

GENERAL NOTES:

- THIS PLAN REFERENCES A SURVEY BY: CORNERSTONE CONSULTING ENGINEERING & ARCHITECTURAL, INC. 213 W. MAIN STREET, SUITE 200 LANSDALE, PA 19446 PLAN ENTITLED: "BOUNDARY/LOCATION AND TOPOGRAPHIC SURVEY" PLAN DATE: 03-11-2021
- OWNER/APPLICANT: BORKOWSKI HOMES 1301 FACETTE STREET CONSHOHOCKEN, PA 19428 610-637-0966
- PROJECT LOCATION INFORMATION: 354 ROBERTS AVENUE (PARCEL ID #65-00-10117-00-6) WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, 19428
- ZONING INFORMATION: ZONING DISTRICT: ZONE - B - RESIDENTIAL DISTRICT EXISTING USE: 2-STORY, SINGLE FAMILY RESIDENTIAL DWELLING PROPOSED USE: 2-STORY, SINGLE FAMILY RESIDENTIAL DWELLINGS (2)
- ZONING BULK AND AREA REQUIREMENTS ZONE - B - RESIDENTIAL DISTRICT:

ZONING DATA	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	10,000 SF	11,440 SF (GROSS)	5,720 SF (GROSS)	5,720 SF (GROSS)
MIN. LOT WIDTH	80 FT	10,800 SF (NET)	5,400 SF (NET) (V)	5,400 SF (NET) (V)
MAX. BUILDING COVERAGE	20%	80 FT	40 FT (V)	40 FT (V)
MIN. FRONT YARD	30 FT	13.5% (1,459 SF)	24.1% (1,300 SF) (V)	24.1% (1,300 SF) (V)
MIN. SIDE YARD	30 FT	23.2 FT	30 FT	30 FT
MIN. REAR YARD	12FT EA/30 FT AGG.	3.9 FT	5.9 FT	5.9 FT
MAX. BUILDING HEIGHT	30 FT	56.1 FT	55 FT	55 FT
MAX. IMPERVIOUS COVERAGE	35 FT	35 FT	35 FT	35 FT
	30%	29.79% (3,408 SF)	29.9% (1,615 SF)	29.9% (1,615 SF)
- (V) - VARIANCE REQUIRED
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
- BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL 358 OF 451 MAP NUMBER 42091C03586, EFFECTIVE 03/02/2016.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A 2-STORY, SINGLE FAMILY RESIDENTIAL DWELLING AND ASSOCIATED SITE IMPROVEMENTS.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND ESTABLISHES A BUILDING ENVELOPE IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED PLAN.

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC. 825 Irwin Road West Mifflin, Pennsylvania 15122 - 1978

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776 NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE. DRILL, RELAX AND DENY US!

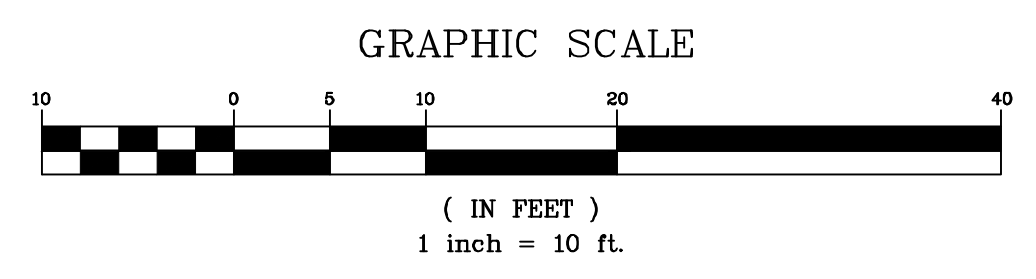
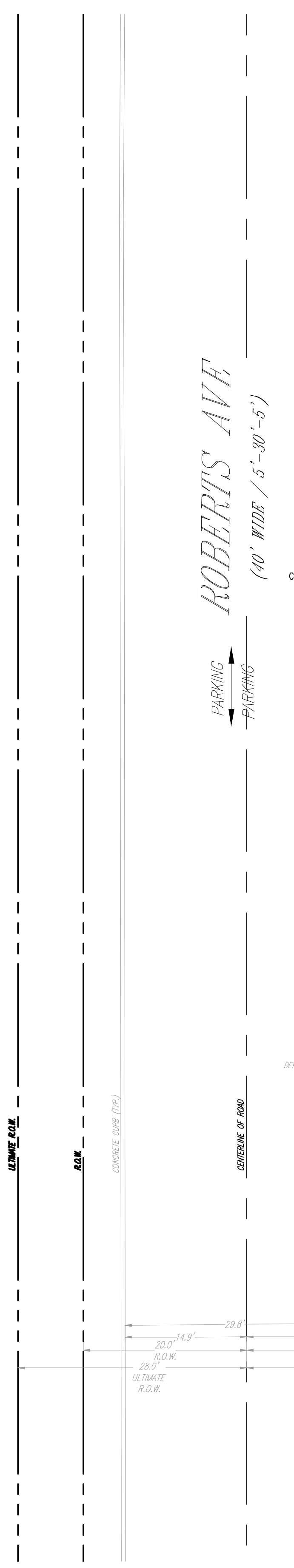
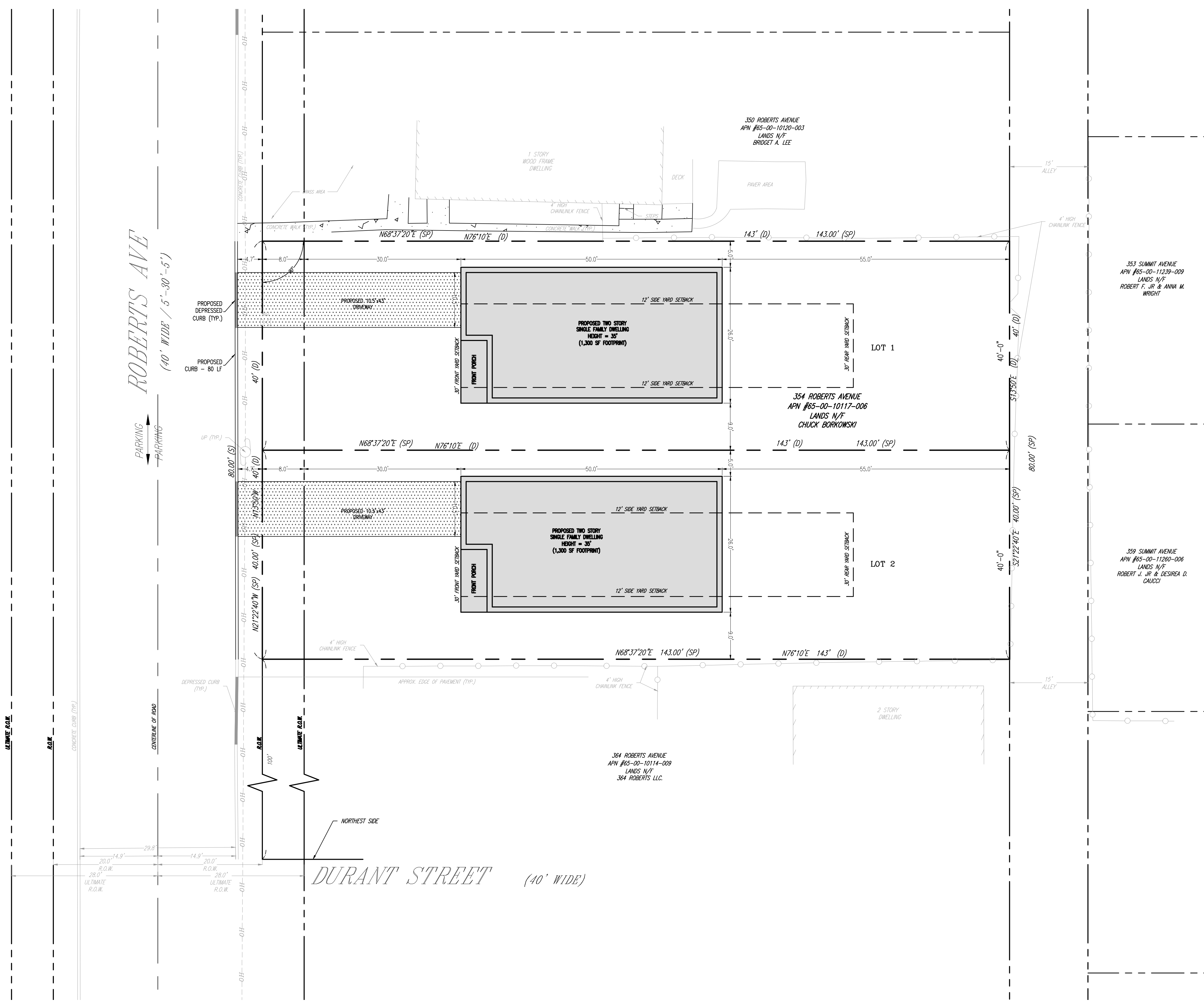
STEVEN J. ROMICH
PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR # 151575888

PROJECT LOCATION
BORKOWSKI HOMES
354 ROBERTS AVENUE
MINOR SUBDIVISION PLAN

WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

TITLE
SUBDIVISION PLAN

PROJ. #	21-0230	DATE	03-24-2021
CAD ID	21-0230	DRN BY	GTM
SCALE	AS NOTED	CHK BY	JBA



LEGEND & ABBREVIATIONS

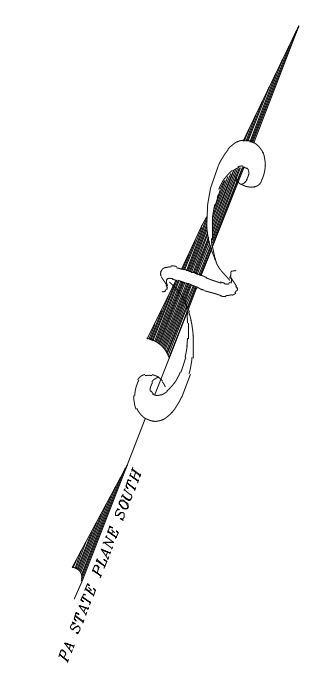
--- PROPERTY BOUNDARY	⊙ STORM MANHOLE
--- ADJACENT BOUNDARY	⊙ SANITARY MANHOLE
--- RIGHT OF WAY LINE	⊙ COMMUNICATION MANHOLE
--- BUILDING SETBACK LINE	⊙ ELECTRIC MANHOLE
--- EXISTING CONTOUR	⊙ WATER MANHOLE
--- EXISTING SPOT ELEVATION	⊙ UNKNOWN MANHOLE
--- EXISTING TREELINE	⊙ TANK LID
--- EXISTING FENCE	⊙ STORM INLET
--- EXISTING OVERHEAD WIRE	⊙ GAS METER
--- EXISTING CURB	⊙ WATER METER
--- EXISTING DEPRESSED CURB (DC)	⊙ TRAFFIC SIGNAL BOX
--- EXISTING SIGN	⊙ ELECTRIC VAULT
--- EXISTING UTILITY POLE (UP)	⊙ GAS VALVE
--- LANDSCAPE AREA	⊙ WATER VALVE
--- LAMP POST	⊙ CLEAN OUT
--- BENCHMARK	⊙ MONITORING WELL
--- DEED	

EXISTING CONDITIONS NOTES:

- PROPERTY KNOWN AS PARCEL #65-00-10117-006, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- AREA OF PARCEL IS 11,440 SQUARE FEET OR 0.2626 ACRES.
- REPRESENTATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT AS-BUILT LOCATIONS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING LATEST DATE MARCH 11, 2021.
- COPYRIGHT © 2021, CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
- THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- DATUM BASED UPON PENNSYLVANIA STATE PLANE SOUTH ZONE 3702 USING HORIZONTAL VALUES FROM NAD83 AND VERTICAL VALUES FROM NAVD83.
- SITE BENCHMARK IS MAG NAIL SET, ELEVATION = 181.29' TO ENSURE THAT THERE IS NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY. IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.
- SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP - OTHER AREAS/ZONE X. (SEE MAP REFERENCE #2).
- BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

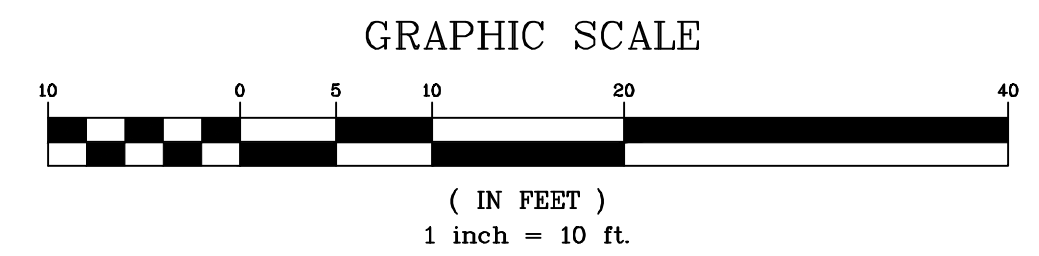
REFERENCES:

- TAX MAPS OF MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 358 OF 451, MAP NUMBER 42091C03586, EFFECTIVE MARCH 02, 2016.
- MAP ENTITLED IN PART AMENDED PLAN OF CEDAR HEIGHTS AS RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY IN DEED BOOK 730 PAGE 600.



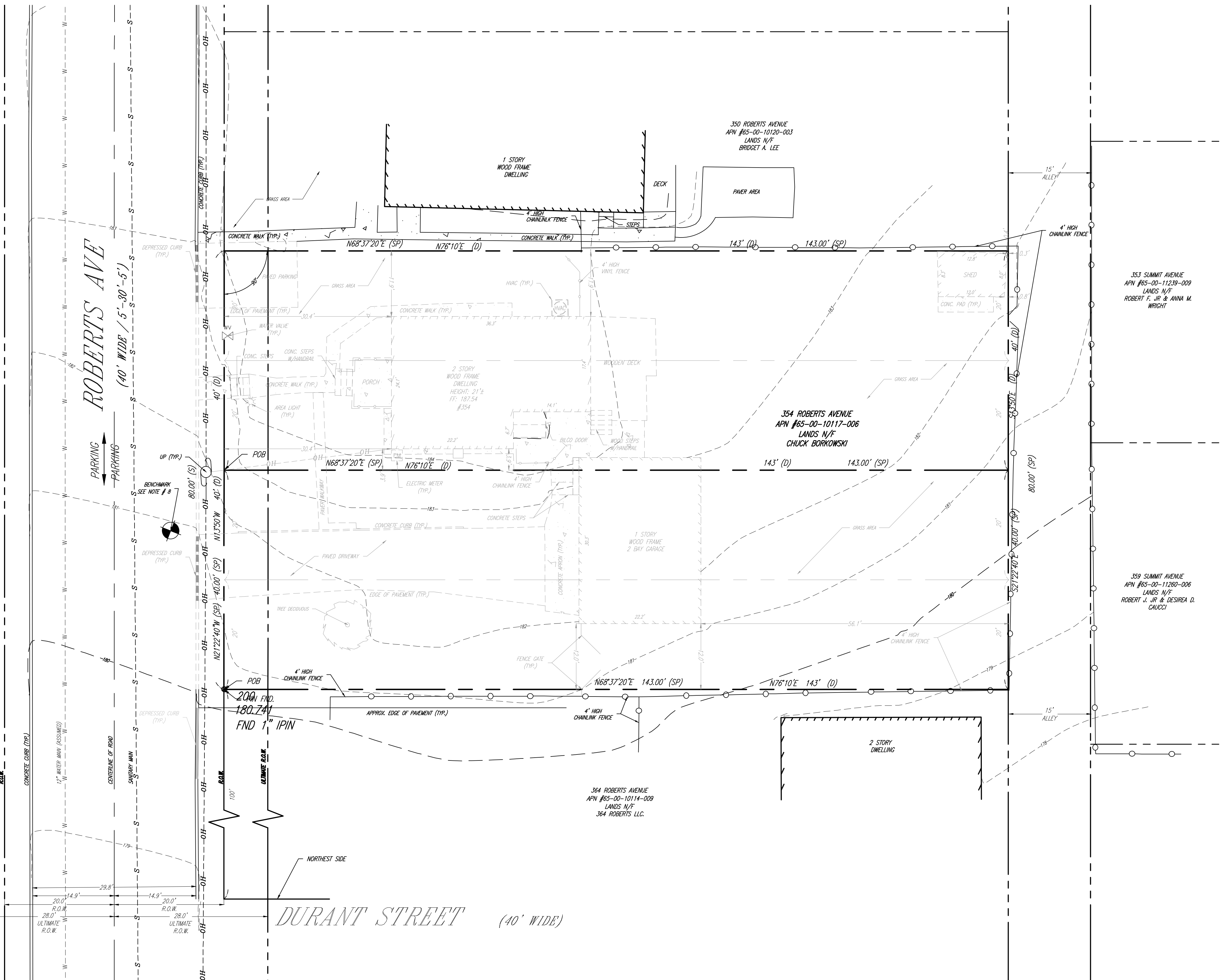
LEGEND & ABBREVIATIONS

— — — — —	PROPERTY BOUNDARY	⊙	STORM MANHOLE	
- - - - -	ADJACENT BOUNDARY	⊕	SANITARY MANHOLE	
— — — — —	RIGHT OF WAY LINE	⊗	COMMUNICATION MANHOLE	
- - - - -	BUILDING SETBACK LINE	⊖	ELECTRIC MANHOLE	
— — — — —	EXISTING CONTOUR	⊙	WATER MANHOLE	
— — — — —	EXISTING SPOT ELEVATION	⊙	UNKNOWN MANHOLE	
— — — — —	EXISTING TREELINE	⊙	TANK LID	
— — — — —	EXISTING FENCE	⊙	STORM INLET	
— — — — —	EXISTING OVERHEAD WIRE	⊙	GAS METER	
— — — — —	APPROXIMATE GAS LINE	⊙	WATER METER	
— — — — —	APPROXIMATE WATER LINE	⊙	TRAFFIC SIGNAL BOX	
— — — — —	APPROXIMATE TELCO LINE	⊙	ELECTRIC VALVE	
— — — — —	APPROXIMATE ELECTRIC LINE	⊙	⊗	GAS VALVE
— — — — —	APPROXIMATE SANITARY LINE	⊙	⊗	WATER VALVE
— — — — —	APPROXIMATE DRAINAGE LINE	⊙	⊙	CLEAN OUT
— — — — —	EXISTING CURB	⊙	⊙	MONITORING WELL
— — — — —	EXISTING DEPRESSED CURB (DC)	⊙	⊙	CONCRETE MONUMENT FOUND
— — — — —	EXISTING SIGN	⊙	⊙	IRON PIN FOUND
— — — — —	EXISTING UTILITY POLE (UP)	⊙	⊙	IRON PIPE FOUND
— — — — —	C - T	⊙	⊙	NAIL FOUND
— — — — —	L - M - BX	⊙	⊙	STONE FOUND
— — — — —	←	⊙	⊙	BENCHMARK
— — — — —	LSA	⊙	⊙	DEED
— — — — —	★	⊙	⊙	
— — — — —	★	⊙	⊙	



SOILS IDENTIFICATION

UugB - Urban land-Udorthenents, schist and gneiss complex - 0 to 8 percent slopes



Cornerstone
Consulting Engineers & Architectural, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-562-2600, Fax: 215-562-8400
WWW.CORNERSTONEINC.COM

Pennsylv Region
570-859-1770

Lehigh Valley Region
610-820-8200

Philadelphia Region
215-562-2600

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA
ONE CALL SYSTEM, INC.

925 Iron Run Road
West Mifflin, Pennsylvania
15122-1078

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STEVEN J. ROMICH
PROFESSIONAL
LAND SURVEYOR
PENNSYLVANIA LICENSE # 006595

PROJECT LOCATION

BORKOWSKI HOMES
354 ROBERTS AVENUE
MINOR SUBDIVISION PLAN

WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

TITLE			
EXISTING FEATURES & DEMOLITION PLAN			
PROJ. #	21-0230	DATE	03-24-2021
CAD ID	21-0230	DRN BY	GTM
SCALE	AS NOTED	CHK BY	JBA
SHEET 2 OF 2			
REVISION 0			