

LEGEND:

- MAJOR CONTOUR LINE -----190
- MINOR CONTOUR LINE -----189
- UNDERGROUND UTILITY LINE ---OU---OU
- UNDERGROUND GAS LINE ---G---G
- OVERHEAD UTILITY LINE ---OHU---OHU
- SANITARY SEWER LINE ---SAN---SAN
- PROPERTY LINE ---N 85°24'15" W
- RIGHT-OF-WAY LINE -----
- CURB DEPRESSION -----
- FENCE -----
- WATER VALVE [Symbol]
- SIGN [Symbol]
- PROPERTY CORNER FOUND/SET [Symbol]
- EXISTING POST [Symbol]
- DECIDUOUS TREE [Symbol]
- CONIFEROUS TREE [Symbol]
- LANDSCAPE AREA [Symbol]
- BUILDING SETBACK LINE [Symbol]

PA ONE-CALL RESPONSES:

PA ONE-CALL SERIAL NUMBER 20163200921 WAS PLACED ON NOVEMBER 15, 2016. UTILITY COMPANY RESPONSES ARE AS FOLLOWS:

UTILITY RESPONSE	PLAN SENT TO PAWC
AP PAWC NORRISTOWN	NO CONFLICT
ATM AT&T ATLANTA	NO CONFLICT
CS COMCAST CABLE	NO CONFLICT
DI U MERION TWP	NO CONFLICT
DI U MERION TMA	NO CONFLICT
HRA COMCAST-FIBER	NO CONFLICT
HTD AQUA PA DESIGN	NO CONFLICT
KC PECO PLMG	PLANS RECEIVED, PLOTTED AS SHOWN
MI MCI	NO CONFLICT
SP SUNOCO PIPELINE	NO CONFLICT
TC TRANSCO GAS PL	NO CONFLICT
YI VERIZON EASTERN	NO CONFLICT

PROPERTY INFORMATION:

PARCEL NUMBER 58-00-03859-00-7
 OWNER KAREN L. KRAJNIK
 ADDRESS 448 COATES STREET
 DEED BK 5987 PG 151
 AREA GROSS 16,581 SQ.FT. (0.4 ACRE)
 AREA NET 14,499 SQ.FT. (0.3 ACRE)

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT INTO TWO LOTS. NO DEVELOPMENT IS CURRENTLY PROPOSED FOR LOT #2. DEVELOPMENT OF LOT #2 WILL BE IN THE FUTURE.
2. THE EXISTING LOT IS NON-CONFORMING. PROPOSED LOT 1 WILL BE NON-CONFORMING. SUBDIVISION WILL NOT INCREASE NON-CONFORMING ASPECTS OF THE ZONING REQUIREMENT.
3. EXISTING FEATURES SHOWN ARE BASED ON FIELD SURVEY BY ASH ASSOCIATES, INC. PERFORMED JULY 17, 2015 AND OCTOBER 20, 2016 AND IS LIMITED TO FEATURES OF INTEREST.
4. PROPERTY BOUNDARY INFORMATION SHOWN PER DEEDS OF RECORD AND MONUMENTATION LOCATED DURING THE FIELD SURVEY BY ASH ASSOCIATES.
5. VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A SPIKE AT ELEVATION 193.84' AS SHOWN ON PLAN.
6. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED OPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. DEED BEARING AND DISTANCE ARE SHOWN IN PARENTHESIS ().
7. NO WETLANDS INVESTIGATION WAS PERFORMED AS PART OF THIS SURVEY. NO WETLANDS ARE SHOWN ON THE NATION WETLAND INVENTORY MAP.
8. NO INVESTIGATION OF THE PRESENCE OF HAZARDOUS MATERIALS WAS PERFORMED AS A PART OF THIS SURVEY.
9. UTILITIES SHOWN PER FIELD LOCATIONS FROM ABOVE GROUND INSPECTION OF THE SITE AND UTILITY MARK-OUTS IN THE FIELD. UTILITIES THAT EXIST MAY NOT BE SHOWN.
10. THE PROPERTY WAS DETERMINED TO BE IN A FLOODZONE X AS PER FLOOD INSURANCE RATE MAPPING FOR MONTGOMERY COUNTY, PENNSYLVANIA, MAP NUMBER 42029C0120 F, EFFECTIVE DATE SEPTEMBER 29, 2006. AREAS IN FLOOD ZONE X ARE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
11. ACCORDING TO THE USDA WEB SOIL SURVEY, THE ENTIRE SITE IS LOCATED WITHIN THE URBAN LAND-UDORTHERMS LIMESTONE COMPLEX (UDDB).
12. NO OPEN SPACE IS PROPOSED WITH THIS PLAN. IT IS REQUIRED THAT FEE BE ASSESSED IN LEIU OF DEDICATED OPEN SPACE.

PERSONAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA:
 COUNTY OF MONTGOMERY:
 ON THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED KAREN L. KRAJNIK, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL _____ NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF PLAN:

I, KAREN L. KRAJNIK HAVE LAID OUT UPON MY LAND, SITUATED IN THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS (SITE IMPROVEMENTS) ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

OWNER SIGNATURE _____

ZONING DATA:

ZONING DISTRICT CLASSIFICATION:
 R-3 (RESIDENTIAL-3 DISTRICT)
 OUTLINED IN CHAPTER 165-ARTICLE XII / SS168-59 ; SS168-61

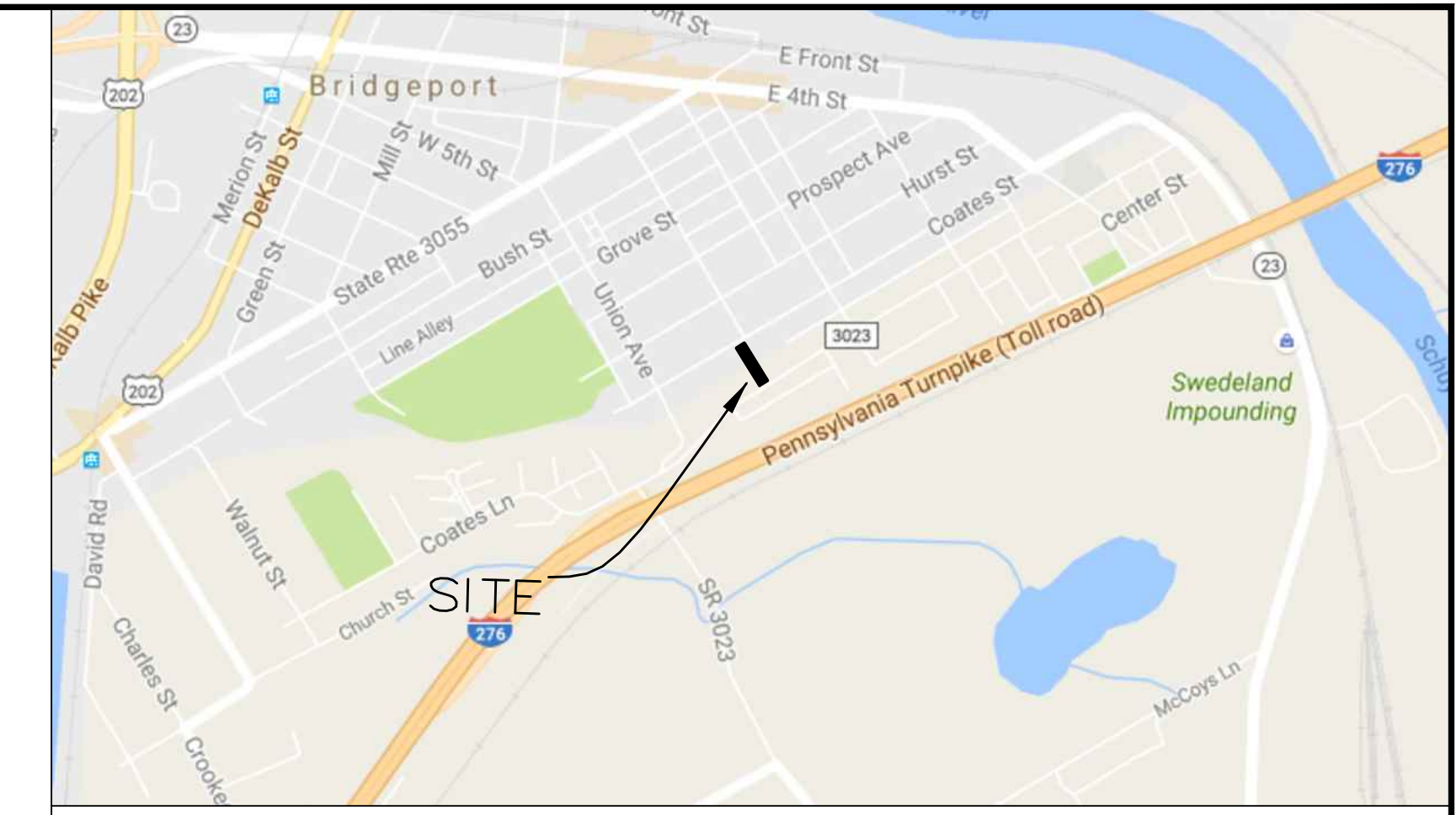
ZONING REQUIREMENTS TABLE:	REQUIRED	EXISTING	LOT 1 PROPOSED	LOT 2
LOT AREA	5,000 SQ.FT.	14,499 SQ.FT.	7,668 SQ.FT.	6,831 SQ.FT.
LOT WIDTH MIN.	50'	55.1'	55.1'	54.9'
FRONT YARD SETBACK	25'	5.5'	5.5'	25' MIN
SIDE YARD SETBACK MIN./AGG.	10'/25'	5.5'/26.4'	5.5'/26.4'	12.5'/25' MIN
REAR YARD SETBACK	25'	232.7'	79.3'	25' MIN
MAXIMUM BUILDING COVERAGE	30%	11.8%	22.3%	30% MAX
MAXIMUM BUILDING HEIGHT	35'+	<35'	<35'	35' MAX
ACCESSORY BUILDING MIN.	4'	1.2'	1.2'	4' MIN

* BUILDING MAY NOT EXCEED THREE STORIES IN HEIGHT

WAIVERS REQUESTED:

AS PART OF THIS PLAN, WE ARE REQUESTING WAIVER FROM THE FOLLOWING REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, DUE TO THE FACT THAT NO LAND DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION:

- 1) SS145-29.A.24 - PREDEVELOPMENT AND PRECONSTRUCTION STORMWATER RUNOFF CALCULATIONS
- 2) SS145-29.A.25 - UTILITY CAPACITIES
- 3) SS145-29.A.37 - FINAL EROSION AND SEDIMENTATION CONTROL PLAN
- 4) SS145-29.B - ANALYSIS OF TRAFFIC IMPACT
- 5) SS145-29.C - FINAL GRADING PLAN
- 6) SS145-29.E - LANDSCAPE PLAN



VICINITY MAP 1"=1,000'

APPROVAL OF TOWNSHIP:

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER MERION TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE _____ DAY OF _____, 20____.

PRESIDENT _____

SECRETARY _____

PLANNING COMMISSION REVIEW:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF UPPER MERION ON THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

REVIEW BY TOWNSHIP ENGINEER:

DATE TOWNSHIP ENGINEER _____

MONTGOMERY COUNTY PLANNING COMMISSION:

MCPC 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

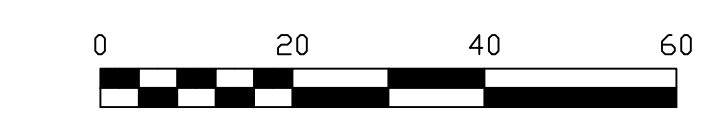
RECORDER OF DEEDS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____ PAGE NO. _____ ON _____, 20____.
 _____ DATE RECORDER OF DEEDS

SURVEYOR CERTIFICATION

I HEREBY CERTIFY ON THIS 29TH DAY OF NOVEMBER, 2016 THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAN REPRESENTS A SURVEY MADE BY ME, THE MONUMENTS SHOWN EXIST AS LOCATED AND THE DIMENSIONS AND GEODETIC DETAILS ARE CORRECT.

 Landon J. Woodward
 SU060787
 Registration Number



No.	Date	Remarks

Date Issued:
 11/29/2016

FINAL SUBDIVISION
 PREPARED FOR
KAREN L. KRAJNIK
 448 COATES STREET BRIDGEPORT PA 19405
 UPPER MERION TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

ASH ASSOCIATES, INC.
 765 TENNIS AVENUE
 AMBLER, PA 19002
 PH: 215.367.5261
 WWW.ASHASSOCIATES.NET

SCALE: 1" = 20'
 DATED: 11/29/2016

PROJECT NO. 2886
 DRAWING NO. 1 OF 1