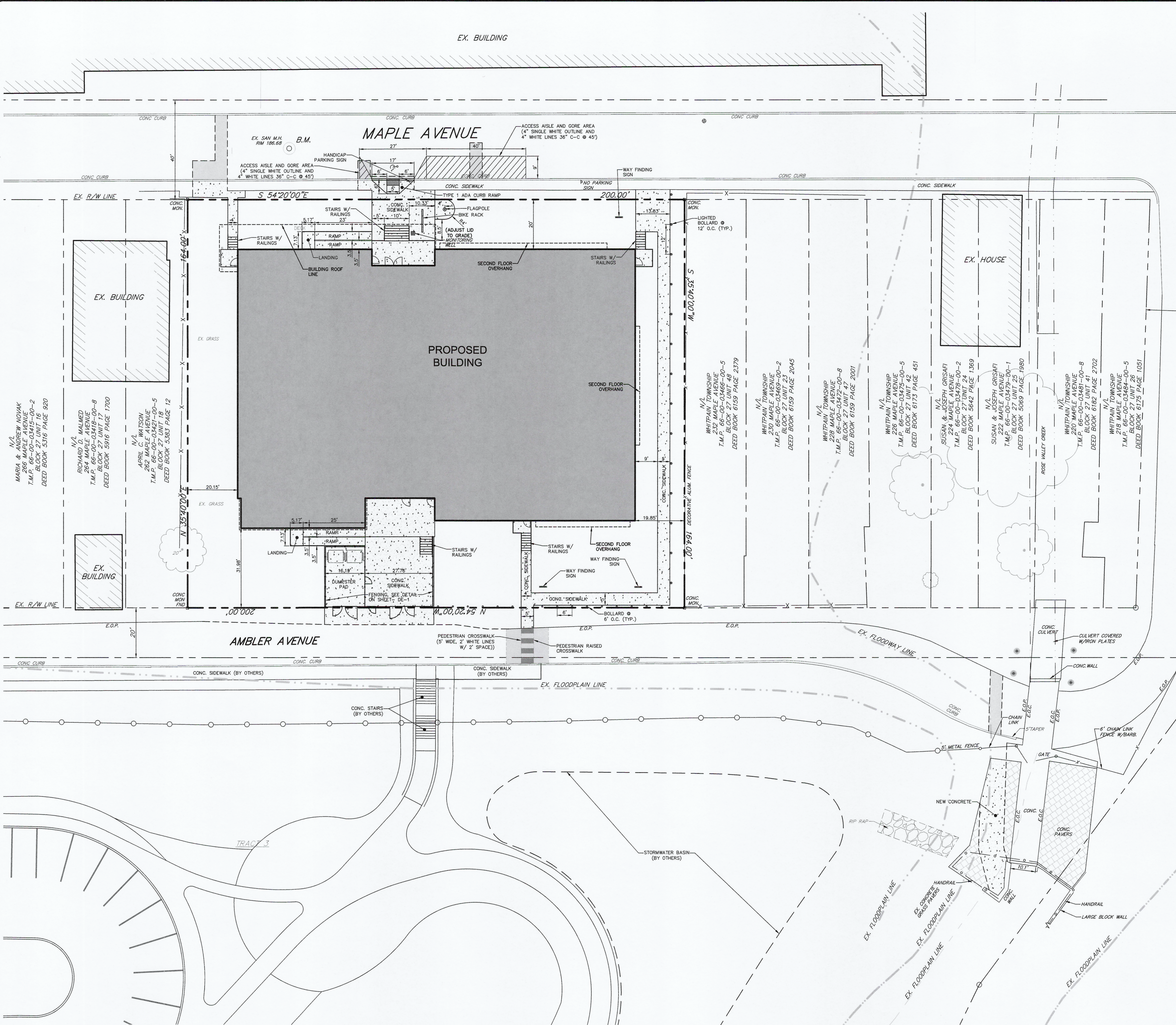




SITE DATA

PROPOSED USE: COMMUNITY CENTER BUILDING OPERATED BY A NONPROFIT AGENCY
DEVELOPER/APPLICANT: WISSAHICKON VALLEY BOYS & GIRLS CLUB
240 MAPLE AVENUE
AMBLER, PA 19002
215-542-5856

CURRENT OWNER: WHITPAIN TOWNSHIP
960 WENTZ ROAD
BLUE BELL, PA 19422
DEED REFERENCE: PARID 660003424002, DBV 5365 PG 1181
PARID 660003427008, DBV 5344 PG 1641
PARID 660003430005, DBV 5344 PG 1632
PARID 660003433002, DBV 5511 PG 2145
PARID 660003436008, DBV 5348 PG 198
PARID 660003439005, DBV 5344 PG 1635
PARID 660003442002, DBV 5348 PG 1550
PARID 660003445008, DBV 5353 PG 904
PARID 660003448005, DBV 5344 PG 1626
PARID 660003451002, DBV 5344 PG 1644
PARID 660003454008, DBV 5345 PG 1798
PARID 660003457005, DBV 5344 PG 1623
PARID 660003460002, DBV 5344 PG 1638
PARID 660003463008, DBV 5344 PG 1629

TOTAL AREA: 32,797 S.F. / 0.75 ACRES
NUMBER OF LOTS: 14
SEWER: PUBLIC
WATER: PUBLIC

WHITPAIN TOWNSHIP ZONING INFORMATION R-4 - ZONING DISTRICT		
ITEM	REQUIRED BY ZONING ORDINANCES	PROVIDED
MIN. LOT SIZE	4,000 S.F.	32,797 S.F.
MIN. LOT WIDTH	40 FT.	200 FT.
MAX. BLDG. COVERAGE	45%	52%
MAX. BUILDING HEIGHT	40 FT.	32'-10"
FRONT YARD	15 FT.	20 FT.
SIDE YARD (MINIMUM)	5 FT.	19.85 FT.
SIDE YARD (AGGREGATE)	5 FT.	12 FT.
REAR YARD	25 FT.	31.98 FT.

PROPERTIES ARE OWNED BY TOWNSHIP AND ARE EXEMPT FROM ZONING.

	LEGEND	
	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
BUILDING SETBACK		
LEGAL RIGHT-OF-WAY		
EASEMENT		
CURBING		
BUILDING		
PAVEMENT		
CONCRETE WALKWAY		
CONCRETE PAVERS		
SOIL BOUNDARY		
UTILITY POLE		
OVERHEAD WIRES		
OVERHEAD ELECTRIC		
WATER MAIN & VALVE		
FIRE PROTECTION		
CURB STOP		
FIRE HYDRANT		
GAS MAIN & VALVE		
SANITARY LINE, MANHOLE, & CLEANOUT		
STORM LINE, MANHOLE, & INLET		
FENCE		
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
TREE ROW		
CONTOUR		
SPOT ELEVATION		
STREAM		
EDGE OF PAVEMENT		
BITUMINOUS		
TYPICAL		
DETECTABLE WARNING SURFACE		
FINISHED FLOOR		
DOWN SPOUT		

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

0 20' 40' 60'
SCALE: 1"=20'

REVISIONS	DATE	BY

610.935.2175
barryisett.com
1003 Egypt Road
Phoenixville, PA 19460

BARRY ISETT & associates
MULTIDISCIPLINE ENGINEERS AND CONSULTANTS

SITE DEVELOPMENT PLAN
WISSAHICKON VALLEY BOYS & GIRLS CLUB
240 MAPLE AVENUE
WHITPAIN TOWNSHIP
MONTGOMERY COUNTY, PA

DATE:	10/4/2022	DSGN:	DWR/JUH
SCALE:	1"=20'	CHK:	PTS
DRAWN:	JJH	APPRD:	PTS
JOB:	1024522.000	P MGR:	PTS

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SHEET: 2 of 15

SP-1



Know what's below.
Call before you dig.
SITE SERIAL #20221290590