

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY) SS:
ON THE _____ DAY OF _____, 2019, BEFORE ME THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED
WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF ABH BUILDERS, INC.,
A CORPORATION, AND THAT HE AS SUCH
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 _____, 2019.

SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ 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 _____ ON _____, 201____.

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 _____
For the Director
MONTGOMERY CO. PLANNING COMMISSION

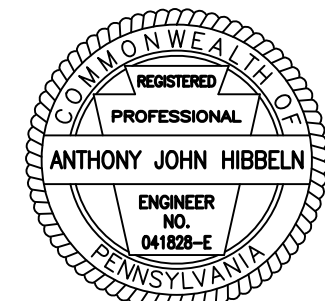
SURVEYOR'S CERTIFICATION

I, BRIAN K. PATTERSON, PLS., DO HEREBY CERTIFY TO WHITPAIN TOWNSHIP,
THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS _____ DAY OF _____, 201____, THAT THIS PLAN REPRESENTS A SURVEY PREPARED BY
ME AND/OR UNDER MY SUPERVISION AND THAT ALL EXISTING PROPERTY
CORNERS EXIST AS SHOWN, AND THAT THIS 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. _____

ENGINEER'S CERTIFICATION

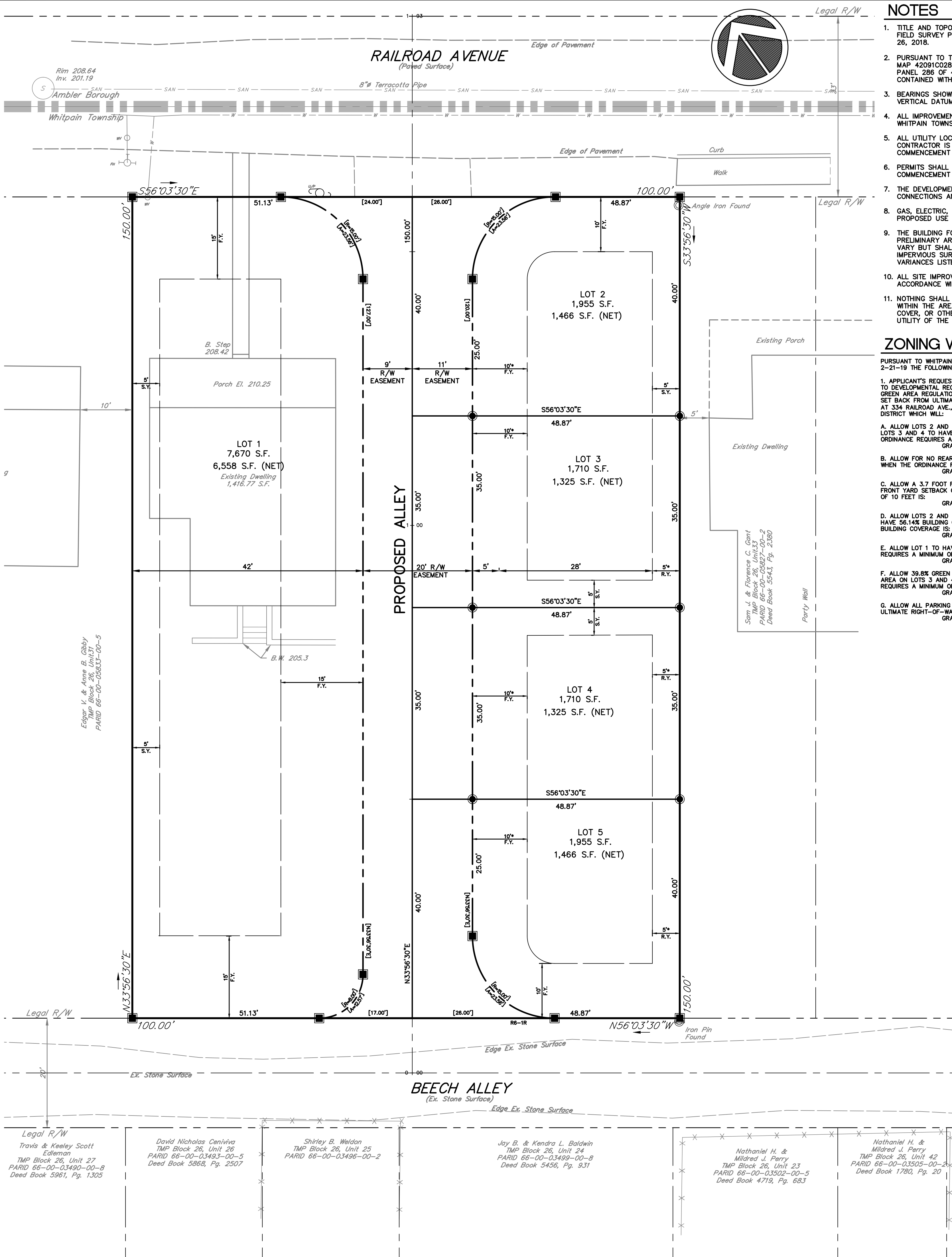
I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL
ENGINEER, THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING
REGULATIONS (NOTWITHSTANDING WAIVERS & VARIANCES), AND THAT THE SITE DESIGN MEETS
ACCEPTED DESIGN STANDARDS AND PRACTICES.



ANTHONY J. HIBBELN
(PE-041828-E)
HIBBELN ENGINEERING COMPANY, L.L.C.
593 SKIPPAK 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

- TITLE AND TOPOGRAPHY DEPICTED HEREON PURSUANT TO AN ACTUAL FIELD SURVEY PERFORMED BY RTR ENERGY SOLUTIONS LLC ON MARCH 26, 2018.
- PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42091C0286G, EFFECTIVE DATE MARCH 2, 2016, NUMBER 420947 PANEL 286 OF 451, SUFFIX 6, NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
- BEARINGS SHOWN HEREON ARE BASED ON NAD83 STATE PLANE, VERTICAL DATUM BASED ON NAVD88.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WHITPAIN TOWNSHIP STANDARDS AND PREVAILING PADOT STANDARDS.
- ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
- PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- THE DEVELOPMENT PROPOSES PUBLIC SANITARY SEWER SYSTEM CONNECTIONS AND CONNECTION TO PUBLIC WATER.
- GAS, ELECTRIC, TELEPHONE, CABLE TV AND OTHER UTILITIES FOR ANY PROPOSED USE SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- THE BUILDING FOOTPRINT DEPICTED HEREIN HAS BEEN TRANSPPOSED 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.
- ALL SITE IMPROVEMENTS SHALL BE PROVIDED WITH HANDICAP ACCESS IN ACCORDANCE WITH PREVAILING A.D.A. REQUIREMENTS.
- 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.

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 160-56.A RELATING TO DEVELOPMENTAL REGULATIONS, ARTICLE XXVII, SECTION 160-214.C.1 RELATING TO GREEN AREA REGULATIONS AND ARTICLE XXVII, 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 48.7% 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 50% GREEN AREA IS:
GRANTED
G. ALLOW ALL PARKING SPACES ON THE PROPERTY TO BE WITHIN 5 FEET OF THE ULTIMATE RIGHT-OF-WAY LINE WHEN THE ORDINANCE PROHIBITS SAME IS:
GRANTED

ZONING DATA

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

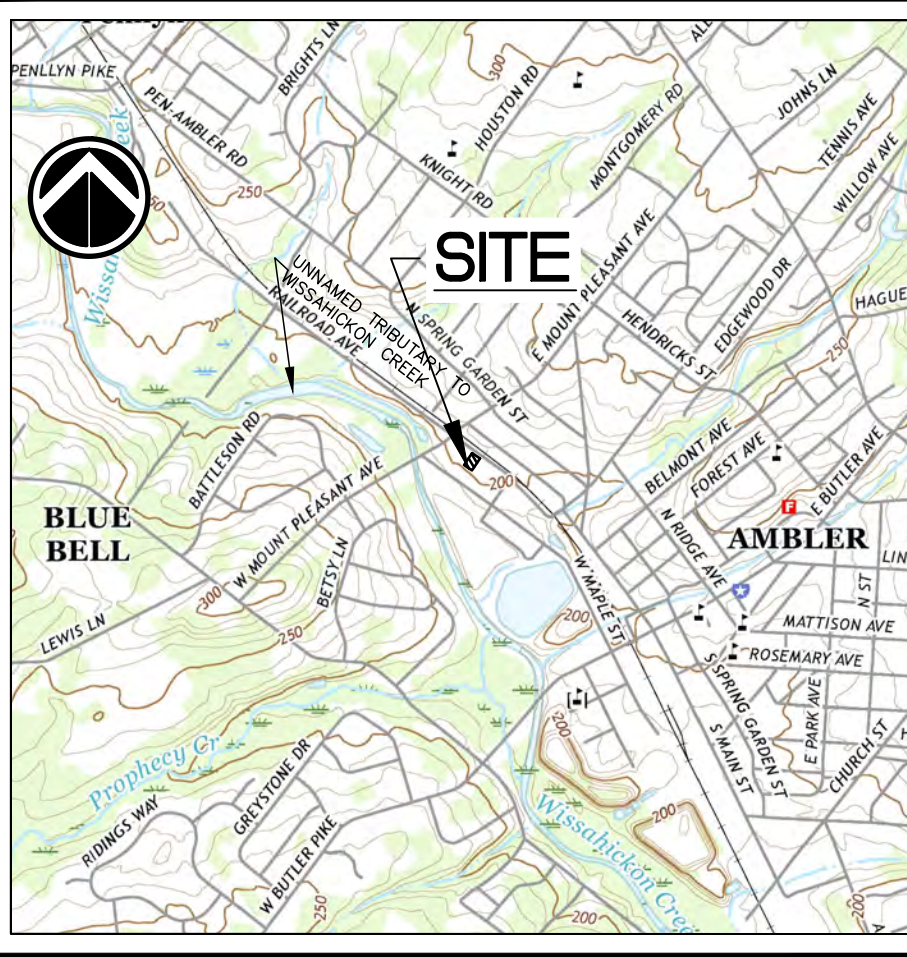
DISTRICT CLASSIFICATION - "R-4" - VILLAGE PRESERVATION DISTRICT

	REQUIRED		LOT 1	
	REQUIRED	LOT 1	REQUIRED	LOT 1
MIN. LOT AREA (GROSS):	4,000 S.F.	7,670 S.F.	4,000 S.F.	6,558 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	
	REQUIRED	LOT 2	REQUIRED	LOT 2
MIN. LOT AREA (GROSS):	3,000 S.F.	1,955 S.F.*	1,710 S.F.*	1,710 S.F.*
(NET):	3,000 S.F.	1,466 S.F.*	1,325 S.F.*	1,325 S.F.*
MIN. LOT WIDTH @ BUILDING LINE:	20 FT.	37.01 FT.	35 FT.	35 FT.
MIN. FRONT YARD SETBACK:	10 FT.	3.70 FT.*	4.87 FT.*	4.87 FT.*
MIN. SIDE YARD SETBACK:	5 FT.	5 FT.	5 FT.	5 FT.
MIN. REAR YARD SETBACK:	35 FT.	0 FT.*	5 FT.*	5 FT.*
MAX. BUILDING COVERAGE (GROSS):	40%	48.70%*	56.14%*	56.14%*
(NET):	40%	64.94%*	72.45%*	72.45%*
MAX. BUILDING HEIGHT:	40 FT.	<40 FT.	<40 FT.	<40 FT.

* VARIANCE GRANTED
** EXISTING NON-CONFORMITY

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	PCSM PLAN
7 OF 17	PCSM NOTES
8 OF 17	PCSM 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



SITE LOCATION MAP 1" = 2,000'

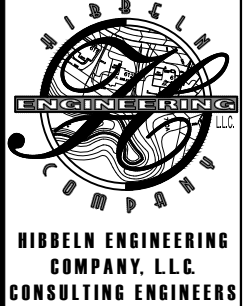
SITE STATISTICS

- 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.
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
ABP INVESTMENTS INC
775 PENNLIN 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

HIBBELN ENGINEERING COMPANY, L.L.C.
CONSULTING ENGINEERS
215-619-9070 PA, NJ, MD & DE
593 Skipack Pike, Suite 300
Blue Bell, Pennsylvania 19422
www.hibbelnengineering.com

334 RAILROAD AVENUE
PREPARED FOR
ABH BUILDERS, INC.
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY

REVISIONS	PLAN ORIGINATOR DATE
1	APRIL 29, 2019



PLAN OF SUBDIVISION
RECORD PLAN 1 OF 2

334 RAILROAD AVENUE
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PROJECT MANAGER: AJH
DRAFTED BY: RAF
PROJECT NUMBER: 15650
DRAWING FILE: 15650 SHT01 SUB
PLAN SCALE: 1" = 10'
PLAN SHEET NUMBER: 1 OF 17
GRAPHIC SCALE

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS:

ON THE _____ DAY OF _____, 2019, BEFORE ME THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED
WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF ABH BUILDERS, INC.
A CORPORATION, AND THAT HE AS SUCH _____ BEING
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 _____, 2019.

SECRETARY

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ 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 _____ ON _____, 201____.

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 _____

For the Director

MONTGOMERY CO. PLANNING COMMISSION

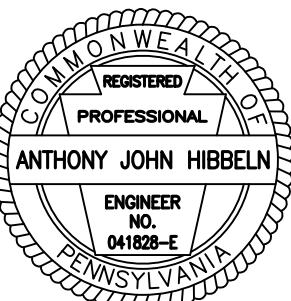
SURVEYOR'S CERTIFICATION

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 _____, THAT THIS PLAN REPRESENTS A SURVEY
PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT ALL EXISTING
PROPERTY CORNERS EXIST AS SHOWN, AND THAT THIS 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. _____

ENGINEER'S CERTIFICATION

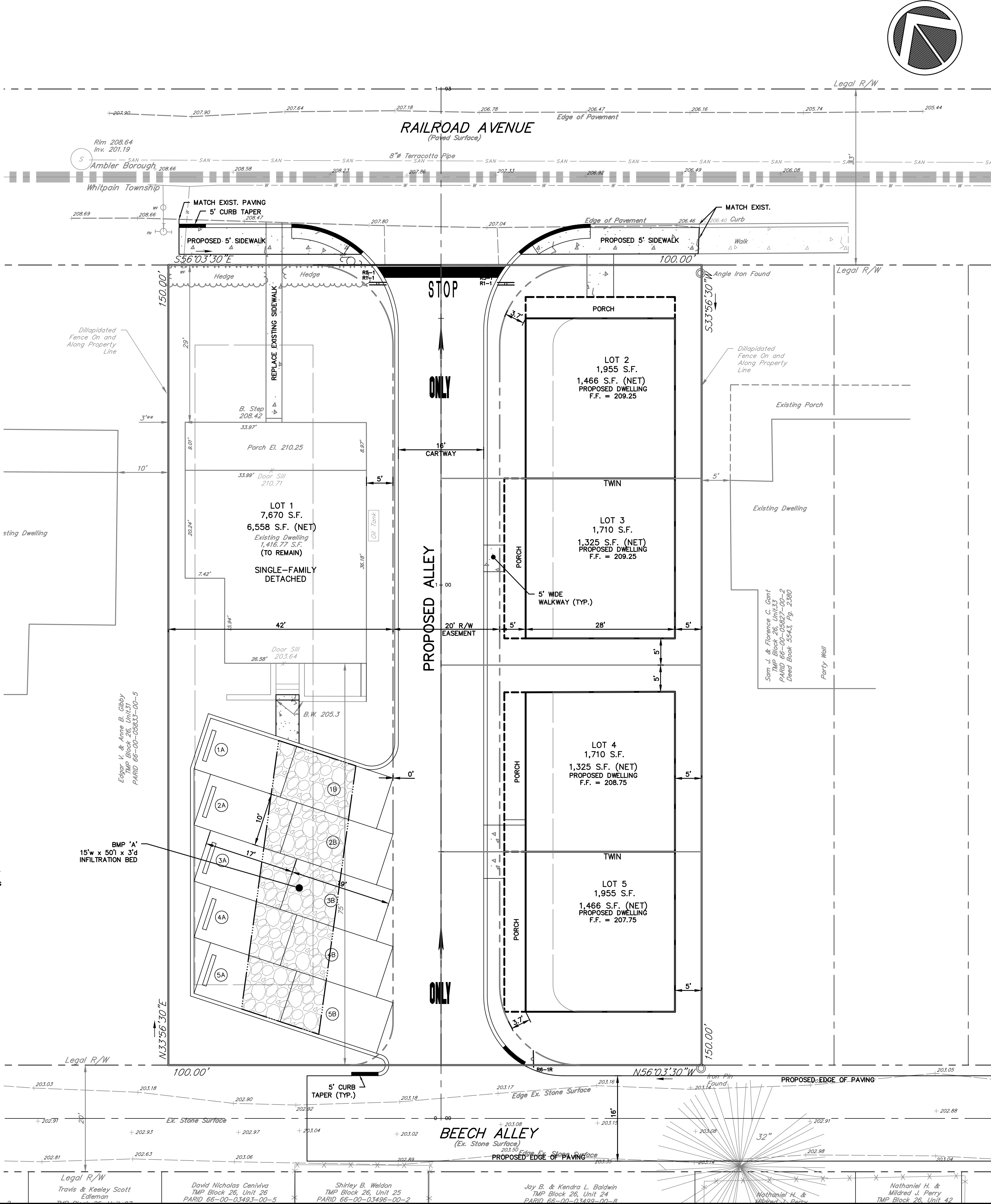
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REGULATIONS (NOTWITHSTANDING WAIVERS & VARIANCES), AND THAT THE SITE DESIGN MEETS
ACCEPTED DESIGN STANDARDS AND PRACTICES.



ANTHONY J. HIBBELN
(PE-041828-E)

HIBBELN ENGINEERING COMPANY, L.L.C.
593 SKIPPACK PIKE, SUITE 300
BLUE BELL, PENNSYLVANIA 19422

DATE _____



SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX
ASSESSMENT INFORMATION AS FOLLOWS:
WHITPAIN TOWNSHIP
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GROSS TRACT AREA = 15,000 S.F.
- WATER SERVICE/SANITARY SEWER SERVICE (EXISTING & PROPOSED):
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- NAME OF TENANT:
NO TENANT, VACANT
- 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):	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.

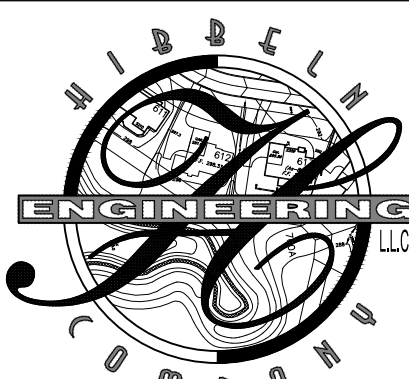
* VARIANCE GRANTED
** EXISTING NON-CONFORMITY

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 DEVELOPMENTAL REGULATIONS, ARTICLE XXVII, SECTION 160-213.C.1 RELATING TO
GREEN AREA REGULATIONS AND ARTICLE XXVII, 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:

- 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
- 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
- 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
- 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 IS:
GRANTED
- ALLOW LOT 1 TO HAVE A SIDE YARD WIDTH OF 8 FEET WHEN THE ORDINANCE
REQUIRES A MINIMUM OF 15 FEET IS:
GRANTED
- 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 50% GREEN AREA IS:
GRANTED
- ALLOW ALL PARKING SPACES ON THE PROPERTY TO BE WITHIN 5 FEET OF THE
ULTIMATE RIGHT-OF-WAY LINE WHEN THE ORDINANCE PROHIBITS SAME IS:
GRANTED



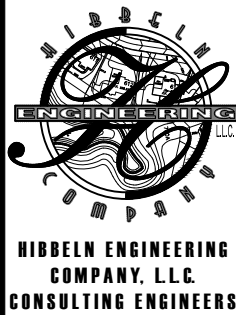
HIBBELN ENGINEERING COMPANY, L.L.C.
CONSULTING ENGINEERS
215-619-9070 PA, NJ, MD & DE
593 Skippack Pike, Suite 300
Blue Bell, Pennsylvania 19422
www.hibbelnengineering.com

334 RAILROAD AVENUE

PREPARED FOR
ABH BUILDERS, INC.

SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY

REVISIONS	PLAN ORIGINATOR DATE
1	APRIL 29, 2019
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	



LAND DEVELOPMENT
PLAN
RECORD PLAN 2 OF 2

334 RAILROAD
AVENUE
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

