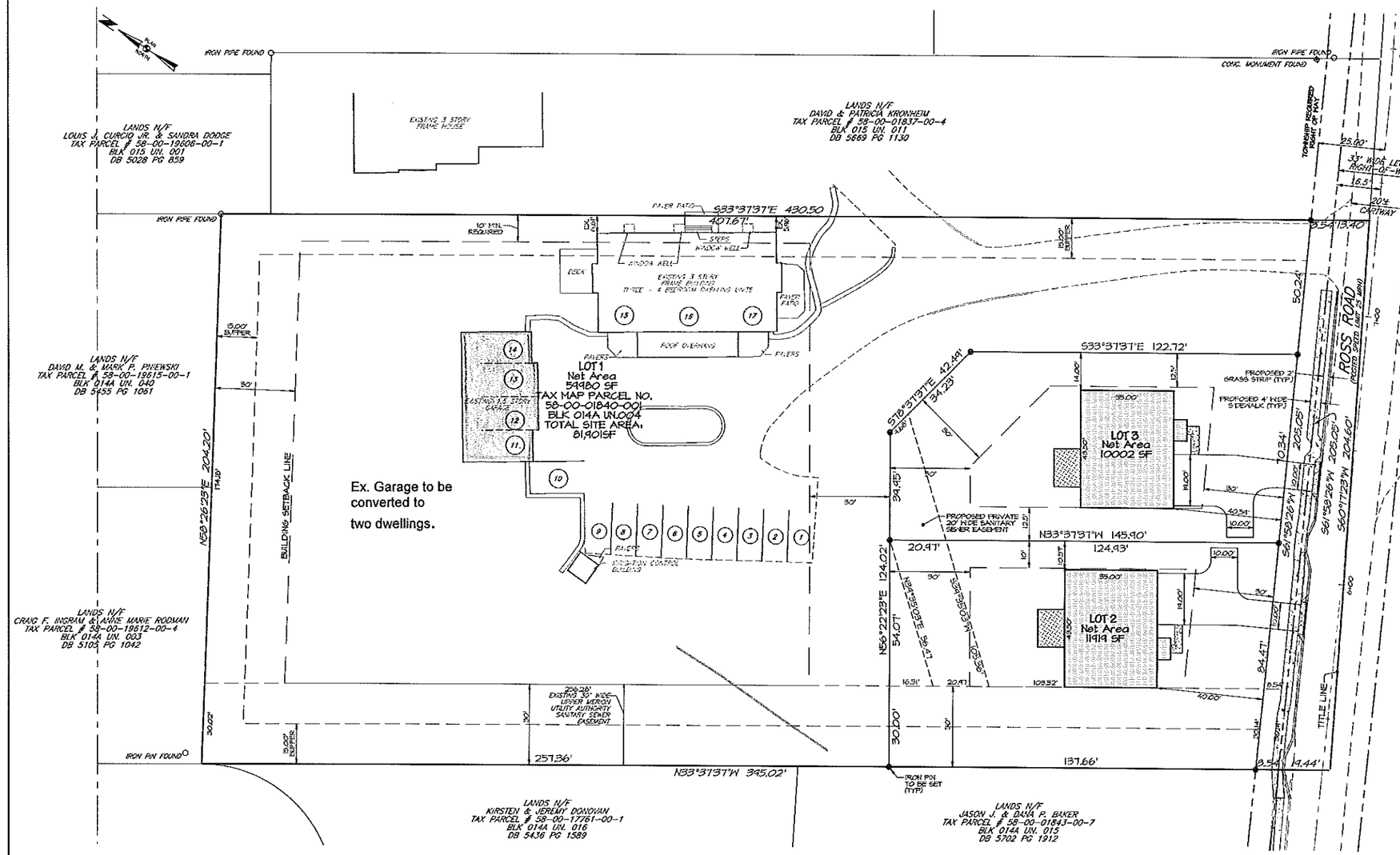


R-2 RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED LOT #1	PROPOSED LOT #2	PROPOSED LOT #3
LOT AREA, MINIMUM (S.F.) W/ AVE. SLOPE <15% W/ AVE. SLOPE >15%	10,000 15,000	83,644 N/A	54,930 N/A	11,919 N/A	10,002 N/A
LOT WIDTH MINIMUM AT BUILDING LINE (FT)	70	205	204	84	70
BUILDING SETBACKS, MINIMUM FRONT YARD (FT) SIDE YARD (FT) REAR YARD (FT)***	30 10 MIN, 25 AGG 30	14.8 6 MIN, 151.1 AGG* 134.4	40.5 6 MIN, 151.1 AGG* 134.3	40 10 MIN, 40 AGG 69.4	40.6 12.5 MIN, 25 AGG 43.6
BUILDING COVERAGE, MAXIMUM	30%	5.1%	8.0%	13.2%	15.0%
BUILDING HEIGHT, MAXIMUM	35 FT, 2-1/2 STORIES	31.4 FT, 3 STORIES**	31.4 FT, 3 STORIES**	<35 FT, 2 STORIES	<35 FT, 2 STORIES
IMPERVIOUS COVERAGE	N/A	N/A	N/A	N/A	N/A

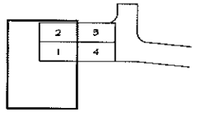
*EXISTING NON-CONFORMING BUILDING SETBACK
**EXISTING NON-CONFORMING BUILDING HEIGHT
***AN ACCESSORY STRUCTURE MAY BE ERECTED WITHIN THE REAR YARD NOT CLOSER TO THE PROPERTY LINE THAN 5 FEET.

GENERAL NOTES:

1. IN ACCORDANCE WITH UPPER MERION TOWNSHIP ORDINANCE SECTION 140-67, A DEED RESTRICTION PROHIBITING REMOVAL OR ALTERATION OF STORMWATER FACILITIES SHALL BE PROVIDED FOR ALL STORMWATER FACILITIES UNLESS APPROVED BY THE TOWNSHIP.
2. IN ACCORDANCE WITH UPPER MERION TOWNSHIP ORDINANCE SECTION 140-66.E, AN EASEMENT GRANTING THE TOWNSHIP THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER AND MAINTAIN STORMWATER FACILITIES SHALL BE PROVIDED.
3. IN ACCORDANCE WITH UPPER MERION TOWNSHIP ORDINANCE SECTION 140-61, SUMP PUMPS FOR FOUNDATION DRAINAGE SHALL BE CONNECTED TO AN APPROVED STORMWATER DRAINAGE SYSTEM WHEN FEASIBLE. WHEN THIS CONNECTION IS NOT FEASIBLE, THE OUTFLOW FROM THE SUMP PUMP SHALL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES. LOCATION OF PUMP DISCHARGE(S) NOT CONNECTED TO STORM DRAINAGE SYSTEM MUST BE APPROVED BY THE TOWNSHIP PRIOR TO INSTALLATION.
4. IN ACCORDANCE WITH UPPER MERION TOWNSHIP ORDINANCE SECTION 140-83(B), STORMWATER ROOF DRAINS AND PIPES IMMEDIATELY ADJACENT TO A SIDEWALK SHALL NOT DISCHARGE WATER OVER A SIDEWALK. ROOF DRAINS SHALL BE CONNECTED WITH THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP UNLESS APPROVED OTHERWISE BY THE TOWNSHIP.
5. THE BASIN SHALL BE INSPECTED ONCE A YEAR AND AFTER EACH STORM EVENT GREATER THAN 100 YEARS TO ENSURE THE OUTLET STRUCTURE IS UNOBSTRUCTED. ANY BUILD-UP OF DEBRIS SHALL BE DISPOSED OF AT AN APPROVED SITE.
6. NOTHING SHALL BE ERECTED OR ALTERED AND NO HEDGE, TREE, SHRUB OR OTHER GROWTH, WHICH MAY OBSCURE VIEW, SHALL BE PLACED WITHIN THE CLEAR SIGHT TRIANGLE.
7. PER SECTION 145-38.B, APPLICANT SHALL PAY FEES IN LIEU OF PARK AREA.
8. TEMPORARY CONSTRUCTION/GRADING EASEMENT WILL BE PROVIDED FOR LOTS 1, 2 & 3. IT'S THE INTENT FOR THE OWNER/APPLICANT TO HAVE OWNERSHIP DURING CONSTRUCTION. EACH LOT WILL BE SOLD INDIVIDUALLY AFTER OVERALL GRADING FOR LOTS 1, 2 & 3 HAS OCCURED.
9. THE ULTIMATE RIGHT-OF-WAY AREA ALONG ROSS ROAD IS HEREBY OFFERED FOR DEDICATION TO THE APPROPRIATE AGENCY(ES) HAVING JURISDICTION AT THE TIME OF DEDICATION.
10. EACH INDIVIDUAL LOT OWNER SHALL HAVE THE RESPONSIBILITY FOR PERPETUAL MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES LOCATED ON THEIR INDIVIDUAL LOT. NO CHANGES SHALL BE MADE TO THE STRUCTURES, PIPES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP. THE TOWNSHIP HAS THE RIGHT TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PREFORMED BY THE TOWNSHIP.
11. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 165-43.A.(1)(e) 2 PARKING SPACES PER DWELLING. PROPOSED DWELLINGS ARE 4 BEDROOM W/ 2 CAR GARAGE. REFER TO TYPICAL PARKING LAYOUT DETAIL, SHEET 4. THE EXISTING TRIPLEX IS 3 - 4 BEDROOM UNITS. 14 SPACES HAVE BEEN PROVIDED ON LOT #1. REFER TO SHEET 1 FOR PARKING COUNT.
12. IN ACCORDANCE WITH UPPER MERION ORDINANCE SECTION 145-28.A, ALL PROPOSED UTILITY SERVICE CONNECTIONS MUST BE INSTALLED UNDERGROUND.
13. THE ADJACENT PROPERTY OWNERS ALONG ROSS ROAD SHALL BE NOTIFIED PRIOR TO THE CONSTRUCTION OF THE ROSS ROAD PROPOSED IMPROVEMENTS. NO ENCROACHMENT CAN OCCUR ON THE SURROUNDING PROPERTIES WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER

PARKING SPACE TABULATION:

	REQUIRED	PROVIDED
EXISTING LOT 1	6	17
PROPOSED LOT 2	2	4
PROPOSED LOT 3	2	4



PROPOSED 4 BEDROOM/2 CAR GARAGE DWELLING
TYPICAL PARKING LAYOUT DETAIL
N.T.S.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

OWNER/CORPORATE CERTIFICATION

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

OWNER/CORPORATE OFFICER

NOTARY PUBLIC

ON THIS THE DAY OF 200, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, IN AND FOR THE COUNTY OF MONTGOMERY, THE STATE OF PENNSYLVANIA, RESIDING IN SAME, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE PLAN AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME AND DESIRE THAT THE SAME BE RECORDED AS SUCH.

MY COMMISSION EXPIRES

NOTARY PUBLIC

IN WITNESS

WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEALS THIS DAY OF A.D. 200.

(SEAL)

(SEAL)

SURVEYOR

I, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THE MONUMENTS SHOWN THEREON EXIST AS LOCATED AND THAT THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN HAS APPROVED AS TO LAYOUT AND LOCATION BY THE BOARD OF SUPERVISORS OF UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA AT A MEETING HELD ON THIS DAY OF 200

CHAIRMAN

SECRETARY

TOWNSHIP ENGINEER

THE PLANS HAVE BEEN REVIEWED BY THE TOWNSHIP ENGINEER ON THIS DAY OF 20

UPPER MERION TOWNSHIP ENGINEER/CONSULTANT

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

COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN NORRISTOWN, PENNSYLVANIA, IN PLAN BOOK PAGE ON THE DAY OF 2009.

REV.	DESCRIPTION	DATE	BY
4	REVISED AS PER TOWNSHIP ENGINEER COMMENTS	5-10-10	TBP
3	REVISED AS PER TOWNSHIP ENGINEER COMMENTS	10-16-09	TBP
2	REVISED AS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 8/25/09	8/25/09	TBP
1	REVISED AS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 4/21/09	7/1/09	TBP

OWNER:
Scott Ahrens LLC
117 N. Valley Forge Road
King of Prussia, PA 19406

TOWNSHIP FILE No.:

TAX MAP PARCEL NO.: 58-00-01840-00-1
TOTAL AREA: 1.997 Ac.
TOTAL LOTS: 3
DATE: 2-18-09
SCALE: 1" = 20'

RECORD PLAN
338 ROSS ROAD
338 Ross Road
UPPER MERION TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

GILMORE & ASSOCIATES INC.
ENGINEERING & CONSULTING SERVICES
184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 (610)-489-4949
www.gilmore-assoc.com

JOB No.: 08-12057
SHEET NO.: 3 OF 11

DRN BY: D.A.B. | DES BY: G.R.E.J.S. | CHK BY: C.J.R. | APP BY: C.J.R.

FOR PLANNING AND ZONING USE ONLY

Mar 18, 2010 4:00PM
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