

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBERS: 20210490766

<u>UTILITY COMPANY</u>	<u>PHONE NUMBER</u>
AQUA PENNSYLVANIA, INC.	610-525-1400
COMCAST CABLE COMMUNICATIONS, INC.	215-918-3137
COMCAST CABLEVISION	215-961-3800
EAST NORRITON TOWNSHIP	215-275-2800
PECO	610-292-8057
PENNSYLVANIA AMERICAN WATER	1-800-865-7292
VERIZON	215-657-6290
WHITPAIN TOWNSHIP	610-277-2400

SITE SUMMARY

OWNER OF RECORD: IN KOOK PARK AND SOONJU KIM
1451 TOWNSHIP LINE ROAD
BLUE BELL, PA 19422

PARID 66-00-07621-00-8 0.71 ACRES

SITE ADDRESS: 1451 TOWNSHIP LINE ROAD
BLUE BELL, PA 19422

ZONING SUMMARY

ZONING DISTRICT: C – COMMERCIAL DISTRICT

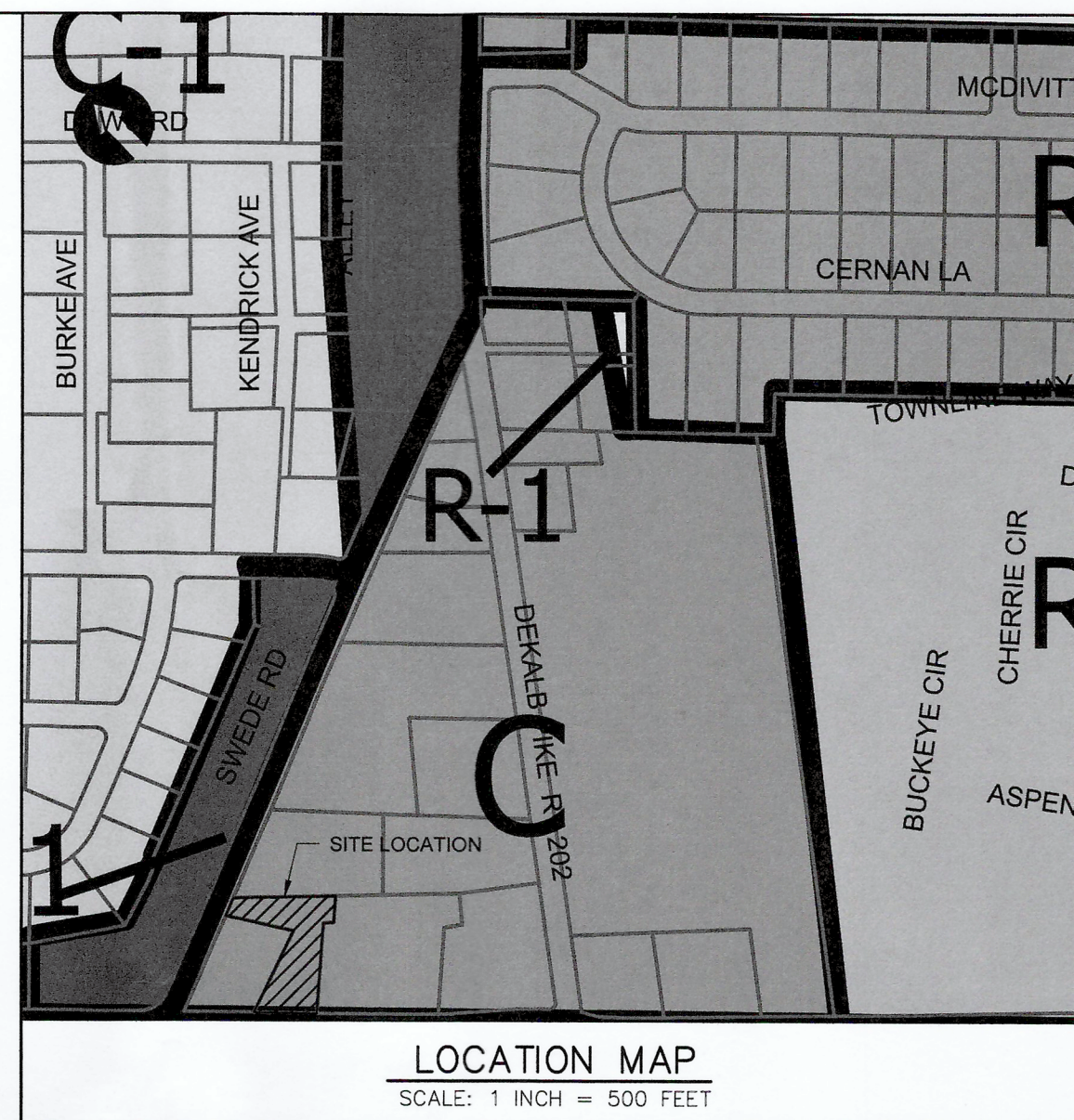
REQUIREMENTS	REQUIRED/PERMITTED	PROPOSED:
LOT AREA (SQUARE FEET)	6,000	28,344
LOT FRONTAGE (FEET)	60 MIN	125
FRONT YARDS (FEET)	25	8.7*
REAR YARD (FEET)	30	30
SIDE YARDS (FEET)	2-10FT EACH	2-10
BUILDING COVERAGE (%)	25 MAX	11.2
GREEN SPACE (%)	35 MIN	49.9
OFFSTREET PARKING	1 PS/250 SF MIN (13)	16

EXISTING NON-CONFORMITY DENOTED WITH "+"

REQUESTED WAIVERS

THE FOLLOWING WAIVERS FROM THE WHITPAIN TOWNSHIP LAND DEVELOPMENT & SUBDIVISION ORDINANCE ARE REQUESTED AS FOLLOWS:







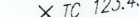







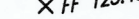

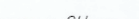








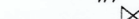





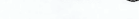











SECTION	WAIVER
§ 129-58.C.1	TO NOT REQUIRE THE PLANS TO SHOW THE LOCATION OF, NAMES AND WIDTHS OF STREETS, CURBS AND PAVEMENT, PUBLIC OR PRIVATE, ALL PROPERTY LINES, NAMES OF OWNERS OF TRACTS OR PARCELS, WATERCOURSES, SANITARY SEWER, STORM DRAINS, AND SIMILAR FEATURES WITHIN 400 FEET OF THE SITE.



LOCATION MAP

SCALE: 1 INCH = 500 FEET

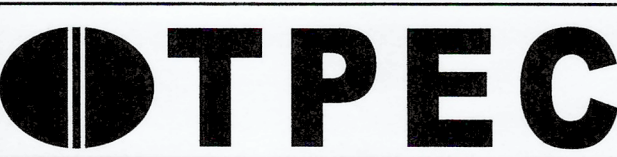
LEGEND

 125	EXISTING CONTOUR		AREA LIGHT
 X 123.45	EXISTING SPOT ELEVATION		CATCH BASIN OR INLET
 X TO 123.45	EXIST. TOP OF CURB ELEVATION		DECIDUOUS TREE & TRUNK SIZE
 X TR 123.45	EXIST. TOP OF WALL ELEVATION		CHAIN LINK FENCE
 X BR 122.30	EXIST. BOTTOM OF WALL ELEVATION		DEPRESSED CURB
 X FT 123.45	EXIST. FINISHED FLOOR ELEVATION		EDGE OF PAVEMENT
 OH	OVERHEAD WIRES		LANDSCAPED AREA
 WV	DEPRESSED CURB		RAILROAD TIE WALL
 DMH 	WATER VALVE		TYPICAL
 SMH 	DRAINAGE/STORM MANHOLE		SOLID WHITE LINE
 UP 	SANITARY/SEWER MANHOLE		DOUBLE YELLOW LINE
 UT 	UTILITY POLE		HEIGHT
 GUY 	GUY WIRE		BUILDING
 T 	TRAFFIC SIGNAL POLE		BUILDING FOOTPRINT AREA
 S 	SIGN		UNABLE TO OPEN
 M 	MAIL BOX		ABOVE GROUND
 P 	PARKING SPACE COUNT		FILLED WITH DEBRIS

NOTES:

1. PROPERTY KNOWN AS BLOCK 3, UNIT 2, APN 65-00-07621-008 AS IDENTIFIED ON THE TAX MAPS OF WHITAIN TOWNSHIP, MONTEGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCURATE IN THE FIELD, AND THE UTILITIES AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND DEPTH BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
3. THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
5. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER REF. #2).
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. ALL CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND DETAILS OF WHITAIN TOWNSHIP, MONTEGOMERY COUNTY CONSERVATION DISTRICT AND/OR PENNDOT PUBLICATION 408 LATEST EDITION.

SHEET NO.	DESCRIPTION
C1	SITE PLAN
C2	EXISTING FEATURES PLAN
C3	GRADING & UTILITY PLAN
C4	PCSM/STORMWATER MANAGEMENT PLAN
C5	EROSION & SEDIMENT CONTROL PLAN
C6	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C7	EROSION & SEDIMENT CONTROL DETAILS
C8	LANDSCAPING PLAN & DETAILS
C9	LIGHTING PLAN & DETAILS
C10	SITE CONSTRUCTION DETAILS
C11	SITE CONSTRUCTION DETAILS



**TRANS-PACIFIC
ENGINEERING CORP.**

2300 COMPUTER AVE, SUITE L-65
WILLOW GROVE, PA 19090
TEL: 215-659-2490 FAX: 215-659-2702
WWW.TPECENG.COM

SITE PLAN

PROPOSED DENTAL OFFICE BUILDING

SITUATED IN
WHITPAIN TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED FOR
BLUE BELL FAMILY DENTISTRY

1451 TOWNSHIP LINE ROAD
BLUE BELL, PENNSYLVANIA 19422

[illegible]

SCALE:



SCALE: 1" = 20'

UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION

DSG BY: HJP	DRAWING NO. 1 OF 11
DWN BY: NEM	SHEET NO. C1
DPT CKD BY: HJP	
PJT CKD BY: HJP	
JOB NO.: 20.007	
CAD FILE	REV. NO. 0
20.007 LD PLANS	7/20/2021