

## PA. ONE CALL

ACT 287 SERIAL NUMBER: 2023282441  
 HOWELL KLINE SURVEYING, LLC. DOES NOT GUARANTEE THE  
 ACCURACY OF THE LOCATION FOR EXISTING SUBSURFACE  
 UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS  
 NOR DOES HOWELL KLINE SURVEYING, LLC. GUARANTEE  
 THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC.  
 ARE SHOWN.  
 CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS  
 OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC.  
 BEFORE THE START OF WORK, BY CALLING THE  
 PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

## REFERENCE PLANS(S)

- PLAN ENTITLED, "SUBDIVISION PROPERTY OF THOMAS R. WHITE" PREPARED BY DONALD H. SCHUR, NORRISTOWN, PA, DATED 09/16/1961, LAST REVISED 09/18/1961, RECORD PLAN BOOK #66, PG. 131.
- PLAN ENTITLED, "ARMSTRONG PROPERTY", PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C., BLUE BELL, PA, DATED 05/23/1997, LAST REVISED 08/20/1997, RECORD PLAN BOOK #457, PG. 255.
- PLAN ENTITLED, "EDWARD M. IDZIK", PREPARED BY CHAMBERS ASSOCIATES, INC., BLUE BELL, PA, DATED 04/03/1985, LAST REVISED 10/08/1985, RECORD PLAN BOOK #447, PG. 16.
- PLAN ENTITLED, "BLUE BELL GLEN", PREPARED BY HAROLD P. MUELLER, REGISTERED ENGINEER, JENKINTOWN, PA, DATED 01/09/1962, LAST REVISED 03/19/1964, RECORD PLAN BOOK #47, PG. 136.



EXISTING IMPERVIOUS TABULATION  
 1- DRIVEWAY 18.54 S.F.  
 2- TENNIS COURT 5,616 S.F.  
 3- DWELLING 3,028 S.F.  
 4- RUNS 937 S.F.  
 5- SIDEWALKS 763 S.F.  
 6- DECK 247 S.F.  
 7- SHEDS 100 S.F.  
 TOTAL = 29,275 S.F.

## ZONING REQUIREMENTS\*

## ZONE R1 RESIDENCE DISTRICT

## AREA AND BULK REGULATIONS

REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	30,000 S.F.	288,133 S.F.	75,097 S.F.
MIN. LOT WIDTH			205,559 S.F.
AT BUILDING LINE	150 FT	448.9 FT	151.0 FT
BUILDING SETBACKS			
MIN. FRONT YARD	50 FT	160.2 FT	160.2 FT
MIN. SIDE YARD	45 FT MIN/100 FT AGG	192.4 FT MIN	50 FT MIN/242.4 AGG
MIN. REAR YARD	75 FT	410.1 FT	45 FT*
MAX. BUILDING HEIGHT	40 FT	<40 FT	<40 FT

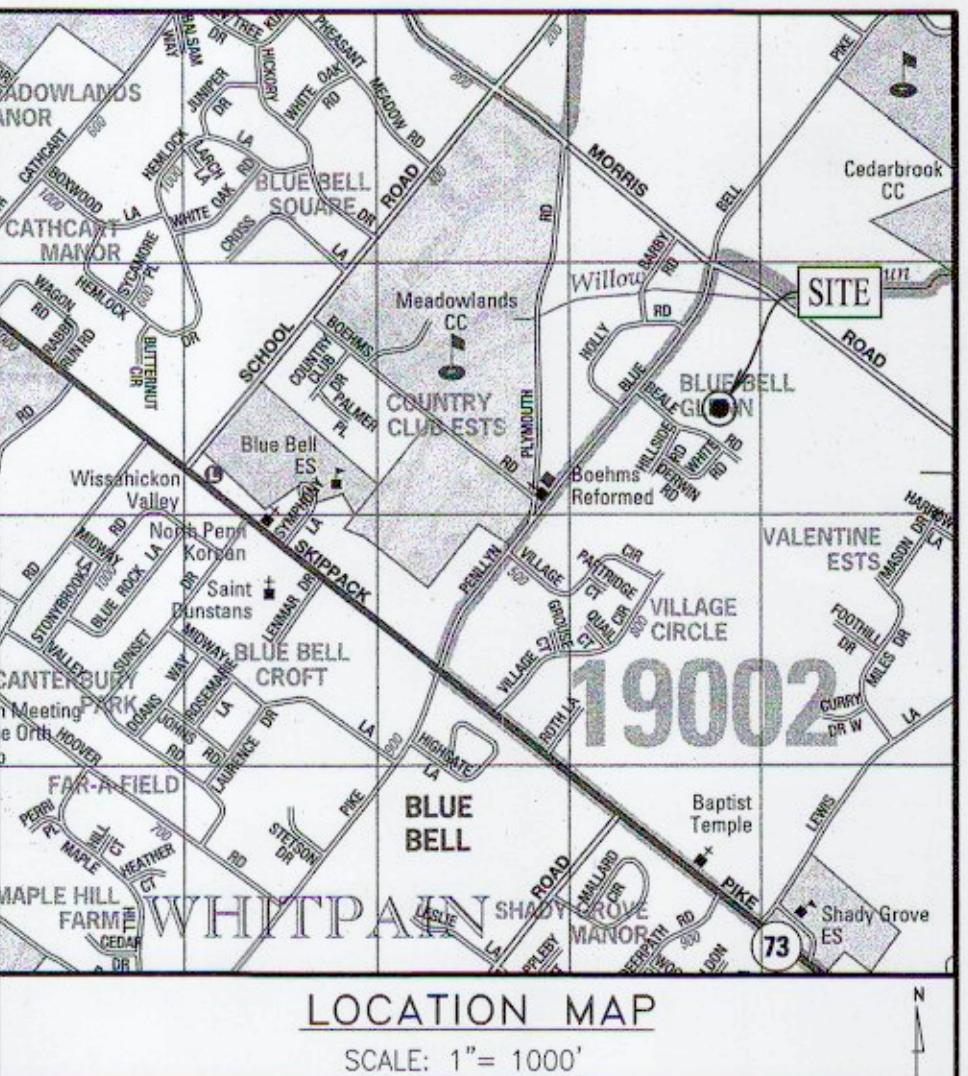
\* SEE GENERAL NOTES FOR ZONING INFORMATION DISCLAIMER

\*\* ZONING VARIANCE APPROVED

## ZONING VARIANCE APPROVED 7-18-2024

SECTION 160-19 - THERE SHALL BE A REAR YARD OF NOT LESS THAN 75 FEET IN DEPTH. THE APPLICANT REQUESTED THE REAR YARD BE REDUCED TO 45 FEET FOR LOT 1.

APPLICANT ALSO NOTES THAT THE NEIGHBOR AT 556 MORRIS ROAD REQUESTED A LANDSCAPE BUFFER ALONG HIS COMMON BOUNDARY LINE WITH THE PROPOSED DEVELOPMENT AND WILL MAKE THEIR BEST EFFORTS TO PROVIDE SAID LANDSCAPE BUFFER.



## LOCATION MAP

SCALE: 1" = 1000'

## GENERAL NOTES

- RECORD OWNER/MAILING ADDRESS:  
 KARYA PROPERTIES LLC  
 450 PENLYN BLUE BELL PIKE  
 BLUE BELL PA, 19422
- ADDRESS:  
 490 PENLYN BLUE BELL PIKE  
 BLUE BELL PA, 19422
- PARCEL #: 66-00-05401-00-5 / TAX MAP #66018 052
- SOURCE OF TITLE: DEED BOOK 6019, PAGE 2202  
 (LOT #1, REFERENCE PLAN #1)
- LOT AREA: 7.235 ACRES (GROSS)  
 7.187 ACRES (NET OF R/W)

6. BOUNDARY, TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL SURVEYING, LLC. PERFORMED ON 09/07/2023.

7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.

8. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL SURVEYING, LLC. DATUM: NAD 83 (2011) & HARN 83 (2011) (EPOCH:2010.0000) (AS DETERMINED BY GPS OBSERVATION, SITE BENCH & SANITARY MANHOLE, RIM LOCATED APPROX. 16' FROM 1/2 REBAR AT STREET, ELEVATION= 258.89', CONTOUR INTERVAL= 1 FOOT/2 FEET).

9. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.

10. THE 80' WIDE RIGHT-OF-WAY OF PENLYN BLUE BELL PIKE WAS TAKEN FROM PLANS & DEEDS OF RECORD.

11. THE PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FOR THE NATIONAL FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA. MAP NO. 42091C0286, PANEL 286 OF 481, DATED SEPTEMBER 29, 2017.

12. LOTS 1 & 2 ARE DEED RESTRICTED FROM ANY FURTHER SUBDIVISION.

## PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF WHITPAIN TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA, THIS  
 DAY OF 20

CHAIRPERSON

SECRETARY

## BOARD OF SUPERVISORS

APPROVED BY THE TOWNSHIP SUPERVISORS OF WHITPAIN TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA, THIS  
 DAY OF 20

PRESIDENT

SECRETARY

ENGINEER

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY  
 CERTIFICATION  
 OF OWNERSHIP AND ACKNOWLEDGEMENT OF SUBDIVISION AND LAND  
 DEVELOPMENT PLANS:

ON THIS THE DAY OF 2024 A.D., BEFORE ME, THE  
 SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA  
 RESIDING IN COUNTY, PERSONALLY APPEARED

&  
 WHO ACKNOWLEDGES THEMSELVES TO BE THE  
 OWNERS, AND THAT AS SUCH TO DO SO, THEY EXECUTED THE FOREGOING PLAN BY  
 SIGNING THEIR NAME BY THEMSELVES, THAT THEY ARE THE OWNERS OF THE DESIGNATED  
 LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS  
 ENDORSED THEREON AND THAT THEY DESIRES THAT THE FOREGOING PLAN MAY BE DULY  
 RECORDED.

BY:

DATE

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

Recorded this day of 20  
 in the Office for the Recording of Deeds, etc., in and for the  
 County of Montgomery of Norristown, Pennsylvania in Plan File Case  
 D.B. No. Page

