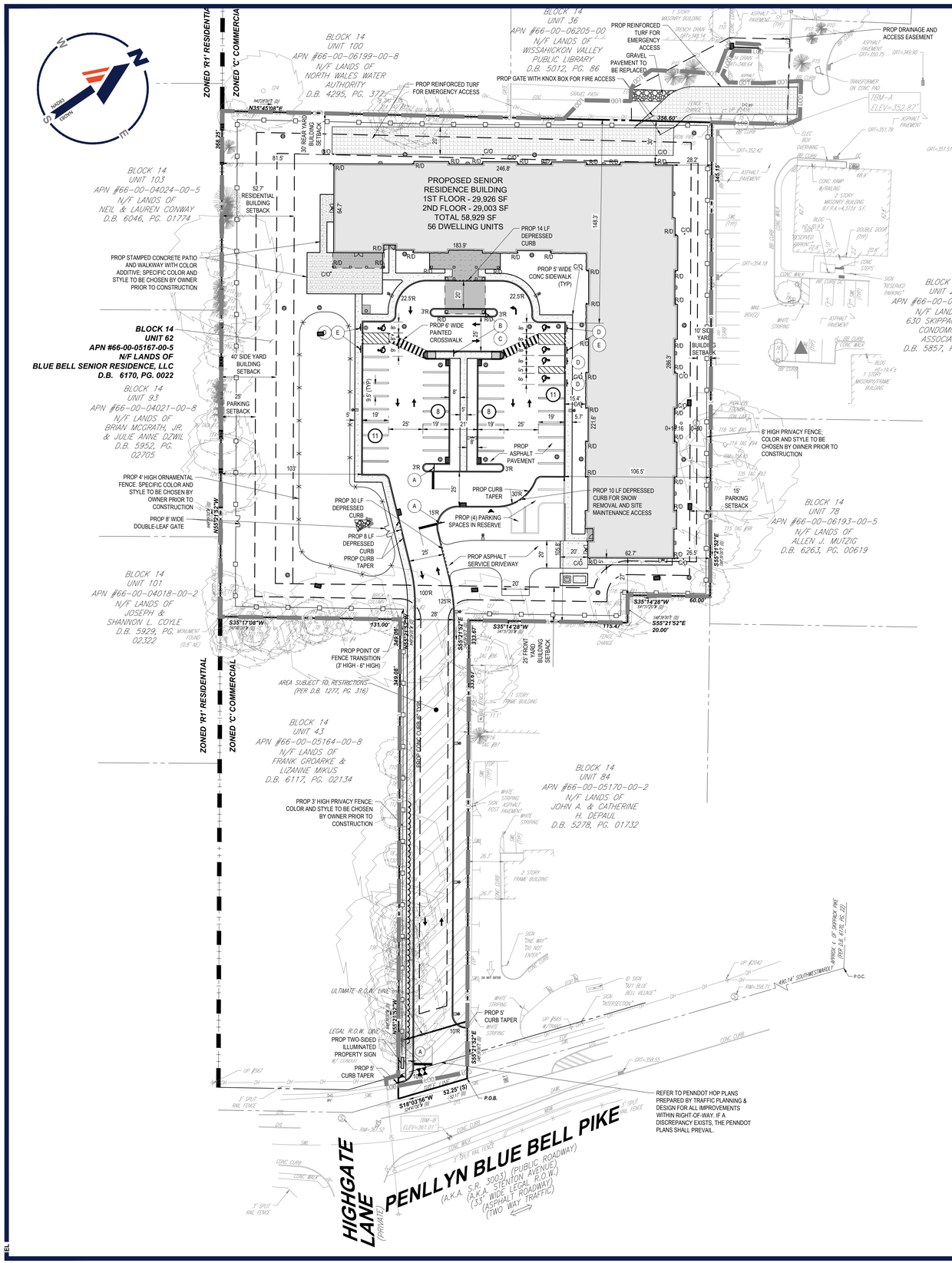

SITE SPECIFIC NOTES

(Rev. 1/2020)

1. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE SOUTH COORDINATES, NAD 83. VERTICAL DATUM IS NAVD 1988, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK.
   TEMPORARY BENCHMARKS:
   TBM- A: MAG NAIL SET IN BB CURB, ELEVATION = 352.87
   TBM-B: MAG NAIL SET IN CONC CURB, ELEVATION = 361.01
2. BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42091C0270G, EFFECTIVE MARCH 2, 2016.
3. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
4. ALL PROPOSED PINS AND MONUMENTS SHALL BE PLACED AND CERTIFIED BY A LICENSED PENNSYLVANIA PROFESSIONAL SURVEYOR.

ZONING TABLE

ZONE: C - COMMERCIAL
USE: §160-119 ANY USE PERMITTED IN ABUTTING RESIDENTIAL DISTRICT, R-3 MULTI-FAMILY DWELLING
BLOCK: 14 UNIT: 62, APN #66-00-05167-00-5

APPLICANT/ OWNER INFORMATION

APPLICANT/PROPERTY OWNER:	BLUE BELL SENIOR RESIDENCE, LLC 8900 ROOSEVELT BOULEVARD PHILADELPHIA, PA 19115

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	§ 160-121	6,000 SF (0.14 AC)	144,558 SF (3.32 AC)	144,558 SF (3.32 AC)
MIN. LOT AREA (NOT INCLUDING FLAG LOT ACCESS)	§ 160-121	6,000 SF (0.14 AC)	129,551 SF (2.97 AC)	129,551 SF (2.97 AC)
MIN. LOT WIDTH AT ULT. ROW LINE (FLAG LOT ACCESS)	§ 160-121	60.0'	52.3' (ENC)	52.3' (ENC)
MIN. YARD SETBACKS				
FRONT YARD	§ 160-121	25.0'	270.8'	27.0'
SIDE YARD	§ 160-121	10.0' FROM SIDE LOT LINE	137.7'	26.5'
	§ 160-121.D(3) § 160-18	50.0' TOTAL WIDTH OF SIDE YARD	276.6'	108.0'
REAR YARD	§ 160-121	30.0' FROM REAR LOT LINE	59.4'	30.0'
ABUTTING RESIDENTIAL DISTRICT	§ 160-121	50.0' OR 2 TIMES BUILDING HEIGHT = 52.71'	138.9'	81.5'
ACCESSORY BUILDING SETBACK	§ 160-204.D	IN REAR YARD ONLY	18.0'	N/A
MAX. PERMITTED HEIGHT	§ 160-121	40.0'	22.6'	26.35'
MAX. BUILDING COVERAGE (NOT INCLUDING FLAG LOT ACCESS)	§ 160-121	25.0%	2.2% (2,910 SF)	23.40% (30,319 SF)
MIN. GREEN AREA (NOT INCLUDING FLAG LOT ACCESS)	§ 160-214.C(1)	35.0%	90.1% (116,761 SF)	51.4% (66,571 SF)*
MAX. NON-GREEN AREA (NOT INCLUDING FLAG LOT ACCESS)	§ 160-214.C(1)	65.0%	11.5% (16,868 SF)	48.6% (62,980 SF)*
MIN. PARKING SETBACKS	§ 160-121			
FROM BUILDING	§ 160-121	15.0'	11.2'	15.4'
FROM PROPERTY LINE ABUTTING NON-RESIDENTIAL	§ 160-121	15.0'	118.4'	105.8'
FROM PROPERTY LINE ABUTTING RESIDENTIAL	§ 160-121	25.0'	137.2'	103.0'
MAX. DENSITY	§ 160-40.B(6)	8 DWELLING UNITS PER ACRE	N/A	18.9 DWELLING UNITS PER ACRE (V)

PARKING REQUIREMENTS

MIN. STALL SIZE	§ 160-192	9.5' X 19'		9.5' X 19'
REQUIRED PARKING	§ 160-192	2 SPACES PER DWELLING UNIT PLUS 0.5 SPACE PER DWELLING FOR VISITORS AND OVERFLOW		
		56 X 2 = 112 + 0.5 X 56 = 140 SPACES		38 (V)

(ENC) = EXISTING NON-CONFORMING
(V) = VARIANCE APPROVED
*INCLUDES RESERVED PARKING

LEGEND

SITE

REINFORCED TURF EMERGENCY ACCESS	
STAMPED CONCRETE PATIO	
CONCRETE SIDEWALK	

PROPOSED REGULATORY SIGNAGE SYMBOL LEGEND

KEY	QTY.	DESCRIPTION
A	3	"STOP" SIGN (R1-1)
B	2	"PEDESTRIAN CROSSING" SIGN (W11-2)
C	2	DIAGONAL DOWNWARD POINTING ARROW SIGN (W16-7P)
D	6	"RESERVED PARKING" SIGN (R7-8) (12"X18") & "RESERVED PARKING PENALTIES" (R7-8F) (12"X18")
E	4	"VAN ACCESSIBLE" SIGN (R7-8P) (12"X16")

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

40 20 10 0 40
SCALE: 1" = 40'

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SUSTAINABLE DESIGN
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	PAA230104
DRAWN BY:	MAM
CHECKED BY:	GJH
DATE:	04/12/2024
CAD I.D.:	P-CIVL-PROP-PAA230104.00-0A

PROJECT:

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

FOR

BLUE BELL SENIOR RESIDENCE, LLC

PROPOSED SENIOR APARTMENTS

953 PENLLYN BLUE BELL PIKE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
BLOCK 14, UNIT 62
APN #66-00-05167-00-5

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G.J. HARTMAN
COMMONWEALTH OF PENNSYLVANIA
GEORGE JOHN HARTMAN III
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075433
NEW JERSEY LICENSE No. 24GE03045200

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

4 OF 28

ORG. DATE - 04/12/2024

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