

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF MONTGOMERY) SS:
ON THE _____ DAY OF _____, 2021, BEFORE ME, THE
UNDERSIGNED, PERSONALLY APPEARED MFH 2, LLC, WHO ACKNOWLEDGED
THEMSELVES TO BE THE OWNERS OF 1339 E TOWNSHIP LINE ROAD, AND THAT
THEY AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THEIR NAME
AS OWNERS.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

COMMISSION EXPIRATION DATE

WE, THE OWNERS OF THE LAND INVOLVING THE ACCOMPANYING PLANS, BEING
DULY SWORN ACCORDING TO LAW, STATE THAT WE ARE THE OWNERS OF THIS
PROPERTY IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS
PENDING AFFECTING THE TITLE OF SAME, AND THAT WE ACKNOWLEDGE AND
ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPOSE A RECORD
PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED
MUNICIPAL APPROVALS.
SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 2021

MFH 2, LLC
REVIEWED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2021.

TOWNSHIP ENGINEER
REVIEWED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2021.

P.C. CHAIR

SECRETARY
APPROVED BY RESOLUTION OR MOTION OF THE WHITPAIN TOWNSHIP BOARD OF
SUPERVISORS AND ACCEPTED FOR RECORDING THIS _____ DAY OF _____, 2021.

CHAIR

TOWNSHIP MANAGER

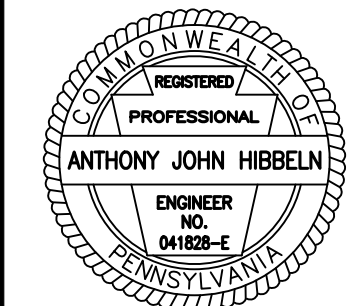
RECORDER OF DEEDS

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

ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, A LICENSED PROFESSIONAL ENGINEER IN THE
COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING
APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE, TO THE
BEST OF MY KNOWLEDGE.

ANTHONY J. HIBBELN
(PE-041828-E)
HIBBELN ENGINEERING COMPANY, LLC,
593 SKIPPACK PIKE, SUITE 300
BLUE BELL, PENNSYLVANIA 19422
DATE _____



LEGEND

- EXIST BUILDING LINE
- EXIST CONC HATCH
- PROP CURB
- PROP EDGE OF PAVE
- EXIST EASEMENT
- PROP PAINT MARKING (STRIPES)
- PADOT RIGHT-OF-WAY
- PROP STM PIPE
- PROP STORM INLETS
- PROP SIGN
- PROP PAINT MARKING
- PROP PAINT MARKING
- PROP PAINT MARKING

STOP

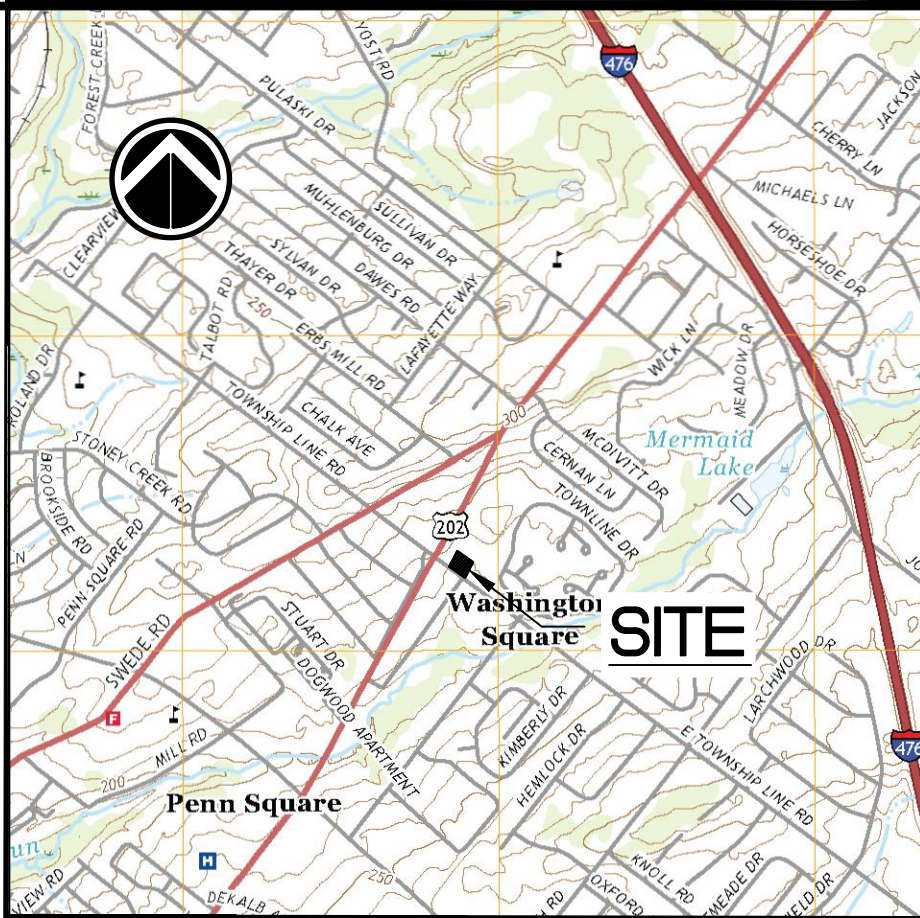


VARIANCES GRANTED

AT A PUBLIC HEARING ON JULY 19, 2018, THE ZONING HEARING BOARD DECIDES AND
ORDERS AS FOLLOWS:
APPLICANTS' REQUEST FOR A VARIANCE FROM ARTICLE XXVII SECTION 160-192 HAS BEEN
GRANTED TO PERMIT FEWER PARKING SPACES ON THE PROPERTY LOCATED AT 1339-1353
TOWNSHIP LINE ROAD, BLUE BELL, PA IN THE TOWNSHIP'S C-COMMERCIAL DISTRICT
("PROPERTY") THAN ARE REQUIRED UNDER THE ORDINANCE.
APPLICANTS' REQUEST FOR A VARIANCE FROM ARTICLE XXVII SECTION 160-192 HAS BEEN
GRANTED TO PERMIT SOME OF THE REQUIRED PARKING SPACES FOR APPLICANT PROPERTY
TO BE LOCATED ON THE ADJACENT SHOPS OF BLUE BELL PROPERTY AT 1750 DEKALB
PIKE, BLUE BELL, PA BY WAY OF A SHARED-PARKING AGREEMENT WITH THE ADJACENT
PROPERTY OWNERS.
APPLICANTS' REQUEST FOR A SPECIAL EXCEPTION UNDER ARTICLE XXVI SECTION 160-192
HAS BEEN GRANTED RELATING TO PARKING FACILITIES FOR TWO OR MORE ESTABLISHMENTS
TO PERMIT A SHARED-PARKING ARRANGEMENT WITH THE PROPERTY LOCATED AT 1750
DEKALB PIKE, BLUE BELL, PA.
APPLICANTS' REQUEST HAS BEEN GRANTED THAT THE ZONING HEARING BOARD DETERMINE
THAT UNDER ARTICLE XXVI, SECTION 160-221 RELATING TO LAND SECTION 160-222
RELATING TO BUILDING AND SECTION 160-225 RELATING TO EXTENSION OF
NON-CONFORMING USE OF THE TOWNSHIP'S ZONING ORDINANCE, AS AMENDED, THE
APPLICANTS' STRIP-CENTER ON THE PROPERTY IS A NON-CONFORMING USE AND AS
SUCH, APPLICANTS ARE ENTITLED TO CONTINUE TO SUCH USE ON THE PROPERTY
WITHOUT THE ALTERNATE REQUESTED ZONING RELIEF FOR PARKING.

GENERAL NOTES

- TITLE AND TOPOGRAPHY DEPICTED HEREON HAS BEEN SUPPLIED BY
CAVANAUGH'S SURVEYING SERVICES, PURSUANT TO AN ACTUAL FIELD
SURVEY PERFORMED BY PATRICK CAVANAUGH, PLS DATED MAY 13, 2016.
PLEASE NOTE: THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT, HENCE ANY AND ALL EASEMENTS AND OR
ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT HAVE NOT BEEN
DEPICTED HEREON.
- PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP
4209100270 G, EFFECTIVE DATE MARCH 2, 2016 NUMBER 42091, PANEL
270, SUFFIX G, NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE
SUBJECT TRACT.
- ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR
IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF
ANY WORK.
- THE U.S. FISH AND WILDLIFE SERVICES' NATIONAL WETLANDS INVENTORY
WAS REVIEWED BY HIBBELN ENGINEERING COMPANY, L.L.C. IN SPECIFIC
REGARD TO THE SUBJECT PARCEL AND WAS FOUND NOT TO LIST THE
PRESENCE OF WETLANDS HEREON THIS SUBJECT TRACT.
- ULTIMATE RIGHT-OF-WAY IS NOT OFFERED FOR DEDICATION.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH
CURRENT WHITPAIN TOWNSHIP AND PADOT 408 STANDARDS. PERMITS
SHALL BE OBTAINED FROM THE WHITPAIN TOWNSHIP PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION.
- ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR
IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF
ANY AND ALL WORK.
- THE DEVELOPMENT PROPOSES CONNECTION TO PUBLIC SANITARY SEWER
SYSTEMS AND CONNECTION TO PUBLIC WATER.
- ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE,
FIBER OPTICS AND CABLE TV FACILITIES WITHIN THE DEVELOPMENT SHALL
BE PROVIDED BY UNDERGROUND SERVICE.
- THE BUILDING FOOTPRINT DEPICTED HEREON HAS BEEN TRANSPOSED FROM
PRELIMINARY ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY
VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS,
IMPERVIOUS SURFACE RATIOS, ETC.
- WHEN CHANGES FROM THE ACCEPTED DRAWINGS AND SPECIFICATIONS
BECOME NECESSARY DURING CONSTRUCTION, A QUALIFIED PROFESSIONAL
ENGINEER SHALL PREPARE AND SUBMIT PLANS DETAILING ALL SUCH
CHANGES TO THE WHITPAIN TOWNSHIP ENGINEER FOR REVIEW AND
APPROVAL. WRITTEN ACCEPTANCE BY THE WHITPAIN TOWNSHIP ENGINEER
SHALL BE SECURED BEFORE THE EXECUTION OF SUCH CHANGES.



SITE LOCATION MAP 1" = 2,000'

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX
ASSESSMENT INFORMATION AS FOLLOWS:
WHITPAIN TOWNSHIP
(TAX MAP PARCEL NO. 66-00-07618-00-2)
- 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 6141, PAGES 1607.
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
MFH 2, LLC
1418 PATRICK COURT
AMBLER PA, 19002
- ADDRESS OF THE SUBJECT TRACT:
1339 TOWNSHIP LINE ROAD
BLUE BELL PA, 19422
- AREA STATISTICS:
NET TRACT AREA = 27,677 S.F. (TO ULTIMATE RIGHT OF WAY LINE)

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE CHAPTER 160,
AS AMENDED; REFERENCE ARTICLE XIX, SECTION 118-125.

DISTRICT CLASSIFICATION - "C" - COMMERCIAL DISTRICT
EXISTING USE: RETAIL

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	6,000 S.F.	27,677 S.F.
MINIMUM LOT WIDTH @ STREET LINE:	60 FT.	200 FT.
MINIMUM FRONT YARD SETBACK:	50 FT.	37.23 FT. **
MINIMUM SIDE YARD SETBACK:	10 FT.	9.57 FT.*
MINIMUM REAR YARD SETBACK:	30 FT.	20.91 FT.*
MAXIMUM BUILDING COVERAGE:	25%	40.86%**
MAXIMUM IMPERVIOUS COVERAGE:	65%	100.00%**
MINIMUM GREEN AREA COVERAGE:	35%	0.00%**
MAXIMUM BUILDING HEIGHT:	40 FT.	<40 FT.

PARKING:		
MINIMUM PARKING STALL WIDTH:	9.5 FT.	9.5 FT.
MINIMUM PARKING STALL LENGTH:	17 FT.	17 FT.
MINIMUM DRIVEWAY WIDTH (2 WAY):	25 FT.	12 FT. (ONE WAY)*
PARKING STALL ANGLE:	90°	63°

* EXISTING NON-CONFORMANCE
** VARIANCE GRANTED

PARKING CALCULATIONS

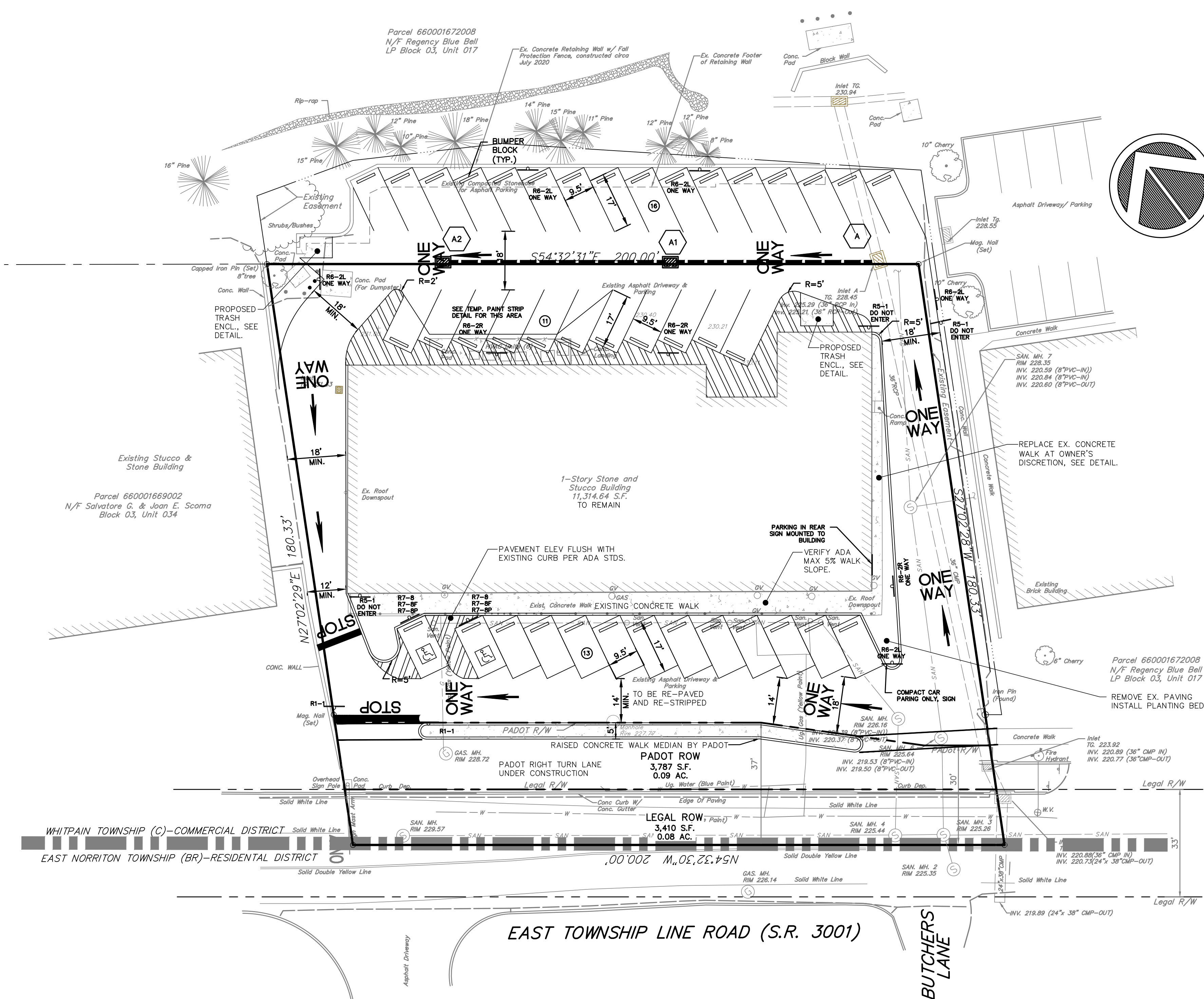
RETAIL STORE OR OTHER SHOP: ONE PARKING SPACE FOR EVERY 150 SQUARE
FEET OF TOTAL FLOOR AREA:

11,315 S.F. / 150 S.F. = 75 REQUIRED PARKING SPACES
33 PARKING SPACES PROVIDED (RATIO 1 SPACE PER 343 S.F.)
AFTER PADOT TAKING AND GRANT OF ZONING VARIANCE

(PRIOR TO PADOT TAKING AND GRANT OF ZONING VARIANCE 27 PARKING
SPACES)

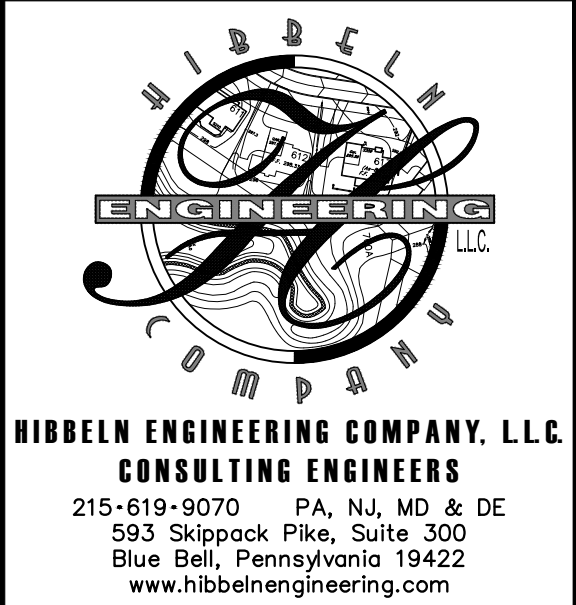
SEVEN (7) ADDITIONAL PARKING SPACES ARE PROPOSED BY THIS LAND
DEVELOPMENT APPLICATION WITHIN THE EXISTING EASEMENT TO REAR OF
PROPERTY.

40 PARKING SPACES NOW PROVIDED BY THIS APPLICATION.



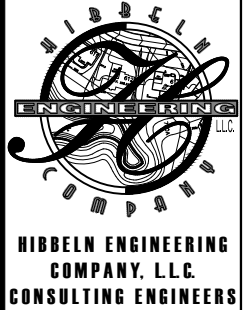
PLAN SHEET INDEX

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1339 TOWNSHIP LINE ROAD
WHITPAIN SHOPPING CENTER
PREPARED FOR
MFH 2, LLC
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

REVISIONS	PLAN ORIGINATOR	DATE
1	MS	SEPTEMBER 10, 2020



PRELIMINARY-FINAL
LAND DEVELOPMENT
PLAN

1339 TOWNSHIP LINE ROAD
WHITPAIN SHOPPING CENTER
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER:	DRAFTED BY:
AJH	RAF
PROJECT NUMBER:	DRAWING FILE:
14320	14320 SH101 SUB
PLAN SCALE:	PLAN SHEET NUMBER
1" = 20'	1 OF 10

