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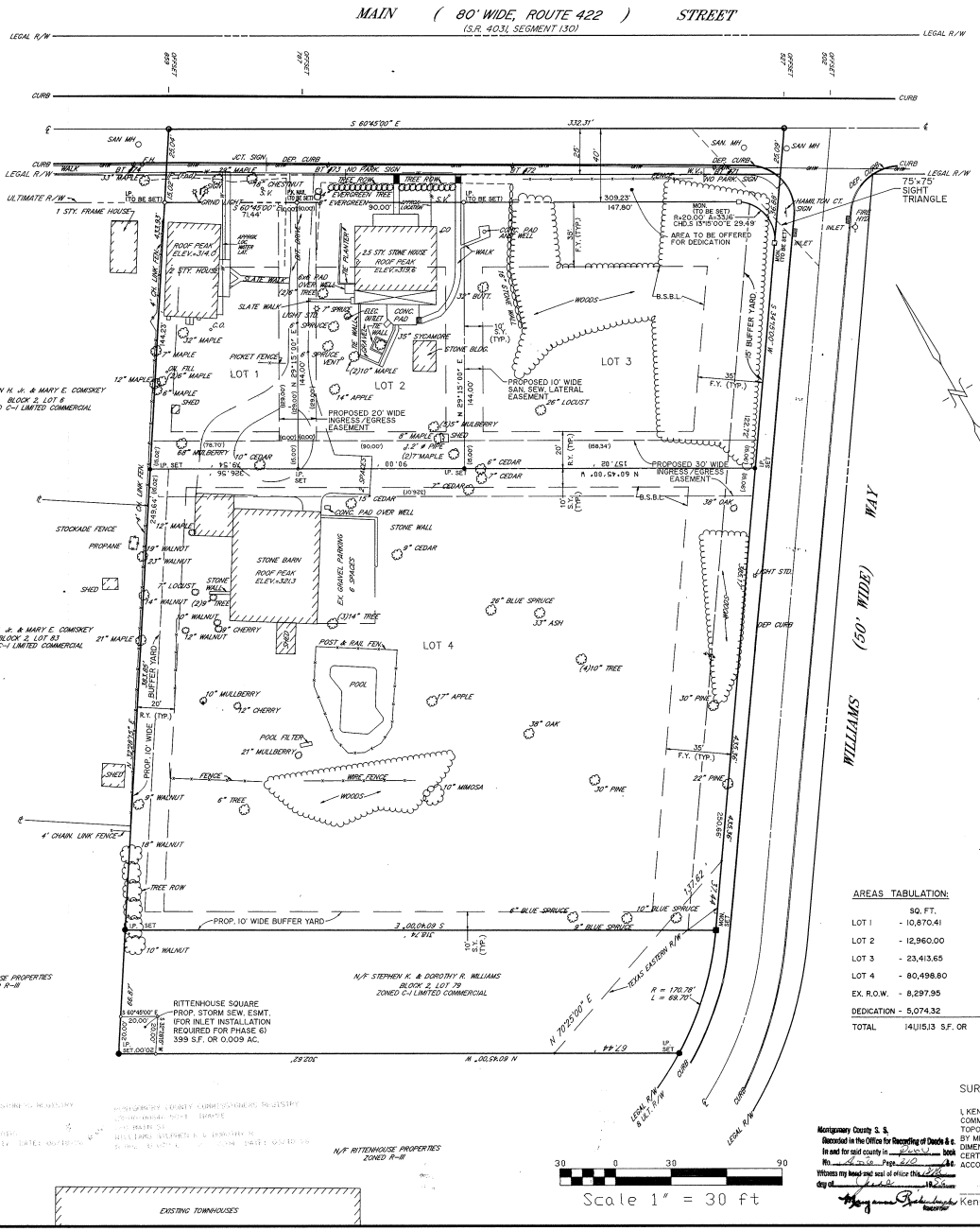


ZONING: C-I LIMITED COMMERCIAL DISTRICT

PERMITTED USES	- COMMERCIAL USES (SEE ZONING ORD. NO. 183, SEC. 801) - SINGLE FAMILY (EXISTING) - 3 UNIT APARTMENT (EXISTING NON CONFORMITY)
MIN. LOT AREA	- 10,000 S.F.
MIN. LOT WIDTH	- 50 Ft.
MAX. BUILDING AREA	- 40 %
MIN. FRONT YARD	- 35 Ft. (40 Ft. if parking in Front Yard)
MIN. SIDE YARD	- 10 Ft. Ea.
MIN. REAR YARD	- 20 Ft. (or BLDG Ht., whichever is greater)

PARKING TABULATION

LOT 1 - 3 EXISTING APARTMENTS	- 6 SPACES
LOT 2 - 1 EXISTING DWELLING	- 2 SPACES
LOT 3 - RESERVED FOR FUTURE DEVELOPMENT	
LOT 4 - RESERVED FOR FUTURE DEVELOPMENT	
	8 SPACES

NOTES:

1) EIGHT (8) EXISTING SPACES ARE PROVIDED ON LOT 4 FOR THE USE OF LOTS 1 & 2. UPON DEVELOPMENT OR TRANSFER OF OWNERSHIP OF LOTS 1, 2 OR 4 ADDITIONAL PARKING WILL BE ADDRESSED.
2) NO BUILDINGS, TREES, HEDGES, SHRUBBERY OR OTHER OBSTRUCTIONS WILL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLE LOCATED AT THE INTERSECTION OF WILLIAMS WAY & MAIN STREET.
3) EXISTING TREES SHALL BE TRIMMED AND/OR REMOVED UPON DEVELOPMENT OF LOT 3. ANY DEFECTIVE CURBS AND/OR SIDEWALKS WILL BE REPLACED UPON DEVELOPMENT OF LOT 3. SIDEWALKS SHALL BE CONTINUED ALONG WILLIAMS WAY UPON DEVELOPMENT OF LOTS 3 & 4.
4) THE 30 FOOT WIDE INGRESS/EGRESS EASEMENT IS PROPOSED FOR THE USE OF LOTS 1, 2, 3 & 4.
5) THE 20 FOOT WIDE INGREES/EGRESS EASEMENT PROPOSED ALONG THE COMMON LOT LINE BETWEEN LOTS 1 & 2 IS TO BE USED EXCLUSIVELY BY LOTS 1 & 2.
6) UPON THE CHANGE IN OWNERSHIP OF LOTS 1,2 OR 4, SIX PARKING SPACES WILL BE CONSTRUCTED ON LOT 1 AND TWO PARKING SPACES ON LOT 2. THE ORIENTATION OF THE SPACES ALONG EITHER INGRESS EASEMENT WILL BE PROVIDED UPON APPLICATION FOR PERMITS TO CONSTRUCT THE PARKING ON LOTS 1 AND 2.
7) PARKING FOR LOTS 1 & 2 WILL CONTINUE TO BE PROVIDED ON LOT 4 VIA A TEMPORARY EASEMENT ON LOT 4. THE EASEMENT WILL BE TERMINATED UPON CONSTRUCTION OF PARKING SPACES IN ACCORDANCE WITH NOTE 6 ABOVE OR UPON TRANSFER OF OWNERSHIP FOR LOT 1, 2 OR 4, AT WHICH TIME THE PARKING SPACES MUST BE CONSTRUCTED ON LOTS 1 & 2.
8) THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY LINE & THE ULTIMATE RIGHT-OF-WAY LINE IS OFFERED FOR DEDICATION.
9) ALL CONSTRUCTION & DEVELOPMENT SHALL PROCEED IN STRICT ACCORDANCE WITH THE PLANS, DRAWINGS, SPECIFICATIONS & REPRESENTATIONS MADE.
10) ANY & ALL CONSTRUCTION OF ANY & ALL PUBLIC IMPROVEMENTS, INCLUDING ANY STORM WATER SYSTEM, PARKING AREAS, DRIVES, CURBING & LANDSCAPING SHALL BE CONSTRUCTED OR INSTALLED UNDER THE SUPERVISION OF THE BOROUGH ENGINEER & THE BOROUGH CODE ENFORCEMENT OFFICER/ZONING ENFORCEMENT OFFICER/BUILDING INSPECTOR. THERE SHALL BE A PRE-CONSTRUCTION CONFERENCE WITH THE BOROUGH ENGINEER AT LEAST 24 HOURS PRIOR TO ANY START OF WORK. A MINIMUM OF 24 HOURS NOTICE SHALL BE GIVEN TO THESE OFFICERS PRIOR TO ANY CONSTRUCTION & ALL INSPECTION SHALL BE COMPLETED ON ANY PHASE OF CONSTRUCTION, BEFORE THE OTHER PHASE OF CONSTRUCTION PROCEEDS SO AS NOT TO HINDER OR PREVENT AN APPROPRIATE & PROPER INSPECTION OF ALL PHASES OF DEVELOPMENT & CONSTRUCTION.
11) INGRESS/EGRESS ONTO & FROM MAIN STREET FOR LOT 3 HAS NOT BEEN APPROVED BY BOROUGH COUNCIL AS A PART OF THIS SUBDIVISION. INGRESS/EGRESS FOR LOTS 3 & 4 WILL BE SUBJECT TO REVIEW BY THE BOROUGH OF TRAPPE PLANNING COMMISSION & APPROVAL BY BOROUGH COUNCIL UPON SUBMISSION FOR LAND DEVELOPMENT APPROVAL.
12) THERE SHALL BE NO GRADING AND/OR CONSTRUCTION WITHIN ANY AREA DESIGNATED TO BE WETLANDS WITHOUT PERMITS FIRST BEING SECURED FROM D.E.P. OR THE U.S. ARMY CORPS OF ENGINEERS.
13) EXCAVATION AND/OR CONSTRUCTION WILL IMMEDIATELY CEASE UPON THE ENCOUNTERING OF ANY SPRINGS UNTIL REMEDIATION METHODS ARE APPROVED BY THE BOROUGH ENGINEER.
14) THE PLAN & DEVELOPMENT IS SUBJECT TO ALL THE CONDITIONS AS SET FORTH IN THE PRELIMINARY PLAN RESOLUTION AND THE FINAL PLAN RESOLUTION OF BOROUGH COUNCIL OF THE BOROUGH OF TRAPPE.
15) LOT 4 SHALL PROVIDE ON-SITE PARKING FOR LOTS 1 & 2. PARKING SHALL BE LOCATED AS NOT TO INTERFERE WITH THE USE OF LOT 4. A BLANKET EASEMENT GRANTED TO LOT 1 & 2 SHALL BE PROVIDED UNTIL SUCH TIME THAT PARKING BE INSTALLED IN ACCORDANCE WITH THE NOTES AND CONDITIONS AS REQUIRED FOR FINAL APPROVAL OF THIS PLAN.

#210

AREAS TABULATION:

	SQ. FT.	ACRES
LOT 1	- 10,870.41	0.250
LOT 2	- 12,960.00	0.298
LOT 3	- 23,413.65	0.538
LOT 4	- 80,498.80	1.848
EX. R.O.W.	- 8,297.95	0.190
DEDICATION	- 5,074.32	0.116
TOTAL	141,115.13 S.F. OR	3.240 ACS.

Montgomery County S. S.
Recorded in the Office for Recording of Deeds & c.
In and for said county in Book ____ Page 610
Witness my hand and seal of office this ____ day of ____

SURVEYORS CERTIFICATION:

I, KENNETH V. FARRALL, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THE BOUNDARY & TOPOGRAPHIC PLAN, ATTACHED HERETO, REPRESENTS A SURVEY MADE BY ME, THE MONUMENTS SHOWN THEREON EXIST AS LOCATED, AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT. I FURTHER CERTIFY THAT MONUMENTS AND PROPERTY PINS HAVE BEEN SET IN ACCORDANCE WITH THE RECORD/SUBDIVISION PLAN.

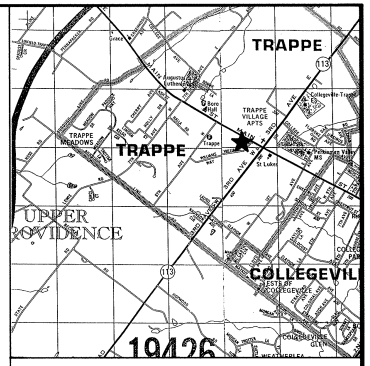
Kenneth V. Farrall #49393-E — 5/9/96 Date

(seal)

MONTGOMERY COUNTY PLANNING COMMISSION:

MCPC No. 95-333-1
PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date 9/22/96
For the Board
Montgomery County Planning Commission

OWNER OF RECORD
STEPHEN K. & DOROTHY WILLIAMS
360 MAIN ST.
TRAPPE, Pa. 19426
BLOCK 2, UNIT 7
D.B. 3343, PG. 764
BLOCK 2, UNIT 79
D.B. 4860, PG. 455



LOCATION MAP

OWNER CERTIFICATION:

STEPHEN K. & DOROTHY R. WILLIAMS have laid out upon their land, situate in the Borough of Trappe, County of Montgomery, Commonwealth of Pennsylvania certain lots and/or parcels according to the accompanying plan which is intended to be recorded.

Witness my hand and seal this 17 day of May 1996

Attest: _____ By: _____

Title: _____ Title: _____

County of Montgomery:

On this 17 day of May, 1996, A.D., before me, the subscriber, a notary public in and for the Commonwealth of Pennsylvania, personally appeared Stephen K. Williams and Dorothy R. Williams and acknowledged the accompanying subdivision plan and desires that the said plan shall be recorded according to law.

Witness my hand and notary seal the day and year aforesaid.

My Commission expires _____

Notary Public

Notarial Seal
Carol A. Wolfinger, Notary Public
Lower Providence Twp., Montgomery County
My Commission Expires Sept. 6, 1998
Member, Pennsylvania Association of Notaries

(seal)

MONTGOMERY COUNTY RECORDER OF DEEDS:

Recorded in the office for the recorder of deeds, Norristown Pennsylvania, in plan book _____, page number _____ on this _____ day of _____, 19____.

TRAPPE BOROUGH COUNCIL:

This plan is approved by the Borough Council of Trappe on this the 7th day of May, 1996.

President _____ Date _____

Secretary _____ Date 5/20/96

TRAPPE BOROUGH PLANNING COMMISSION:

This plan is approved by the Planning Commission of Trappe Borough on this the _____ day of _____, 19____.

Officer _____ Date 7-10-96

Officer _____ Date 7-10-96

TRAPPE BOROUGH MUNICIPAL ENGINEER:

This plan was reviewed by the Municipal Engineer of Trappe Borough on this the 20th day of May, 1996.

Engineer _____ Date 5/24/96

FINAL PLAN

NO.	REVISION	CHK.	BY	DATE
5	NOTE 15 & 20'x20' STORM SEW. EASMT.	C.W.L.	S.J.F.	5/7/96
4	PER MUNICIPAL ENGINEERS REVIEW	C.W.L.	S.J.F.	3/25/96
3	PER MUNICIPAL ENGINEERS REVIEW	C.W.L.	S.J.F.	3/4/96
2	PER MUNICIPAL ENGINEERS REVIEW	C.W.L.	S.J.F.	2/2/96
1	PER MUNICIPAL ENGINEERS REVIEW	C.W.L.	S.J.F.	11/30/95

WILLIAMS TRACT

TRAPPE BOROUGH MONTGOMERY COUNTY, PA.

RECORD/SUBDIVISION PLAN

DRAWN BY C.J.W.	PREPARED FOR STEPHEN & DOROTHY WILLIAMS 360 MAIN ST. TRAPPE, Pa. 19426	DATE 6/23/95
CHECKED BY		JOB NO. 1476-1
SCALE 1" = 30'	CZOP/SPECTER, INC. Consulting Engineers & Surveyors Worcester, Pennsylvania 19490 (610) 584-0880	DRAWING NO. R101
FIELD BOOK 388		SHEET NO. 1 of 2