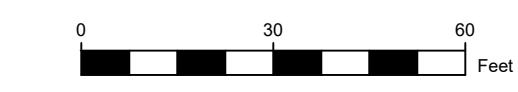


LEWIS LANE



WAIVERS REQUESTED:

THE FOLLOWING WAIVERS ARE REQUESTED FOR THIS PROJECT:

1. SALDO SECTION 129.4.A(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 MAX OF ALL FEATURES AND GRADING WITHIN 400 FEET FROM THE SITE BOUNDARY.
3. SALDO SECTION 129-62.A - 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.

T.P. 66-00-03289-00-2  
N/F WISSAHICKON VALLEY WATERSHED ASSOCIATION  
700 LEWIS LANE

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

LEGEND

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

DESIGN ENGINEER CERTIFICATION FOR STORMWATER BMP'S  
I, KRISTIN HOLMES, P.E. ON THIS DATE, 3/20/2024  
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.

MPC No. \_\_\_\_\_  
PROCESSED AND REVIEWED. REPORT PREPARED BY  
MONTGOMERY COUNTY PLANNING COMMISSION IN  
ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.  
CERTIFIED ON THIS DATE 3/20/2024  
FOR THE DIRECTOR  
MONTGOMERY COUNTY PLANNING COMMISSION

ZONING TABLE				
Zone: RS District				
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 + 2.422	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

Notes:

\* Existing Non-conformity

\*\* 160-61.C Minimum lot size per dwelling unit: 60,000 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 § 160-64(A), 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)	22,193	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	6690	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%



LOCATION MAP SCALE: 1"=800'  
REFERENCE: AMBLER & LANDSLE U.S.G.S. QUADRANGLE MAPS



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

REVISIONS	
Date	Description

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 20  
COMMONWEALTH OF PENNSYLVANIA  
DEVELOPER CERTIFICATION  
I HEREBY CERTIFY THAT LOGAN KRAMER IS THE DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.  
LOGAN KRAMER  
DEVELOPER'S ACKNOWLEDGMENT  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_  
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.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 20  
COMMONWEALTH OF PENNSYLVANIA  
DEVELOPER CERTIFICATION  
I HEREBY CERTIFY THAT LOGAN KRAMER IS THE DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.  
LOGAN KRAMER  
DEVELOPER'S ACKNOWLEDGMENT  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_\_\_  
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.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 20  
APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20  
SECRETARY  
WHITPAIN TOWNSHIP  
PLANNING COMMISSION

APPROVED BY THE TOWNSHIP ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20  
TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20  
CHAIR  
SECRETARY

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.

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

UPON COMPLETION OF THIS PROJECT THERE IS OFFERED FOR DEDICATION THE FOLLOWING:  
LEWIS LANE ULTIMATE RIGHT-OF-WAY  
LOGAN KRAMER

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  
REVISION DATE  
File No.  
2080\_C10 SITE.DWG  
2080  
3/20/2025

OWNER CERTIFICATION FOR STORMWATER BMP'S  
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, PENNSYLVANIA, IN PLAN FILE CASE \_\_\_\_\_ D.B. NO. \_\_\_\_\_ PAGE \_\_\_\_\_

Drawing No.  
C1.0  
RECORDED

KRISTIN R. HOLMES, P.E.  
PROFESSIONAL ENGINEER PE07304  
KRISTIN R. HOLMES, P.E.  
PROFESSIONAL ENGINEER PE07304  
LOGAN KRAMER  
RECORDED