



8-1-1  
BEFORE YOU DIG ANYWHERE IN  
PENNSYLVANIA CALL 1-800-242-1776  
REQUIRES NOT LESS THAN THREE BUSINESS DAYS  
NOR MORE THAN 10 BUSINESS DAYS  
PRIOR TO THE START OF CONSTRUCTION  
COORDINATE YOUR PROJECTS VIA COORDINATE  
PA AT PROXIMAL  
SERIAL NUMBER:  
20251133664

PA ONE CALL SYSTEM FACILITY OWNER LIST			
COMCAST	1004 CORNERSTONE BLVD DOWNTOWN, PA 19333	JOHN CEDRICK johncedrick.salvatore@comcast.com	267-271-4901
PECO ENERGY CO USBC	450 S. HENDERSON RD KING OF PRUSSIA, PA 19406	NIKOLA SMIRNOV NIKOLAS@PECO.ENERGY.COM	484-881-5720
WHITMAN TOWNSHIP	960 VENTNOR RD BLUE BELL, PA 19422	THOMAS ZIEGLER thomaziegl@whitmantownship.org	610-277-2400 EXT 321
MONTGOMERY COUNTY - PA	MONTGOMERY PLZ P.O. BOX 311 - SUITE 613 NORRISTOWN, PA 19404	MONTGOMERY COUNTY montgomery@montgomerycountypa.gov	610-278-5173
NWAA	200 WALNUT ST P.O. BOX 1339 NORTH WALES, PA 19454	JOSEPH MURPHY jmurphy@nwaa.com	215-699-4839 EXT. 1115
VERIZON BUSINESS FORMERLY VCI	7000 WESTON PKWY CARY, NC 27513	VICTOR VECIO victor.vecio@verizon.com	919-414-2782

SOILS	NAME	FARMLAND CLASSIFICATION
BwA	BUCKINGHAM SILT LOAM 0-3% SLOPES	FARMLAND OF STATEWIDE IMPORTANCE
BwB	BUCKINGHAM SILT LOAM 3-8% SLOPES	FARMLAND OF STATEWIDE IMPORTANCE
CIA	CHALFONT SILT LOAM 0 TO 3% SLOPES	FARMLAND OF STATEWIDE IMPORTANCE
CIB	CHALFONT SILT LOAM 3 TO 8% SLOPES	FARMLAND OF STATEWIDE IMPORTANCE
LaB	LANSDALE SILT LOAM 0 TO 3% SLOPES	PRIME FARMLAND
LaA	LAWRENCEVILLE SILT LOAM 0 TO 3% SLOPES	PRIME FARMLAND
LeB	LAWRENCEVILLE SILT LOAM 3 TO 8% SLOPES	FARMLAND OF STATEWIDE IMPORTANCE
PeB	PENN SILT LOAM 3 TO 8% SLOPES	PRIME FARMLAND
PIC	PENN LANSDALE COMPLEX 8 TO 15% SLOPES	FARMLAND OF STATEWIDE IMPORTANCE
ReA	READINGTON SILT LOAM 0 TO 3% SLOPES	PRIME FARMLAND
ReB	READINGTON SILT LOAM 3 TO 8% SLOPES	FARMLAND OF STATEWIDE IMPORTANCE

\* CONSIDERED "WET SOILS" TO BE PROTECTED PER §160-65 B(2)

### ZONING DATA - R-5 AGRICULTURAL/RURAL RESIDENCE DISTRICT (USE: EXISTING SINGLE FAMILY DETACHED DWELLING / ACCESSORY BUILDING)

REGULATIONS	CODE SECTION	REQUIRED	EXISTING T.M.P. 66-00-05213-00-4 243 PENNLYN BLUE BELL PIKE	EXISTING T.M.P. 66-00-05215-00-2 690 LANTERN LANE
LOT AREA (MIN.)	\$160-61C	80,000 S.F.	1,053,831 S.F.	957,363 S.F.*
LOT WIDTH (MIN.)	\$160-61D	200'	385'	865'
FRONT YARD (MIN.)	\$160-61B	75'	210'	642'
SIDE YARD (MIN.)	\$160-61G	40'	483'	236'
SIDE YARD AGGREGATE (MIN.)	\$160-61F	100'	1043'	723'
REAR YARD (MIN.)	\$160-61E	75'	366'	237'
BUILDING COVERAGE (MAX.)		0.0%	0.2%	1.0%
IMPERVIOUS COVERAGE (MAX) (NON-GREEN)	\$160-214C	18%(PER FORMULA)	2.4%	5.7%
BUILDING HEIGHT (MAX.)	\$160-63	40'		
ACCESSORY BUILDING:				
BUILDING HEIGHT (MAX.)	\$160-62	25'		
BUILDING SETBACK (MIN.)	\$160-62	10'	N/A	42'

\*NET LOT AREA EXCLUDES ACCESS STRIP TO LANTERN LANE

#### MAXIMUM NON-GREEN AREA

T.M.P. 66-00-05213-00-4

Y = 0.178x + 2422

Y = (0.178) (1,053,831) + 2422

Y = 191,058 S.F.

Y = 18%

#### MAXIMUM NON-GREEN AREA

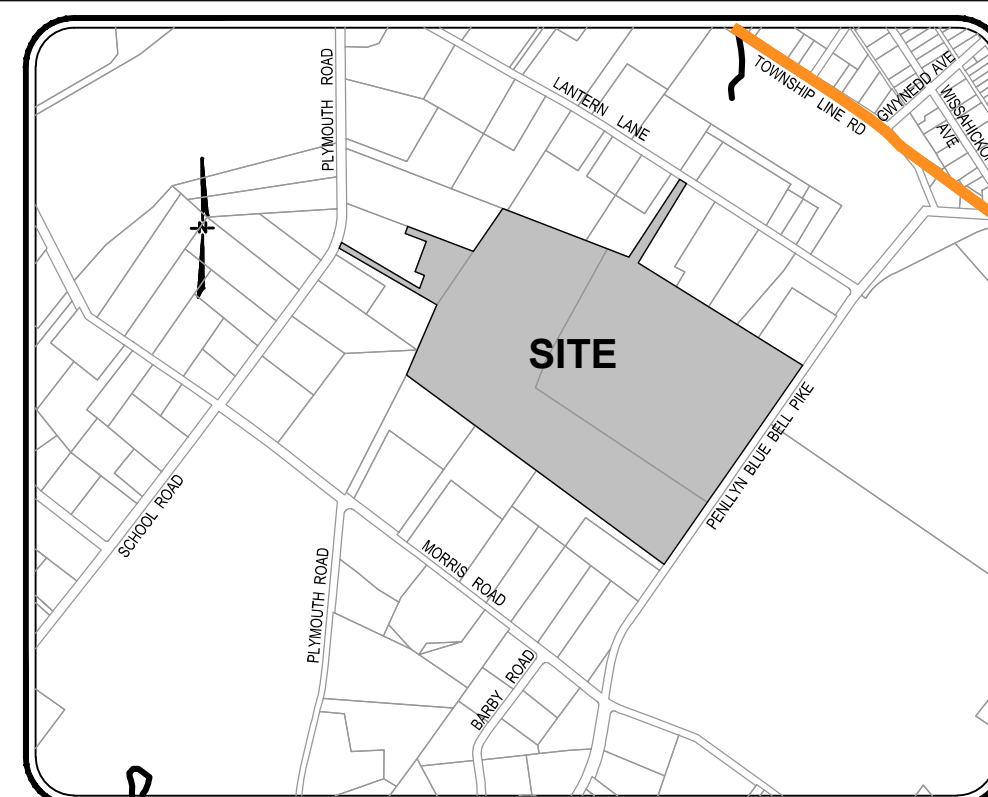
T.M.P. 66-00-05215-00-2

Y = 0.178x + 2422

Y = (0.178) (957,363) + 2422

Y = 173,790 S.F.

Y = 18%



#### LOCATION MAP

SCALE: 1" = 1000'

PARID: 66-00-05213-00-4 (243 PENNLYN BLUE BELL PIKE)	EXISTING
GROSS LOT AREA	1,053,831 SF
MINUS PENNLYN BLUE BELL PIKE U.L.T. R.O.W.	0 SF
MINUS LANTERN LANE U.L.T. R.O.W.	0 SF
MINUS FLAG ACCESS STRIP	0 SF
NET LOT AREA	1,053,831 SF

PARID: 66-00-05215-00-2 (690 LANTERN LANE)	EXISTING
GROSS LOT AREA	1,055,712 SF
MINUS PENNLYN BLUE BELL PIKE U.L.T. R.O.W.	34,672 SF
MINUS LANTERN LANE U.L.T. R.O.W.	674 SF
MINUS FLAG ACCESS STRIP	13,093 SF
NET LOT AREA	957,363 SF

#### REFERENCE WAS MADE TO THE FOLLOWING:

- a. PLAN ENTITLED SUBDIVISION OF PROPERTY OF MRS. LAURENCE BOWEN, JR. PREPARED FOR EICHLER & MOFFLY, INC. BY MEYNER CIVIL ENGINEER & SURVEYORS DATED JULY 21, 1976, LAST REVISED JUNE 13, 1977. RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER OF DEEDS PLAN BOOK A-29 PAGE 28 DATED JUNE 30, 1977.
- b. PLAN ENTITLED LANTERN SUBDIVISION PLAN BY JOHN A. BERGER ASSOC., INC. DATED MARCH 15, 1978. RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER OF DEEDS PLAN BOOK A-32 PAGE 41 DATED MAY 8, 1978.
- c. PLAN ENTITLED "FINAL" PLAN OF SUBDIVISION PREPARED FOR JESS C. RODRIGUEZ BY SHOWALTER & ASSOCIATES DATED FEBRUARY 15, 1986, LAST REVISED APRIL 9, 1986. RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER OF DEEDS PLAN BOOK A-47 PAGE 199 DATED APRIL 23, 1986.
- d. PLAN ENTITLED SIGHT DISTANCE PLAN 190 PLYMOUTH ROAD PREPARED FOR HALLMARK HOMES - PLYMOUTH, LLC BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. DATED MARCH 19, 2021, LAST REVISED APRIL 18, 2002. RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER OF DEEDS PLAN BOOK 58 PAGE 362 DATED DECEMBER 22, 2022.
- e. PLAN ENTITLED RECORD PLAN (1 OF 3) 170, 180, & 190 PLYMOUTH ROAD PREPARED FOR HALLMARK HOMES - PLYMOUTH, LLC BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. DATED JULY 20, 2021, LAST REVISED MARCH 8, 2023. RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER OF DEEDS PLAN BOOK 60 PAGE 090 DATED AUGUST 10, 2023.
- f. PLAN ENTITLED RECORD PLAN KEENAN TRACT PREPARED FOR JAMES J. KEENAN BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. DATED JUNE 17, 2002, LAST REVISED JANUARY 15, 2002. RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER OF DEEDS 1 BOOK NO. 6 PAGE 264 DATED MARCH 4, 2003.
- g. PLAN ENTITLED PLAN OF PROPERTY MADE FOR JOSEPH MUSCARA BY GEORGE B. MEBUS, INC. DATED APRIL 17, 1964, LAST REVISED JUNE 12, 1964. RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER OF DEEDS PLAN BOOK 8-9 PAGE 129 DATED SEPTEMBER 22, 1964.
- h. PLAN ENTITLED SUBDIVISION PLAN PREPARED FOR L. RUSSELL ABBEY BY CHAMBERS ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS DATED DECEMBER 11, 1998, LAST REVISED MAY 7, 1999. RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER OF DEEDS PLAN BOOK A-58 PAGE 320 DATED JUNE 9, 1999.
- i. SANITARY SEWER PLAN PREPARED FOR HENRY HARRIS JR. M.E.K. DESIGN & CONSTRUCTION BY PICKERING, CORTIS & SUMMERSON, INC. DATED JUNE 10, 2010, LAST REVISED JULY 25, 2010. RECORDED IN THE OFFICE OF THE MONTGOMERY COUNTY RECORDER OF DEEDS DEED BOOK 5776 PAGE 460 DATED AUGUST 10, 2010.

#### NOTES

1. BOUNDARY INFORMATION TAKEN FROM DEEDS, PLANS, FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING JUNE, 2025. METES & BOUNDS SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED BEARINGS FOR PARCEL 66-00-05213-00-4 IS 0° 32' 32" CLOCKWISE. (DEED BEARINGS ARE SHOWN IN PARENTHESES).
2. SURVEY PERFORMED WITHOUT THE BENEFIT OF FULL TITLE REPORT.
3. HORIZONTAL DATUM IS BASED ON NAD 83 SP83 PENNSYLVANIA (SOUTH), GEIOD MODEL G2003U08 STATE PLANE COORDINATE BEARING BASIS.
4. GENERAL TOPOGRAPHY INFORMATION SHOWN FROM AERIAL LIDAR SURVEY PERFORMED BY TAYLOR WISEMAN AND TAYLOR, INC. DURING MAY 2025. ADDITIONAL TOPOGRAPHICAL INFORMATION SHOWN FROM FIELD SURVEYS PERFORMED BY CHARLES E. SHOEMAKER, INC. DURING JUNE, 2025.
5. EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 121 (2008) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 121 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC. (PHONE NO. 1-800-242-1776 SERIAL NO. 20251133664).
6. THE SUBJECT PROPERTY IS LOCATED WITHIN THE R-5 AGRICULTURAL/RURAL RESIDENCE ZONING DISTRICT OF THE WHITMAN TOWNSHIP.
7. FLOOD DESIGNATION IS AREA OF MINIMUM FLOOD HAZARD. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DEPICTED IN FIRM OF MONTGOMERY COUNTY, MAP NO. 42081CO267G, EFFECTIVE DATE: 3/2/2016.
8. SOILS TAKEN FROM USDA / NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY WEBSITE, MONTGOMERY COUNTY, PENNSYLVANIA VERSION 19, Sep. 5, 2024.

PARID: 66-00-05213-00-4 (243 PENNLYN BLUE BELL PIKE)

#### IMPERVIOUS SURFACE TABLE

BUILDING COVERAGE	EXISTING (SF)	EXISTING (TBR)
HOUSE	1,947	0
GARAGE	336	0
SHED	2,283	0
TOTAL BUILDING AREA (SF)	2,566	0
BUILDING AREA RATIO	0.2%	
IMPERVIOUS COVERAGE		
DRIVEWAY	22,629	0
WALKWAYS	150	0
DECK	723	83
WALLS	13	0
SUB TOTAL	23,515	83
TOTAL IMPERVIOUS AREA (SF)	25,798	
IMPERVIOUS SURFACE RATIO	2.4%	

PARID: 66-00-05215-00-2 (690 LANTERN LANE)

#### IMPERVIOUS SURFACE TABLE

BUILDING COVERAGE	EXISTING (SF)	EXISTING (TBR)
PRINCIPAL DWELLING	7,395	0
ACCESSORY DWELLING	1,120	0
POOL HOUSE	1,039	0
TOTAL BUILDING AREA (SF)	9,554	0
BUILDING AREA RATIO	1.0%	
IMPERVIOUS COVERAGE		
DRIVEWAY	38,920	0
WALKWAYS	4,356	0
DECK	661	0
WALLS	873	0
STONE	228	0
POOL	1,640	0
BRIDGE	304	0
SUB TOTAL	44,890	0
TOTAL IMPERVIOUS AREA (SF)	54,444	
IMPERVIOUS SURFACE RATIO	5.7%	

#### AREA TO TOWNSHIP ULTIMATE RIGHT OF WAY LINE

TMP: 66-00-05213-00-4

1,053,831 S.F. or 24.193 AC.

(243 PENNLYN BLUE BELL PIKE)

TMP: 66-00-05215-00-2

970,386 S.F. or 22.277 AC.

(690 LANTERN LANE)



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SERIAL NUMBER:  
20251133664

DATE	NO.	REVISION

COUNTY PARCEL NO. 66-00-05213-00-4 66-00-05215-00-2	RECORD OWNER(S) THE GARBOSE FAMILY 2012 TRUST PO BOX 642 GWYNEDD VALLEY, PA 19437
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COUNTY PARCEL NO. 66-00-05213-00-4 66-00-05215-00-2	RECORD OWNER(S) THE GARBOSE FAMILY 2012 TRUST PO BOX 642 GWYNEDD VALLEY, PA 19437
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DATE	DECEMBER 1, 2025
DWG NO.	WHIT-872
JOB NO.	27546
SHEET NO.	1 OF 2