

SITE DATA:

APPLICANT/OWNER: VILLAGE CROSSING IN BLUE BELL, LLC
C/O WM. PETER R. CROSS
650 SENTRY PARKWAY
SUITE ONE
BLUE BELL, PA 19422
(215) 542-9400

PREMISES: 721 SKIPPACK PIKE
BLOCK 15 UNIT 87
TPN 66-00-06559-008
DB 5367 PG 1794
AREA (GROSS) = 2,4017 ACRES OR 104,618 SF
AREA (NET) = 2,3144 ACRES OR 100,815 SF

OWNER: UNION WOODS, INC.
PO BOX 287
FAIRVIEW VILLAGE, PA 19409

PREMISES: 663 SKIPPACK PIKE
BLOCK 15 UNIT 9
TPN 66-00-06553-005
DB 4223 PG 149
AREA (GROSS) = 0,9373 ACRES OR 40,830 SF
AREA (NET) = 0,9087 ACRES OR 39,584 SF

TOTAL TRACT AREA: 3,3390 ACRES (GROSS)
3,2531 ACRES (NET)

BUILDING AREA: BUILDING ONE (EXISTING) - 11,565 SF
BUILDING TWO (EXISTING) - 7,072 SF
BUILDING THREE (RELOCATED) - 3,000 SF
TOTAL - 28,654 SF

PARKING: PROPOSED PARKING BUILT - 138 PS
RESERVED PARKING (9%) - 14 PS
TOTAL - 152 PS

BUILDING COVER: 26,654 SF (19%)

GREEN AREA: 50,907 SF - 35.0% (REQUIRED)
51,256 SF - 35.2% (PROVIDED)

ZONING DISTRICT: 'C' COMMERCIAL DISTRICT

PROPOSED USES: RETAIL/OFFICE/MEDICAL/DENTAL

LOT AREA: 6,000 SF (MIN.)
LOT WIDTH: 50 FT (MIN.)
FRONT YARD: 25 FT (MIN.)
SIDE YARD: 5 FT (MIN.)
REAR YARD: 5 FT (MIN.)
BUILDING COVERAGE: 50% (MAX.)
GREEN SPACE: 35% (MIN.)

PARKING STANDARDS - ZONING ORDINANCE § 160-183

- RETAIL STORE = 1 PS PER 150 SF + 1 PS PER FULL TIME/DAY SHIFT EMPLOYEE
- OFFICE BUILDING = 1 PS PER 250 SF
- MEDICAL OR DENTAL OFFICE = THE GREATER OF THE FOLLOWING FORMULAS
3A. = 1 PS PER 250 SF OR
3B. = 5 PS PER PROFESSIONAL PRACTITIONER + 1 PS PER EMPLOYEE
- RESTAURANT = 1 PS PER 75 SF

PARKING ANALYSIS

RESTAURANT 1,480 SF X 1 PS PER 75 SF = 20 PS
OFFICE (75%*) 20,381 SF X 1 PS PER 250 SF = 82 PS
RETAIL (25%*) 6,793 SF X 1 PS PER 150 SF = 45 PS
RETAIL EMPLOYEES 6,793 SF X 1 PS PER 1,500 SF (*) = 5 PS

TOTAL PARKING - REQUIRED = 152 PS
TOTAL PARKING - PROVIDED = 152 PS

(*) - ASSUMED VALUES AND STANDARDS

GENERAL NOTES:

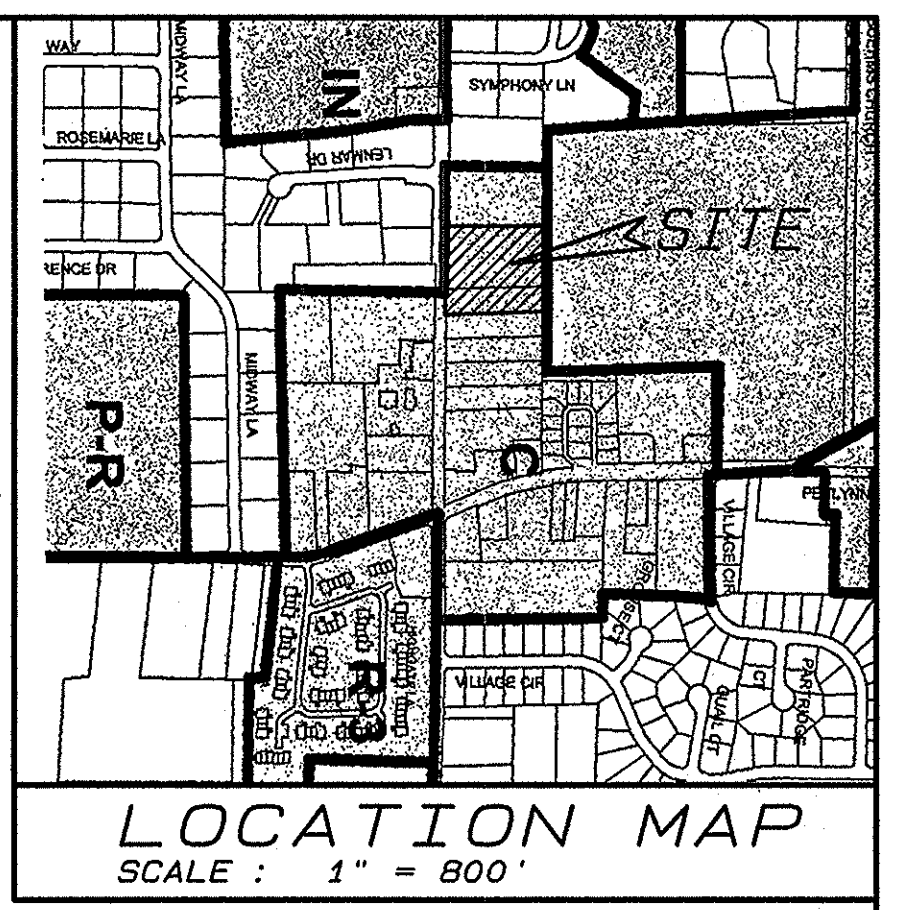
- THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY LINE IS HEREBY OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION AT THE TIME OF THE TAKING.
- BOUNDARY AND TOPOGRAPHIC INFORMATION HAS BEEN OBTAINED FROM A RECENT SURVEY PREPARED BY JOSEPH M. ESTOCK, P.E., P.L.S.
- THIS PLAN REPRESENTS A REVERSE SUBDIVISION. THE TWO LOTS ARE TO BE COMBINED INTO A SINGLE LOT AND A DEED OF CONSOLIDATION RECORDED.

LEGEND

--- CENTERLINE
--- TRACT BOUNDARY
--- PROPERTY LINE
--- LEGAL R.O.W., EASEMENTS
--- REQUIRED R.O.W.
--- EXISTING CONTOUR
--- PROPOSED CONTOUR
--- EXISTING WATER LINE
--- EXISTING SAN. SEWER LINE
--- EXISTING TELEPHONE LINE
--- EXISTING GAS LINE
--- EXISTING ELECTRIC LINE
--- EXISTING STORM SEWER/INLET
--- PROPOSED STORM SEWER/INLET
--- PROPOSED WATER LINE
--- PROPOSED SAN. SEWER LINE
--- PROPOSED ELECTRIC LINE
--- PROPOSED TELEPHONE LINE
--- PROPOSED GAS LINE
--- EXISTING MANHOLE
--- PROPOSED MANHOLE
--- EXISTING CURBLINE
--- PROPOSED CURBLINE
--- UTILITY POLE
--- EXISTING VALVE, VENT. CO.

--- PROPOSED BUILDING
--- PROPOSED CONCRETE SIDEWALK
--- ACCESSIBLE PARKING SIGNS (R7-8, R7-8B & R7-8F)

--- APS SIGN



COMMONWEALTH OF PENNSYLVANIA: SS: _____
COUNTY OF MONTGOMERY: _____

ON THE _____ DAY OF _____ 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____ AND THAT AS SUCH HE IS THE OWNER OF THE DESIGNATED LAND, HIS NAME, THAT _____ IS THE OWNER OF THE DESIGNATED LAND, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN THEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN TO BE RECORDED ACCORDING TO LAW.

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

MY COMMISSION EXPIRES: _____ 20____

NOTARY PUBLIC

I HEREBY CERTIFY THAT _____ IS THE DEVELOPER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I HEREBY ADOPT THIS PLAN.

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 20____

OWNER: _____

SECRETARY: _____
WHITPAIN TOWNSHIP PLANNING COMMISSION

APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20____

TOWNSHIP ENGINEER: _____

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS _____ DAY OF _____ 20____

CHAIRMAN: _____

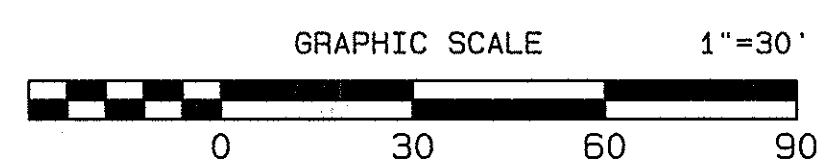
SECRETARY: _____

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

DATE: _____ PROFESSIONAL LAND SURVEYOR: _____

RECORDED THIS _____ DAY OF _____ 20____ IN THE OFFICE OF RECORDER OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK NO. _____ PAGE NO. _____

RECORDER: _____



REVISIONS

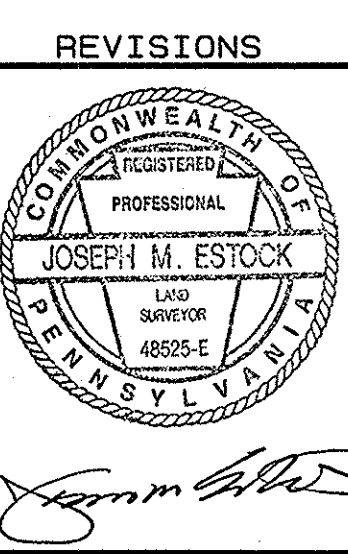
MPC NO.: _____ TOWNSHIP FILE NO.: _____

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: _____

For the Director

RECORDED OF DEEDS
Montgomery County Planning Commission



PROJECT TITLE:
VILLAGE CROSSING IN BLUE BELL
663-667-721 SKIPPACK PIKE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

DRAWING TITLE:
RECORD PLAN

PREPARED BY:
JOSEPH M. ESTOCK, PE, PLS
385 S. HENDERSON ROAD
KING OF PRUSSIA, PA 19406
610-265-3035 (OFF.) 610-962-9855 (FAX) JME9338A0L.COM (E-MAIL)

SCALE: 1" = 30'

DATE: 18 NOV. 2010

FILE NO.: 00002

FIELD BOOK: 331

SHT. NO.: 1 of 10