



**Depiction of the proposed 2 1/2 story Townhouses\***

**Building height will not exceed 35' zoning requirement**

**Front Elevation will be staggered, peaked roof lines, finish textures of stone, vertical batton board siding pent roofs and covered porches depending on the model as depicted above.**

**Building mix will not exceed 5 units**

**\* illustration only not the final product design**

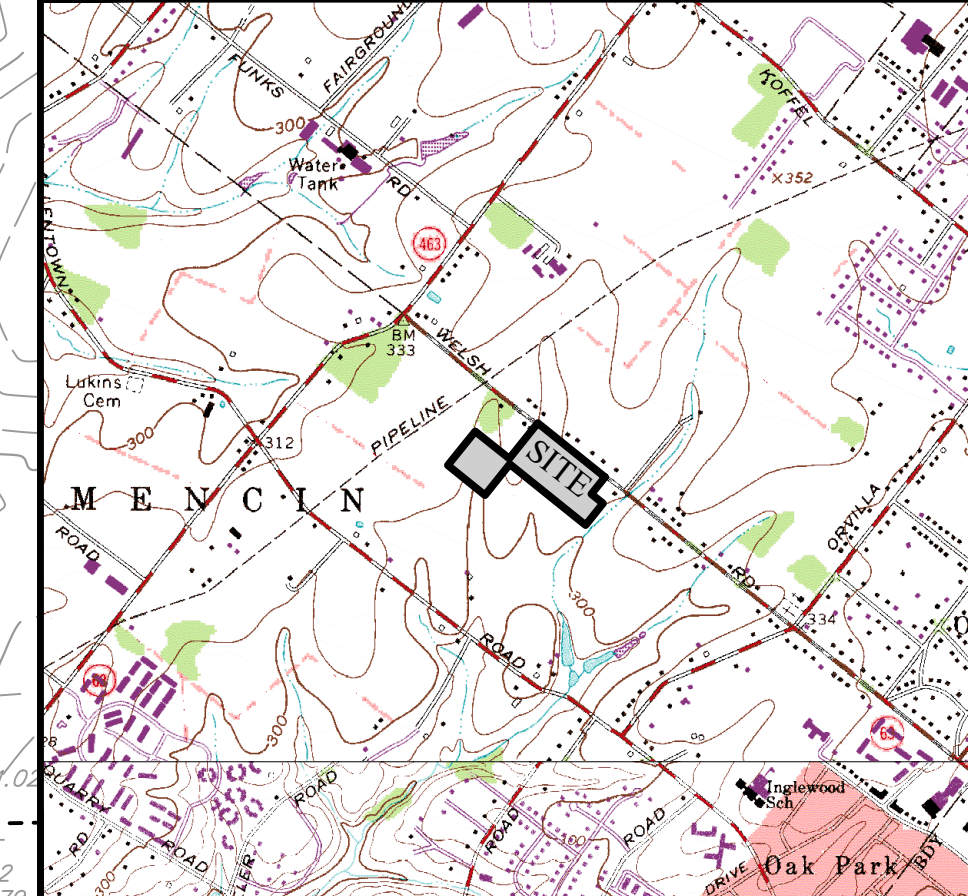
# ZONING DATA

OBTAINED FROM THE TOWAMENCIN TOWNSHIP ZONING ORDINANCE, ORDINANCE CHAPTER 153, DATED 1956, AS REVISED BY ORDINANCE NO. 95-10 OF 1995.

ZONING DISTRICT:	RBP - RESIDENTIAL BUSINESS AND PROFESSIONAL OVERLAY DISTRICT & MRC MIXED RESIDENTIAL CLUSTER DISTRICT		
EXISTING USE:	R - RESIDENTIAL VACANT LAND		
PROPOSED USE:	CONDITIONAL USE - R-5 TOWNHOUSE DWELLINGS		
MINIMUM REQUIREMENTS	PERMITTED	APPROVED	SKETCH
MINIMUM LOT AREA (RBP + MRC) (GROSS):	120,000 S.F.	171,650 S.F.	171,650 S.F.
MINIMUM LOT AREA (RBP + MRC) (NET):	120,000 S.F.	160,775 S.F.	160,775 S.F.
MINIMUM LOT AREA (RBP ONLY) (NET):	120,000 S.F.	112,775 S.F.	112,775 S.F.
MINIMUM LOT AREA (MRC ONLY) (NET):	120,000 S.F. COMBINED	48,000 S.F.	48,000 S.F.
MINIMUM LOT WIDTH:	400 FEET	435 FEET	435 FEET
MINIMUM FRONT YARD:	50 FEET	50 FEET	51 FEET
MINIMUM SIDE YARD:	25 FEET	30 FEET	31 FEET
MINIMUM SIDE YARD AGGREGATE:	60 FEET	60 FEET	62 FEET
MINIMUM REAR YARD:	40 FEET	45 FEET	54 FEET
MAXIMUM BUILDING COVERAGE (TOTAL SITE):	50%	11.5%	10.7%
MAXIMUM IMPERVIOUS COVERAGE (TOTAL SITE):	50%	26.6%	29.3%
MAXIMUM BUILDING COVERAGE (RBP):	20%	16.4%	15.3%
MAXIMUM IMPERVIOUS COVERAGE (RBP):	60%	37.9%	41.7%
MAXIMUM BUILDING HEIGHT:	35 FEET	< 35 FEET	< 35 FEET
MAXIMUM DENSITY FOR R-5 TOWNHOUSE USE:	4.5 PER ACRE	4.34	4.34
SETBACK FROM ABUTTING RESIDENTIAL ZONING:	45 FEET	45 FEET	54 FEET
SETBACK FROM RESIDENTIAL ACCESSORY STRUCTURE:	10 FEET	36.7 FEET	NONE PROPOSED
BUFFER YARD ALONG RESIDENTIAL DISTRICT:	25 FEET	25 FEET	25 FEET
NET SITE IMPERVIOUS:	80,386 S.F.	42,845 S.F.	47,050 S.F.
PARKING SPACES:	48 SPACES	50 SPACES	48 SPACES
PROVIDED OPEN SPACE:	28,585 S.F.	28,585 S.F.	28,585 S.F.
DISTURBED AREA:		3.56 AC	3.56 AC
TREES REMOVED:	159 TREES	159 TREES	159 TREES

NOTE: NET LOT AREA REMOVES ULTIMATE RIGHT OF WAY. OPEN SPACE AREA IS INCLUDED.

# SITE LOCATION MAP 1"=2000'



# SKETCH PLAN NOTES

- THIS CONCEPTUAL SKETCH PLAN IS BASED ON THE TOWAMENCIN TOWNSHIP ZONING AND SUBDIVISION ORDINANCES.
- BOUNDARY LINE AND ADJOINING PARCEL OWNERS TAKEN FROM PLANS PREPARED BY THE CROSSROADS GROUP, LLC, DATED APRIL 22, 2024. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND EXISTING EASEMENTS MAY EXIST.
- EXISTING TOPOGRAPHY AND OTHER SURFACE INFORMATION TAKEN FROM A SURVEY PERFORMED BY CARROLL ENGINEERING CORPORATION IN JANUARY 2022.
- THERE IS NO FLOODPLAIN LOCATED WITHIN THE SITE LIMITS BASED ON FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 42091C0139G, EFFECTIVE 3/2/2016.
- THIS SITE HAS AN APPROVED NPDES PERMIT FOR THE APPROVED DESIGN PERMIT # PAC450817. A PERMIT MODIFICATION MAY BE REQUIRED FOR THE LAYOUT SHOWN.
- ACCESS SHOWN MATCHES THE APPROVED PENNDOT PERMIT THAT IS PART OF THE APPROVED LAND DEVELOPMENT PROJECT FOR THIS SITE.
- FIRE TRUCK TURNING TEMPLATE IS THE SAME TEMPLATE USED ON THE APPROVED BELFAIR SQUARE PLAN.

# OWNER INFORMATION

THE SUBJECT PARCEL IS IDENTIFIED BY THE FOLLOWING INFORMATION AS RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, MONTGOMERY COUNTY COURTHOUSE IN NORRISTOWN, PENNSYLVANIA.

PARCEL NO.	PARCEL ADDRESS	DEED BOOK-PAGE	PARCEL AREA
53-00-09628-00-3	WELSH ROAD	6158-2384	0.1262 AC.
53-00-09624-00-7	WELSH ROAD	6158-2380	0.2525 AC.
53-00-07336-00-9	WELSH ROAD	6159-2384	0.3443 AC.
53-00-09616-00-8	WELSH ROAD	6159-1285	0.1205 AC.
53-00-09620-00-2	WELSH ROAD	5583-0046	0.1205 AC.
53-00-09612-00-1	WELSH ROAD	6159-1285	0.4821 AC.
53-00-00228-00-7	WELSH ROAD	6159-1285	0.3443 AC.
53-00-09608-00-5	WELSH ROAD	6159-1285	0.1894 AC.
53-00-07332-00-4	WELSH ROAD	6159-01278	0.4591 AC.

TOTAL TRACT AREA: 2.4389 AC.\*

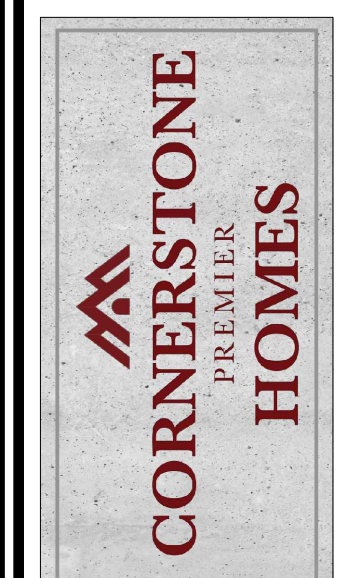
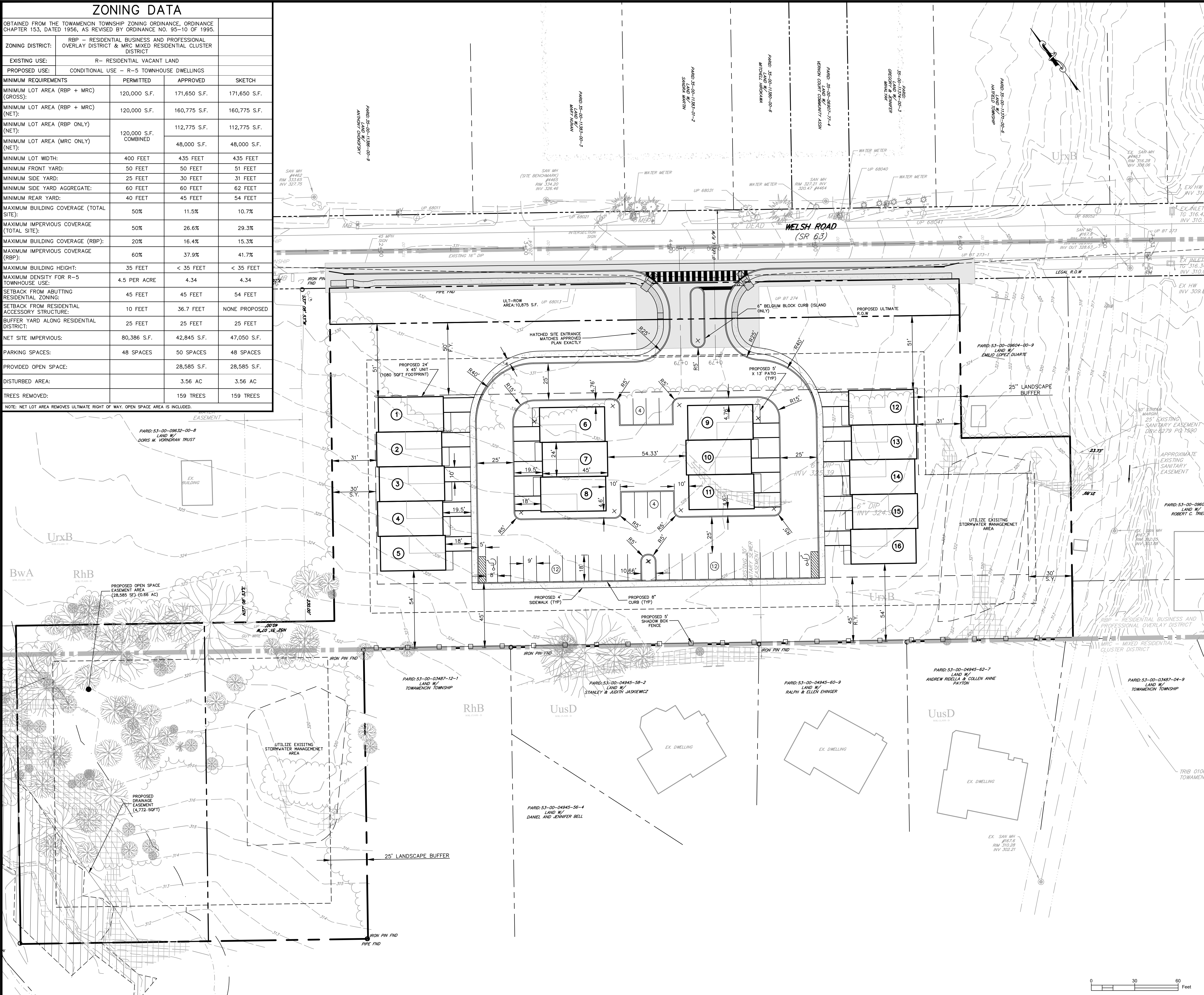
RECORD OWNER:  
 ① CARACAUSA ACQUISITIONS LP  
 PO BOX 1055  
 NORTH WALES PA 19454

# ACT 121 NOTIFICATION

THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 151 ANDROS ACT 287 OF 1974)  
 SITE SERIAL NO. 20231230679-000

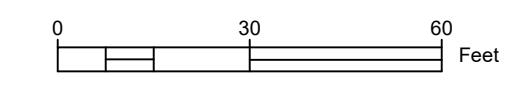
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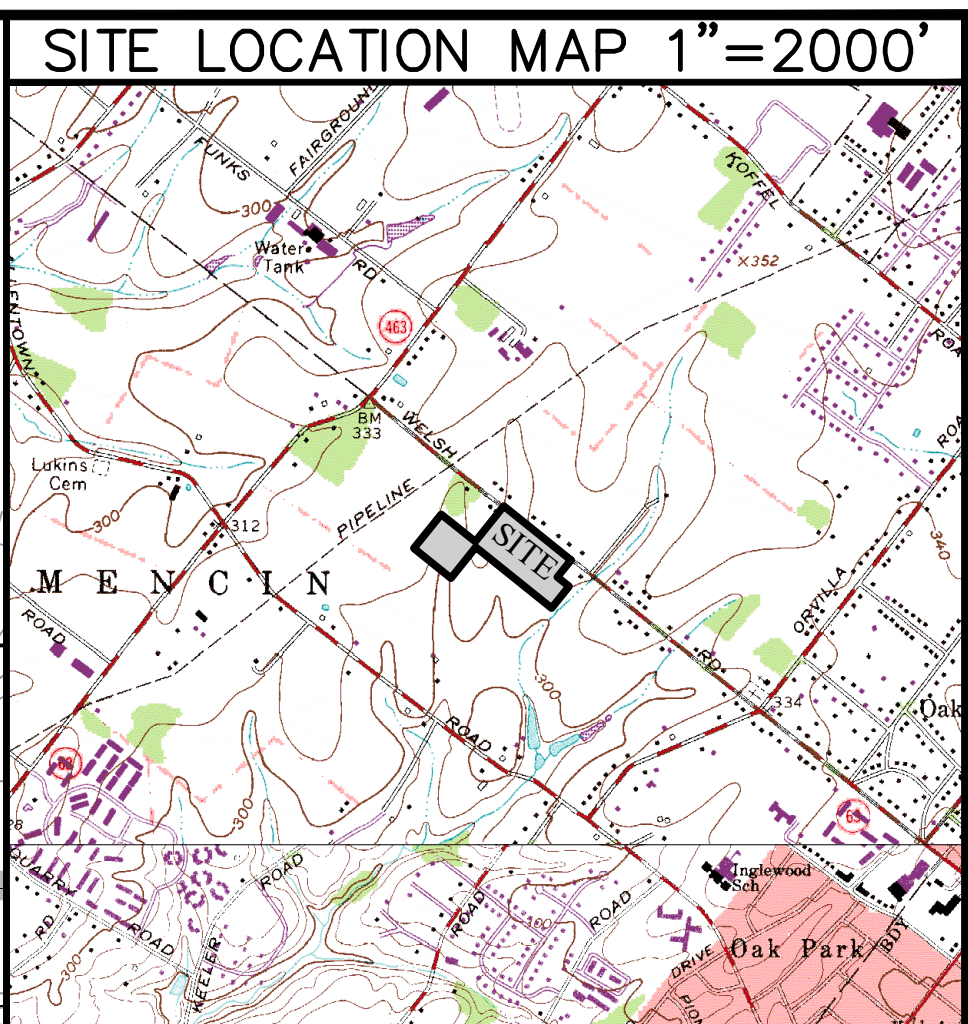
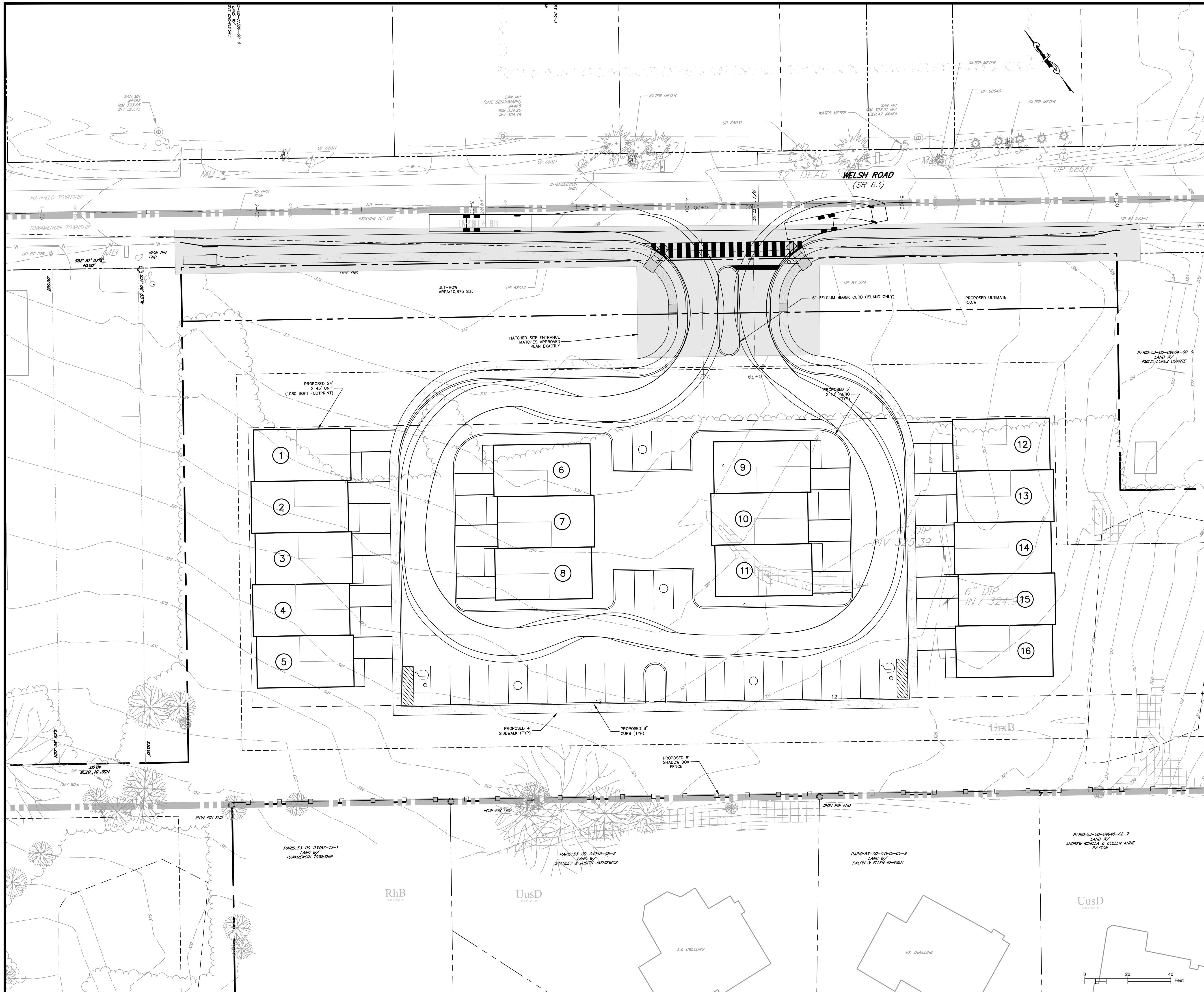
PROJECT MANAGER: JDH  
 DRAWING FILE NAME: SKETCH-02  
 PLAN ORIGINATION DATE: 01-27-2026  
 PLAN LAST REVISED: 04-01-2026  
 PLAN SCALE: 1" = 30'  
 PROJECT NUMBER: 4166  
 SHEET NUMBER: 1 OF 2



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REVISED LAYOUT FOR THE VILLAGE AT BELFAIR SQUARE  
 BELFAIR SQUARE  
 PREPARED FOR  
**CORNERSTONE PREMIER HOMES**  
 TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA





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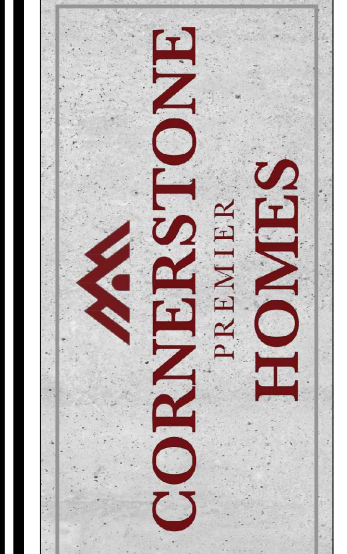
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THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 121 AMENDS ACT 287 OF 1974) SITE SERIAL NO. 20231230679-000

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**TOWER 80 FIRE TRUCK**

Overall Length	47.420ft
Overall Width	8.000ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.335ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	30.00°



REVISED TURNING TEMPLATE FOR THE VILLAGE AT BELFAIR SQUARE  
 BELFAIR SQUARE  
 PREPARED FOR  
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