

PROPERTY OWNER - FRANCES J. CAREY, III:

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

ON THE _____ DAY OF _____ A.D. 20____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED FRANCES J. CAREY, III, WHO ACKNOWLEDGED THIS SUBDIVISION OF LOTS AND PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

I, FRANCES J. CAREY, III, THE OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT I DO HEREBY ADOPT THIS PLAN,

FRANCES J. CAREY, III, PROPERTY OWNER

APPLICANT/EQUITABLE OWNER - WISSAHICKON VALLEY WATERSHED ASSOC. DBA WISSAHICKON TRAILS

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

ON THE _____ DAY OF _____ A.D. 20____ BEFORE ME, _____ THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE _____ OF _____ A CORPORATION, AND THAT HE AS SUCH _____ BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF (HERSELF AS IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____

I, _____ OF THE WISSAHICKON VALLEY WATERSHED ASSOC. AN OFFICER AUTHORIZED TO DO SO AND THAT I DO HEREBY ADOPT THIS PLAN,

WISSAHICKON VALLEY WATERSHED ASSOC.
DBA WISSAHICKON TRAILS

APPROVAL OF WHITPAIN TOWNSHIP PLANNING COMMISSION

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

SECRETARY _____

APPROVAL OF TOWNSHIP

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____.

CHAIR _____

SECRETARY _____

APPROVAL BY TOWNSHIP ENGINEER

APPROVED BY THE TOWNSHIP ENGINEER ON THIS DAY OF _____, 20____.

TOWNSHIP ENGINEER _____

RECORDER OF DEEDS

RECORDED THIS _____ DAY OF _____, 20____, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OR NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE _____ D.B. NO. _____, PAGE _____.

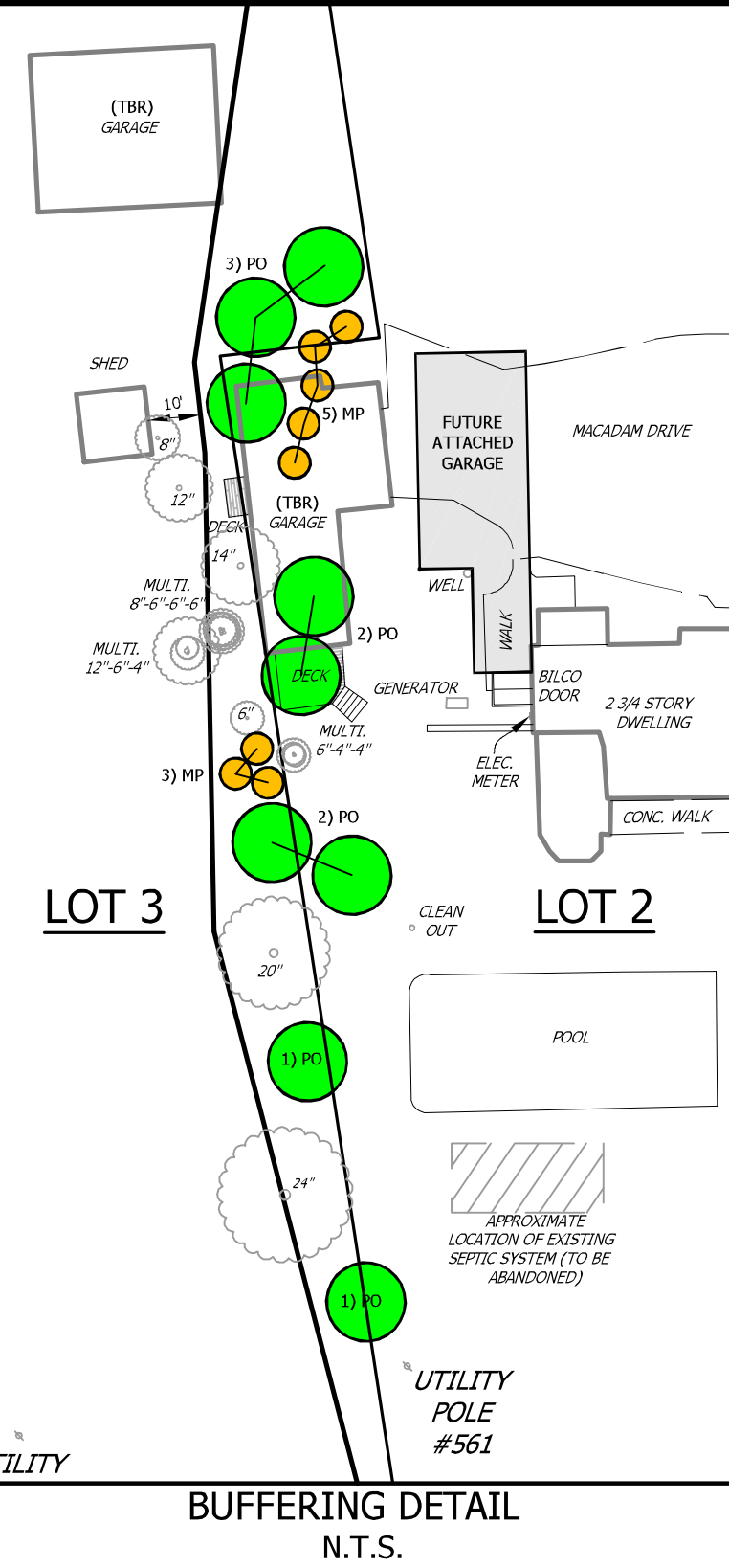
Montgomery County Planning Commission

MCPC No. _____

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

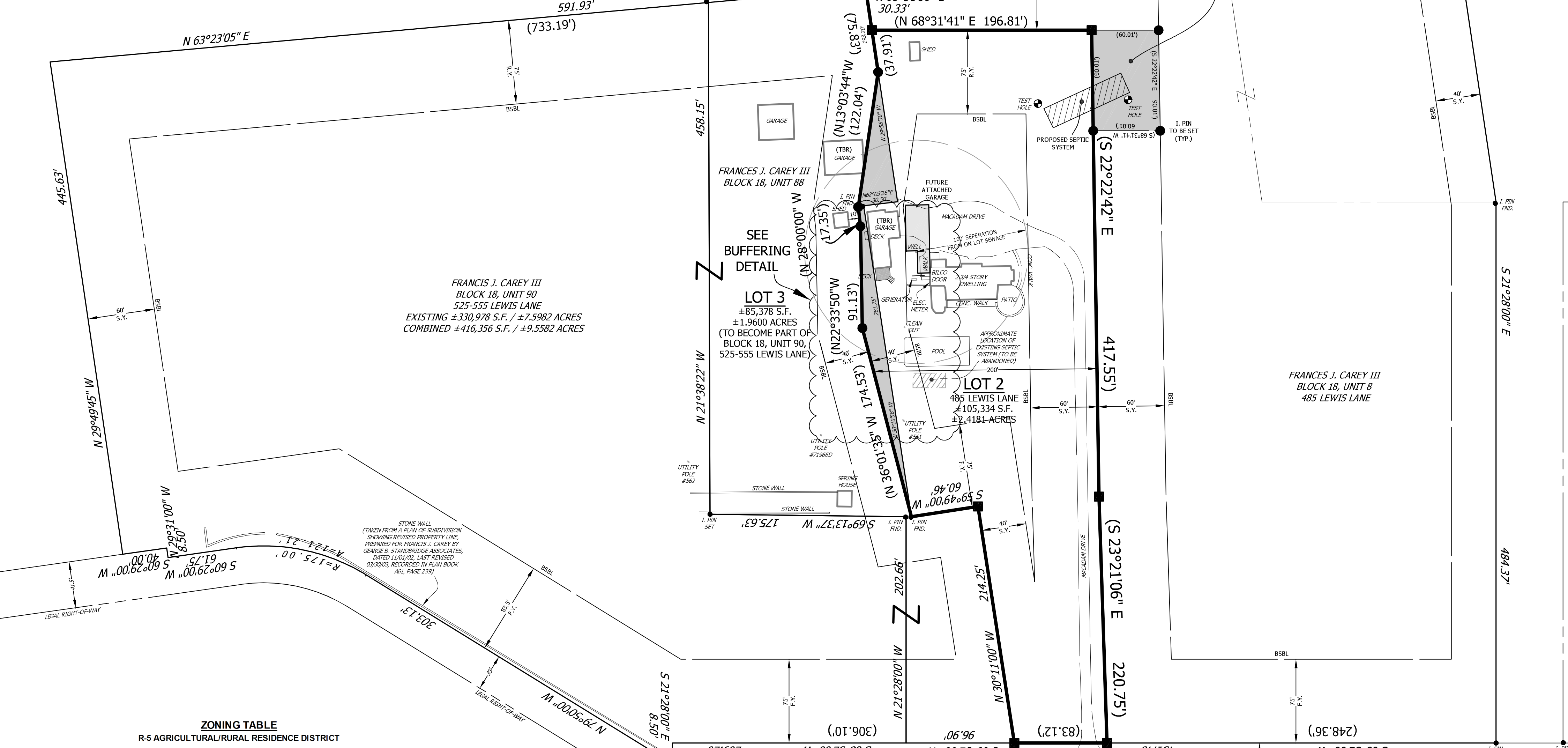
Certified this Date _____

For the Director _____



BUFFER PLANTING SCHEDULE:
AS REQUESTED BY FRANCIS J. CAREY, III

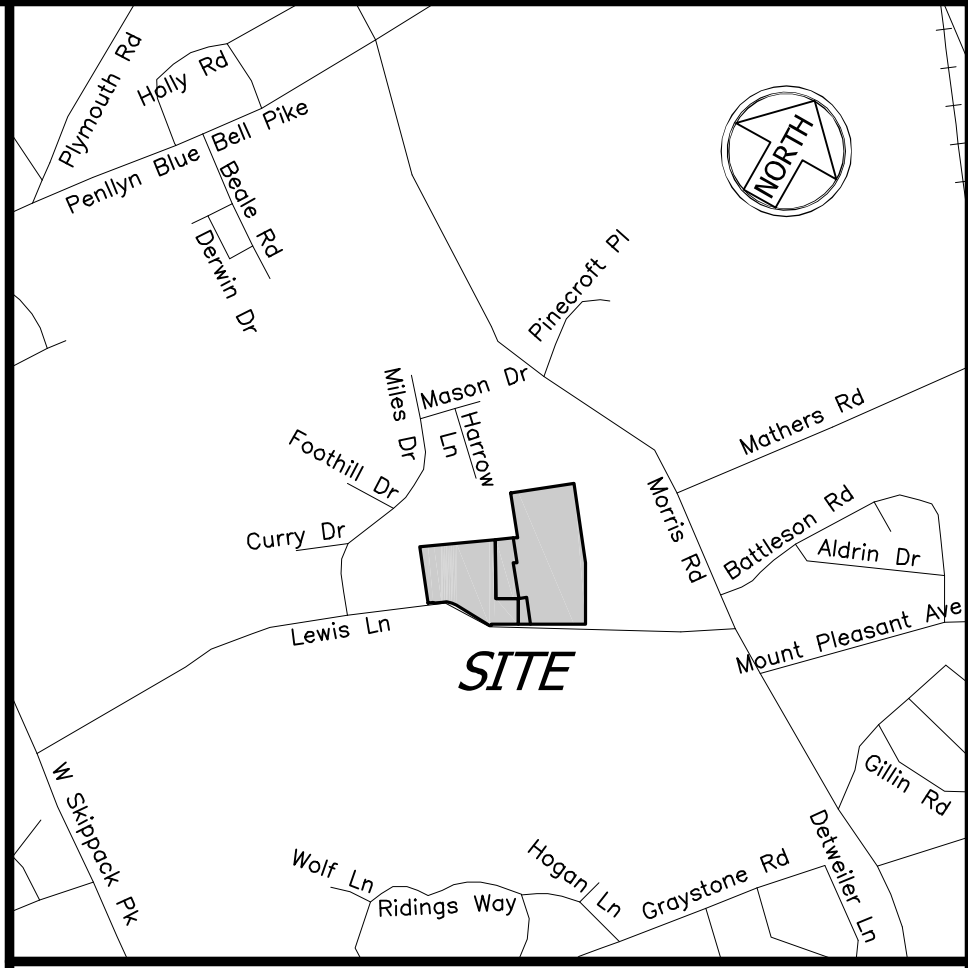
BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT
EVERGREENS TREES				
PO	Picea omorika Serbian spruce	9	6 - 8"	
SHRUBS				
MP	Myrica pensylvanica Northern Bayberry	8	24 - 36"	



ZONING TABLE
R-5 AGRICULTURAL/RURAL RESIDENCE DISTRICT

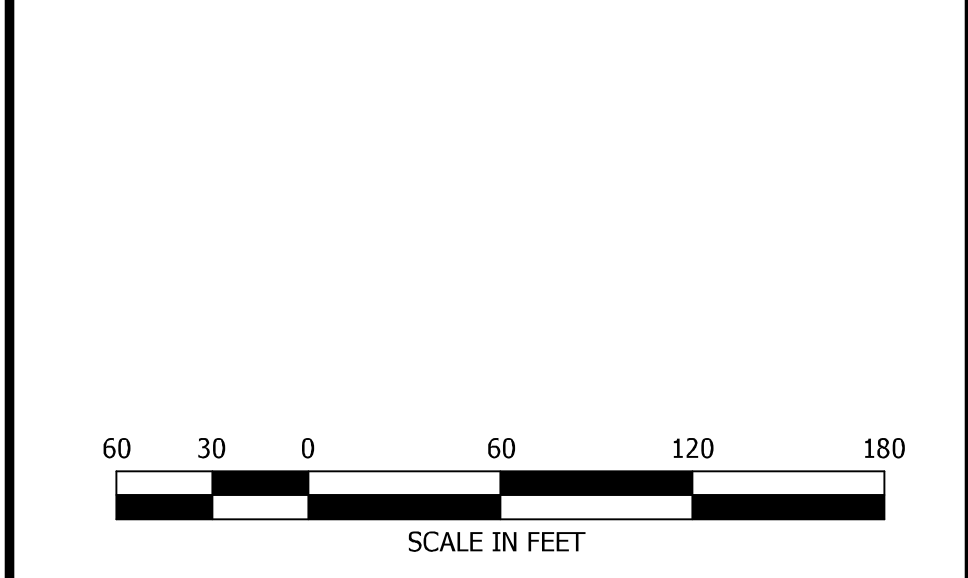
REGULATION	REQUIREMENT	PROVIDED (UNITS 8 & 80)	UNIT 88	UNIT 90	LOT 1	LOT 2	LOT 3
MIN. LOT SIZE (PER DWELLING UNIT)	80,000 S.F. (65,000 S.F.)	632,138 S.F.	90,148 S.F.	330,977 S.F.	±441,426 S.F.	±105,334 S.F.	±85,378 S.F.
MIN. LOT WIDTH (BLOG. SET BACK LINE)	200 FT.	442.98 FT.	85.40 FT.	766.83 FT.	>200 FT.	>200 FT.	N/A
MIN. FRONT YARD (FROM ROAD R/W)	75 FT.	75 FT.	75 FT.	75 FT. / 83.5 FT.	75 FT.	75 FT.	N/A
MIN. SIDE YARD (AGGREGATE)	100 FT. (MIN. EACH SIDE 40')	40 FT. / 60 FT.	40 FT. / 60 FT.	40 FT. / 60 FT.	40 FT. / 60 FT.	40 FT. / 60 FT.	N/A
MIN. REAR YARD	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.	N/A
MAX. IMPERVIOUS COVERAGE	0.179 x LOT S.F. + 2,422 S.F. PER (S160 214C2)	NA	N/A	N/A	NA	±15,530 S.F.	N/A
MAX. BUILDING HEIGHT	40 FT.	<40 FT.	<40 FT.	<40 FT.	N/A	<40 FT.	N/A

TOTAL TRACT AREA = 1,053,263 S.F. / 24.1795 ACRES



LOCATION MAP - 1"=1500'

- NOTES:**
- OWNER OF RECORD: FRANCES J. CAREY III, 525 LEWIS LANE, AMBLER, PA 19002. PARCEL# 66-00-03280-00-2 / TAXMAP BLOCK 18, UNIT 8. PARCEL# 66-00-03281-00-1 / TAXMAP BLOCK 18, UNIT 80. PARCEL# 66-00-03277-03-2 / TAXMAP BLOCK 18, UNIT 88. PARCEL# 66-00-03277-01-4 / TAXMAP BLOCK 18, UNIT 90. DEED BOOK 5965, PAGE 1485. DEED BOOK 5474, PAGE 1426. SITE LOCATION: 485, 525-555 LEWIS LANE.
 - BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM DEEDS, PLANS OF RECORD AND A SURVEY BUY THIS OFFICE IN JULY 2022.
 - CONTOURS TAKEN FROM PAMAP PROGRAM; BY PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. 2-FOOT CONTOURS DERIVED FROM BARE EARTH DIGITAL ELEVATION MODEL CONSTRUCTED FROM LIDAR.
 - FLOODPLAIN: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM MAP NUMBER 42091C0288G, REVISED MARCH 2, 2016.
 - LOT 1 TO BE CONVEYED TO WISSAHICKON VALLEY WATERSHED ASSOC. IS PROPOSED TO BE PRESERVED AS OPENSAPCE.
 - LOT 2 TO BE CONVEYED TO THE WISSAHICKON VALLEY WATERSHED ASSOCIATION, FOR A FUTURE SALE BY THEM AS A SINGLE-FAMILY RESIDENCE. NO CONSTRUCTION IS PROPOSED AT THIS TIME. A FUTURE ATTACHED GARAGE IS SHOWN TO DEMONSTRATE BUILDING SETBACK COMPLIANCE FOR THE FUTURE OWNER.
 - NO PHYSICAL IMPROVEMENTS ARE PROPOSED.
 - EXISTING HOME ON LOT 2 IS SERVED BY A WELL AND ON-SITE SEPTIC SYSTEM, A PROPOSED SEPTIC SYSTEM IS SHOWN TO PROVIDE A NEW MODERN SYSTEM AND HAS PASSED INITIAL TESTING, NO INSTALLATION SHALL OCCUR WITHOUT PROPER PERMITTING AND APPROVALS BY THE TOWNSHIP OR JURISDICTIONAL AUTHORITIES. LOT-1 HAS AGREED TO PROVIDE THE REQUIRED EASEMENT FOR THE PROPOSED LOCATION.
 - RIGHT-OF-WAY ON LEWIS LANE WAS PREVIOUSLY DEDICATED ON A PLAN OF SUBDIVISION PREPARED FOR FRANCIS J. CAREY, BY GEORGE B. STANBRIDGE ASSOC. DATED 11/01/2002, LAST REVISED 3/20/2003, RECORDED IN PLAN BOOK A-61, PAGE 239.
 - IRON PINS OR CONCRETE MONUMENTS TO BE SET AT ALL PROPERTY CORNERS AS NOTED.



No.	REVISIONS	DATE

SUBDIVISION PLAN
485 LEWIS LANE
PREPARED FOR
WISSAHICKON VALLEY WATERSHED ASSOCIATION
LAND SITUATE
WHITPAIN TWP., MONTGOMERY CO. PA.

PROJECT MANAGER: MRF
PROJECT NUMBER: M8291
REFERENCE NUMBER: _____
SCALE: 1"=60'
M8291BASE.dwg
PLAN SHEET NUMBER: 1 of 2

JAMES R. RUDOLPH, P.L.S.
SU-020646

PRELIMINARY / FINAL