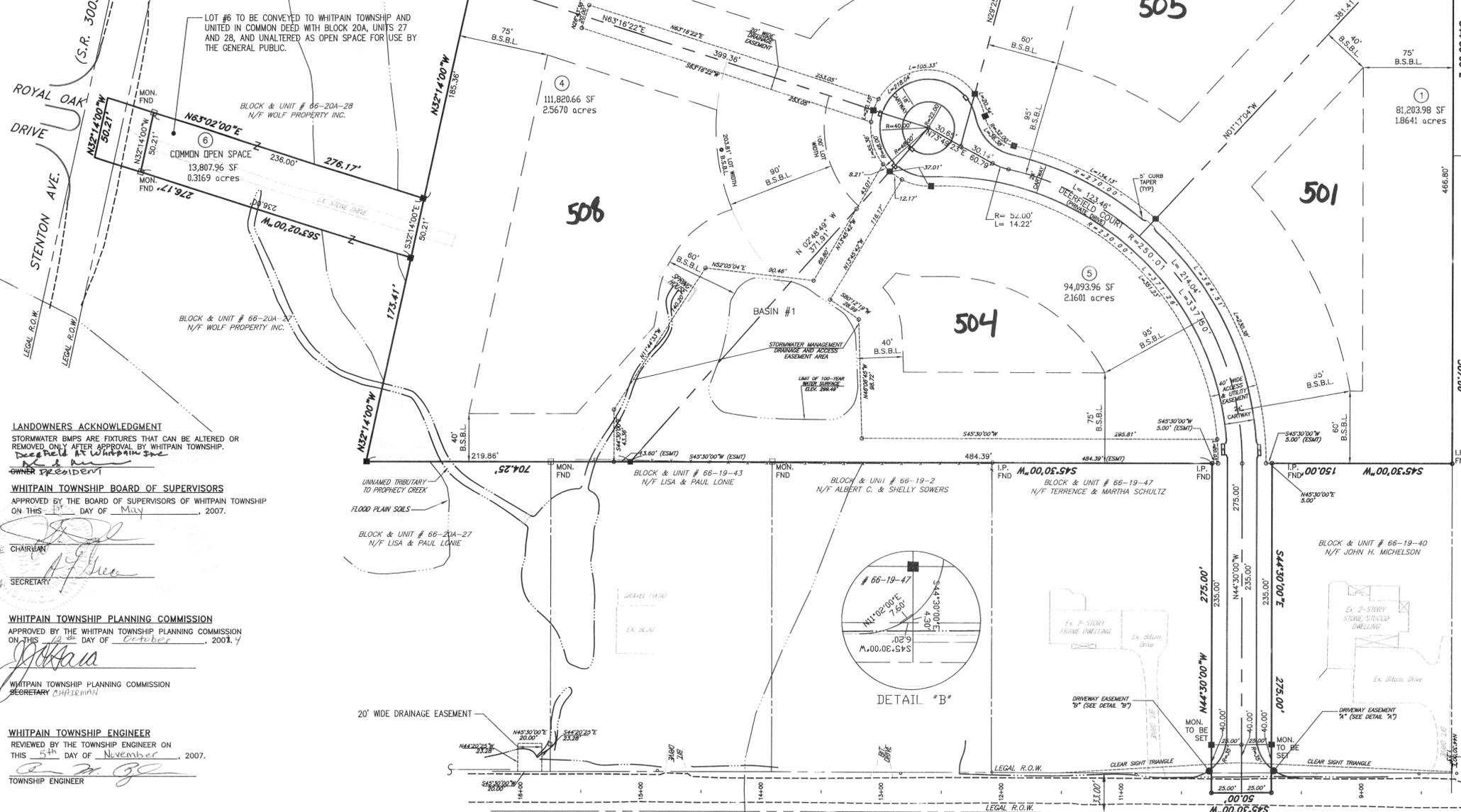


ACT 199 UTILITY USER'S LIST PA ONE CALL SERIAL # 2036706 & 2036710 (DESIGN ONLY)

- BORO OF AMBLER  
31 E. BUTLER AVENUE  
AMBLER, PA. 19002  
(215) 486-1000
- NORTH WALES WATER AUTHORITY  
P.O. BOX 1339  
200 W. WALNUT STREET  
NORTH WALES, PA. 19454  
(215) 699-4836
- VERIZON  
PENNSYLVANIA, INC.  
1350 WELSH ROAD,  
NORTH WALES, PA. 19454
- PECO ENERGY (GAS)  
680 RIDGE PIKE,  
PLYMOUTH MEETING, PA. 19462  
(610) 943-5522
- TRANSCONTINENTAL GAS PIPE  
LINE CORP.  
P.O. BOX 660  
WEST CHESTER, PA. 19380  
(215) 644-7373
- TEXAS EASTERN CORPORATION  
GAS PIPELINE  
P.O. BOX 526  
WEST CHESTER, PA. 19380  
(215) 696-4300
- PENNSYLVANIA DEPT. OF  
TRANSPORTATION  
EAST NORRITON TOWNSHIP  
P.O. BOX 350  
NORRISTOWN, PA. 19401  
(215) 275-2368
- WHITPAIN TOWNSHIP  
P.O. BOX 800  
BLUE BELL, PA. 19422  
(610) 277-2400



**LEGEND**

- STORM INLET TYPE 'C'
- STORM INLET TYPE 'M'
- STORM MANHOLE
- STORM SEWER PIPE
- SANITARY MANHOLE
- CLEAN OUT
- WATER LINE
- GAS LINE
- TELEPHONE LINE
- ELECTRIC LINE
- SANITARY SEWER PIPE
- FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE
- PROPERTY CORNER
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT TO BE SET
- STREAM
- FLOOD PLAIN SOILS

**NOTES:**

- ALL LOTS SUBJECT TO THE REQUIREMENTS OF THE WHITPAIN TOWNSHIP ZONING ORDINANCE AND THE WHITPAIN TOWNSHIP SUBDIVISION ORDINANCE.
- BOUNDARY AND TOPOGRAPHIC DATA BASED ON PROPERTY SURVEY PERFORMED BY D. S. WINOKUR ASSOCIATES, INC. ON MARCH 10, 2004.
- SITE DATA: CURRENT OWNER: PHILOMENO AND SALAMONE. ADDRESS: 527 STENTON AVE. WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA. TAX MAP: BLOCK 19 UNIT 41. TAX PARCEL NUMBER: 66-00-06856-008. DEED BOOK 28 PAGE 446.
- SITE IS ZONED R-5 AG/RURAL RESIDENCE DISTRICT.
- R-5 ZONING REQUIREMENTS

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	80,000 S.F.	80,203.98 S.F. MIN.
MIN. LOT WIDTH (AT BUILDING SETBACK)	200 FT.	200 FT.
FRONT YARD	75 FT.	75 FT.
SIDE YARD	MIN. 40 FT. 100 FT. AGG.	MIN. 40 FT. 100 FT. AGG.
REAR YARD	75 FT.	75 FT.
MAX. BUILDING HEIGHT	40 FT.	<40 FT.

6. TOTAL TRACT ACREAGE 10.6076 AC. (GROSS) / 9.8269 AC. (NET)

7. ALL LOTS WILL BE SERVED BY PUBLIC SEWER AND WATER.

8. TOTAL NUMBER OF LOTS = 6

9. LOTS 1-5 FOR R-5 SINGLE FAMILY DETACHED RESIDENTIAL USE. LOT 6 FOR OPEN SPACE USE ONLY AND NOT A BUILDING LOT.

10. LENGTH OF PROPOSED PRIVATE DRIVE IS 887.51 FT TO RADIUS POINT OF CUL DE SAC.

11. ALL LOT CORNERS SHALL BE PINNED UNLESS CONCRETE MONUMENTS ARE PROVIDED.

12. INDIVIDUAL LOT LAYOUT AND GRADING PLAN WILL BE REQUIRED AS A PREREQUISITE TO THE ISSUANCE OF A BUILDING PERMIT FOR EACH OF THE SINGLE FAMILY DWELLINGS TO BE CONSTRUCTED ON EACH LOT.

13. THE ACCESS DRIVE, STORM DRAINAGE FACILITIES, OPEN SPACE AND OTHER RELATED IMPROVEMENTS WITHIN THE SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

14. WATER WILL BE PROVIDED BY THE NORTH WALES WATER AUTHORITY.

15. THE SANITARY SEWER COLLECTION SYSTEM WILL BE OFFERED FOR DEDICATION TO WHITPAIN TOWNSHIP. SANITARY SEWER EASEMENTS WILL BE WITHIN THE 40 FOOT WIDE ACCESS AND UTILITY EASEMENT.

16. VERTICAL DATUM IS BASED ON A SANITARY MANHOLE LOCATED ON WALTON ROAD HAVING A RIM ELEVATION OF 298.44, AS SHOWN ON A PLAN ENTITLED "EXISTING FEATURES - DEERFIELD ESTATES, PREPARED FOR PHILOMENO & SALAMONE, PREPARED BY D.S. WINOKUR ASSOCIATES, LANGHORNE, PA., DATED AUGUST 6, 2006 AND LAST REVISED MAY 1, 2006. ADD FIVE (5.00) FEET TO ELEVATIONS TO CONVERT TO WHITPAIN TWP. MUNICIPAL AUTHORITY DATUM.

17. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, KNOWN AS "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

18. FIRE MARSHAL RESERVES THE RIGHT TO REQUIRE THAT "NO PARKING BY ORDER OF THE FIRE MARSHAL" SIGNS BE INSTALLED IN THE FUTURE IF ON-STREET PARKING CONFLICTS WITH EMERGENCY ACCESS TO THE PROPERTIES.

19. THERE ARE NO WETLANDS LOCATED ON THE SITE AS DETERMINED BY NOVA CONSULTANTS LTD. (251 BIRCHWOOD LANE, NEWTOWN, PA. 18940) AS DETAILED IN A WETLANDS DETERMINATION REPORT DATED FEBRUARY 19, 2004.

20. ALL HOMES BUILT AS PART OF THIS PLAN SHALL BE CONSTRUCTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED TO THE NATIONAL FIRE PROTECTION ASSOCIATION'S NFPA 13-D STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM IN ONE- AND TWO- FAMILY DWELLINGS AND MANUFACTURED HOMES 2002 EDITION.

21. RIGHT-OF-WAY INFORMATION FOR WALTON ROAD TAKEN FROM A RIGHT-OF-WAY RECORD OBTAINED FROM PENNDOT DISTRICT 8-0 PLANS UNIT.

22. PA ONE CALL SERIAL NUMBER: 0515527

23. THE PROJECT AREA DOES NOT FALL WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AS SHOWN ON A FLOOD INSURANCE RATE MAP, MAP NUMBER 42081C0269 E, EFFECTIVE DATE DECEMBER 19, 1996 AND THE WHITPAIN TOWNSHIP FLOOD MAP, (ZONE X)

24. A SPECIAL EXCEPTION WAS GRANTED FROM THE ZONING HEARING BOARD  
 A) FOR A DETENTION BASIN WITHIN THE FLOOD PLAN (CASE #1570-04)  
 B) TO CHANGE THE BOUNDARIES OF THE FLOODPLAIN CONSERVATION DISTRICT. (CASE # 1735-07)  
 C) TO ALLOW A SPRING HOUSE, AN EXISTING STRUCTURE, IN THE SIDE YARD RATHER THAN THE REAR YARD. (CASE # 1735-07)

25. PLAN REFERENCES:  
 A) "DEERFIELD ESTATES (FORMERLY WISTAR SUBDIVISION)", BY D.S. WINOKUR ASSOCIATES, INC. LANGHORNE, PA. DATED 8-6-2004, AND LAST REVISED 5-01-2006



**LANDOWNERS ACKNOWLEDGMENT**

STORMWATER BMPs ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY WHITPAIN TOWNSHIP. DEERFIELD AT WHITPAIN INC.

WHITPAIN TOWNSHIP BOARD OF SUPERVISORS APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP ON THIS 10th DAY OF May, 2007.

WHITPAIN TOWNSHIP PLANNING COMMISSION APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS 16th DAY OF October, 2007.

WHITPAIN TOWNSHIP ENGINEER REVIEWED BY THE TOWNSHIP ENGINEER ON THIS 5th DAY OF November, 2007.

SURVEYORS CERTIFICATION I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A REPRODUCTION OF OUTSIDE INFORMATION PROVIDED BY PLAN REFERENCE A, "DEERFIELD ESTATES (FORMERLY WISTAR SUBDIVISION)", BY D.S. WINOKUR ASSOCIATES, INC. LANGHORNE, PA. DATED 8-6-2004, AND LAST REVISED 3-29-2006 AND THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED. THAT ALL DIMENSIONAL DETAILS ARE CORRECT.

CORPORATE ACKNOWLEDGMENT COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY: ON THIS 1st DAY OF November, 2007, BEFORE ME, Kimberly M. Sherlock, Notary Public, APPEARED RALPH S. PHILOMENO, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF DEERFIELD AT WHITPAIN, INC., AND THAT HE AS SUCH PRESIDENT, 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 SET MY HAND AND OFFICIAL SEAL.

OWNER'S CERTIFICATION OF INTENT KNOW TO ALL TO WHOM THESE PRESENTS MAY COME THAT I, RALPH S. PHILOMENO, PRESIDENT OF DEERFIELD AT WHITPAIN, INC., BEING A RESIDENT OF LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, FOR OURSELVES, OUR SUCCESSORS & ASSIGNS DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS & STREETS AND/OR LAND DEVELOPMENT PLAN OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND AND IT IS OUR DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

OWNER/APPLICANT PHILOMENO AND SALAMONE 515 W. GERMANTOWN PIKE PLYMOUTH MEETING, PA 19462

ZONING DATA R-5 AGRICULTURAL/RURAL RESIDENTIAL

REQUIRED LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 OPEN SPACE

MINIMUM LOT AREA 80,000 SQ.FT. 81,203.98 SQ.FT. 80,882.59 SQ.FT. 80,258.02 SQ.FT. 111,820.66 SQ.FT. 94,093.96 SQ.FT. 13,807.96 SQ.FT.

MINIMUM WIDTH @ BSBL 200 FT. >200 FT. >200 FT. >200 FT. >200 FT. >200 FT.

MINIMUM FRONT YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MINIMUM SIDE YARD 40 FT. MIN/100 FT. AGG. 40 FT./100 FT. AGG.

REAR YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MAXIMUM IMPERVIOUS AREA LOT SPECIFIC \* 15,944.44 SF 16,562.85 SF 16,276.50 SF 22,512.02 SF 15,443.34 SF

PROPOSED IMPERVIOUS AREA LOT SPECIFIC \* <15,944.44 SF <16,562.85 SF <16,276.50 SF <22,512.02 SF <15,443.34 SF

VARIANCE GRANTED: 1) FROM SECTION 160-52 "ACCESSORY STRUCTURES" PERTAINING TO ERECTIONS IN REAR YARD ONLY

WAIVERS: (PREVIOUSLY GRANTED UNDER PRIOR SUBMISSION) 1) FROM ARTICLE V SECTION 129-39 REQUIRING SIDEWALKS ALONG WALTON RD.

AN OFFER OF DEDICATION TO THE ULTIMATE R.O.W. SHALL RUN IN PERPETUITY IN FAVOR OF THE APPLICABLE GOVERNMENT AUTHORITY.

\* MAXIMUM IMPERVIOUS AREA IS LOT SPECIFIC AND IS BASED ON THE FOLLOWING FORMULA

MAXIMUM IMPERVIOUS AREA CALCULATION: Y = 0.179(X) + 2,422

WHERE: X = (LOT AREA IN SQUARE FEET) - (EASEMENT AREA / 2)

Y = MAXIMUM IMPERVIOUS COVER IN SQUARE FEET

OWNER/APPLICANT PHILOMENO AND SALAMONE 515 W. GERMANTOWN PIKE PLYMOUTH MEETING, PA 19462

ZONING DATA R-5 AGRICULTURAL/RURAL RESIDENTIAL

REQUIRED LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 OPEN SPACE

MINIMUM LOT AREA 80,000 SQ.FT. 81,203.98 SQ.FT. 80,882.59 SQ.FT. 80,258.02 SQ.FT. 111,820.66 SQ.FT. 94,093.96 SQ.FT. 13,807.96 SQ.FT.

MINIMUM WIDTH @ BSBL 200 FT. >200 FT. >200 FT. >200 FT. >200 FT. >200 FT.

MINIMUM FRONT YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MINIMUM SIDE YARD 40 FT. MIN/100 FT. AGG. 40 FT./100 FT. AGG.

REAR YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MAXIMUM IMPERVIOUS AREA LOT SPECIFIC \* 15,944.44 SF 16,562.85 SF 16,276.50 SF 22,512.02 SF 15,443.34 SF

PROPOSED IMPERVIOUS AREA LOT SPECIFIC \* <15,944.44 SF <16,562.85 SF <16,276.50 SF <22,512.02 SF <15,443.34 SF

VARIANCE GRANTED: 1) FROM SECTION 160-52 "ACCESSORY STRUCTURES" PERTAINING TO ERECTIONS IN REAR YARD ONLY

WAIVERS: (PREVIOUSLY GRANTED UNDER PRIOR SUBMISSION) 1) FROM ARTICLE V SECTION 129-39 REQUIRING SIDEWALKS ALONG WALTON RD.

AN OFFER OF DEDICATION TO THE ULTIMATE R.O.W. SHALL RUN IN PERPETUITY IN FAVOR OF THE APPLICABLE GOVERNMENT AUTHORITY.

\* MAXIMUM IMPERVIOUS AREA IS LOT SPECIFIC AND IS BASED ON THE FOLLOWING FORMULA

MAXIMUM IMPERVIOUS AREA CALCULATION: Y = 0.179(X) + 2,422

OWNER/APPLICANT PHILOMENO AND SALAMONE 515 W. GERMANTOWN PIKE PLYMOUTH MEETING, PA 19462

ZONING DATA R-5 AGRICULTURAL/RURAL RESIDENTIAL

REQUIRED LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 OPEN SPACE

MINIMUM LOT AREA 80,000 SQ.FT. 81,203.98 SQ.FT. 80,882.59 SQ.FT. 80,258.02 SQ.FT. 111,820.66 SQ.FT. 94,093.96 SQ.FT. 13,807.96 SQ.FT.

MINIMUM WIDTH @ BSBL 200 FT. >200 FT. >200 FT. >200 FT. >200 FT. >200 FT.

MINIMUM FRONT YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MINIMUM SIDE YARD 40 FT. MIN/100 FT. AGG. 40 FT./100 FT. AGG.

REAR YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MAXIMUM IMPERVIOUS AREA LOT SPECIFIC \* 15,944.44 SF 16,562.85 SF 16,276.50 SF 22,512.02 SF 15,443.34 SF

PROPOSED IMPERVIOUS AREA LOT SPECIFIC \* <15,944.44 SF <16,562.85 SF <16,276.50 SF <22,512.02 SF <15,443.34 SF

VARIANCE GRANTED: 1) FROM SECTION 160-52 "ACCESSORY STRUCTURES" PERTAINING TO ERECTIONS IN REAR YARD ONLY

WAIVERS: (PREVIOUSLY GRANTED UNDER PRIOR SUBMISSION) 1) FROM ARTICLE V SECTION 129-39 REQUIRING SIDEWALKS ALONG WALTON RD.

AN OFFER OF DEDICATION TO THE ULTIMATE R.O.W. SHALL RUN IN PERPETUITY IN FAVOR OF THE APPLICABLE GOVERNMENT AUTHORITY.

\* MAXIMUM IMPERVIOUS AREA IS LOT SPECIFIC AND IS BASED ON THE FOLLOWING FORMULA

OWNER/APPLICANT PHILOMENO AND SALAMONE 515 W. GERMANTOWN PIKE PLYMOUTH MEETING, PA 19462

ZONING DATA R-5 AGRICULTURAL/RURAL RESIDENTIAL

REQUIRED LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 OPEN SPACE

MINIMUM LOT AREA 80,000 SQ.FT. 81,203.98 SQ.FT. 80,882.59 SQ.FT. 80,258.02 SQ.FT. 111,820.66 SQ.FT. 94,093.96 SQ.FT. 13,807.96 SQ.FT.

MINIMUM WIDTH @ BSBL 200 FT. >200 FT. >200 FT. >200 FT. >200 FT. >200 FT.

MINIMUM FRONT YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MINIMUM SIDE YARD 40 FT. MIN/100 FT. AGG. 40 FT./100 FT. AGG.

REAR YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MAXIMUM IMPERVIOUS AREA LOT SPECIFIC \* 15,944.44 SF 16,562.85 SF 16,276.50 SF 22,512.02 SF 15,443.34 SF

PROPOSED IMPERVIOUS AREA LOT SPECIFIC \* <15,944.44 SF <16,562.85 SF <16,276.50 SF <22,512.02 SF <15,443.34 SF

VARIANCE GRANTED: 1) FROM SECTION 160-52 "ACCESSORY STRUCTURES" PERTAINING TO ERECTIONS IN REAR YARD ONLY

WAIVERS: (PREVIOUSLY GRANTED UNDER PRIOR SUBMISSION) 1) FROM ARTICLE V SECTION 129-39 REQUIRING SIDEWALKS ALONG WALTON RD.

AN OFFER OF DEDICATION TO THE ULTIMATE R.O.W. SHALL RUN IN PERPETUITY IN FAVOR OF THE APPLICABLE GOVERNMENT AUTHORITY.

\* MAXIMUM IMPERVIOUS AREA IS LOT SPECIFIC AND IS BASED ON THE FOLLOWING FORMULA

OWNER/APPLICANT PHILOMENO AND SALAMONE 515 W. GERMANTOWN PIKE PLYMOUTH MEETING, PA 19462

ZONING DATA R-5 AGRICULTURAL/RURAL RESIDENTIAL

REQUIRED LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 OPEN SPACE

MINIMUM LOT AREA 80,000 SQ.FT. 81,203.98 SQ.FT. 80,882.59 SQ.FT. 80,258.02 SQ.FT. 111,820.66 SQ.FT. 94,093.96 SQ.FT. 13,807.96 SQ.FT.

MINIMUM WIDTH @ BSBL 200 FT. >200 FT. >200 FT. >200 FT. >200 FT. >200 FT.

MINIMUM FRONT YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MINIMUM SIDE YARD 40 FT. MIN/100 FT. AGG. 40 FT./100 FT. AGG.

REAR YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MAXIMUM IMPERVIOUS AREA LOT SPECIFIC \* 15,944.44 SF 16,562.85 SF 16,276.50 SF 22,512.02 SF 15,443.34 SF

PROPOSED IMPERVIOUS AREA LOT SPECIFIC \* <15,944.44 SF <16,562.85 SF <16,276.50 SF <22,512.02 SF <15,443.34 SF

VARIANCE GRANTED: 1) FROM SECTION 160-52 "ACCESSORY STRUCTURES" PERTAINING TO ERECTIONS IN REAR YARD ONLY

WAIVERS: (PREVIOUSLY GRANTED UNDER PRIOR SUBMISSION) 1) FROM ARTICLE V SECTION 129-39 REQUIRING SIDEWALKS ALONG WALTON RD.

AN OFFER OF DEDICATION TO THE ULTIMATE R.O.W. SHALL RUN IN PERPETUITY IN FAVOR OF THE APPLICABLE GOVERNMENT AUTHORITY.

\* MAXIMUM IMPERVIOUS AREA IS LOT SPECIFIC AND IS BASED ON THE FOLLOWING FORMULA

OWNER/APPLICANT PHILOMENO AND SALAMONE 515 W. GERMANTOWN PIKE PLYMOUTH MEETING, PA 19462

ZONING DATA R-5 AGRICULTURAL/RURAL RESIDENTIAL

REQUIRED LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 OPEN SPACE

MINIMUM LOT AREA 80,000 SQ.FT. 81,203.98 SQ.FT. 80,882.59 SQ.FT. 80,258.02 SQ.FT. 111,820.66 SQ.FT. 94,093.96 SQ.FT. 13,807.96 SQ.FT.

MINIMUM WIDTH @ BSBL 200 FT. >200 FT. >200 FT. >200 FT. >200 FT. >200 FT.

MINIMUM FRONT YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MINIMUM SIDE YARD 40 FT. MIN/100 FT. AGG. 40 FT./100 FT. AGG.

REAR YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MAXIMUM IMPERVIOUS AREA LOT SPECIFIC \* 15,944.44 SF 16,562.85 SF 16,276.50 SF 22,512.02 SF 15,443.34 SF

PROPOSED IMPERVIOUS AREA LOT SPECIFIC \* <15,944.44 SF <16,562.85 SF <16,276.50 SF <22,512.02 SF <15,443.34 SF

VARIANCE GRANTED: 1) FROM SECTION 160-52 "ACCESSORY STRUCTURES" PERTAINING TO ERECTIONS IN REAR YARD ONLY

WAIVERS: (PREVIOUSLY GRANTED UNDER PRIOR SUBMISSION) 1) FROM ARTICLE V SECTION 129-39 REQUIRING SIDEWALKS ALONG WALTON RD.

AN OFFER OF DEDICATION TO THE ULTIMATE R.O.W. SHALL RUN IN PERPETUITY IN FAVOR OF THE APPLICABLE GOVERNMENT AUTHORITY.

\* MAXIMUM IMPERVIOUS AREA IS LOT SPECIFIC AND IS BASED ON THE FOLLOWING FORMULA

OWNER/APPLICANT PHILOMENO AND SALAMONE 515 W. GERMANTOWN PIKE PLYMOUTH MEETING, PA 19462

ZONING DATA R-5 AGRICULTURAL/RURAL RESIDENTIAL

REQUIRED LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 OPEN SPACE

MINIMUM LOT AREA 80,000 SQ.FT. 81,203.98 SQ.FT. 80,882.59 SQ.FT. 80,258.02 SQ.FT. 111,820.66 SQ.FT. 94,093.96 SQ.FT. 13,807.96 SQ.FT.

MINIMUM WIDTH @ BSBL 200 FT. >200 FT. >200 FT. >200 FT. >200 FT. >200 FT.

MINIMUM FRONT YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MINIMUM SIDE YARD 40 FT. MIN/100 FT. AGG. 40 FT./100 FT. AGG.

REAR YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.

MAXIMUM IMPERVIOUS AREA LOT SPECIFIC \* 15,944.44 SF 16,562.85 SF 16,276.50 SF 22,512.02 SF 15,443.34 SF

PROPOSED IMPERVIOUS AREA LOT SPECIFIC \* <15,944.44 SF <16,562.85 SF <16,276.50 SF <22,512.02 SF <15,443.34 SF

VARIANCE GRANTED: 1) FROM SECTION 160-52 "ACCESSORY STRUCTURES" PERTAINING TO ERECTIONS IN REAR YARD ONLY

WAIVERS: (PREVIOUSLY GRANTED UNDER PRIOR SUBMISSION) 1) FROM ARTICLE V SECTION 129-39 REQUIRING SIDEWALKS ALONG WALTON RD.

AN OFFER OF DEDICATION TO THE ULTIMATE R.O.W. SHALL RUN IN PERPETUITY IN FAVOR OF THE APPLICABLE GOVERNMENT AUTHORITY.

\* MAXIMUM IMPERVIOUS AREA IS LOT SPECIFIC AND IS BASED ON THE FOLLOWING FORMULA

OWNER/APPLICANT PHILOMENO AND SALAMONE 515 W. GERMANTOWN PIKE PLYMOUTH MEETING, PA 19462

ZONING DATA R-5 AGRICULTURAL/RURAL RESIDENTIAL

REQUIRED LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 OPEN SPACE

MINIMUM LOT AREA 80,000 SQ.FT. 81,203.98 SQ.FT. 80,882.59 SQ.FT. 80,258.02 SQ.FT. 111,820.66 SQ.FT. 94,093.96 SQ.FT. 13,807.96 SQ.FT.

MINIMUM WIDTH @ BSBL 200 FT. >200 FT. >200 FT. >200 FT. >200 FT. >200 FT.

MINIMUM FRONT YARD 75 FT. >75 FT. >75 FT. >75 FT. >75 FT. >75 FT.