

**PLAN PURPOSE:**

THIS PLAN DEPICTS THE REDEVELOPMENT OF 1440 DEKALB PIKE, PARID 66-00-01759-00-2, WHICH PREVIOUSLY INCLUDED A RESTAURANT USE. THE PROPOSED USE IS A DAY-CARE CENTER WITH LESS REQUIRED PARKING AND LOWER SEWAGE LOADING THAN THE PREVIOUSLY EXISTING USE. THE SITE IS CURRENTLY FULLY-DEVELOPED WITH A ONE-STORY 8,648 S.F. BUILDING AND ASSOCIATED PARKING, DRIVES, WALKWAYS, UTILITIES, BUFFERS, AND STORMWATER MANAGEMENT. THE PROPOSED USE WILL INCLUDE ALTERATIONS TO THE EXISTING BUILDING AND BUILDING ADDITIONS TO THE NORTH AND SOUTH TOTALING 8,648 S.F. A PLAYGROUND FOR THE DAY-CARE IS PROPOSED THAT WILL DISPLACE A PORTION OF THE EXISTING PARKING LOT AND WILL INCLUDE A PERVIOUS TURF SYSTEM ON ITS SURFACE THAT WILL REPLICATE THE INFILTRATION OF A LAWN AREA. ALTHOUGH THE BUILDING AREA IS BEING INCREASED, THE REPLACEMENT OF A PORTION OF EXISTING DRIVES AND PARKING AREAS WITH THE PLAYGROUND WILL EFFECTIVELY REDUCE THE IMPERVIOUS COVERAGE BY 2,045 S.F. A NEW TRASH ENCLOSURE IS PROPOSED IN THE PARKING LOT AREA TO REPLACE THE EXISTING DISCLOSED TRASH COLLECTION AREA. LOADING IS PROPOSED TO THE REAR OF THE RENOVATED BUILDING. LIGHTING IS REVISED WITH TWO RELOCATED LIGHT STANDARDS AND NEW BUILDING-MOUNTED LIGHTS, MEETING CUTOFF REQUIREMENTS, TO THE REAR. ALL SITE LIGHTING IS PROPOSED TO BE UPGRADED TO L.E.D.

EXISTING DRAINAGE PATTERNS WILL BE RETAINED WITH THE EXCEPTION OF THE PLAYGROUND AREA AND SMALL CHANGES TO ROOF DRAINAGE AT THE ENDS OF THE BUILDING. THE NET EFFECT OF THE INCREASE IN GREEN AREA AND PLACEMENT OF THE PLAYGROUND IS THAT ONE ADDITIONAL STORMWATER INLET IS PROPOSED THAT WILL SHARE THE PREVIOUS DRAINAGE AREA TO THE MODIFIED EXISTING INLET WEST OF THE PLAYGROUND. STORMWATER COMPUTATIONS ARE OMITTED AS PART OF THIS LD PLAN SUBMISSION AS RUNOFF TO EACH PART OF THE STORMWATER MANAGEMENT SYSTEM IS EITHER LESS OR WILL EXPERIENCE A DE MINIMIS CHANGE.

CHANGES TO THE EXISTING UTILITIES ARE MINOR WITH THE EXCEPTION THAT THE RESTAURANT GREASE TRAP IS BEING REMOVED AND THE BUILDING WILL BE SPRINKLERED, REQUIRING A NEW FIRE WATER SUPPLY AND METER. ADDITIONAL UTILITY INFORMATION IS PROVIDED ON ARCHITECTURAL PLANS SUBMITTED FOR PERMIT.

**LEGEND**

EXISTING	PROPOSED
CURB	CURB
DEPRESSED CURB	DEPRESSED CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
PARKING LOT SETBACK	PARKING LOT SETBACK
LEGAL RIGHT-OF-WAY	LEGAL RIGHT-OF-WAY
PROPERTY LINE	PROPERTY LINE
MAJOR CONTOURS	MAJOR CONTOURS
MINOR CONTOURS	MINOR CONTOURS
SPOT ELEVATION	SPOT ELEVATION
FENCE LINE	FENCE LINE
TREE LINE	TREE LINE
GUIDE RAIL	GUIDE RAIL
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM LINE	STORM LINE
OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
TELEPHONE LINE	TELEPHONE LINE
WATER LINE	WATER LINE
GAS LINE	GAS LINE
FIBEROPTIC LINE	FIBEROPTIC LINE
STORM INLET	STORM INLET
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
GAS VALVE	GAS VALVE
WATER METER	WATER METER
SIGN	SIGN
UTILITY POLE	UTILITY POLE
FIRE HYDRANT	FIRE HYDRANT
IRON PIN FOUND	IRON PIN FOUND
CONCRETE MONUMENT FOUND	CONCRETE MONUMENT FOUND
LIGHT FIXTURE	LIGHT FIXTURE
CONIFEROUS TREE	CONIFEROUS TREE
DECIDUOUS SHADE TREE	DECIDUOUS SHADE TREE
BITUMINOUS PAVING	BITUMINOUS PAVING
BUILDING	BUILDING
CONCRETE PAVING	CONCRETE PAVING

**PLAN NOTES:**

- ACCESSIBLE PARKING ROUTES AND PARKING AREAS SHALL MEET ALL REQUIREMENTS OF PENNSYLVANIA UCC AND FEDERAL ADA REGULATIONS.
- THERE ARE NO NATURAL RESOURCES PRESENT UPON THE SUBJECT PARCEL.
- PLAYGROUND SURFACE IS PROPOSED TO BE CONSTRUCTED WITH PERVIOUS MATERIALS. SEE ARCHITECTURAL PLANS.
- DEKALB PIKE WAS UNDER CONSTRUCTION AT THE TIME OF THE SURVEY PERFORMED BY GILMORE & ASSOCIATES. RESTORATION OF THE STREET SIDEWALK, DRIVEWAY RADI AND PAVEMENT, AND DEKALB PIKE IS OUTSIDE OF THE SCOPE OF THIS PROJECT.
- ALL CURB RADI ARE 5 FEET UNLESS OTHERWISE NOTED.
- SITE LIGHTING:
- LOADING:
- EXISTING UNDERGROUND UTILITY LOCATIONS - CONTRACTOR TO VERIFY
- THERE ARE NO KNOWN HERITAGE TREES, CLASS 1 HISTORIC RESOURCES OR WETLANDS LOCATED ON, OR DISTURBED BY THIS PROJECT.

**ZONING INFORMATION**

ZONING DISTRICT: C - COMMERCIAL  
USE: DAY-CARE CENTER

CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA <sup>(1)</sup>	43,560 SF	92,975 SF	92,975 SF
MAXIMUM LOT AREA <sup>(1)</sup>	174,240 SF	92,975 SF	92,975 SF
LOT AREA PER CHILD <sup>(1)</sup>	500 SF	525 SF	525 SF
LOT WIDTH <sup>(1)</sup>	150-FT MIN	405.96 FT	405.96 FT
<b>YARDS/SETBACKS</b>			
FRONT <sup>(1)</sup>	50 FT MIN	94.7 FT	94.7 FT
SIDE <sup>(1)</sup>	50 FT MIN	98.8 FT	70.2 FT
REAR <sup>(1)</sup>	50 FT MIN	67.7 FT	67.7 FT
PARKING <sup>(1)</sup>	15 FT / 25 FT (RES.) MIN	12.4 FT <sup>(1)</sup> / 26.2 FT	12.4 FT <sup>(1)</sup> / 26.2 FT
GREEN AREA <sup>(3)</sup>	35% MIN	37.1%	39.3%
BUILDING COVERAGE	25% MAX	9.48%	13.37%
BUILDING HEIGHT	40 FT MAX	<40 FT	29 FT

<sup>(1)</sup> BASED ON SPECIAL REGULATIONS FOR DAY-CARE CENTER, 160-119 S.  
<sup>(2)</sup> ANTICIPATED LICENSING TO BE 177 (MAX) CHILDREN  
<sup>(3)</sup> GREEN AREA CALCULATION DOES NOT INCLUDE SIDEWALKS PER 160-214 B(1); PLAYGROUND IS TREATED AS GREEN SPACE AREA SINCE IT IS 100% PERVIOUS AS TURFED SYSTEM  
<sup>(4)</sup> EXISTING NON-CONFORMITY

**REQUIRED PARKING SPACE COMPUTATION:**

PARKING SPACES REQUIRED - DAY-CARE CENTER

1. ONE (1) SPACE PER EMPLOYEE: 1 x 30 EMPLOYEES =	30 SPACES
2. ONE (1) SPACE PER 10 CHILDREN FOR DROP-OFF AREA: 1/10 x 177 CHILDREN =	18 SPACES
<b>TOTAL PARKING REQUIRED:</b>	<b>48 SPACES</b>

**PARKING TABULATION:**

EXISTING PARKING SPACES:	109 SPACES
PROPOSED REQUIRED (SEE COMPUTATION THIS SHEET)	43 SPACES
PROPOSED TOTAL PARKING SPACES (INCLUDING 4 ACCESSIBLE SPACES)	94 SPACES

PARKING NOTES: EXISTING PARKING SPACES ARE 9.5' X 17'<sup>(4)</sup>  
 PROPOSED PARKING SPACES ARE 9.5' X 19'

**PENNSYLVANIA ONE CALL SYSTEM, INC.**  
 925 Twin Run Road  
 West Mifflin, Pennsylvania  
 15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
 NON-MEMBERS MUST BE CONTACTED DIRECTLY  
 PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20222433962

**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

1000 W. MARKET STREET, SUITE 1000, PHILADELPHIA, PA 19102  
 215-583-8800

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**DOUGLAS A. WAITE**  
 REGISTERED PROFESSIONAL ENGINEER  
 PE099559

REV.	DESCRIPTION	DATE	BY

LAND DEVELOPMENT PLAN  
**LIGHTBRIDGE ACADEMY BLUE BELL**  
 WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

RECORD PLAN

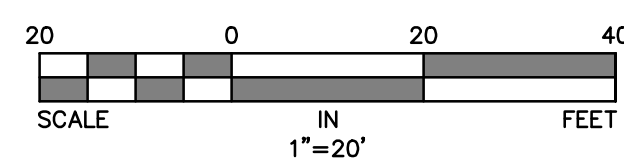
**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

PROJECT NO.: 2207059  
 OWNERS INFO:  
 1 CAT PROPERTIES LLC  
 440 VIRGINIA DRIVE  
 FORT WASHINGTON, PA 19034  
 215-237-8680

MUNICIPAL FILE NO.: ---  
 TAX MAP PARCEL NO.: 66-00-01759-00-2  
 TOTAL AREA: 2.134 AC. TOTAL LOTS: 1

DATE: 9/7/22 SCALE: 1"=20'  
 DRAWN BY: WMH CHECKED BY: DAW

SHEET NO.: 2 OF 10



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