

GENERAL NOTES

1. TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES COMPLETED JULY 18, 2024 AND IS LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
2. VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A DRILL HOLE SET AS SHOWN. SITE BENCHMARK ELEVATION=278.55'.
3. HORIZONTAL DATUM IS NAD 83. STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS () INDICATES DEED BEARINGS.
4. RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS AND PLANS OF RECORD.
5. THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
6. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
7. BUILDING DIMENSIONS ARE EXTERIOR AND MAY INCLUDE COVERED ENTRANCES AND ORNAMENTAL FACADES.
- REFERENCE PLANS:
- "DIVISION OF PROPERTY OF C.V. STROUSE INC." DATED AUGUST 27, 1963, LAST REVISED OCTOBER 4, 1963, AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS AS PLAN BOOK B-9, PAGE 35, ON JANUARY 27, 1964.
8. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42017C268 E, EFFECTIVE DATE DECEMBER 19, 1996 NUMBER 42091C0288, PANEL 268 OF 451, SUFFIX E, THERE ARE NO 100 YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
9. ANY UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
10. PERMITS SHALL BE OBTAINED FROM WHITPAIN TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
11. PUBLIC SANITARY SEWER AND PUBLIC WATER SERVICE CONNECTIONS EXIST, AND ARE INTENDED TO BE UTILIZED.

LEGEND

- EXIST BOUNDARY LINE
EXIST RIGHT-OF-WAY
EXIST CENTERLINE
EXIST ADJOINING OWNER
EXIST CURB LINE
EXIST CONCRETE
EXIST WALL
EXIST PAVED DRIVEWAY
EXIST UNPAVED DRIVEWAY
EXIST EDGE OF ROAD PAVING
EXIST LANDSCAPE BED
EXIST BUILDING
EXIST EASEMENT
EXIST FENCE
EXIST SOILS
EXIST ROAD PAINT MARKINGS
EXIST UNDERGROUND ELECTRIC
EXIST OVERHEAD ELECTRIC
EXIST WATER MAIN
EXIST WATER SERVICE
EXIST SANITARY SEWER
EXIST SANITARY LATERAL
EXIST STORM SEWER
EXIST GAS MAIN
EXIST TOWNSHIP/ZONING BOUNDARY
EXIST BRUSH
EXIST TREE CANOPY
EXIST STM INLETS
EXIST STM ROOF DRAIN
EXIST SAN MANHOLE
EXIST SAN CLEANOUT
EXIST WELL
EXIST WATER VALVE
EXIST WATER METER
EXIST UTILITY POLE
EXIST LIGHT POST
EXIST SIGN
EXIST MAIL BOX
EXIST CONCRETE MONUMENT
EXIST IRON PIN
EXIST DECIDUOUS TREE
EXIST EVERGREEN TREE
- PROP BUILDING
PROP EDGE PAVING
PROP CONCRETE CURB
PROP RETAINING WALL
PROP WATER SERVICE
PROP GAS SERVICE
PROP SANITARY LATERAL
PROP STORMWATER BMP
PROP STORM SEWER
PROP STORM INLET
PROP STORM CLEANOUT
PROP STORM ROOF DRAIN
PROP PARKING STALL PAINT
PROP AREA OF NEW PAVING
PROP PARKING GREEN AREA

CONTRACTOR'S PA ONE CALL DUTY



LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK

SERIAL NUMBER 20242002424

PA ONE CALL FACILITY OWNERS

UTILITY COMPANY:	RESPONSE:
PA AMERICAN WATER CO	
COMCAST PLMG	
PECO EXELON CO	
WHITPAIN T	
WATER	
VERIZON EASTERN	
	PLANS RECEIVED- PLOTTED
	CLEAR NO CONFLICT.
	CLEAR NO CONFLICT.

IMPERVIOUS COVER TABULATION

EXISTING:	AREA (S.F.)
BUILDING	1,391.6
PAVED DRIVES	4,388.6
DECK	307.7
MISC. IMPERVIOUS	45.5
TOTAL EXISTING =	6,133.4
PROPOSED:	
BUILDING	3,750.0
PAVING	5,662.0
TOTAL PROPOSED =	9,412.0
TOTAL IMPERVIOUS SURFACE =	15,545.4

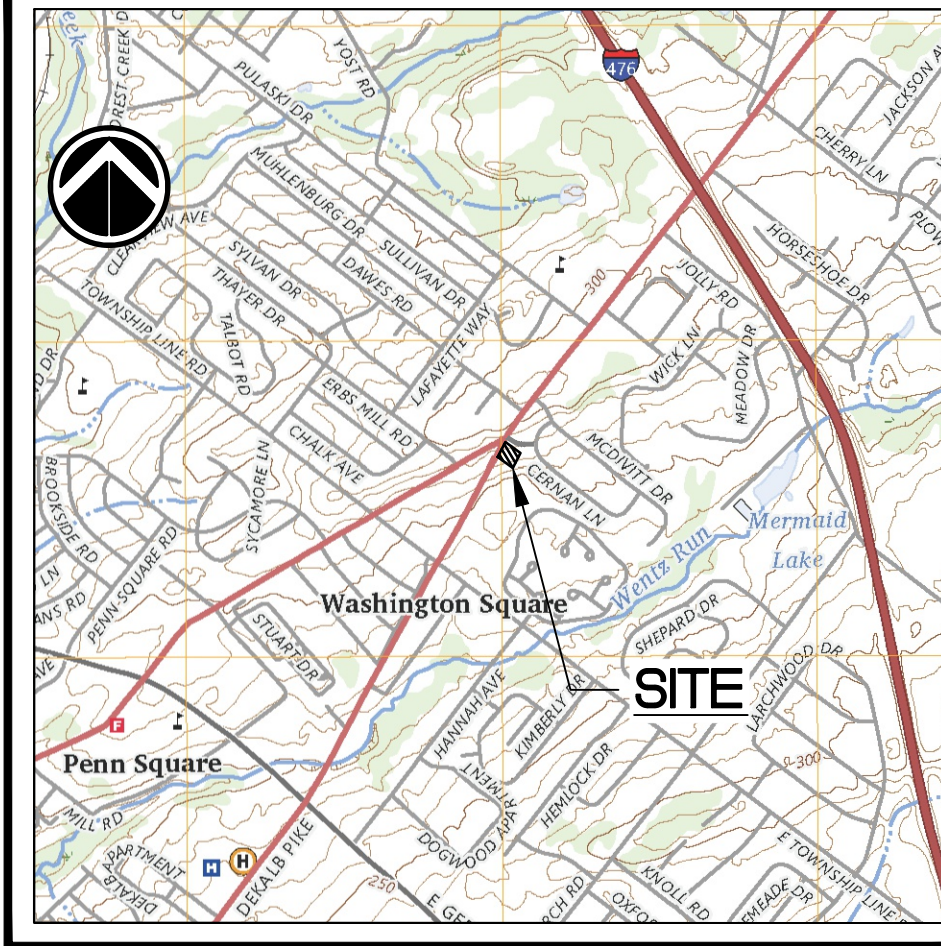
WAIVERS REQUESTED

SECTION 129-21.C STORM DRAINS SHALL HAVE A MINIMUM DIAMETER OF 18 INCHES.

THE APPLICANT REQUESTS A WAIVER TO ALLOW THE USE OF SMALLER PIPE SIZES, AS SUCH PIPES ARE PRIVATE AND MAINTAINED BY THE RESPECTIVE HOMEOWNER.

SECTION 129-58.C.(1) LOCATION OF WATERCOURSES, SANITARY SEWERS, STORM DRAINS, AND SIMILAR FEATURES WITHIN 400 FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED OR DEVELOPED.

THE APPLICANT REQUESTS A WAIVER TO ALLOW SHOWING FEATURES LESS THE 400 FEET FROM THE PROPERTY.



SITE LOCATION MAP

1"= 2,000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
- WHITPAIN TOWNSHIP
(PARID 66-00-01681-008)
2. RECORDED DEED DATA IS AS FOLLOWS:
- AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISITOWN, PENNSYLVANIA IN DEED BOOK 5808, PAGE 1110.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
- ROMILE PARTNERS, LP
1601 SWEDIE STREET
BLUE BELL, PA 19422
4. ADDRESS OF THE SUBJECT TRACT
- 1684 DEKALB PIKE
BLUE BELL, PA 19422
5. AREA STATISTICS:
- GROSS TRACT AREA = 33,697.06 S.F. (TO DEED TITLE LINES)
NET TRACT AREA = 24,945.62 (TO ULT. R/W LINES)
6. WATER/SEWER SERVICE:
- WATER PROVIDED BY PA AMERICAN WATER CO
SEWER PROVIDED BY WHITPAIN TOWNSHIP SEWER AUTHORITY

ZONING DATA

DATA OBTAINED FROM WHITPAIN TOWNSHIP ZONING ORDINANCE CHAPTER 160; REFERENCE ARTICLE XIX

DISTRICT CLASSIFICATION: "C" - COMMERCIAL DISTRICT

EXISTING USE: VACANT SINGLE FAMILY RESIDENTIAL

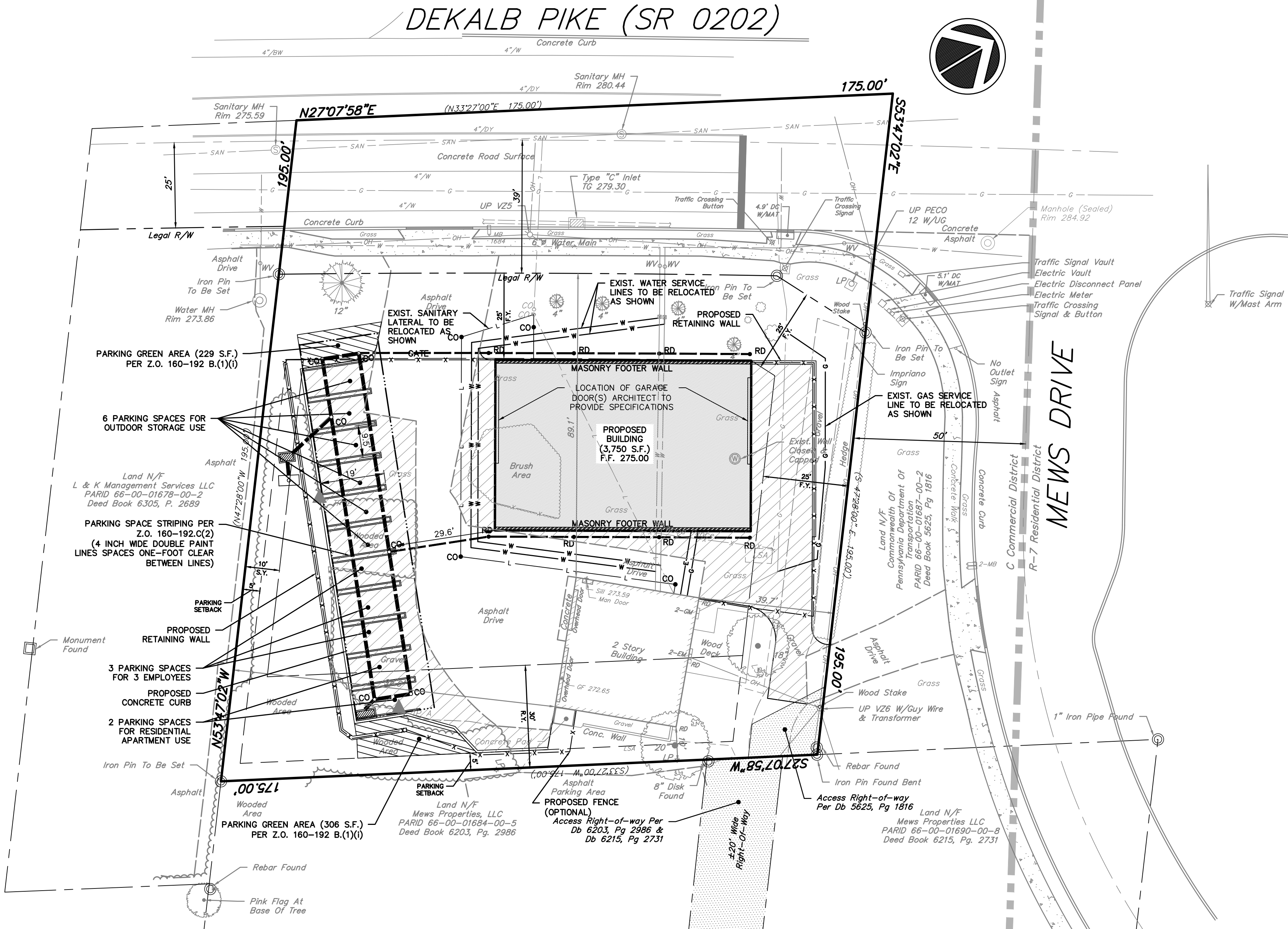
PROPOSED USES:

1. AS AUTHORIZED BY SPECIAL EXCEPTION UNDER ARTICLE XIX, SECTION 160-119.R.(5): STORAGE AND MINOR MAINTENANCE OF MOTOR VEHICLES.

2. APARTMENT AS AUTHORIZED BY ARTICLE XIX, SECTION 160-119.A (ALTERNATIVELY, A VARIANCE IS REQUESTED FROM ARTICLE XIX, SECTION 160-119).

	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA:	6,000 S.F.	24,945.62 S.F.	24,945.62 S.F.
MIN. LOT WIDTH @ BUILDING LINE:	60 FT.	140.8 FT.	140.8 FT.
MIN. LOT WIDTH @ STREET LINE:	60 FT.	174.0 FT.	174.0 FT.
MIN. FRONT YARD SETBACK:	25 FT.	39.7 FT.*	25 FT.
MIN. SIDE YARD SETBACK:	10 FT.	94.9 FT.	65.9 FT.
MIN. REAR YARD SETBACK:	30 FT.	10.0 FT.**	10.0 FT.**
MAX. BUILDING COVERAGE:	25%	5.58%	20.61%
MAX. IMPERVIOUS COVERAGE:	65%	24.56%	62.32%
MIN. GREEN AREA COVERAGE:	35%	75.41%	37.68%
MAX. BUILDING HEIGHT:	40 FT.	EXISTING	<40 FT.

NOTES:
* EXISTING DECK NON-CONFORMITY CREATED WITH MEWS DRIVE RIGHT-OF-WAY CONDEMNATION FROM THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
** REFLECTS EXISTING NON-CONFORMITY.



GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE.
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

PREPARED FOR

BLUE BELL MOTORCARS

SITE SITUATE IN

WHITPAIN TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

1684 DEKALB PIKE

SITE SITUATE IN

WHITPAIN TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER:	DRAFTED BY:
AJH	RAF
PROJECT NUMBER:	DRAWING FILE:
7900	7900 LAYOUT
PLAN SCALE:	PLAN SHEET NUMBER
1" = 20'	1 OF 9

GRAPHIC SCALE

0' 10' 20' 40'

LAYOUT PLAN

1684 DEKALB PIKE