PENLLYN BLUE BELL PIKE
(SR 3003) (80' WIDE)

N/F MEREDITH ANN & JOHN S. HAMILTON BLOCK 19A – UNIT 3 PARCEL 66-00-05305-00-5 DB 4479 PG 574 (PENLLYN BLUE BELL PIKE)

N/F MEREDITH ANN & JOHN S. HAMILTON BLOCK 19A – UNIT 11 PARCEL 66-00-05305-00-2 DB 4479 PG 574 (1358 PENLLYN BLUE BELL PIKE)

N/F DEBORAH Z. O'DONNELL BLOCK 19A – UNIT 10 PARCEL 66-00-05308-00-8 DB 5854 PG 556 (1350 PENLLYN BLUE BELL PIKE)

N/F JOAQUIM M. BANHA & BETH E. BRILLINGER BLOCK 19A – UNIT 9 PARCEL 66-00-00486-00-5 DB 5851 PG 2554 (579 BOLTON PL)

N/F MATTHEW ARNOLD & SUSAN TIERNEY BLOCK 19A – UNIT 8 PARCEL 66-00-00439-00-8 DB 5608 PG 1864 (571 BOLTON PL)

N/F STEVEN & JOSUE MARKS BLOCK 19A – UNIT 1 PARCEL 66-00-02185-00-8 DB 5027 PG 251 (1358 GRANARY RD)

N/F MILTON & RUTH LYNNE WOLLMAN BLOCK 19A – UNIT 2 PARCEL 66-00-02182-00-2 (1366 GRANARY RD)

N/F TODD & NANETTE KATZ BLOCK 19 – UNIT 98 PARCEL 66-00-06856-02-8 6 DB 5767 PG 995 (505 DEERFIELD CT)

N/F JOSEPH & DONNA FERRIER BLOCK 19 – UNIT 97 PARCEL 66-00-06856-01-7 DB 6005 PG 2093 (501 DEERFIELD CT)

N/F JOSEPH J. & DONNA N. FERRIER BLOCK 19 – UNIT 85 PARCEL 66-00-08194-30-8 DEED 5099 PAGE 00048

N/F JOHN & EILEEN ELLIOTT PARCEL 66-00-05314-00-2 DB 5002 PG 1728 (1202 PENLLYN BLUE BELL PIKE)

N/F DR. EARL & TOBY ZIPIN BLOCK 19 – UNIT 66 PARCEL 66-00-03262-54-2 DB 5201 PG 2446 (540 LESLIE LN)

N/F JOSEPH A & TRIXIE ANNE ISHIKAWA BLOCK 19 – UNIT 66 PARCEL 66-00-03262-62-3 DB 5791 PG 293 (545 LESLIE LN)

N/F GARY N. & LESLIE ITZENSON BLOCK 19 – UNIT 67 PARCEL 66-00-03262-60-5 DB 5427 PG 1773 (535 LESLIE LN)

N/F HYUNG YOON & MOON KYUNG PARK BLOCK 19 – UNIT 68 PARCEL 66-00-03262-58-7 DB 4877 PG 1307 (525 LESLIE LN)

N/F HUNG SIK & SOMIE MIN BLOCK 19 – UNIT 69 PARCEL 66-00-03262-56-9 DB 4870 PG 1232 (515 LESLIE LN)

N/F DAVID & LENORE GREGORY BLOCK 19 – UNIT 57 PARCEL 66-00-08196-20-7 DB 4827 PG 2280 (1081 WALTON RD)

N/F CARL & SANDRA RAPP BLOCK 19 – UNIT 56 PARCEL 66-00-08196-30-5 DB 5833 PG 1759 (1075 WALTON RD)

N/F BEACH REALTY ASSOC PARCEL 66-00-08196-00-9 DB 5257 PG 823 (1093 WALTON RD)

N/F BEACH REALTY ASSOC PARCEL 66-00-08196-10-8 DB 5257 PG 823 (1087 WALTON RD)

N/F BRUCE INGRAM BARNER BLOCK 15 – UNIT 55 PARCEL 66-00-08196-40-5 DB 4668 PG 376 (1069 WALTON RD)

N/F JOHN L. & SUSAN E. MCINERNEY BLOCK 19 – UNIT 25 PARCEL 66-00-08200-00-5 DB 5656 PG 52 (1031 WALTON RD)

N/F BLACK HORSE ASSOCIATES BLOCK 19 – UNIT 9 PARCEL 66-00-06187-00-2 PLAN A-46 PAGE 170 (HIGHGATE LANE, PRIVATE)

GRANARY ROAD

LESLIE LANE

20' WIDE ACCESS EASEMENT PER DEED

20' WIDE EASEMENT IN FAVOR OF PARCELS AS SHOWN ON PLAN (SEE SURVEY NOTE 8.0)

POND

DWELLING

OFFICE

GAS METER

HOT TUB

WALL

A B C D E F G H I J K L M R

MCPC No. _____

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

_____
For the Director
Montgomery County Planning Commission

GENERAL NOTES:

1. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED
2. PENNDOT ROADWAY OCCUPANCY PERMITS ARE REQUIRED FOR ANY DRIVEWAYS, PROPOSED IMPROVEMENTS AND UTILITY WORK WITHIN THE RIGHT-OF-WAY OF PENLLYN BLUE BELL PIKE.
3. A STORM WATER MANAGEMENT SYSTEM SHALL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
4. A WILL SERVE LETTER AND PLANNING MODULE APPROVAL SHALL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
5. ANY FUTURE DEVELOPMENT PLANS MUST BE IN CONFORMANCE WITH THE REQUIREMENTS AS SET FORTH IN THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) SECTION 129-20 AND THIS SHALL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
6. ANY FUTURE DEVELOPMENT PLANS SHALL INCLUDE INFORMATION ON HOW THE SANITARY SEWER UTILITY SERVICE AND WATER UTILITY SERVICE WILL BE PROVIDED TO THE PROPOSED DEVELOPMENT DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
7. THE LOCATION OF SANITARY SEWER LATERAL, GAS LATERAL AND WATER LATERAL SHALL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
8. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS OR LATERALS.
9. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE GAS EASEMENT OR WITHIN 10 FEET OF THE GAS LATERAL.
10. THE AREAS OF LAND WITHIN THE ULTIMATE RIGHT-OF-WAY LINES ARE HEREBY OFFERED FOR FUTURE DEDICATION TO THE AGENCIES HAVING JURISDICTION.
11. ANY FUTURE DEVELOPMENT WITHIN THE PARCELS CREATED BY THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH §129-20 OF THE SALDO.
12. ALL PROPOSED LOTS ARE SINGLE-FAMILY RESIDENTIAL BUILDING LOTS.
13. SIDEWALK WILL BE PROVIDED DURING THE FINAL SUBDIVISION APPROVAL PHASE OF THE PROJECT.
14. THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY AND ULTIMATE RIGHT-OF-WAY OF PENLLYN BLUE BELL PIKE IS OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION.

IMPERVIOUS COVERAGE NOTES:

STREET SERVICED PARCELS D, E, F, G, & H ADDS 23,592.40 S.F.

VARIANCE REQUESTS:

1. THE APPLICANT REQUESTS RELIEF FROM SECTION 160-61.B(1), MINIMUM BUILDING SETBACK FROM STREET RIGHT-OF-WAY: 75 FEET, TO PROVIDE A FRONT YARD SETBACK FOR PARCEL K TO BE 55 FEET INSTEAD OF 75 FEET.
2. THE APPLICANT REQUESTS RELIEF FROM SECTION 160-62, ACCESSORY STRUCTURES NOT CLOSER TO THE SIDE OR REAR LINE OF THE OF THE LOT THAN 10 FEET, TO ALLOW AN ACCESSORY STRUCTURE ON PARCEL I WITHIN 2.25 FEET OF THE SIDE YARD LOT LINE.

HIGHWAY OCCUPANCY NOTES:

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

MAINTENANCE RESPONSIBILITY NOTES:

1. THE REPAIR AND MAINTENANCE FOR THE SHARED DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ON WHICH PROPERTY THE DRIVEWAY LIES.
2. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY SEWER LATERALS.

UTILITY NOTES:

1. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE PROPOSED SEWER OR LATERALS.
2. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY LATERALS.
3. THE TWO PROPOSED LOTS SHALL BE SERVICED BY PUBLIC SEWER AND WATER.

SITE IMPROVEMENTS NOTES:

1. THE SITE IMPROVEMENTS SHOWN ON THIS PLAN IS FOR DESIGN AND ILLUSTRATIVE PURPOSES ONLY. WE ARE ONLY LOOKING FOR PRELIMINARY PLAN APPROVAL.
2. ANY SITE IMPROVEMENTS WILL REQUIRE APPROVAL FROM WHITPAIN TOWNSHIP. BUILDING IMPROVEMENTS WILL REQUIRE APPROVAL FROM WHITPAIN TOWNSHIP THROUGH THE BUILDING PERMIT APPLICATION PROCESS.

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 _____

FORMULA FOR IMPERVIOUS COVERAGE:

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

PARCEL A (1298): Y=0.179*(283,610.31 S.F.) + 2,422 = 53,188.25 S.F.
PARCEL B: Y=0.179*(82,422.37 S.F.) + 2,422 = 17,175.60 S.F.
PARCEL C: Y=0.179*(82,630.54 S.F.) + 2,422 = 17,212.87 S.F.
PARCEL D (1224): Y=0.179*(80,317.53 S.F.) + 2,422 = 16,798.84 S.F.
PARCEL E: Y=0.179*(81,473.00 S.F.) + 2,422 = 17,005.67 S.F.
PARCEL F: Y=0.179*(84,804.53 S.F.) + 2,422 = 17,602.01 S.F.
PARCEL G: Y=0.179*(80,469.99 S.F.) + 2,422 = 16,826.13 S.F.
PARCEL H: Y=0.179*(96,703.79 S.F.) + 2,422 = 19,731.98 S.F.
PARCEL I (1150): Y=0.179*(659,259.25 S.F.) + 2,422 = 120,429.41 S.F.
PARCEL J (998): Y=0.179*(80,073.53 S.F.) + 2,422 = 16,755.16 S.F.
PARCEL K W/ ACCESS: Y=0.179*(142,769.92 S.F.) + 2,422 = 27,977.82 S.F.
PARCEL K W/O ACCESS: Y=0.179*(123,656.76 S.F.) + 2,422 = 24,556.56 S.F.
PARCEL L W/ ACC. (1086): Y=0.179*(207,028.15 S.F.) + 2,422 = 39,480.04 S.F.
PARCEL L W/O ACC. (1086): Y=0.179*(182,407.92 S.F.) + 2,422 = 35,073.02 S.F.
PARCEL M: Y=0.179*(121,043.20 S.F.) + 2,422 = 24,088.73 S.F.

ZONING: R-5 RESIDENTIAL DISTRICT

	REQUIRED	PARCEL A	PARCEL B	PARCEL C	PARCEL D	PARCEL E	PARCEL F	PARCEL G	PARCEL H	PARCEL I	PARCEL J	PARCEL K	PARCEL L	PARCEL M
PARCEL ADDRESS	–	1298	N/A	N/A	1224 PENLLYN	N/A	N/A	N/A	N/A	1150 PENLLYN	998 PENLLYN	N/A	1224 PENLLYN	N/A
NET LOT AREA (W/ ACCESS STRIP)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3.278 ACRES (142,769.92 S.F.)	4.753 ACRES (207,028.15 S.F.)	N/A
NET LOT AREA	80,000 S.F.	6.511 S.F. (283,610.31 S.F.)	1.892 ACRES (82,422.37 S.F.)	1.897 ACRES (82,630.54 S.F.)	1.844 ACRES (80,317.53 S.F.)	1.870 ACRES (81,473.00 S.F.)	1.947 ACRES (84,804.53 S.F.)	1.847 ACRES (80,469.99 S.F.)	2.220 ACRES (96,703.79 S.F.)	15.135 ACRES (659,259.48 S.F.)	1.838 ACRES (80,073.53 S.F.)	2.839 ACRES (123,656.76 S.F.)	4.189 ACRES (182,407.92 S.F.)	2.779 ACRES (121,043.20 S.F.)
MINIMUM LOT WIDTH	200 FT.	>200 FT.	206.54 FT	206.54 FT	262.09 FT.	327.78 FT.	227.77 FT.	244.08 FT.	205.95 FT.	>200 FT.	346.30 FT.	401.19 FT.	283.05 FT.	N/A
BUILDING SETBACK FROM STREET R/W	75 FT.	75 FT.	75 FT.	75 FT.	-13.48 FT.*	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	55.02 FT.*	75 FT.	75 FT.
SIDE YARD SETBACK	100 FT. AGGREGATE, 40 FT. MIN	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.	40 FT. MIN. & 100 FT. AGG.
REAR YARD SETBACK	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
BUILDING HEIGHT	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.
MAX. IMP. COVERAGE W/ ACCESS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18.00% (23,857.51 S.F.)	16.98% (30,815.91 S.F.)	N/A
MAX. IMPERVIOUS COVERAGE	SEE ABOVE	11.49% (32,572.96 S.F.)	9.99% (8,236.80 S.F.)	16.00% (13,218.28 S.F.)	19.39% (15,570.43 S.F.)	10.09% (8,217.06 S.F.)	7.47% (6,330.96 S.F.)	11.04% (8,887.31 S.F.)	10.11% (9,777.03 S.F.)	12.62% (83,188.50 S.F.)	6.04% (4,834.83 S.F.)	24.20% (34,556 S.F.)	13.20% (27,322.98 S.F.)	8.42% (10,188.75 S.F.)

*VARIANCE REQUESTED

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: _____

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 CHAIRPERSON

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

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 PROFESSIONAL LAND SURVEYOR

PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Know what's below. Call before you dig. SERIAL #20190783306 MARCH 19, 2019

ROBERT E. BLUE JR. (DATE) 8/3/2020
LICENSE NO. 26169-E

ROBERT E. BLUE JR. (DATE) 8/3/2020
LICENSE NO. SU1323A

LOCATION MAP
SCALE: 1"=2,000'

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PERMITTED USE NO. 20493218

REVISIONS

ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF ROBERT E. BLUE, P.E. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF ROBERT E. BLUE, P.E. ANY REPRODUCTION OF THIS PLAN IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS EXPRESSLY PROHIBITED. ANY PERSON USING THIS PLAN FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF ROBERT E. BLUE, P.E. AGREES TO INDEMNIFY AND HOLD HARMLESS ROBERT E. BLUE, P.E. FROM ALL LOSS, DAMAGES, COSTS, AND EXPENSES ARISING OUT OF OR IN ANY WAY RELATED TO SUCH USE.

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GRAPHIC SCALE 0 100 200 300 400

PENLLYN BLUE BELL PIKE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
BEACH REALTY ASSOCIATES
1086 PENLLYN BLUE BELL PIKE
BLUE BELL, PA 19422

RECORD PLAN – PRELIMINARY SUBDIVISION PLAN

DRAWN BY: DJG	CHECKED BY: REB	SCALE: 1"=100
DATE: 2020-04-10	JOB NUMBER: 1946-2S	SHEET NUMBER: 4 of 13

LAST SAVED: m:\proj\1946-2s\proj\dwg\1946-2 LOT SUBDIVISION SITE PLAN.dwg ON 8/3/2020 8:53 AM