

EXISTING PROPERTY LAYOUT

NOTES

1. Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design in November 2019.
2. Elevations shown on this plan are based on NAVD83 Datum. Benchmark is a manhole rim in Red Lion Road, elev. 232.37.
3. FEMA FIRM map #42091C0406G map revised March 02, 2016 designates the site as Zone X, areas of minimal flood hazard.
4. Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
5. This survey does not address the presence or absence of freshwater wetlands.
6. This plan is made without the availability of a title report and is subject to the facts that may be disclosed by a full and accurate title search.

Certificate of Ownership and Offer of Dedication:

On this, the _____ Day of 2020, before me, the undersigned personally appeared being the owner of the property shown on this plan, that the plan thereof was made at its direction, that it acknowledges that same to be its act and plan and desires the same to be recorded, and that all streets and other property identified as proposed public Right of Way are hereby dedicated to the public use.

Owner - Print Name

Owner - Signature

Notary:

My Commission Expires:

Recorded in the office for Recording of Deeds in and for Montgomery County, Pennsylvania in Plan Book _____ Page: _____

Recorder of Deeds

MCPC No. _____
PROCESSED and REVIEWED. Report prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code. Certified on this date _____

For the Director
Montgomery County Planning Commission

RSD-4 RESIDENTIAL ZONING CRITERIA

GENERAL SITE REQUIREMENTS

Min. Base Site Area 5 contiguous acres
Max. Open Space Development Density 6.5
Min. % of Open Space 40%

PERMITTED USES - DWELLING TYPES

Quadrplex Dwelling Yes
Single-Family Attached Dwelling Yes [1]
Single-Family Detached Dwelling Yes
Single-Family Semi Detached Yes
Two-Family Detached Yes [2]

NOTES:

- [1] Although there may be permitted more than 1 individual grouping of contiguous attached and semi-detached buildings, each individual grouping of contiguous attached and semi-detached buildings shall have a maximum of 4 contiguous attached and semi-detached buildings in a row.
- [2] Limited to side-by-side configuration, and each dwelling unit shall have an individual entrance.

DIMENSIONAL REQUIREMENTS

Average Lot Area per Dwelling Unit 4,000 SF [3,4,6,7]
6,700 SF [5]

Min. Lot Area per Dwelling Unit 3,200 SF [3,4,6,7]
5,500 SF [5]

Min. Lot Width 28' [3,4,6]
50' [5,7]

Min. Front Setback 25'

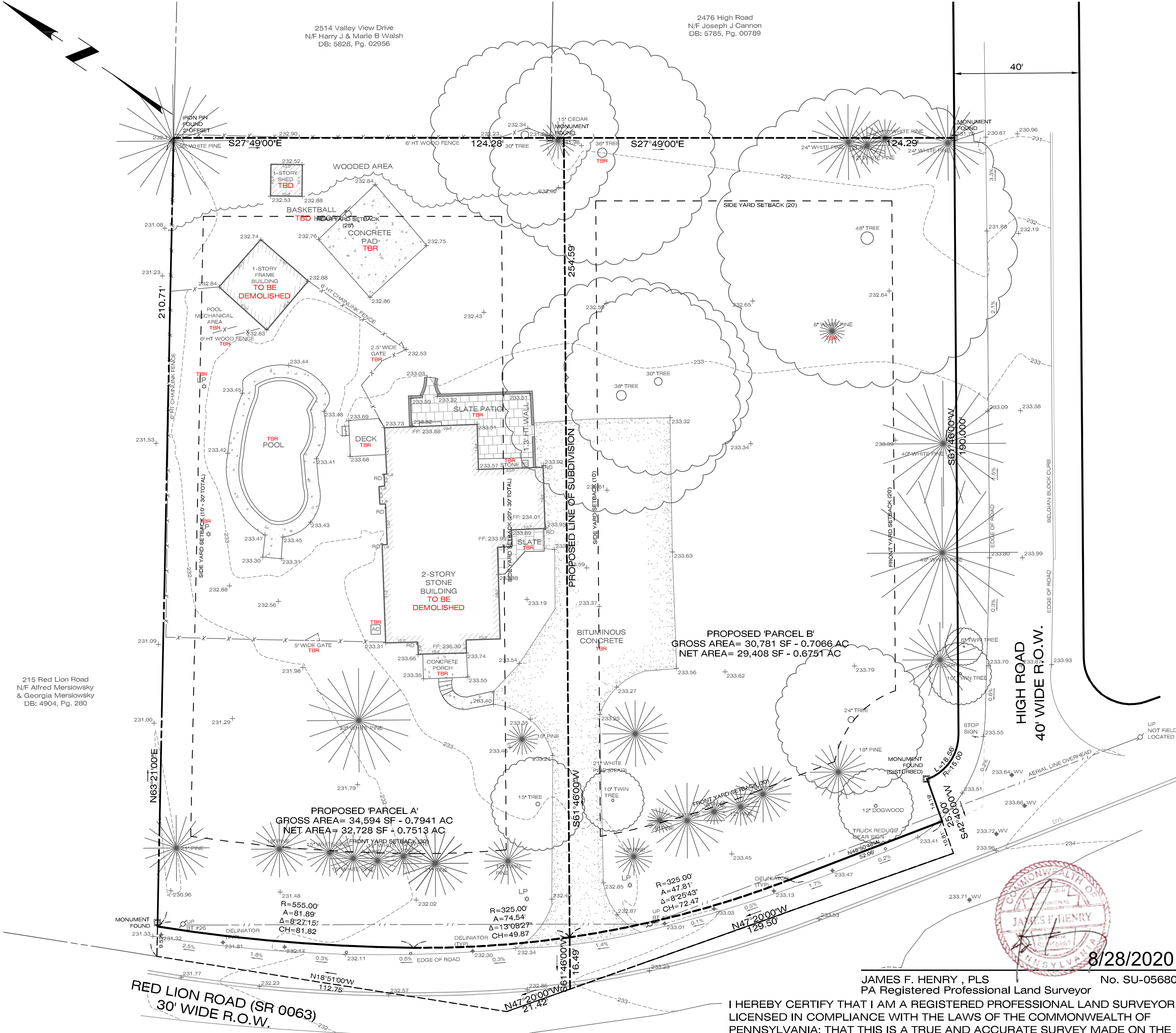
Min. Side Setback 0 ft. attached side,
10 ft. non-attached side [3,4,6]
15 ft. total both sides,
with a minimum of 5 ft. for one side [5,7]

Min. Rear Setback 25'

Max. Building Coverage 55% [3,4,6,7]
45% [5]

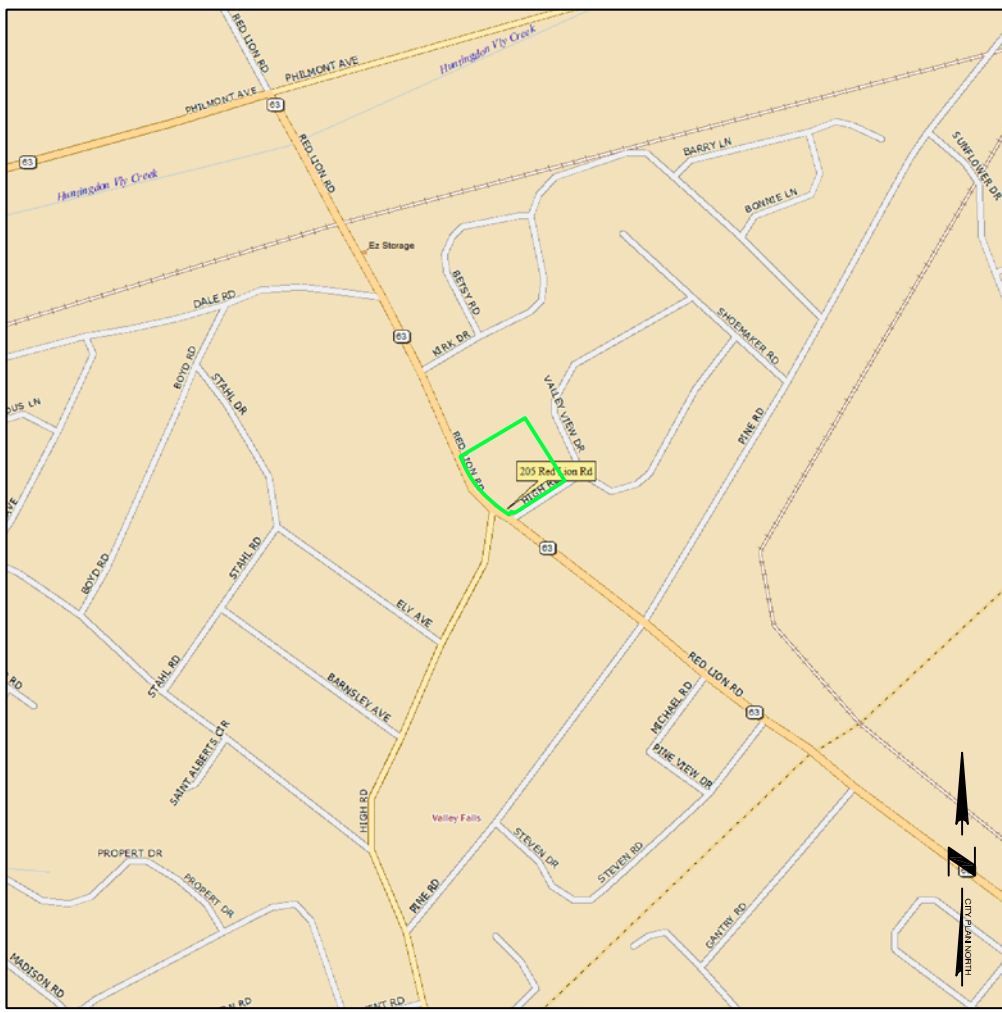
Max. Lot Coverage per Lot 60% [3,4,6,7]
50% [5]

- [3] Quadrplex Dwelling
[4] Single-Family Attached Dwelling
[5] Single-Family Detached Dwelling
[6] Single-Family Semi Detached
[7] Two-Family Detached



LEGEND

- EXISTING FEATURES
- TELECOMMUNICATION MANHOLE
 - WATER MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - CITY INLET
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - SIGN
 - LIGHT STANDARD
 - DRILL HOLE
 - SANITARY SEWER
 - COMBINED SEWER
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD AERIAL LINE
 - FENCE LINE
 - EXISTING BUILDINGS
 - PROPERTY LINE
 - ZONING BOUNDARY LINE
 - BENCHMARK
- SITE SAFETY FEATURES
- TBR TO BE REMOVED



LOCATION MAP

SCALE 1"=500'

UTILITY OWNERS

DATE CONTACTED: October 29, 2019
SERIAL NUMBER: 20193021808
COMCAST
4400 WAYNE AVENUE
PHILADELPHIA, PA. 19140
CONTACT: ROBERT HARVEY bob.harvey@cable.comcast.com
AQUA PENNSYLVANIA INC
762 W LANCASTER AVE
BRYN MAWR, PA. 19010
CONTACT: STEVE PIZZI sbpizzi@aquamerica.com
PECO ENERGY CO USIC
450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS NIKKIASIMP@USICLLC.COM
LOWER MORELAND TOWNSHIP
640 RED LION ROAD
HUNTINGDON VALLEY, PA. 19006
CONTACT: CHRISTOPHER HOFFMAN choffman@lower-moreland.org
VERIZON PENNSYLVANIA LLC
1050 VIRGINIA DR
FORT WASHINGTON, PA. 19034
CONTACT: DARLINE LEPPERD JOHNSON
OWNER OF RECORD
ALVAZ FITIM AND IN THE MIXX LLC
2137 E. Norris Street
Philadelphia, PA 19125



NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS			

205 RED LION ROAD
Lower Moreland Township
Huntingdon Valley, PA 19006
Tax Parcel 41-00-07795-00-3

prepared for:
Tim Ajvazi
Suburban Home Builders
2532 Ambler Street, Unit D
Philadelphia, PA 19125
ph: (215) 696-0385

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: August 28, 2020
Scale: 1" = 10'-0"
10' 5' 0'

Sheet Title: PROPOSED SUBDIVISION PLAN
Sheet: 1 of 1

JAMES F. HENRY, PLS
PA Registered Professional Land Surveyor No. SU-056807

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON 11/11/2019 (DATE); THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY OR EASEMENTS EXIST EXCEPT AS SHOWN HEREIN.