



340 Dekalb Pike
Blue Bell, PA 19422
v 215.641.6551
www.mc3.edu

ARCHITECT
DIGSAU
340 North 12th Street, Suite 421
Philadelphia, PA 19107
v 215.627.0808
www.digsau.com

CIVIL ENGINEER
DAVID MASON + ASSOCIATES
123 South Broad Street, Suite 1130
Philadelphia, PA 19109
v 215.372.3400
www.davidmason.com

LANDSCAPE ARCHITECT
ROBINSON ANDERSON SUMMERS, INC.
28 West State Street
Media, PA 19063
v 302.888.1544
www.rasinc.com

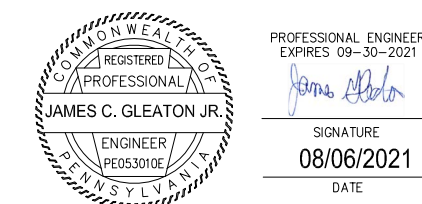
FOOD SERVICES
RICCA DESIGN STUDIOS
185 Hart Street
Brooklyn, NY 11206
v 718.388.0956
www.ricca.com

STRUCTURAL ENGINEER
ENV
1617 JFK Blvd, Suite 1600
Philadelphia, PA 19103
v 215.525.4849

MEP ENGINEER
URBAN TECHNOLOGY INC
715 Twining Road, Suite 106
Dresher, PA 19025
v 215.410.7941

340 DEKALB PIKE
BLUE BELL, PA 19422+4901

Professional Seal:



JAMES GLEATON , P.E. - CIVIL
PE053010E

No.	Description	Date
01	TOWNSHIP SUBMISSION	08/03/202

Sheet Title:

Date: 07/16/2021

Project Number: 2020304-00

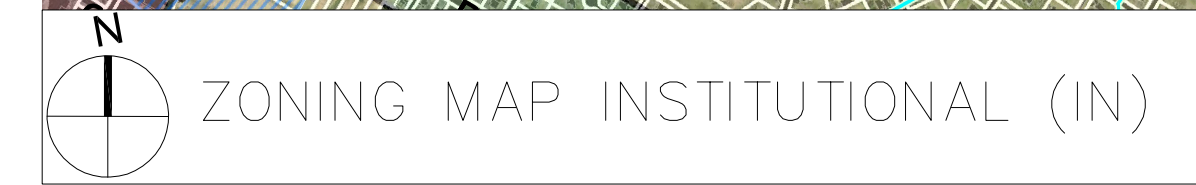
Designed By: JG

Drawn By:	STE
Checked By:	IG

Sheet Number:

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PENNSYLVANIA ACT 287 REQUIRES NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE COMMONWEALTH



ZONING DATA:
DISTRICT IN (INSTITUTIONAL)

	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT AREA MIN.	4 AC	190.453 AC
LOT WIDTH MIN.	200'	1810'
BLDG. HEIGHT MAX	40'	35'
DISTANCE BETWEEN BUILD MIN.	50'	83'
BUILDING SETBACK MIN.		

DE KALB - US 202	50'	NO CHANGE
MORRIS RD - SR 2001	50'	NO CHANGE
CATHCART RD	50'	NO CHANGE
OTHERS	100'	NO CHANGE

PARKING SETBACK MIN.		
DE KALB - US 202	15'	NO CHANGE
MORRIS RD - SR 2001	15'	NO CHANGE
CATHCART RD	15'	NO CHANGE
OTHERS	50'	NO CHANGE

GREEN AREA	114.27 AC	127.01 AC
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NOTES:

1. OWNER: MONTGOMERY COUNTY
340 DEKALB PIKE
BLUE BELL, PA 19422
2. TOTAL TRACT AREA+ 190.453 ACRES
3. PROPERTY BOUNDARY SURVEY BASED ON PLANS PREPARED BY
URWILER & WALTER INC. DATED JULY 30,1968. PROPERTY
TOPOGRAPHICAL INFORMATION BASED ON PLANS SUPPLIED BY
THE OWNER, CATHCART ROAD R.O.W. PER PLANS PREPARED
BY MCMAHON ASSOCIATES, INC.
4. TAX PARCEL NO. 6600 01849002; BLOCK 10, UNIT 43.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION
OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK
AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND
ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY THE
CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE
ANY AND ALL UNDERGROUND UTILITIES.
6. LIMITS OF WETLANDS AS SHOWN HEREON HAVING BEEN
DELINEATED BY STV. INC.
7. THE PROJECT IS PROPOSED TO BE SERVICED BY PUBLIC
SEWER AND WATER FACILITIES.
8. THE CONSTRUCTION AREA IS NOT LOCATED WITHIN THE 100
YEAR FLOOD PLAIN PER THE FEMA FLOOD INSURANCE RATE
MAP.
9. ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH
WHITPAIN TOWNSHIP STANDARD SPECIFICATIONS FOR SANITARY SEWER
CONSTRUCTION. THE OWNER SHALL ENTER INTO AN AGREEMENT WITH
THE TOWNSHIP TO ACCEPT THE RIGHTS TO OWNERSHIPS, MAINTENANCE,
AND OPERATION OF THE UNDERGROUND SEWER LINES AND APPURTENANCES
ON THE ON-SITE SEWERAGE SYSTEM OUTSIDE OF THE EXISTING MUNICIPAL
SEWER R.O.W. WILL BE PRIVATELY OWNED AND MAINTAINED.
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT
PUBLICATION 408, LATEST EDITION, AND WHITPAIN TOWNSHIP STANDARDS,
WHICHEVER IS MORE RESTRICTIVE.
11. NEW GAS, ELECTRIC, TELEPHONE AND CABLE TV FACILITIES WITHIN THE
TRACT SHALL BE UNDERGROUND.