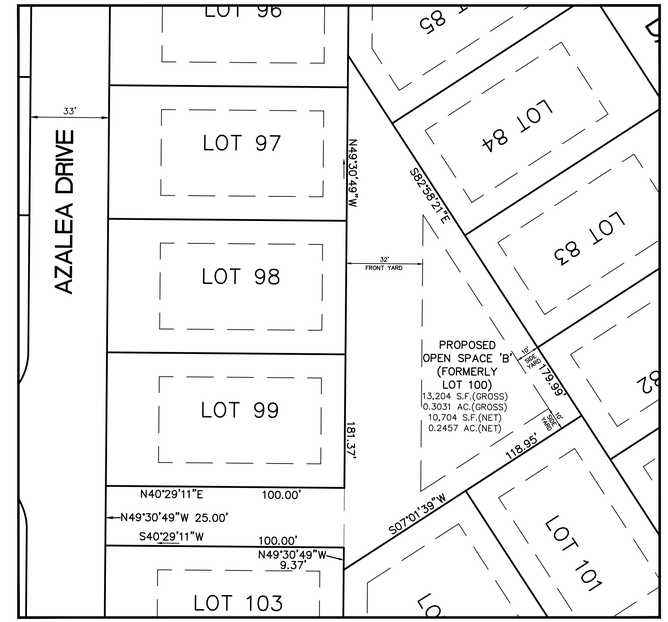
OVERALL RECORD PLAN

SCALE: 1"=100'



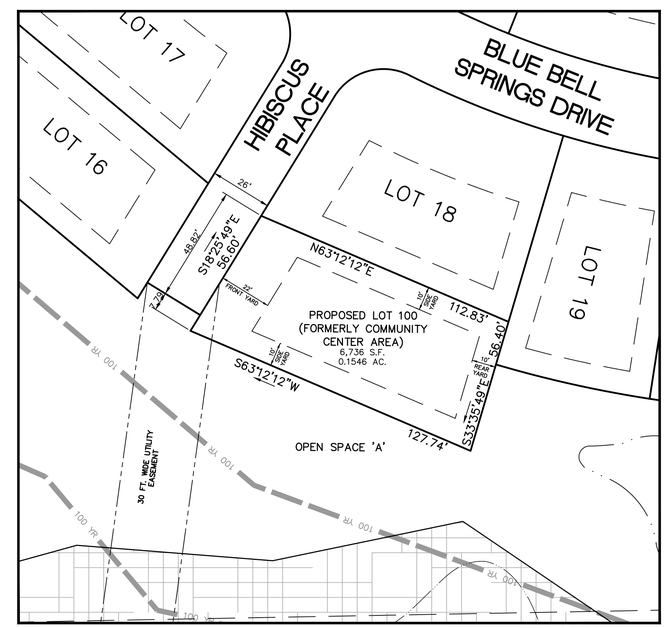
PROPOSED OPEN SPACE 'B' (FORMERLY LOT 100)

SCALE: 1"=30'

LOCATION MAP

SCALE: 1" = 800'

PLAN



PROPOSED NEW LOT 100 (FORMERLY COMMUNITY CENTER AREA)

SCALE: 1"=30'

GENERAL NOTES

1. THIS PLAN REPRESENTS BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN SET FOR "BLUE BELL SPRINGS", SHEETS 2–4 OF 33, PREPARED BY D.S. WINOKUR ASSOCIATES INC., DATED MAY 7, 2001 AND LAST REVISED SEPTEMBER 18, 2003 AS RECORDED IN PLAN BOOK 22 PAGE 139. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY BY VAN CLEEF ENGINEERING ASSOCIATES.
2. REFERENCE PLAN "BLUE BELL SPRINGS," SHEETS 2–4 OF 39, PREPARED BY WINOKUR ASSOCIATES, INC. DATED MAY 7, 2001, LAST REVISED MAY 8, 2007, AS RECORDED IN PLAN BOOK 39 PAGE 239.
3. PARCEL I.D. FOR ENTIRE TRACT: 66–00–01831–00–2.
4. PARCEL I.D. FOR CURRENT LOT 100: 66–00–02184–10–8.

OPEN SPACE CALCULATIONS

REQUIRED:
10%
39.0715 x 0.10 = 3.91 AC.

PREVIOUSLY APPROVED:
7.6364 AC.
7.6364 AC./ 39.0715 AC. = 19.54%

PROPOSED:
7.6364 AC.
−0.1546 AC. (PROPOSED LOT 100)
+0.3031 AC. (PROPOSED OPEN SPACE 'B')
7.7849 AC.

7.7849 AC./ 39.0715 AC. = 19.92%

IMPERVIOUS SURFACE COMPARISON

PREVIOUSLY APPROVED:

LOT 100	3,431 SF
COMMUNITY CENTER AREA	7,909 SF
TOTAL	11,340 SF

PROPOSED:

LOT 100 (FORMERLY COM.CTR.AREA)	2,647 SF
OPEN SPACE 'B' (FORMERLY LOT 100)	2,566 SF
TOTAL	5,213 SF

NET DECREASE OF IMPERVIOUS
(11,340 SF − 5,213 SF) = 6,127 SF

ZONING DATA

ZONED: R–9 RESIDENTIAL DISTRICT

	REQUIRED	PREVIOUSLY APPROVED	PROPOSED (LOT 100)
MIN. LOT AREA	5,600 S.F.	5,600 S.F.	6,736 S.F.
MIN. LOT WIDTH	56 FT. @ BLDG SETBACK	25 56 FT.	56 FT.
MIN. FRONT YARD	32 FT. LONG SIDE	32 FT.	32 FT.
	22 FT. SHORT SIDE	22 FT.	22 FT.
MIN. SIDE YARD	10 FT.	10 FT.	10 FT.
MIN. REAR YARD	10 FT.	10 FT.	10 FT.
MAX. BLDG. HEIGHT	32 FT.	32 FT.	32 FT.
OFF–STREET PARKING	2 PER UNIT	2 PER UNIT	2 PER UNIT
TOTAL OPEN SPACE	10%	*7.6364 Ac. OR 19.54%	SEE OPEN SPACE CALC'S HEREON

* TOTAL OPEN SPACE INCLUDES BOTH COMMON OPEN SPACE AND OPEN SPACE OFFERED FOR DEDICATION TO WHITPAIN TOWNSHIP. THE OPEN SPACE OFFERED FOR DEDICATION EXCLUDES THE AREA FOR DETENTION BASIN 1 & DETENTION BASIN 2 AND COMMUNITY CENTER.

MCPC No. 96–0066–005

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

Certified this date_____

_____
For the Director

Montgomery County Planning Commission

TO ALL WHOM THESE PRESENTS MAY COME KNOW YE THAT WE _____, _____, A CORPORATION LOCATED IN _____, PENNSYLVANIA HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, LOTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20__.

_____
_____, PRESIDENT

ATTEST:

_____
_____, SECRETARY

_____
SEAL

APPROVED BY RESOLUTION OF THE BOARD OF COMMISSIONERS OF WHITPAIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE ___ DAY OF _____, 20__.

_____ _____
CHAIRMAN SECRETARY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

ON THE _____ DAY OF _____, 20__ BEFORE ME, THE SUBSCRIBED. A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

_____
WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN. THEREON SITUATED IN THE TOWNSHIP OF WHITPAIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____ _____ _____
SEAL NOTARY PUBLIC MY COMMISSION EXPIRES

REVIEWED BY TOWNSHIP ENGINEER.

_____ _____
DATE TOWNSHIP ENGINEER

RECOMMENDED FOR APPROVAL BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THE _____ DAY OF _____, 20__.

_____ _____
CHAIRMAN

_____

PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

REVISIONS	AUTH.	DATE

DATE:	APRIL 12, 2019
SCALE:	AS NOTED
DESIGNED BY:	KAH
DRAWN BY:	RJN/ENP
CHECKED BY:	SDC
JOB NO.	**12–01–WHP**

BY: _____
SAMUEL D. COSTANZO, PA PE No. 041557-R

Van Cleef ENGINEERING ASSOCIATES
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Environmental Engineering
Municipal Engineering
Land Surveying
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Landscape Architecture
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AMENDED RECORD PLAN
FOR
BLUE BELL SPRINGS
SITUATED IN
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

2/4

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