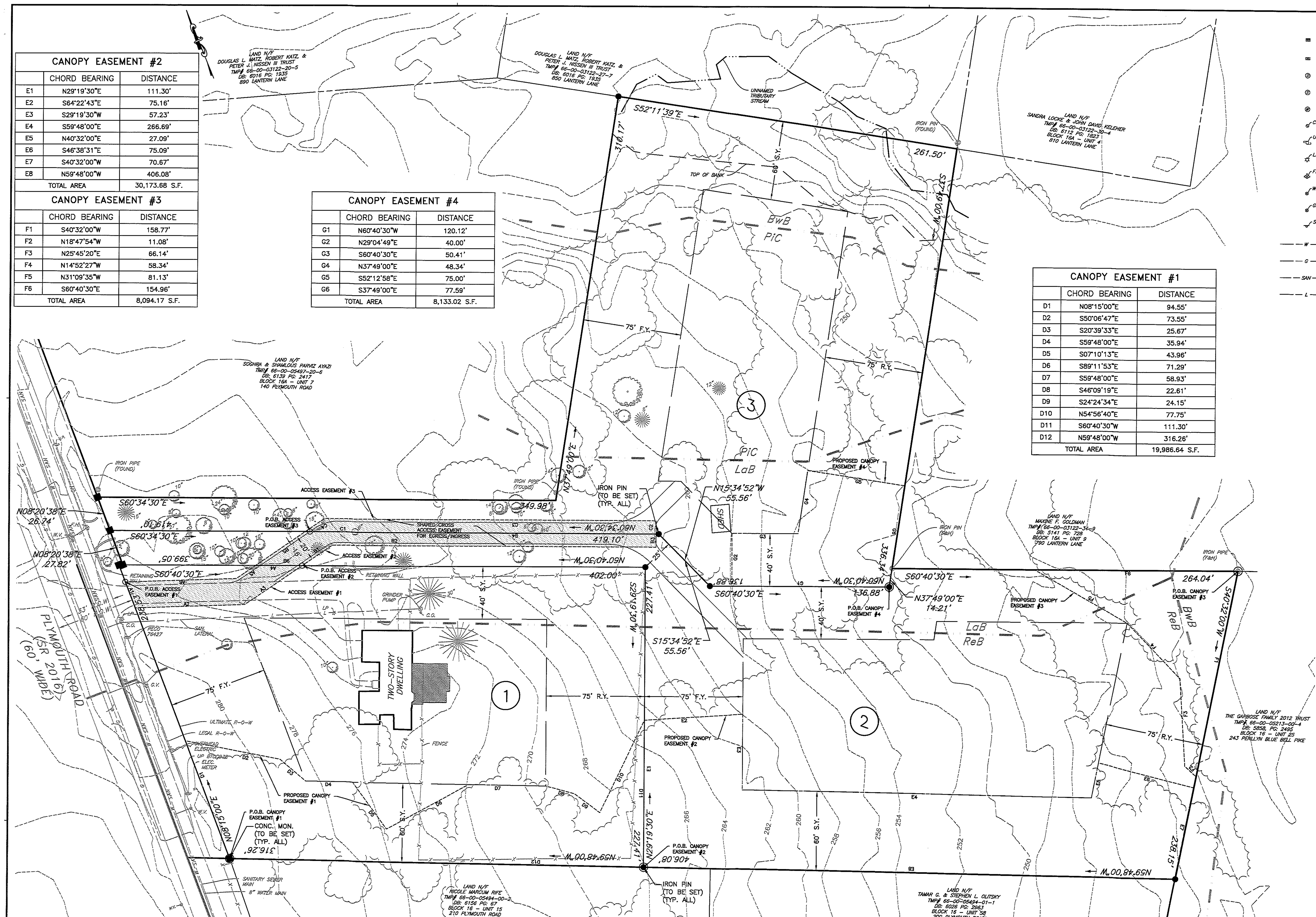
CANOPY EASEMENT #2		
	CHORD BEARING	DISTANCE
E1	N29°19'30"E	111.30'
E2	S64°22'43"E	75.16'
E3	S29°19'30"W	57.23'
E4	S59°48'00"E	266.69'
E5	N40°32'00"E	27.09'
E6	S46°38'31"E	75.09'
E7	S40°32'00"W	70.67'
E8	N59°48'00"W	406.08'
TOTAL AREA		30,173.68 S.F.

CANOPY EASEMENT #3		
	CHORD BEARING	DISTANCE
F1	S40°32'00"W	158.77'
F2	N18°47'54"W	11.08'
F3	N25°45'20"E	66.14'
F4	N14°52'27"W	58.34'
F5	N31°09'35"W	81.13'
F6	S60°40'30"E	154.96'
TOTAL AREA		8,094.17 S.F.

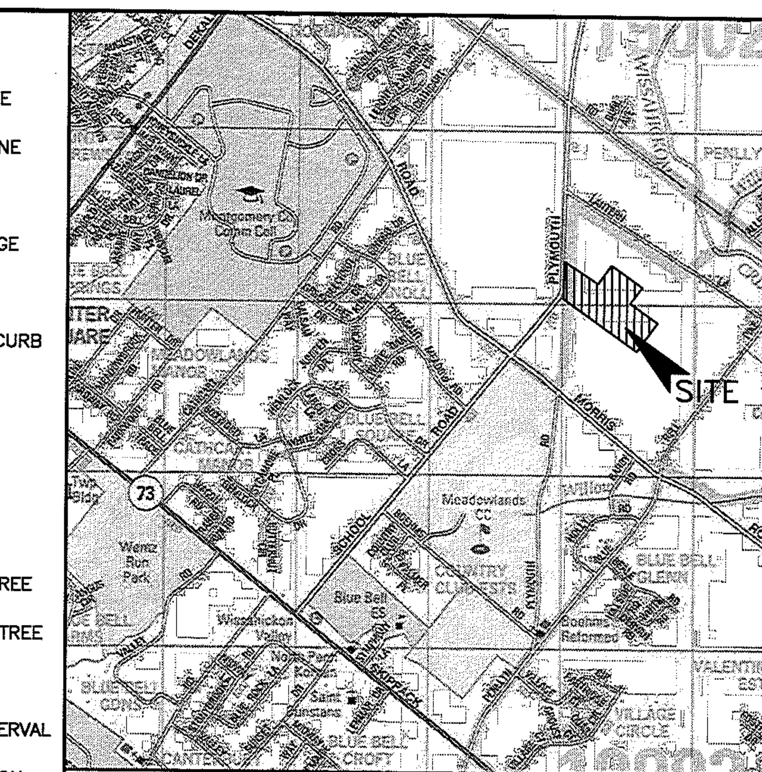
CANOPY EASEMENT #4		
	CHORD BEARING	DISTANCE
G1	N60°40'30"W	120.12'
G2	N29°04'49"E	40.00'
G3	S60°40'30"E	50.41'
G4	N37°49'00"E	48.34'
G5	S52°12'58"E	75.00'
G6	S37°49'00"E	77.59'
TOTAL AREA		8,133.02 S.F.

CANOPY EASEMENT #1		
	CHORD BEARING	DISTANCE
D1	N08°15'00"E	94.55'
D2	S50°06'47"E	73.55'
D3	S20°39'33"E	25.67'
D4	S59°48'00"E	35.94'
D5	S07°10'13"E	43.96'
D6	S89°11'53"E	71.29'
D7	S59°48'00"E	58.93'
D8	S46°09'19"E	22.61'
D9	S24°24'34"E	24.15'
D10	N54°56'40"E	77.75'
D11	S60°40'30"W	111.30'
D12	N59°48'00"W	316.26'
TOTAL AREA		19,986.64 S.F.



L E G E N D

- STORM INLET TYPE 'C'
- STORM INLET TYPE 'M'
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- C.O. CLEAN OUT
- U.P. UTILITY POLE
- L.P. LAMP POST
- F.H. FIRE HYDRANT
- W.V. WATER VALVE
- G.V. GAS VALVE
- SIGN
- W WATER LINE
- G GAS LINE
- SAN SANITARY SEWER
- L SANITARY LATERAL
- E ELECTRIC LINE
- OH OVERHEAD LINE
- X FENCE
- MACADAM EDGE
- CONC. CURB
- DEPRESSED CURB
- EASEMENT
- CONCRETE
- SLATE
- WOODS LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- 123 CONTOUR
- CONTOUR INTERVAL
- 123.4' SPOT ELEVATION
- PROPERTY CORNER
- IRON PIN FOUND
- CONC MON FOUND



LOCATION MAP
SCALE: 1"=2,000'

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REVISIONS

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TOWNSHIP ENGINEER

APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF ________________, 2020.

TOWNSHIP ENGINEER ________________ DATE ________________

WHITPAIN TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS ______ DAY OF ________________, 2020.

ATTEST:

SECRETARY ________________ CHAIRMAN ________________

WHITPAIN TOWNSHIP PLANNING COMMISSION

AT A MEETING HELD ON __________, ______________ THE WHITPAIN TOWNSHIP PLANNING COMMISSION REVIEWED AND APPROVED THIS PLAN ACCORDING TO THE REQUIREMENTS OF WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SECRETARY OF WHITPAIN PLANNING COMMISSION ________________ DATE ________________

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED ON THIS ___________ DAY OF ________________, 2020, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE ________________, DEED BOOK ______________, PAGE NUMBER ______________.

RECORDER ________________ DATE ________________

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY } SS:

ON THIS, THE _____ DAY OF ______________, ____ BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN ______________________, PERSONALLY APPEARED, ______________________, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

OWNER ______________________.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
______________, _____.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT ______________________ IS THE OWNER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

OWNER ______________________.

SURVEYOR'S CERTIFICATION

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 ________ REGISTERED SURVEYOR (SEAL) ________

REGISTERED PROFESSIONAL ENGINEER — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, ROBERT E. BLUE, JR., ENGINEER No. PE26169-E — 2/21/2020

ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, ROBERT E. BLUE, JR., LAND SURVEYOR No. SU1323A — 2/21/2020

ROBERT E. BLUE JR. (DATE)
LICENSE NO. SU1323A

EASEMENT ON LOT 1 FOR EGRESS TO LOTS 1, 2 & 3		
	CHORD BEARING	DISTANCE
A1	S8°15'00"W	21.16'
A2	S62°39'41"E	83.60'
A3	N85°08'25"E	52.93'
A4	N60°40'30"W	35.60'
A5	S85°08'25"W	17.71'
A6	N62°39'41"W	84.75'
TOTAL AREA		2,389.87 S.F.

EASEMENT ON LOT 2 FOR EGRESS TO LOT 2 & 3		
	CHORD BEARING	DISTANCE
B1	N85°08'25"E	27.94'
B2	S60°34'30"E	247.04'
B3	N29°25'08"E	10.00'
B4	N60°34'30"W	267.88'
B5	S85°08'25"W	45.80'
B6	S60°40'30"E	35.60'
TOTAL AREA		3,312.08 S.F.

EASEMENT ON LOT 3 FOR EGRESS TO LOT 2 & 3		
	CHORD BEARING	DISTANCE
C1	S60°34'30"E	267.88'
C2	N29°25'08"E	10.00'
C3	N60°34'30"W	253.21'
C4	S85°08'25"W	17.76'
TOTAL AREA		2,605.48 S.F.

LOT SIZES			
	LOT 1	LOT 2	LOT 3
LOT SIZE	80,693.94 S.F.	107,894.92 S.F.*	97,509.20 S.F.*
LOT SIZE OUTSIDE OF ACCESS STRIP	80,693.94 S.F.	97,535.44 S.F.	88,926.30 S.F.
FLAG LOT: 1.5X NORMAL (80K) LOT (120,000 S.F.)	N/A	81.28% (97,535.44 S.F.)	74.11% (88,926.30 S.F.)
FLAG LOT: 1.5X NORMAL (65K) LOT (97,500 S.F.)	N/A	100.04% (97,535.44 S.F.)	91.21% (88,926.30 S.F.)

ZONING: R-5 RESIDENCE DISTRICT					
	REQUIRED	CONSOLIDATED	LOT 1	LOT 2	LOT 3
GROSS LOT AREA	–	–	–	–	–
NET LOT AREA TO ULT. R-O-W	80,000 S.F.	282,197.25 S.F.	80,693.94 S.F.	107,894.92 S.F.*	97,509.20 S.F.*
MIN. LOT WIDTH	200 FT.	349.65 FT.	223.43 FT.	214.49 FT.	261.53 FT.
MIN. BSBL FROM R-O-W	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
SIDE YARD SETBACK	100 FT. AGGREGATE, 40 FT. MIN.	100 FT.	100 FT.	100 FT.	100 FT.
REAR YARD SETBACK	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
IMPERVIOUS COVERAGE	SEE ABOVE	2.64% (7,450.67 S.F.)	9.56% (7,714.46 S.F.)	3.72% (4,015.17 S.F.)	2.77% (2,702.43 S.F.)
BUILDING HEIGHT	40 FT.	<40 FT.	<40 FT.	N/A	N/A

*NON-CONFORMITY SUBJECT TO APPROVAL BY WHITPAIN TOWNSHIP

FORMULA FOR IMPERVIOUS COVERAGE

MAX IMPERVIOUS COVERAGE FORMULA PER ZONING SECTION 160-214.C(2)(a):
Y=0.179*X+2,422
X=LOT AREA IN SQUARE FEET

LOT 1:
Y=0.179*(80,693.94 S.F.) + 2,422 = 16,866.22 S.F. MAX. IMPERVIOUS (20.90%)
LOT 2:
Y=0.179*(107,894.92 S.F.) + 2,422 = 21,735.19 S.F. MAX. IMPERVIOUS (20.14%)
LOT 3:
Y=0.179*(97,509.20 S.F.) + 2,422 = 19,876.15 S.F. MAX. IMPERVIOUS (20.38%)

WOODLAND CANOPY PRESERVATION CALCULATIONS:

PER WHITPAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 129-20.C(4) EXISTING TREES CONTAINED WITHIN THE WOODLAND CANOPY SHALL BE PRESERVED TO THE GREATEST EXTENT, BUT IN NO EVENT SHALL MORE THAN 40% OF THE LAND AREA WITHIN THE DESIGNATED WOODLAND CANOPY BE ALTERED, GRADED, OR PAVED. TREES TO BE PRESERVED IN ORDER TO MEET ORDINANCE REQUIREMENTS, INCLUDING REQUIRED BUFFERS OR WOODLAND CANOPY PRESERVATION, SHALL BE PERMANENTLY PRESERVED BY MEANS OF A CONSERVATION EASEMENT TO BE HELD BY THE TOWNSHIP AND WHICH SHALL REQUIRE THE PRESERVATION OF TREES ON PRIVATE PROPERTY IN PERPETUITY.

EXISTING WOODLAND CANOPY AREA: 165,185.63 S.F.
40% OF THE EXISTING WOODLAND: 165,185.63 * 0.4 = 66,074.25 S.F.

CANOPY EASEMENT #1: 19,986.64 S.F.
CANOPY EASEMENT #2: 30,173.68 S.F.
CANOPY EASEMENT #3: 8,094.17 S.F.
CANOPY EASEMENT #4: 8,133.02 S.F.
TOTAL: 66,387.51 S.F.

VARIANCE REQUESTS:

1. RELIEF REQUESTED FROM SECTION 160-216.B MINIMUM FLAG LOT SIZE. THE LOT AREA OF A FLAG LOT SHALL BE 1 ½ TIMES THE MINIMUM LOT AREA REQUIRED FOR THE ZONING DISTRICT IN WHICH LOCATED AND SHALL NOT INCLUDE THE AREA LOCATED IN THE ACCESS STRIP, NOTWITHSTANDING THE PROVISIONS OF SECTION 160-61.C

1.1. SECTION 160-61.C: "MINIMUM LOT SIZE PER DWELLING UNIT: 80,000 SQUARE FEET, PROVIDE 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 SECTION 160-66.A(1), MAY BE SUBDIVIDED INTO LOTS CONTAINING A MINIMUM LOT SIZE PER DWELLING UNIT OF 65,000 SQUARE FEET.

••• 1.5 X 80,000 S.F. = 120,000 S.F. REQUIRED FOR FLAG LOTS
••• 1.5 X 65,000 S.F. = 97,500 S.F. REQUIRED FOR FLAG LOT

THE APPLICANT REQUESTS RELIEF IN ORDER TO PROVIDE A FLAG LOT WITH LESS THAN 1.5X THE REGULAR LOT SIZE OF THE ZONING DISTRICT. VARIANCES WILL BE REQUIRED FOR LOTS 2 & 3 IF REQUIRED TO USE 80,000 S.F. WHEN DETERMINING THE 1.5X LOT SIZE FOR FLAG LOTS. IF 65,000 S.F. CAN BE USED INSTEAD OF 80,000 S.F., ONLY A VARIANCE FOR LOT 3 WILL BE REQUIRED.

robert e. blue
consulting engineers, p
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

GRAPHIC SCALE 0 40 80 120 160

LOT SUBDIVISION PLAN

170/190 PLYMOUTH ROAD

WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
CLARENCE Z. & PATRICIA W. WURTS
170/190 PLYMOUTH ROAD
BLUE BELL, PA 19422

DRAWN BY:	CHECKED BY:	SCALE:
DJG	REB	1"=40'
DATE: 2020-02-25	JOB NUMBER: 2185-1E	SHEET NUMBER: 2 of 3

LAST SAVED: m:\Proj\2185-1\dwg\Sets\LD\2185-1 SUBDIVISION PLAN.dwg ON 2/21/2020 2:24 PM