

ZONING DISTRICT: "R-1" RESIDENTIAL

	REQUIRED	PROVIDED LOT A	PROVIDED LOT B
LOT AREA:	30,000 S.F. (MIN.)	30,197 S.F.	23,503 S.F.*
LOT WIDTH:	150 FT. (MIN. 88BSL)	130.87 FT.*	156.70 FT.*
SETBACKS:			
FRONT YARD:	50 FT. (MIN.)	75.77 FT.	64.13 FT.*
SIDE YARD:	45 FT. (MIN.)	31.07 FT.†	29.84 FT.*
REAR YARD:	100 FT. (AGGR.)	91.16 FT.*	74.13 FT.*
BLDG. HEIGHT:	75 FT. (MIN.)	48.23 FT.*	82.21 FT. (EXISTING)
IMPERV. COVER:	17.9 % PLUS	7,531 S.F.	5,856 S.F. (EXISTING)
	2,422 S.F. (MAX.)		
	(7,827 S.F. LOT A)		
	(6,629 S.F. LOT B)		

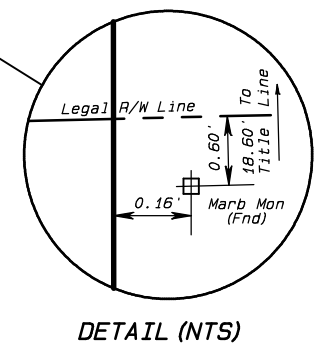
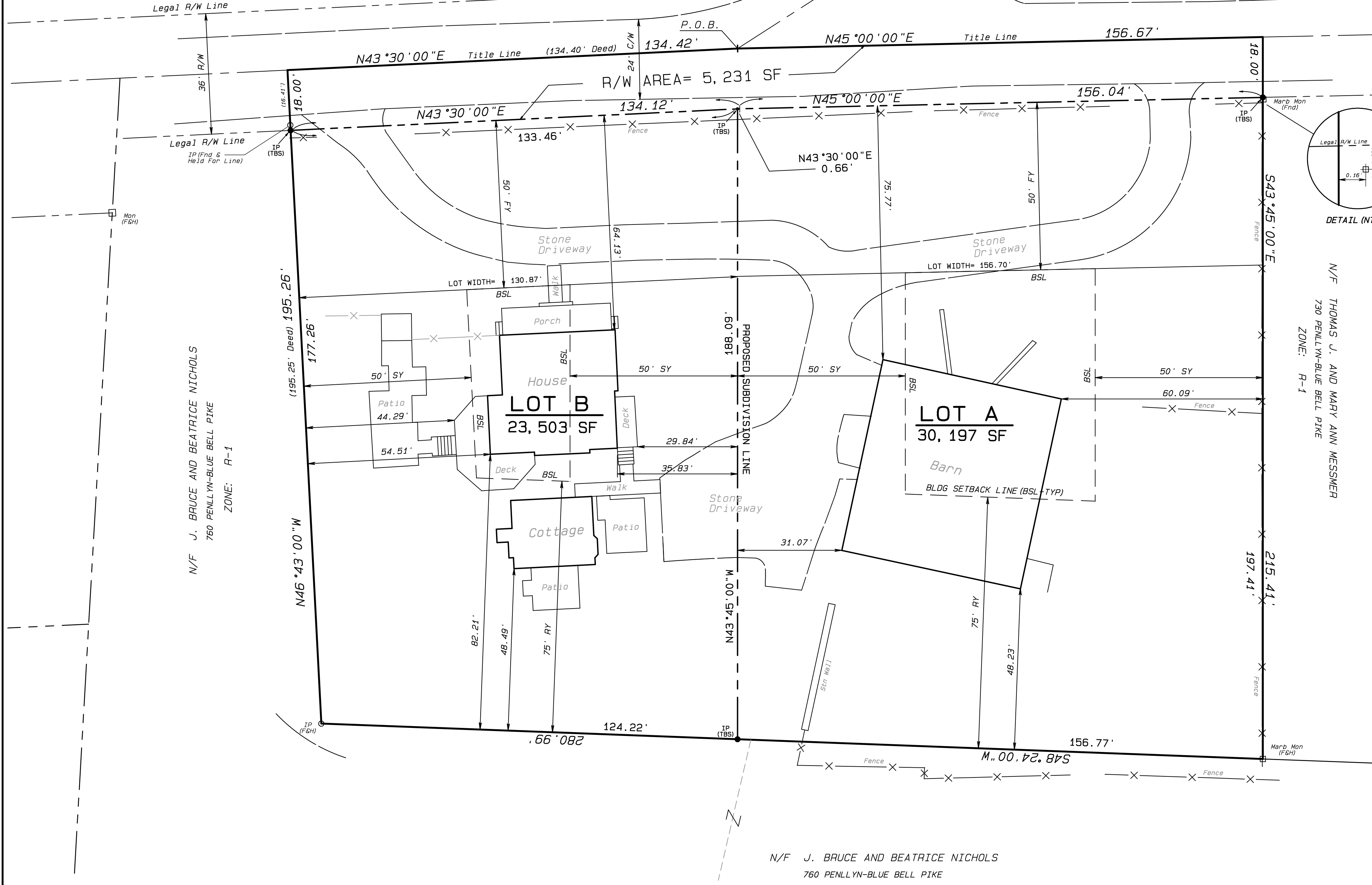
* VARIANCE GRANTED FOR 32 FEET
 † VARIANCE GRANTED FOR 32 FEET

ZONE: P-R

ZONE: IN

PENLLYN - BLUE BELL PIKE
 (County Highway)
 (36' R/W - Blacktop) (35 MPH Posted speed Limit)

PLYMOUTH ROAD
 (33' R/W - Blacktop)

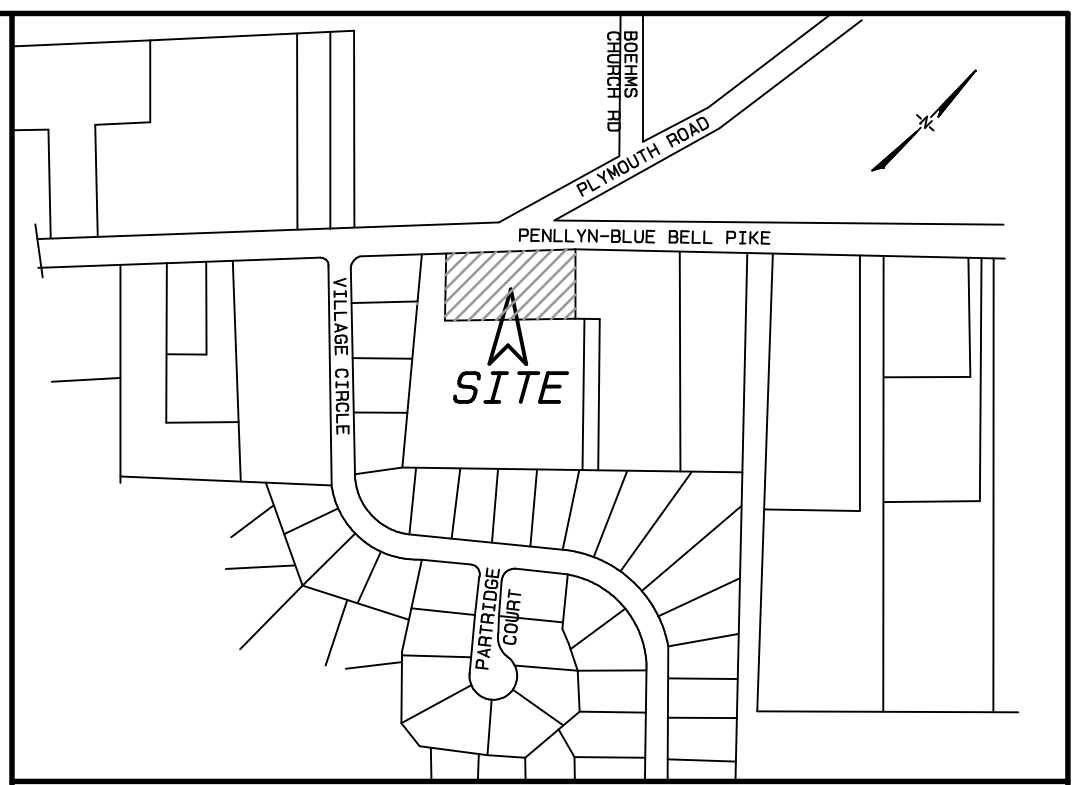


SITE DATA:

OWNER/APPLICANT: S. EDGAR & KAREN W. DAVID
 740 PENLLYN-BLUE BELL PIKE
 BLUE BELL, PA 19422
 (610) 584-5941

PREMISES: 740 PENLLYN-BLUE BELL PIKE
 BLOCK 18 UNIT 39
 TPN 86-00-05368-00-2
 DEED BOOK 5429 PAGE 1574

TRACT AREA: 50,931 S.F. (GROSS-TO-TITLE LINE)
 53,700 S.F. (NET-TO-LEGAL R/W LINE)



LOCATION MAP
 SCALE: 1" = 400'

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 _____ 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.
 MY COMMISSION EXPIRES: _____ 20____ NOTARY PUBLIC

I HEREBY CERTIFY THAT _____ IS THE DEVELOPER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I HEREBY ADOPT THIS PLAN _____ TITLE

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 20____

SECRETARY, WHITPAIN TOWNSHIP PLANNING COMMISSION

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20____

TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS _____ DAY OF _____ 20____

CHAIRMAN

SECRETARY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

DATE _____ PROFESSIONAL LAND SURVEYOR

RECORDED THIS _____ DAY OF _____ 20____ IN THE OFFICE OF RECORDER OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY, PENNSYLVANIA, IN PLAN BOOK NO. _____ MAP NUMBER 42091C0269E EFFECTIVE DATE 12-19-96. PAGE NO. _____ ON THE _____ DAY OF _____ 20____

VARIANCES GRANTED:

THE FOLLOWING VARIANCES WERE GRANTED BY THE WHITPAIN TOWNSHIP ZONING HEARING BOARD (APPLICATION 1856-10; DECISION DATE 03-18-10).

- LOT A**
1. REDUCE MINIMUM REQUIRED SIDE YARDS FROM 45 FEET TO 32 FEET AND 45 FEET TO 26 FEET, AND REDUCE MINIMUM REQUIRED AGGREGATE SIDE YARDS FROM 100 FEET TO 58 FEET, ARTICLE V, §160-17 & ARTICLE XXVIII, §160-203.
 2. REDUCE MINIMUM REQUIRED REAR YARD FROM 75 FEET TO 33 FEET, ARTICLE V, §160-19 & ARTICLE XXVIII, §160-204.

- LOT B**
1. REDUCE MINIMUM REQUIRED LOT AREA FROM 30,000 SQUARE FEET TO 23,439 SQUARE FEET, AND REDUCE MINIMUM REQUIRED LOT WIDTH FROM 150 FEET TO 130 FEET, ARTICLE V, §160-14.
 2. REDUCE MINIMUM REQUIRED SIDE YARD FROM 45 FEET TO 29 FEET, AND REDUCE MINIMUM REQUIRED AGGREGATE SIDE YARDS FROM 100 FEET TO 74 FEET, ARTICLE V, §160-17 & ARTICLE XXVIII, §160-203.

CONDITIONS OF VARIANCES GRANTED:

1. ALL USE AND DEVELOPMENT ALLOWED BY ANY GRANTED APPLICATION SHALL CONFORM TO THE EXHIBITS AND TESTIMONY PRESENTED AT THE HEARING UNLESS INCONSISTENT WITH THESE CONDITIONS IN WHICH CASE THESE CONDITIONS SHALL TAKE PRECEDENCE.
2. THE APPLICANT SHALL OBTAIN A GRADING PERMIT IF REQUIRED BY THE TOWNSHIP ENGINEERING DEPARTMENT.
3. THE COTTAGE ON THE SUBJECT PROPERTY SHALL NOT BE USED AS A SINGLE-FAMILY RENTAL DWELLING. THE APPLICANT SHALL RECORD A DEED RESTRICTION AS AFORESAID, TO THE APPROVAL OF THE ZONING HEARING BOARD SOLICITOR.
4. LOT A AND LOT B SHALL BE USED ONLY FOR PERMITTED USES IN THE R-1 RESIDENTIAL DISTRICT.

WAIVER REQUESTS:

THE FOLLOWING WAIVERS ARE REQUESTED TO CHAPTER 129 OF THE TOWNSHIP OF WHITPAIN CODE, SUBDIVISION AND LAND DEVELOPMENT.

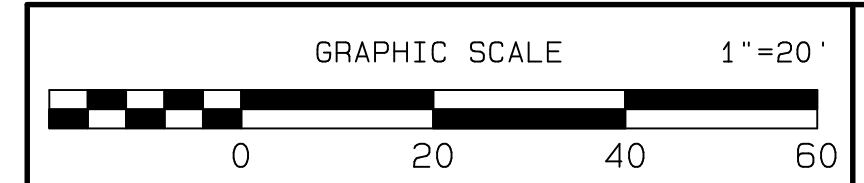
1. WAIVE REQUIREMENT TO CONSTRUCT STREET, CURB, SIDEWALK, SHADE TREES AND OTHER FACILITIES AND IMPROVEMENTS ALONG PENLLYN-BLUE BELL PIKE, §129-32.
2. WAIVE REQUIRED STREET WIDTH AND ADDITIONAL DEDICATION FOR ULTIMATE RIGHT-OF-WAY FOR PENLLYN-BLUE BELL PIKE, §129-35.D & §129-35.E(3).
3. WAIVE REQUIREMENT TO SHOW EXISTING FEATURES WITHIN 400 FEET OF THE SITE, §129-56.C.(1).

GENERAL NOTES:

1. THE AREA BETWEEN THE TITLE LINE AND THE LEGAL RIGHT-OF-WAY LINE (5,231 SF) IS HEREBY OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION AT THE TIME OF THE TAKING.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS SHEET HAS BEEN OBTAINED FROM A RECENT SURVEY PREPARED BY JOSEPH M. ESTOCK, P.E., P.L.S.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. LOT A AND LOT B ARE TO BE SERVICED BY PUBLIC WATER SUPPLY AND SANITARY SEWER SERVICE.
5. LOT CORNER PINS ARE TO BE SET AS INDICATED (3/4" X 30").
6. THE PROJECT AREA DOES NOT FALL WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FEMA FLOOD MAP), MAP NUMBER 42091C0269E EFFECTIVE DATE 12-19-96.
7. DATE OF CONSTRUCTION OF EXISTING STRUCTURES:
 BARN - 1851
 HOUSE - CIRCA 1900
8. NO FENCES, HEDGES, WALLS, PLANTING OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY.

LIST OF UNDERGROUND UTILITY USERS

- WHITPAIN TOWNSHIP
- LOWER GWYNEDD TOWNSHIP
- BOARD OF AMBLER WATER DEPARTMENT
- PENNSYLVANIA AMERICAN WATER CO.
- NORTH WALES WATER CO.
- PECO ENERGY CO.
- VERIZON
- AT&T LOCAL
- TRANSCONTINENTAL GAS PIPELINE CO.
- TEXAS EASTERN GAS PIPELINE CO.
- NEXTELINK CABLE CO.
- DELPHIA CABLE CO.
- SUBURBAN CABLE CO.



UNDERGROUND UTILITIES
 PA. ACT 187 OF 1996-ONE CALL NOTIFICATION (1-800-242-1776)
 DATE: _____ SERIAL NO.: 2556334

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN OBTAINED FROM EXISTING UTILITY CO. RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETION OF SEARCHES OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES IS NOT GUARANTEED NOR IS IT GUARANTEED THAT ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF UTILITIES AND FOR NOTIFYING THE UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION TO VERIFY LOCATION AND DEPTH OF SAME.

MCP NO.: _____ TOWNSHIP FILE 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 TITLE : **740 PENLLYN-BLUE BELL PIKE**

WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

DRAWING TITLE : **SUBDIVISION PLAN**

PREPARED BY : **JOSEPH M. ESTOCK, PE, PLS**
 395 S. HENDERSON ROAD
 KING OF PRUSSIA, PA. 19406
 610-265-3035 (OFF.) 610-962-9855 (FAX) JME@330AOL.COM (E-MAIL)

SCALE	DATE	FILE NO.	FIELD BOOK	SHT. NO.
1" = 20'	16 JULY 2010	02096	326	1 of 2

RECORDER OF DEEDS