

ZONING REQUIREMENT
R-2 RESIDENTIAL DISTRICT
PERMITTED USE: SINGLE FAMILY DETACHED DWELLING

	REQUIRED	EXISTING
MIN. LOT AREA	10,000 S.F.	84,891 S.F.
MIN. FRONT YARD SETBACK	30 FT.	291 FT.±
MIN. SIDE YARD SETBACK	10 FT./25 FT. AGG.	14.2 FT.±
MIN. REAR YARD SETBACK	30 FT.	23 FT./228 FT. AGG.
MAX. BUILDING AREA MAX.	30%	209 FT.±
MAX. IMPERVIOUS COVERAGE	40%	75%
MAX. BUILDING HEIGHT	2 1/2 STORIES/35 FT.	19.25'
MIN. POOL SIDE YARD SETBACK	4 FT.	---
MIN. POOL REAR YARD SETBACK	10 FT.	---
TOTAL NET AREA:	84,891.19 S.F.	---

PROPOSED

	LOT 1	LOT 2	LOT 3
MIN. LOT AREA	14,075 S.F.	12,679 S.F.	10,422 S.F.
MIN. LOT WIDTH @ 96% LINE	99 FT.	89 FT.	74.4 FT.
MIN. FRONT YARD SETBACK	14.2 FT.*	33.3 FT.	40.6 FT.
MIN. SIDE YARD SETBACK	11.9 FT./25.5 FT. AGG.	10 FT./50.5 FT. AGG.	12.7 FT./28.7 FT. AGG.
MIN. REAR YARD SETBACK	69 FT.	13 FT.	31.9 FT.
MAX. BUILDING AREA MAX.	19.1%	13.0%	15.2%
MAX. IMPERVIOUS COVERAGE	39.5%	26.5%	26.0%
MAX. BUILDING HEIGHT	2 1/2 STORIES	2 1/2 STORIES	2 1/2 STORIES
MIN. POOL SIDE YARD SETBACK	4 FT.	---	---
MIN. POOL REAR YARD SETBACK	10 FT.	---	---

***EXISTING NON-CONFORMING CONDITION**

	LOT 4	LOT 5	LOT 6
MIN. LOT AREA	12,770 S.F.	11,474 S.F.	10,589 S.F.
MIN. LOT WIDTH @ 96% LINE	73.1 FT.	94.4 FT.	74 FT.
MIN. FRONT YARD SETBACK	56.2 FT.	32 FT.	30 FT.
MIN. SIDE YARD SETBACK	10 FT./25 FT. AGG.	10.6 FT./25.6 FT. AGG.	13 FT./46 FT. AGG.
MIN. REAR YARD SETBACK	41.8 FT.	37.9 FT.	37.9 FT.
MAX. BUILDING AREA MAX.	12.5%	14.3%	15.5%
MAX. IMPERVIOUS COVERAGE	28.4%	21.5%	27.6%
MAX. BUILDING HEIGHT	2 1/2 STORIES	2 1/2 STORIES	2 1/2 STORIES
MIN. POOL SIDE YARD SETBACK	23.8 FT.	---	---
MIN. POOL REAR YARD SETBACK	10 FT.	---	---

PROPERTY OWNER
MARY CATHERINE LUPTAK
820 POTTS ROAD
BRYN MAWR, PA 19010

EQUITABLE OWNER
CRAFT CUSTOM HOMES, LLC
231 REDWOOD ROAD
KING OF PRUSSIA, PA 19406
610-945-7860

IMPERVIOUS COVERAGE

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	ROW
PAVING	2,632 S.F.	689 S.F.	853 S.F.	975 S.F.	627 S.F.	956 S.F.	7,186 S.F.
DECK	220 S.F.	116 S.F.	116 S.F.	116 S.F.	116 S.F.	116 S.F.	---
BUILDING	2,680 S.F.	1,645 S.F.	1,645 S.F.	1,645 S.F.	1,233 S.F.	1,645 S.F.	---
WALKWAY	---	---	---	---	---	---	2,849 S.F.
WALL	---	---	---	---	---	---	---
POOL	---	400 S.F.	---	400 S.F.	---	---	---
POOL DECK	---	392 S.F.	---	392 S.F.	---	---	---
TOTAL	5,912 S.F.	3,356 S.F.	2,705 S.F.	3,633 S.F.	2,509 S.F.	2,924 S.F.	9,954 S.F.

*** STORMWATER MANAGEMENT DESIGN ACCOUNTS FOR 40% IMPERVIOUS SURFACE ON EACH LOT TO ALLOW FOR POSSIBLE FUTURE BUILD-OUT.

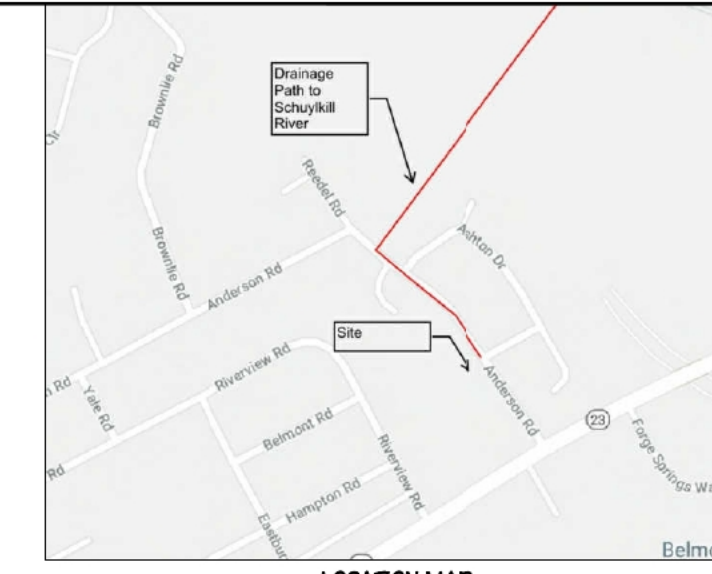
- WAIVERS REQUESTED**
- ALL GRADING SHALL BE SET BACK AT LEAST 5' FROM PROPERTY LINES (S.G.E.C. 140.A - 16.A (2)).
 - A PARTIAL WAIVER IS REQUESTED TO PROVIDE A FEE-IN-LIEU OF 4 STREET TREES ALONG ANDERSON ROAD (S.G.E.C. 145-24.1.2).

- LEGEND**
- EXIST. RIGHT-OF-WAY
 - EXIST. BOUNDARY LINE
 - EXIST. BUILDING SETBACK LINE
 - EXISTING STORM INLET
 - EXIST. WATER SERVICE
 - EXIST. IRON PIN
 - EXIST. SANITARY MANHOLE
 - EXIST. CLEANOUT
 - EXIST. UTILITY POLE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - PROP. BUILDING
 - PROP. PAVING
 - PROP. CONCRETE
 - PROP. CLEANOUT
 - PROP. MANHOLE
 - PROP. CONC. MONUMENT
 - PROP. PROPERTY CORNER (IRON PIN)

- DRAWING LIST**
- OF 10 RECORD PLAN
 - OF 10 EXISTING CONDITIONS PLAN
 - OF 10 GRADING AND UTILITY PLAN
 - OF 10 EROSION AND SEDIMENTATION CONTROL PLAN
 - OF 10 EAS NOTES/DETAILS
 - OF 10 LANDSCAPE PLAN
 - OF 10 LANDSCAPE NOTES AND DETAILS
 - OF 10 PCSWM NOTES AND DETAILS
 - OF 10 DETAILS
 - OF 10 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PLAN ENTITLED "SITE PLAN," PREPARED FOR HAMBURG, RUBIN, MULLIN, MARWELL AND LUPIN, PREPARED BY CZOP/INSPECTOR, INC. DATED 6/27/06. SUPPLEMENTAL SURVEY WORK PERFORMED BY VASTARDIS CONSULTING ENGINEERS, LLC, JULY 2016. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAN IS REPRESENTATIVE OF EXISTING CONDITIONS FOR WHICH VASTARDIS CONSULTING ENGINEERS, LLC. WAS CONTRACTED TO PERFORM, EXCEPT ANY RECORDED OR UNRECORDED EASEMENTS WHICH MAY NOT BE VISIBLE OR SUPPLIED TO VASTARDIS CONSULTING ENGINEERS, LLC.
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION. VASTARDIS CONSULTING ENGINEERS, LLC (VCELLC) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. VCELLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, VCELLC SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. VCELLC HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- THE APPLICANT HEREBY GRANTS THE MUNICIPALITY THE RIGHT OF ACCESS TO ALL BMPs AND CONVEYANCE FOR THE PURPOSES OF INSPECTION AND THE ENFORCEMENT OF ALL OF THE REQUIREMENTS OF THE UPPER MERION TOWNSHIP STORMWATER MANAGEMENT ORDINANCE AND ANY APPLICABLE OPERATION & MAINTENANCE AGREEMENTS.
- LOT TIES OF 3/4 INCH IRON ROD SHALL BE PLACED AT ALL LOT CORNERS.
- SUMP PUMPS ARE NOT PROPOSED.
- THE REMOVAL OR ALTERATION OF THE STORMWATER MANAGEMENT FACILITIES IS DEED RESTRICTED AND NOT PERMITTED WITHOUT TOWNSHIP WRITTEN APPROVAL.
- ALL PROPOSED CONCRETE MONUMENTS TO BE 4"X4" AT THE TOP, 6"X6" AT THE BOTTOM AND 36" LONG.
- ALL PROPOSED PROPERTY CORNERS IN AREAS OF CONCRETE MAY BE DRILL HOLES.
- ELECTRIC, TELEPHONE AND COMMUNICATION SERVICES SHALL BE PROVIDED UNDERGROUND.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH PENNDOT PUBLICATION 408.



TOWNSHIP APPROVAL

APPROVED BY THE TOWNSHIP SUPERVISORS OF THE TOWNSHIP OF UPPER MERION THIS _____ DAY OF _____, 20____.

CHAIRPERSON _____ TOWNSHIP MANAGER _____

DATE _____ DATE _____

ACKNOWLEDGMENT OF INTENT

CRAFT CUSTOM HOMES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY HAS LAID OUT UPON ITS LAND SITUATE IN UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO ACCOMPANYING PLAN AND DESIRES THAT THE PLAN BE RECORDED AS SUCH ACCORDING TO LAW.

CRAFT CUSTOM HOMES, LLC
BY: _____ DATE _____
RYAN ALEXAKI, MEMBER

COUNTY OF MONTGOMERY
COUNTY OF MONTGOMERY

ON THIS, THE _____ DAY OF _____, 2016, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC, IN AND FOR THE COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED RYAN ALEXAKI, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF CRAFT CUSTOM HOMES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND AS SUCH MEMBER BEING AUTHORIZED TO DO SO EXECUTED THE PLAN FOR THE PURPOSES CONTAINED HEREIN.

NOTARY PUBLIC _____ (SEAL)
MY COMMISSION EXPIRES: _____

TOWNSHIP ENGINEER'S CERTIFICATION:
REVIEWED BY THE UPPER MERION TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

SURVEYOR'S CERTIFICATE, BOUNDARY AND TOPOGRAPHY

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.

SEAL _____ DATE _____
PLS _____

SU # _____

STORMWATER AFFIDAVIT

REMOVAL OR ALTERATION OF THE STORMWATER MANAGEMENT FACILITIES IS RESTRICTED WITHOUT THE WRITTEN APPROVAL OF UPPER MERION TOWNSHIP.

CRAFT CUSTOM HOMES, LLC
BY: _____ DATE _____
RYAN ALEXAKI, MEMBER

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE NUMBER _____ ON THIS _____ DAY OF _____, 20____.

MPC 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

NUM.	DATE	REVISION

VASTARDIS
CONSULTING ENGINEERS, LLC
23 Harvey Lane | Malvern, PA 19355 | Ph: 610.644.9663 | Fx: 610.644.3789 | Email: vcellc@verizon.net

PLAN PREPARED FOR:

CRAFT CUSTOM HOMES, LLC
383 ANDERSON ROAD

UPPER MERION TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

RECORD PLAN

SHEET 1 OF 10

MICHAEL BIEBER, P.L.S. NICHOLAS L. VASTARDIS, P.E.