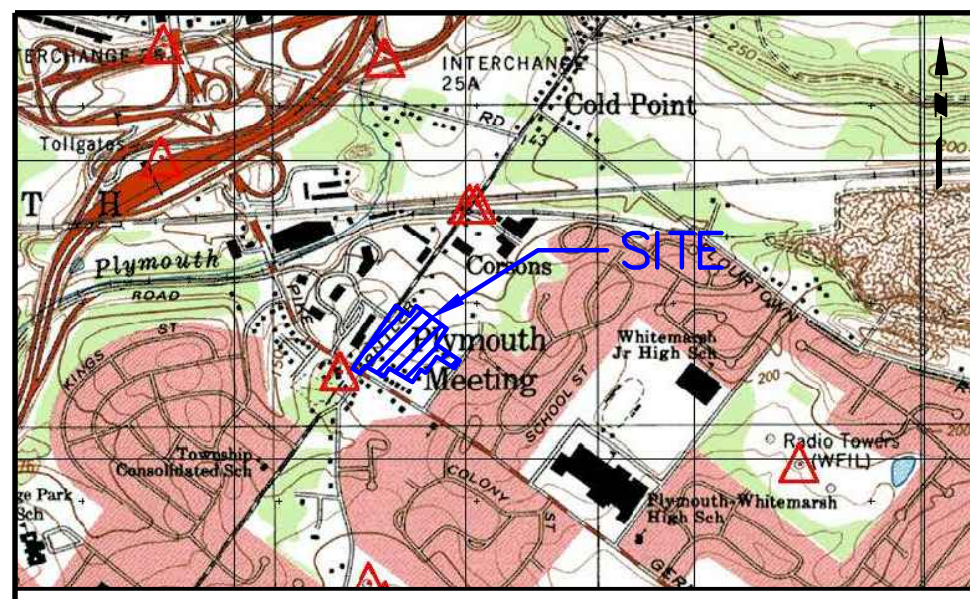


OWNER (4006 BUTLER PIKE)
ANNA WILSON, MARGARET STEVENS & THOMAS HOPKINS
 P.O. BOX 156
 PLYMOUTH MEETING, PA 19462
OWNER (4046 BUTLER PIKE)
JOHN JR & FAY J. HAUB
 4046 BUTLER PIKE
 PLYMOUTH MEETING, PA 19462
APPLICANT
K. HOVNIANIAN PENNSYLVANIA ACQUISITIONS, LLC
 110 FIELDCREST AVENUE
 EDISON, NJ 08837



PROPOSED LOT #1

AREA	REQUIRED	PROPOSED
GROSS SITE AREA (TO THE TITLE LINES)	1.180 AC	1.140 AC
AREA WITHIN ULTIMATE R.O.W. OF BUTLER PIKE AND GERMANTOWN PIKE	0.000 AC	0.000 AC
FLOODPLAINS	0.000 AC	0.000 AC
LANDS CONTINUOUSLY COVERED BY WATER	0.000 AC	0.000 AC
REQUIRED 10% PARK OR RECREATION AREA	0.118 AC	0.114 AC
DEVELOPABLE AREA	1.062 AC	1.026 AC

PROPERTY INFORMATION
TAX PARCEL NO. 65-00-01234-006
TAX BLOCK 41 LOT 1
DEED BOOK 5946, PAGE 831
TAX PARCEL NO. 65-00-01240-009
TAX BLOCK 41 LOT 46
DEED BOOK 3571, PAGE 1174
SITE ADDRESS
4006 BUTLER PIKE
PLYMOUTH MEETING, PA 19462
4046 BUTLER PIKE
PLYMOUTH MEETING, PA 19462
TOTAL LOT AREA
(EXISTING OVERALL LOTS) =
596,748 SF (13.699 ACRES)

PROPOSED LOT #3

AREA	REQUIRED	PROPOSED
GROSS SITE AREA (TO THE TITLE LINES)	0.347 AC	0.347 AC
AREA WITHIN ULTIMATE R.O.W. LINES OF MARPLE LANE	0.000 AC	0.000 AC
FLOODPLAINS	0.000 AC	0.000 AC
LANDS CONTINUOUSLY COVERED BY WATER	0.000 AC	0.000 AC
REQUIRED 10% PARK OR RECREATION AREA	0.035 AC	0.035 AC
DEVELOPABLE AREA	0.312 AC	0.312 AC

REFERENCES:

- PLAN TITLED "ALTA/ACSM LAND TITLE SURVEY - 4006 BUTLER PIKE" PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED JUNE 30, 2015 & "ALTA/NSPS LAND TITLE SURVEY - HAUB TRACT" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED MAY 12, 2017.
- TOPOGRAPHIC INFORMATION TAKEN FROM PLAN TITLED "AERIAL EXHIBIT" FOR K. HOVNIANIAN HOMES, 4006 BUTLER PIKE, PREPARED BY BOHLER ENGINEERING, DATED APRIL 3, 2014.
- BOUNDARY, TOPOGRAPHIC, AND PROPOSED FEATURE INFORMATION FOR WHITEMARSH COMMONS, ALSO KNOWN AS TPN 04471-00-9, TAKEN FROM THE "WHITEMARSH COMMONS" LAND DEVELOPMENT PLANS, PREPARED BY WOODROW & ASSOCIATES, INC., LAST REVISED JULY 29, 1999.

REVISIONS

Date	Description	No.
1/29/18	Revisions per township and county comments	1.

LEGEND

SITE SYMBOLS	GRADING SYMBOLS
CURB LINE	EXISTING CONTOUR
EXISTING EDGE OF PAVEMENT LINE	PROPOSED CONTOUR
PROPOSED BUILDING LINE	EXISTING SPOT ELEVATION
PROPOSED PROPERTY LINE	PROPOSED SPOT ELEVATION
LOT LINE	OPEN SPACE MATCH
IRON PIN TO BE SET	
CONCRETE MON. TO BE SET	
PK NAIL TO BE SET	
PROPOSED QUOTE RAIL	
PROPOSED POST AND RAIL FENCE	
EDGE OF PARK & RECREATION AREA	
EDGE OF OPEN SPACE AREA	
LIMIT OF WETLAND	

PARKING SPACE CALCULATIONS - RESIDENTIAL USE
 Per §116-184.A for Attached Dwelling

Proposed Use	Proposed Units	Required Parking Ratio	Required Spaces	Provided Off-Street Spaces (Driveway & Garage)	Provided Overflow Spaces	Total Provided Off-Street Spaces
Townhouse (Conditional Use)	67	2 "ALL-WEATHER" SP / D.U. + 1 Overflow Parking Space / D.U.	201	134	67	201

Note:
 1. Per §116-184.A, attached dwellings do not require each all-weather parking space to be accessible to the street.
 2. Per §105-58.1(1)(i), where attached dwellings meet the off-street parking requirement with private garages and driveways, additional overflow off-street parking shall be required in the order of 4 spaces for every 4 dwelling units when the access carway width is less than 36 feet.
 3. The 67 total provided off-street parking spaces provided on proposed Lot #2 are exclusive of the seven parking spaces reserved for shared use of proposed Lot #1 (existing Abolition Hall) and proposed Lot #2 (Townhouses).

PROPOSED LOT 2
 490,360 SF
 11.257 AC

PROPOSED LOT 3
 15,131 SF
 0.347 AC

WHITEMARSH TOWNSHIP ZONING TABLE
PROPOSED LOT 2
ZONING DISTRICT: VC-2 VILLAGE COMMERCIAL DISTRICT

ITEM	PERMITTED / REQUIRED	PROPOSED	ORDINANCE SECTION
Proposed Use	Uses listed in Section 116-290 A and B	Townhomes ¹	§116-290
Tract Size (Site Area)		518,364 SF 11.900 AC	
Lot Dimensions			
Minimum Lot Area	N/A	490,360 SF 11.257 AC	
Min. Lot Width at Building Setback Line	100 FT	>100 FT	§116-294
Min. Street Frontage	50 FT	>50 FT	§116-294
Lot Coverage - Conditional Residential Use:			
Max. Unit Density (D.U./Ac of Site Area)	8 D.U./Ac	5.63 D.U./Ac	§116-292.D
Max. Residential Building Footprint (New Construction)	8,000 SF	4,800 SF	§116-294
Max. Building Coverage (per Lot Area)	40%	13%	§116-294
Max. Impervious Coverage (per Tract Area)	65%	40%	§116-294
Min. Vegetated Open Spaces, Trees, or Landscaping (per Site Area)	35%	42%	§116-294
Min. Park and Recreation Area (per Site Area)	10%	13%	§105-53.D.(1)(a)
Setback Requirements - Lot Area 5 to 15 Acres			
Min. Front Yard Setback from Ultimate ROW	15 FT	15 FT	§116-295
Min. Side/Rear Yard (Adjacent to Residential Zone/Use)	45 FT	45 FT	§116-295
Min. Side/Rear Yard (Adjacent to Non-Residential Zone/Use)	15 FT	15.6 FT	§116-295
Min. Building Separation	15 FT	25 FT	§116-294
Setback Requirements - Basins			
Min. Front Yard Setback	15 FT	15 FT	§116-311.A
Min. Side Yard Setback	15 FT	15 FT	§116-311.B
Min. Rear Yard Setback	20 FT	20 FT	§116-311.B
Min. Setback from Dwelling on Adjacent Lot	50 FT	50 FT	§116-311.B
Min. Fence Height Surrounding Basin with Depth ≥ 4 FT	4 FT	4 FT	§116-311.C
Building Requirements - Conditional Residential Use:			
Max. Building Height	3 Stories (42 FT)	3 Stories (42 FT)	§116-294
Max. Building Front Façade Width	150 FT	120 FT	§116-291.B.(3)
Parking Requirements			
Min. Number of Off-Street All-Weather Parking Spaces per D.U.	2	2	§116-184.A
Min. Parking Space Dimensions	9 FT X 18 FT	10 FT X 20 FT	§116-11
Min. Parking Setback from Principal Structure	10 FT	13 FT	§116-296

Notes:
 1. Townhomes are permitted as a Conditional Use in the VC-2 Zoning District

LANGAN
 Stone Manor Corporate Center, 2700 Kelly Road, Suite 200, Warrington, PA 18976
 T: 215-451-6500 F: 215-451-6501 www.langan.com

Project
WHITEMARSH CORSON ESTATE AND HAUB TRACT
 WHITEMARSH TOWNSHIP
 TPN. 65-00-01234-006 & 65-00-01240-009

MONTGOMERY COUNTY PENNSYLVANIA
 Drawing Title

CONDITIONAL USE SITE PLAN

Project No. **200076501** Drawing No.
 Date **11-15-2017**
 Scale **1" = 50'**
 Drawn By **SZH** Checked By **KSO**
 Submission Date **11-15-2017** Sheet 1 of 1