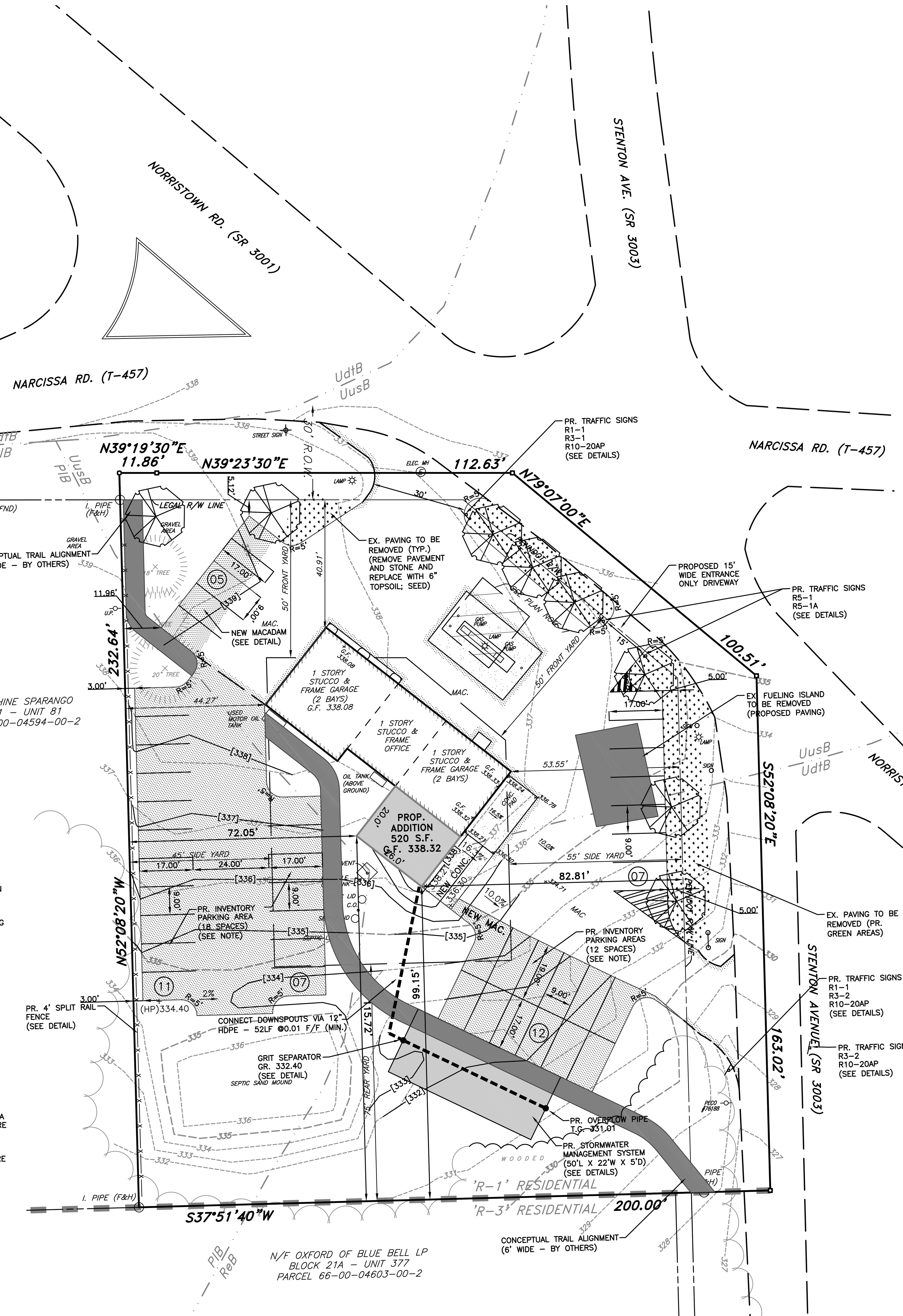
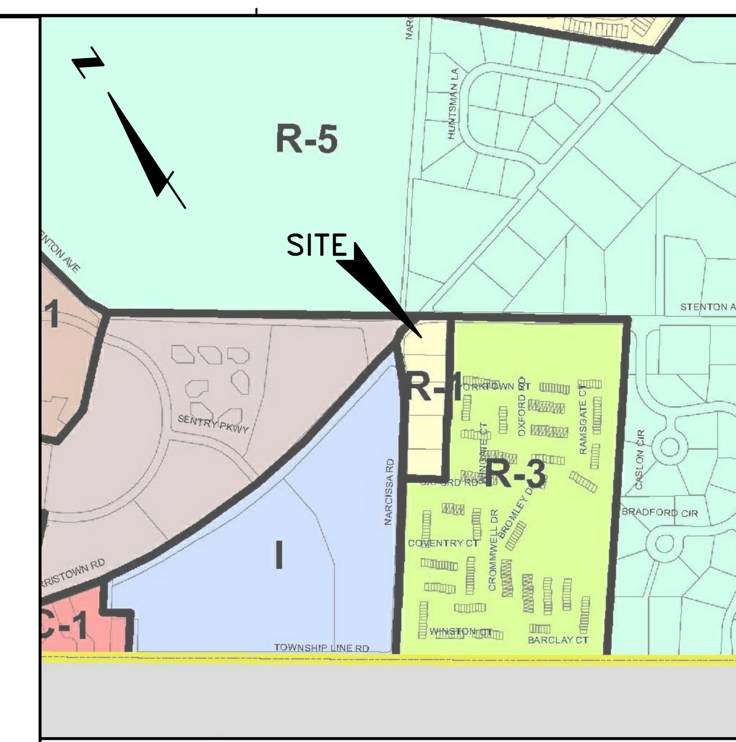
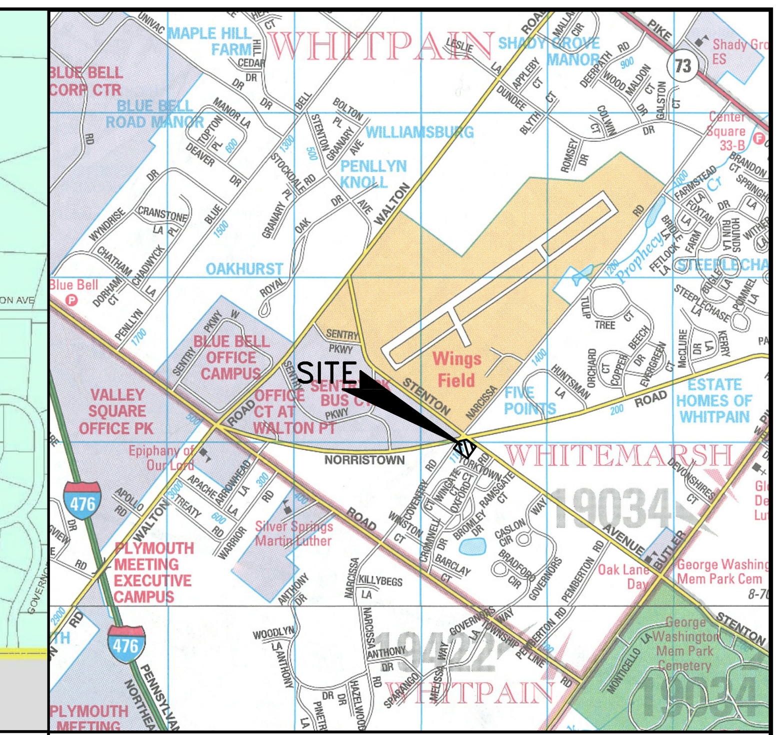


LEGEND

- STORM INLET TYPE 'C'
- STORM INLET TYPE 'M'
- STORM MANHOLE
- SANITARY MANHOLE
- CLEAN OUT
- UTILITY POLE
- LAMP POST
- FIRE HYDRANT
- WATER VALVE
- WATER LINE
- GAS LINE
- SANITARY SEWER
- SANITARY LATERAL
- SANITARY FORCE MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- OVERHEAD LINE
- FENCE
- WALL
- MACADAM EDGE
- CONC. CURB
- DEPRESSED CURB
- CONCRETE
- CONTOUR
- CONTOUR INTERVAL
- SPOT ELEVATION
- CONCRETE
- GRAVEL
- RIPRAP
- WOODS LINE
- BRUSH LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- LANDSCAPE BORDER
- PROPERTY CORNER
- IRON PIN FOUND
- CONC MON FOUND



ZONING MAP
SCALE: 1"=2,000'
WHITPAIN TOWNSHIP ZONING MAP



LOCATION MAP
SCALE: 1"=2,000'
COPYRIGHT 'ADC THE MAP PEOPLE'
PERMITTED USE NO. 20493218

ZONING:

'R-1' – RESIDENCE DISTRICT

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	30,000 S.F.	36,938 S.F. (GROSS AREA TO R/W)	36,938 S.F. (GROSS AREA TO R/W)
MINIMUM LOT WIDTH	150 FT.	> 150 FT.	> 150 FT.
SETBACK DATA			
FRONT YARD	50 FT.	40.91 FT.*	40.91 FT.*
SIDE YARD (2 REQ.)	45 FT. MIN.	44.27 FT. (LEFT)* 53.55 FT. (RIGHT)*	44.27 FT. (LEFT)* 53.55 FT. (RIGHT)*
	100 FT. AGG.	97.82 FT. (AGG.)*	97.82 FT. (AGG.)*
REAR YARD	75 FT.	114.60 FT.	94.45 FT.
PARKING TO ULTIMATE R/W	5 FT.	5 FT.	5 FT.
MAXIMUM BUILDING HEIGHT	< 40 FT.	< 40 FT.	< 40 FT.
MAXIMUM IMPERVIOUS COVERAGE Δ	9,034 S.F.**	15,353 S.F. (41.6%)*Δ	21,397 S.F. (57.93%)1
BUILDING COVERAGE	NOT REQUIRED	2,085 S.F. (5.6%)	2,606 S.F. (7.1%)

* = EXISTING NON-CONFORMANCE

25% OF EXISTING BUILDING = 521 S.F.
PROPOSED BUILDING = 520 S.F.

** = MAXIMUM IMPERVIOUS COVERAGE PER TOWNSHIP ZONING ORDINANCE FORMULA:

X = (Y)(0.179)+2,422

WHERE 'X' = MAXIMUM IMPERVIOUS COVERAGE AND 'Y' = LOT AREA

(36,938)(0.179)+2,422 = 9,034 SQUARE FEET

Δ = IMPERVIOUS CALCULATION INCLUDES GRAVEL AREA AT REAR OF BUILDING.

1 = DENOTES VARIANCE GRANTED

PARKING ANALYSIS:

PARKING REQUIRED: (1) SPACE PER EMPLOYEE

TOTAL NUMBER OF FULL TIME EMPLOYEES:	7
TOTAL SPACES REQUIRED:	7
TOTAL SPACES PROPOSED:	12

NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED ON JANUARY 15, 2014.

2. SITE DATA:

CURRENT OWNER: LUIGI COLELLA LLC
ADDRESS: 1653 FOREST HILL DR
HATFIELD PA 19440

SITE ADDRESS: 298 NORRISTOWN RD
BLUE BELL, PA 19422-2820

RECORDED DATA:
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
BLOCK 21 – UNIT 26
PARCEL 66-00-04708-00-5
DB 5897 PG 631 (DATED 11/26/2013)

3. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

4. THE PROPERTY ON THIS SURVEY DOES NOT LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 269 OF 451, COMMUNITY NUMBER 420713, MAP NUMBER 42091C0269E, BEARING AN EFFECTIVE DATE OF DECEMBER 19, 1996.

5. THE HORIZONTAL DATUM FOR THIS SITE IS NAD 1983 AND THE VERTICAL DATUM FOR THIS SITE IS NAVD 1988, BASED ON GPS OBSERVATIONS.

6. THE CLIENT HAS PREPARED A TITLE REPORT WITH SECURITY ABSTRACT OF PA, INC., FILE NUMBER SPA41768TRG, SETTLEMENT SYSTEM PRINTED NOVEMBER 25, 2013.

7. THE ENVIRONMENTAL COVENANT LISTED IN THE TITLE REPORT IS SHOWN ON THE PLAN AS IN DEED BOOK 5868 PAGE 271.

8. LOT AREAS
GROSS AREA (TO R/W LINE) = 36,938 S.F. OR 0.8479 ACRES

INVENTORY PARKING NOTE:

INVENTORY PARKING AREAS WILL BE CONSTRUCTED UTILIZING PAVEMENT – CONSTRUCT INVENTORY PARKING AREAS PER PAVING DETAIL PROVIDED. CONSTRUCTION STORMWATER MANAGEMENT (INFILTRATION) SYSTEM IN ACCORDANCE WITH SIZES DEPICTED ON THIS PLAN AND IN ACCORDANCE WITH DETAILS.

DENOTES PROPOSED CANOPY TREE
3" CALIPER DBH (MIN.)
ACER RUBRUM (RED MAPLE)

ZONING RELIEF GRANTED:

DURING A PUBLIC HEARING HELD BEFORE THE WHITPAIN TOWNSHIP ZONING HEARING BOARD ON DECEMBER 18, 2014, RELATIVE TO THE APPEAL OF LUIGI COLELLA, LLC (TOWNSHIP APPLICATION #2030-14), THE ZONING HEARING BOARD GRANTED THE FOLLOWING RELIEF:

1. A VARIANCE FROM THE PROVISIONS OF ARTICLE XXIX, SECTION 160-225 REGARDING EXPANSION OF NON CONFORMING USE TO ALLOW THE EXPANSION OF THE NONCONFORMING USE OF LAND BY MORE THAN THE PERMITTED TWENTY-FIVE PERCENT (25%), REQUESTING THIRTY-EIGHT PERCENT (38%).
2. A VARIANCE FROM ARTICLE XXVIII, SECTION 260-214C REGARDING REQUIRED GREEN AREA TO ALLOW IMPERVIOUS COVERAGE OF 21,217 SQ.FT.; LOT IS NONCONFORMING AS TO IMPERVIOUS COVERAGE INASMUCH AS THE EXISTING IMPERVIOUS COVERAGE ON THE PROPERTY IS 15,353 SQ.FT. WHERE NOT MORE THAN 9,034 SQ.FT. IS PERMITTED

THE DECISION WAS SUBJECT TO THE FOLLOWING CONDITIONS:

1. 'ALL USE AND DEVELOPMENT ALLOWED BY ANY GRANTED APPLICATION SHALL CONFORM TO THE EXHIBITS AND TESTIMONY PRESENTED AT THE HEARING UNLESS INCONSISTENT WITH THESE CONDITIONS IN WHICH CASE THESE CONDITIONS SHALL TAKE PRECEDENCE.
2. STORMWATER MANAGEMENT TO BE INSTALLED AS DEEMED REQUIRED BY TOWNSHIP AND TO SATISFACTION OF TOWNSHIP ENGINEER, TO ACCOMMODATE FOR INCREASE IMPERVIOUS COVERAGE.

DURING A PUBLIC HEARING HELD BEFORE THE WHITPAIN TOWNSHIP ZONING HEARING BOARD ON JUNE 18, 2015, RELATIVE TO THE APPEAL OF LUIGI COLELLA, LLC (TOWNSHIP APPLICATION #2047-15), THE ZONING HEARING BOARD GRANTED THE FOLLOWING RELIEF:

1. A VARIANCE FROM ARTICLE XXVIII, SECTION 260-214C RELATING TO REQUIRED GREEN AREA TO INCREASE IMPERVIOUS COVERAGE FROM 21,217 SQ.FT. TO 21,397 SQUARE FEET, WHERE NOT MORE THAN 9,034 SQUARE FEET IS PERMITTED.

A VARIANCE FROM THE PROVISIONS OF ARTICLE XXIX, SECTION 160-225 TO ALLOW AN EXTENSION OF NONCONFORMING USE OF LAND BEYOND THE 38% PREVIOUSLY APPROVED, WHERE THE ORDINANCE PERMITS A MAXIMUM EXPANSION OF 25%, TO ADD A 180 SQUARE-FOOT EXIT-ONLY DRIVEWAY ON THE PROPERTY.

THE DECISION WAS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE USE AND DEVELOPMENT ALLOWED BY ANY GRANTED APPLICATION SHALL CONFORM TO THE EXHIBITS AND TESTIMONY PRESENTED AT THE HEARING UNLESS INCONSISTENT WITH THESE CONDITIONS IN WHICH CASE THESE CONDITIONS SHALL TAKE PRECEDENCE.

CALL BEFORE YOU DIG
1-800-242-1776
3 DAYS NOTICE IS THE LAW
PA 1 SYSTEM, INC.

ACT 287 COMPLIANCE
SERIAL #20141321462
DATE: MAY 12, 2014

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR
ROBERT E. BLUE JR. (DATE)
LICENSE NO. SU1323A

REVISIONS
1.) 2014-09-24 REVISED TO MATCH ARCHITECTURAL PLANS
2.) 2014-11-13; ADD PARKING AREAS, UPDATE IMP. COVERAGE
3.) 2014-11-17; REV. IMPERVIOUS AREA PER TWP COMMENTS
4.) 2015-05-06; ADD EXIT DRIVE, TRAIL
5. 2015-08-12; REV. PER PADOT CORRESPONDENCE

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www.robertblue.com email: rblue@robertblue.com

GRAPHIC SCALE
0 20 40 60 80

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BUILDING PERMIT SET
SITE PLAN

298 NORRISTOWN ROAD
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED FOR
LUIGI COLELLA LLC
1653 FOREST HILL DR
HATFIELD PA 19440

DRAWN BY:	CHECKED BY:	SCALE:
RVO	REB	1"=20'
DATE: 2014-05-22	JOB NUMBER: 1925-1	SHEET NUMBER: 3 of 4