

NOTES & SOURCES:

- TMP 88-00-04711-13-7 470 NORRISTOWN RD BLUE BELL, PA 19422 N/F PLYMOUTH ROCK ASSOCIATES
- TMP 88-00-04591-00-5 1650 NARCISSA RD BLUE BELL, PA 19422 N/F JEFFREY S ZIMMERMAN
- TMP 88-00-04584-00-2 1626 NARCISSA RD BLUE BELL, PA 19422 N/F LUIGI & MARIA COLELLA
- TMP 88-00-04708-00-5 N/F COLELLA LUIGI LLC
- TMP 88-00-04803-00-2 1700 NARCISSA RD BLUE BELL, PA 19422 N/F OXFORD OF BLUE BELL LP

- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY OR TITLE REPORT REVIEW BY TAYLOR WISEMAN & TAYLOR. ADJACENT PROPERTY LINES ARE SCHEMATICALLY SHOWN PER TAX MAP RECORDS.
- OTHER PROPERTY BOUNDARIES AND RIGHT-OF-WAY INFORMATION TAKEN FROM ARGIS PA SOUTHERN COUNTY PARCELS DATA EXTRACT TOOL. DATA OBTAINED FROM NGIN INFORMATION WAREHOUSE.
- ZONING INFORMATION TAKEN FROM THE WHITPAIN TOWNSHIP ZONING MAP, REVISED JUNE 15, 2018.
- PARCEL OWNERSHIP DATA TAKEN FROM THE MONTGOMERY COUNTY PROPERTY RECORDS MAP SEARCH, LAST UPDATED FEBRUARY 3, 2019.
- TOPOGRAPHIC DATA TAKEN FROM PASDA - DCONR PAMAP PROGRAM - LIDAR BREAKLINES (2008).
- OWNER: LUIGI & MARIA COLELLA, 1653 FOREST HILL DRIVE, HAITFIELD PA, 19440
- PROPERTY ADDRESS: 1626 NARCISSA ROAD, BLUE BELL, PA 19422
- ZONED: RESIDENTIAL (R-1)

ZONING ORDINANCE CHAPTER 160 - BULK ZONING REQUIREMENTS: R-1 (RESIDENTIAL ZONE)

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	30,000 SF	33,594 SF
MINIMUM LOT WIDTH AT BUILDING SETBACK:	150 FEET	±156 FEET
BUILDING SETBACKS:		
FRONT YARD	50 FEET	N/A
SIDE YARD (MIN)	45 FEET	N/A
SIDE YARD (AGGREGATE)	100 FEET	N/A
REAR YARD	75 FEET	N/A
MAX. BUILDING/STRUCTURE HEIGHT	40 FEET	N/A
MAX. NON-GREEN SPACE (LOT AREA x 0.179 + 2,422)	8,435 SF	±7,495 SF*
PARKING SETBACK FROM ULTIMATE R.O.W.	25 FEET**	27.0 FEET

*AREA DOES NOT INCLUDE PROPOSED WALKING PATH
**PER ZHB DECISION #2187-19 ON 7/19/2019

- GENERAL NOTES:
- PLANS FOR THE EARTH DISTURBANCE ACTIVITY, BEARING THE STAMP OF APPROVAL OF THE TOWNSHIP ENGINEER, SHALL BE MAINTAINED AT THE SITE DURING THE PROGRESS OF THE GRADING WORK AND UNTIL THE WORK HAS BEEN COMPLETED.
 - THE PERMIT HOLDER WILL NOTIFY THE TOWNSHIP ENGINEER IN ORDER TO OBTAIN INSPECTIONS AT LEAST 48 HOURS BEFORE THE INSPECTIONS IS TO BE MADE FOR: INITIAL INSPECTION, ROUGH GRADING, DRAINAGE FACILITIES, BMPs, SPECIAL STRUCTURES AND FINAL INSPECTION.
 - NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER ANY EXISTING STORMWATER BMP, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.

LEGEND

EXISTING	PROPOSED
MANHOLE	MANHOLE
INLET	INLET
CONCRETE HEADWALL	CONCRETE HEADWALL
FLARED END SECTION	FLARED END SECTION
UTILITY POLE	UTILITY POLE
FIRE HYDRANT	FIRE HYDRANT
SIGN	SIGN
EDGE OF WOODS	EDGE OF WOODS
ELECTRIC (OVERHEAD)	N/A
CONTOUR LINE	CONTOUR LINE
GRADE	GRADE
MEET EXISTING GRADE	MEET EXISTING GRADE
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GUTTER ELEVATION	GUTTER ELEVATION
HANDICAP RAMP	HANDICAP RAMP
CURB	CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
PROPOSED PARKING AREA	PROPOSED PARKING AREA
IMPERVIOUS CONVERSION TO GREEN AREA	IMPERVIOUS CONVERSION TO GREEN AREA

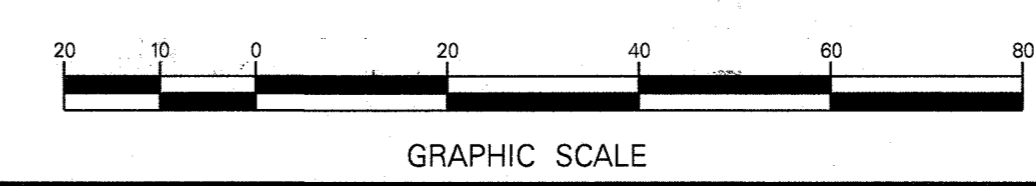


THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING STRUCTURES AND UTILITIES WHICH HE DEEMS NECESSARY BOTH ABOVE AND BELOW THE GROUND SURFACE BEFORE HEAVY EQUIPMENT ENTERS THE CONSTRUCTION SITE.

FINAL INQUIRIES TO PENNSYLVANIA ONE CALL SYSTEM INC. (PHONE #: 1-800-242-1776) SHALL BE MADE BY THE CONTRACTOR AND/OR OWNER WITHIN SEVEN (7) DAYS OF ENTERING THE SITE. THE CONTRACTOR AND/OR OWNER SHALL COORDINATE AND VERIFY THE METHOD OF UTILITY LOCATION WITH THE APPROPRIATE UTILITY COMPANIES.

IN GENERAL THE VERTICAL DESIGN OF PROPOSED GRAVITY UTILITIES AS SHOWN ARE INFLUENCED BY THE EXISTING GRAVITY UTILITIES ONLY, WHICH MAY NECESSITATE THE RELOCATIONS OF OTHER UTILITIES.

UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND BASED ON EXISTING INFORMATION RECEIVED FROM UTILITY COMPANIES.



REVISION No. 1: REVISED PER ZHB DECISION #2187-19

DESIGNED: MJW	DRAWN: MJW	CHECKED: MMT
DATE SIGNED:	NO. DATE	REVISIONS
	1 7/28/19	

MARK M. THOMPSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF PENNSYLVANIA

IMPROVEMENT PLAN
FIVE POINTS GULF
PID #66-00-04594-00-2
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

Taylor Wiseman & Taylor
ENGINEERS / SURVEYORS / SCIENTISTS
5 VALLEY SQUARE, SUITE 100, BLUE BELL, PA 19422
TELEPHONE: (267) 956-1020 FAX: (267) 956-1019
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PA PROFESSIONAL ENGINEER NO. FE073278

SCALE: 1" = 20'

DATE: MAY 31, 2019

DRAWING NO: 19-08638-IMP

SHEET: 1 OF 4