

PROPOSED WRAP AROUND WOOD DECK (NOT IMPERVIOUS)

PROPOSED HOUSE (SEE ARCHITECTURALS)

54'

26'5"

1509 SQ. FT.

20'

93.4 SQ. FT.

359.0 SQ. FT.

$$\frac{1509.4 \text{ SQ. FT.}}{8204.0 \text{ SQ. FT.}} = 18.4 \%$$

$$\frac{1961.8 \text{ SQ. FT.}}{8204.0 \text{ SQ. FT.}} = 23.9 \%$$

ZONED "B" - RESIDENTIAL

* VARIANCE GRANTED

1. APPLICANT WAS GRANTED A VARIANCE FROM SECTION 116-57.C. WHICH REQUIRES A MINIMUM FRONT YARD OF 30'. APPLICANT PROPOSES A 15' FRONT YARD ON ALL THREE LOTS.
2. APPLICANT WAS GRANTED A VARIANCE FROM SECTION 116-57.E. WHICH REQUIRES A MINIMUM REAR YARD OF 30'. APPLICANT PROPOSES A 23.8' REAR YARD ON LOT 1, A 19.5' REAR YARD ON LOT 2, AND A 15.0' REAR YARD ON LOT3.
3. APPLICANT WAS GRANTED A VARIANCE FROM SECTION 116-169.A. (AVERAGE LOT AREA) WHICH, BASED ON THE WHOLE SITE HAVING 28.5 % STEEP SLOPES 8% OR BETTER, REQUIRES AN AVERAGE LOT SIZE OF 11,500 SQ.FT./LOT. APPLICANT PROPOSES 8,204 SQ.FT. FOR ALL THREE LOTS.
4. APPLICANT WAS GRANTED A VARIANCE FROM SECTION 116-169.A. (MAXIMUM IMPERVIOUS GROUND COVER) FOR LOT 1 ONLY, WHICH, BASED ON LOT 1 HAVING 64.0% STEEP SLOPES 8% OR BETTER, ALLOWS A MAXIMUM OF 0.22 (22 %) TOTAL IMPERVIOUS COVER. APPLICANT PROPOSES 0.239 (23.9 %).

1. BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM A SURVEY PERFORMED BY THIS OFFICE ON JUNE 22, 2017.
2. TOPOGRAPHY SURVEY BASED ON AN ASSUMED BENCHMARK. FINISH FLOOR ON EXISTING DWELLING AS SHOWN. ASSUMED ELEVATION = 100.00
3. A PA-ONE CALL HAS BEEN PERFORMED BY THIS OFFICE ON 03/08/2018. THE SERIAL NO. IS 18-0672805.
4. LOTS ARE TO BE SERVICED BY PUBLIC WATER.
5. LOTS ARE TO BE SERVICED BY PUBLIC SEWER.
6. APPLICANT SHALL INSTALL SANITARY SEWER LATERALS AS PER WHITEMARSH SEWER AUTHORITY AND TOWNSHIP STANDARDS.
7. APPLICANT SHALL PLACE ALL UTILITIES UNDERGROUND.
8. SOILS ON THE SITE ARE TAKEN FROM THE NRCS WEBSOIL.SURVEY SITE.
9. PROPERTY IS TAX BLOCK 008 - UNIT 035 AND THE TOTAL LOT AREA IS 31,302 SQ. FT. (0.7186 AC.)
10. CURRENT OWNER IS:
WALTER STEVEN RAMBO
101 E 8TH AVE, SUITE 208
CONSHOHOCKEN, PA 19428
11. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-21.B.(1)(n) SHOWING EXISTING WITHIN 500 FEET OF SITE. THE PLANS DO SHOW IMPROVEMENTS 50' BEYOND THE PROPERTY.
12. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-23.B.(1)(c)(7) REQUIRING NEW SIDEWALKS ALONG THE PROPERTY FRONTAGE.
13. APPLICANT IS REQUESTING A WAIVER FROM SECTION 105-41.B. REQUIRING STORMWATER MANAGEMENT DUE TO SOIL CONDITIONS IN THAT AREA. THE APPLICANT IS HOWEVER PROVIDING TWO (2) RAIN BARRELS AT THE DOWNSPOUT LOCATIONS FOR EACH NEW HOME.
14. THE PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN THE TOWNSHIP IS PROHIBITED.
15. THE PERMIT HOLDER WILL NOTIFY THE TOWNSHIP ENGINEER IN ORDER TO OBTAIN INSPECTIONS AT LEAST 48 HOURS BEFORE THE INSPECTION IS TO BE MADE FOR INITIAL INSPECTION, ROUGH GRADING, DRAINAGE FACILITIES, BMP'S, SPECIAL STRUCTURES AND FINAL INSPECTION.
16. THE APPLICANT IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP SHADE TREE COMMISSION PRIOR TO START OF CONSTRUCTION. ALL EXISTING TREES ON SITE THAT ARE TO REMAIN SHALL BE PROTECTED WITH FENCING DURING CONSTRUCTION, ONLY THREE(3) TREES ARE TO BE REMOVED AND REPLACEMENT TREES HAVE BEEN PROVIDED.

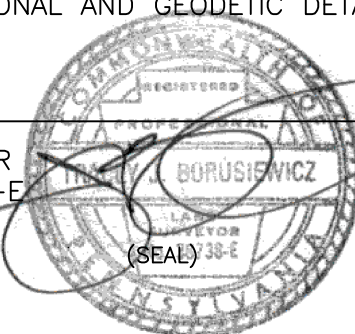


ON THIS THE _____ DAY OF _____, 2018, BEFORE ME, THE SUBSCRIBER, A
NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY
APPEARED JASON CATANIA, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER
OF 227 WEST ELEVENTH AVENUE, LLC, A PENNSYLVANIA LIMITED LIABILITY
COMPANY, AND THAT HE, AS SUCH MEMBER, BEING AUTHORIZED TO DO SO,
EXECUTED THIS PLAN ON BEHALF OF THE LIMITED LIABILITY COMPANY BY
HIMSELF AS A MEMBER, THAT SAID LIMITED LIABILITY COMPANY IS THE OWNER
OF THE DESIGNATED LAND, AND THAT THE LIMITED LIABILITY COMPANY DESIRES
THE FOREGOING PLAN TO BE DULY RECORDED.

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

NOTARY PUBLIC (SEAL)
MY COMMISSION EXPIRES:

THIS IS TO STATE THAT THIS PLAN PRESENTS A SURVEY PERFORMED BY ME
OR UNDER MY SUPERVISION, THAT ALL MONUMENTATION SHOWN THEREON
EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE
CORRECT.



REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEWED BY WHITEMARH TOWNSHIP ENGINEER ON THIS ____ DAY OF _____, 2018.

Borough Engineer _____ DATE _____

APPROVED BY THE TOWNSHIP SUPERVISORS OF WHITEMARSH THIS ____ DAY OF _____, 2018.

PRESIDENT

SECRETARY

RECORDED THIS _____ DAY OF _____, 20 __, IN THE OFFICE FOR THE RECORDING OF
DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN
PLAN BOOK _____ PAGE _____.

RECORDED

MCPC NO. _____
 PROCESSED AND REVIEWED REPORT PREPARED BY
 MONTGOMERY COUNTY PLANNING COMMISSION IN
 ACCORDANCE WITH THE MUNICIPALITY PLANNING CODE.

 CERTIFIED THIS DATE _____

CERTIFIED THIS DATE.

FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION
MONTGOMERY COUNTY
PLANNING COMMISSION NO.

IMPERVIOUS CALCULATIONS - EXISTING CONDITIONS

EXISTING DWELLING AND GARAGE	4,110 SQ. FT.
EXISTING WALKS, DRIVES AND PADS	3,805 SQ. FT.
TOTAL EXISTING BUILDING COVERAGE	4,110 SQ. FT. / 24,614 SF= 16.7 %
TOTAL EXISTING IMPERVIOUS COVERAGE	7,915 SQ. FT. / 24,614 SF= 32.2 %

IMPERVIOUS CALCULATIONS - PROPOSED LOT 1, 2 & 3

PROPOSED HOUSE & PORCH	1509 SQ. FT.
PROPOSED WALK	94 SQ. FT.
PROPOSED PAVING	359 SQ. FT.
TOTAL BUILDING COVERAGE	1,509 SQ. FT. / 8,204 SF. = 18.4 %
TOTAL IMPERVIOUS	1,962 SQ. FT. / 8,204 SF. = 23.9 %

LOT AREA
31,302 SF (0.7186 AC) GROSS
24,614 SF (0.5651 AC) CLEAR

SOIL LEGEND:

SOIL SYMBOL	SOIL NAME & DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK
MaE	MANOR LOAM 25 TO 35 PERCENT SLOPES	> 80"	72" - 99"
UuqD	URBAN LAND - UDDORTHS SLOIST & ONES COMPLEX 8 TO 25 PERCENT SLOPES	60"	10" - 99"

PLAN INDEX

SHEET 1 OF 5- RECORD PLAN
SHEET 2 OF 5- GRADING/IMPROVEMENTS PLAN
SHEET 3 OF 5- LANDSCAPE PLAN
SHEET 4 OF 5- EROSION CONTROL PLAN
SHEET 5 OF 5- EXISTING FEATURES & DEMOLITION PLAN



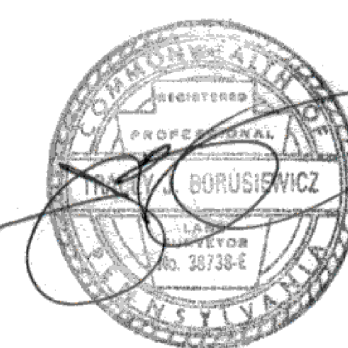
CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
10 WORKING DAYS IN DESIGN
STAGE - STOP AND CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

PROPERTY ADDRESS:
249 HILLCREST AVENUE

TAX PARCEL NO.
65-00-05653-00-6

WHITEMARSH TOWNSHIP
BLOCK 008 - UNIT 035

DB 6027-PAGE 1130



APPLICANT:
JASON CATANIA
4121 PILGRAM ROAD
PLYMOUTH MEETING, PA
19462
484-368-7478

PREPARED FOR: **JASON CATANIA**
249 HILLCREST AVENUE
WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA

RECORD PLAN



BORUSIEWICZ
SURVEYORS AND SITE PLANNERS
323 COATES STREET
BRIDGEPORT, PA 19405
610-941-7181 EMAIL TBORUSIEWICZ@AOL.COM

FILE NO.: BA2392	DATE: 03/09/2018	SCALE: 1 INCH = 20 FEET	SHEET NO.: 1 OF 5
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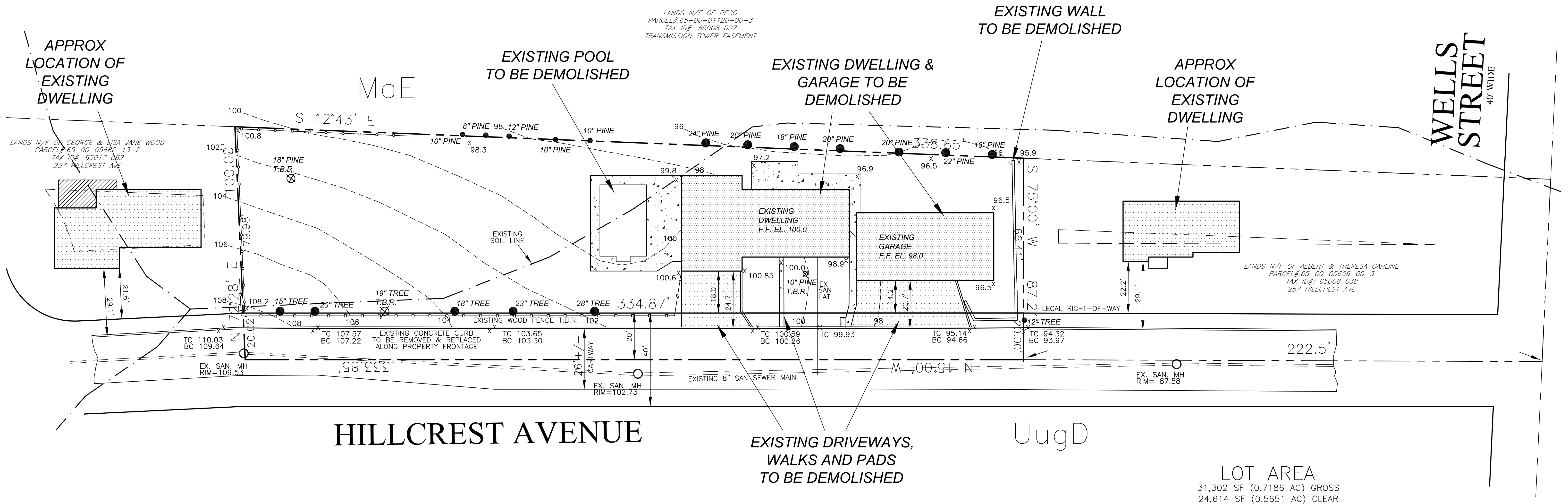
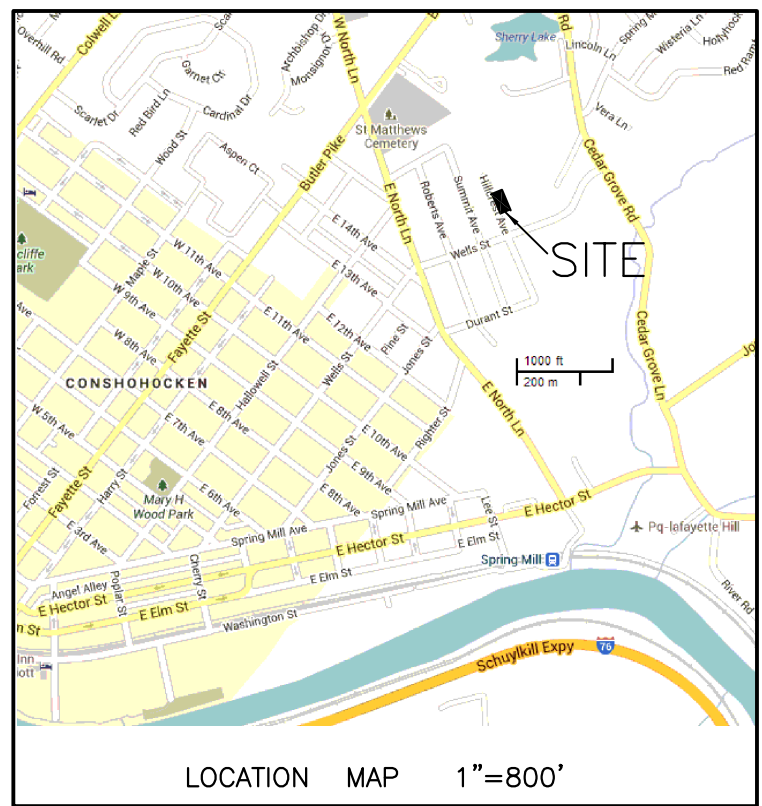
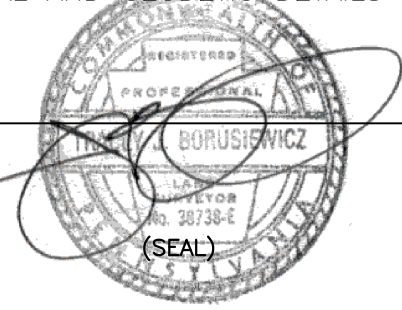
LEGEND:	
BUILDINGS	
CONCRETE	
SLOPES 15% OR >	
TREES	48" TREE
DEPRESSED CURB	
PROPERTY LINE	----
WATER SERVICE	-----W-----
SANITARY LATERAL	-----SAN-----
WATER VALVE	WV ●
TELEPHONE POLE	Ø
WATER METER	WM ⊙
GAS METER	GM ⊙
CLEAN OUT	CO ●



- GENERAL NOTES
- BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM A SURVEY PERFORMED BY THIS OFFICE ON JUNE 22, 2017.
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CONSHOHOCKEN, PA 19428

SURVEYOR'S CERTIFICATION
THIS IS TO STATE THAT THIS PLAN PRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTATION SHOWN THEREON EXIST AS LOCATED; AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

REGISTERED PROFESSIONAL LAND SURVEYOR
TRACEY J. BORUSIEWICZ LIC. NO. 38738-E



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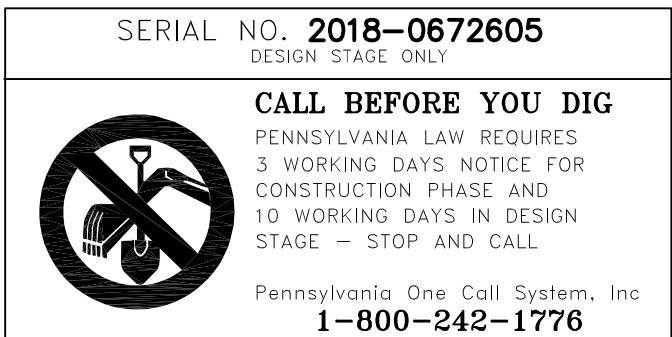


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TAX PARCEL NO.
65-00-05653-00-6
WHITEMARSH TOWNSHIP
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APPLICANT: JASON CATANIA 4121 PILGRAM ROAD PLYMOUTH MEETING, PA 484-368-7478	PREPARED FOR: JASON CATANIA 249 HILLCREST AVENUE WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA
	EXISTING FEATURES AND DEMOLITION PLAN BORUSIEWICZ SURVEYORS AND SITE PLANNERS 323 COATES STREET BRIDGEPORT, PA 19405 610-941-7181 EMAIL: TBORUSIEWICZ@AOL.COM
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