

SITE SUMMARY

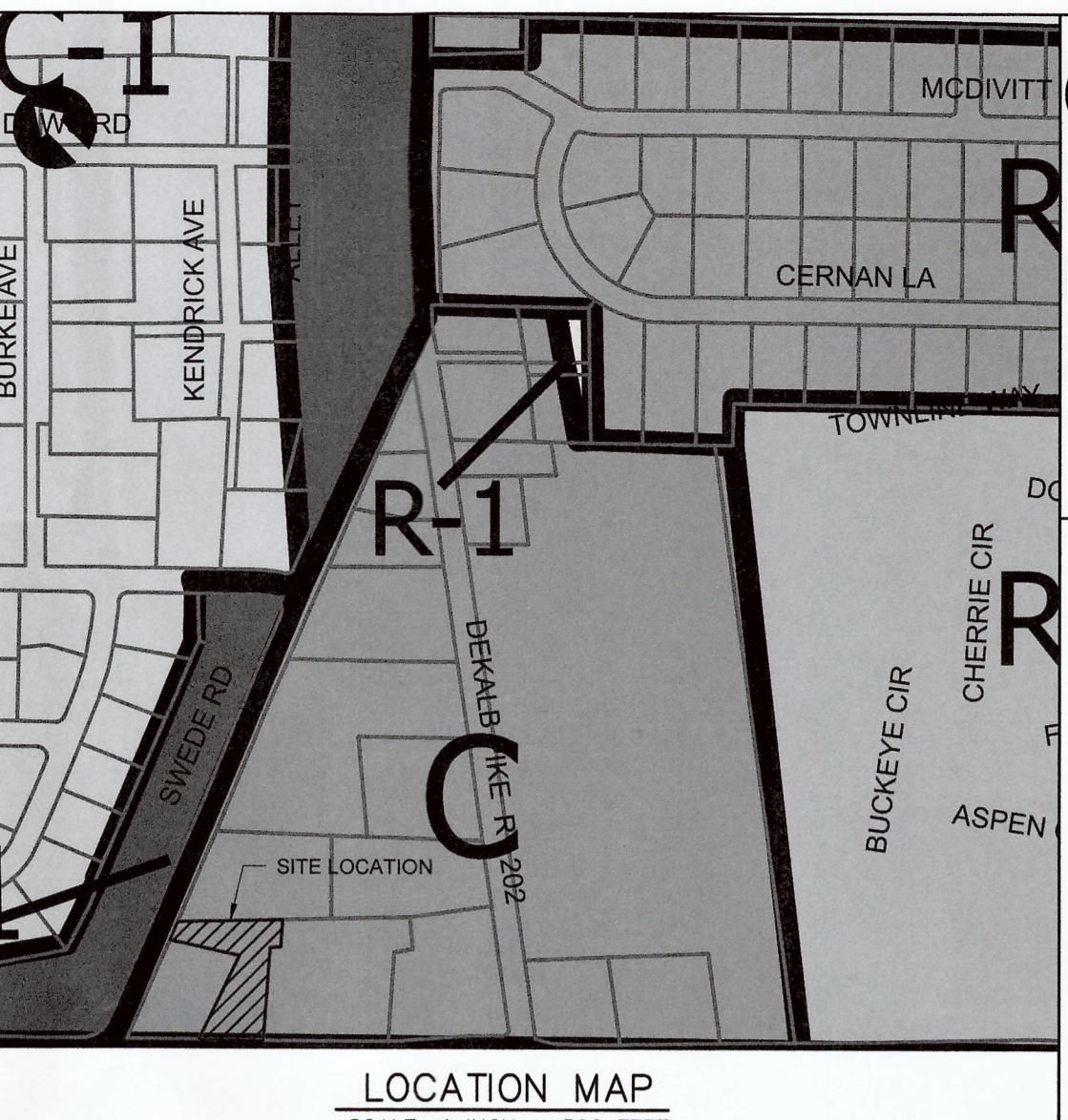
OWNER OF RECORD: IN KOK PARK AND SOONJU KIM
1451 TOWNSHIP LINE ROAD
BLUE BELL, PA 19422
PARID 66-00-07621-008 0.71 ACRES
SITE ADDRESS: 1451 TOWNSHIP LINE ROAD
BLUE BELL, PA 19422

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 YARD (FEET)	25	8.7*
REAR YARD (FEET)	30	30
SIDE YARD (FEET)	2-10	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-COMPLIANCE DENOTED WITH *



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

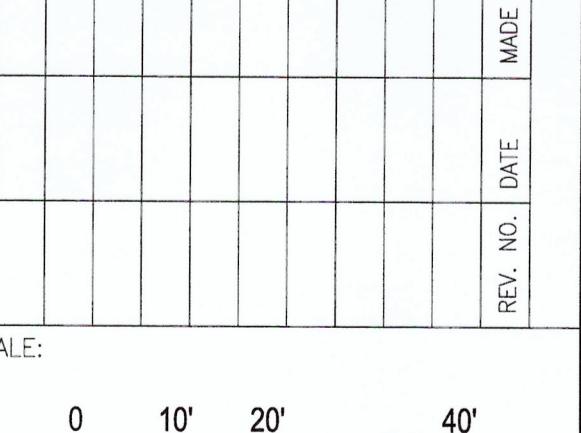
, P.E.
REG. PROF. ENGR.
PA LIC. NO. PE

LEGEND	
125	EXISTING CONTOUR
×	EXISTING SPOT ELEVATION
X TC	EXIST. TOP OF CURB ELEVATION
X TW	EXIST. TOP OF WALL ELEVATION
X BW	EXIST. BOTTOM OF WALL ELEVATION
X FF	EXIST. FINISHED FLOOR ELEVATION
— OH	OVERHEAD WIRES
— WV	DEPRESSED CURB
DMH ②	RAILROAD TIE WALL (TYP.)
SMH ③	WATER VALVE
UP ④	DRAINAGE/STORM MANHOLE
—	SOLID WHITE LINE
—	DOUBLE YELLOW LINE
—	UTILITY POLE
—	HEIGHT
—	BLDG
—	TRAFFIC SIGNAL POLE
—	MAIL BOX
⑥	PARKING SPACE COUNT

NOTES:

- PROPERTY KNOWN AS BLOCK 3, UNIT 2, APN 66-00-07621-008 AS IDENTIFIED ON THE TAX MAPS OF WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OFFS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. THE AS-BUILT PLANS AND UTILITY MARK-OFF DOES NOT ENURE THE MAPPING OF ALL UNDERGROUND UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE AND TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE 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.
- 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.
- 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.
- 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.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNET/GPS).
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- ALL CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND DETAILS OF WHITPAIN TOWNSHIP, MONTGOMERY 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



UNLESS OTHERWISE NOTED OR CHANGED BY REPRODUCTION
DSG BY: HJP
DWY BY: NEM
DPT CKD BY: HJP
PJT CKD BY: HJP
JOB NO.: 20.007
REV. NO. 0
CAD FILE
20.007 LD PLANS
7/20/2021