Pennsylvania, Inc.
Call System, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

675 LEWIS LANE SUBDIVISION
TMP # 66-00-03271-00-2
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA

RECORD SUBDIVISION PLAN

KRISTIN R. HOLMES, P.E.
PROFESSIONAL ENGINEER PE073604

File No.
2080_C1.0 SITE.DWG

HCE Job	2080
Date	3/20/2025
Scale	1"=30'
Designed	RS
Sheet	4 of 14

Drawing No.

C1.0

WAIVERS REQUESTED:

THE FOLLOWING WAIVERS ARE REQUESTED FOR THIS PROJECT:

1. **SALDO SECTION 129-14A(1)** – FROM PROVIDING A MINIMUM OF 10 FEET OF DRIVEWAY WIDTH FOR THE EXISTING DRIVEWAY.
2. **SALDO SECTION 129-58.C.(1) & 129-58.D(6)** – FROM PROVIDING A MAP OF ALL FEATURES AND GRADING WITHIN 400 FEET FROM THE SITE BOUNDARY
3. **SALDO SECTION 129-62A** – TO PERMIT A COMBINED PRELIMINARY/ FINAL APPROVAL,

OWNER CERTIFICATION

THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP. ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND A REVISED EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT FOR APPROVAL.

DESIGN ENGINEER CERTIFICATION FOR STORMWATER BMP'S

I, KRISTIN HOLMES, P.E., ON THIS DATE _____, 20____,

HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS

OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S)

REGULATIONS AND THE STORMWATER MANAGEMENT ORDINANCE OF

WHITPAIN TOWNSHIP.

APPLICANT/OWNER
LOGAN KRAMER
1516 N 5TH ST SUITE 507
PHILADELPHIA, PA 19122

PROPERTY INFORMATION
675 LEWS LANE
WHITPAIN TOWNSHIP
T.P. # 66-00-03271-00-2
PROPERTY AREA 5.095 AC

LEGEND

PROPERTY LINE _____
ADJOINERS PROPERTY LINE _____
SUBDIVISION LINE _____
EASEMENT LINE _____
PROPOSED MONUMENT ☐
PROPOSED IRON PIN ☐

MCPC No. _____

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

Item	Required / Permitted	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Permitted Use	SF Detached Dwelling			
Max. Non-Green Area	0.179 x Lot Area + 2,492'	14,150 SF	14,264 SF	15,356 SF
Min. Lot Area **	65,000 SF	65,517 SF	66,156 SF	72,258 SF
Min. Lot Width at Building Setback	200 FT	200.0 FT	200.0 FT	209.7 FT
Min. Front Yard Setback	75 FT	76.6 FT	* 28.4 FT	131.2 FT
Min. Side Yard Setback (Each)	40 FT	46.9 FT	43.6 FT	70.2 FT
Min. Side Yard Setback (Aggregate)	100 FT	N/A	115.7 FT	134 FT
Min. Rear Yard Setback	75 FT	165 FT	204 FT	127 FT
Max. Building Coverage	40%	6.1%	6.4%	5.5%
Max. Building Height	40 FT	<40 FT	<40 FT	<40 FT
Max. Accessory Structure Building Height	10 FT	N/A	N/A	N/A
Min. Accessory Structure Setback	10 FT	N/A	N/A	N/A
Parking				
Min. Number of Off-Street Spaces per Dwelling	2	2	2	2
Notes:				
* Existing Non-conformity				
** 160-61 C Minimum lot size per dwelling unit: 80,000 square feet, provided that a tract held in single and separate ownership on the effective date of this Article XII, which contains insufficient area to qualify for a rural cluster subdivision under § 160-65N(1), may be subdivided into lots containing a minimum lot size per dwelling unit of 65,000 square feet.				

LOT AREA CALCULATIONS				
	Existing	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Gross Lot Area (SF)	221,931	71,539	72,156	78,236
Ultimate Street Right-of-Way	18,000	6,022	6,000	5,978
Net Lot Area	203,931	65,517	66,156	72,258

GREEN AREA CALCULATIONS				
	Existing	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Dwelling	2,473	4,000	2,329	4,000
Driveway, Walkways & Patios	6680	4,618	6,526	4,225
Building Addition/Garages	659	0	1,893	0
Total Impervious	9,812	8,618	10,748	8,225
Maximum Non-Green Area	38,926	14,150	14,264	15,356
Building Coverage	1.5%	6.1%	6.4%	5.5%