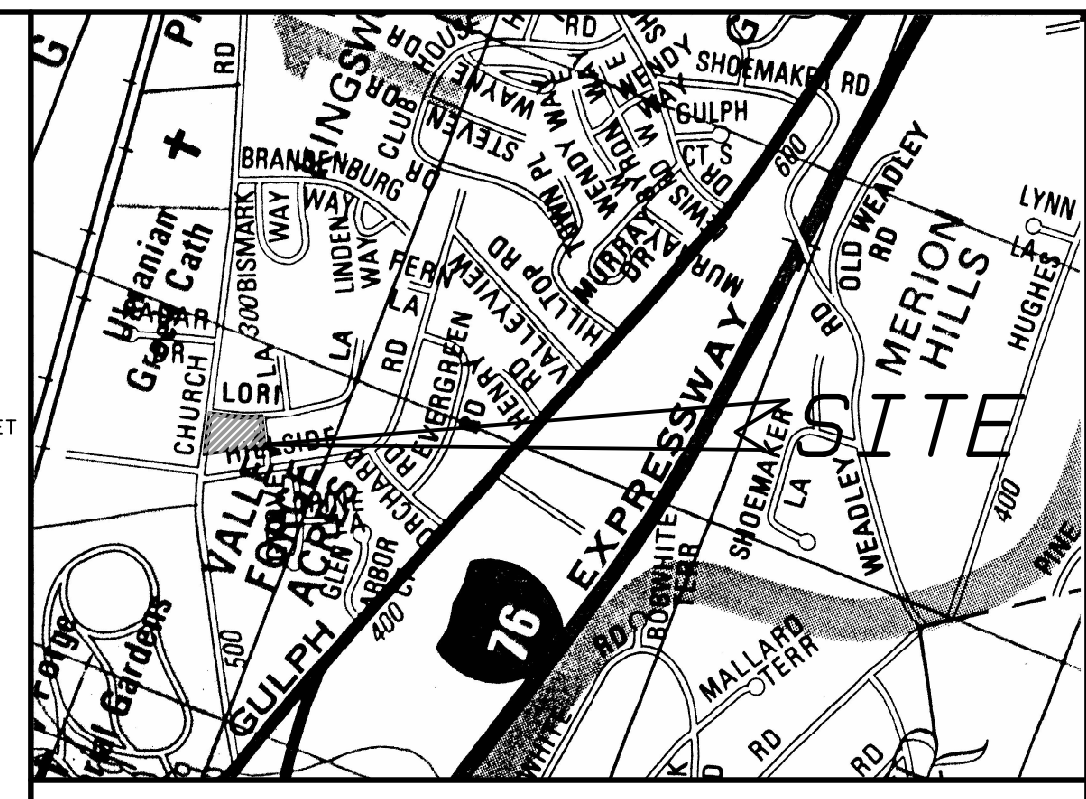


**LEGEND**

---	CENTERLINE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	LEGAL R.O.W., EASEMENTS
---	REQUIRED R.O.W.
---	EXISTING CONTOUR
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM SEWER/INLET
---	EXISTING MANHOLE
---	EXISTING CURBLINE
---	UTILITY POLE
---	EXISTING VALVE, VENT, CO.
---	IRON PIN (TO BE SET)



- GENERAL NOTES:**
- APPLICANT: WAYNE T. ECKMAN  
439 LORI LANE  
KING OF PRUSSIA, PA 19406  
(610) 279-1381
  - BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A RECENT FIELD SURVEY PERFORMED BY JOSEPH M. ESTOCK, P.E., P.L.S.
  - CONTOURS PLOTTED FROM PENNSYLVANIA SPATIAL DATA ACCESS LIDAR MAPPING RESOURCES
  - THE 2,917 S.F. OF LAND BETWEEN THE TITLE LAND AND THE PROPOSED RIGHT-OF-WAY LINE SHALL BE DEDICATED TO THE AUTHORITY HAVING JURISDICTION AT THE TIME OF THE TAKING.
  - NO NEW CONSTRUCTION IS PROPOSED AS PART OF THIS MINOR SUBDIVISION - LOT LINE CHANGE PLAN.

COMMONWEALTH OF PENNSYLVANIA: SS:  
COUNTY OF MONTGOMERY :

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED  
WAYNE T. AND CONCETTA ECKMAN, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING PLAN OF 439 LORI LANE AND 411 W. CHURCH ROAD, THAT THEY ARE THE OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL(S) OF THE PLAN HAS/HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT HE/SHE/THEY DESIRE(S) THE FOREGOING PLAN TO BE DULY RECORDED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE REGISTERED OWNER(S) OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT I/WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED (OR DEVELOPED).

WAYNE T. ECKMAN  
CONCETTA ECKMAN

COMMONWEALTH OF PENNSYLVANIA: SS:  
COUNTY OF MONTGOMERY :

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED  
EXECUTOR FOR RAYMOND C. ECKMAN AND MARGARET M. ECKMAN, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING PLAN OF 439 LORI LANE AND 411 W. CHURCH ROAD, THAT THEY ARE THE OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL(S) OF THE PLAN HAS/HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT HE/SHE/THEY DESIRE(S) THE FOREGOING PLAN TO BE DULY RECORDED.

I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE REGISTERED OWNER(S) OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT I/WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED (OR DEVELOPED).

WAYNE T. ECKMAN  
EXECUTOR FOR  
RAYMOND C. ECKMAN AND  
MARGARET M. ECKMAN

APPROVED BY THE BOARD OF UPPER MERION TOWNSHIP SUPERVISORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

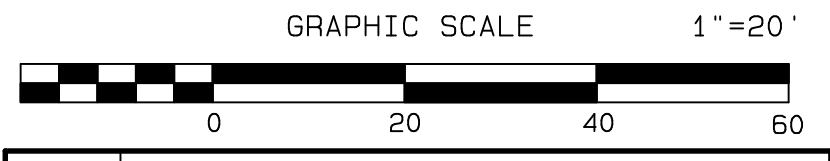
SECRETARY \_\_\_\_\_

TOWNSHIP ENGINEER \_\_\_\_\_  
(REVIEWED BY)

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME AND THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR \_\_\_\_\_

RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN NORRISTOWN, PA. IN PLAN BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



**ZONING DISTRICT: 'R-2' RESIDENTIAL DISTRICT**

	REQUIRED	411 CHURCH RD PROVIDED	439 LORI LA PROVIDED
LOT AREA:	10,000 SF (MIN.)	13,145 SF (NET)	24,562 SF
LOT WIDTH (AT BUILDING LINE):	70 FT (MIN.)	106.78 FT (NEW)	642.61 FT (EX)
FRONT YARD:	30 FT (MIN.)	55.2 FT (EX)	30.7 FT (EX)
SIDE YARD:	10 FT (MIN.)	10.5 FT (NEW)	22.4 FT (NEW)
	25 FT (AGG.)	44.9 FT (NEW)	N/A
SIDE YARD - ABUTTING STREET:	30 FT (MIN.)	N/A	31.0 FT (EX)
SIDE YARD - ACCESSORY USE:	4 FT (MIN.)	10.3 FT (EX)	N/A
REAR YARD:	30 FT (MIN.)	43.0 FT (EX)	46.7 FT (EX)
REAR YARD - ACCESSORY USE:	10 FT (MIN.)	9.5 FT (EX)	N/A
DWELLING BUILDING HEIGHT:	35 FT (MAX.)	(EXISTING)	(EXISTING)
ACCESSORY BUILDING HEIGHT:	2.5 STORIES	(EXISTING)	(EXISTING)
	14 FT (MAX.)	(EXISTING)	(EXISTING)
BUILDING COVERAGE:	30 %	10 % (NEW)	12 % (NEW)
IMPERVIOUS COVERAGE:	40 %	29 % (NEW)	21 % (NEW)

DATE	REVISIONS

MPC NO.: \_\_\_\_\_ TOWNSHIP FILE 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: \_\_\_\_\_

For the Director

PROJECT TITLE :  
**439 LORI LANE & 411 W. CHURCH ROAD**  
UPPER MERION TOWNSHIP-MONTGOMERY COUNTY-PENNSYLVANIA

DRAWING TITLE :  
**RECORD PLAN LOT LINE CHANGE**

PREPARED BY :  
**JOSEPH M. ESTOCK**  
Consulting Engineers & Land Surveyors

355 South Henderson Road  
King of Prussia, PA 19406-2407  
(610) 265-3035 - Fax (610) 962-9855  
joe@josephmestock.com

SCALE: 1" = 20'  
DATE: 29 AUG. 2016  
FILE NO.: 01061  
FIELD BOOK: 337  
SHT. NO.: 1 of 1

RECORDED OF DEEDS  
Montgomery County Planning Commission