



ZONING MAP (WHIPPAIN TOWNSHIP)
SCALE: 1" = 600'

SITE INFORMATION

SITE ADDRESS: 1533 SKIPPACK PIKE, BLUE BELL, PA 19422
 MUNICIPALITY: WHIPPAIN TOWNSHIP, MONTGOMERY COUNTY, PA
 PARCEL NUMBER: 66-00-06700-002
 EXISTING USE: MISCELLANEOUS COMMERCIAL SERVICES
 EXISTING ZONING DISTRICT: R-1 RESIDENTIAL DISTRICT & R-2 RESIDENTIAL DISTRICT
 SITE AREA SUMMARY: EXISTING: 98,876 S.F. (2.270 ACRES)
 PROPOSED LOT #1: 32,021 SF (0.735 ACRES) LOCATED IN R-1 & R-2 ZONING DISTRICT
 PROPOSED LOT #2: 66,856 SF (1.535 ACRES) LOCATED IN R-1 & R-2 ZONING DISTRICT
 [12.7% IN R-1 (8,506 SF) & 87.3% IN R-2 (58,349 SF)]

REFERENCE:
 1. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY VALLEY LAND SERVICES, LLC, DATED 07/15/2019
 2. ZONING HEARING BOARD DECISION NO. 1761-07 (SEE SECTION ON THIS SHEET)

OWNER / APPLICANT: MOO PROPERTIES LLC

WHIPPAIN TOWNSHIP DEVELOPMENT STANDARDS

REQUIREMENTS	R-1 STANDARD	PROPOSED LOT #1	R-2 RESIDENCE DISTRICT	PROPOSED LOT #2
YARD SETBACKS - PRINCIPAL BUILDING				
MINIMUM FRONT YARD	50'	>50' (C)	50'	29.5' (ENC)
MINIMUM SIDE YARD	45' (\$160-17)	>45' (C)	25'	67.8' (C)
MINIMUM REAR YARD	75'	>75' (C)	50'	50.0' (C)
MISCELLANEOUS				
MINIMUM LOT AREA	30,000 SF	32,021 SF (C)	12,500 SF	66,856 SF (C)
MINIMUM LOT WIDTH AT BUILDING LINE	150'	236.0' (C)	100'	281.8' (C)
MAXIMUM BUILDING HEIGHT	40'	<40' (C)	40'	<40' (C)

LEGEND: (C) = COMPLIES (N) = VARIANCE (ENC) = EXISTING NON-CONFORMITY (ENC-) = EXISTING NON-CONFORMITY - IMPROVING

SURVEYOR & ENGINEER CERTIFICATIONS

PROFESSIONAL SURVEYOR
 REVIEWED BY JACK W. SHOEMAKER (PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #SU-051643-EL) THIS DAY OF 11/10/2020 REVIEW VERIFIED THAT THE SURVEY WAS PREPARED UNDER HIS SUPERVISION, THE MONUMENTS SHOWN THEREON EXIST AS LOCATED, AND THAT THE DIMENSIONAL & GEODETIC DETAILS ARE CORRECT TO THE BEST OF HIS KNOWLEDGE.

PROFESSIONAL SEAL:
 JACK W. SHOEMAKER

PROFESSIONAL ENGINEER
 REVIEWED BY PAUL W. HUGHES (PA ENGINEER NO. PE079231), THIS DAY OF 11/10/2020 REVIEW VERIFIED THAT THE PLAN OF IMPROVEMENTS IS TRUE, CORRECT TO THE BEST OF HIS KNOWLEDGE, AND PREPARED UNDER HIS SUPERVISION.

PROFESSIONAL SEAL:
 PAUL W. HUGHES

OWNER ACKNOWLEDGEMENT
 COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY:

ON THIS, THE 11th DAY OF NOVEMBER, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE ABOVE COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE UNDERSIGNED OFFICER, PAUL W. HUGHES, WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE OWNER OF THE ABOVE DESCRIBED PROPERTY, AND THAT HE AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF (HERSELF), AS WITNESSED WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

(SEAL) _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL
 APPROVED BY THE PLANNING COMMISSION OF WHIPPAIN TOWNSHIP ON THIS _____ DAY OF _____ 20__

SECRETARY _____

TOWNSHIP ENGINEER CERTIFICATION
 CONSTRUCTED OR GUARANTEED BY THE TOWNSHIP ENGINEER OF WHIPPAIN TOWNSHIP ON THIS _____ DAY OF _____ 20__

TOWNSHIP ENGINEER _____

BOARD OF SUPERVISORS APPROVAL
 APPROVED BY THE BOARD OF SUPERVISORS OF WHIPPAIN TOWNSHIP ON THIS _____ DAY OF _____ 20__

TOWNSHIP SECRETARY _____ CHAIRMAN _____

COUNTY RECORDER OF DEEDS
 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 _____

GRAPHIC SCALE IN FEET: 0 15 30 60

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES A WORKING COPY BE KEPT FOR CONSTRUCTION PURPOSES AND TO BE KEPT FOR 180 DAYS AFTER THE END OF CONSTRUCTION.

PA1
 SERIAL #20191582102

GREEN AREA CALCULATION (\$160-214)
 R-1 & R-2 ZONING DISTRICTS:
 y = 0.179 * 2422
 y = MAXIMUM NON-GREEN AREA PER LOT IN SQUARE FEET
 x = LOT AREA IN SQUARE FEET

LOT 1:
 y = (0.179 * 32021) + 2422 = 8153.8 SF MAXIMUM NON-GREEN AREA
 EXISTING: 22095 SF OF NON-GREEN AREA
 PROPOSED: 48193.8 SF OF NON-GREEN AREA (C)

LOT 2:
 y = (0.179 * 66856) + 2422 = 14389.0 SF MAXIMUM NON-GREEN AREA
 EXISTING: 118814 SF OF NON-GREEN AREA (ENC)
 PROPOSED: REDUCTION OF 1846 SF PROPOSED BASED ON REMOVAL OF A PORTION OF THE EXISTING BUILDINGS (11620 SF) & SHED (226 SF), SO 16966 SF NON-GREEN AREA (ENC-)

PRIOR VARIANCES & CONDITIONS
 THE FOLLOWING VARIANCES & CONDITIONS WERE GRANTED AS PART OF APPLICATION 1761-07 DURING THE ZONING HEARING BOARD ON 04/17/2008:

VARIANCE GRANTED:
 1. THE VARIANCE FROM THE TERMS OF ARTICLE V, SECTION 160-11 TO ADD A STAFF RECRUITING COMPANY AS A SECOND NON-CONFORMING USE AND TO ALLOW MR. ROVINS ADMINISTRATIVE OFFICE TO REMAIN AT THE SUBJECT PROPERTY.

CONDITIONS ESTABLISHED:
 A. THE APPLICANT SHALL ABANDON THE CONSTRUCTION USE OF THE SUBJECT PROPERTY, INCLUDING THE OUTSIDE STORAGE OF CONSTRUCTION TRUCKS, MACHINERY AND MATERIALS.
 B. ALL OTHER USES OF THE SUBJECT PROPERTY SHALL BE DISCONTINUED, ABANDONED AND WAIVED.
 C. NO FURTHER ZONING APPLICATIONS TO ADD NON-CONFORMING USES TO THE SUBJECT PROPERTY SHALL BE FILED BY THE APPLICANT OR ITS SUCCESSORS.
 D. THE SUBJECT PROPERTY SHALL NOT BE USED FOR ANY USE OTHER THAN OFFICE AND RESIDENTIAL (SUFFICIENTLY SIMILAR TO THE USES DESCRIBED AT THE ZONING HEARING AND IN THE AMENDED APPLICATION), UNLESS SPECIFIC RELIEF IS GRANTED BY THE ZONING HEARING BOARD, UPON FURTHER APPLICATION, NOTICE AND HEARING.
 E. THE APPLICANT SHALL COMPLY WITH USE AND OCCUPANCY PERMITS \$160-217 OF THE ZONING ORDINANCE.
 F. THE APPLICANT SHALL CLEAR WEEDS AND DEAD FOLIAGE FROM THE BERM THAT RUNS ALONG THE SUBJECT PROPERTY LINE ADJACENT TO WHITNEY DRIVE WITHIN 90 DAYS OF THE DATE OF THIS DECISION AND ORDER.
 G. THE APPLICANT SHALL PLACE ADDITIONAL PLANTINGS ALONG THE WHITNEY DRIVE BERM SUFFICIENT TO CREATE A VISUAL BARRIER BETWEEN THE SUBJECT PROPERTY AND WHITNEY DRIVE WHEN THE PLANTINGS MATURE, WHICH PLANTINGS SHALL BE INSTALLED BY MAY 30, 2008.

- LEGEND**
- EXISTING PROPERTY LINE
 - - - PROPOSED SUBDIVISION LINE
 - - - PROPOSED SETBACK
 - - - ZONING DISTRICT BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING SITE FEATURE TO BE REMOVED
- SURVEY LEGEND**
- MONUMENT FOUND
 - MONUMENT TO BE SET
 - BENCHMARK TOP
 - RECORD DATA
 - SURVEYED DATA
 - R/W RIGHT OF WAY
 - SBL SET BACK LINE
 - RCP REINFORCED CONC PIPE
 - CMP CORRUGATED METAL PIPE
 - PVC PLASTIC PIPE
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - CIP CAST IRON PIPE
 - DIP DUCTILE IRON PIPE
 - L/S LANDSCAPING
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - U.G. UNDER GROUND
 - C CABLE TELEVISION LINE
 - E ELECTRICAL LINE
 - G GAS LINE
 - T TELEPHONE LINE
 - W WATER LINE
 - OH OVERHEAD ELECTRIC WIRE
 - SPOT LIGHT
 - POWERPOLE
 - GUY WIRE
 - LIGHT POLE
 - STREET LIGHT POLE
 - ELEC. TRANSFORMER
 - AIR CONDITIONER
 - ELEC. MANHOLE
 - ELECTRIC METER
 - CABLE BOX
 - WATER MANHOLE
 - WATER VALVE
 - WATER METER
 - HYDRANT / FDC
 - GAS MANHOLE
 - GAS VALVE
 - GAS METER
 - UNDERGROUND GAS MARKER
 - TELEPHONE MANHOLE
 - PAY PHONE
 - TELEPHONE BOX
 - UNDERGROUND TELEPHONE MARKER
 - FLAG POLE
 - BOLLARD
 - BORE HOLE
 - MONITORING WELL
 - MAIL BOX
 - SIGN
 - METAL TANK COVER
 - AIR COMPRESSOR
 - WATER MANHOLE
 - WATER VALVE
 - WATER METER
 - HYDRANT / FDC
 - GAS MANHOLE
 - GAS VALVE
 - GAS METER
 - UNDERGROUND GAS MARKER
 - TELEPHONE MANHOLE
 - PAY PHONE
 - TELEPHONE BOX
 - UNDERGROUND TELEPHONE MARKER
 - FLAG POLE
 - BOLLARD
 - BORE HOLE
 - MONITORING WELL
 - MAIL BOX
 - SIGN
 - METAL TANK COVER
 - AIR COMPRESSOR

PREPARED BY: **Kimley-Horn**

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DATE: 12/16/20
 REVISIONS: 01/14/21 PH, 02/08/21 PH

PER 11/30/20 TOWNSHIP COMMENTS
 PER 01/14/21 TOWNSHIP COMMENTS
 PER GREEN AREA UPDATES

KHA PROJECT: 112185001
 DATE: 11/10/2020
 SCALE: AS SHOWN
 DESIGNED BY: PWH
 DRAWN BY: RDA
 CHECKED BY: PWH

1533 SKIPPACK PIKE MINOR SUBDIVISION
 PIKE MINOR SUBDIVISION

RECEIVED
 FEB 26 2021

MOO PROPERTIES LLC
 1533 W. SKIPPACK PIKE, BLUE BELL, PA 19422

SHEET NUMBER: 1 OF 1