

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY TAKEN FROM A SURVEY PERFORMED BY THIS OFFICE ON SEPTEMBER 3, 2013.
- TOPOGRAPHY SURVEY BASED ON AN ASSUMED BENCHMARK. SANITARY MANHOLE IN EAST MT PLEASANT AVENUE AS SHOWN. ASSUMED ELEVATION = 100.00

THE BASIN SHALL BE INSPECTED SEMI-ANNUALLY, AFTER SIGNIFICANT RAINFALL EVENTS, OR AS NEEDED TO ASCERTAIN IF ANY SEDIMENT IS ENTERING THE SYSTEM. IF SEDIMENT IS ACCUMULATING ON THE FLOOR OF THE YARD DRAIN, IT SHALL BE CAREFULLY REMOVED AND PLACED ELSEWHERE ON THE SITE AND IMMEDIATELY STABILIZED WITH PERMANENT STABILIZATION MEASURES. REMOVE ANY ACCUMULATED DEBRIS THAT MAY BE CLOGGING THE GRATE OF THE YARD DRAIN. ANY BARE SPOTS SHALL BE REPAIRED IMMEDIATELY WITH PERMANENT VEGETATION. ALL GUTTERS SHALL BE EQUIPPED WITH LEAF GUARDS OR CLEANED AS REQUIRED. ALL ROOF PIPING SHALL BE INSPECTED SEMI-ANNUALLY, AFTER SIGNIFICANT RAINFALL EVENTS, OR AS NEEDED TO ASCERTAIN

OPERATION & MAINTENANCE PLAN

- A PA-ONE CALL HAS BEEN PERFORMED BY THIS OFFICE ON 10-24-13 THE SERIAL NO. IS 2013-2972489.

rclone fence YERTY LINE

IRON PIN (TO BE SET)

SUBDIVISION

PROPOSED

- LOTS ARE TO BE SERVICED BY PUBLIC WATER.

- LOTS ARE TO BE SERVICED BY PUBLIC SEWER.

- APPLICANT SHALL INSTALL SANITARY SEWER LATERALS AS PER UPPER MERION TOWNSHIP SEWER AUTHORITY STANDARDS.
- SOILS ON THE SITE ARE "MdD" MADELAND AS SHOWN ON A WEBSI HOSTED BY PENN STATE UNIVERSITY.
 WEBSITE ADDRESS: http://soilmap.psu.edu/code/mapindex.asp APPLICANT SHALL PLACE ALL UTILITIES UNDERGROUND.

H

LOCATION

MAP

(N.T.S.)

- PROPERTY IS TAX BLOCK 003 UNIT 027 AND THE TOTAL LOT AREA IS 14,288 SQ. FT. (0.3280 AC.)

10. CURRENT OWNER IS: DAVID A LAGANELLI 7 CONESTOGA LANE BERWYN, PA 19312

11. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH AND UPPER MERION TOWNSHIP CONSTRUCTION STANDARDS. ALL ROOF DRAINS FROM THE HOUSES SHALL BE PIPED DIRECTLY INTO THE SEEPAGE BEDS IN THE REAR.

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY: ss

AND NOW, THIS DAY OF SEPTEMBER, 2013, BEFORE ME, THE UNDERSIGNED OF THE COMMONWEALTH OF PENNSYLVANIA, APPEARED .. A CORPORATION, ACKNOWLEDGED HIMSELF TO BE

MSELF TO BE
", A CORPORATION, AND HE, AS SUCH
UTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE
CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS

VITNESS MY HAND AND NOTORIAL SEAL THE DAY AND YEAR AFORESAID

(SEAL)

IMPERVIOUS CALCULATIONS - EXISTING CONDITIONS (AS SHOWN ON SHEET 5 OF 5)

WE DO HEREBY CERTIFY THAT WE ARE THE REGISTERED OWNERS OF THE LAND HEREIN SUBDIVIDED AND THAT OUR CONSENT TO THE APPROVAL OF THIS PLAN HAS BEEN GRANTED THAT WE DESIRE THE SAME TO BE RECORDED.

REGISTERED OWNER

EXISTING BUILDINGS EXISTING DRIVES, WALKS, ETC TOTAL EXISTING IMPERVIOUS COVERAGE TOTAL EXISTING BUILDING COVERAGE 0 SQ. FT. 0 SQ. FT. 0 SQ. FT. / 14,288 SF.= 0.0 %

PROPOSED HOUSE AND GARAGE PROPOSED WALKS PROPOSED DRIVE 1213 SQ. FT. 87 SQ. FT. 437 SQ. FT.

PROPOSED LOT 2

ROVED

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BOARD OF 2013.

SUPERVISORS

TOTAL BUILDING COVERAGE 1,213 SQ. FT /7,192 SF.= 16.9 %

TOTAL IMPERVIOUS

0 SQ. FT. / 14,288 SF.= 0.0 %

SURVEYORS CERTIFICATION, BOUNDARY & TO THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRESTRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000.

PROFESSIONAL LAND SURVEYOR

BY UPPER MERION TOWNSHIP 2013.

ENGINEER

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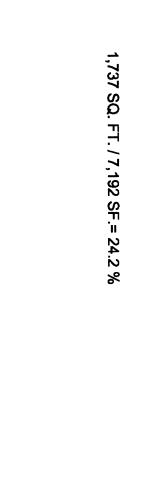
IMPERVIOUS CALCULATIONS - PROPOSED LOT 1

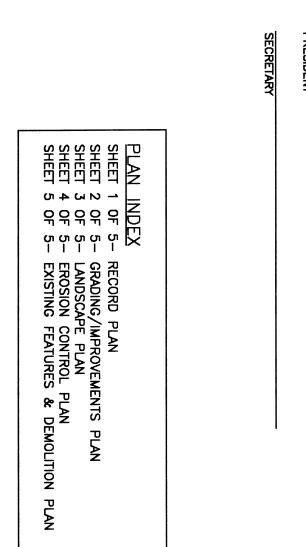
TOTAL IMPERVIOUS TOTAL BUILDING COVERAGE 1,737 SQ. FT. / 7,096 SF.= 24.5 % 1,213 SQ. FT./

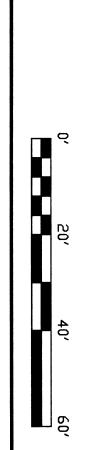
IMPERVIOUS CALCULATIONS

PROPOSED HOUSE AND GARAGE PROPOSED WALKS PROPOSED DRIVE

1213 SQ. FT. 87 SQ. FT. 437 SQ. FT.







SOIL

LEGEND:

SOIL SYMBOL

DEPTH TO SEASONALLY HIGH WATER TABLE

DEPTH TO BEDROCK

ZONING

REQUIREMENTS

SINGLE F.

AMILY - SEMI-DETACHED

DWELLINGS

MCPC NO.

PROCESSED AND REVIEWED REPORT PREPARED BY
MONTGOMERY COUNTY PLANNING COMMISSION IN
ACCORDANCE WITH THE MUNICIPALITY PLANNING COD

CERTIFIED THIS DATE

MdD

MADELAND, SCHIST & GNESS MATERIALS, STRONGLY SLOPING

VERY DEEP

REQUIRED 40' 500 SQ.FT. 25' 15' 25' 25' 25' 25'

LOT NO. 2 40' 7,192 SQ.FT. 25' 15' > 25' < 35' 19 %

SERIAL NO. 2013-2972489 CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
10 WORKING DAYS IN DESIGN
STAGE — STOP AND CALL Pennsylvania One Call System
1-800-242-1778

FILE NO .:

BA2225

:DATE

10/18/13

UPPER MERION TOWNSHIP BLOCK 003 - UNIT 027

DB 5717 -PAGE 0186

TAX PARCEL NO. 58-00-13849-00-7

PROPERTY ADDRESS: 1020 MT PLEASANT AVENUE

MONTGOMERY COUNTY PLANNING COMMISSION NO.

MONTGOMERY COUNTY PLANNING

FOR THE DIRECTOR

APPLICANT:
THE TAMMARO GROUP
C/O SHAWN TAMMARO
9 PENN CROSSING DR
EAST NORRITON, PA
19401
484-576-7887

PREPARED THE TA
1020 M7
UPPER MERION TAMMARO GROUP, LLC MT PLEASANT AVENUE ON TOWNSHIP, MONTGOMERY COUNTY, PΑ

RECORD PLAN

BORUSIEWIC SURVEYORS AND SITE PLANN

323 COATES STREET BRIDGEPORT, PA 19405 **PLANNERS**

SCALE: 610-941-7181 INCH = 20 FEET SHEET NO .: