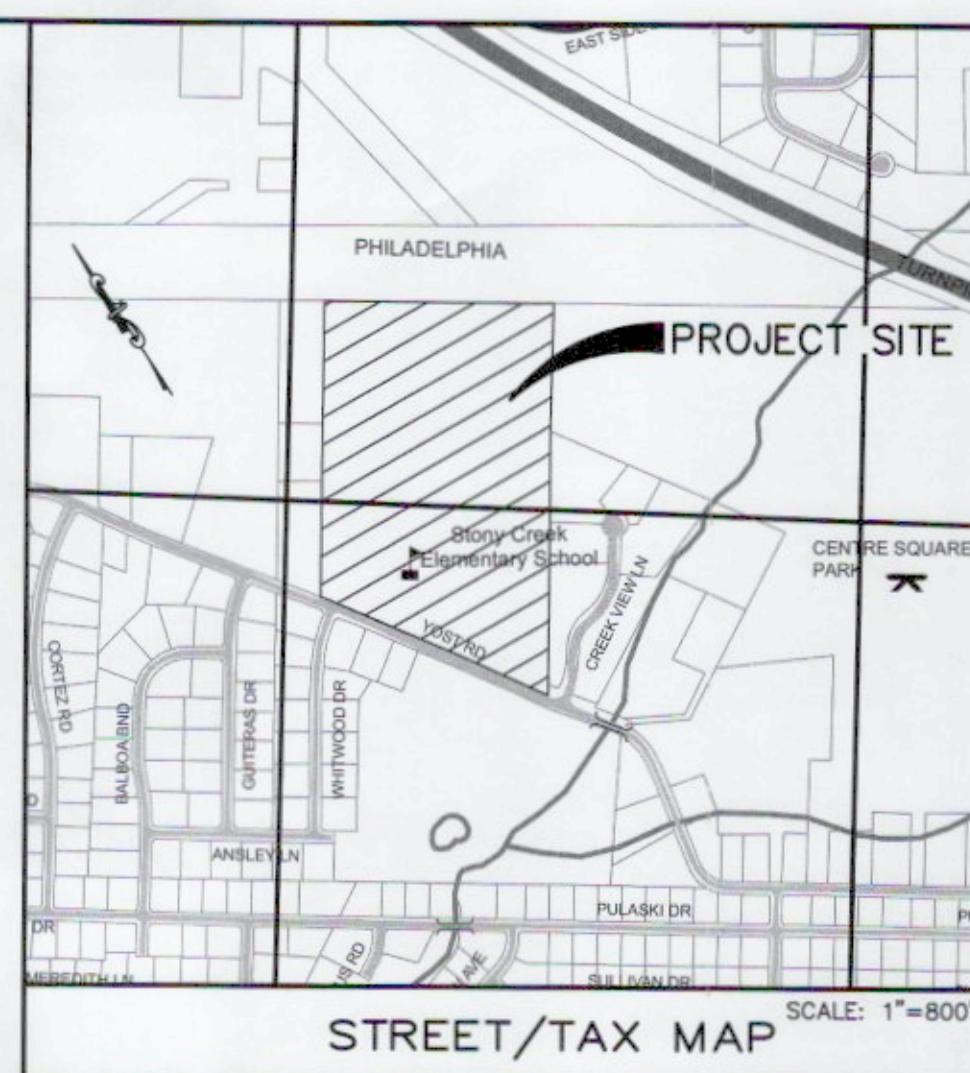
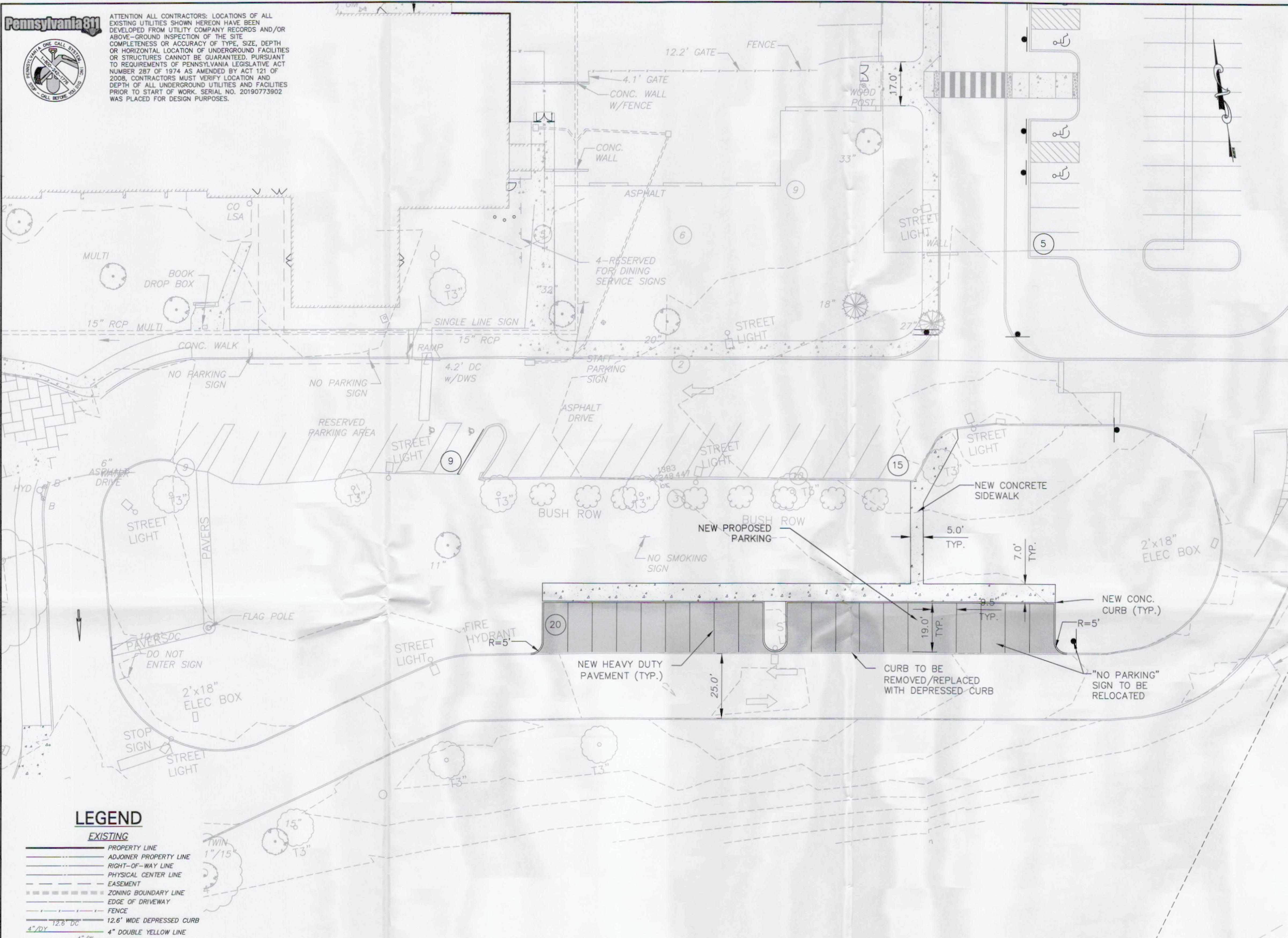


ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED, PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008. CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NO. 20190773902 WAS PLACED FOR DESIGN PURPOSES.



SITE STATISTICS

- 1. APPLICANT/OWNER OF RECORD: WISSAHICKON SCHOOL DISTRICT, 601 KNIGHT ROAD, AMBLER, PA 19002, 215-619-8000
- EXISTING PROPERTY IDENTIFICATION: TAX MAP PARCEL REFERENCE - APN:66-00-08560-00-5, RECORDED DEED DATA REFERENCE - UNKNOWN, TRACT LOCATION: 1721 YOST ROAD, BLUE BELL, PA 19422, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY
- 2. TRACT AREA SUMMARY: GROSS TRACT AREA= 33.270 ACRES, ULTIMATE RIGHT-OF-WAY DEDICATION = 1.146 ACRES, BASIN AREA W/DEPTH GREATER THAN 1.5' = 0.469 ACRES, NET TRACT AREA = 31.655 ACRES
- 3. UTILITY CONNECTIONS: SEWER SERVICE: EXISTING - PUBLIC, PROPOSED - PUBLIC; WATER SERVICE: EXISTING - PUBLIC, PROPOSED - PUBLIC

ZONING DATA

- 1. ZONING DISTRICT CLASSIFICATION: IN-INSTITUTIONAL DISTRICT
- 2. PROPOSED USE: ELEMENTARY SCHOOL
- 3. ZONING REQUIREMENTS TABLE: Table with columns for REQUIRED, PROPOSED, and EXISTING metrics including lot area, lot width, front yard, rear yard, side yard, building height, lot coverage, green area, residential setback, and distance between buildings.
- 4. EXISTING IMPERVIOUS DATA: Table showing existing impervious surfaces like buildings, drives/parking, walks/play area, and total existing impervious area in square feet and as a percentage of lot area.

LEGEND

- EXISTING: PROPERTY LINE, ADJONER 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, CONCRETE PAVERS

RECORDING ACKNOWLEDGEMENTS

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT I, JON S. TRESSLAR, 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.

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF MONTGOMERY, ON THE DAY OF 20, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE BUSINESS ADMINISTRATOR AND BOARD SECRETARY OF WISSAHICKON SCHOOL DISTRICT, AND THAT HE AS SUCH, BEING AUTHORIZED TO SO DO, 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:

I HEREBY CERTIFY THAT WISSAHICKON SCHOOL DISTRICT IS THE OWNER OF THE LAND SHOWN HEREON AND THAT THEY DO HEREBY ADOPT THIS PLAN

WADE COLEMAN, BUSINESS ADMINISTRATOR AND BOARD SECRETARY

DESIGN ENGINEER CERTIFICATION

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.

TOWNSHIP ENGINEER REVIEW: APPROVED BY THE WHITPAIN TOWNSHIP ENGINEER ON THIS DAY OF

JAMES E. BLANCH, P.E.

TOWNSHIP BOARD OF SUPERVISORS APPROVAL: APPROVED BY THE WHITPAIN TOWNSHIP BOARD OF SUPERVISORS ON THIS DAY OF

CHAIR - MICHELE MINNICK, SECRETARY - FREDERICK CONNER

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

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

SECRETARY - CATHY MCGOWAN

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

WPC 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:



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

FINAL LAND DEVELOPMENT: WISSAHICKON SCHOOL DISTRICT-STONY CREEK ELEMENTARY SCHOOL PARKING LOT EXPANSION, TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY PENNSYLVANIA

Logo for 'AND M' with tagline 'YOUR GOALS. OUR MISSION.' and contact information for Bethlehem, PA 18018, including phone, fax, and website.

DESIGNED BY	CGG	DRAWING	SITE
CHECKED BY	MJB	SHEET	
DRAWN BY	CGG		
DATE	02/10/2025		
SCALE			4
PROJ. NO.	WISS00007		OF 8