

PROJECT INFORMATION:
FILE PATH: G:\Projects\BRES\00077\Plans\00077_SHT002-004_CSP.dwg
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OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF MONTGOMERY

ON THE _____ DAY OF 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, WADE COLEMAN, WHO ACKNOWLEDGED HIMSELF TO BE THE BUSINESS ADMINISTRATOR AND BOARD SECRETARY OF WISSAHICKON SCHOOL DISTRICT, AND THAT HE AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF WISSAHICKON SCHOOL DISTRICT BY HIM AS SAID BUSINESS ADMINISTRATOR AND BOARD SECRETARY, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN SHOWN THEREON SITUATED IN THE TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC MY
COMMISSION EXPIRES:

WADE COLEMAN
BUSINESS ADMINISTRATOR AND BOARD SECRETARY

DESIGN ENGINEER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE WHITPAIN TOWNSHIP ORDINANCES AND REGULATIONS.

MARK J. BUCHVALT, P.E.

DATE

TOWNSHIP ENGINEER REVIEW

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

JAMES E. BLANCH, P.E.

TOWNSHIP BOARD OF SUPERVISORS APPROVAL

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

CHAIR - MICHELE MINNICK

SECRETARY - FREDERICK CONNER

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

RECOMMENDED FOR APPROVAL BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____ 20____

SECRETARY - CATHY MCGOWAN

LEGEND

EXISTING

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE
- PHYSICAL CENTER LINE
- EASEMENT
- ZONING BOUNDARY LINE
- EDGE OF DRIVEWAY
- FENCE
- 12.6" WIDE DEPRESSED CURB
- 4" DOUBLE YELLOW LINE
- 4" WHITE LINE
- PROPERTY MONUMENT FOUND AS NOTED
- 10 INCH CONIFEROUS TREE
- 6 INCH DECIDUOUS TREE
- LANDSCAPED AREA
- SIGN
- BOLLARD
- MAILBOX

PROPOSED

- EDGE OF PAVEMENT
- CURB
- SIGN
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE SIDEWALK
- AREAS OF MILL & OVERLAY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, LONDON J. WOODWARD, AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME AND ISSUED MAY 30, 2019 THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST, THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

LONDON J. WOODWARD DATE _____
LICENSE NUMBER
SU060787

RECORDER OF DEEDS OFFICE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK NUMBER _____ PAGE NUMBER _____ ON THIS _____ DAY OF _____ 20____.

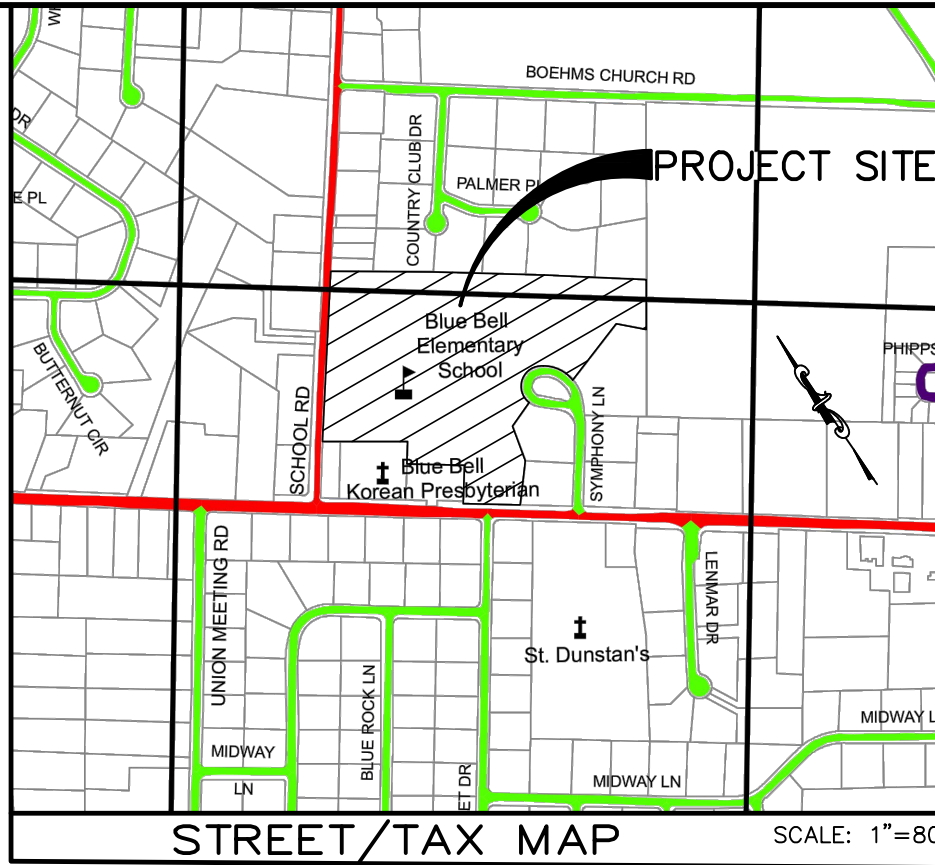
RECORDER OF DEEDS

MONTGOMERY COUNTY PLANNING COMMISSION

MCPC 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: _____

PRELIMINARY/FINAL
PLANS - NOT FOR
CONSTRUCTION

GRAPHIC SCALE
60' 30' 0' 60' 120'
1" = 60'

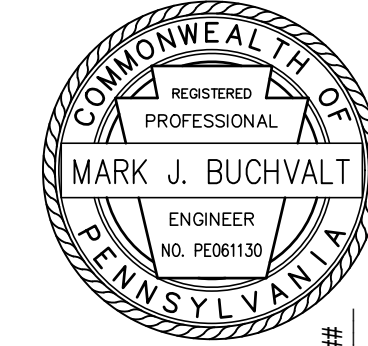


SITE STATISTICS

- APPLICANT/OWNER OF RECORD:
WISSAHICKON SCHOOL DISTRICT
601 KNIGHT ROAD
AMBLER, PA 19002
215-619-8000
EXISTING PROPERTY IDENTIFICATION:
TAX MAP PARCEL REFERENCE - APN: 66-00-06034-00-2
RECORDED DEED DATA REFERENCE: PLAN BOOK A-42, PAGE 44
TRACT LOCATION:
800 SCHOOL ROAD
BLUE BELL, PA 19422
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY
- TRACT AREA SUMMARY:
GROSS TRACT AREA = 19.481 ACRES
SCHOOL ROAD ULTIMATE R/W DEDICATION = 0.492 ACRES
SKIPPACK PIKE ULTIMATE R/W DEDICATION = 0.230 ACRES
NET TRACT AREA = 18.759 ACRES
- UTILITY CONNECTIONS:
SEWER SERVICE:
EXISTING - PUBLIC
PROPOSED - PUBLIC
WATER SERVICE:
EXISTING - PUBLIC
PROPOSED - PUBLIC

WOODLAND CANOPY PRESERVATION TABLE

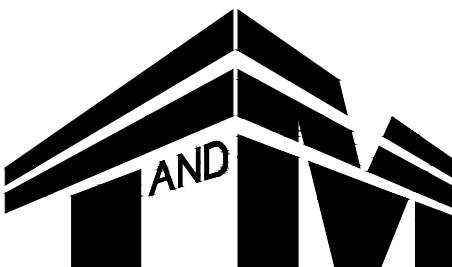
6.81 ACRES TOTAL WOODLAND CANOPY (AREAS GREATER THAN 5,000 SF)
1.49 ACRES TOTAL CANOPY TO BE REMOVED (MAX. ALLOWED: 40% OR 2.72 ACRES)
5.32 ACRES TOTAL OF WOODLAND CANOPY TO REMAIN (78.1%)
A MINIMUM OF 60% OR 4.09 ACRES OF WOODLAND CANOPY TO REMAIN AND BE PLACED IN A CONSERVATION EASEMENT. TOTAL AREA TO BE PLACED IN CONSERVATION EASEMENT AS SHOWN IS 4.10 ACRES OR 60.2%.



MARK J. BUCHVALT, P.E.
LICENSED PROFESSIONAL ENGINEER

WISSAHICKON SCHOOL DISTRICT
BLUE BELL ELEMENTARY SCHOOL
EXPANSION & ALTERATIONS
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

OVERALL SITE/RECORD PLAN



74 WEST BROAD STREET, STE 630
BETHLEHEM, PA 18018
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FAX 610-625-2969
www.landmassassociates.com

OFFICES LOCATED IN:
DELAWARE, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY
MEB, DCH, CGG, SC
CHECKED BY
MJB
DRAWN BY
MEB, DCH, CGG, SC, RAM
DATE
09/30/2022
SCALE
1"=60'
PROJ. NO.
BRES00077
DRAWING
CSP_OVR
SHEET
02
OF 32