

**LEGEND**

- CENTERLINE
- TRACT BOUNDARY
- PROPERTY LINE
- LEGAL R.O.W. EASEMENTS
- REQUIRED R.O.W.
- EXISTING CURBLINE
- PROPOSED CURBLINE
- PROPOSED CONCRETE DEPRESSION CURB
- UTILITY POLE
- PROPOSE IRON PIN (TO BE SET)
- TO BE REMOVED
- TO REMAIN
- PROPOSED DWELLING
- PROPOSED BLACKTOP DRIVEWAY PAVING
- PROPOSED CONCRETE WALKS, PADS, PATIOS
- RETAINING WALL

**SITE DATA:**

OWNER OF RECORD / APPLICANT: JOES TRI-COUNTY BUILDERS, INC.  
 995 BUSH STREET  
 BRIDGEPORT, PA 19405  
 (610) 637-1809

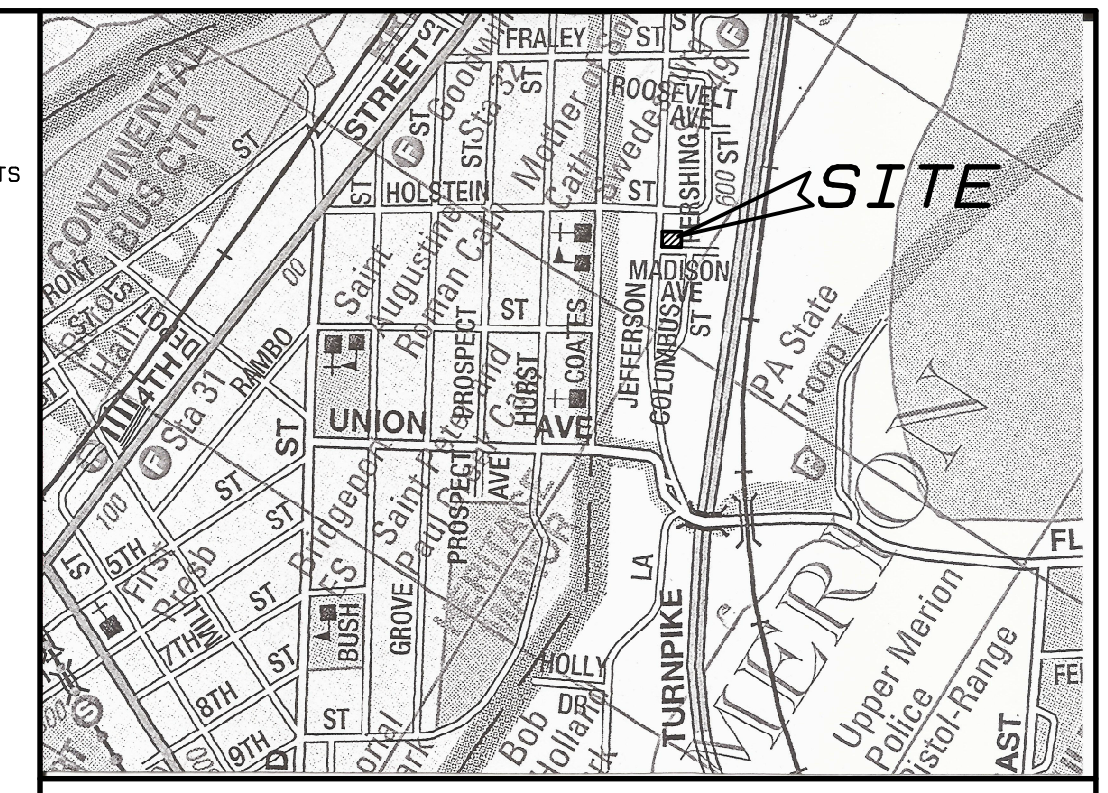
PARID: 58-078-014  
 TAX MAP ID: 58-00-11599-00-7  
 SOURCE OF TITLE: DB 6133 PG 1536  
 LOT AREA: 8,000 SF (0.1837 AC)  
 SINK HOLE POTENTIAL: ZONE 3 - NON-KARSTIC TOPOGRAPHY  
 SINGLE DEVELOPMENT HIGHLY UNLIKELY

**WAIVERS REQUESTED:**

- \$145-10.H - TO NOT PROVIDE STREETLIGHTS ALONG EXISTING MADISON AVENUE.
- \$145-20.C.(2) - TO NOT PROVIDE CONCRETE SIDEWALK ALONG EXISTING MADISON AVENUE.
- \$145-24.1.B.(1) - TO ALLOW A PROFESSIONAL ENGINEER TO DESIGN THE LANDSCAPE PLAN OTHER THAN THE PLAN BEING PREPARED BY A QUALIFIED DESIGN PROFESSIONAL SUCH AS LANDSCAPE ARCHITECT, HORTICULTURIST, URBAN FORESTER, NURSERYMAN OR LANDSCAPE DESIGNER.
- \$145-27.A.(13) & (14) AND \$145-29.A.(18) & (21) - TO NOT PROVIDE THE LOCATION AND DIMENSIONS OF ALL EXISTING SIGNIFICANT FEATURES WITHIN THE PROPERTY AND WITHIN 200 FEET OF ITS BOUNDARY.
- \$145-27.B. & \$145-29.B. - TO ALLOW THE APPLICANT TO NOT SUBMIT A STUDY AND ANALYSIS OF TRAFFIC IMPACT AS REQUIRED BY ARTICLE XXXIV OF CHAPTER 165, ZONING.

**GENERAL NOTES:**

- APPLICANT PROPOSES TO SUBDIVIDE THE PARCEL INTO TWO (2) LOTS FOR THE CONSTRUCTION AND SALE OF A NEW HOME ON LOT 2. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN.
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN ENTITLED "ZONING PLAN" AS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED JANUARY 7, 2020.
- ALL LOT CORNERS SHALL BE SET BY A REGISTERED PROFESSIONAL LAND SURVEYOR WITH MONUMENTS OR IRON PINS. MONUMENTS SHALL BE CONCRETE WITH A FLAT TOP OF AT LEAST FOUR SQUARE INCHES AND CONTAINING A COPPER OR BRASS DOWEL SCORED WITH AN "X" TO MARK THE REFERENCE POINT. IRON PINS SHALL BE AT LEAST A 5/8" INCH METAL PIN WITH A MINIMUM LENGTH OF 24 INCHES LOCATED IN THE GROUND TO EXISTING GRADE.
- THIS PROPERTY IS LOCATED WITHIN ZONE 3 AS INDICATED ON THE UPPER MERION TOWNSHIP AREAS OF POTENTIAL SINKHOLE DEVELOPMENT MAP. SINKHOLE DEVELOPMENT IS HIGHLY UNLIKELY. SUBSURFACE AND GEOLOGIC INVESTIGATIONS ARE RECOMMENDED FOR DESIGN OF STRUCTURES.
- THE SITE IS LOCATED IN FEMA FLOOD ZONE "X", BEING AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS INDICATED ON PANEL 352 OF 451, PER FLOOD INSURANCE RATE MAP 42091C03526, MAP EFFECTIVE DATE OF MARCH 2, 2016.
- ALL UTILITY SERVICES TO THE HOUSE ON LOT 2 MUST BE INSTALLED UNDERGROUND. THE PROPOSED HOUSE AND THE EXISTING HOUSE WILL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- ALL STORMWATER MANAGEMENT FACILITIES SHALL BE DEED RESTRICTED. THAT REMOVAL OR ALTERATION IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE TOWNSHIP.
- UPPER MERION TOWNSHIP IS OFFERED A BLANKET EASEMENT OVER LOT 2 GRANTING THE TOWNSHIP THE RIGHT TO ENTER THE PROPERTY, INSPECT THE STORMWATER MANAGEMENT FACILITIES AND MAKE IMPROVEMENTS IF NECESSARY.
- AS REQUIRED BY SECTION 908(G) OF TITLE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, NOTICE IS HEREBY GIVEN THAT A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW, (P.S.) 1242, NO. 428) BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT.



**LOCATION MAP**  
 SCALE: 1" = 1000'

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT JOES TRI-COUNTY BUILDERS, INC. IS THE REGISTERED OWNER OF THE LAND HERE SUBDIVIDED OR DEVELOPED, AND THAT JOES TRI-COUNTY BUILDERS, INC. BY ITS MANAGING MEMBER, JOSEPH GALLO DOES HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED (OR DEVELOPED).

JOES TRI-COUNTY BUILDERS, INC.  
 BY: JOSEPH GALLO, MANAGING MEMBER  
 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 JOSEPH GALLO, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF JOES TRI-COUNTY BUILDERS, INC., AND THAT HE AS SUCH MANAGING MEMBER, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT JOES TRI-COUNTY BUILDERS IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ARE ENDORSED THEREON, AND THAT HE DESIRES THE FOREGOING PLAN TO BE DULY RECORDED.

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_  
 APPROVED BY TOWNSHIP SUPERVISORS OF THE TOWNSHIP OF UPPER MERION  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

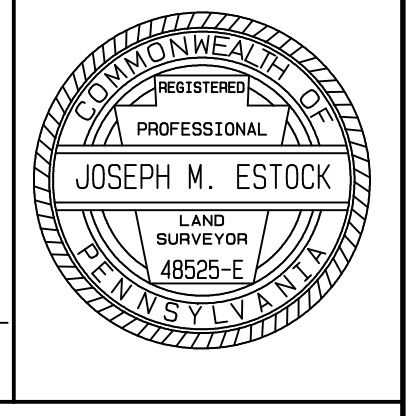
CHAIRPERSON \_\_\_\_\_ TOWNSHIP MANAGER \_\_\_\_\_  
 REVIEWED BY THE UPPER MERION TOWNSHIP ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION. THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

\_\_\_\_\_  
 JOSEPH M. ESTOCK, PE, PLS DATE \_\_\_\_\_  
 PE-037390-E  
 SU-048255-E



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

**SHEET INDEX:**

SHEET NO.	DESCRIPTION
1 OF 6	RECORD PLAN
2 OF 6	EXISTING CONDITIONS PLAN
3 OF 6	EROSION AND SEDIMENT CONTROL PLAN
4 OF 6	EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS
5 OF 6	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
6 OF 6	CONSTRUCTION DETAILS

**ZONING DISTRICT: R-3 RESIDENTIAL DISTRICT**  
 USE: SINGLE-FAMILY DETACHED DWELLING

REQUIREMENTS:	REQUIRED	EXISTING LOT	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA:	5,000 SF (MIN)	8,000 SF	3,000 SF (V)	5,000 SF
LOT WIDTH (AT BUILDING LINE):	30 FT (MIN)	60 FT	30 FT (V)	50 FT
FRONT YARD:	25 FT (MIN)	17.0 FT	17.0 FT (EX)	25.0 FT
SIDE YARD:	5.0 FT (MIN)	5.0 FT	5.0 FT (V)	5.0 FT
SIDE YARD-AGGREGATE:	25 FT (MIN)	63.5 FT	13.5 FT (V)	25.0 FT
SIDE YARD - ABUTTING STREET:	25 FT (MIN)	5.2 FT	5.2 FT (EX)	N/A
REAR YARD:	35 FT (MIN)	31.1 FT	19.0 FT	35.0 FT
DWELLING BUILDING HEIGHT:	2.5 STORIES	2 STORIES	2 STORIES	2.5 STORIES
BUILDING COVERAGE:	27.7 % (MAX)	10.4 %	27.7 %	24.7 %
DENSITY:	12 DU/DEV. ACRE	5.4 DU/AC	10.9 DU/AC	10.9 DU/AC
ACCESSORY STRUCTURE SETBACKS:	REAR QUARTER OF LOT	N/A	N/A	N/A
LOCATION:				
SIDE YARD:	4 FT (MIN)	N/A	N/A	N/A
REAR YARD:	6 FT (MIN)	N/A	N/A	N/A
ACCESSORY BUILDING HEIGHT:	14 FT (MAX)	N/A	N/A	N/A
	1 STORY	N/A	N/A	N/A
OFF-STREET PARKING SPACES:	2 (MIN)	0	2	2

(EX) - EXISTING NON-CONFORMITY  
 (V) - VARIANCE GRANTED

**VARIANCES GRANTED (V):**

AT A HEARING HELD ON JANUARY 15, 2020, THE UPPER MERION TOWNSHIP ZONING HEARING BOARD VOTED TO GRANT THE FOLLOWING RELIEF FROM THE UPPER MERION TOWNSHIP ZONING ORDINANCE OF 1942, AS AMENDED, TO PERMIT A 2-LOT SUBDIVISION OF AN 8,000 SQ. FT. PROPERTY WITH AN EXISTING DETACHED RESIDENTIAL DWELLING:

- \$165-61.A - MINIMUM LOT AREA AND WIDTH. TO PERMIT ON PROPOSED LOT 1, A MINIMUM LOT AREA OF 3,000 SQ. FT. WHERE A 5,000 SQ. FT. MINIMUM LOT SIZE IS REQUIRED.
- \$165-61.A - MINIMUM LOT AREA AND WIDTH. TO PERMIT ON PROPOSED LOT 1, A LOT WIDTH OF 30 FT. WHERE A MINIMUM LOT WIDTH OF 50 FT. IS REQUIRED.
- \$165-61.C - SIDE YARDS. TO PERMIT ON PROPOSED LOT 1, AN AGGREGATE SIDE YARD OF 13.5 FT. WHERE A MINIMUM AGGREGATE SIDE YARD OF 25 FT. IS REQUIRED.
- \$165-61.C - SIDE YARDS. TO PERMIT ON PROPOSED LOT 1, AN INDIVIDUAL SIDE YARD OF 8.3 FT. WHERE A MINIMUM INDIVIDUAL SIDE YARD OF 10 FT. IS REQUIRED.

GRAPHIC SCALE 1" = 10'

0 10 20 30

DATE \_\_\_\_\_

REVISIONS

NO.	DESCRIPTION

MONTGOMERY CO. RECORDER OF DEEDS DATE STAMP \_\_\_\_\_  
 MONTGOMERY COUNTY COMMISSIONERS REGISTRY LABEL \_\_\_\_\_

MCP NO.: \_\_\_\_\_ TOWNSHIP FILE NO.: \_\_\_\_\_

REVISION 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

Montgomery County Planning Commission

**PROJECT TITLE:**  
 689 JEFFERSON STREET

**DRAWING TITLE:**  
 RECORD PLAN

**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" = 10' DATE: 20 JULY 2020 FILE NO.: 20012 FIELD BOOK: 340 SHT. NO.: 1 of 6