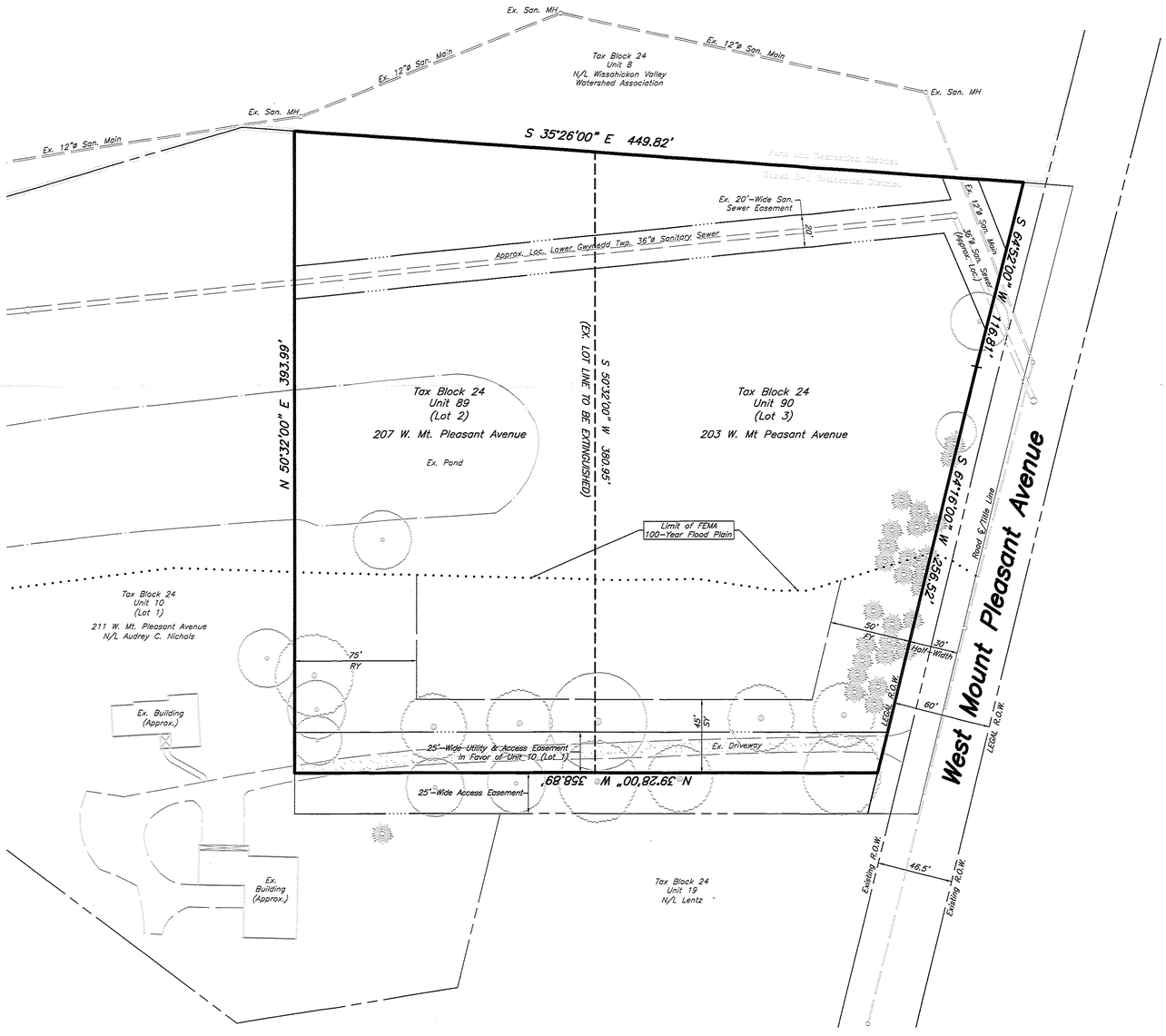
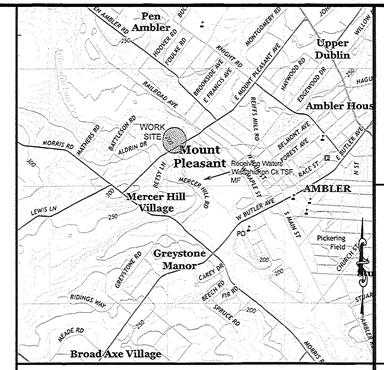



40 0 40 80 120

PLAN GRAPHIC SCALE

LEGEND

- EX. BOUNDARY
- EX. LOT LINE TO BE REMOVED
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- LEGAL RIGHT-OF-WAY
- EX. LIMIT OF FEMA FLOOD PLAIN
- EX. BUILDING SETBACK LINES
- EX. BUILDING
- EX. EDGE OF DRIVEWAY




USGS AMBLER QUAD

NORTH ARROW

NOTES:

1. OWNER OF RECORD:
   AUDREY C. NICHOLS
   211 WEST MOUNT PLEASANT AVENUE
   AMBLER, PA 19002

2. PROPERTY INFORMATION:
   TAX BLOCK 24 UNIT 89 (LOT 2)
   PARCEL # 66-00-04366-01-4
   DEED BOOK 5707 PAGE 02120
   SITE ADDRESS:
   207 W. MT PLEASANT AVE
   AMBLER, PA 19002
   LOT AREA TO ULT. R.O.W. = 71,682 SF (1.6456 ACRES)

   TAX BLOCK 24 UNIT 90 (LOT 3)
   PARCEL # 66-00-04366-02-3
   DEED BOOK 5707 PAGE 02120
   SITE ADDRESS:
   203 WEST MOUNT PLEASANT AVENUE
   AMBLER, PA 19002
   LOT AREA TO ULT. R.O.W. = 81,578 SF (1.8728 ACRES)

   TOTAL COMBINED LOT AREA = 153,260 SF (3.5184 ACRES)
   (TO ULT. R.O.W.)

3. BOUNDARY AND FEATURES AS SHOWN TAKEN FROM DEEDS, AND FROM A SUBDIVISION PLAN, 211 WEST MT. PLEASANT AVENUE, PREPARED FOR PHYLLIS BLUM, CREATED BY CHAMBERS ASSOCIATES, INC. DATED 7-15-2005 AS LAST REVISED 5-4-2006, AS WELL AS A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN DECEMBER 2020.

4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING REQUIREMENTS: ZONED R-1 RESIDENTIAL

| CATEGORY | REQUIRED | UNIT 89 | UNIT 90 | PROPOSED |
|---|---|---|---|---|
| MIN LOT AREA | 30,000 SF | 71,682 SF | 81,578 SF | 153,260 SF |
| MIN LOT WIDTH @ BLDG | 150 FT | 185.0 FT | 184.9 FT | 369.9 SF |
| MIN FRONT YARD | 50 FT | N/A | N/A | N/A |
| MIN SIDE YARD | 45 FT | N/A | N/A | N/A |
| MIN AGG. SIDE YARD | 100 FT | N/A | N/A | N/A |
| MIN REAR YARD | 75 FT | N/A | N/A | N/A |
| MAX BUILDING HEIGHT | 40 FT | N/A | N/A | N/A |
| MAX IMPERVIOUS COVER** | 19.5 % | 2.3 % | 2.1 % | 2.2 % |
| MIN GREEN AREA | 80.5 % | 97.7 % | 97.9 % | 97.8 % |

**FORMULA FOR CALCULATING IMPERVIOUS COVER AND GREEN AREA:
MAX IMPERVIOUS COVERAGE PER LOT = 0.179(LOT AREA) + 2,422
MAX IMPERVIOUS FOR CONSOLIDATED LOT = 0.179(153,260) + 2,422
= 29,856 SF (19.5 %)

6. SITE IS PARTIALLY WITHIN THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP NO. 42091C0286G PREPARED FOR MONTGOMERY COUNTY, PA EFFECTIVE DATE 03/02/2016.

7. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 15, JUNE 5, 2020. ALL SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

On the _____ day of _____, A.D. _____, before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared Audrey C. Nichols, known to me (or satisfactorily proven) to be the person(s) whose name(s)(is/are) subscribed to the foregoing plan, and acknowledged that (he, she, they)(is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

_____Notary Public

_____My Commission Expires

_____Owner
Audrey C. Nichols

APPROVAL OF TOWNSHIP:

Approved by the Board of Supervisors of the Township of Whitpain this _____ day of _____, _____

_____President

Attest _____Secretary

_____Engineer

CERTIFICATION FOR RECORDING:

Recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book_____, Page No._____, on this _____ day of _____, _____

By:_____
Recorder of Deeds

RECEIVED
JAN 13 2021
WHITPAIN TOWNSHIP

NICHOLAS T. ROSE
PE039251E
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
12/15/20

| No. | Date | Description | By |
|---|---|---|---|
| Project Number H2655 | | CAD File Name CONSOLIDATE.DWG | Drafter/Engineer JGB/NTR |
| Sheet Number 1 of 1 | | File Number --- | |

Township WHITPAIN
County MONTGOMERY
Date 12-30-20
Scale 1"=40'

LOT CONSOLIDATION PLAN
PREPARED FOR
203 & 207 W. MT PLEASANT AVE

ProTract Engineering, Inc.
84 East Moreland Avenue, P.O. Box 68
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9239