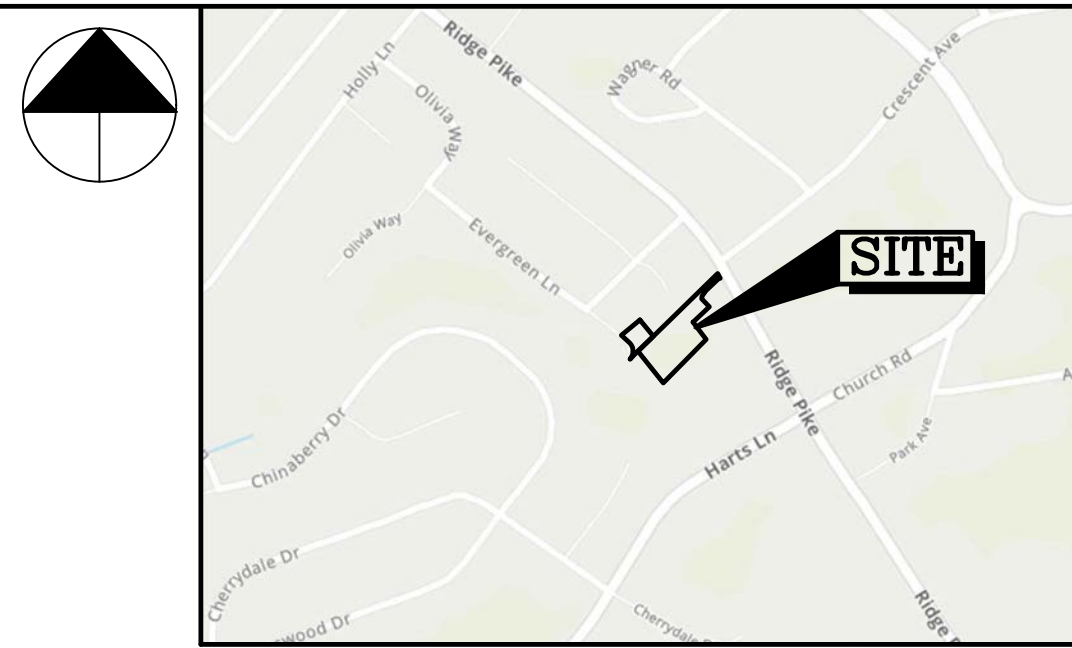


CERTIFICATE FOR SURVEY ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP OF WHITEMARSH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Michael Scott Bieber
(SIGNATURE OF REGISTERED SURVEYOR)



PROPERTY OWNERS

LOT 1 JEFFREY & CHRISTINA COWLEY 3 EVERGREEN PLACE LAFAYETTE HILL, PA 19444	LOT 2 SANDRA RAYE SKLOFF 634 RIDGE PIKE LAFAYETTE HILL, PA 19444
--	---

PROPERTY INFORMATION

LOT 1 DEED REF. 5586-1779 PARCEL ID. 65-00-03325-00-3 LOT AREA: 9,176 S.F.	LOT 2 DEED REF. 5288-465 PARCEL ID. 65-00-09877-00-3 LOT AREA: 51,009 S.F.
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ZONING REQUIREMENT
B - RESIDENTIAL DISTRICT 10,000 S.F.
PUBLIC SEWER & WATER

	REQUIRED	EXIST. LOT 1	EXIST. LOT 2	PROPOSED LOT 1	PROPOSED LOT 2	PARCEL A
MIN. LOT AREA	10,000 S.F.	9,176 S.F.	51,009 S.F.	24,341 S.F.	35,844 S.F.	15,165 S.F.
MIN. LOT WIDTH @ BLDG LINE	80 FT.	94 FT.	73 FT.	94 FT.	73 FT.	N/A
MIN. FRONT YARD SETBACK	30 FT.	31.9 FT.	35.0 FT.	31.9 FT.	35.0 FT.	N/A
MIN. SIDE YARD SETBACK	12 FT./30 FT. AGG.	10.4 FT./43.6 S.F.	2.6 FT./21.4 FT.	10.4 FT./43.6 S.F.	2.6 FT./21.4 FT.	N/A
MIN. REAR YARD SETBACK	30 FT.	22.0 FT.	22.0 FT.	22.0 FT.	181 FT.	N/A
MAX. BUILDING AREA	20%	16.8%	3.3%	6.3%	4.7%	N/A
MAX. IMPERVIOUS SURFACES	30%	30.4%	10.7%	11.4%	15.4%	N/A
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	N/A

REFER TO WHITEMARSH TOWNSHIP ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.

IMPERVIOUS COVERAGE

	EXIST. LOT 1	EXIST. LOT 2	PROPOSED LOT 1	PROPOSED LOT 2
DWELLING	1546 S.F. 16.8%	1591 S.F. 3.1%	1546 S.F. 6.3%	1591 S.F. 4.4%
DRIVE	343 S.F. 3.7%	1383 S.F. 2.7%	343 S.F. 1.4%	1383 S.F. 3.8%
WALLS/WALKS/		1860 S.F. 3.6%		1860 S.F. 5.2%
PATIO/PORCH	907 S.F. 9.9%	431 S.F. 0.8%	907 S.F. 3.7%	431 S.F. 1.2%
DECK	173 S.F. 0.3%	173 S.F. 0.3%		173 S.F. 0.5%
SHED	93 S.F. 0.2%	93 S.F. 0.2%		93 S.F. 0.3%
TOTAL	2796 S.F. 30.4%	5531 S.F. 10.7%	2796 S.F. 11.4%	5531 S.F. 15.4%

STEEP SLOPES

	EXIST. LOT 1	EXIST. LOT 2	PROPOSED LOT 1	PROPOSED LOT 2
15-25% SLOPES	988 S.F.	10,984 S.F.	7,720 S.F.	4,252 S.F.
25% AND GREATER	1,156 S.F.	2,055 S.F.	2,417 S.F.	794 S.F.
STEEP SLOPE RATIO	= 23.3%	= 4.0%	= 4.2%	= 14.1%

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO ADD PARCEL A TO LOT 1.
- NO LAND DEVELOPMENT IS PROPOSED FOR LOT 2.
- PHYSICAL FEATURES SHOWN HEREON OBTAINED BY A FIELD SURVEY PERFORMED BY BIEBER LAND SURVEYING COMPANY, LLC, COMPLETED ON OCTOBER 21, 2020.
- HORIZONTAL DATUM IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83. VERTICAL DATUM IS REFERENCED TO NAVD88.
- HORIZONTAL AND VERTICAL DATUM ESTABLISHED BY GPS OBSERVATION.
- BOUNDARY LINE BEARINGS ARE REFERENCED TO THE DEED.
- SUBJECT SITE LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 42091003596, MAP REVISED MARCH 2, 2016.
- SOIL LINE AS SHOWN WAS PROVIDED BY USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH BIEBER LAND SURVEYING COMPANY, LLC WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO BIEBER LAND SURVEYING COMPANY, LLC.
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. BIEBER LAND SURVEYING COMPANY, LLC (BLS) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. BLS DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, BLS SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. BLS HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- THIS PLAN HAS BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THE CLIENT OF RECORD OF BIEBER LAND SURVEYING COMPANY, LLC. BIEBER LAND SURVEYING COMPANY, LLC ASSUMES NO LIABILITY FOR THE USE OR REUSE OF THESE PLANS BY ANY INDIVIDUAL OR ENTITY OTHER THAN THE CLIENT, OR THE USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT HAS BEEN PREPARED.
- ANY REVISION MADE TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION DATE SHALL NOT BE THE RESPONSIBILITY OF BIEBER LAND SURVEYING COMPANY, LLC.
- REFERENCE IS MADE TO A PLAN ENTITLED "WHITEMARSH ESTATES", PREPARED BY ANTHONY C. LOFTUS, JR., DATED 05/04/1962, AND RECORDED IN CHESTER COUNTY RECORDER OF DEEDS OFFICE PLAN NO. A-6 PAGE 103.

CERTIFICATE FOR APPROVAL BY THE TOWNSHIP

APPROVED BY THE TOWNSHIP SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH
THIS _____ DAY OF _____, 20____

SECRETARY _____ PRESIDENT/VICE-PRESIDENT _____

TOWNSHIP ENGINEER'S CERTIFICATION

APPROVED BY THE WHITEMARSH TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____

TOWNSHIP ENGINEER

CERTIFICATE OF OWNERSHIP

ACKNOWLEDGMENT OF SUBDIVISION OR LAND DEVELOPMENT PLAN
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE HE ACKNOWLEDGES THE TO BE HIS AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

(SIGNATURE OF OWNER/EQUITABLE OWNER)
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

(SIGNATURE AND SEAL OF NOTARY PUBLIC)

MY COMMISSION EXPIRES _____, 20____

CERTIFICATE FOR MONTGOMERY COUNTY PLANNING COMMISSION REVIEW

THE MONTGOMERY COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN MSCP FILE. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE MONTGOMERY COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OR THE FEDERAL GOVERNMENT.

(SIGNATURES OF CHAIRPERSON AND VICE-CHAIRPERSON OR THEIR DESIGNEES)

CERTIFICATE OF OWNERSHIP

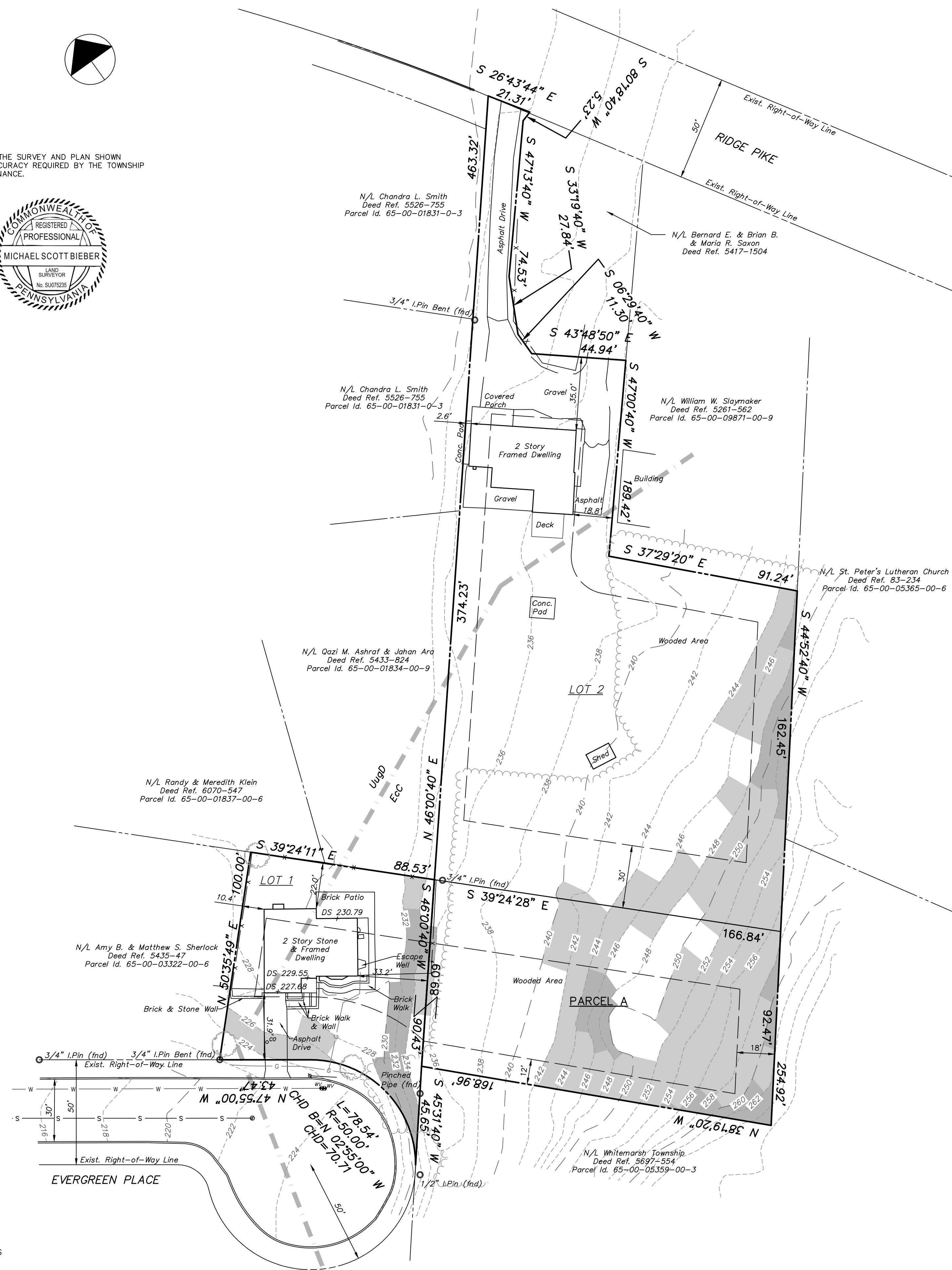
ACKNOWLEDGMENT OF SUBDIVISION OR LAND DEVELOPMENT PLAN
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE HE ACKNOWLEDGES THE TO BE HIS AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

(SIGNATURE OF OWNER/EQUITABLE OWNER)
WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

(SIGNATURE AND SEAL OF NOTARY PUBLIC)

MY COMMISSION EXPIRES _____, 20____



LEGEND

- 500 - EXIST. 10' CONTOURS
- 502 - EXIST. 2' CONTOURS
- - EXIST. BOUNDARY LINE
- - - - EXIST. RIGHT-OF-WAY
- - - - EXIST. BUILDING SETBACK LINE
- - - - EXIST. FENCE LINE
- - - - EXIST. SANITARY SEWER
- - - - EXIST. GAS LINE
- - - - EXIST. WATER LINE
- - - - EXIST. SOILS LINE
- X 522.1 - EXIST. SPOT ELEVATION
- X DS 522.12 - EXIST. DOOR SILL ELEVATION
- - EXIST. IRON PIN/PIPE
- - EXIST. WATER VALVE
- - EXIST. CLEANOUT
- - EXIST. SANITARY MANHOLE
- - DECIDUOUS TREE
- - PROPOSED PROPERTY LINE
- - PROPOSED FEATURES TEXT
- - EXIST. FEATURES TEXT

STEEP SLOPES LEGEND

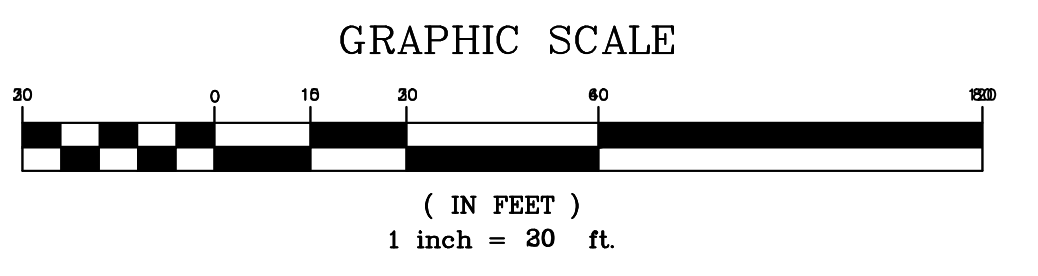
- 15-25 PERCENT STEEP SLOPES
- 25 PERCENT AND GREATER VERY STEEP SLOPES

SOILS LEGEND

- Ecc - EDMONDSON CHANNERY LOAM, 8 TO 15 PERCENT SLOPES
- Ugd - URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX, 8 TO 25 PERCENT SLOPES

Before You Dig Anywhere
STOP! CALL 1-800-242-1776
PA Act 187 (1998) requires notification to ONE CALL SYSTEM 3 working days for construction phase and 10 working days for design phase before you excavate.
PA ONE CALL SYSTEM, INC.

MCPD 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



BIEBER LAND SURVEYING COMPANY, LLC
5013 CEDAR COURT
MOHNTON, PENNSYLVANIA 19450
Phone: 484-824-8981
mbs@bierland.com
www.bierland.com

MINOR SUBDIVISION - LOT ADD-ON PLAN
3 EVERGREEN PL/634 RIDGE PK
WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA
CLIENT: **JON DOWERS**
99 KIRK STREET
CONSHOHOCKEN, PA 19428
DATE: 11/06/2020
SCALE: 1"=30'

JOB NO. **20118**
SHEET NO. **1 of 2**
DWG. NO. **20118EX1**