

- GENERAL NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY CHAMBERS ASSOCIATES, INC., AND REPRESENTS THE COMPILATION OF RECORDED INFORMATION FROM THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE IN NORRISTOWN, PENNSYLVANIA, AND AN ACTUAL SURVEY COMPLETED IN MAY 2019.
 - PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, AND RESTRICTIONS ETC. CONTAINED THEREIN, RECORDED OR UNRECORDED.
 - REFERENCES: RIGHT-OF-WAY CLAIM INFORMATION PLAN FOR THE COMMONWEALTH OF PENNSYLVANIA - DEPARTMENT OF TRANSPORTATION DATED 5/10/2017 RECORDED 6/5/2003.
LOT CONSOLIDATION PLAN PREPARED FOR PATELLIE, LLC BY METZ ENGINEERING DATED 5/16/2003
EASEMENT PLAN FOR DRAINAGE REMEDIATION PROJECT FOR WHITPAIN TOWNSHIP DATED 10/5/2004.
PLAN OF SUBDIVISION BLUE BELL MEADOW BY HERBERT H. METZ, INC. DATED 7/15/1982 LAST REVISED 11/11/1982.
SUBDIVISION PLAN FOR THE ESTATE OF TALMAGE P. STEWART BY DONALD H. SCHURR DATED 7/2/1966.
SANITARY SEWER SYSTEM PLAN AND PROFILE OF DEKALB PIKE STA 6+00 TO STA 17+06 FOR WHITPAIN TOWNSHIP SEWER AUTHORITY BY ALBRIGHT & FRIEL DATED 09/15/1965 PLAN NO. 63057-324.
 - TAXES: PATELLIE, LLC
T.M.P. 66-00-01552-00-2
TAX MAP BLOCK 1 UNIT 66,
DEED BOOK 5458 PAGE 2375
 - TOPOGRAPHIC FEATURES SHOWN HEREON WERE PREPARED BY CHAMBERS ASSOCIATES, INC. AND REPRESENT AN ACTUAL ON-THE-GROUND SURVEY CONDUCTED IN MAY 2019.
SITE BENCHMARK: SANITARY SEWER MANHOLE RIM IN DEKALB PIKE; ELEVATION 310.28, WHITPAIN TOWNSHIP SEWER AUTHORITY DATUM.
 - SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 420910270-G BEARING A MAP REVISION DATE OF MARCH 2, 2016, FOR COMMUNITY NO. 420713, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SAID PREMISES IS SITUATED.
ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - AREA GROSS 72,375 S.F. OF LAND MORE OR LESS.
NET 60,364 S.F. OF LAND MORE OR LESS.
(Township Ultimate Right-of-Way)
 - ALL CHANGES IN DEKALB PIKE (S.R. 0202) IS WORK BEING DONE AS PART OF THE ROUTE 202 PROJECT BY PENNDOT. REFER TO PENNDOT PLANS FOR DESIGN.

LEGEND

○	MONUMENT FOUND
○	IRON PIN OR PIPE FOUND
—	CONTOUR ELEVATION
—	CURB LINE
—	EDGE OF PAVING
—	WATER LINE
—	ELECTRIC LINE
—	GAS LINE
—	TELEPHONE LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
—	SETBACK LINE
—	FENCE LINE
—	UTILITY POLE
—	STORM INLET
—	MANHOLE
—	VALVE
—	HYDRANT
—	SIGN
—	MONITORING WELL
—	TREE LINE
—	TREE
—	SOIL BOUNDARY

ACT 287, AS AMENDED, TABLE OF CONTACTS

PENNSYLVANIA AMERICAN WATER 171 W. JOHNSON HIGHWAY EAST NORRISTOWN, PA. 19401
COMCAST CABLEVISION 1 APOLLO RD. PLYMOUTH MEETING, PA. 19462
COMCAST 4400 WAYNE AVE. PHILADELPHIA, PA. 19140
PECO ENERGY C/O USIC 450 S. HENDERSON RD. SUITE B KING OF PRUSSIA, PA. 19406
WHITPAIN TOWNSHIP 950 WENTZ ROAD BLUE BELL, PA. 19422
VERIZON PENNSYLVANIA LLC. 1050 VIRGINIA DR. FORT WASHINGTON, PA. 19034

CALL BEFORE YOU DIG!

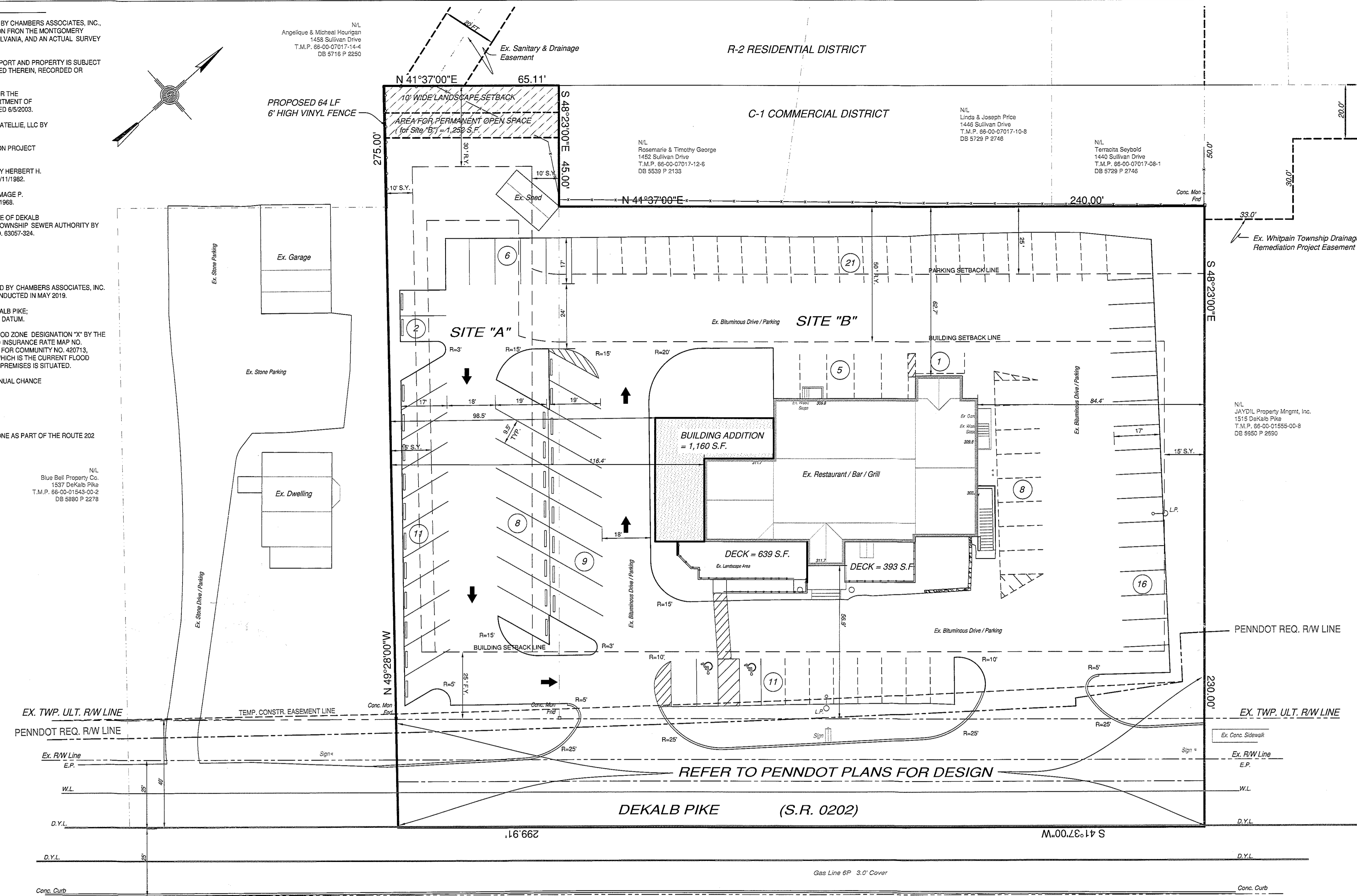
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PLEASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

POCS SERIAL NUMBER 20191481740

1-800-242-1776

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK. AS PER PENNSYLVANIA ACT 287, CONTACTED 05/28/2019, SERIAL NUMBER 20191481740.

- DRAWING LIST:**
- 1 of 11 RECORD PLAN
 - 2 of 11 EXISTING FEATURES / DEMOLITION PLAN
 - 3 of 11 GRADING & UTILITY PLAN
 - 4 of 11 EROSION & SEDIMENTATION CONTROL PLAN
 - 5 of 11 EROSION & SEDIMENTATION CONTROL NOTES
 - 6 of 11 EROSION & SEDIMENTATION CONTROL DETAILS
 - 7 of 11 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
 - 8 of 11 POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS
 - 9 of 11 DETAILS
 - 10 of 11 LANDSCAPE, LIGHTING & DETAILS
 - 11 of 11 GREEN AREA PLAN



COURT ORDER - No. 77-7832 by Order and Opinion of 11/3/78

1. C - Commercial Zoning - with restriction against gasoline service station, massage parlor, adult book store, shop selling paraphernalia related to illegal use of drugs, or fast food restaurant.

SITE "A"

ZONING DATA:
C - COMMERCIAL DISTRICT
USE: RESTAURANT (NON-CONFORMING)

LOT AREA MIN.	10,000 S.F.	PROPOSED	13,524 S.F. (twp r/w) +1,252 s.f. = 14,776 s.f.
BUILDING COVERAGE MAX.	25%	REQUIRED	248 S.F. = 1.7%
GREEN SPACE MIN.	35% § 160-214C	PROPOSED	4,223 s.f. + 947 s.f. (ROW) = 5,170 s.f. = 35.0%
PARKING / LOADING	ARTICLE XXVII 1 SPACE / 75 S.F.	PROPOSED	25 SPACES

SITE "B"

ZONING DATA:
C-1 COMMERCIAL DISTRICT
USE: C - COMMERCIAL - RESTAURANT (NON-CONFORMING)

LOT AREA MIN.	10,000 S.F.	EXISTING	45,588 S.F. (twp r/w)
LOT WIDTH MIN.	80 FT	PROPOSED	56.9'
FRONT YARD MIN.	25 FT	PROPOSED	56.9'
SIDE YARD MIN.	10 FT / 30 FT AGG.	PROPOSED	84.4' / 182.9'
REAR YARD MIN.	30 FT	PROPOSED	62.7'
BUILDING COVERAGE MAX.	25%	PROPOSED	5,158 s.f. + 1,160 s.f. = 6,318 s.f. = 13.9%
BUILDING HEIGHT MAX.	30 FT / 2 STORIES	PROPOSED	9,718 s.f. + 1,252 s.f. (open space) = 10,970 s.f. = 24.1%
GREEN SPACE MIN.	50% § 160-214C	PROPOSED	9,745 s.f. + 1,252 s.f. (open space) = 10,997 s.f. = 24.1%
LIGHTING SCREENING	§ 160-220 § 160-107 6.5 FT HEIGHT / 4 FT FROM PROPERTY LINE	PROPOSED	73 SPACES
PARKING / LOADING	ARTICLE XXVII 1 SPACE / 75 S.F. = 67 SP.	PROPOSED	83 SPACES BY CODE

ADJACENT TO A RESIDENTIAL DISTRICT

YARD REQUIREMENTS 50 FT OR 2 X BLDG HEIGHT NOT LESS THAN 25 FT

PARKING / PAVED AREA MIN. 25 FT

OPEN SPACE AS PER § 160-107, § 160-108

DESIGN ENGINEER

JOSEPH P. HANNA
REGISTERED PROFESSIONAL ENGINEER
PE033291E

I, _____, ON THIS DATE _____, HEREBY CERTIFY THAT THIS DRAINAGE PLAN MEETS ALL REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP) REGULATIONS AND THE STORMWATER MANAGEMENT ORDINANCE OF WHITPAIN TOWNSHIP.

APPROVED ZONING VARIANCE

- ZONING DECISION # 781-90 - APPROVED 5/18/90 - Variance from the terms of Article XXVII, Section 160-197 - to allow 11 parking spaces to be less than 5 feet away from the ultimate right of way.
- ZONING DECISION #1891-06 - APPROVED 8/17/06 - Variance from the terms of Article XXVI, Section 160-208 - to build a 476 s.f. addition.
- ZONING DECISION #2219-19 - APPROVED 11/25/19 - Variance from the terms of Article XXIX Section 160-225 - to build a 1,160 s.f. addition and two decks having 639 s.f. and 393 s.f.
- ZONING DECISION #2219-19 - APPROVED 11/25/19 - Variance from the terms of Article XXXI Section 160-241 - Expiration of Special Exceptions and Variances to 18 months.

SITE DATA

TAX PARCEL NUMBER: 66-00-01552-00-2

TAX MAP: BLOCK 1, UNIT 66

RECORD OWNER: PATELLIE, LLC
1626 SYLVAN DR.
BLUE BELL, PA. 19422

SITE ADDRESS: 1529 DEKALB PIKE
BLUE BELL, PA. 19422-4202

DEED REFERENCE: D.B. 5458 PAGE 2375

SEWER: MUNICIPAL

WATER: PUBLIC

SURVEYOR CERTIFICATION

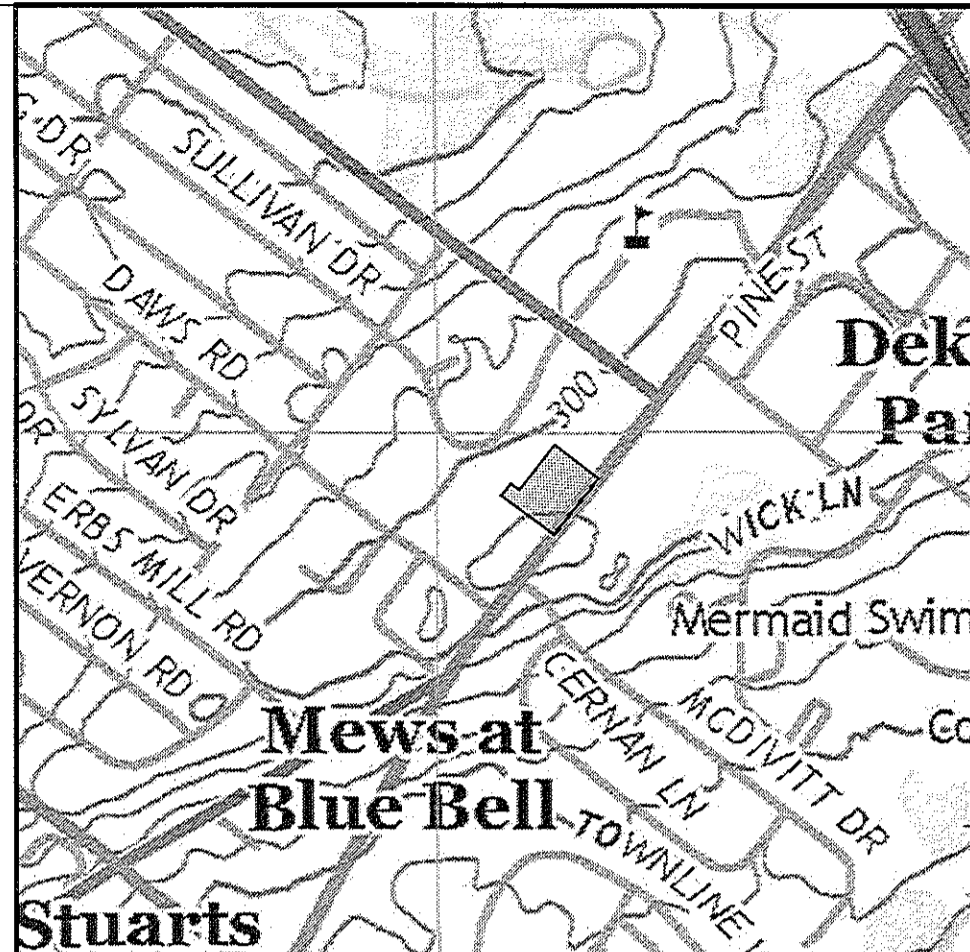
I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL

ROBERT M. COHRAC
REGISTERED ENGINEER OR SURVEYOR

PARKING TABULATION

5,158 s.f. + 1,160 s.f. = 6,318 = 85 spaces required

+1,032 s.f. of outdoor seating = 7,350 s.f. = 98 spaces required



U.S.G.S. QUADRANGLE
LANSDALE
1" = 800'

BOARD OF SUPERVISORS CERTIFICATION

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP
THIS ___ DAY OF _____

MICHELE MINNICK
CHAIR

FRED CONNER
SECRETARY

TOWNSHIP ENGINEER CERTIFICATION

APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF _____

JIM BLANCH
TOWNSHIP ENGINEER

PLANNING COMMISSION CERTIFICATION

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION
THIS ___ DAY OF _____

CATHY MCGOWAN
SECRETARY
WHITPAIN TOWNSHIP PLANNING COMMISSION

RECORDING CERTIFICATE

RECORDED THIS ___ DAY OF _____
IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA,
IN PLAN FILE CASE _____ D.B. NO. _____ PAGE _____

OWNER OF RECORD:

PATELLIE, LLC, HAS LAID OUT UPON OUR LAND SITUATED IN THE WHITPAIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN.

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____ 20__

PATRICK TRONOSKI
OWNER

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
NOTARY PUBLIC:**

ON THE ___ DAY OF _____, 20__, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____ PERSONALLY APPEARED PATRICK TRONOSKI, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF PATELLIE, LLC, AND THAT AS SUCH HE BEING AUTHORIZED TO DO SO, PATRICK TRONOSKI EXECUTED THE FOREGOING PLAN BY DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____ 20__

(SEAL)

"FOR PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL"

GRAPHIC SCALE

0	20	40	60
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**WHITPAIN TAVERN
RECORD PLAN**

PREPARED FOR
1529 DEKALB PIKE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

Chambers Associates, Inc.
Consulting Engineers and Surveyors
2962 Skippack Pike P.O. Box 678
Worcester, PA 19490-0678
484-991-8187

EQUITABLE OWNER/APPLICANT:

PATELLIE, LLC
1626 SYLVAN DR.
BLUE BELL, PA. 19422

SCALE	DATE	JOB	DRAWING NO.
1"=20'	1-31-20	1001-001	SHEET 1 of 11
MANAGER:	JPH	DRAWN BY:	JAS