

## RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY SS:  
ON THE 26 DAY OF MARCH, 2019, BEFORE ME THE  
UNDERSIGNED OFFICER, PERSONALLY APPEARED ABH BUILDERS, INC.  
WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF ABH BUILDERS, INC.  
A CORPORATION, AND AS SUCH, AUTHORIZED THE SIGNING  
AUTHORIZED TO DO SO, EXECUTING THE FOREGOING INSTRUMENT FOR THE  
PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION  
BY HIMSELF AS PRESIDENT.

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

NOTARY PUBLIC

COMMISSION EXPIRATION DATE

I HEREBY CERTIFY THAT ABH BUILDERS, INC. IS THE OWNER/DEVELOPER OF  
THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS  
DAY OF 2019.

SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS 2019 DAY OF  
2019.

TOWNSHIP ENGINEER

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS  
DAY OF 2019.

CHAIRMAN

SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR  
THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK  
PAGE 66-00-0583-00-8 ON 2019.

RECORDER OF DEEDS

M. C. P. C. #  
PROCESSED and REVIEWED. Report prepared by  
MONTGOMERY COUNTY PLANNING COMMISSION in  
accordance with the Municipalities Planning Code.  
Certified this date 2019  
For the Director  
MONTGOMERY CO. PLANNING COMMISSION

## SURVEYOR'S CERTIFICATION

I, BRIAN K. PATTERSON, PLS., DO HEREBY CERTIFY TO WHITPAIN TOWNSHIP,  
THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS 26 DAY OF MARCH,  
THAT THIS PLAN REPRESENTS A SURVEY PREPARED BY  
ME AND/OR UNDER MY SUPERVISION, THAT THE CORNERS AND SURVEY POINTS  
CORNERS EXIST AS SHOWN, AND THAT THIS SURVEY AND SURVEY WERE  
PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY  
SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL  
SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE  
PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 26, 1985.

NAME  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 100-00000

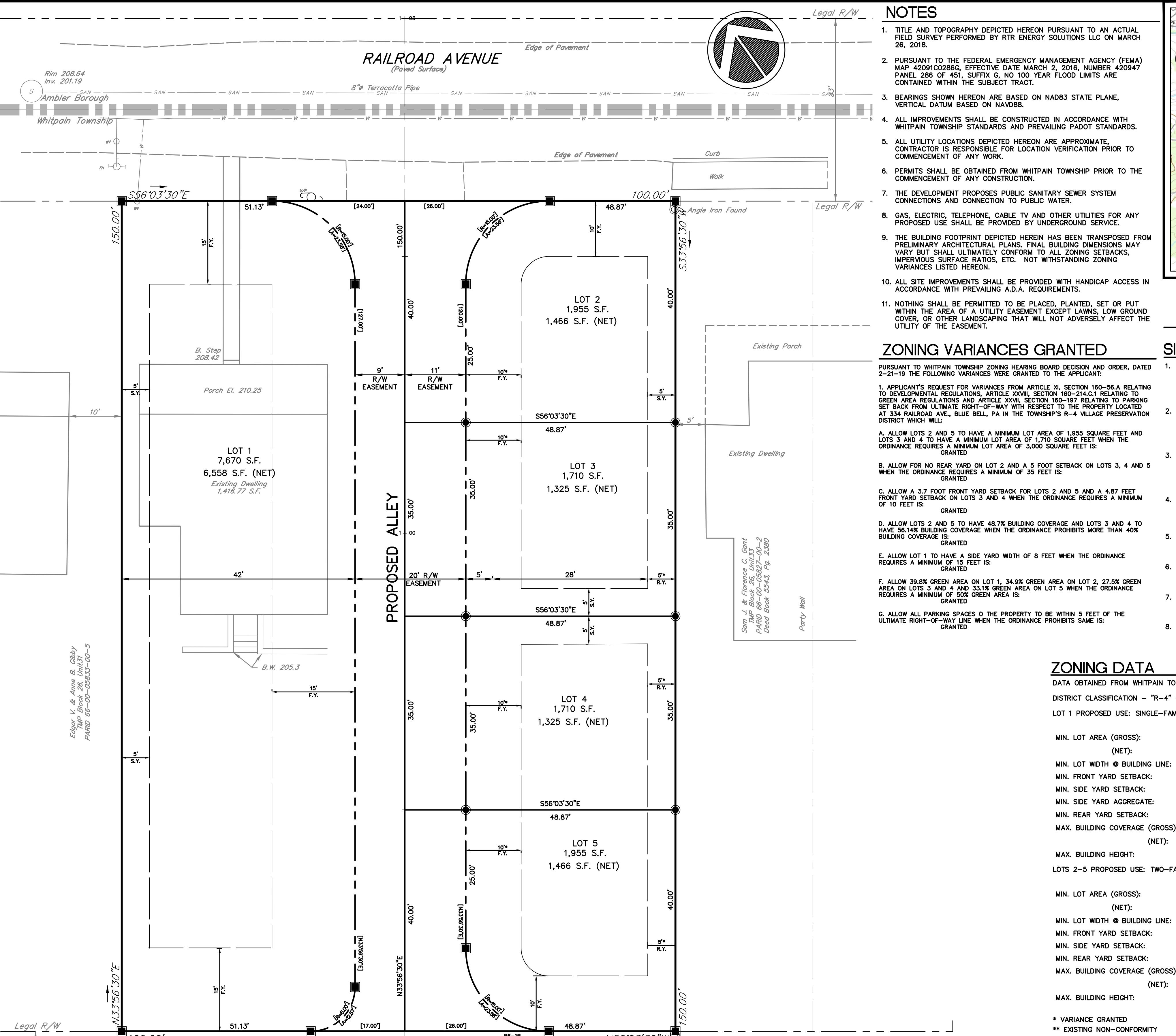
## ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELL, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL  
ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING  
REGULATIONS (NOTWITHSTANDING WAIVERS & VARIANCES), AND THAT SITE DESIGN MEETS  
ACCEPTED DESIGN STANDARDS AND PRACTICES.

REGISTRATION  
NUMBER  
PE-041828-E  
NAME  
ANTHONY J. HIBBELL  
HIBBELL ENGINEERING COMPANY, LLC.  
593 SKIPPACK PIKE, SUITE 300  
BLUE BELL, PENNSYLVANIA 19422  
DATE

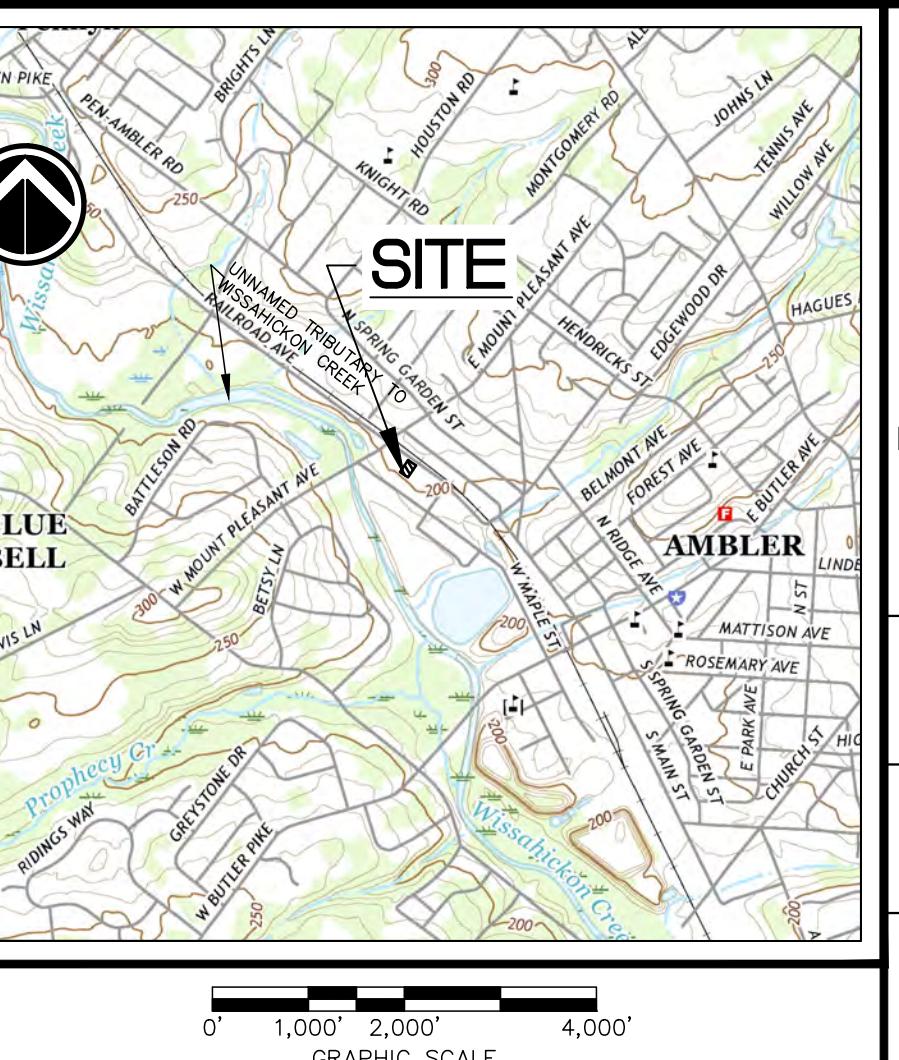
## LEGEND

- EXIST BOUNDARY
- EXIST ADJOINING OWNER LINE
- EXIST RIGHT-OF-WAY
- PROP LOT LINE
- PROP ROAD CENTERLINE
- PROP CURB
- PROP EASEMENT
- PROP RIGHT-OF-WAY
- TOWNSHIP BOUNDARY
- PROP IRON PIN
- PROP CONC MONUMENT



## NOTES

1. TITLE AND TOPOGRAPHY DEPICTED HEREON PURSUANT TO AN ACTUAL FIELD SURVEY PERFORMED BY RTR ENERGY SOLUTIONS LLC ON MARCH 26, 2018.
2. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C02B6G, EFFECTIVE MARCH 2, 2016, NUMBER 420947 PANEL 286 OF 451, SUFFIX G, NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
3. BEARINGS SHOWN HEREON ARE BASED ON NAD83 STATE PLANE, VERTICAL DATUM BASED ON NAVD88.
4. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS AND PREVAILING PADOT STANDARDS.
5. ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE, CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
6. PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
7. THE DEVELOPMENT PROPOSES PUBLIC SANITARY SEWER SYSTEM CONNECTIONS AND CONNECTION TO PUBLIC WATER.
8. GAS, ELECTRIC, TELEPHONE, CABLE TV AND OTHER UTILITIES FOR ANY PROPOSED USE SHALL BE PROVIDED BY UNDERGROUND SERVICE.
9. THE BUILDING FOOTPRINT DEPICTED HEREIN HAS BEEN TRANSPROSSED FROM PRELIMINARY ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS, IMPERVIOUS SURFACE RATIOS, ETC. NOT WITHSTANDING ZONING VARIANCES LISTED HEREON.
10. ALL SITE IMPROVEMENTS SHALL BE PROVIDED WITH HANDICAP ACCESS IN ACCORDANCE WITH PREVAILING A.D.A. REQUIREMENTS.
11. NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF A UTILITY EASEMENT EXCEPT LAWNS, LOW GROUND COVER, OR OTHER LANDSCAPING THAT WILL NOT ADVERSELY AFFECT THE UTILITY OF THE EASEMENT.



SITE LOCATION MAP 1" = 2,000'

## ZONING VARIANCES GRANTED

PURSUANT TO WHITPAIN TOWNSHIP ZONING HEARING BOARD DECISION AND ORDER, DATED 2-21-19 THE FOLLOWING VARIANCES WERE GRANTED TO THE APPLICANT:

1. APPLICANT'S REQUEST FOR VARIANCES FROM ARTICLE XI, SECTION 160-56-A RELATING TO ELEVATION, SECTION 160-56-B RELATING TO GREEN AREA REGULATIONS AND ARTICLE XX, SECTION 160-197 RELATING TO PARKING SET BACK FROM ULTIMATE RIGHT-OF-WAY WITH RESPECT TO THE PROPERTY LOCATED AT 334 RAILROAD AVE., BLUE BELL, PA IN THE TOWNSHIP'S R-4 VILLAGE PRESERVATION DISTRICT WHICH WILL:
  - A. ALLOW LOTS 2 AND 5 TO HAVE A MINIMUM LOT AREA OF 1,955 SQUARE FEET AND LOTS 3 AND 4 TO HAVE A MINIMUM LOT AREA OF 1,710 SQUARE FEET WHEN THE ORDINANCE REQUIRES A MINIMUM LOT AREA OF 3,000 SQUARE FEET IS: GRANTED
  - B. ALLOW FOR NO REAR YARD ON LOT 2 AND A 5 FOOT SETBACK ON LOTS 3, 4 AND 5 WHEN THE ORDINANCE REQUIRES A MINIMUM OF 35 FEET IS: GRANTED
  - C. ALLOW A 3.7 FOOT FRONT YARD SETBACK FOR LOTS 2 AND 5 AND A 4.87 FEET FRONT YARD SETBACK ON LOTS 3 AND 4 WHEN THE ORDINANCE REQUIRES A MINIMUM OF 10 FEET IS: GRANTED
  - D. ALLOW LOTS 2 AND 5 TO HAVE 45.7% BUILDING COVERAGE AND LOTS 3 AND 4 TO HAVE 56.14% BUILDING COVERAGE WHEN THE ORDINANCE PROHIBITS MORE THAN 40% BUILDING COVERAGE IS: GRANTED
  - E. ALLOW LOT 1 TO HAVE A SIDE YARD WIDTH OF 8 FEET WHEN THE ORDINANCE REQUIRES A MINIMUM OF 15 FEET IS: GRANTED
  - F. ALLOW 39.8% GREEN AREA ON LOT 1, 34.9% GREEN AREA ON LOT 2, 27.5% GREEN AREA ON LOTS 3 AND 4 AND 33.1% GREEN AREA ON LOT 5 WHEN THE ORDINANCE REQUIRES A MINIMUM OF 30% GREEN AREA IS: GRANTED
  - G. ALLOW ALL PARKING SPACES ON THE PROPERTY TO BE WITHIN 5 FEET OF THE ULTIMATE RIGHT-OF-WAY WHEN THE ORDINANCE PROHIBITS SAME IS: GRANTED

Sam J. & Florence C. Gant  
Twp Block 26, Unit 33  
PARID 66-00-0583-00-8  
Deed Book 5943, Pg. 2380

## SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
WHITPAIN TOWNSHIP  
(PARID 66-00-0583-00-8)
2. RECORDED DEED DATA IS AS FOLLOWS:  
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN DEED BOOK 6112, PAGE 785.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
ABP INVESTMENTS INC  
775 PENNLYN BLUE BELL PIKE  
BLUE BELL, PA 19422
4. ADDRESS OF THE SUBJECT TRACT:  
334 RAILROAD AVENUE  
BLUE BELL, PA 19422
5. AREA STATISTICS:  
GROSS TRACT AREA = 15,000 S.F.
6. WATER SERVICE/SANITARY SEWER SERVICE (EXISTING & PROPOSED):  
PUBLIC/PUBLIC
7. NAME OF TENANT:  
NO TENANT, VACANT
8. DATE OF EXISTING STRUCTURE CONSTRUCTION:  
DWELLING/GARAGE 1960  
GARAGE 1998

## ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED.

DISTRICT CLASSIFICATION - "R-4" - VILLAGE PRESERVATION DISTRICT

LOT 1 PROPOSED USE: SINGLE-FAMILY DETACHED

REQUIRED	LOT 1
MIN. LOT AREA (GROSS):	7,670 S.F.
(NET):	6,558 S.F.
MIN. LOT WIDTH @ BUILDING LINE:	42.13 FT.
MIN. FRONT YARD SETBACK:	5 FT.*
MIN. SIDE YARD SETBACK:	3.0 FT.**
MIN. REAR YARD SETBACK:	8 FT.*
MAX. BUILDING COVERAGE (GROSS):	22.4%
(NET):	21.6%
MAX. BUILDING HEIGHT:	<40 FT.

LOTS 2-5 PROPOSED USE: TWO-FAMILY TWIN

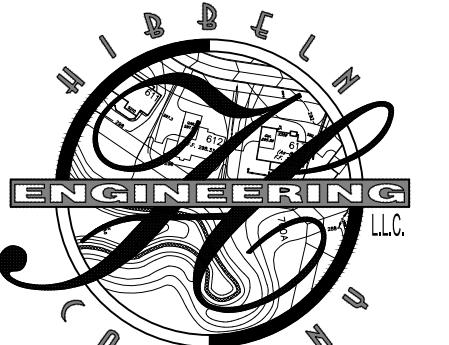
REQUIRED	LOT 2	LOT 3	LOT 4	LOT 5
MIN. LOT AREA (GROSS):	1,955 S.F.*	1,710 S.F.*	1,710 S.F.*	1,955 S.F.*
(NET):	1,466 S.F.*	1,325 S.F.*	1,325 S.F.*	1,466 S.F.*
MIN. LOT WIDTH @ BUILDING LINE:	37.01 FT.	35 FT.	35 FT.	36.06 FT.
MIN. FRONT YARD SETBACK:	4.87 FT.*	4.87 FT.*	4.87 FT.*	3.70 FT.*
MIN. SIDE YARD SETBACK:	5 FT.	5 FT.	5 FT.	5 FT.
MIN. REAR YARD SETBACK:	5 FT.*	5 FT.*	5 FT.*	5 FT.*
MAX. BUILDING COVERAGE (GROSS):	56.14%*	56.14%*	56.14%*	48.70%*
(NET):	72.45%*	72.45%*	72.45%*	64.94%*
MAX. BUILDING HEIGHT:	<40 FT.	<40 FT.	<40 FT.	<40 FT.

\* VARIANCE GRANTED  
\*\* EXISTING NON-COMPLIANCE

## PLAN SHEET INDEX

Sheet Number	Sheet Title
1 OF 17	PLAN OF SUBDIVISION
2 OF 17	LAND DEVELOPMENT PLAN
3 OF 17	EXISTING FEATURES AND DEMOLITION PLAN
4 OF 17	GRADING AND DRAINAGE PLAN
5 OF 17	LANDSCAPE PLAN
6 OF 17	PCM PLAN
7 OF 17	PCM NOTES
8 OF 17	PCM DETAILS
9 OF 17	EROSION AND SEDIMENTATION CONTROL PLAN
10 OF 17	EROSION AND SEDIMENTATION CONTROL NOTES
11 OF 17	EROSION AND SEDIMENTATION CONTROL DETAILS
12 OF 17	EROSION AND SEDIMENTATION CONTROL DETAILS
13 OF 17	PLAN AND PROFILE PROPOSED ALLEY
14 OF 17	AERIAL PHOTOGRAPH PLAN
15 OF 17	CONSTRUCTION DETAILS
16 OF 17	CONSTRUCTION DETAILS
17 OF 17	CONSTRUCTION DETAILS

PLAN SHEET NUMBER: 1 OF 17  
PLAN SCALE: 1" = 10'  
GRAPHIC SCALE: 0' 5' 10' 20'



HIBBELL ENGINEERING COMPANY, LLC.  
CONSULTING ENGINEERS  
215-619-9070 PA. NJ. MD. & DE  
593 Skippack Pike, Suite 300  
Blue Bell, Pennsylvania 19422  
www.hibbellengineering.com

PREPARED FOR  
SITE SITUATE IN  
WHITPAIN TOWNSHIP  
MONTGOMERY COUNTY

PLAN OF  
SUBDIVISION  
RECORD PLAN 1 OF 2  
334 RAILROAD  
AVENUE  
SITE SITUATE IN  
WHITPAIN TOWNSHIP  
MONTGOMERY COUNTY

PROJECT MANAGER: DRAFTED BY: RAF  
PROJECT NUMBER: DRAWING FILE: 15650 15650 SHT01 SUB  
PLAN SHEET NUMBER: 1 OF 17  
PLAN SCALE: 1" = 10'  
GRAPHIC SCALE: 0' 5' 10' 20'

## RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY SS:  
ON THE 12 DAY OF September, 2019, BEFORE ME THE  
UNDERSIGNED OFFICER, PERSONALLY APPEARED  
WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF ABH BUILDERS, INC.  
A CORPORATION, AND AS SUCH, DULY SWORN,  
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE  
PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION  
BY HIMSELF AS PRESIDENT.

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

NOTARY PUBLIC  
COMMISSION EXPIRATION DATE

I HEREBY CERTIFY THAT ABH BUILDERS, INC. IS THE OWNER/DEVELOPER OF  
THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS  
DAY OF September, 2019.

SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS 12 DAY OF  
2019.

TOWNSHIP ENGINEER

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS  
DAY OF September, 2019.

CHAIRMAN

SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR  
THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK  
PAGE 201 ON September, 2019.

RECORDED OF DEEDS

M. C. P. C. #  
PROCESSED and REVIEWED. Report prepared by  
MONTGOMERY COUNTY PLANNING COMMISSION in  
accordance with the Municipalities Planning Code.  
Certified this date September, 2019  
For the Director  
MONTGOMERY CO. PLANNING COMMISSION

## SURVEYOR'S CERTIFICATION

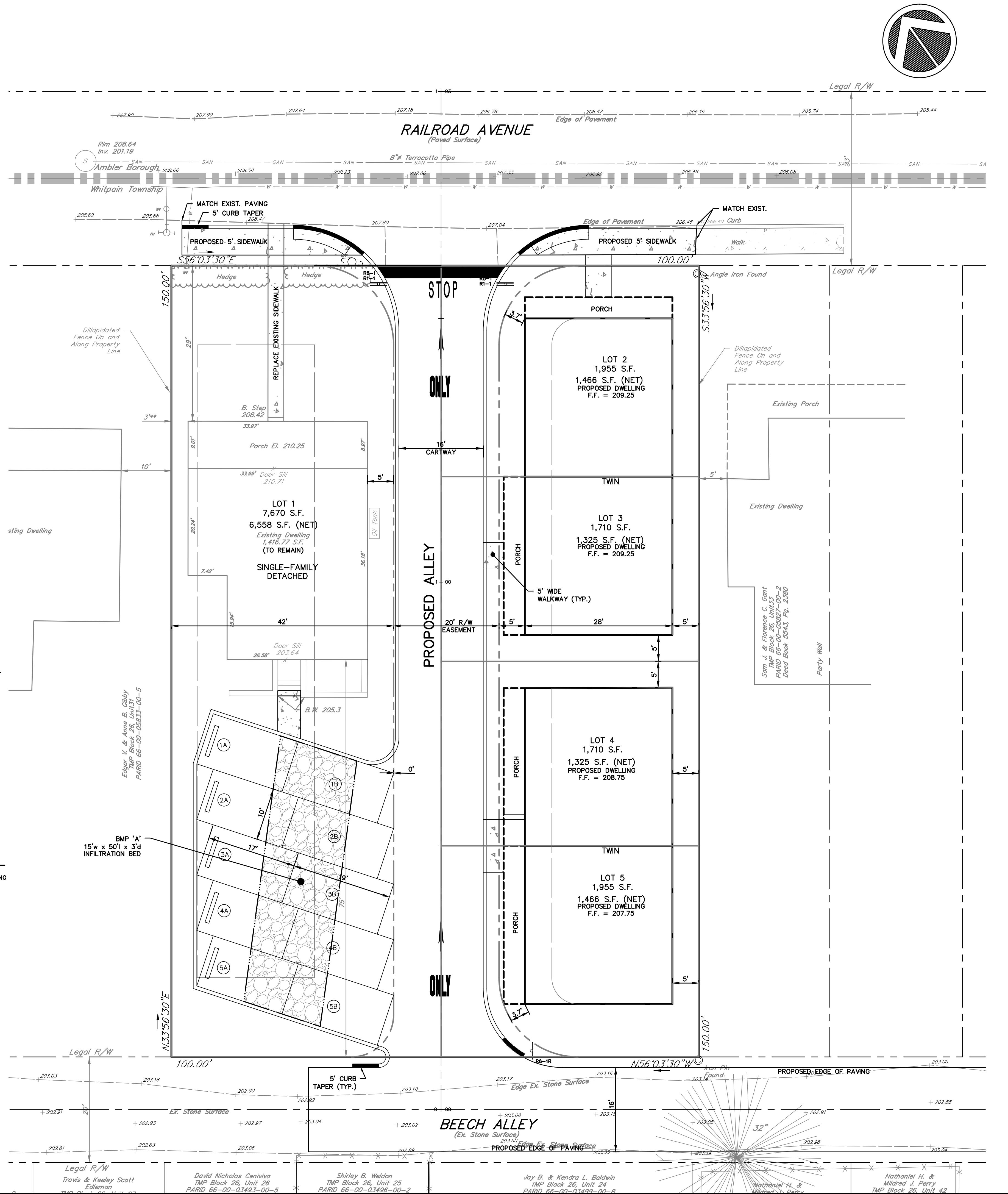
I, PATRICK A. CAVANAUGH, PLS., DO HEREBY CERTIFY TO THE WHITPAIN  
TOWNSHIP, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS  
DAY OF September, 2019, THAT THIS PLAN REPRESENTS A SURVEY  
PERFORMED BY ME AND FOR UNDERSIGNED SUPERVISOR AND THAT EXISTING  
PROPERTY CORNERS EXIST AS SHOWN, AND THAT THE PLAT AND SURVEY  
WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR  
BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR  
PROFESSIONAL SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS  
ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 26,  
1985.

NAME  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 100-00000

## ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELL, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL  
ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING  
REGULATIONS (NOTWITHSTANDING, WAIVERS & VARIANCES), AND THAT SITE DESIGN MEETS  
ACCEPTED DESIGN STANDARDS AND PRACTICES.

REGISTRATION  
PROFESSIONAL  
ENGINEER  
PA-041828-E  
HIBBELL ENGINEERING COMPANY, LLC.  
ANTHONY JOHN HIBBELL  
DATE



## SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
WHITPAIN TOWNSHIP (PARID 66-00-05830-00-8)
- RECORDED DEED DATA IS AS FOLLOWS:  
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN DEED BOOK 6112, PAGE 785.
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ABP INVESTMENTS INC  
775 PENNLYN BLUE BELL PIKE  
BLUE BELL, PA 19422
- ADDRESS OF THE SUBJECT TRACT:  
334 RAILROAD AVENUE  
BLUE BELL, PA 19422
- AREA STATISTICS:  
GROSS TRACT AREA = 15,000 S.F.
- WATER SERVICE/SANITARY SEWER SERVICE (EXISTING & PROPOSED):  
PUBLIC/PUBLIC
- NAME OF TENANT:  
NO TENANT, VACANT
- DATE OF EXISTING STRUCTURE CONSTRUCTION:  
DWELLING/GARAGE 1960  
GARAGE 1998

## 334 RAILROAD AVENUE

PREPARED FOR  
SITE SITUATE IN  
WHITPAIN TOWNSHIP  
MONTGOMERY COUNTY

## ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE OF 1950, AS AMENDED.  
DISTRICT CLASSIFICATION - "R-4" - VILLAGE PRESERVATION DISTRICT

LOT 1 PROPOSED USE: SINGLE-FAMILY DETACHED	REQUIRED	LOT 1
MIN. LOT AREA (GROSS):	4,000 S.F.	7,670 S.F.
(NET):	4,000 S.F.	6,558 S.F.
MIN. LOT WIDTH @ BUILDING LINE:	40 FT.	42.13 FT.
MIN. FRONT YARD SETBACK:	15 FT.	5 FT.*
MIN. SIDE YARD SETBACK:	5 FT.	3.0 FT.**
MIN. SIDE YARD AGGREGATE:	15 FT.	8 FT.*
MIN. REAR YARD SETBACK:	25 FT.	N/A
MAX. BUILDING COVERAGE (GROSS):	45%	22.4%
(NET):	45%	21.6%
MAX. BUILDING HEIGHT:	40 FT.	<40 FT.

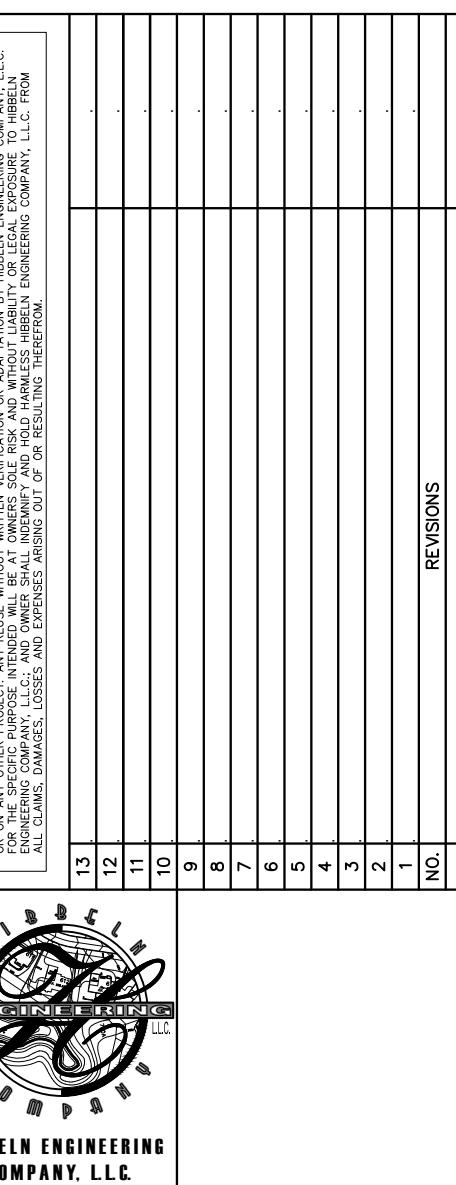
LOTS 2-5 PROPOSED USE: TWO-FAMILY TWIN	REQUIRED	LOT 2	LOT 3	LOT 4	LOT 5
MIN. LOT AREA (GROSS):	3,000 S.F.	1,955 S.F.*	1,710 S.F.*	1,710 S.F.*	1,955 S.F.*
(NET):	3,000 S.F.	1,466 S.F.*	1,325 S.F.*	1,325 S.F.*	1,466 S.F.*
MIN. LOT WIDTH @ BUILDING LINE:	20 FT.	37.01 FT.	35 FT.	35 FT.	36.06 FT.
MIN. FRONT YARD SETBACK:	10 FT.	3.70 FT.	4.87 FT.*	4.87 FT.*	3.70 FT.
MIN. SIDE YARD SETBACK:	5 FT.	5 FT.	5 FT.	5 FT.	10 FT.
MIN. REAR YARD SETBACK:	35 FT.	0 FT.*	5 FT.*	5 FT.*	5 FT.*
MAX. BUILDING COVERAGE (GROSS):	40%	48.70%	56.14%	56.14%	48.70%
(NET):	40%	64.94%	72.45%	72.45%	64.94%
MAX. BUILDING HEIGHT:	40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.

## ZONING VARIANCES GRANTED

PURSUANT TO WHITPAIN TOWNSHIP ZONING HEARING BOARD DECISION AND ORDER, DATED  
2-21-19, THE FOLLOWING VARIANCES WERE GRANTED TO THE APPLICANT:

- APPLICANT'S REQUEST FOR VARIANCES FROM ARTICLE XI, SECTION 160-56A RELATING TO DEVELOPMENTAL REGULATIONS, ARTICLE XXV, SECTION 160-214.C.1 RELATING TO THE REQUIREMENT OF A 30' FRONT YARD SETBACK, AND ARTICLE XXV, SECTION 160-214.C.2 RELATING TO THE REQUIREMENT OF A 30' REAR YARD SETBACK. THE VARIANCE IS GRANTED FOR THE PROPERTY LOCATED AT 334 RAILROAD AVE., BLUE BELL, PA IN THE TOWNSHIP'S R-4 VILLAGE PRESERVATION DISTRICT WHICH WILL:

  - ALLOW LOTS 2 AND 5 TO HAVE A MINIMUM LOT AREA OF 1,955 SQUARE FEET AND LOTS 3 AND 4 TO HAVE A MINIMUM LOT AREA OF 1,710 SQUARE FEET WHEN THE ORDINANCE REQUIRES A MINIMUM LOT AREA OF 3,000 SQUARE FEET:
  - ALLOW FOR NO REAR YARD ON LOT 2 AND A 5 FOOT SETBACK ON LOTS 3, 4 AND 5 WHEN THE ORDINANCE REQUIRES A MINIMUM OF 35 FEET:
  - ALLOW A 5.7 FOOT FRONT YARD SETBACK FOR LOTS 2 AND 5 AND A 4.87 FEET FRONT YARD SETBACK ON LOTS 3 AND 4 WHEN THE ORDINANCE REQUIRES A MINIMUM OF 10 FEET:
  - ALLOW LOTS 2 AND 5 TO HAVE 48.7% BUILDING COVERAGE AND LOTS 3 AND 4 TO HAVE 56.14% BUILDING COVERAGE WHEN THE ORDINANCE PROHIBITS MORE THAN 40% BUILDING COVERAGE:
  - ALLOW LOT 1 TO HAVE A SIDE YARD WIDTH OF 8 FEET WHEN THE ORDINANCE REQUIRES A MINIMUM OF 10 FEET:
  - ALLOW 39.8% GREEN AREA ON LOT 1, 34.0% GREEN AREA ON LOT 2, 27.5% GREEN AREA ON LOTS 3 AND 4 AND 33.1% GREEN AREA ON LOT 5 WHEN THE ORDINANCE REQUIRES A MINIMUM OF 50% GREEN AREA:
  - ALLOW ALL PARKING SPACES ON THE PROPERTY TO BE WITHIN 5 FEET OF THE ULTIMATE RIGHT-OF-WAY LINE WHEN THE ORDINANCE PROHIBITS SAME:



## LAND DEVELOPMENT PLAN

### RECORD PLAN 2 OF 2

334 RAILROAD AVENUE	RAFT
SITE SITUATE IN	
WHITPAIN TOWNSHIP	
MONTGOMERY COUNTY	
PROJECT MANAGER: AJH	DRAFTED BY: RAF
PROJECT NUMBER: 15650	DRAWING FILE: 15650 SHT02 LDEV
PLAN SCALE: 1" = 10'	PLAN SHEET NUMBER: 2 OF 17
GRAPHIC SCALE	