



**Notes:**

- This plan was prepared in accordance with a boundary and topographic survey performed by Pickering, Corts, & Summerson, Inc. on April 19, 2016.
- Owner of Record:  
Tax Map Parcel 65-00-09958-003 (Lot 1)  
Mortezza & Lucy Molina Yaragchi  
406 Ridge Pike  
Lafayette Hill, PA., 19444  
Tax Map Parcel 65-00-09961-018 (Lot 2)  
Christian H. Mongrain & Sharon L. Schmidt-Mongrain  
2214 Joshua Road  
Lafayette Hill, PA., 19444
- Reference is made to the following plans:  
a.) Minor Subdivision Plan for David Martin and Peter Marinacchio of 404 Ridge Pike prepared by Pickering, Corts & Summerson, Inc., dated November 28, 2006 and last revised September 27, 2007.  
b.) Plan of Property for Kalantry Design Associates of 406 Ridge Pike prepared by Robert Petralia Land Surveyors dated June 26, 2007.  
c.) As-Built Plan for David Martin of 2214 Joshua Road prepared by Pickering, Corts & Summerson, Inc., dated May 8, 2008.
- Bearings are based on deed of record of Tax Map Parcel 65-00-09961-018 (Lot 2). (S432°51'W) Bearings shown in parenthesis are based on deed of record of Tax Map Parcel 65-00-09958-003 (Lot 1).
- Vertical Datum is based on Whitmarsh Township Sewer Datum. Benchmark was the Invert of an existing manhole located on Joshua Road in front of Lot 2.

**Zoning Requirements:**

Zoned A, Residential District  
Tax Map Parcel 65-00-09958-003 (Lot 1)

	Required	Existing	Proposed
Lot Area	15,000 sq. ft. min.	30,007 s.f.	15,048 s.f.
Lot Width at B.S.B.L.	90 ft. min.	82.28 ft.	82.28 ft.
Front Yard	40 ft. min.	40.17 ft.	40.17 ft.
Side Yard (each)	15 ft. min.	12.26 ft.	12.26 ft.
Side Yard (aggregate)	40 ft. min.	27.29 ft.	27.29 ft.
Rear Yard	40 ft. min.	136.09 ft.	136.09 ft.
Bldg. Height (Principal)	35 ft. max.	35 ft.	35 ft.
Bldg. Height (Accessory)	20 ft. max.	20 ft.	20 ft.
Bldg. Coverage	20% max.	16.2%	23.8%

Tax Map Parcel 65-00-09961-018 (Lot 2)

	Required	Existing	Proposed
Lot Area	15,000 sq. ft. min.	16,940 s.f.	31,898 s.f.
Lot Width at B.S.B.L.	90 ft. min.	108.76 ft.	168.75 ft.
Front Yard	40 ft. min.	46.39 ft.	46.39 ft.
Side Yard (each)	15 ft. min.	15.09 ft.	25.16 ft.
Side Yard (aggregate)	40 ft. min.	40.25 ft.	97.95 ft.
Rear Yard	40 ft. min.	74.09 ft.	74.09 ft.
Bldg. Height (Principal)	35 ft. max.	35 ft.	35 ft.
Bldg. Height (Accessory)	20 ft. max.	20 ft.	20 ft.
Bldg. Coverage	20% max.	12.5%	6.8%

**Areas:**

Parcel ID: 65-00-09958-003 (Lot 1)	Parcel ID: 65-00-09961-018 (Lot 2)
Existing: 30,007 Sq. Ft. (To Legal Right-of-Way Line) 28,073 Sq. Ft. (To Ultimate Right-of-Way Line)	Existing: 16,940 Sq. Ft. (To Legal Right-of-Way Line) 15,724 Sq. Ft. (To Ultimate Right-of-Way Line)
Proposed: (Parcel A Subtracted) 15,048 Sq. Ft. (To Legal Right-of-Way Line) 13,714 Sq. Ft. (To Ultimate Right-of-Way Line)	Proposed: (Parcel A Added) 31,898 Sq. Ft. (To Legal Right-of-Way Line) 30,083 Sq. Ft. (To Ultimate Right-of-Way Line)

Parcel A (Area to be conveyed to T.M.P. 65-00-09961-018 - Lot 2)

Proposed
16,759 Sq. Ft. (To Title Line)
14,959 Sq. Ft. (To Legal Right-of-Way Line)
14,359 Sq. Ft. (To Ultimate Right-of-Way Line)

**Steep Slopes:**

Lot	Slope	Sq. Ft.	Percentage
Lot 1	0%-5%	6,303	41.9%
	5%-10%	5,023	33.4%
	10%+	3,722	24.7%
Lot 2	0%-5%	11,102	34.8%
	5%-10%	12,100	37.9%
	10%+	8,696	27.3%

**Impervious Surface Breakdown:**

Parcel ID: 65-00-09958-003 (Lot 1)		Parcel ID: 65-00-09961-018 (Lot 2)	
Existing:	Proposed:	Existing:	Proposed:
Building - 1,242 Sq. Ft.	Building - 1,242 Sq. Ft.	Building - 1,969 Sq. Ft.	Building - 1,969 Sq. Ft.
Driveway - 2,028 Sq. Ft.	Driveway - 2,028 Sq. Ft.	Shed - 210 Sq. Ft.	Shed - 210 Sq. Ft.
Concrete - 310 Sq. Ft.	Concrete - 310 Sq. Ft.	Pavers - 1,226 Sq. Ft.	Pavers - 1,226 Sq. Ft.
Paver Drive - 978 Sq. Ft.	Paver Drive - 0 Sq. Ft.	Concrete - 183 Sq. Ft.	Concrete - 183 Sq. Ft.
Total: - 4,558 Sq. Ft. (15.2%)	Total: - 3,580 Sq. Ft. (23.8%)	Walls - 91 Sq. Ft.	Walls - 91 Sq. Ft.
		Driveway - 1,374 Sq. Ft.	Driveway - 1,374 Sq. Ft.
		Paver Drive - 0 Sq. Ft.	Paver Drive - 978 Sq. Ft.
		Total: - 5,053 Sq. Ft. (29.8%)	Total: - 6,031 Sq. Ft. (18.9%)



Commonwealth of Pennsylvania: \_\_\_\_\_  
County of \_\_\_\_\_; SS

On the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_ before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in \_\_\_\_\_ County, Personally appeared to me the undersigned, know to me (or satisfactorily proven) to be the person whose names (is/are) subscribed to the foregoing plan, and acknowledged that (he/she/they) (is/are) the registered owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he/she/they) desire that the foregoing plan be recorded according to law.

Witness my hand and notarial seal; the day and year aforesaid.  
Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

(SEAL)  
I do hereby certify that I am the registered owners of the land herein subdivided and that my consent to the approval of this plan has been granted and I desire the same to be recorded.  
\_\_\_\_\_  
Christian H. Mongrain

I do hereby certify that I am the registered owners of the land herein subdivided and that my consent to the approval of this plan has been granted and I desire the same to be recorded.  
\_\_\_\_\_  
I am the equitable owner

Approved by the Board of Supervisors of Whitmarsh Township, County of Montgomery, Commonwealth of Pennsylvania, on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_  
Chair Person \_\_\_\_\_  
Secretary \_\_\_\_\_

Township Engineer's Review  
Reviewed by the Township Engineer for the Township of Whitmarsh this \_\_\_\_\_ day of 201\_\_\_\_  
Township Engineer \_\_\_\_\_

Recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book \_\_\_\_\_ Page No. \_\_\_\_\_  
On the \_\_\_\_\_ Day of \_\_\_\_\_, 2016  
By \_\_\_\_\_

The signature and acknowledgment, as follows, of the Registered Surveyor.

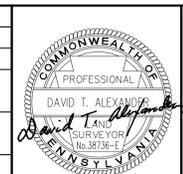
I, David T. Alexander, PLS, a registered surveyor of the Commonwealth of Pennsylvania, certify that this plan represents a survey made by me; the monuments shown thereon exist as located; and the dimensional and geodetic details are correct.  
Registered Surveyor \_\_\_\_\_ Date \_\_\_\_\_

**Legend:**  
■ - Concrete Monument To Be Set  
● - Iron Pin To Be Set

MONTGOMERY COUNTY PLANNING COMMISSION REVIEW: MCPC No. \_\_\_\_\_  
CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MPC SIGNATURE \_\_\_\_\_  
\_\_\_\_\_

SCALE	1"=20'
DRAWN	N.S.
CHECKED	D.T.A.
TAX MAP NO.	65-00-09961-018
	65-00-09958-003
REF. PLANS	4-2171 L
FIELD BKS.	



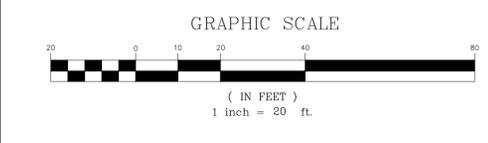
LOT LINE CHANGE/MINOR SUBDIVISION PLAN PREPARED FOR  
**Christian H. Mongrain & Sharon L. Schmidt-Mongrain**  
SITUATE IN  
WHITMARSH TOWNSHIP, MONTGOMERY COUNTY, PA.  
JOB NO. 201610037  
DATE: April 27, 2016  
DRAWING NO. 4-2492 L  
SHEET NO. 1 of 1

N/F Marshall L. & Lillian M. Coursey  
Tax Map Parcel 65-00-09748-006  
405 Ridge Pike

N/F Theresa D. Stern  
Tax Map Parcel 65-00-09751-003  
403 Ridge Pike

N/F Jason H. Specht  
Tax Map Parcel 65-00-08214-003  
3000 Joshua Road

N/F Green Valley Country Club  
Tax Map Parcel 65-00-09754-009  
201 Ridge Pike



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