

PLAN LEGEND

---	SUPPLEMENTAL CONTOUR (1' INTERVAL)
---	INDEX CONTOUR (5' INTERVAL)
---	EXISTING STORM SEWER PIPING
---	EXISTING SANITARY SEWER PIPING
---	EXISTING GAS MAIN
---	EXISTING WATER MAIN / SERVICE
---	EXISTING UNDERGROUND COMMUNICATION LINE
---	EXISTING OVERHEAD ELECTRIC WIRE
---	EXISTING EDGE OF WOODS
---	EXISTING PLANT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING FENCE LINE
---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING EAVES
CONC.	CONCRETE
FS	FLAGSTONE
WW	WINDOW WELL
MB	MAILBOX
Q UP	UTILITY POLE
o	SIGN
LP	LIGHT POLE
OEM	ELECTRIC METER
OWV	WATER VALVE
OWM	WATER METER
OCO	CLEAN OUT (UTILITY UNKNOWN)
OSAN VENT	SANITARY VENT
OSAN CO	SANITARY CLEAN OUT
OGM	GAS METER
OGV	GAS VALVE
ORDP	ROOF DRAIN TO PIPE
ORDG	ROOF DRAIN TO GRADE/GROUND
OICV	IRRIGATION CONTROL VALVE

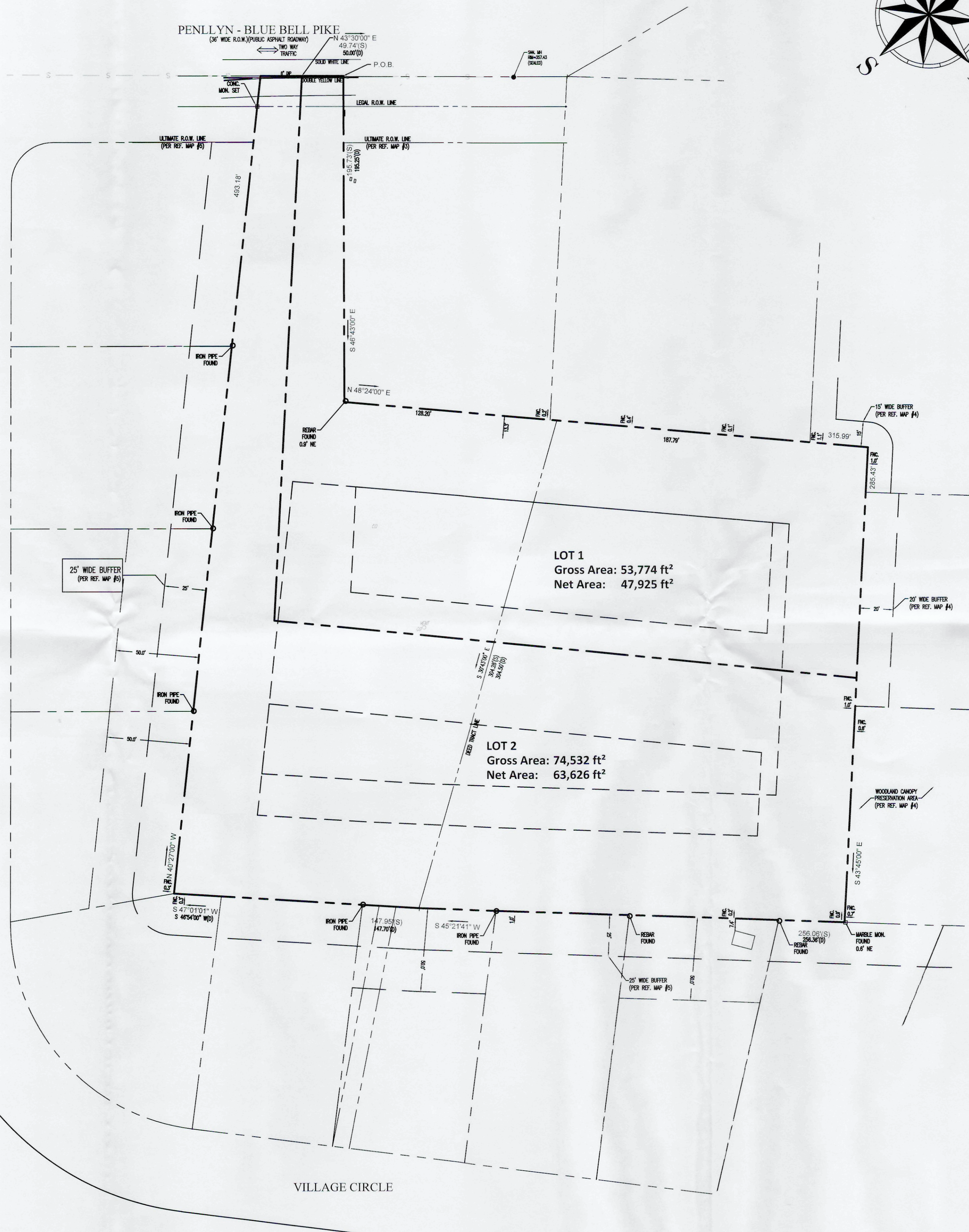
TREE LEGEND

CB	CHERRY BLOSSOM	JM	J. MAPLE
EL	ELM	MA	MAPLE
FR	FRUIT	PN	PINE
HY	HOLLY		

THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.



PENLLYN - BLUE BELL PIKE



GENERAL NOTES

- PARCEL INFORMATION:
PARCEL NUMBER: 66-00-05365-00-5 Block 66-018 Unit 030
DEED BOOK 6267 PAGE 02178
- GROSS LOT AREA: 128,307 SF
NET LOT AREA CLEAR OF ROW: 127,369 SF
NET LOT AREA CLEAR OF ROW & FLAG: 116,468 SF

PROPOSED LOT 1 AREA: 53,744 SF
NET LOT AREA CLEAR OF ROW: 53,306 SF
NET LOT AREA CLEAR OF ROW & FLAG: 47,925 SF

PROPOSED LOT 2 AREA: 74,532 SF
NET LOT AREA CLEAR OF ROW: 74,064 SF
NET LOT AREA CLEAR OF ROW & FLAG: 63,626 SF
- THERE IS NO IDENTIFIABLE FEMA FLOOD PLAIN AREA WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420921-00270-G OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF WHITPAIN, PENNSYLVANIA.
- PLANS REFERENCED:
A. BLUE BELL FARMS EXISTING CONDITIONS PLAN PREPARED BY SED DESIGN & BLUE MARSH ASSOCIATES, INC, DATED 9/16/2024.

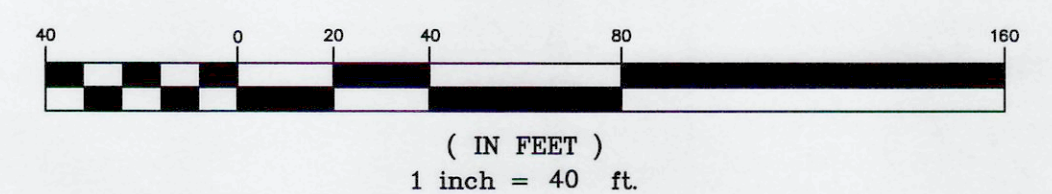
ZONING SUMMARY

R1 - RESIDENTIAL DISTRICT				
ORDINANCE ITEM	REQUIREMENT	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA ⁽¹⁾	45,000 SF	116,468 SF	47,925 SF	63,626 SF
MIN. LOT WIDTH @ BLDG	150 FT	390 FT	352 FT	397 FT
MIN. SETBACKS				
FRONT	50 FT	13.3 FT (ENC)	13.3 FT (ENC)	50 FT
SIDE	45 FT/100 FT	87 FT/232 FT	46.6 FT/303.7 FT	46 FT/306.7 FT
REAR	75 FT	182 FT	21.2 FT (V)	50.0 FT (V)
ACCESS STRIP WIDTH @ ROW ⁽²⁾	50 FT	51.7 FT	25.8 FT	25.9 FT
MAX. BUILDING HEIGHT	40 FT	<40 FT	NO CHANGE	<40 FT
MAX. NON-GREEN AREA	REQUIRED PER FORMULA FROM ZONING CODE 160-214.C.(2)	23,270 SF	11,001 SF	13,811 SF
	TOTAL NON-GREEN AREA	9,697 SF	8,676 SF	1,021 SF
(ENC) EXISTING NON-CONFORMITY (V) APPROVED VARIANCE				
⁽¹⁾ THE MINIMUM LOT AREA FOR FLAG LOTS SHALL BE 1 1/2 TIMES THE MINIMUM LOT AREA REQUIRED FOR THE ZONING DISTRICT IN WHICH LOCATED AND SHALL NOT INCLUDE THE AREA LOCATED IN THE ACCESS STRIP.				
⁽²⁾ EACH FLAG LOT SHALL HAVE AN ACCESS TO A PUBLIC STREET HAVING A WIDTH OF NOT LESS THAN 50 FEET FOR INDIVIDUAL ACCESS OR 25 FEET EACH WHEN A COMMON DRIVEWAY FOR TWO LOTS WITH CROSS EASEMENTS IS UTILIZED.				

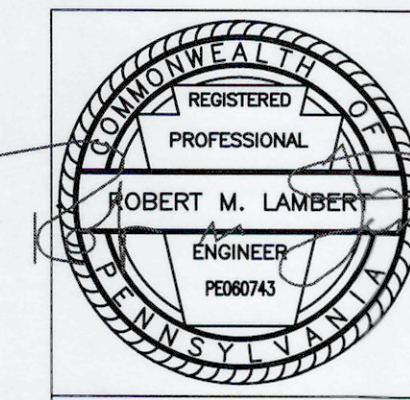
IMPERVIOUS COVERAGE SUMMARY

	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA CLEAR OF ROAD RIGHT OF WAY & FLAG	116,468 SF	47,925 SF	63,526 SF
BUILDINGS	2,150 SF	2,150 SF	0 SF
CURBS	37 SF	34 SF	3 SF
ASPHALT	1,029 SF	747 SF	282 SF
GRAVEL (DRIVE & WALKS)	5,679 SF	4,879 SF	700 SF
CONCRETE & WALKS	773 SF	773 SF	0 SF
WALLS	129 SF	93 SF	36 SF
TOTAL BUILDING COVERAGE	2,187 SF 1.9%	2,184 SF 4.6%	3 SF 0.0%
TOTAL SITE IMPERVIOUS COVERAGE	9,697 SF 8.3%	8,676 SF 18.1%	1,021 SF 1.6%

GRAPHIC SCALE



NUM.	DATE	REVISION
PLAN PREPARED BY:		
SITE ENGINEERING CONCEPTS, LLC		
P.O. BOX 1992		
SOUTHEASTERN, PA 19399		
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM		
PLAN PREPARED FOR:		
BLUE BELL FARM PROPERTIES, LLC		
760 PENLLYN BLUE BELL PIKE,		
BLUE BELL, PA 19422		



ROBERT M. LAMBERT, P.E.
PE060743

WHITPAIN TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA
DATE: 07-18-2025

SUBDIVISION PLAN

SHEET
3 of 8

SCALE: 1" = 40'