

**SITE LOCATION MAP 1"=2000'**

**SITE STATISTICS**

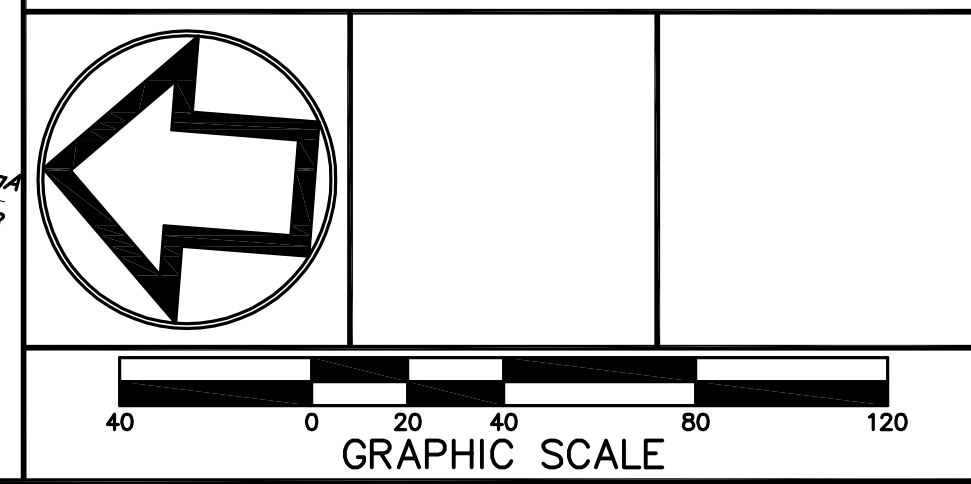
- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
 WHITPAIN TOWNSHIP  
 LOT 1. TAX MAP ID: 66021 073, PARID: 66-00-04699-00-5  
 LOT 2. TAX MAP ID: 66021 140, PARID: 66-00-06838-11-6
- RECORDED DEED DATA IS AS FOLLOWS:  
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN  
 LOT 1. DEED BOOK 5966, PAGE 213  
 LOT 2. DEED BOOK 5870, PAGE 170
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
 LOT 1. PHILIP J. MATHESON & ANNA WS. MATHESON  
 234 NORRISTOWN ROAD  
 BLUE BELL, PA 19422  
 LOT 2. ROSINA E. CARLINO  
 159 STENTON AVENUE  
 BLUE BELL, PA 19422
- AREA STATISTICS:  
 LOT 1. TOTAL TRACT AREA TO TITLE LINE = 161,762 S.F. (3.71 AC.)  
 LOT 2. TOTAL TRACT AREA TO TITLE LINE = 91,903 S.F. (2.11 AC.)

**SOILS DATA**

DATA OBTAINED FROM N.R.C.S. SOIL SURVEY.  
 L0a - LANSDALE LOAM, 0 TO 3 PERCENT SLOPES.  
 L0A - LAWRENCEVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES.  
 P1B - PENN-LANSDALE COMPLEX, 3 TO 8 PERCENT SLOPES.  
 R0a - READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.

**NOTES**

- TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS TAKEN BY THIS OFFICE IN JULY 2014, MAY 2015 AND NOVEMBER 2017.  
 REFERENCE PLANS:  
 a) RECORDED PLAN OF SUBDIVISION OF 149 STENTON AVENUE, PREPARED FOR CARLINO FINANCIAL, BY CHARLES E. SHOEMAKER, INC., DATED APRIL 28, 2008, AS LAST REVISED SEPTEMBER 15, 2008, AND RECORDED AT PLAN BOOK 32 PAGE 302.
- ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.
- TOPOGRAPHIC DATA AS SHOWN HEREON GATHERED FROM A CURRENT FIELD SURVEY PERFORMED BY THIS OFFICE IN JULY 2014, MAY 2015 AND NOVEMBER 2017.
- NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 270 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 4209IC0270 G, EFFECTIVE MARCH 2, 2016.



**ZONING DATA**

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE, AS ADOPTED 2009 AND AS LAST AMENDED, REFERENCE ARTICLE XII, SECTION 160-51 THROUGH 63 & 160-214C.

DISTRICT CLASSIFICATION:  
 "R-5" - AGRICULTURAL/RURAL RESIDENCE DISTRICT

CRITERIA:	REQUIRED:	EXIST. LOT 1	PROP. LOT 1	EXIST. LOT 2	PROP. LOT 2
MINIMUM LOT AREA:	80,000 S.F.	161,762 S.F.	87,669 S.F.	91,903 S.F.	153,529 S.F.
MINIMUM LOT WIDTH @ SETBACK LINE:	200 FT.	311.7 FT.	271.0 FT.	200.0 FT.	200.0 FT.
FRONT YARD SETBACK:	75 FT.	130.1 FT.	170.1 FT.	112.7 FT.	112.7 FT.
SIDE YARD RESTRICTION:	40 FT./100 FT. AGG.	128.0/129.0 FT.	87.3/129.0 FT.	118.5 FT.	118.5 FT.
REAR YARD RESTRICTION:	75 FT.	251.5 FT.	98.5 FT.	90.3 FT.	90.3 FT.
ACCESSORY BLDG. YARD RESTRICTION:	10 FT.	67.7 FT.	27.0 FT.	10.0 FT.	10.0 FT.
MAXIMUM BUILDING HEIGHT:	40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.
ALLOWABLE IMPERVIOUS SURFACE COVERAGE:	*	31,377 S.F.	16,743 S.F.	18,873 S.F.	29,043 S.F.
ACTUAL IMPERVIOUS SURFACE COVERAGE:		8,025 S.F.	8,025 S.F.	7,616 S.F.	7,616 S.F.

\* Y = 0.179X + 2,422

X = LOT AREA IN SQUARE FEET  
 Y = MAXIMUM IMPERVIOUS COVER PER LOT IN SQUARE FEET

**RECORDING ACKNOWLEDGEMENTS**

OWNER'S ACKNOWLEDGEMENTS  
 COMMONWEALTH OF PENNSYLVANIA } SS:  
 COUNTY OF MONTGOMERY }  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PHILIP J. MATHESON & ANNA WS. MATHESON, WHO ACKNOWLEDGE THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY AND DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.  
 BY: PHILIP J. MATHESON \_\_\_\_\_  
 BY: ANNA WS. MATHESON \_\_\_\_\_  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
 \_\_\_\_\_  
 NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENTS  
 COMMONWEALTH OF PENNSYLVANIA } SS:  
 COUNTY OF MONTGOMERY }  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROSINA E. CARLINO, WHO ACKNOWLEDGE THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY AND DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.  
 BY: ROSINA E. CARLINO \_\_\_\_\_  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
 \_\_\_\_\_  
 NOTARY PUBLIC

BOARD OF SUPERVISORS CERTIFICATION  
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 CHAIRMAN \_\_\_\_\_  
 SECRETARY \_\_\_\_\_

PLANNING COMMISSION CERTIFICATION  
 APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 SECRETARY, WHITPAIN TOWNSHIP PLANNING COMMISSION \_\_\_\_\_

TOWNSHIP ENGINEER CERTIFICATION  
 APPROVED BY THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 TOWNSHIP ENGINEER \_\_\_\_\_

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

RECORDING CERTIFICATE  
 RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN CASE FILE \_\_\_\_\_, D.B. No. \_\_\_\_\_, PAGE \_\_\_\_\_.  
 RECORDER OF DEEDS \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, CLIFFORD T. STOUT, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY S.T.A. ENGINEERING, INC. THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.  
 CLIFFORD T. STOUT, P.L.S. PA REGISTRATION NO. 282-A

No.	INT.	REVISIONS	DATE
1	DEC	S.T.A. PLAN ORIGINATION DATE	DEC. 6, 2017

**LOT LINE ADJUSTMENT PLAN**  
 FOR  
**234 NORRISTOWN ROAD & 159 STENTON AVENUE**  
 PREPARED FOR  
**PHILIP J. MATHESON & ANNA WS. MATHESON**  
 SITE SITUATE IN  
 WHITPAIN TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA

**S T A**  
 Engineering, Inc.  
 Civil Engineers • Land Surveyors  
 2499 KNIGHT ROAD, PENNSBURG, PA 18073  
 MAILING: P.O. BOX 87, RED HILL, PA 18076  
 PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	J.A.C.	M.E.T.	
	PROJECT NUMBER	DRAWING FILE NUMBER	
	4825	4825SUB	1 OF 1

**LOT AREA TABULATION**

	EXISTING TOTAL TO TITLE LINE	PROPOSED TOTAL TO TITLE LINE	NET AREA TO ULT. R/W LINE
LOT 1	161,762 S.F.	98,509 S.F.	87,669 S.F. (2.01 AC.)
PARCEL A	-	63,253 S.F.	61,626 S.F. (1.41 AC.)
LOT 2	91,903 S.F.	-	153,529 S.F. (3.52 AC.)