

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE BOARD OF TOWNSHIP ENGINEERS AND RECORDERS WITH THE COUNTY OF LOWER MERION CHAPTER 15

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS ON \_\_\_\_\_ DATE \_\_\_\_\_

TOWNSHIP SECRETARY \_\_\_\_\_

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PA. IN PLAN BOOK No. \_\_\_\_\_ PAGE No. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

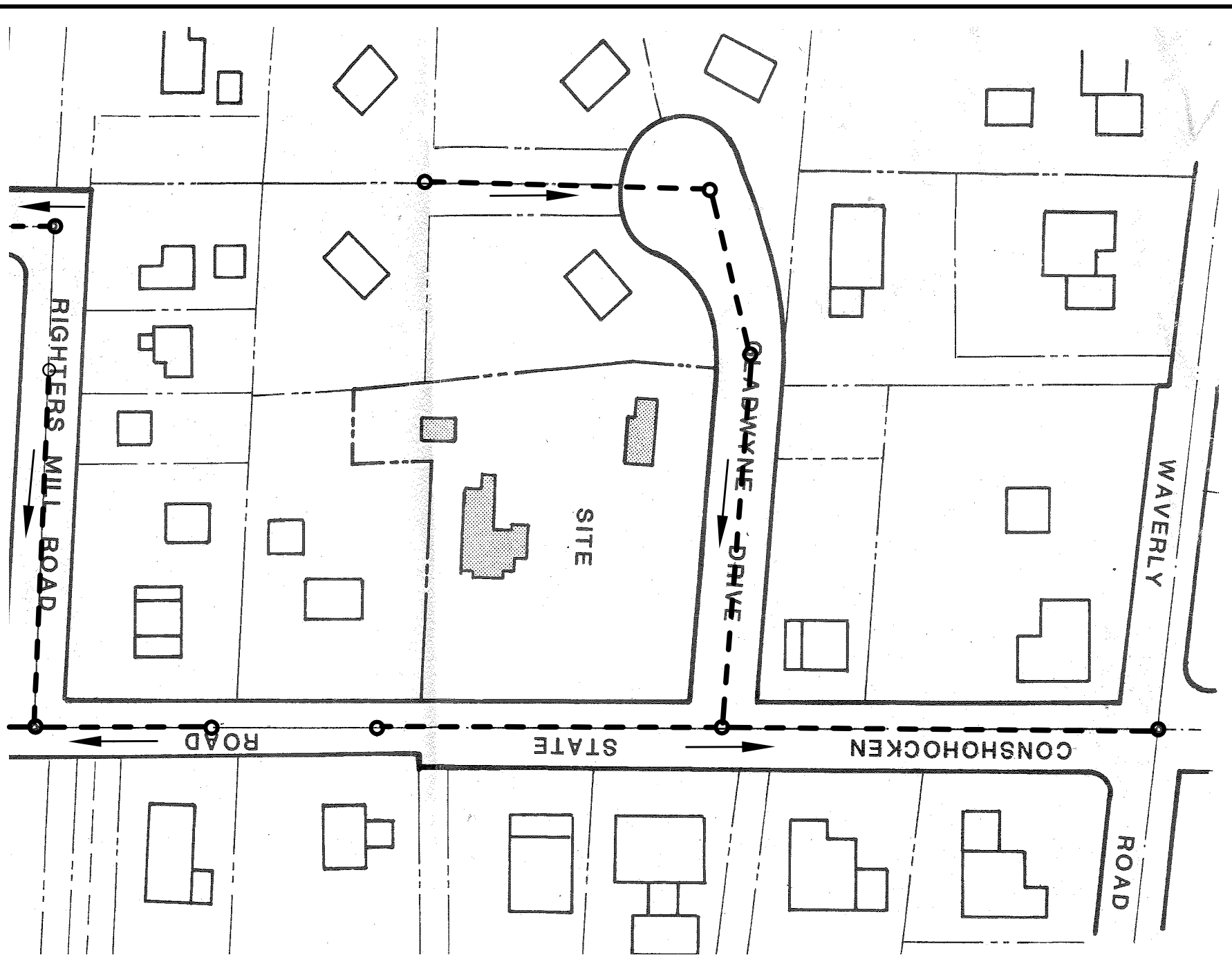
HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR. I SHALL BE PLACED OR LOCATED, THAT ALL GEOMETRIC AND DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLETES WITH THE PROVISIONS OF MAP PLANNING LAW, THE MUNICIPAL ORDINANCES AND RESOLUTIONS.

REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

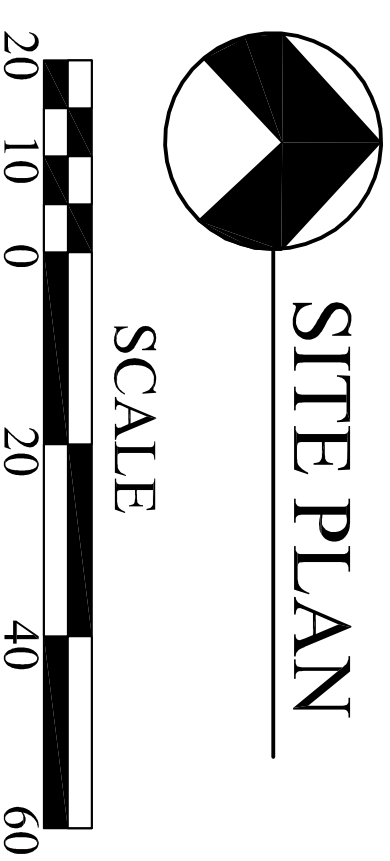
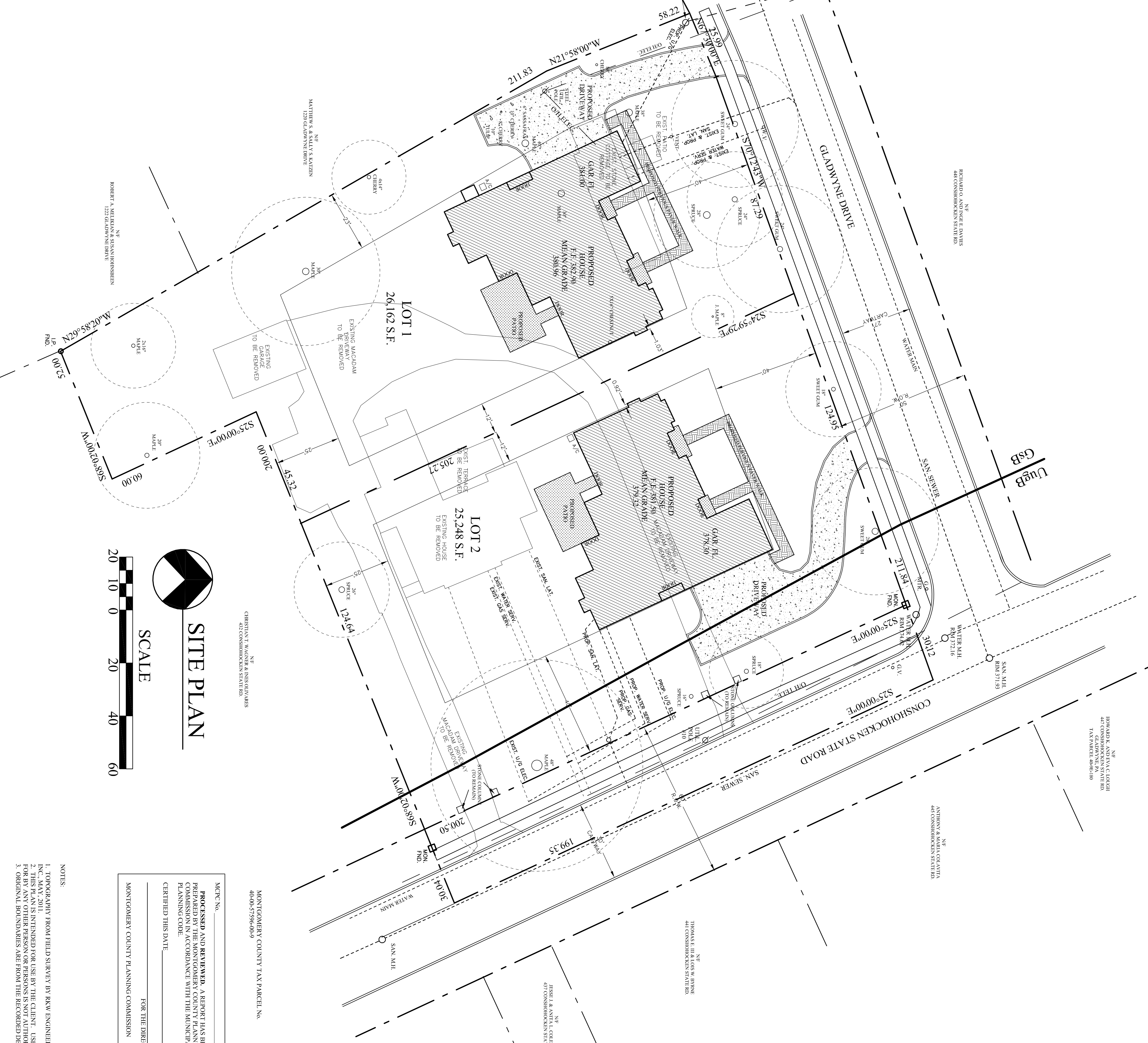
COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY - SS

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_ PERSONALLY AND \_\_\_\_\_ AND \_\_\_\_\_ SATISFACTORILY PROVEN TO ME THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE PLAN AS DESCRIBED AND HAVE ORDERED AND ENDORSED THEREON AND THAT THEY DESIRE THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

OWNERS SIGNATURE \_\_\_\_\_  
 OWNER'S SIGNATURE \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_



VICINITY MAP  
1" = 100'



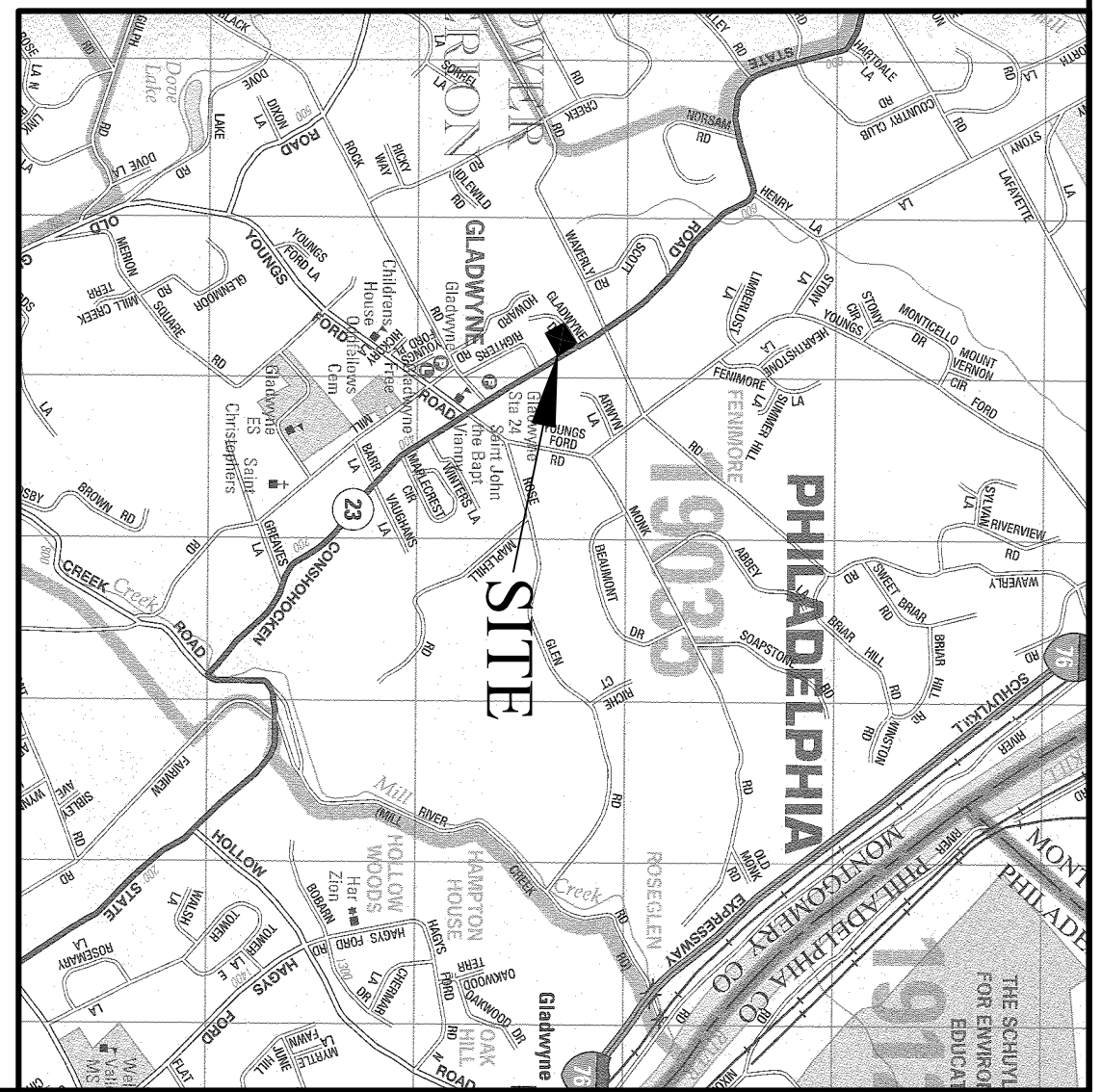
SITE PLAN

MONTGOMERY COUNTY TAX PARCEL NO. 400657960069

FOR THE DIRECTOR  
 MONTGOMERY COUNTY PLANNING COMMISSION

APPROVED AND REVIEWED, A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.  
 CERTIFIED THIS DATE \_\_\_\_\_

- NOTES:
1. TOPOGRAPHY FROM FIELD SURVEY BY RW ENGINEERING SERVICE.
  2. INCL. PLAN 2016 INTENDED FOR USE BY THE CLIENT. USE OF THIS PLAN FOR BY ANY OTHER PERSON OR PERSONS IS NOT AUTHORIZED.
  3. ORIGINAL BOUNDARIES ARE FROM THE RECORDED DEED.



LOCATION MAP  
1" = 2000'

ZONING REGULATIONS

R-2 ZONING DISTRICT  
 LOT AREA: 18,000 S.F. MIN.  
 LOT WIDTH @ BLDG.: 80 FT. MIN.  
 BLDG. AREA: 18% MAX.  
 FRONT YARD: 25 FT. MIN.  
 SIDE YARD: 12 FT. MIN., 35 FT. AGG.  
 REAR YARD: 25 FT. MIN.  
 BLDG. HEIGHT: 35 FT. MAX.  
 IMPERVIOUS COVERAGE: 24% MAX.

EXISTING:  
 LOT AREA: GROSS: 57,408 S.F. (1.318 AC)  
 NET: 51,410 S.F. (1.18 AC)  
 ERROR OF CLOSURE: -1191.000

IMPERVIOUS COVER BUILDING AREA

HOUSE	2321 S.F.
COTTAGE	8703 S.F.
DRIVEWAY	5874 S.F.
PATIO/TERRACE	474 S.F.
WALKS	29 S.F.
IMPERVIOUS COVER TOTAL:	10162 S.F. (19.76%)
BLDG. AREA TOTAL:	3785 S.F. (7.26%)

PROPOSED:  
 LOT AREA: 26,162 S.F.

IMPERVIOUS COVER BUILDING AREA	11,310,000
HOUSE	3353 S.F.
DRIVEWAY	1628 S.F.
PATIO	513 S.F.
MISC.	25 S.F.
IMPERVIOUS COVERAGE TOTAL:	5701 S.F. (21.79%)
BLDG. AREA TOTAL:	3535 S.F. (13.51%)

PROPOSED:  
 LOT AREA: NET: 25,248 S.F.  
 GROSS: 51,246 S.F.

IMPERVIOUS COVER BUILDING AREA	1,136,000
HOUSE	3535 S.F.
DRIVEWAY	1855 S.F.
PATIO	1123 S.F.
MISC.	25 S.F.
IMPERVIOUS COVERAGE TOTAL:	5908 S.F. (23.40%)
BLDG. AREA TOTAL:	3535 S.F. (14.00%)

REVISIONS REVISED AS PER LDC COMMENTS OF 5/5/11 8/16/11

**RRKW**  
 ENGINEERING SERVICES  
 MINOR SUBDIVISION  
 RECORD PLAN  
 440 CONSHOHOCKEN STATE ROAD  
 LOWER MERION TOWNSHIP  
 MONTGOMERY COUNTY PENNSYLVANIA

ROBERT K. WAGER, P.E.  
 1600 BELLAIR AVENUE  
 HAVERTOWN, PA 19083  
 (610) 424-9961

DATE: 7/13/11 SCALE: 1" = 200' DRAWN BY: RRW PROT. NO.: 11022