

**LINE TABLES FOR UTILITY EASEMENT ON LOT 2**

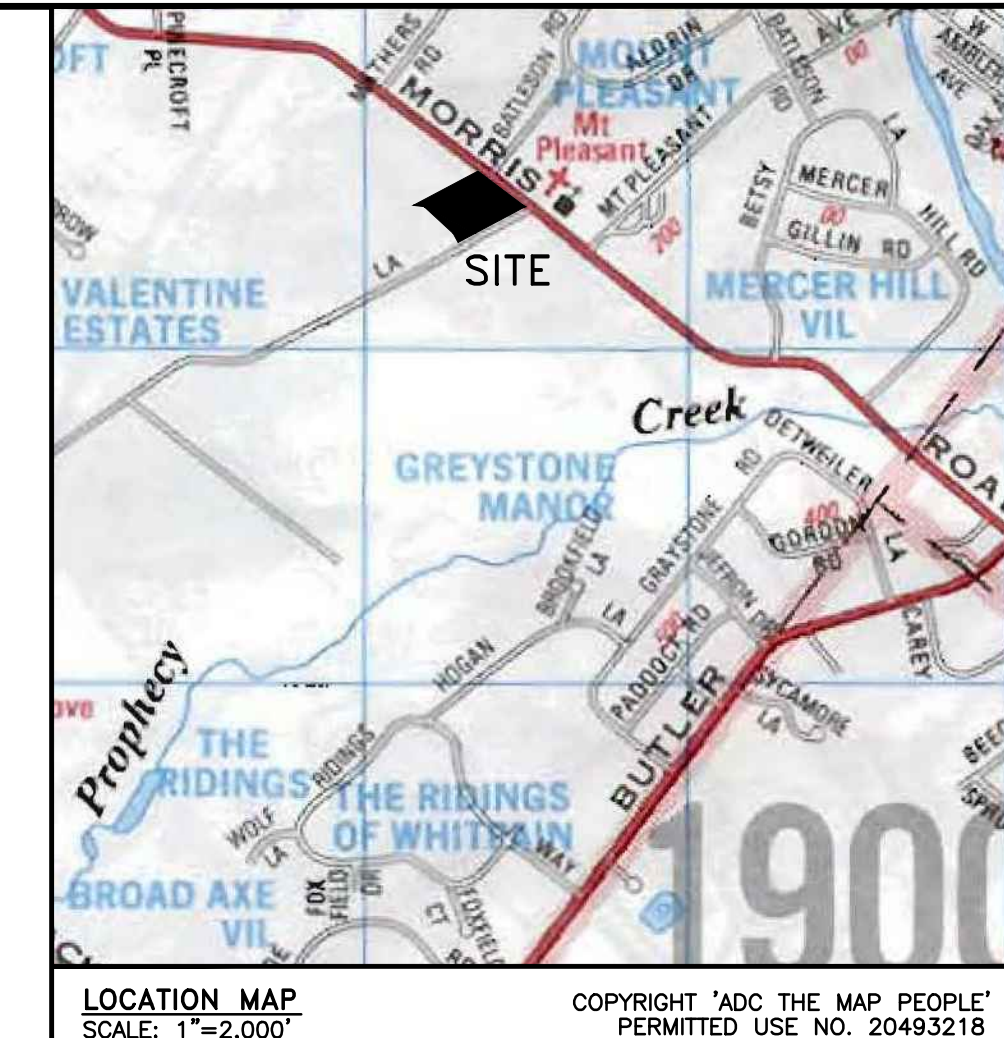
LINE	BEARING	DISTANCE
L1 (TIE DISTANCE)	S46°36'00"E	18.12
L2	S46°36'00"E	24.41'
L3	S43°50'34"W	18.77'
L4	S68°23'28"W	208.78'
L5	N55°48'20"E	137.68'
L6	N68°23'28"E	81.35'
AREA =		4,581.05 SF.

**LINE TABLES FOR GAS EASEMENT ON LOT 2**

LINE	BEARING	DISTANCE
L7	N46°36'00"W	88.64
L8	S44°41'50"W	26.55'
L9	S68°32'00"W	313.55'
L10	N21°55'00"E	10.00'
L11	N68°32'00"E	311.48'
L12	N44°41'50"E	24.26'
L13	S46°36'00"E	10.00'
AREA =		3,381.28 SF.

**LINE TABLES FOR MAINTENANCE EASEMENT ON LOT 2**

LINE	BEARING	DISTANCE
L14	S46°36'00"E	42.53'
L15	S43°50'34"W	10.00'
L16	N46°36'00"W	44.61'
L17	N55°48'20"E	10.22'
AREA =		436 SF.



**LEGEND**

- IRON PIN
- IRON PIN FOUND
- CONCRETE MONUMENT

- NOTES:**
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED ON JULY 24, 2007.
  - SITE DATA:  
CURRENT OWNER: 353 LEWIS LANE LP  
SITE ADDRESS: 353 LEWIS LANE  
WHITPAIN TOWNSHIP, PENNSYLVANIA  
RECORDED DATA:  
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
TAX MAP: BLOCK 18 UNIT 7  
TAX PARCEL NUMBER: 66-00-03286-00-5  
DEED BOOK 5686 PAGE 2330
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN EXPRESS ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
  - THIS DRAWING WAS MADE WITH THE BENEFIT OF A TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. F07-5741, EFFECTIVE DATE APRIL 1, 2007.
  - THE PROJECT AREA DOES NOT FALL WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 42091C0288 E, EFFECTIVE DATE DECEMBER 19, 1996 ZONE X.
  - THE VERTICAL DATUM FOR THIS SITE IS BASED UPON THE SANITARY SEWER MANHOLE AT THE INTERSECTION OF MORRIS ROAD AND BATTLESON ROAD, HAVING A RIM ELEVATION OF 274.24'.
  - PA ONE CALL SERIAL NUMBER: 2055321
  - NET AREA = 298,550 S.F. OR 6.854 AC.
  - THIS SITE HAS ACCESS TO TWO PUBLIC ROADS, MORRIS (S.R. 2001), AND LEWIS LANE (T-357).
  - PLAN REFERENCES:  
A) "TOPOGRAPHIC SURVEY PLAN (1 OF 2)" PREPARED FOR RICHARD WEZNER BY ROBERT E. BLUE, CONSULTANTS, DATED JULY 12, 2007.

**ZONING:**  
R-5 - AGRICULTURAL/RURAL RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	80,000 S.F.	298,550 S.F.	209,108 S.F. (4.8 AC.)	89,442 S.F. (2.05 AC.)
LOT AREA (TO TITLE)		338,744 S.F.	223,469.54 S.F.	115,287.34 S.F.
MINIMUM LOT WIDTH	200 FT.	530.24' FT.	290.22' FT. @ B.S.B.L.	253.26' FT. @ B.S.B.L.
SETBACK DATA FROM STREET R/W	75 FT.	>75 FT.	>75 FT.	>75 FT.
SIDE YARD	40 FT./100' AGG.	>40 FT.	>40 FT.	>40 FT.
REAR YARD	75 FT.	>75 FT.	>75 FT.	>75 FT.
MAXIMUM NON-AGRICULTURAL BUILDING HEIGHT	40 FT.	<40 FT.	<40 FT.	<40 FT.
MAXIMUM ACCESSORY BUILDING HEIGHT	10 FT. <sup>1</sup>	>10 FT.	>10 FT.	>10 FT.
ACCESSORY BUILDING SETBACK	10 FT. <sup>1</sup>	>10 FT.	>10 FT.	>10 FT.
MAXIMUM IMPERVIOUS COVERAGE**	55,862 S.F.	39,852.33 S.F.	18,432.12 S.F.	N/A
IMPERVIOUS COVERAGE	25,927 S.F.	25,927 S.F.		

\*\* MAXIMUM IMPERVIOUS AREA WITHIN THE R-5 DISTRICT IS DETERMINED USING THE FOLLOWING FORMULA:  
Y = (X)0.179 + 2,422  
WHERE:  
X = LOT AREA IN SQUARE FEET  
Y = MAXIMUM ALLOWABLE IMPERVIOUS AREA PER LOT

**EXISTING LOT CALCULATION:**  
X = 298,550 SF  
Y = (298,550)(0.179) + 2,422 = 55,862 S.F. ALLOWABLE

1 - ACCESSORY STRUCTURES TALLER THAN 10 FT. ARE ALLOWED ONLY IN REAR YARD AND MUST BE ONE ADDITIONAL FOOT FROM REAR OR SIDE PROPERTY LINES FOR EVERY FOOT BEYOND 10 FT. HIGH.

**MONTGOMERY COUNTY RECORDER OF DEEDS**

RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, 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 UNDERSIGNED OFFICER, PERSONALLY APPEARED, \_\_\_\_\_ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS PREPARED AT HIS/HER DIRECTION, AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

OWNER \_\_\_\_\_  
NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**TOWNSHIP ENGINEER**

THIS PLAN WAS REVIEWED BY \_\_\_\_\_, THE APPOINTED TOWNSHIP ENGINEER FOR WHITPAIN TOWNSHIP ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**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.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

**WHITPAIN TOWNSHIP BOARD OF SUPERVISORS**

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITPAIN ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, THAT ALL PROPERTY CORNERS EXISTING AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER. ADDITIONALLY, I ASSURE THAT THE PROPERTY IS CLEAR OF ANY AND ALL EASEMENTS OR OTHER ENCUMBRANCES THAT WOULD EFFECT DEVELOPMENT AS OF THE DATE OF THE SURVEY.

ROBERT E. BLUE JR. (06/19/2018)  
LICENSE NO. SU1323A

**ENGINEER'S CERTIFICATION**

I, ROBERT E. BLUE JR., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS MY ENGINEERING DESIGN, AND THAT THE DIMENSIONAL AND TECHNICAL DETAILS ARE CORRECTLY SHOWN.

ROBERT E. BLUE JR. (06/19/2018)  
LICENSE NO. 26169-E

**rebert e. blue**  
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www.rebertblue.com email: rblue@rebertblue.com

**REVISIONS**

NO.	DATE	DESCRIPTION

**GRAPHIC SCALE**  
0 40 80 120 160

**RECORD & MINOR SUBDIVISION PLAN**

353 LEWIS LANE  
WHITPAIN TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

PREPARED FOR  
353 LEWIS LANE, L.P.  
PO BOX 123  
GWYNEDD VALLEY, PA 19437

DRAWN BY: DJG CHECKED BY: REB SCALE: 1"=40'  
DATE: 06/19/2018 JOB NUMBER: 1611-1E SHEET NUMBER: 2 OF 3