

RECORDING ACKNOWLEDGMENTS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY SS:

ON THE _____ DAY OF _____, 2016, BEOFER ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED ESTABRAK J HABBOUSH, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF 1155 DEKALB PIKE ASSOCIATES, LLC, A LIMITED LIABILITY CORPORATION, AND THAT AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE ACCOMPANYING CERTIFICATION FOR PURPOSED THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.

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

NOTARY PUBLIC _____ DATE _____

NOTARY COMMISSION EXPIRES _____

I, HEARBY CERTIFY THAT 1155 DEKALB PIKE IS THE OWNER AND DEVELOPER OF THE LAND HEREIN DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN

ESTABRAK J. HABBOUSH
PRESIDENT, 1155 DEKALB PIKE ASSOCIATES, LLC

I, HEREBY CERTIFY THAT THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP

ESTABRAK J. HABBOUSH
PRESIDENT, 1155 DEKALB PIKE ASSOCIATES, LLC

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2016

SECRETARY _____

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2016

TOWNSHIP ENGINEER _____

APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 2016

CHAIRMAN _____

SECRETARY _____

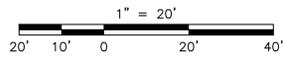
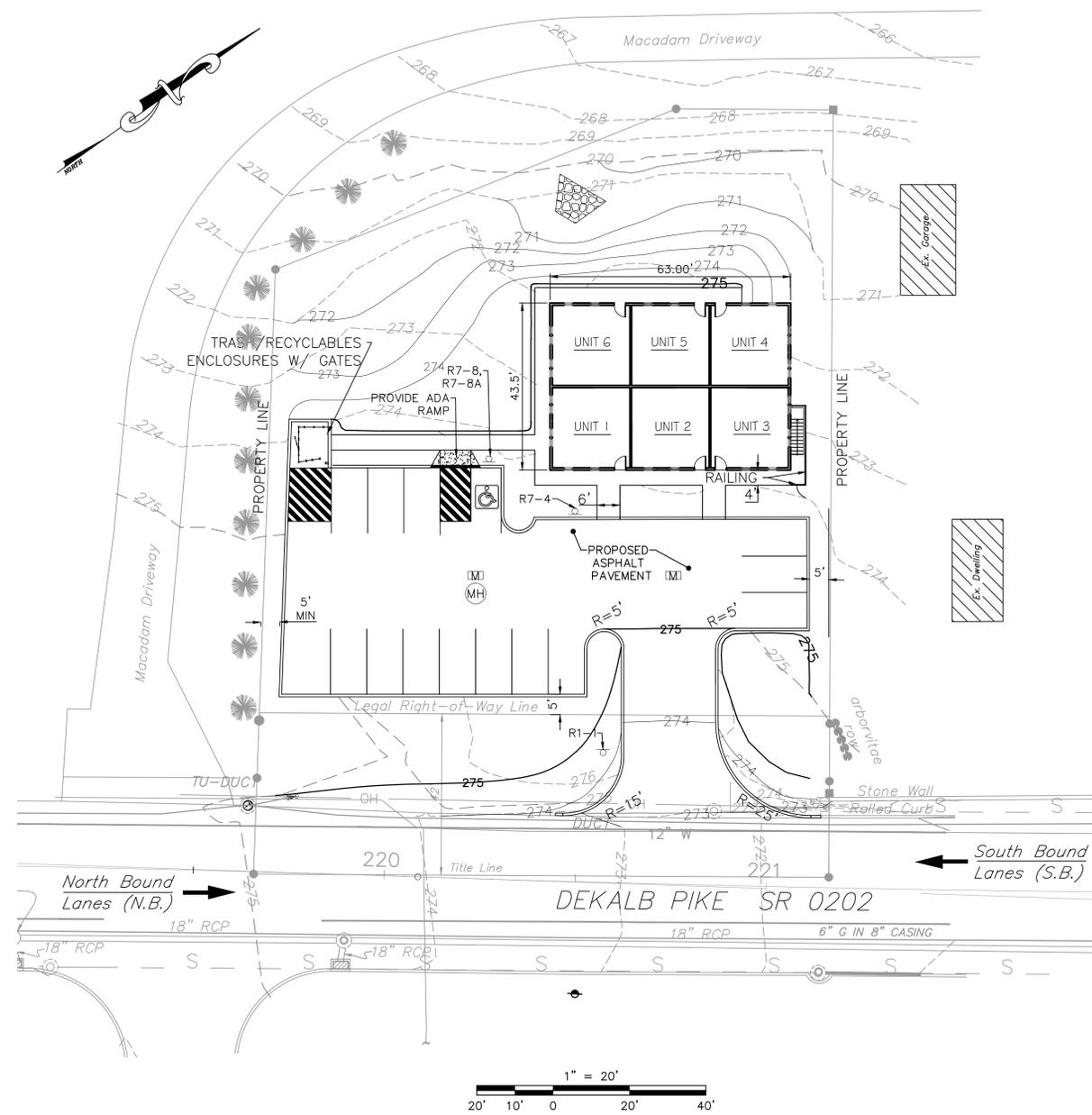
ENGINEER'S CERTIFICATION

I, ESTABRAK J. HABBOUSH, PE-066263, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF WHITPAIN TOWNSHIP AS LAST AMENDED, NOT WITHSTANDING THE WAIVERS AS REQUESTED HEREIN.

ESTABRAK J HABBOUSH
PE-066263

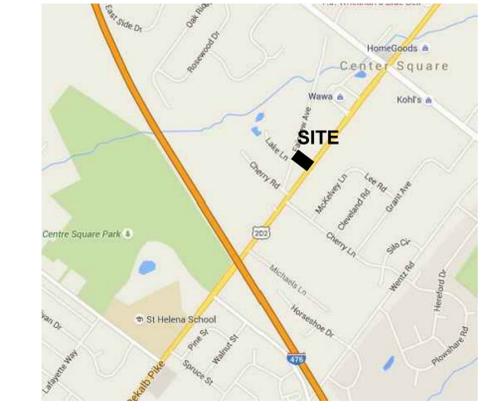
RECORDER OF DEEDS

M. C. P. C. CERTIFICATE



PARKING AREA CALCULATIONS		
ZONING CODE CHAPTER 160, ARTICLE XXVII: OF STREET PARKING AND LOADING (ADDED 5-17-1965 BY ORD. NO. 4-13; AMENDED 3-24-1983 BY ORD. NO. 4-71)		
CODE SECTION	CODE DESCRIPTION	PROPOSE USE (PROVIDED)
160-192 A (1)	EACH DWELLING UNIT SHALL BE PROVIDED WITH NOT FEWER THAN TWO OFF-STREET ALL-WEATHER PARKING SPACES.	6 UNITS = 12 SPACES
160-192 A (3)	ADDITIONAL 1/2 PARKING SPACE PER MULTIFAMILY DWELLING NEEDED TO ACCOMMODATE VISITORS AND OVERFLOW NEEDS.	6 UNITS = 6X0.5 = 3 SPACES
TOTAL PROVIDED PARKING SPACES=		15 SPACES
ADA STANDARDS	MINIMUM REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES AS PER TABLE 208.2- 2010 ADA STANDARDS FOR (1-25 PARKING SPACES)	1 SPACE
160-192 B (1) (G)	PARKING SPACES SHALL BE NO LESS THAN 9 1/2 FEET WIDE AND NO LESS THAN 19 FEET LONG. THE DRIVEWAY WIDTH BETWEEN PARALLEL PARKING SPACES SHALL BE NO LESS THAN 25 FEET.	WIDTH= 9 1/2 FT LENGTH= 17 FT * SPACE BET. PARAL.= 25 FT
160-199	* THE LENGTH OF PARKING SPACES PROVIDED PURSUANT TO THIS ARTICLE MAY BE REDUCED TO 17 FEET SO LONG AS THE PERIMETER TWO FEET ARE PRESERVED IN RELATIVELY LEVEL PERVIOUS GREEN AREA AND A TIRE STOP OR CURB IS INSTALLED AT THE EDGE OF THE PAVED SURFACE.	
160-197	PARKING SETBACK FROM ULTIMATE RIGHT-OF-WAY: NO PARKING SPACE SHALL BE WITHIN FIVE FEET OF THE ULTIMATE RIGHT-OF-WAY LINE OF ANY STREET	5 FT PROVIDED

ZONING DATA		
ZONING DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING CHAPTER 160, REFERENCE ARTICLE XIX, SECTIONS 160-118 THRU 160-125		
THE PROPERTY IS LOCATED WITHIN C COMMERCIAL DISTRICT		
PREVIOUS USE: 4--UNIT DWELLING		
PROPOSED USE: 6--UNIT DWELLING		
CODE SECTION	PREVIOUS USE *	PROPOSED USE
160-119 BUILDING HEIGHT	40 FT	< 40 FT
160-121 MIN. LOT AREA	6000 SF	23604.07 SF
160-121 FRONT YARD	25 FT	~ 12 FT
160-121 SIDE YARD	10 FT	~ 25 FT
160-121 REAR YARD	30 FT	~ 90 FT
160-121 BUILDING COVERAGE	25%	~ 24%
160-214 C GREEN AREA	35%	~ 70%
* NOTING DATA BASED ON RECORDS AND OTHER HISTORICAL INFORMATION ABOUT PROPERTY		



SITE LOCATION PLAN SCALE 1:1000

IMPERVIOUS COVER CALCULATIONS		
ZONING DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING CHAPTER 160, REFERENCE ARTICLE XXVIII, SECTION 160-214 C, AMENDED 8-3-2004 BY ORD. NO. 4-204; 9-15-2009 BY ORD. NO. 4-227		
FOR ZONING DISTRICT C - COMMERCIAL, REQUIRED MINIMUM GREEN AREA = 35%		
PREVIOUS USE: 4--UNIT DWELLING		
PROPOSED USE: 6--UNIT DWELLING		
ITEM	PREVIOUS USE *	PROPOSED USE
MAIN AND ACCESSORY BUILDING	3740 SF	2740 SF
PAVED WALKWAYS	~ 400 SF	~ 1260 SF
PARKING AND DRIVEWAY	~ 2450 SF	~ 6720 SF
6 PATIOS OR DECKS (8X12) (LOCATION TO BE DETERMINED)*		~ 576 SF
TOTAL IMPERVIOUS COVER =	~ 6590 SF	~ 11300 SF
REQUIRED MIN. GREEN COVER (35%)	~ 8261 SF	~ 7434 SF
AVAILABLE GREEN COVER =	~ 17014 SF	~9940 SF
* NOTING DATA BASED ON RECORDS AND OTHER HISTORICAL INFORMATION ABOUT PROPERTY		
* PROPOSED PATIOS OR DECKS LOCATIONS NOT SHOWN ON THE DRAWING.		

ESTABRAK J HABBOUSH
PE-066263

SURVEYORS CERTIFICATION
I, ESTABRAK J. HABBOUSH, PE-066263, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON THIS _____ DAY OF _____ 2016, THAT THIS PLAN REPRESENTS A SURVEY PREPARED BASED ON SURVEY FILES OBTAINED FROM CONVER AND SMITH ENGINEERING, INC WHO SURVEYED THE LOT ON AUGUST 31,2010, AS WELL AS SURVEY FILES OBTAINED FROM URS CORPORATION FOR THE SR 0202 WIDENING SEC 65. ALSO, THE SURVEY INFORMATION WERE VERIFIED BY SHEWMAN SURVEYING ON MARCH 24TH, 2016.

ZONING VARIANCE GRANTED		
AT THE HEARING HELD ON 03/19/2015, THE WHITPAIN TOWNSHIP ZONING HEARING BOARD DECIDED THE FOLLOWING:		
1. VARIANCE FROM ARTICLE XXIX SECTION 160-225 THAT PERMITS AN EXTENSION OF A NONCONFORMING USE BY ONLY 25%.		
2. VARIANCE FROM ARTICLE XXIX SECTION 160-226 THAT ALLOWS A DISCONTINUED NONCONFORMING USE TO ONLY BE RESUMED WITHIN ONE YEAR OF THE DISCONTINUANCE.		
3. VARIANCE FROM ARTICLE XIX, SECTION 160-119 RELATING TO PERMITTED USES IN THE C-COMMERCIAL DISTRICT TO ALLOW CONSTRUCTION OF A 6--UNIT, TWO STORY MULTI FAMILY DWELLING, WHERE SUCH USE IS NOT EXPRESSLY PERMITTED.		

- NOTES:
- FOR INDEX OF DRAWINGS SEE SHEET 1
 - FOR SITE STATISTICS SEE SHEET 1
 - FOR GENERAL NOTES, SEE SHEET 1
 - FOR LEGEND SEE SHEET 1

BLUE BELL QUARTERS
1155 DEKALB PIKE
BLUE BELL, PENNSYLVANIA

PREPARED BY

Estabrak J Habboush, PE
DATE _____

FOR
1155 DEKALB ASSOCIATES, LLS
SITE SITUATE IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PA

No.	Revision/Issue	Date
	PLAN ORIGATION DATE	Date

RECORD PLAN 1 OF 2
PRELIM/ FINAL PLAN
OF
LAND DEVELOPMENT

BLUE BELL QUARTERS
1155 DEKALB PIKE
BLUE BELL, PENNSYLVANIA

DESIGN BY EJH	DRAFTED BY EJH
DATE 11/08/2016	PROJECT NO.
SCALE As Noted	PLAN SHEET NUMBER 2 OF 19

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