

LEGAL NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will meet for a regular meeting on Thursday, January 19, 2016 at 7:00 PM at the Whitpain Township Building, 960 Wentz Road, Blue Bell, Pennsylvania 19422, to consider the following applications and any other business properly before the Board:

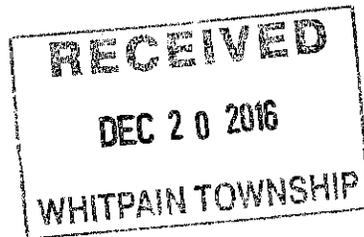
NO. 2095-16: KARYA PROPERTIES, LLC proposes to subdivide property located at 490 Penllyn Blue Bell Pike, Blue Bell, PA 19422 in the Township's R-1 Residential and FP Floodplain Conservation Districts into four (4) residential building lots. In connection with the proposed subdivision, the Applicant requests relief as follows: (1) a variance from the definition of the term "yards" contained in Article II, Section 160-7.B in order to orient the front yards for proposed Lots 1 and 2 away from Penllyn Blue Bell Pike, which is the street to which access is provided to the proposed subdivision by virtue of a shared, private access drive; (2) variances from Article V, Section 160-17 and Article XXVIII, Section 160-203 relating to projections into side yards to permit the existing barn on the subject property to remain on proposed Lot 1 and be converted to a single-family dwelling with a side yard setback of 27 feet, where a minimum setback of 45 feet is required; (3) variances from Article V, Sections 160-18 and 160-21, and Article XXVIII, Section 160-203 relating to projections into side yards and locations for accessory structures to permit the existing barn to remain on proposed Lot 1 and be utilized as an accessory structure in the side yard, where accessory structures are permitted in the rear yard only; (4) a variance from Article XXVIII, Section 160-216.C regarding flag lot (rear lot) requirements to permit the proposed shared, private access drive to extend through more than two tiers of lots; (5) a variance from Article XXVIII, Section 216.D regarding flag lot (rear lot) requirements to permit the proposed shared, private access drive to serve four (4) lots, where the Ordinance would permit the access drive to serve only three (3) lots. In addition, the Applicant requests a determination that no alluvial soils are present on the subject property pursuant to Article XXV, Section 160-170.B relating to boundary disputes and appeals in a FP Floodplain Conservation District.

All applications and plans are on file and may be examined at the Whitpain Township Office during normal business hours. **THE APPLICANT AS WELL AS ALL PERSONS INTERESTED AND/OR WISHING TO BE HEARD IN ANY MATTER MUST BE PRESENT FOR THE HEARING.** Notice is being sent to all property owners in the immediate vicinity of the subject premise. **ANYONE WISHING TO RECEIVE A NOTICE OF THE DECISION MUST APPEAR AND SIGN THE REGISTER AT THE HEARING.** At the completion of the hearing, the Zoning Hearing Board will render a decision, unless it deems additional time is required for consideration and discussion, in which case it will continue the public meeting to an announced date and time for that purpose.

The Whitpain Township Planning Commission will also review these applications on Wednesday, January 10, 2017 at 7:30 PM. Since the comments of the Planning Commission are given to the Board of Supervisors and the Zoning Hearing Board for their consideration, all Applicants are encouraged to attend the Planning Commission meeting to explain the relief they have requested.

Persons with a disability who wish to attend the above-referenced administrative hearing and require an auxiliary aid, service or other accommodation to participate in the hearing, please contact the Township ADA Coordinator at (610)-277-2400.

**ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP**



Amee S. Farrell
Direct Dial: (610) 941-2547
Direct Fax: (610) 684-2010
Email: afarrell@kaplaw.com
www.kaplaw.com

December 20, 2016

VIA HAND DELIVERY

William McManus
Assistant Zoning Officer
Whitpain Township
960 Wentz Road
Blue Bell Pennsylvania, 19422

RE: Zoning Application Amendment –490 Penllyn Blue Bell Pike

Dear Bill:

As discussed at your recent meeting with Jim Kilduff, now that a final subdivision plan has been selected by the applicant, Karya Properties, LLC, it is necessary to amend the pending zoning application for 490 Penllyn Blue Bell Pike. Enclosed herewith for distribution in connection with that application are sixteen (16) copies of an updated Zoning Plan, prepared by Pennoni Associates, Inc., entitle Zoning Exhibit, 490 Penllyn Blue Bell Pike, dated November 16, 2016, with a revision date of December 16, 2016. Kindly amend the pending zoning application to include the following requests for relief:

1. A determination that the front yards for proposed lots 1 and 2 are in the locations as shown on the Zoning Plan;
2. A variance from §160-17 to permit a side yard of less than 45' on Lot 1 to permit the existing barn to remain in its present location and be converted to a single-family dwelling (should the future purchaser opt to convert it to a single-family building);
3. A variance from §160-18 to permit a side yard of less than 50' on Lot 1 to permit the existing barn to remain in its present location and be utilized as an accessory structure (should the future purchaser opt to retain it as an accessory structure);
4. A determination that the four (4) lot configuration as shown on the Zoning Plan meets the requirements of §160-126.C regarding the access drive to the rear lots, or in the alternative, a variance to permit the access drive to extend through more than two tiers of lots; and

William McManus
December 20, 2016
Page 2

5. A variance from §160-126.D to permit four (4) lots to share access to a private driveway, where three (3) is permitted.

Additionally, as we have not yet received a response from the Township's Consultant regarding the alluvial soil remapping, Karya's prior request for relief related to the Alluvial Soils Determination remains in effect. Please advertise accordingly.

Please do not hesitate to contact me with any questions. I thank you as always for your considerate attention to this matter.

Very truly yours,



Amee S. Farrell

ASF
Enclosures

cc (w/encl via electronic mail): Mr. Bala Balasubramanian
Mr. James Kilduff



William McManus

From: William McManus
Sent: Tuesday, December 27, 2016 12:01 PM
To: 'Ame S. Farrell'
Subject: 490 Penllyn Blue Bell Pike

Ms. Farrell,

We requested that the plan show the property in its entirety, all the way out to Penllyn Blue Bell Pike. You can provide a second larger scale plan.

Also, in your addendum you referenced Sections 160-126.C and 160-126.D pertaining to access drives. It's actually 160-216.C and 160-216.D.

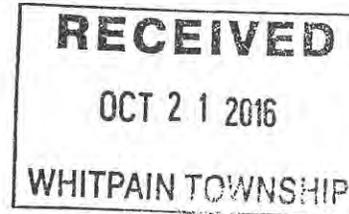
Lastly, regarding the existing barn's future potential use an accessory structure there are other considerations, like section 160-21, that require accessory structures to be in the rear yard only. Also, Section 160-204 requiring accessory structures be at least 10' from the principal structure.

Thanks,
William McManus

Assistant Zoning Officer
Whitpain Township
610-277-2400 ext. 327
wmcmanus@whitpaintownship.org

Amee S. Farrell
Direct Dial: (610) 941-2547
Direct Fax: (610) 684-2010
Email: afarrell@kaplaw.com
www.kaplaw.com

October 21, 2016



VIA HAND DELIVERY

William McManus
Assistant Zoning Officer
Whitpain Township
960 Wentz Road
Blue Bell Pennsylvania, 19422

RE: Zoning Applications – 450 and 490 Penllyn Blue Bell Pike

Dear Bill:

As requested by the Township during our call yesterday afternoon, I have separated the Karya Properties, LLC application on the above referenced properties into two separate applications. Accordingly, I enclose for use and distribution:

1. one (1) original and fifteen (15) copies of the zoning application and addendum, together with all requisite exhibits, for 450 Penllyn Blue Bell Pike;
2. a check, in the amount of Five Hundred and Fifty Dollars (\$550.00), which you indicated is required for the 450 Penllyn Blue Bell Pike application; and
3. one (1) original and fifteen (15) copies of the zoning application and addendum, together with exhibits, for 490 Penllyn Blue Bell Pike. The Township is in possession of the \$1,500.00 application fee for this property. Additionally, as you have the necessary number of full sized plans for this property, I have not reattached them here. All other exhibits are included herewith.

Per our discussion yesterday, it is my understanding that both of these applications will be placed on the November 17, 2016 hearing of the Whitpain Township Zoning Hearing Board. Please do not hesitate to contact me with any questions. I thank you as always for your considerate attention to this matter.

William McManus
October 21, 2016
Page 2

Very truly yours,



Ameer S. Farrell

ASF
Enclosures

cc (w/encl via electronic mail):

Mr. Bala Balasubramanian
Mr. James Kilduff



Amee S. Farrell
Direct Dial: (610) 941-2547
Direct Fax: (610) 684-2010
Email: afarrell@kaplaw.com
www.kaplaw.com

October 31, 2016

VIA ELECTRONIC MAIL

William McManus
Assistant Zoning Officer
Whitpain Township
960 Wentz Road
Blue Bell Pennsylvania, 19422

RE: Zoning Application – 490 Penllyn Blue Bell Pike

Dear Bill:

As requested by the Township, please allow this letter to confirm that Karya Properties, LLC (“Karya”), the Applicant in the above noted applications, hereby requests that the pending zoning application related to 490 Penllyn Blue Bell Pike be continued to the December hearing date of the Zoning Hearing Board. The Applicant hereby waives all applicable time periods under the Pennsylvania Municipalities Planning Code through December 15, 2016.

Please note that this continuance request, and associated time waiver, is applicable to the application for 490 Penllyn Blue Bell Pike only. Karya intends to proceed with its application for 450 Penllyn Blue Bell Pike at the currently scheduled November 17, 2016 hearing date.

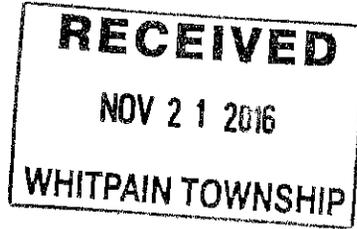
Please do not hesitate to contact me with any questions. I thank you as always for your considerate attention to this matter.

Very truly yours,


Amee S. Farrell

ASF
Enclosures

cc (w/encl via electronic mail): Mr. Bala Balasubramanian
Mr. James Kilduff



Amee S. Farrell
Direct Dial: (610) 941-2547
Direct Fax: (610) 684-2010
Email: afarrell@kaplaw.com
www.kaplaw.com

November 21, 2016

VIA ELECTRONIC MAIL
William McManus
Assistant Zoning Officer
Whitpain Township
960 Wentz Road
Blue Bell Pennsylvania, 19422

RE: Zoning Application – 490 Penllyn Blue Bell Pike

Dear Bill:

As discussed, please allow this letter to serve as a request for a continuance of the Karya Properties, LLC's ("Karya") pending zoning application related to 490 Penllyn Blue Bell Pike. Kindly continue the application to the January 2017 regular hearing of the Whitpain Township Zoning Hearing Board. Karya hereby waives all applicable time periods under the Pennsylvania Municipalities Planning Code through January 31, 2017.

Please do not hesitate to contact me with any questions. I thank you as always for your considerate attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Amee S. Farrell".

Amee S. Farrell

ASF
Enclosures

cc (via electronic mail): Mr. Bala Balasubramanian
Mr. James Kilduff

ZONING HEARING BOARD PLOT PLAN REQUIREMENT - CHECK LIST

Plot Plans (The following information must be on ALL plot plans except as noted below or except as requested by waiver letter.

- Name(s) of owners (name of legal owner, name of equitable owner).
- Name(s) of tenant or other occupant(s).
- Address of property.
- Date of preparation of drawing.
- Name of Preparer.
- Zoning classification of the property.
- North arrow (Compass Direction).
- Scale of not less than 1" = 20'; In the case of large projects, not less than 1" = 40'.
- Entire property including property line and distances.
- *Courses of property lines.
- Existing structures with dimensions of all sides.
- N/A Date of construction of existing structures.
- N/A Proposed structures with dimensions of all sides.
- Distances of existing and proposed structures from property lines.
- N/A Nearest existing structures on adjacent properties, within 100' of property lines. Give use and distances from Applicant's property line.
- N/A Names and addresses of adjacent property owners.
- N/A *Existing contour lines at 2' intervals. (Where slope exceed 10%, then 5' intervals may be used).
- N/A Details of proposed grading and drainage.
- N/A Existing trees over 4" in diameter affected by proposed construction.
- Existing and proposed roads, driveways, and parking areas showing number of parking spaces and traffic flow arrows.
- N/A *Calculations of off-street parking as required by ordinance.
- Setback lines for building and parking areas.
- Ultimate right-of-way lines of adjacent street(s).
- Areas of existing and proposed structures (individual figure for each structure) and percent of lot coverage of existing and proposed structures.
- N/A Calculation of ratio of area of additions to area of existing structures.
- Building heights, existing and proposed.
- N/A Location and size of signs, existing and proposed.
- N/A Location and type of outdoor lights, existing and proposed.
- *Surface material and dimensions of paved areas, existing and proposed.
- N/A *Landscaping, existing and proposed.
- Floodplain Conservation District lines.

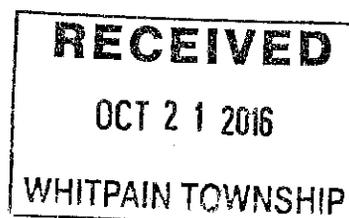
Building Plans (if applicable)

- N/A Plans of all floors of proposed building structures at scale of not less than 1/8" = 1' showing heights, exterior materials, and signs.
- N/A Elevations of proposed building structures at scale of not less than 1/8" = 1' with dimensions where additions are proposed.

General Information

Fifteen (15) copies plus original of each drawing are required. (Two must be darkened and shaded with colored pencil, ink, magic marker, or similar device to make drawings easy reading at the ZHB hearing from a distance of 30 feet. Fifteen (15) copies plus original of any additional information submitted with the application should also be provided, and two (2) photographs.

*Commercial Applications only (where applicable)



**PLOT PLAN CHECKLIST WAIVER REQUEST AND RESOLUTION
ACKNOWLEDGEMENT**

Whitpain Township Zoning Hearing Board
960 Wentz Road
Blue Bell, PA 19422

Zoning Hearing Board Members:

I hereby request permission to have the items noted on the check list with which I have not complied, waived, due to the fact that compliance will impose a hardship upon myself and the information is not relevant to my case.

I hereby acknowledge receipt of the July 15, 2010 Resolution of Zoning Hearing Board regarding the unauthorized practice of law.

Signed: 

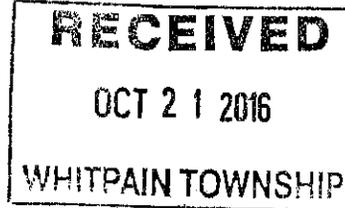
Date: 10/18/16

by: Amee S. Farrell, Esquire
Counsel for Applicant



Amee Farrell, Esquire
Kaplin Stewart Meloff Reiter & Stein, PC
Union Meeting Corporate Center
910 Harvest Drive
Post Office Box 3037
Blue Bell, PA 19422
(610) 941-2547
afarrell@kaplaw.com

Attorneys for Applicant



**BEFORE THE ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

In the Matter of:

Premises:

KARYA PROPERTIES, LLC
Applicant

490 PENLLYN PIKE

ADDENDUM TO ZONING HEARING BOARD APPLICATION

Karya Properties, LLC, by and through its attorney Amee S. Farrell, hereby files this addendum to Zoning Hearing Board Application, and in support thereof states as follows:

1. **Owner/Applicant.** Applicant is Karya Properties, LLC (“**Karya**”), c/o Amee S. Farrell, Esquire, Kaplin Stewart Meloff Reiter & Stein, PC, Union Meeting Corporate Center, 910 Harvest Drive, P.O. Box 3037, Blue Bell, PA 19422. Karya is the legal owner of the properties located at 450 Penllyn Blue Bell Pike (Tax Parcel No. 66-00-05404-00-2) and 490 Penllyn Blue Bell Pike (Tax Parcel No. 66-00-05401-00-5), Whitpain Township, Montgomery County. The properties at 450 Penllyn and 490 Penllyn are immediately adjacent to each other, sharing a southern and northern property line, respectively. A copy of the deed for 490 Penllyn is included herewith at **Tab “A”** and incorporated herein by reference. An aerial photograph of the property included herewith at **Tab “B”** and incorporated herein by reference.

2. **Existing Conditions.**

The property located at 490 Penllyn Blue Bell Pike is an approximately 7.24 (+/-) irregularly shaped tract with frontage along Penllyn Blue Bell Pike via a long, narrow driveway

armature that extends from the property out to Penllyn Blue Bell Pike. According to the Whitpain Township Zoning Map, the Property is located in the R-1 District. The property is improved with a series of existing residential structures including, *inter alia*, a farmhouse and barn (both circa 1825), a carriage house (circa 1895), and other accessory outbuildings and partial stone walls. The existing conditions for 490 Penllyn are depicted on a plan, prepared by Boucher & James, Inc., entitled Plan of Survey, dated May 31, 2016, included herewith at **Tab “C”** and incorporated herein by reference.

Pursuant to the Whitpain Township Floodplain Conservation District Map, 490 Penllyn is impacted by unmapped alluvial soils that bisect the entire property. The alluvial soils are depicted on the enclosed Whitpain Township Floodplain Conservation District Map and associated annotated plan of 450 Penllyn and 490 Penllyn, included herewith at **Tab “D”** and incorporated herein by reference. However, Karya has caused to be undertaken Alluvial Soil Studies for both properties which confirm that there are no alluvial soils present on either property.

3. **Proposed Improvements.** Karya proposes to subdivide approximately 0.53 acres (+/-) from 490 Penllyn for consolidation and inclusion at 450 Penllyn, thus establishing an approximately 2.82 acre (+/-) parcel at 450 Penllyn. Karya proposes to further subdivide the remaining 6.71 (+/-) acre parcel into a four (4) lot residential subdivision, served by a private cul-de-sac from Penllyn Pike. The proposed subdivision is depicted on a plan, prepared by Pennoni Associates, Inc., entitled Sketch Plan 490 Penllyn Blue Bell Pike, dated October 17, 2016, included herewith at **Tab “E”** and incorporated herein by reference. As depicted on the enclosed plan, Karya proposes to either demolish or relocate the existing carriage house on Lot 1 and retain the barn for conversion to a single-family dwelling. The existing farmhouse on Lot 2

will remain and new residences will be constructed on Lots 3 and 4. All lots will be between 1.18 and 2.02 acres (+/-), well above the minimum required 30,000 s.f. lot size in the R-1 District.

Relief Requested. In connection with the above, Karya requests the following relief:

a. **Alluvial soils on 490 Penllyn.** A determination under §160-170.B that there are no alluvial soils on the property. A copy of an Alluvial Soils Determination Study, prepared by Penn's Trail Environmental, LLC, dated October 17, 2016, is included herewith at **Tab "F"** and incorporated herein by reference.¹

b. **Side Yard Setback, Lot 1, 490 Penllyn.** As noted herein, Karya proposes to convert the existing barn on proposed Lot 1 into a single-family residence and retain the existing residence on Lot 2. However, the location of the existing buildings in relation to each other requires some level of setback relief in order to allow the barn to remain. Accordingly, Karya requests a determination that the area on Lot 1 that falls between Lot 1 and Lot 2 is considered a Lot 1 side yard and, in connection therewith, requests a variance from §160-17 to permit the existing barn to encroach into the side yard.

c. **Rear Yard Setback, Lot 1, 490 Penllyn (relief in the alternative).** In the alternative, should the Board determine that the area between Lot 1 and Lot 2 is the rear yard for Lot 1, Karya requests a variance from §160-19 to permit the existing barn to encroach into the rear yard.

4. **General Considerations.** The proposed improvements will permit reasonable use of both properties through a continuation of a low impact residential uses on both properties,

¹ Karya has submitted the within study to the Township for a short procedure determination under §160-170.D. The within relief is only requested in the event the Township's consultant disagrees with the outcome of the study.

together with the preservation of an existing barn. The proposed improvements will have no detrimental impact on the surrounding properties or the public health, safety and welfare.

Respectfully Submitted,
KAPLIN STEWART MELOFF REITER & STEIN, PC



AMEE FARRELL, ESQUIRE
Attorneys for Applicant

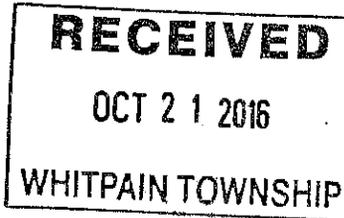
Dated: October 18, 2016

Prepared by and Return to:

Maple Settlement Services
1821 Purdie Lane
Maple Glen, PA 19002
215-646-0700

File No. L2702

UPI # 66-00-05401-00-5



This Indenture, made the 28 day of April, 2016,

Between

**JULIE A. YOUTZ, POWER OF ATTORNEY FOR CHARLES K. MCCRACKEN
AND JULIE A. YOUTZ, ADMINISTRATRIX OF THE ESTATE OF JEAN
MCCRACKEN, DECEASED**

(hereinafter called the Grantor), of the one part, and

KARYA PROPERTIES, LLC

(hereinafter called the Grantee), of the other part,

Witnesseth that in consideration of the sum off **Seven Hundred Thousand And 00/100 Dollars (\$700,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Whitpain Township, Montgomery County, Pennsylvania and described according to a certain Subdivision Plan of property of Thomas R. White made by Donald H. Schurr, Civil Engineer and Surveyor, dated September 13, 1961 and last revised October 30, 1961 as follows, to wit.

BEGINNING at a point on the title line in the bed of Penllyn Pike said point being measured the (3) following courses and distances along the title line through the bed of Penllyn Pike from its point of intersection with the title line in the bed of Morris Road (1) leaving Morris Road, South 19 degrees, 37 minutes, 30 seconds West, 305.86 feet to an angle; (2) South 29 degrees, 54 minutes, 30 seconds West, 134.90 feet to a point, an angle and (3) South 40 degrees, 33 minutes, 30 seconds West, 6.01 feet to the point of beginning; thence extending from said point of beginning, South 43 degrees, 26 minutes, 30 seconds East crossing the Southeasterly side of Penllyn Pike, 155.70 feet to a point; thence extending South 29 degrees, 26 minutes, 30 seconds East, 138.38 feet to a point; thence extending South 5 degrees, 26 minutes, 30 second East, 210.38 feet to a point; thence extending South 17 degrees, 34 minutes, 30 second West, 21.48 feet to a point; thence extending South 42 degrees, 50 minutes East, 612.64 feet to a point in line of lands, now or late of Leonard T. Beale; thence extending South 43 degrees, 7 minutes, 50 seconds West, along the aforesaid lands of Beale, 451.12 feet to a point; thence extending North 42 degrees, 50 minutes West, 569.39 feet to a point; thence extending South 47

degrees, 10 minutes West, 75.0 feet to a point; thence extending North 42 degrees, 50 minutes West, 75.0 feet to a point; thence extending North 47 degrees, 10 minutes East, 423.76 feet to a point; thence extending North 17 degrees, 34 minutes, 30 seconds East, 99.34 feet to a point; thence extending North 5 degrees, 26 minutes, 30 seconds West, 189.62 feet to a point; thence extending North 29 degrees, 26 minutes, 30 seconds West, 121.62 feet to a point; thence extending North 43 degrees, 26 minutes, 30 seconds West, recrossing the Southeasterly side of Penllyn Pike, 144.30 feet to a point on the title line in the bed of same; thence extending North 40 degrees, 33 minutes, 30 seconds East, along the Title line through the bed of Penllyn Pike, 50.28 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on the above mentioned plan.

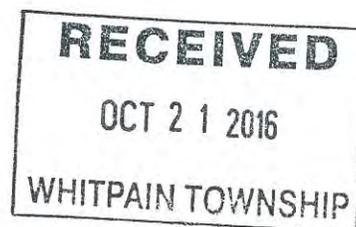
Being the same premises which Charles K. McCracken and Jean B. McCracken, his wife by Deed dated 9/5/2007 and recorded 10/1/2007 in Montgomery County in Deed Book 5666 Page 2915 conveyed unto Charles K. McCracken and Jean B. McCracken, as tenants in common and not as tenants by the entireties, in fee.

And the said Jean B. McCracken died on 2/18/2015, intestate. And Letters of Administration were granted on 4/13/2015 unto Julie A. Youtz in Montgomery County under Register of Wills number 2015-X1295.

Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns; to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

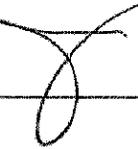
And the said of the aforesaid covenants, promises and agrees to and with said Grantee, its heirs and assigns, that she, the said Administratrix of the aforementioned, has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.



In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

**JULIE A. YOUTZ, POWER OF ATTORNEY FOR
CHARLES K. MCCRACKEN**



By: Julie A. Youtz, Power of Attorney (SEAL)
Julie A. Youtz, Power of Attorney

Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 28 day of April, 2016, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Julie A. Youtz, Power of Attorney for Charles K. McCracken**, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.



Notary Public
My commission expires 3/14/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joshua R. Foley, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires March 14, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

RECEIVED
OCT 21 2016
WHITPAIN TOWNSHIP

In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

**JULIE A. YOUTZ, ADMINISTRATRIX FOR THE
ESTATE OF JEAN B. MCCrackEN, DECEASED**

By: Julie A. Youtz, Administratrix (SEAL)
Julie A. Youtz, Administratrix

By: _____ (SEAL)

Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 28 day of April, 2016, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Julie A. Youtz, Administratrix of the Estate of Jean B. McCracken, deceased** known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

JA
Notary Public
My commission expires 3/14/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Joshua R. Foley, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires March 14, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

The precise residence and the complete post office address of the above-named Grantee is:

1240 Normandy Drive
Blue Bell, PA 19422

On behalf of the Grantee

RECEIVED
OCT 21 2016
WHITPAIN TOWNSHIP

Deed

UPI # 66-00-05401-00-5

Charles K. McCracken and
Estate of Jean B. McCracken, deceased

TO

Karya Properties, LLC

Maple Settlement Services
1821 Purdie Lane
Maple Glen, PA 19002
Phone 215-646-0700 Fax 215-646-0710

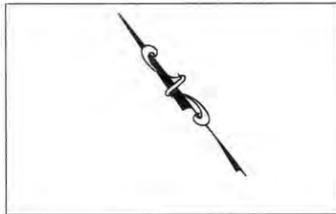
RECEIVED

OCT 21 2016

WHITPAIN TOWNSHIP

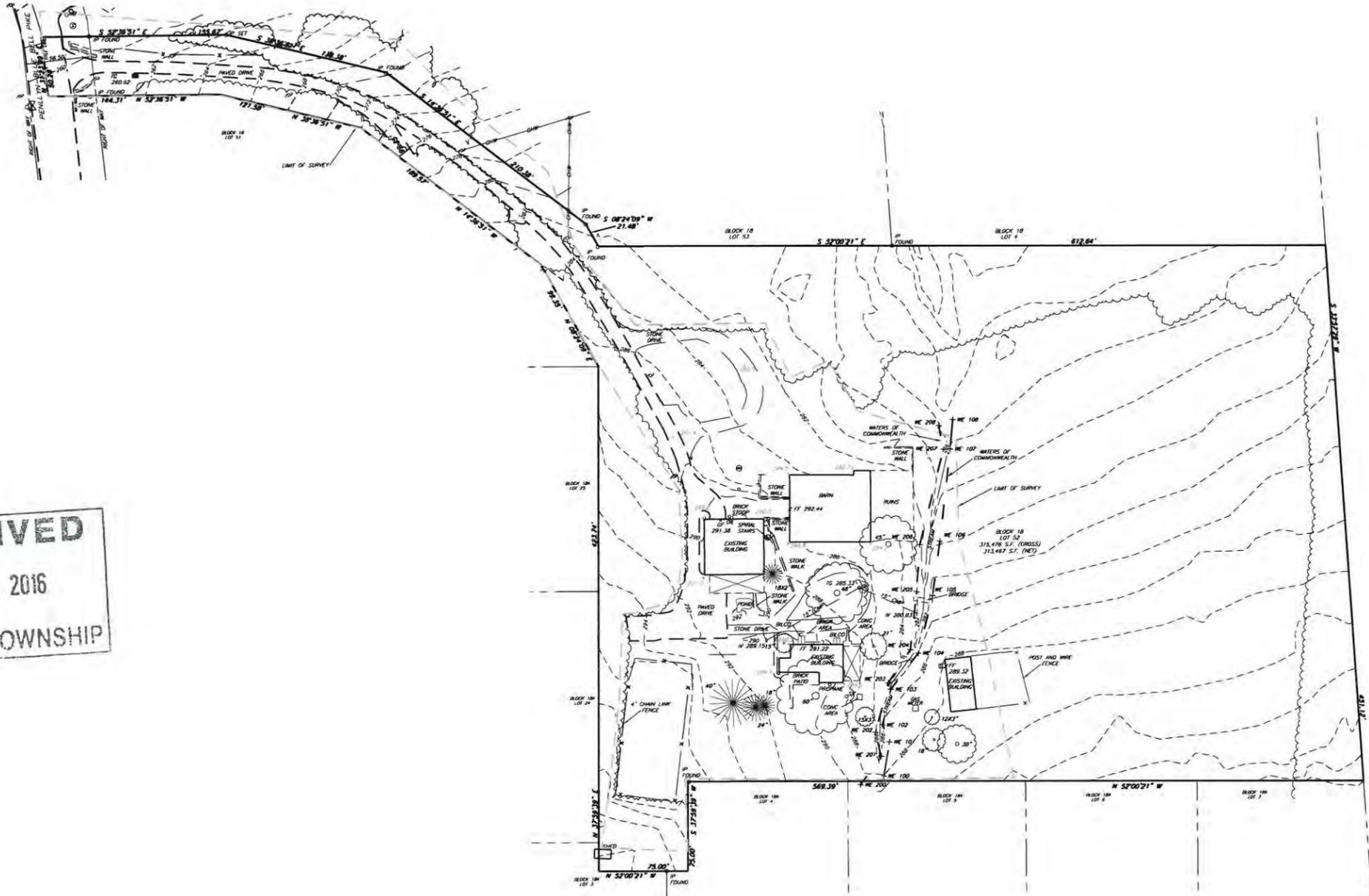


RECEIVED
OCT 21 2016
WHITPAIN TOWNSHIP



LOCATION MAP
SCALE: 1"=2000'
SOURCE: GOOGLE MAPS

RECEIVED
OCT 21 2016
WHITPAIN TOWNSHIP



LEGEND

	ADJOINING LINE
	EXISTING AIR CONDITIONER
	EXISTING BOUNDARY
	EXISTING BUILDINGS
	EXISTING CONTOUR
	EXISTING CURBSIDE
	EXISTING EDGE OF PAVEMENT
	EXISTING IRON PIN/PIPE
	EXISTING MAILBOX
	EXISTING LEGAL RIGHT-OF-WAY
	EXISTING SANITARY LATERAL AND STRUCTURES
	EXISTING SITE BENCHMARK LOCATION (SEE NOTES)
	EXISTING SPOT ELEVATIONS
	EXISTING SIDEWALK
	EXISTING TREE LINE
	EXISTING FENCE LINE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE

- NOTES**
- BOUNDARY INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY BOUCHER & JAMES INC. IN MAY OF 2016.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY BOUCHER & JAMES INC. IN MAY OF 2016 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
 - THE VERTICAL DATUM FOR THIS SURVEY WAS BASED ON NAVD 88.
 - BOUCHER & JAMES, INC. HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE OF ANY UNDERGROUND UTILITY LINES WHICH MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
 - CONTOURS SHOWN BEYOND THE LIMIT OF SURVEY LINE WERE OBTAINED FROM PASDA.
 - ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
 - THIS PREMISES IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN, IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP FOR WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA ON MAP #42091C0257 E, PANEL 267 OF 451, EFFECTIVE DATE: DECEMBER 19, 1998 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - BEARINGS SHOWN ARE BASED ON GPS OBSERVATIONS. BEARING REFERENCE IS MADE TO PA STATE PLANE COORDINATES - SOUTH ZONE.
 - WATERS OF THE COMMONWEALTH WERE DELINEATED BY PENN'S TRAIL ENVIRONMENTAL, LLC, AND FIELD LOCATED BY BOUCHER & JAMES INC. IN SEPTEMBER OF 2016.

P:\2015\1564885\Survey Base.dwg | Tabname: Layout1 | Oct 05, 2016 - 8:46am | jmonteleone

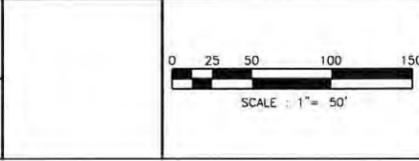
Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, notations, and conditions shall be checked by the Contractor prior to construction, and the Owner and Boucher & James, Inc. shall be notified of any discrepancies with the information shown on drawings.
Only those plans incorporating the signed or sealed professional seal shall be considered official and relied upon. All ideas, designs and arrangements presented hereon were developed for use in, and in connection with, the specific project being prepared for the Owner. These plans may not be reproduced or altered without the expressed written permission of Boucher & James, Inc.
Information shown on this plan represents professional services expressing ideas and designs developed, owned and copyrighted by Boucher & James, Inc. Reproduction of this plan without written approval of Boucher & James, Inc. is not permitted. Unauthorized reproduction of a copy of this plan for any purpose will be considered a violation of the copyright laws and a theft of corporate assets. Unauthorized alterations of the plan will be considered a violation of the professional code of ethics. Any violation will be prosecuted to the fullest extent of current statutes.



DATE	DESCRIPTION	DATE	DESCRIPTION
10/05/16	ADD WATERS OF THE COMMONWEALTH FLAG LOCATIONS		

T.M.P. 66-18-52
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PA

KILDUFF DEVELOPEMNT COMPANY
5185 CAMPUS DRIVE
PLYMOUTH MEETING, PA 19462



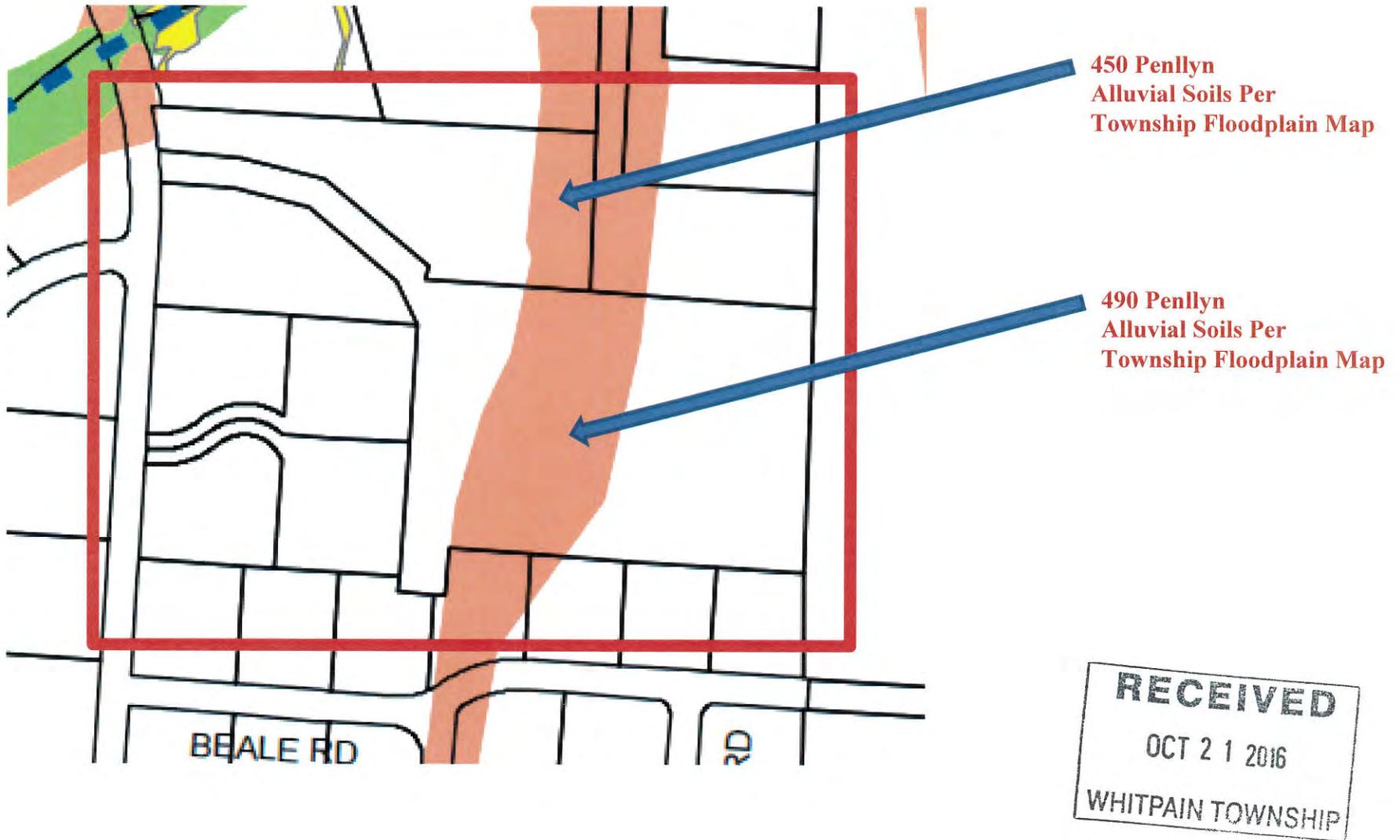
JOB NO. 156488
DRAWN BY: CFM
CHECKED BY: GDM
SCALE: 1" = 50'
PLAN STATUS: FINAL

PLAN OF SURVEY

Boucher & James, Inc.
CONSULTING ENGINEERS
DOYLESTOWN • STROUDSBURG • LEHIGH VALLEY
CORPORATE HEADQUARTERS: 1436 FERRY RD., BUILDING 500, DOYLESTOWN, PA 18901
VOICE: (215) 345-9400 FAX: (215) 345-9401

SHEET 1 of 1
DATE: MAY 31, 2016

Zoning Application to Amend Alluvial Soil Designation
450 and 490 Penllyn Blue Bell Pike
Karya Properties, LLC

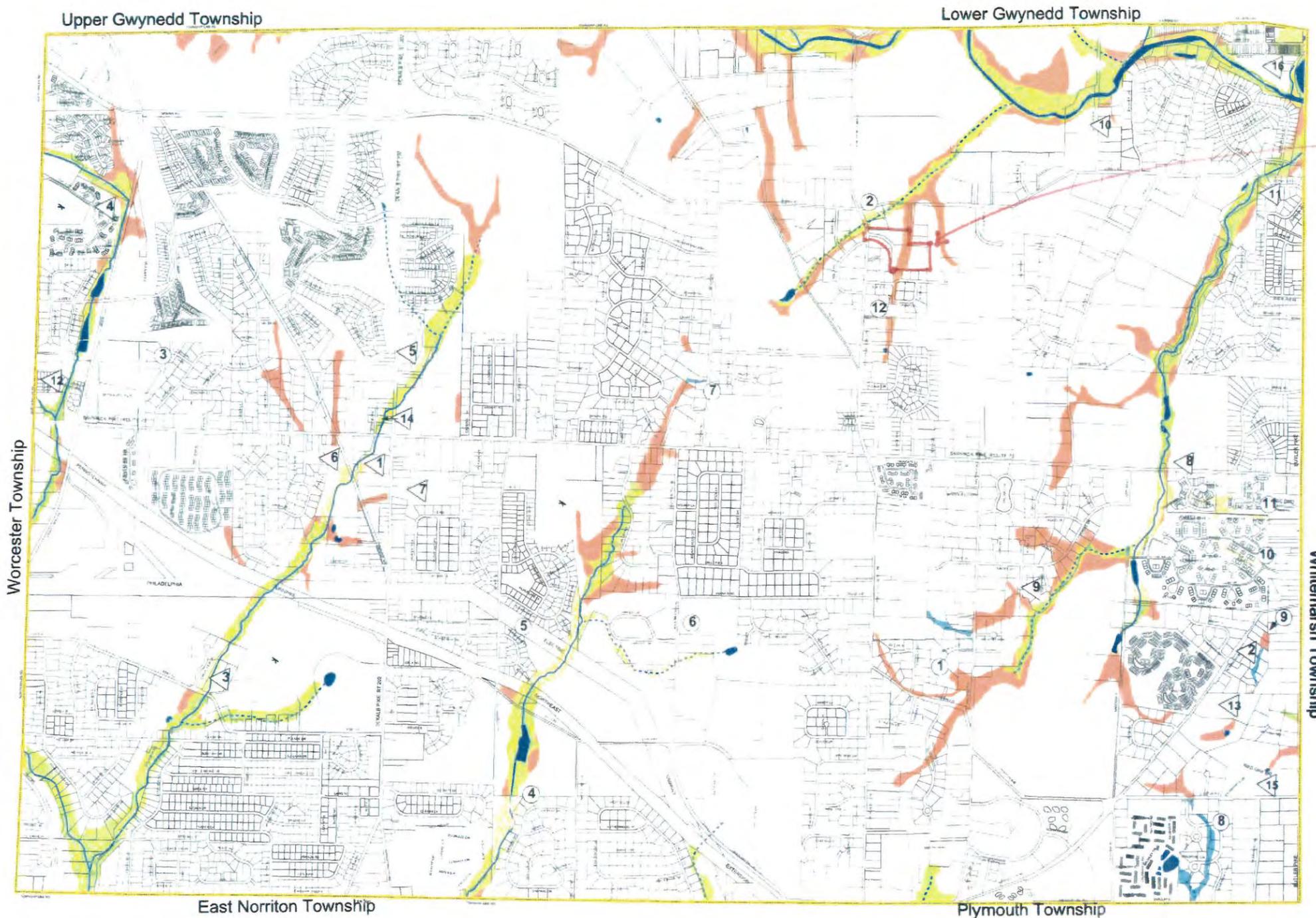


Revisions

- 3/25/99 Map updated and placed in CAD
 - 1/19/01 Map updated as per LOMR, Nov. 2000 FIRM 42011C1265
 - 7/26/02 Map updated as per LOMR & ZHR, Dec. 1397 '01
 - 7/26/02 Map updated as per LOMR July 28, 2002, FIRM 42091C8256
 - 10/15/02 Short procedure map update
 - 6/19/07 Short Procedure Map Update
 - 6/22/06 Incorporation of downloaded FEMA and soil layer
 - 2/1/08 Short Procedure Map Update
 - 7/1/04 Short Procedure Map Update
 - 11/2/04 Short Procedure Map Update
 - 12/27/12 Map correction for FEMA and Alluvial soil boundary
 - 6/22/13 Short Procedure Map Update
 - 06/06/13 Map updated as per LOMA
 - 08/12/13 Map updated as per LOMR
 - 10/04/13 Short Procedure Map Update
 - 10/04/13 Map updated as per LOMA
 - 6/27/14 Short Procedure Map Update
 - 2/16/15 Map updated per Ordinance Number 4-242, FEMA effective date March 2, 2015
- Found Scales Inconsistent with NRCES digital data Base Priority 24, 2009
Revisions 1 thru 8 listed above were maintained

ZHB Decisions

- 4/24/07 Map updated as per ZHB Decision 1735-07 on April 19, 2007
- 9/23/08 Map updated as per ZHB Decision 1676-08 on June 9, 2009
- 3 486-85
- 4 472-85
- 5 324-86
- 6 470-85
- 7 1169-88
- 8 448-85
- 9 1894-11
- 10 341-88
- 11 437-84
- 12 1890-10



*450 and 490
Penllyn Pike*

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OCT 21 2016
WHITPAIN TOWNSHIP

FIRM PANELS

0262	0269
0264	0357
0266	0258
0267	0286
0268	0288

LEGEND

	100 YR Flood Plain as per FEMA FIRM Maps		Intermittent Streams
	Alluvial Floodplain Study		Perennial Streams
	Flood Plain as per Individual Flood Studies		

Flood plains defined by hydric soil type. US Department of Agriculture, Natural Resource Conservation Service
Digital data dated February 25, 2009.
Bo, BwA, BwB, CrB, RaA, Ri, RWA, RwB

NOTE

The data represented on this plan represents graphically the location of flood plains within Whitpain Township. To accurately locate the flood plain on individual tracts of land will require a detailed hydrologic and hydraulic study to be prepared by the property owner. This study must be approved by the Federal Emergency Management Agency (FEMA) and Whitpain Township in those areas shown on the Flood Insurance Study (FEMA) maps. The flood plain elevations shown on the Flood Insurance Study (FEMA) map for Washington Creek area considered accurate by the Township and shall be used in flood plain location. All other areas must be studied by the property owner and these studies are subject to approval by Whitpain Township.

1" = 800'

0 400 800 1,600 2,400 Feet

Prepared By:

ARRG

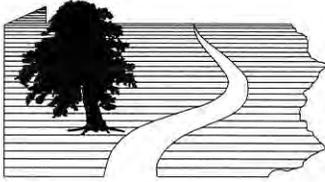
649 North Lewis Road
Limerick, PA 19468
(610) 495-2106



**Whitpain Township
Floodplain Conservation
District Map**

960 Wentz Road Blue Bell, PA 19422

Map Revised August 1, 2016



Penn's Trail Environmental, LLC

21 E. Lincoln Ave. - Suite 160

Hatfield, PA 19440

Phone: (215) 362-4610

Fax: (215) 362-4620

e-mail: staff@pennstrail.com

RECEIVED

OCT 21 2016

WHITPAIN TOWNSHIP

Mr. James A Kilduff
Kilduff Development Co.
450 Sentry Parkway
Blue Bell, PA 19422

October 17, 2016

**RE: Alluvial Soil Determination
Karya Properties Tract
490 Penllyn Blue Bell Pk.
Whitpain Twp., Montgomery Co., PA
PTE #2675**

Dear Mr. Kilduff;

Penn's Trail Environmental, LLC has completed an alluvial soil evaluation at the referenced property. The purpose of this evaluation was to determine the extent of any stream deposited (alluvial) soil at this site. This study indicated that no alluvial deposits and/or soil are present and therefore any developments, improvements or alterations to this property will in no way impact this or any other property's rights, access, rights-of way or transportation routes..

A professional soil scientist/geologist using a hand-turned auger evaluated the site. Soil classification was determined based on criteria as established by the National Cooperative Soil Survey by the USDA-NRCS. Morphological characteristics of the soil including horizonation, color, texture, structure, and redoximorphic features were evaluated. Those features were used to establish parent material, soil depth, and drainage classification. These are the primary classification criteria applied to define a specific soil series.

The detailed evaluation at the subject property revealed that no alluvial soils are present at this site. The soils at this site are formed from materials weathered in place from the local sandstone bedrock (the Stockton Formation) covered by a small amount of wind-blown silt (loess). None of the characteristic alluvial soil indicators {deposition; stratification (layering) of soil; buried horizons; thick, high-organic content layers; or lack of pedogenesis (soil forming processes)} were observed.

Profile descriptions for each of the evaluated locations are attached. Photo documentation of bring spoil and the offsite erosional ditch is also included. The soil classification of these soils is oxyaquic fragiudalfs typical of the Readington soil series.

Thank you for choosing our firm to work with you on this project. Should any questions arise, please do not hesitate to contact our office

Sincerely;

Penn's Trail Environmental, LLC

Paul A. Golrick, P.G.
Soil Scientist/Professional Geologist

Penn's Trail Environmental, LLC



21 East Lincoln Ave - Suite 160
 Hatfield, PA 19440
 ph. (215) 362-4610
 fax (215) 362-4620

Date: 10/15/2016 Pit # 101 PTE # 2682
 Project: Karya Properties LLC
 Location: 490 Penllyn Blue Bell Pike
 Whitpain Twp., Montgomery Co., PA
 Soil Series: Lawrenceville

Horizon	Depth (In.)	Color	Redox Features	Texture	Structure	Consistence
Ap	0-8	10YR 3/4		silt loam	weak medium gr	very friable
Bt	0-18	10YR 5/4		silt loam	weak medium sbk	friable
2Btx	18-25	7.5YR 4/3	common distinct	channery silt loam	weak medium pr weak medium abk	firm

Soil Scientist: Paul A. Golrick, PG

TAXONOMIC CLASSIFICATION: Fine-loamy, mixed, active, mesic Oxyaquic Fragiudalfs

EPIPEDON

Ochric

SUBSURFACE HORIZON(S)

Argillic
 Fragipan

SOIL ORDER

Alfisol

DRAINAGE CLASS

Moderately well drained

LANDFORM

Upland

POSITION

Backslope

PARENT MATERIAL

Loess
 Residuum

BEDROCK LITHOLOGY

Sandstone

REDOX FEATURES

Abundance

Few <2%
 Common.. 2-20%
 Many.....>20%

Contrast

faint

hue & chroma of matrix and redox are closely related.

distinct

matrix & redox features vary 1-2 units of hue and several units of chroma & value.

prominent

Matrix & redox features vary several units in hue, value, & chroma.

STRUCTURE

Grade

Structureless - No observable aggregation or arrangement of lines of weakness.

Weak - Poorly formed, indistinct peds barely observable in place.

Moderate - Well-formed, distinct peds moderately durable & evident in place.

Strong - Durable peds evident in undisturbed soil & become separated when disturbed.

COARSE FRAGMENTS (% of profile)

15-35%	35-65%	>65%
gravelly	very gravelly	extremely gravelly
channery	very channery	extremely channery
cobbly	very cobbly	extremely cobbly
flaggy	very flaggy	extremely flaggy
stony	very stony	extremely stony

BOUNDARY

Distinctness

abrupt...<1" (thick) *gradual...2.5-5"*
clear.....1-2.5" *diffuse.....>5"*

Topography

smooth - boundary is nearly level
wavy - pockets with width greater than depth
irregular - pockets with depth greater than width

Type

pl - platy
pr - prismatic
cpr - columnar
gr - granular
abk - angular blocky
sbk - subangular blocky

"Your Path to Environmental Solutions"



Penn's Trail Environmental, LLC



21 East Lincoln Ave - Suite 160
 Hatfield, PA 19440
 ph. (215) 362-4610
 fax (215) 362-4620

Date: 10/15/2016 Pit # 102 PTE # 2682
 Project: Karya Properties LLC
 Location: 490 Penllyn Blue Bell Pike
 Whitpain Twp., Montgomery Co., PA
 Soil Series: Lawrenceville

Horizon	Depth (In.)	Color	Redox Features	Texture	Structure	Consistence
Ap	0-12	10YR 3/4		silt loam	weak medium gr	very friable
Bt	12-22	10YR 5/4		channery silt loam	weak medium sbk	friable
2Btx	22-26	5YR 5/6	many distinct	channery silt loam	weak medium pr weak medium abk	firm

Soil Scientist: Paul A. Golrick, PG

TAXONOMIC CLASSIFICATION: Fine-loamy, mixed, active, mesic Oxyaquic Fragiudalfs

EPIPEDON

Ochric

SUBSURFACE HORIZON(S)

Argillic
 Fragipan

SOIL ORDER

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DRAINAGE CLASS

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Upland

POSITION

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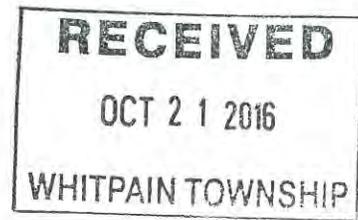
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Penn's Trail Environmental, LLC



21 East Lincoln Ave - Suite 160
 Hatfield, PA 19440
 ph. (215) 362-4610
 fax (215) 362-4620

Date: 10/15/2016 Pit # 103 PTE # 2682

Project: Karya Properties LLC

Location: 490 Penllyn Blue Bell Pike

Whitpain Twp., Montgomery Co., PA

Soil Series: Lawrenceville taxadjunct

Horizon	Depth (In.)	Color	Redox Features	Texture	Structure	Consistence
Ap	0-14	7.5YR 3/4		silt loam	moderate medium gr	friable
Bt	14-29	7.5YR 5/4		silt loam	weak medium sbk	friable

Soil Scientist: Paul A. Golrick, PG

TAXONOMIC CLASSIFICATION: Fine-loamy, mixed, active, mesic Oxyaquic Fragiudalfs

PIPEDON

Ochric

SUBSURFACE HORIZON(S)

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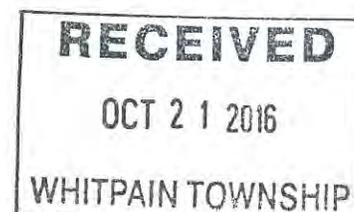
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Penn's Trail Environmental, LLC



21 East Lincoln Ave - Suite 160
 Hatfield, PA 19440
 ph. (215) 362-4610
 fax (215) 362-4620

Date: 10/15/2016 Pit # 104 PTE # 2682
 Project: Karya Properties LLC
 Location: 490 Penllyn Blue Bell Pike
 Whitpain Twp., Montgomery Co., PA
 Soil Series: Readington

Horizon	Depth (In.)	Color	Redox Features	Texture	Structure	Consistence
Ap	0-9	7.5YR 3/4		silt loam	moderate medium gr	friable
Bt	9-26	7.5YR 5/4		silt loam	weak medium sbk	friable
Btx	26+	7.5YR 5/6	many distinct	channery silt loam	weak medium pr weak medium abk	firm

Soil Scientist: Paul A. Golrick, PG

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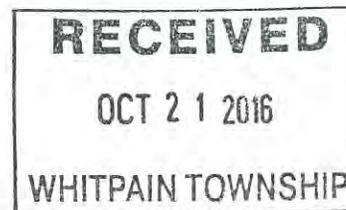
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PTE# 2682 – 490 Penllyn-Bluebell Pike Tracts



At the house looking upslope



At the house looking downslope

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PTE# 2682 – 490 Penllyn-Bluebell Pike Tracts



At the barn looking downslope

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WHITPAIN TOWNSHIP

PTE# 2682 – 490 Penllyn-Bluebell Pike Tracts



Auger boring 101



Auger boring 102

RECEIVED
OCT 21 2016
WHITPAIN TOWNSHIP

PTE# 2682 – 490 Penllyn-Bluebell Pike Tracts

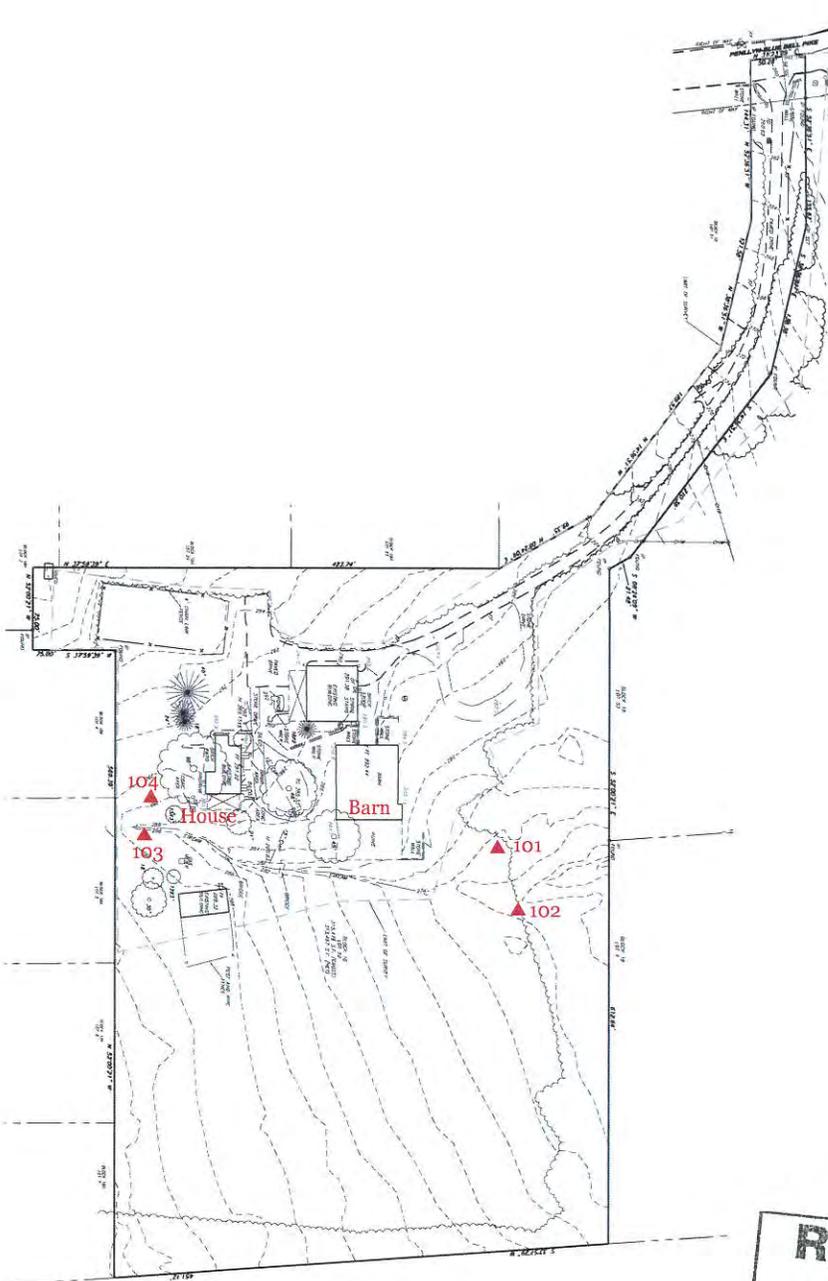


Auger boring 103

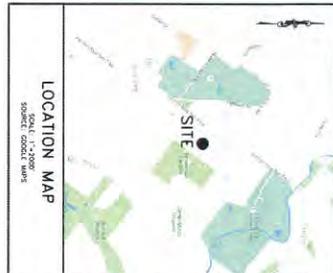


Auger boring 104

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 OCT 21 2016
 WHITPAIN TOWNSHIP



LEGEND

	Adjacent lot boundaries
	Existing boundaries
	Existing easements
	Existing contours
	Existing center of pavement
	Existing manholes
	Existing 15' high-of-way
	Existing 30' high-of-way
	Existing spot elevations
	Existing street
	Existing fireline
	Existing egress way
	Existing easement way

- NOTES**
1. BOUNDARY INFORMATION FROM ADJACENT LOTS ON A SURVEY IS SHOWN FOR INFORMATION ONLY. THIS INFORMATION IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THIS PLAN.
 2. THE VERTICAL DATUM FOR THIS SURVEY WAS MARS 80.
 3. THE HORIZONTAL DATUM FOR THIS SURVEY WAS NAD 83.
 4. THIS SURVEY IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE.
 5. CONDUIT SHOWN BEYOND THE LIMIT OF SURVEY LINE HERE.
 6. APPROXIMATE DIMENSIONS FOR CONSTRUCTION IS ADVISED TO THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE DIMENSIONS.
 7. THIS PROJECT IS LOCATED IN ZONE R. THE DISTANCE TO THE NEAREST ADJACENT LOT IS 10.0 FEET. THE DISTANCE TO THE NEAREST ADJACENT LOT IS 10.0 FEET. THE DISTANCE TO THE NEAREST ADJACENT LOT IS 10.0 FEET.
 8. BOUNDARY INFORMATION FROM ADJACENT LOTS ON A SURVEY IS SHOWN FOR INFORMATION ONLY. THIS INFORMATION IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THIS PLAN.

PLAN OF SURVEY

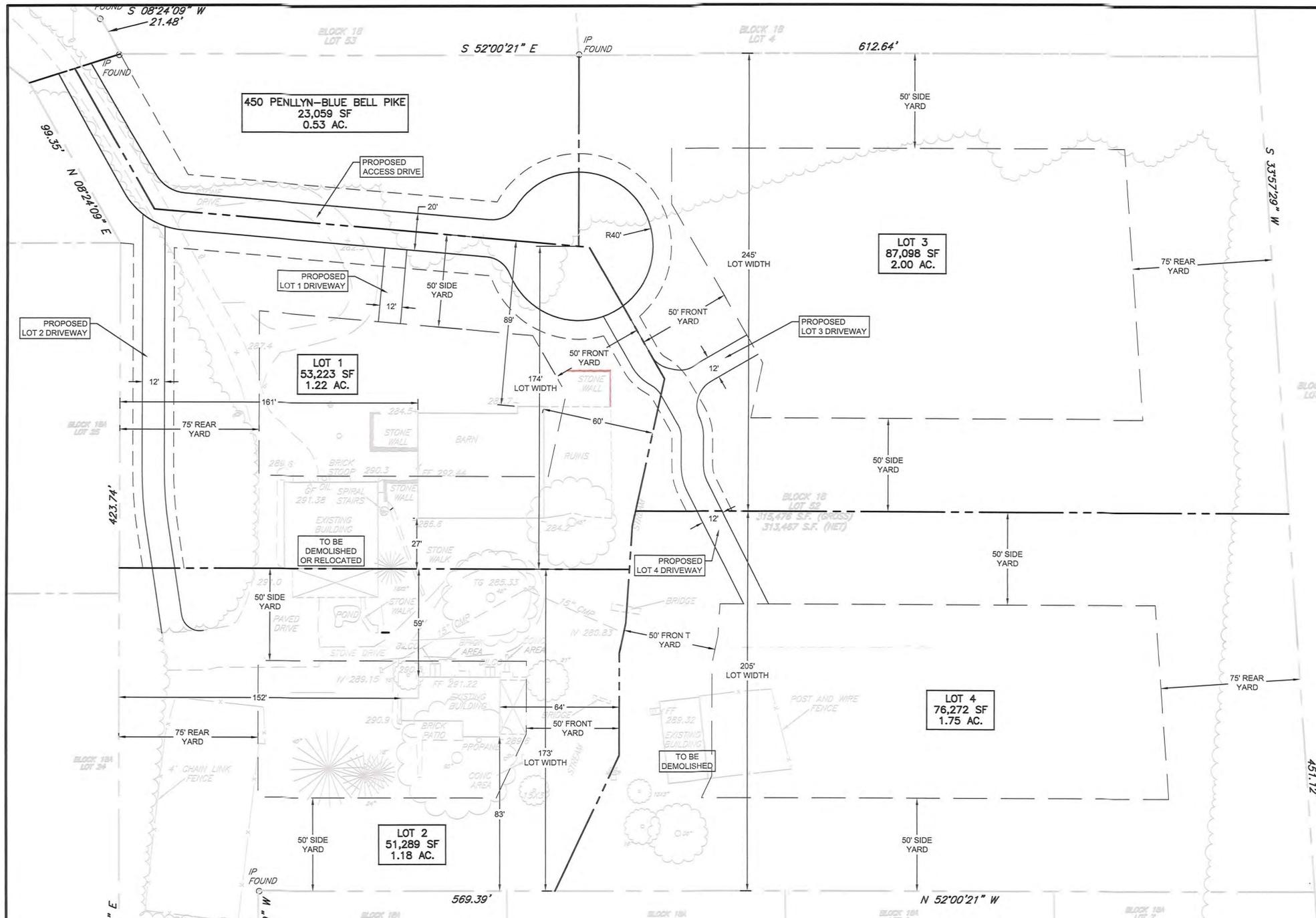
T.M.P. 66-18-52
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY, PA

KILDUFF DEVELOPMENT COMPANY
 PLUMOUTH MEETING, PA 19462

156488
 1 OF 1
 MAY 31, 2016

Boucher & James, Inc.
 1000 W. MARKET ST., SUITE 200
 LEBANON, PA 17042
 TEL: 717-271-1111
 FAX: 717-271-1112

SCALE 1" = 50'



SITE INFORMATION:
 ADDRESS: 450 PENLLYN BLUE BELL PIKE
 BLUE BELL, PA 19422
 CLIENT/OWNER:
 KILDUFF DEVELOPMENT CO
 450 SENTRY PARKWAY
 SUITE 103
 BLUE BELL, PA 19422



PROGRESS PRINT
 11/16/2016

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR MUST BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO PROCEEDING WITH THE WORK.

ZONING REQUIREMENTS - R-1 RESIDENTIAL

TOWNSHIP OF WHITPAIN ZONING ORDINANCE 4-226, CHAPTER 16. ZONING

PROPOSED TRACT AREA 290,935 SF (6.68 ACRES)

SECTION	USE REGULATIONS	REQUIRED/ALLOWABLE					
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	
160-13	USE REGULATIONS	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	SINGLE FAMILY DETACHED DWELLING	
160-14	DIMENSIONAL STANDARDS	MINIMUM LOT AREA	30,000 SF	53,223 SF	51,289 SF	87,098 SF	76,272 SF
		MINIMUM LOT WIDTH AT BUILDING LINE	150'	174'	173'	245'	205'
		MINIMUM SETBACK FROM FRONT YARD	MIN. 50' OR 150' LOT WIDTH	60'	64'	≥ 50'	≥ 50'
		MINIMUM SETBACK FROM SIDE YARDS	45' / 100' AGGREGATE	27'	59'	≥ 50'	≥ 50'
		MINIMUM SETBACK FROM REAR YARD	75'	161'	152'	≥ 75'	≥ 75'
		MAX. BUILDING COVERAGE	15%	≤ 15%	≤ 15%	≤ 15%	≤ 15%
		MAX IMPERVIOUS AREA (SEE CALCULATION BELOW)	LOT 1 - 11,949 SF LOT 2 - 11,603 SF LOT 3 - 18,013 SF LOT 4 - 16,075 SF	≤ 11,949 SF	≤ 11,603 SF	≤ 18,013 SF	≤ 16,075 SF
MAXIMUM BUILDING HEIGHT	40'	≤ 40'	≤ 40'	≤ 40'	≤ 40'		

IMPERVIOUS AREA CALCULATION:
 $I = 0.178 \times A \times C$
 I = IMPERVIOUS AREA (sf)
 A = LOT AREA (sf)
 C = MAXIMUM IMPERVIOUS COVERAGE (%)

- ZONING NOTES:**
- THE FOLLOWING VARIANCES ARE REQUESTED FROM THE WHITPAIN TOWNSHIP ZONING ORDINANCE.
 - § 160-18 - SIDE YARDS FOR BUILDINGS OTHER THAN SINGLE FAMILY DWELLINGS (50 FT MINIMUM).
 - § 160-216.C - DEPTH OF LOT (ACCESS STRIP EXTENDS THROUGH MORE THAN TWO TIERS OF LOTS).
 - § 160-216.D - STACK LOT PROVISION (MAXIMUM OF THREE LOTS STACKED).
 - ZONING DETERMINATION NEEDED FOR FRONT YARDS OF LOT 1 AND LOT 2.

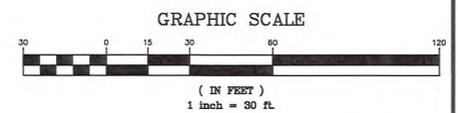
LEGEND

PROPOSED PROPERTY LINE ————

EXISTING PROPERTY LINE ————

EASEMENT ————

SETBACK ————



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ZONING EXHIBIT

KILDUFF DEVELOPMENT COMPANY
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KILD1601
 SHEET 1 of 1

SCALE: 1" = 30'
 DRAWN BY: JS
 DATE: 12-16-16
 APPROVED: CEB

DRAWING NO.: **SK-2**