

**LEGEND:**

- BOUNDARY LINE:
- CENTERLINE:
- ADJOINERS:
- ROAD EDGE:
- RIGHT-OF-WAY:
- D&U - DRAINAGE & UTILITY EASEMENT:
- EX. CONTOURS:
- BUILDING SET BACK LINE:
- EXISTING STONE WALL:
- EXISTING WOODED AREA:
- EXISTING OVERHEAD ELECTRIC:
- EXISTING FENCE:
- DRAINAGE EASEMENT:
- EXISTING WELL:
- EXISTING UTILITY POLE:
- IRON PIN:

\*EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE\*  
 \*\*EXISTING FEATURES ARE LABELED WITH ITALICIZED TEXT\*\*

NOTES / SITE DATA:

- INTENT: JOHN T. LEE, JR. & PATRICIA LYNN ALDREDGE ARE THE OWNERS OF LOT 1 AND LOT 3 OF THE PREVIOUSLY APPROVED & RECORDED WINDMERE MINOR SUBDIVISION. THEY ARE PROPOSING TO MAKE A MINOR BOUNDARY LINE REVISION. THE COMMON LINE BETWEEN THE LOTS (N51° 45' 00" W - 192.41') WILL SHIFT TO THE SOUTHWEST A HUNDRED (100) FEET. THE ANNEX AREA WHICH WILL GO TO LOT 3 IS 0.4511 ACRES AND THE NEW AREAS FOR LOT 1 WILL BE 2.5861 ACRES WHILE LOT 3 WILL BE 10.8242 ACRES. THERE IS NO NEW DEVELOPMENT PROPOSED AT THIS TIME AND BOTH LOTS HAVE EXISTING HOUSES WITH ACCESSORY STRUCTURES. EXISTING ON-LOT SEWAGE & WATER SERVICE ON BOTH LOTS.
- OWNER: JOHN T. LEE, JR. & PATRICIA LYNN ALDREDGE  
 OWNER ADDRESS: 127 NIAN TIC RD, BARTO PA 19504  
 SITE ADDRESS: 127 NIAN TIC ROAD, BARTO PA 19504 LOT 3
- AREA: LOT 1 = 3.0372 ACRES / DEED  
 LOT 3 = 10.3731 ACRES / DEED  
 ZONING: R-1 AGRICULTURAL- RESIDENTIAL DISTRICT  
 SETBACKS: FRONT 50'  
 REAR 25'  
 SIDE 20'  
 MAX LOT COVERAGE = 10% EX. < 10%
- MIN. LOT AREA: 2 ACRES FOR SINGLE FAMILY  
 WITH PUBLIC WATER : 1 ACRE  
 MIN. LOT WIDTH: 150'
- DEED INFORMATION:  
 LOT 1 = D.B.V. 6260 PG. 0809 (131 NIAN TIC RD)  
 LOT 3 = D.B.V. 6270 PG. 2809 (127 NIAN TIC RD)
- MAX HEIGHT: 35'
- EXISTING ON LOT SEWER WITH ON LOT WATER
- REFERENCE DRAWING: WINDMERE SUBDIVISION PLAN FOR JOHN T. LEE, JR. PREPARED BY OTT CONSULTING, INC.
- ALL THAT AREA BETWEEN THE EXISTING LEGAL RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE OF NIAN TIC ROAD HAS BEEN OFFERED FOR DEDICATION TO THE GOVERNMENTAL BODY HAVING JURISDICTION PER RECORDED WINDMERE SUBDIVISION PLAN FOR JOHN T. LEE, JR.

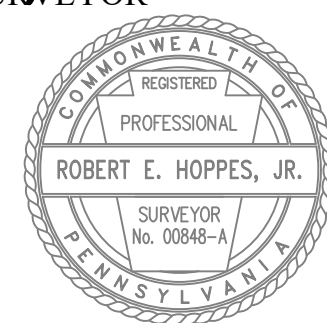
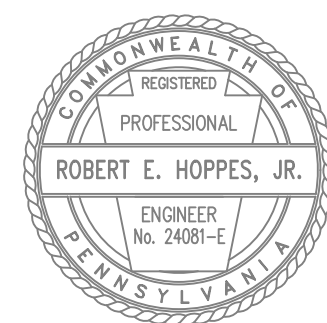
LOT NO.	EXISTING LOT AREA		PROPOSED LOT AREA	
	SQUARE FEET	ACRES	SQUARE FEET	ACRES
1	132,299	3.0372	112,649	2.5861
2		2.0113		
3	451,850	10.3731	471,500	10.8242
4		10.4758		
5		2.0439		
DRAINAGE EASEMENT #1		62,304		
DRAINAGE EASEMENT #2		25,302		
DRAINAGE EASEMENT #3		38,407		
DRIVEWAY ACCESS EASEMENT		63,084		

SURVEYOR'S CERTIFICATION:

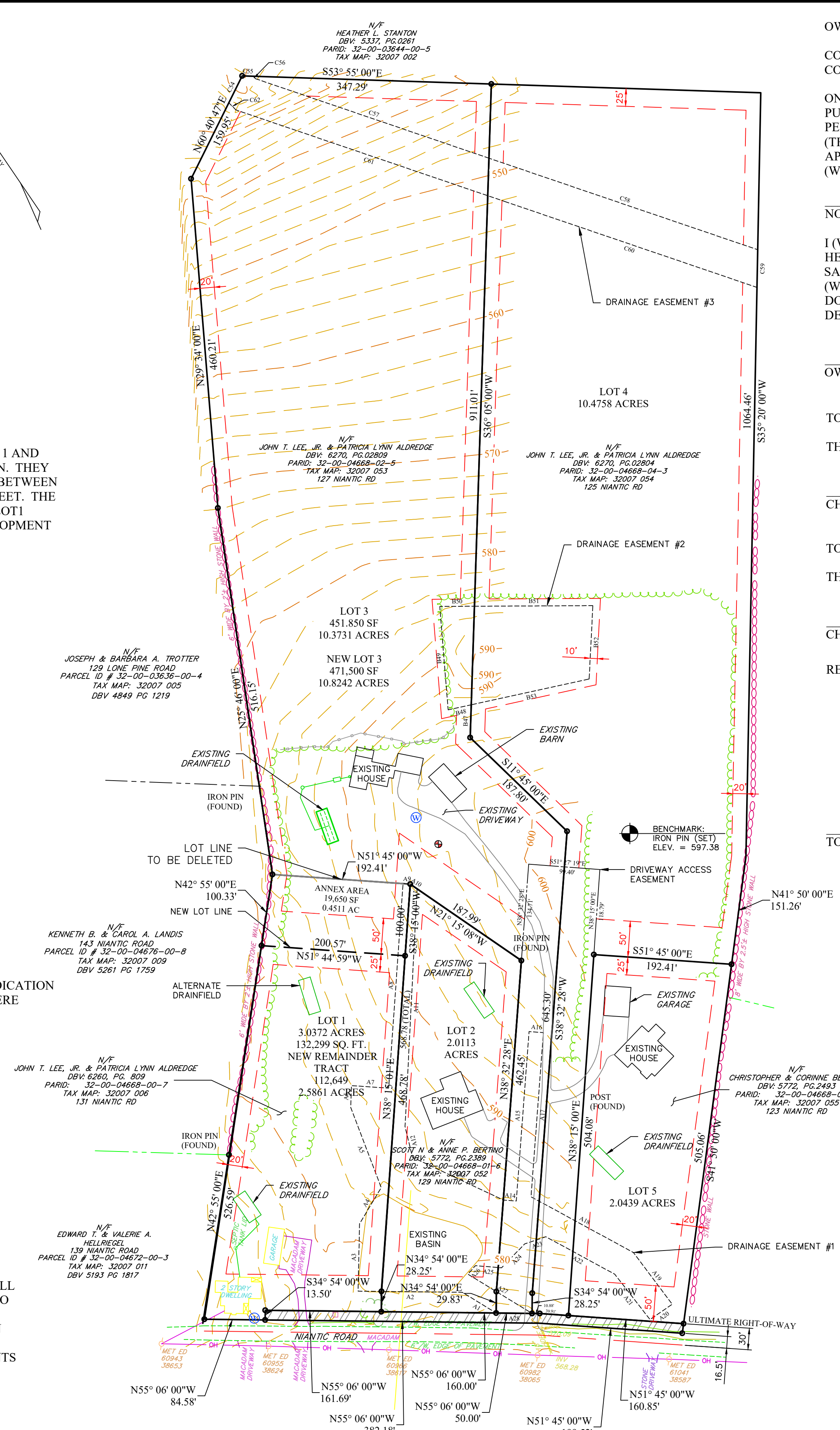
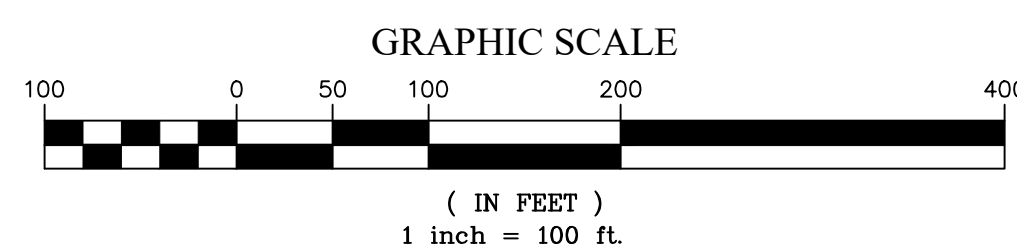
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THE PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENTS A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

17 JULY, 2023  
 DATE

*Robert E. Hoppes, Jr.*  
 SURVEYOR



COVERAGE AREA	LOT 1		LOT 3	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	3,350 SF (2.53%)	3,350 SF (2.97%)	4,492 SF (0.99%)	4,492 SF (0.95%)
IMPERVIOUS COVERAGE	6,100 SF (4.61%)	6,100 SF (5.42%)	15,875 SF (3.51%)	15,875 SF (3.37%)



OWNER'S CERTIFICATION:

COMMONWEALTH OF PENNSYLVANIA,  
 COUNTY OF MONTGOMERY

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGES HIMSELF/HERSELF (THEMSELVES) TO BE THE OWNER(S) OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND THAT I (WE) DESIRE THAT THIS PLAN BE DULY RECORDED.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE SOLE REGISTERED OWNER(S) OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I (WE) DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. I (WE) DO FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF DOUGLASS AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.

OWNER \_\_\_\_\_ OWNER \_\_\_\_\_

TOWNSHIP SUPERVISOR'S CERTIFICATION:

THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_ ATTESTED: SECRETARY \_\_\_\_\_

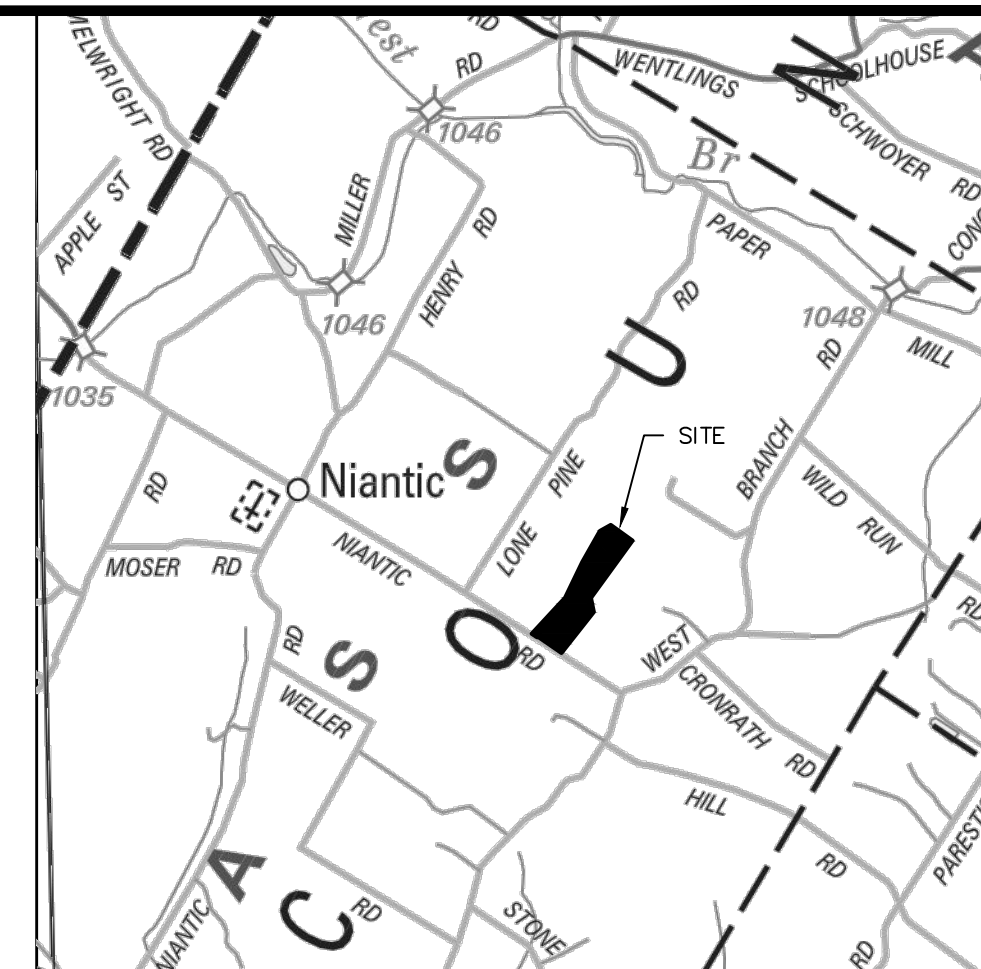
TOWNSHIP PLANNING AGENCY CERTIFICATION:

THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_ ATTESTED: SECRETARY \_\_\_\_\_

REVIEWED BY THE TOWNSHIP ENGINEER ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOWNSHIP ENGINEER \_\_\_\_\_



LOCATION MAP  
 SCALE: 1" = 2,000'

COUNTY RECORDING NOTE:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN NORRISTOWN, PENNSYLVANIA, THE PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MONTGOMERY COUNTY PLANNING COMMISSION STAMP

LINE	BEARING	DISTANCE
A1	N24° 16' 33"W	55.37'
A2	N55° 09' 51"W	145.19'
A3	N35° 30' 33"E	94.04'
A4	N65° 11' 34"E	58.57'
A5	N13° 24' 36"E	119.67'
A6	N36° 26' 27"E	30.29'
A7	S51° 50' 59"E	51.87'
A8	N38° 15' 00"E	285.62'
A9	S51° 45' 00"E	10.00'
A10	S21° 15' 08"E	11.61'
A11	S37° 07' 18"W	331.51'
A12	S20° 37' 50"W	44.09'
A13	S30° 34' 19"E	139.86'
A14	S51° 27' 32"E	18.11'
A15	N38° 32' 28"E	236.73'
A16	S51° 27' 32"E	20.00'
A17	S38° 32' 28"W	229.32'
A18	S27° 13' 03"E	162.57'
A19	S2° 37' 58"E	89.96'
A20	S89° 36' 30"W	37.61'
A21	N3° 39' 21"W	80.03'
A22	N27° 13' 03"W	109.28'
A23	N74° 23' 28"W	31.04'
A24	S78° 15' 30"W	46.42'
A25	N51° 00' 48"W	36.52'
A26	S75° 36' 11"W	15.85'
A27	S24° 16' 33"E	104.77'
A28	N55° 06' 00"W	50.00'

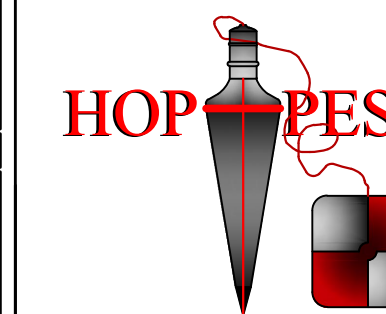
LINE	BEARING	DISTANCE
B47	N36° 05' 00"E	45.71'
B48	N68° 07' 40"W	33.00'
B49	N29° 37' 01"E	144.62'
B50	S56° 03' 32"E	48.31'
B51	S56° 03' 32"E	164.94'
B52	S37° 07' 06"W	102.31'
B53	N68° 07' 40"W	168.12'

LINE	BEARING	DISTANCE
C54	N60° 41' 00"E	41.71'
C55	S53° 55' 00"E	15.33'
C56	S10° 05' 26"E	4.69'
C57	S36° 57' 52"E	343.51'
C58	S36° 57' 52"E	395.46'
C59	S35° 20' 00"W	52.49'
C60	N36° 57' 52"W	370.70'
C61	N36° 57' 52"W	396.18'
C62	N10° 05' 26"W	13.95'

MINOR PRELIMINARY / FINAL PLAN

SHEET # 1 OF 1  
 REVISIONS  
 REV 1: 2/26/24  
 REV 2: 2/29/24

BOUNDARY LINE REVISION  
 FOR  
 JOHN T. LEE, JR. & PATRICIA LYNN ALDREDGE  
 DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA  
**HOP - PES**  
 PROFESSIONAL  
 ENGINEERING & SURVEYING  
 2705 WILLOW ST., COPLAY, PA 18037 (610-799-3935)  
 WWW.HOP-PES.COM



SCALE: 1" = 100'  
 DATE: 17 JULY 2023

DRAWN BY: CLH  
 DRAWING # 5-23-15