

**GENERAL PLAN NOTES**

- BASE EXISTING FEATURES AND SURVEY NOTES:**
- A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that will be listed in a Title Report. This survey was prepared during the month of October, 2019.
  - Bearings shown reflect a "06 Deg. 50 Min. 56 Sec." clockwise rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
  - A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. "Site Benchmark for this project is a sanitary manhole in the intersection of Crescent Avenue and Woodruff Road having a rim elevation of 244.98. This survey was prepared during the month of October, 2019.
  - This plan was prepared utilizing the following references:
    - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
    - Existing soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
    - Vertical datum references provided by the PA Spatial Data Access system (PASDA). FMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Flight date was Spring 2008, updated by DGNPC flight 2010.
    - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated June 18, 2018.
  - Plan of Development made by Whittemarsh Valley Homes Inc., entitled Wasshickon Village, prepared by Barton & Martin Engineers, dated March 30, 1954, last revised May 24, 1955 and recorded in the Office for Recorder of Deeds in Norristown, PA as PIV A-2, Page 27.
  - There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
  - This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-078 Q, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
  - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to [www.paonecall.org](http://www.paonecall.org).
  - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
  - Subject property is Zoned A RESIDENTIAL as noted on the official Zoning Map for this municipality.

**ZONING and SITE DATA SCHEDULE**

Zoning District: A RESIDENTIAL				
Item	Section	Requirement	Lot 01	Lot 02
Permitted Use	116-35.A	One Single-family detached dwelling		
Minimum Lot Area	116-53.A	15,000 Sq. Ft.	21,629.51 Sq. Ft.	19,201.19 Sq. Ft.
Minimum Lot Width [1]	116-53.B	90 FT.	160.78 FT.	134.16 FT.
Yard Setbacks				
Front Yard	116-53.C	40 Ft.	39.51 Ft. [2]	40.19 Ft.
Side Yard	116-53.D	15 Ft. / 40 Ft. Agg.	52.11 Ft.	64.48 Ft.
Rear Yard	116-53.E	40 Ft.	46.89 Ft.	40.29 Ft.
Accessory	116-24.E(3)(b)	4 Ft.	N/A	7.56 Ft.
Maximum Principal Bldg Height	116-53.F(1)	35 Feet	< 35 Ft.	< 35 Ft.
Maximum Accessory Bldg Height	116-53.F(2)	20 Feet / 1 Story	N/A	< 20 Ft. / 1 Story
Maximum Bldg Coverage	116-53.G	20 %	8.37 %	8.38 %

[1] Lot width measured at the Front Setback Line  
 [2] Existing Non-conformance

**RESULTANT AFTER RE-SUBDIVISION**

**SITE IMPERVIOUS - LOT 01**

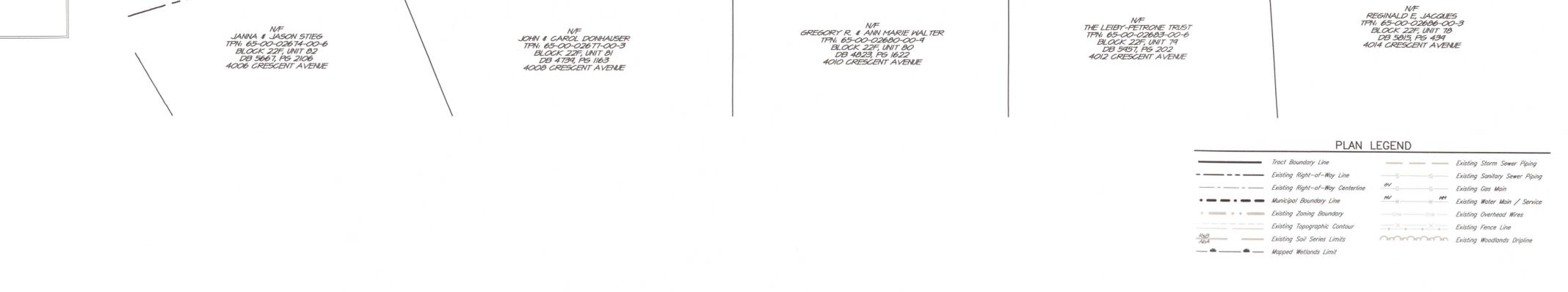
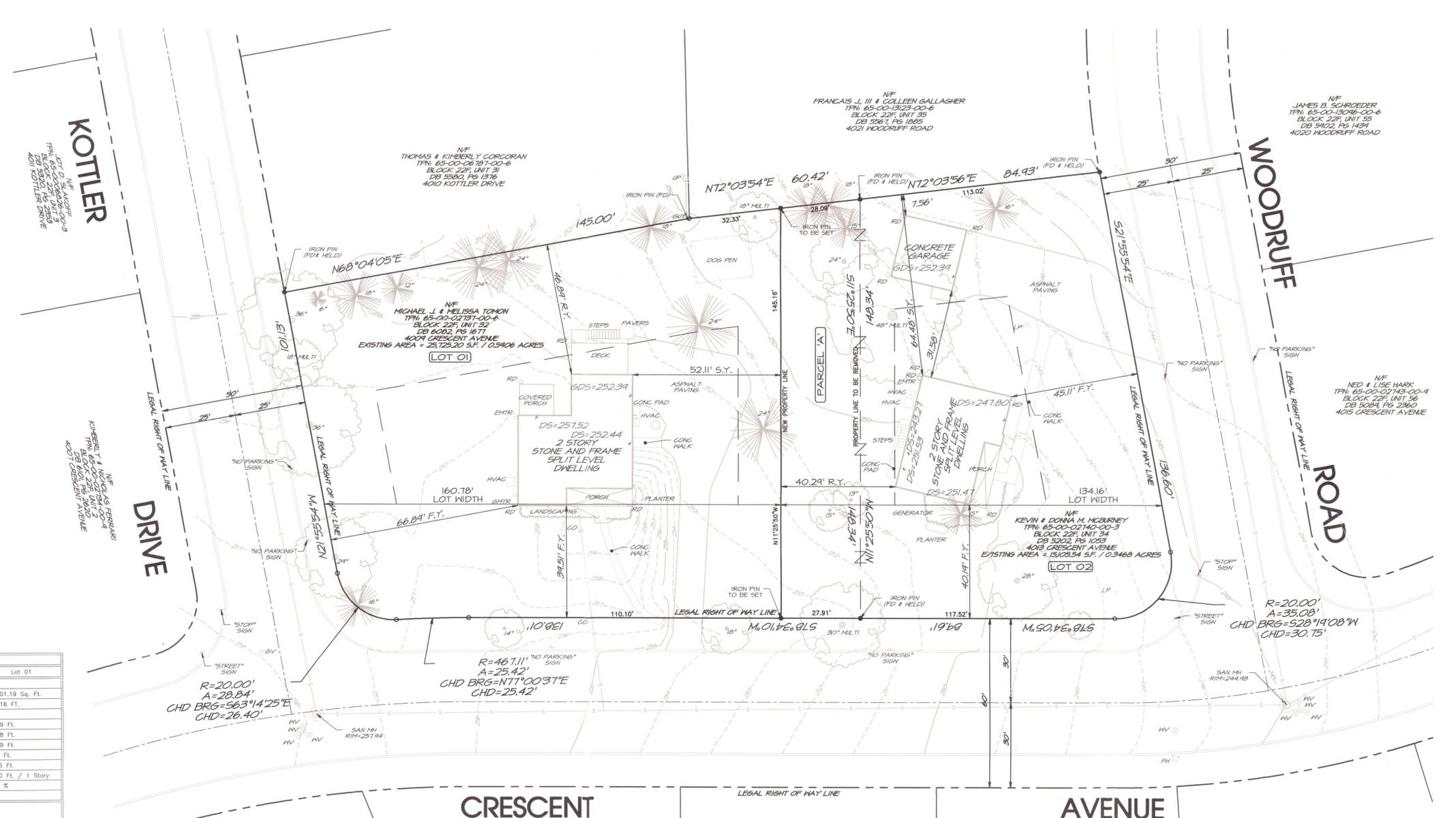
Based on NET Tract Area of: 21,629.51 Sq. Ft.

DWELLING: 1,328 Sq. Ft.  
 DETACHED GARAGE: 488 Sq. Ft.  
 TOTAL BUILDING COVERAGE: 1,812 Sq. Ft. / 8.38 %

**SITE IMPERVIOUS - LOT 02**

Based on NET Tract Area of: 19,201.19 Sq. Ft.

DWELLING: 1,608 Sq. Ft. / 8.37 %



**PROFESSIONAL LAND SURVEYOR'S CERTIFICATION:**

I, KEVIN R. GIBBONS, P.L.S., a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, Registration No. 044550-E, do hereby certify to the best of my knowledge, the existing features, topographic notes and bounds shown on this plan are in accordance with the minimum standards of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania as adopted by the Pennsylvania Society of Land Surveyors in July of 1996 (or as subsequently adopted).

(Signature of Registered Professional Land Surveyor)

**LOT 01 OWNER'S CERTIFICATION:**

COMMONWEALTH OF PENNSYLVANIA : SS.  
 COUNTY OF MONTGOMERY : SS.

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania residing in \_\_\_\_\_, appeared, \_\_\_\_\_, who acknowledged his plan to be the official plan of the highways and property shown thereon situated in Township of Whittemarsh, Montgomery County, Pennsylvania and desired that this plan be recorded according to law. Witness my hand and notaries seal the day and year aforesaid.

(Notary Public)  
 My Commission Expires: \_\_\_\_\_

In witness whereof, we, MICHAEL J. & MELISSA TOMON, hereby certify that we are the owners of the land herein subdivided and that we consent to the approval of this plan that has been granted and that I desire the same to be Recorded.

(Signature) (Date)

**LOT 02 OWNER'S CERTIFICATION:**

COMMONWEALTH OF PENNSYLVANIA : SS.  
 COUNTY OF MONTGOMERY : SS.

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania residing in \_\_\_\_\_, appeared, \_\_\_\_\_, who acknowledged his plan to be the official plan of the highways and property shown thereon situated in Township of Whittemarsh, Montgomery County, Pennsylvania and desired that this plan be recorded according to law. Witness my hand and notaries seal the day and year aforesaid.

(Notary Public)  
 My Commission Expires: \_\_\_\_\_

In witness whereof, we, KEVIN & DONNA M. MCBURNEY, hereby certify that we are the owners of the land herein subdivided and that we consent to the approval of this plan that has been granted and that I desire the same to be Recorded.

(Signature) (Date)

**TOWNSHIP BOARD OF SUPERVISORS:**

This subdivision (land development) plan was approved by the Whittemarsh Township Board of Supervisors this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Chairman) (Secretary)

**REVIEWED BY THE TOWNSHIP ENGINEER:**

This subdivision plan was reviewed by the Whittemarsh Township Engineer on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Township Engineer)

Township File No.: \_\_\_\_\_

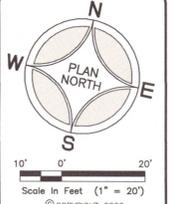
MCPC No.: \_\_\_\_\_

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

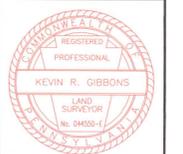
**REVISIONS**



PROJECT SERIAL NUMBER FOR DESIGN:  
 2019 3011996  
 October 28, 2019

Parcel Information:  
 65-00-02740-00-3  
 Block 22F Unit 34  
 D.B.: 5202 Pg: 1053

Applicant:  
 Kevin & Donna M. McBurney  
 4013 Crescent Avenue  
 Lafayette Hill, PA 19444



PRELIMINARY/FINAL PLAN  
**SUBDIVISION PLAN**  
 4013 CRESCENT AVENUE  
 WHEATMARTH TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA  
**WOODROW & ASSOCIATES, INC.**  
 MUNICIPAL / CIVIL CONSULTING ENGINEERS  
 1108 North Bathelzem Pike / Suite 5 - Lower Gayfield - PA 19002  
 Phone: (615) 542-5648 Web: www.woodrowinc.com

Layer List:  
 SHT01\_SUB  
 Job No: 19-1003 D  
 Plan Date: February 19, 2020  
 Sheet No: 1 of 1