

SITE DATA:

OWNER/APPLICANT: S. EDGAR & KAREN W. DAVID
 740 PENLLYN-BLUE BELL PIKE
 BLUE BELL, PA 19422
 (610) 304-2085

PREMISES:
 736 PENLLYN-BLUE BELL PIKE
 BLOCK 18 UNIT 100
 TPN 66-00-05368-10-9
 DEED BOOK 5429 PAGE 1574

740 PENLLYN-BLUE BELL PIKE
 BLOCK 18 UNIT 39
 TPN 66-00-05368-00-2
 DEED BOOK 5429 PAGE 1574

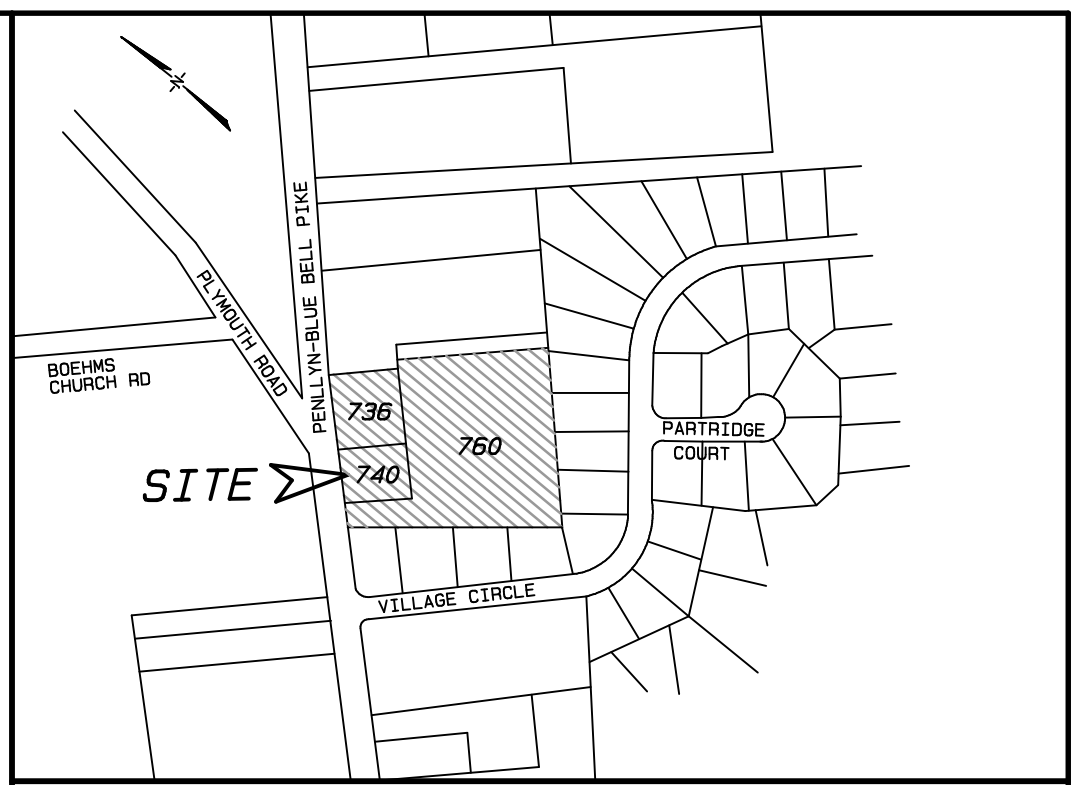
760 PENLLYN-BLUE BELL PIKE
 BLOCK 18 UNIT 30
 TPN 66-00-05365-00-5
 DEED BOOK 5820 PAGE 74

TRACT AREA: 187,398 S.F. (GROSS-TO TITLE LINE)
 181,249 S.F. (NET-TO LEGAL R/W LINE)

PROPOSED NO. OF LOTS: 7
 AVERAGE LOT AREA: 25,893 SF

VARIANCES GRANTED:

HEARING DATE: 03-15-2018
 DECISION DATE: 03-15-2018
 APPLICATION NO.: 2141-18



LOCATION MAP
 SCALE: 1" = 400'

OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT S. EDGAR DAVID AND KAREN W. DAVID ARE THE DEVELOPERS OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT THEY HEREBY ADOPT THIS PLAN.

S. EDGAR DAVID AND KAREN W. DAVID

BY S. EDGAR DAVID BY KAREN W. DAVID

COMMONWEALTH OF PENNSYLVANIA:
 COUNTY OF MONTGOMERY: SS:

ON THE _____ DAY OF _____ 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____ PERSONALLY APPEARED S. EDGAR DAVID AND KAREN W. DAVID WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN TO BE RECORDED ACCORDING TO LAW.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

1. THE FOLLOWING VARIANCE REQUESTS WERE GRANTED:
- A. §160-14 - TO ALLOW FOR A MINIMUM LOT AREA OF LESS THAN THE REQUIRED 30,000 SF. (FOR LOTS 1 THRU 5)
- B. §160-14 - TO ALLOW FOR A MINIMUM LOT WIDTH OF LESS THAN THE REQUIRED 150 FEET. (FOR LOTS 1 THRU 5)
- C. §160-17 - TO ALLOW FOR A MINIMUM SIDE YARD OF LESS THAN THE REQUIRED 45 FEET. (FOR LOTS 1 THRU 6)
- D. §160-17 - TO ALLOW FOR A MINIMUM AGGREGATE SIDE YARD OF LESS THAN THE REQUIRED 100 FEET. (FOR LOTS 1 THRU 5)
- E. §160-19 - TO ALLOW FOR A MINIMUM REAR YARD OF LESS THAN THE REQUIRED 75 FEET. (FOR LOTS 1 THRU 4)
- F. §160-21, 160-202, AND 160-204 - TO ALLOW AN ACCESSORY BUILDING OR STRUCTURE TO BE LOCATED IN THE FRONT AND SIDE YARDS AND TO BE LOCATED CLOSER THAN 10 FEET TO A SIDE OR REAR LINE. (FOR LOT 6)
- G. §160-209.B - TO ALLOW LOTS TO BE CREATED HAVING FRONTAGE ALONG AN EXISTING PRIMARY OR SECONDARY ROAD WITHOUT PROVIDING REVERSE-FRONTAGE ACCESS VIA A NEWLY CREATED LOCAL STREET WITHIN THE SUBDIVISION. (FOR LOTS 1 THRU 7)
- H. §160-214.C - TO ALLOW FOR AN IMPERVIOUS AREA TO EXCEED THE MAXIMUM IMPERVIOUS AREA AS DETERMINED BY THE FORMULA FOR MAXIMUM IMPERVIOUS COVER. (FOR LOTS 1 - 4)
- I. §160-216.B - TO ALLOW FOR A LOT AREA OF LESS THAN THE REQUIRED 1.4 TIMES THE MINIMUM OF 30,000 SF NOT INCLUDING THE AREA LOCATED IN THE ACCESS STRIP. (FOR LOT 7)
- J. §160-216.D - TO ALLOW FOR A DRIVEWAY WIDTH OF 12 FEET, LESS THAN THE REQUIRED 16 FEET MINIMUM FOR COMMON DRIVEWAYS. (FOR LOTS 4 THRU 7)
- THE FOLLOWING ZONING ORDINANCE INTERPRETATIONS WERE GRANTED:
2. §160-7.B - YARD TO ALLOW THE REAR YARD FOR LOT #6 TO BE ONLY ADJACENT TO THE LOT LINE WHICH IS AT THE MAXIMUM DISTANCE FROM THE FRONT YARD.
3. §160-7.B - YARD TO ALLOW THE FRONT YARD FOR LOT #7 TO BE THE YARD TO WHICH THE PRINCIPAL BUILDING IS GENERALLY FACED AND ALSO TO BE THE YARD FACING THE CLOSEST STREET, BEING VILLAGE CIRCLE.

THE VILLAGE AT BLUE BELL
 (Zoned: R-1 Residential (Developed Under R-2A Zoning))

SHEET TITLE

| | |
|--|----------|
| RECORD PLAN | 1 OF 11 |
| EXISTING FEATURES PLAN | 2 OF 11 |
| EROSION AND SEDIMENT CONTROL PLAN | 3 OF 11 |
| EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS | 4 OF 11 |
| SITE LAYOUT PLAN | 5 OF 11 |
| POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN | 6 OF 11 |
| LANDSCAPE PLAN | 7 OF 11 |
| STORMWATER DETAILS | 8 OF 11 |
| CONSTRUCTION DETAILS | 9 OF 11 |
| AERIAL PHOTOGRAPH | 10 OF 11 |
| FREE CANOPY PLAN | 11 OF 11 |
| EXISTING CONDITIONS PLAN | 11 OF 11 |

ZONING DISTRICT: "R-1" RESIDENTIAL

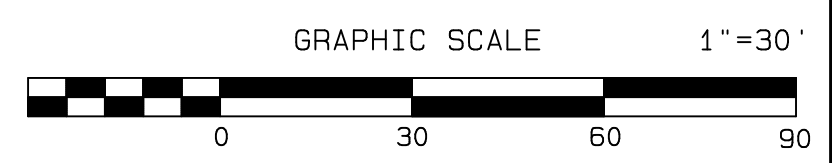
| REQUIREMENTS | REQUIRED | PROVIDED LOT 1 | PROVIDED LOT 2 | PROVIDED LOT 3 | PROVIDED LOT 4 | PROVIDED LOT 5 | PROVIDED LOT 6 | PROVIDED LOT 7 | VARIANCE REQUEST |
|--------------------------------|---------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| LOT AREA (GROSS): | 30,000 SF (MIN) | 12,005 SF+ | 11,780 SF+ | 11,540 SF+ | 10,620 SF+ | 7,755 SF+ | 80,677 SF | 46,872 SF | |
| FLAG LOT AREA* (L. SWAM AREA): | - | - | - | - | - | - | - | - | |
| FRONT YARD: | 150 FT (MIN)BSL | 62.1 FT+ | 62.0 FT+ | 62.0 FT+ | 58.2 FT+ | 43.3 FT+ | 351.5 FT | 171.8 FT | |
| SETBACKS: | 50 FT (MIN) | 65.2 FT | 65.4 FT | 65.5 FT | 64.1 FT | 64.2 FT | 75.0 FT | 50 FT | |
| SIDE YARD: | 45 FT (MIN) | 8 FT+ | 8 FT+ | 8 FT+ | 8 FT+ | 5.5 FT+ | 29 FT+ | 50 FT | |
| REAR YARD: | 100 FT (AGG) | 17.4 FT+ | 17.3 FT+ | 17.2 FT+ | 19.2 FT+ | 11.3 FT+ | 303.5 FT | 100 FT | |
| BLDG. HEIGHT: | 40 FT (MAX) | ≤40 FT | ≤40 FT | ≤40 FT | ≤40 FT | ≤40 FT | ≤40 FT | ≤40 FT | |
| IMPERV. COVER: | 17.9% PLUS 2,422 SF (MAX) | 4,942 SF | 5,118 SF+ | 4,902 SF+ | 4,871 SF+ | 2,646 SF | 7,545 SF | 8,510 SF | |

ACCESSORY BUILDINGS OR STRUCTURES

| LOCATION: | REAR YARD ONLY | N/A | N/A | N/A | REAR | N/A | FRONT + | N/A |
|--------------------------------------|----------------|-----|-----|-----|---------|-----|---------|-----|
| SETBACKS: | | | | | | | | |
| SIDE LINE: | 10 FT (MIN) | N/A | N/A | N/A | 11.8 FT | N/A | ≥10 FT | N/A |
| REAR LINE: | 10 FT (MIN) | N/A | N/A | N/A | 48.5 FT | N/A | ≥10 FT | N/A |
| BUILDING HEIGHT: | 10 FT (MAX) | N/A | N/A | N/A | ≤10 FT | N/A | ≤10 FT | N/A |
| BUILDING HGT-GRADE TO HIGHEST POINT: | 15 FT (MAX) | N/A | N/A | N/A | ≤15 FT | N/A | ≤15 FT | N/A |

* LOT AREA SHALL NOT INCLUDE THE AREA LOCATED IN THE ACCESS STRIP.
 + REQUIRES VARIANCE.

THE VILLAGE AT BLUE BELL
 (Zoned: R-1 Residential (Developed Under R-2A Zoning))



COMMON ACCESS EASEMENT LOTS 1-3

| SEGMENT | BEARING | DISTANCE | ARC | RADIUS | CHD BEARING | LC |
|---------|-------------|----------|--------|--------|-------------|--------|
| A1-A2 | S45°00'00"E | 14.13' | | | | |
| A2-A3 | S45°00'00"E | 14.13' | | | | |
| A3-A4 | S44°32'30"W | 122.91' | 73.45' | 47.00' | S00°13'45"E | 66.20' |
| A4-A5 | N46°21'00"W | 22.00' | | | | |
| A5-A6 | N44°32'30"E | 123.25' | | | | |
| A6-A7 | | | | | | |
| A7-A8 | N45°00'00"W | 14.13' | 39.07' | 25.00' | N00°13'45"W | 35.21' |
| A8-A1 | N45°00'00"E | 22.00' | | | | |

COMMON ACCESS EASEMENT LOTS 4-5

| SEGMENT | BEARING | DISTANCE | ARC | RADIUS | CHD BEARING | LC |
|---------|-------------|----------|--------|--------|-------------|--------|
| B1-B2 | | | | | | |
| B2-B3 | N43°30'00"E | 71.03' | 31.55' | 73.00' | N65°52'47"E | 31.30' |
| B3-B4 | S45°21'00"E | 16.00' | | | | |
| B4-B5 | S43°30'00"W | 101.48' | | | | |
| B5-B1 | N48°43'00"W | 22.71' | | | | |

DATE: _____ REVISIONS: _____

REVISION NO. _____

PREPARED BY: JOSEPH M. ESTOCK
 Consulting Engineers & Land Surveyors

PREPARED BY: SED DESIGN
 Landscape Architecture
 740 Penllyn Blue Bell Pike
 Blue Bell, PA 19422
 610 584-3841 (610) 584-3842 (610) 584-3843

SCALE: 1" = 30' DATE: 31 JULY 2018 FILE NO.: 11072 FIELD BOOK: 318, 326 SHT. NO.: 1 OF 11

LEGEND

| | |
|-----|----------------------------|
| --- | CENTERLINE |
| --- | TRACT BOUNDARY |
| --- | PROPERTY LINE |
| --- | LEGAL R.O.W., EASEMENTS |
| --- | 100' |
| --- | 200' |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | EXISTING WATER LINE |
| --- | EXISTING SAN. SEWER LINE |
| --- | EXISTING TELEPHONE LINE |
| --- | EXISTING GAS LINE |
| --- | EXISTING ELECTRIC LINE |
| --- | EXISTING STORM SEWER/INLET |
| --- | PROPOSED STORM SEWER/INLET |
| --- | PROPOSED WATER LINE |
| --- | PROPOSED SAN. SEWER LINE |
| --- | PROPOSED ELECTRIC LINE |
| --- | PROPOSED TELEPHONE LINE |
| --- | PROPOSED GAS LINE |
| --- | EXISTING MANHOLE |
| --- | PROPOSED MANHOLE |
| --- | EXISTING CURBLINE |
| --- | PROPOSED CURBLINE |
| --- | UTILITY POLE |
| --- | EXISTING VALVE, VENT, CO. |