

ZONING DATA					
ZONING DISTRICT: R-4 RESIDENTIAL DISTRICT					
	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	COMBINED LOTS 1 & 2
TRACT SIZE	10 ACRE (MIN.)	19,489 ACRE	8,321 ACRE**	11,168 ACRE	19,489 ACRE
DENSITY	11 DWELLING UNITS PER ACRE	7 DWELLING UNITS PER ACRE (105 DWELLING UNITS) ⁽¹⁾	14 DWELLING UNITS PER ACRE (105 DWELLING UNITS) ⁽¹⁾	9 DWELLING UNITS PER ACRE (68 DWELLING UNITS) ⁽¹⁾	11 DWELLING UNITS PER ACRE (173 DWELLING UNITS) ⁽¹⁾
BUILDING LENGTH	200' (MAX.)	176.3'	176.3'	199.5'	199.5'
BUILDING SPACING	20' (MIN.) ⁽²⁾	37.1'	37.1'	25.5'	25.5'
BUILDING SETBACKS					
FRONT YARD ⁽¹⁾	60' (MIN.)	26.3'	26.3'	22.1'	26.3'
SIDE YARD ⁽²⁾	50'	43.6'	43.6'	30.9'	43.6'
REAR YARD ⁽²⁾	50' (MIN.)	250.8'	25.3'	57.9'	57.9'
BUILDING HEIGHT	35' (MAX.)	SEE SHEETS 3&4	SEE SHEETS 3&4	25-28'	25-28'
PARKING SETBACKS					
TRACT BOUNDARY LINE	20' (MIN.)	9.0'	9.0'	0.00'	9.0'
ULTIMATE RIGHT-OF-WAY LINE	10' (MIN.)	3.6'	3.6'	N/A	3.6'
EDGE OF PAVING OF A PRIVATE STREET OR ANOTHER PARKING AREA	10' (MIN.)	N/A	N/A	N/A	N/A
ANY BUILDING	25' (MIN.)	3.5'	3.5'	25.5'	3.5'

(1) 60' FROM ULTIMATE RIGHT-OF-WAY FOR COLLECTOR STREETS.
 (2) 50' FROM PROPERTY LINES
 (3) A. MINIMUM DISTANCE BETWEEN BUILDINGS WITH LESS THAN 3 PERCENT WINDOW OR OTHER TRANSPARENT SURFACE ON FACING WALLS: 20 FEET (SEE DEFINITION OF FACING WALLS IN PART 2).
 B. MINIMUM DISTANCE BETWEEN BUILDINGS WITH MORE THAN 3 PERCENT WINDOW OR OTHER TRANSPARENT SURFACE ON FACING WALLS: 40 FEET.
 C. MINIMUM DISTANCE BETWEEN BUILDINGS WHERE ONE OR BOTH FACING WALL(S) CONTAINS AN OUTDOOR LIVING AREA: 60 FEET.
 (4) CALCULATED USING DEVELOPABLE LOT AREA.
 * = EXISTING NONCONFORMITY
 ** = VARIANCE GRANTED
 REFER TO DOUGLASS TOWNSHIP ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.

IMPERVIOUS SURFACE SUMMARY				
LOT 1				
	EXISTING	TO BE REMOVED	PROPOSED	TOTAL DEVELOPED
BUILDINGS	57,259 S.F.	0 S.F.	0 S.F.	57,259 S.F.
PAVEMENT	77,271 S.F.	835 S.F.	13,475 S.F.	89,911 S.F.
CONCRETE	12,048 S.F.	0 S.F.	3,952 S.F.	15,998 S.F.
WALLS	187 S.F.	0 S.F.	0 S.F.	187 S.F.
TOTAL	146,763 S.F.	835 S.F.	17,427 S.F.	163,355 S.F.
LOT 2				
	EXISTING	TO BE REMOVED	PROPOSED	TOTAL DEVELOPED
BUILDINGS	0 S.F.	0 S.F.	45,576 S.F.	45,576 S.F.
PAVEMENT	383 S.F.	274 S.F.	53,288 S.F.	53,397 S.F.
CONCRETE	0 S.F.	0 S.F.	17,841 S.F.	17,841 S.F.
WALLS	0 S.F.	0 S.F.	0 S.F.	0 S.F.
TOTAL	383 S.F.	274 S.F.	116,705 S.F.	116,814 S.F.
TOTAL LOTS 1 & 2	147,146 S.F.	1,109 S.F.	134,132 S.F.	280,169 S.F.

ZONING APPROVAL

ZONING HEARING BOARD OF DOUGLASS TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 APPLICATION NO: 0308-2023 HEARING DATE: JUNE 22, 2023
 APPLICANT: T&A ASSOCIATES VERBAL DECISION RENDERED: JUNE 22, 2023
 PROPERTY: 200 GILBERTSVILLE ROAD WRITTEN DECISION DATED: JULY 21, 2023

BACKGROUND

ON MARCH 8, 2023, T&A ASSOCIATES ("APPLICANT") FILED AN APPLICATION WITH THE DOUGLASS TOWNSHIP ZONING HEARING BOARD ("ZHB") SEEKING INTER ALIA, TEN TEMPORARY DIMENSIONAL VARIANCES IN ORDER TO INCREASE THE SIZE OF APPLICANT'S EXISTING APARTMENT COMPLEX. APPLICANT ASKS THE ZHB TO ACKNOWLEDGE FOUR EXISTING, NON-CONFORMING CONDITIONS AND ALSO ASKS THAT ANY RELIEF GRANTED BY THE ZHB EXTEND FOR TWO YEARS. THE PROPOSED APARTMENT COMPLEX EXPANSION WOULD NOT REQUIRE ANY ZONING RELIEF BUT FOR THE FACT THAT APPLICANT CANNOT OBTAIN CONSTRUCTION FINANCING FOR THIS PROJECT WITHOUT CREATE A TEMPORARY TWO-LOT SUBDIVISION. ALL OF THE REQUIRED ZONING RELIEF IS IN PROXIMITY TO THE PROPOSED LOT LINE. NONE OF THE REQUESTED ZONING RELIEF IS IN PROXIMITY TO ANY OF THE ADJUTING RESIDENTIAL PROPERTIES.

A PUBLIC HEARING WAS HELD ON JUNE 22, 2023, PURSUANT TO THE NOTIC REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE ("MPC"). APPLICANT WAS REPRESENTED THROUGHOUT THE PROCEEDINGS BY ERIC FREY, ESQUIRE. APPLICANT OFFERED THE SWORN TESTIMONY OF TWO WITNESSES AND OFFERED INTO EVIDENCE A FIVE-PAGE ENGINEERED PLAN/DRAWING. HAVING CONSIDERED ALL THE EVIDENCE AND THE TESTIMONY PRESENTED, THE ZHB MAKES THE FOLLOWING FINDING AND CONCLUSION, AND ENTERS THE ORDER SET FORTH BELOW.

FINDINGS OF FACT:		SEE DOCUMENT FOR COMPLETE TEXT.
THE REQUIRED TEMPORARY ZONING RELIEF FOR THIS PROJECT IS AS FOLLOWS:	RELIEF SOUGHT	
ORDINANCE SECTION	ACCESS TO PUBLIC STREET	
110	REQUIRED ROAD FRONTAGE	
128.1	MINIMUM TRACT SIZE	
602	MAXIMUM DENSITY	
603	MINIMUM BUILDING SETBACK FROM PROPERTY LINES	
604.2.F	FRONT YARD SETBACK (LOT 2)	
604.2.F	SIDE YARD SETBACK (LOTS 1 AND 2)	
604.2.F	REAR YARD SETBACK	
606.1	PARKING SPACES REQUIRED	
606.2	PARKING SETBACK FROM PROPERTY LINES	

CONCLUSIONS OF LAW: SEE DOCUMENT FOR COMPLETE TEXT.

ORDER

ON MOTION OF KAREN KEISER, SECONDED BY DANIEL CARUSO, THE ZHB VOTED UNANIMOUSLY TO GRANT THE REQUESTED TEN VARIANCE, TO CONFIRM THE FOUR EXISTING, NON-CONFORMING CONDITIONS, AND TO EXTEND THE DEADLINE OF SUCH ZONING RELIEF FOR A PERIOD OF TWO YEARS, ALL OF WHICH ARE SUBJECT TO THE FOLLOWING CONDITIONS:

WITHIN 6 MONTHS OF COMPLETING CONSTRUCTION OF THE PROPOSED NEW APARTMENTS, APPLICANT SHALL REVERSE THE TEMPORARY TWO-LOT SUBDIVISION AND MERGE PROPOSED LOTS 1 AND 2 BACK INTO ONE LOT CONSISTING OF APPROXIMATELY 19.5 ACRES; APPLICANT SHALL TIMELY OBTAIN ALL NECESSARY TOWNSHIP PERMITS;

APPLICANT SHALL COMPLY WITH ALL CURRENT TOWNSHIP BUILDING CODES INCLUDING, BUT NOT LIMITED TO, TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT, BUFFERING AND STORMWATER MANAGEMENT; AND

APPLICANT SHALL COMPLY WITH ALL OTHER TOWNSHIP, COUNTY, STATE AND/OR FEDERAL RULES, REGULATIONS, CODES, ORDINANCES, RESOLUTIONS, STATUTES AND/OR LAW.

ANY PARTY TO THESE PROCEEDINGS HAS THE RIGHT TO APPEAL THIS DECISION TO THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA, WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS WRITTEN DECISION.

THE ZONING HEARING BOARD RESERVES THE RIGHT TO PREPARE AND SUBMIT MORE COMPLETE FINDINGS OF FACT AND CONCLUSIONS OF LAW TO SUPPORT THIS DECISION IN THE EVENT AN APPEAL IS FILED.

DOUGLASS TOWNSHIP ZONING HEARING BOARD
 DANIEL CARUSO, CHAIRMAN
 KAREN KEISER, SECRETARY
 KURT DAVIDHEISER, MEMBER

MAILING DATE: JULY 21, 2023.

DEVELOPABLE LOT AREA CALCULATIONS						
	EXISTING		PROPOSED LOT 1		PROPOSED LOT 2	
GROSS LOT AREA	848,937 S.F.	19,489 ACRES	362,464 S.F.	8,321 ACRES	486,473 S.F.	11,168 ACRES
LESS AREA WITHIN ROAD RIGHT-OF-WAY	14,422 S.F.	0.331 ACRES	14,422 S.F.	0.331 ACRES	0 S.F.	0.000 ACRES
LESS AREA WITHIN UTILITY EASEMENTS (OUTSIDE OF FLOODPLAIN)	1,683 S.F.	0.039 ACRES	0 S.F.	0.000 ACRES	1,683 S.F.	0.039 ACRES
LESS AREA OF STEEP SLOPES (OUTSIDE OF FLOODPLAIN & UTILITY EASEMENTS)	13,052 S.F.	0.300 ACRES	12,631 S.F.	0.290 ACRES	421 S.F.	0.010 ACRES
LESS AREA WITHIN FLOODPLAIN	135,609 S.F.	0.311 ACRES	7,983 S.F.	0.183 ACRES	127,626 S.F.	2.930 ACRES
DEVELOPABLE LOT AREA	684,171 S.F.	15,706 ACRES	327,428 S.F.	7,517 ACRES	356,743 S.F.	8,189 ACRES

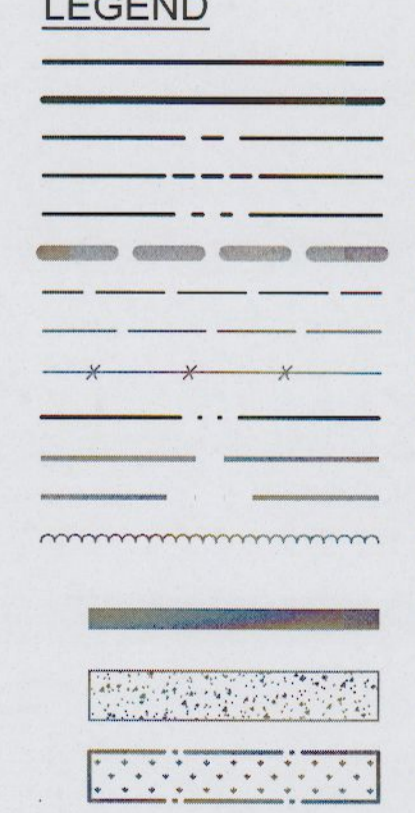
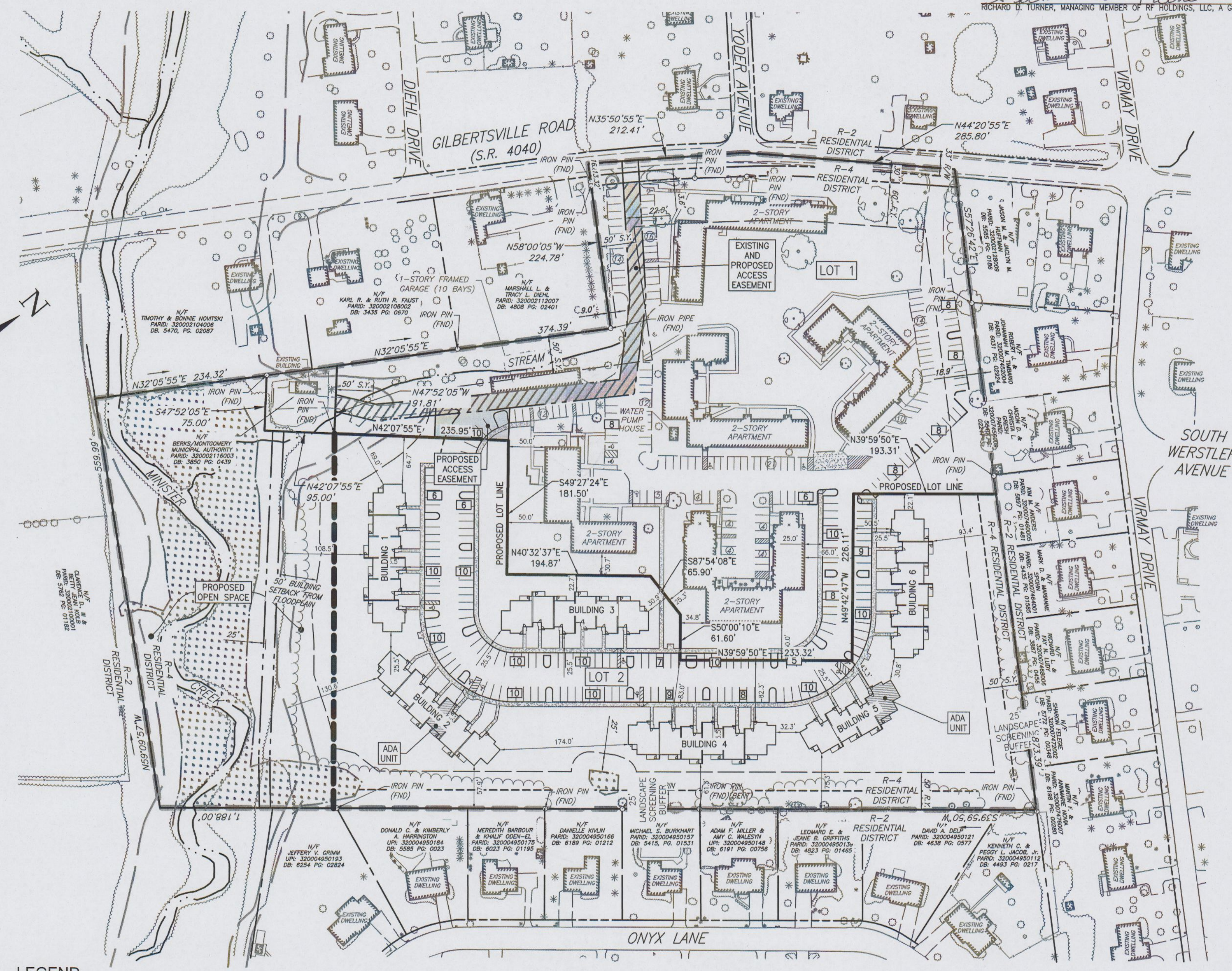
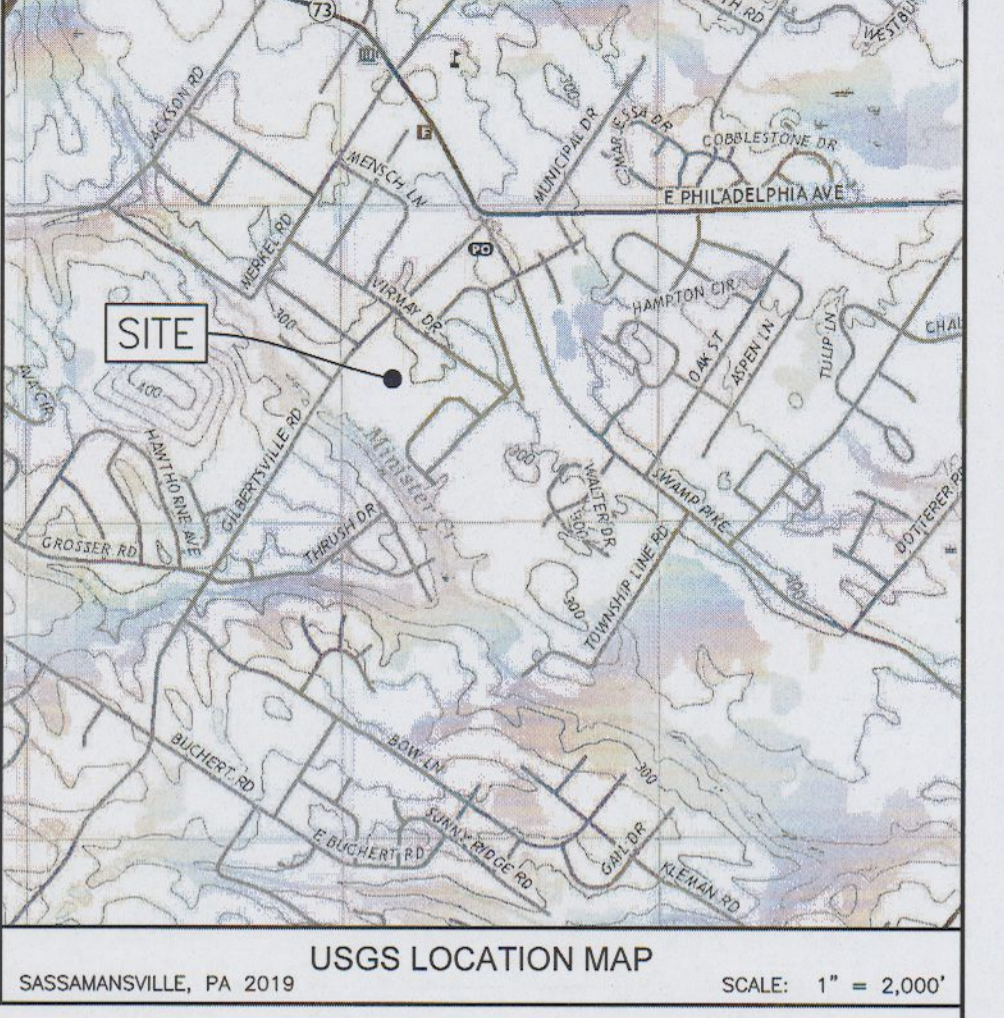
PARKING CALCULATIONS		
	REQUIRED	PROVIDED
LOT 1	2 SPACES PER DWELLING UNIT REQUIRED (105 DWELLING UNITS) = 210 SPACES	200 SPACES (INCLUDING 6 (4 EXISTING AND 2 PROPOSED ADA SPACES) (A MINIMUM OF 1 VAN ACCESSIBLE SPACE WILL BE PROVIDED))
LOT 2	2 SPACES PER DWELLING UNIT REQUIRED (68 DWELLING UNITS) = 136 SPACES	150 SPACES (INCLUDING 7 ADA SPACES (A MINIMUM OF 1 VAN ACCESSIBLE SPACE WILL BE PROVIDED))
TOTAL	346 SPACES	350 SPACES (INCLUDES 13 ADA SPACES OF WHICH A MINIMUM OF 2 VAN ACCESSIBLE SPACES WILL BE PROVIDED)

PARKING SPACE SUMMARY				
	EXISTING	TO BE REMOVED	PROPOSED	TOTAL
ADA SPACES	4	0	9	13
PARKING SPACES	161	35	211	337
TOTAL	165	35	220	350

OWNER'S CERTIFICATION
 COMMONWEALTH OF PENNSYLVANIA,
 COUNTY OF MONTGOMERY
 ON THE 8th DAY OF December, 2023, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN CHESTER COUNTY, PERSONALLY APPEARED RICHARD D. TURNER, WHO ACKNOWLEDGES HIMSELF TO BE THE MANAGING MEMBER OF T&A ASSOCIATES, A LIMITED PARTNERSHIP, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID LIMITED PARTNERSHIP BY HIMSELF AS THAT SAID LIMITED PARTNERSHIP IS THE OWNER OF THE LAND SHOWN HEREON. ALL NECESSARY APPROVALS OF THIS PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON AND THAT THE SAID LIMITED PARTNERSHIP DESIRES THAT THIS PLAN BE DULY RECORDED.
 Notarable M. Eldon
 NOTARY PUBLIC
 My Commission Expires March 28, 2029
 Commission number 1394409
 Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES
 I, RICHARD D. TURNER, ACKNOWLEDGE MYSELF TO BE THE MANAGING MEMBER OF T&A ASSOCIATES, A LIMITED PARTNERSHIP, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, CERTIFY THAT THE LIMITED PARTNERSHIP IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED. THE LIMITED PARTNERSHIP DOES FURTHER SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF DOUGLASS AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OR DEVELOPMENT OF THIS PLAN FOR WHATEVER REASON PRESENT OR FUTURE.

RICHARD D. TURNER, MANAGING MEMBER OF T&A ASSOCIATES, LLC, A GENERAL PARTNER OF T AND A ASSOCIATES



REQUESTED WAIVERS

THE APPLICANT REQUESTS THE FOLLOWING WAIVERS FROM THE DOUGLASS TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
 SECTION 230-18 REQUIRING PRELIMINARY PLAN SUBMISSION

PLAN NOTES

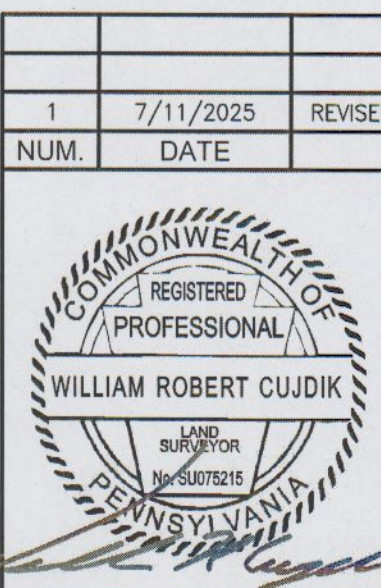
- THE CURRENT LANDOWNER WILL MAINTAIN OWNERSHIP OF THE OPEN SPACE AREA.
- THE CURRENT LANDOWNER WILL MAINTAIN OWNERSHIP OF THE COMMON PARKING FACILITIES.

PLAN PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAN IS TO SUBDIVIDE THE EXISTING PARCEL INTO TWO SEPARATE PARCELS. NO LAND DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION APPLICATION. FUTURE IMPROVEMENTS (SIX NEW APARTMENT BUILDINGS AND PARKING AREAS) ARE SHOWN FOR REFERENCE. A SEPARATE LAND DEVELOPMENT APPLICATION WILL BE PREPARED FOR THE CONSTRUCTION OF THE NEW APARTMENT BUILDINGS AND PARKING AREAS.

William R. Cujdik
 Digitally signed by William R. Cujdik
 Date: 2023.12.11 15:17:07 -0500

OPEN SPACE CALCULATIONS			
	PROPOSED LOT 1	PROPOSED LOT 2	TOTAL
GROSS LOT AREA	362,464 S.F. 8.321 ACRES	486,473 S.F. 11.168 ACRES	848,937 S.F. 19,489 ACRES
OPEN SPACE REQUIREMENT 15% OF GROSS AREA	54,370 S.F. 1.248 ACRES	72,971 S.F. 1.675 ACRES	127,341 S.F. 2.923 ACRES
PROVIDED OPEN SPACE	0 S.F. 0.000 ACRES	154,128 S.F. 3.538 ACRES	154,128 S.F. 3.538 ACRES



PREPARED BY:	DATE
T & A ASSOCIATES	NOVEMBER 22, 2024
200 GILBERTSVILLE ROAD	DRAWN
GILBERTSVILLE, PA 19525	APPROVED
DOUGLASS TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA	PROJECT NUMBER
MAJOR PRELIMINARY / FINAL PLANS	200113
RECORD PLAN	5 OF 7

PADULA ENGINEERING
 Civil Engineering & Land Surveying
 PADULA ENGINEERING COMPANY
 780 EAST MARKET STREET, SUITE 275
 WEST CHESTER, PA 19382
 PADULAENGINEERING.COM
 (610) 696-9900

SURVYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THE PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 230, SUBDIVISION AND LAND DEVELOPMENT OF THE DOUGLASS TOWNSHIP CODE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENTS A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERMETER MONUMENTS SHALL BE SET.
 Surveyor: [Signature] 12/11/25
 DATE: 12/11/25

TOWNSHIP SUPERVISOR'S CERTIFICATION
 THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP BOARD OF SUPERVISORS THIS 2nd DAY OF February, 2025.
 Chairman: [Signature]

TOWNSHIP PLANNING AGENCY CERTIFICATION
 THIS PLAN HAS BEEN APPROVED BY THE DOUGLASS TOWNSHIP PLANNING AGENCY THIS 9th DAY OF February, 2025.
 Chairman: [Signature]

TOWNSHIP ENGINEER'S CERTIFICATION
 REVIEWED ON THIS 29 DAY OF December, 2025 BY THE TOWNSHIP ENGINEER FOR DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA.
 Engineer: [Signature] 12/29/25

WETLANDS CERTIFICATION
 I DO HEREBY CERTIFY THAT THE DELINEATION OF THE WETLANDS SHOWN ON THIS PLAN IS IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION AND THAT I HAVE DETERMINED THESE LIMITS BASED UPON THE U.S. CORPS OF ENGINEERS GUIDELINES.
 Signature: [Signature] 12-19-25
 DATE: 12-19-25

COUNTY RECORDING NOTE
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN NORRISTOWN, PENNSYLVANIA, PLAN BOOK 202525 PAGE 00265 ON THE 7th DAY OF May, 2025.

MPC NO. 24226-001
 PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
 CERTIFIED THIS DATE: 5/1/25

FOR THE DIRECTOR
 MONTGOMERY COUNTY PLANNING COMMISSION

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF PADULA ENGINEERING COMPANY