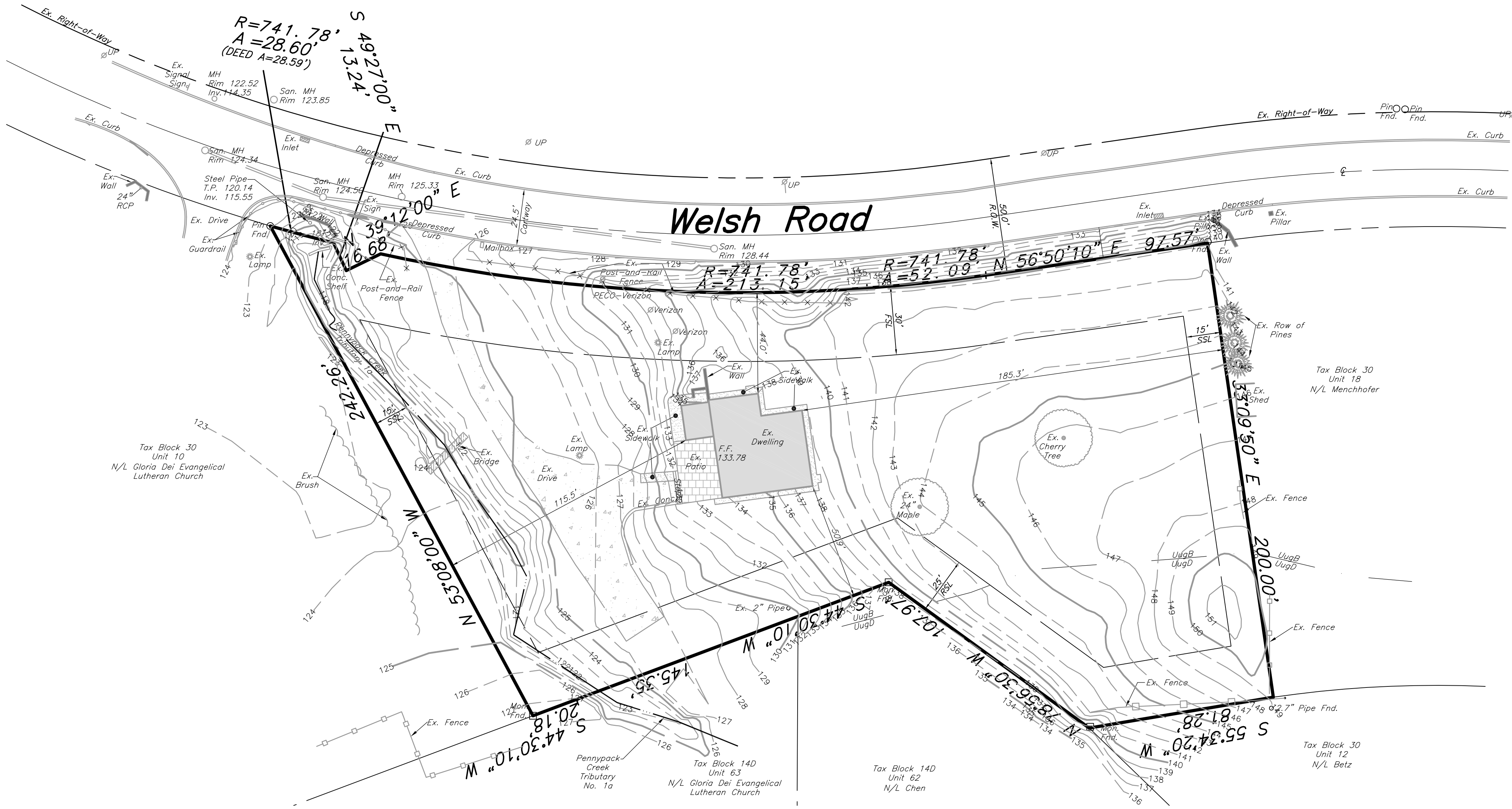
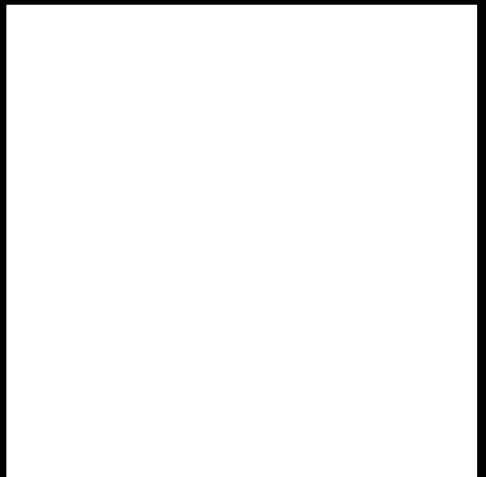
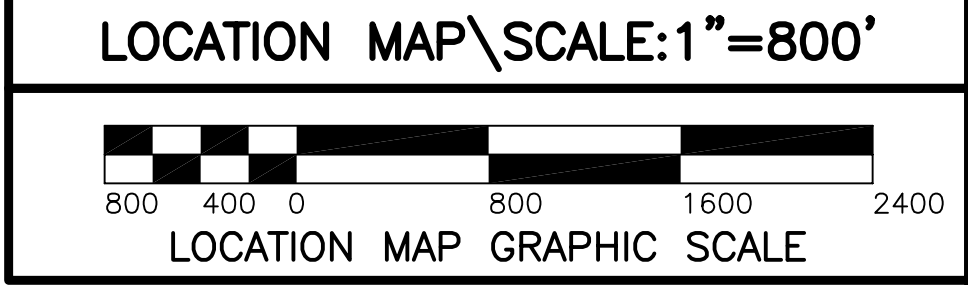
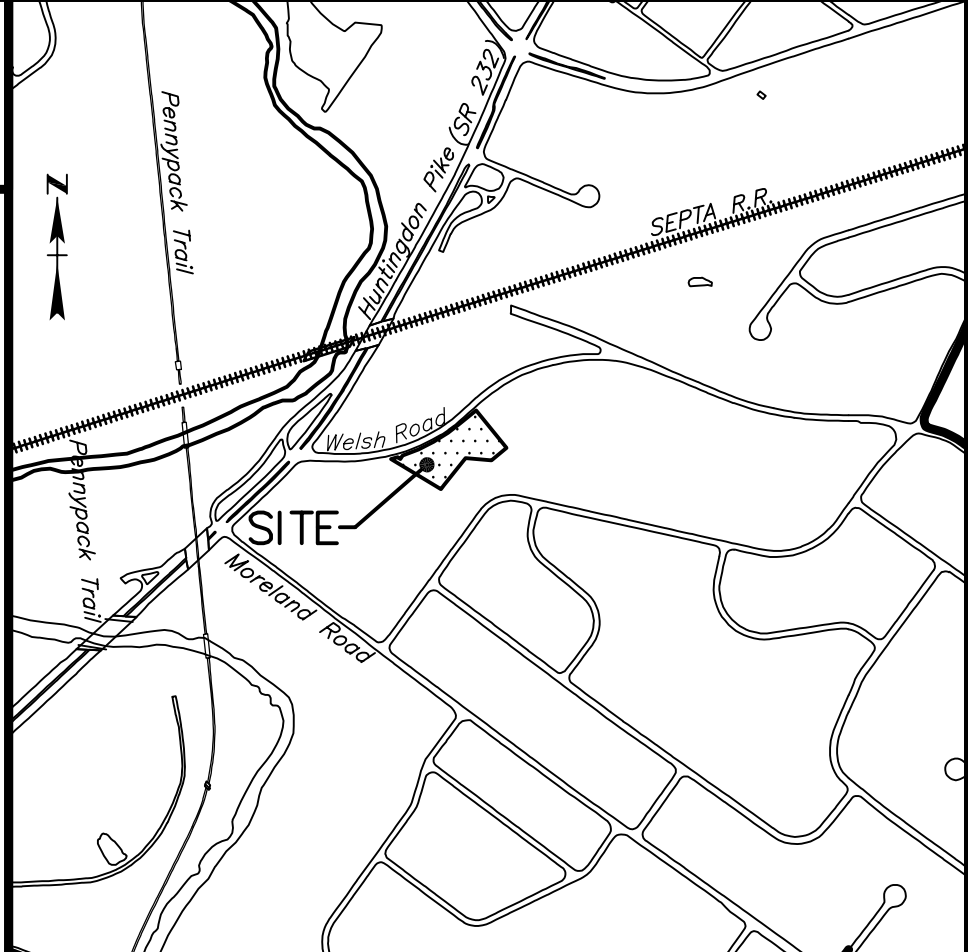


- LEGEND
- EX. BOUNDARY
 - PROP. LOT LINE
 - EX. ADJACENT OWNER
 - EX. RIGHT-OF-WAY
 - ULTIMATE RIGHT-OF-WAY
 - EX. CONTOUR - 5' INTERVAL
 - EX. CONTOUR - 1' INTERVAL
 - BUILDING SETBACK LINE
 - EX. BUILDING
 - EX. SIDEWALK/CONCRETE
 - EX. EDGE OF PAVING/DRIVE
 - EX. FENCE
 - EX. SANITARY LINE
 - EX. SOILS LINES



Township	County	Project Number	Sheet Number	Scale	By
LWR MORELAND	MONTGOMERY	3-17-23	2	1"=30'	CEC/NTR

PLAN OF EXISTING CONDITIONS
PREPARED FOR
560 WELSH ROAD
ProTract
Engineering, Inc.
64 East Moreland Avenue, P.O. Box 58
Hathboro, Pennsylvania 18940
Phone (215)442-9280
Fax (215)442-9288

Owner

On the _____ day of _____, 20____, before me, the
subscriber, a notary public of the Commonwealth of
Pennsylvania, residing in _____,
personally appeared Erion Mehmeti who acknowledged this plan to
be the official plan of the highways and property shown
thereon situate in the Township of Lower Moreland, Montgomery
County, Pennsylvania, and desired that this plan be recorded
according to law.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

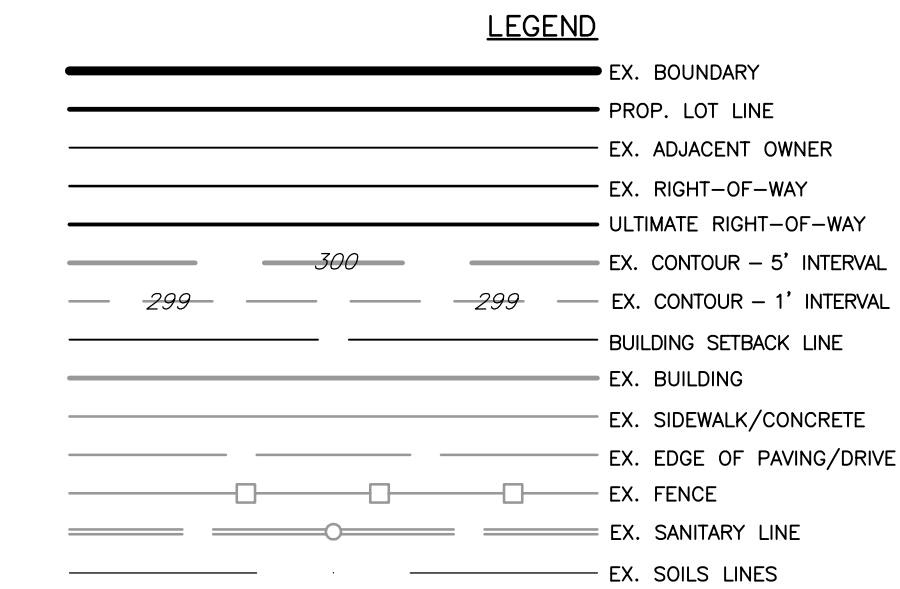
My Commission Expires_____

Recorder _____

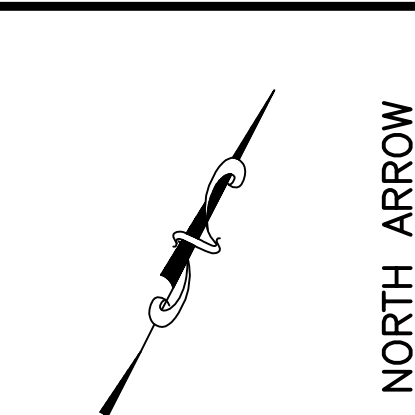
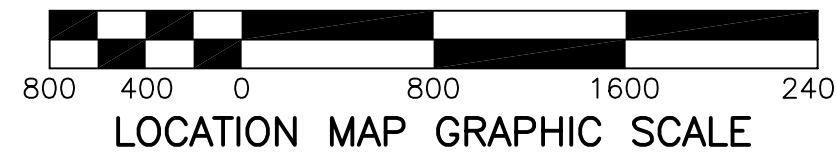
ATTEST: _____ President

Secretary

Engineer



LOCATION MAP\SCALE:1"=800'



www.paonecall.org

1. OWNER APPLICANT:
ERION MEHMETI
10906 CAREY PLACE
PHILADELPHIA, PA 19154

2. PROPERTY INFORMATION:
TAX BLOCK 30 UNIT 5
TAX PARCEL # 41-00-10051-00-6
DEED BOOK 6244 PAGE 01023 TO 01028

SITE ADDRESS:
560 WELSH ROAD
HUNTINGDON VALLEY, PA 19006

TRACT AREA = 62,780 SF (1.4412 ACRES)

3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND A SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN JANUARY, 2023.
4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING INFORMATION: ZONED RSD-4 DISTRICT; RESIDENTIAL SINGLE DETACHED-4
LOT REQUIREMENTS BASED ON PUBLIC WATER AND PUBLIC SEWER SERVICE

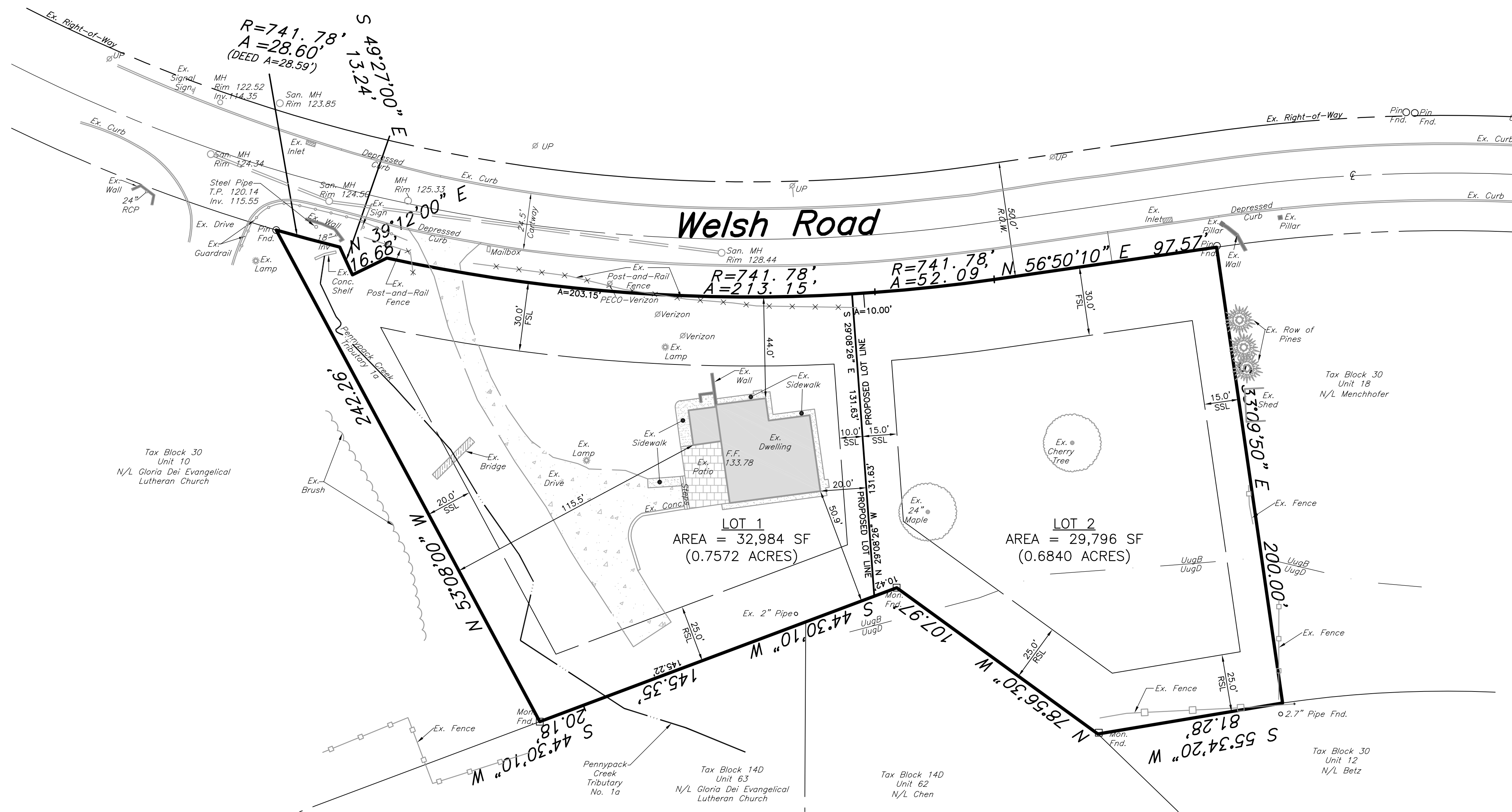
REGULATIONS	REQUIRED	EXISTING	LOT 1	LOT 2
MIN LOT AREA	12,250 SF	62,780 SF	34,285 SF	28,495 SF
MIN LOT WIDTH (● STREET)	90 FT	396 FT	245 FT	151 FT
MIN FRONT SETBACK	30 FT	44.0 FT	44.0 FT	
MIN SIDE SETBACK	30 FT	115.5 FT	30.0 FT	
MIN AGGREGATE SIDE SETBACK	30 FT	300 FT	145.5 FT	
MIN REAR SETBACK	25 FT	50.9 FT	50.9 FT	
MAX BUILDING HEIGHT	35 FT	<35 FT	<35 FT	
MAX BUILDING COVERAGE	2.7 %	2.7 %	5.1 %	
MAX LOT COVERAGE	30 %	10.0 %	18.3 %	

EXISTING IMPERVIOUS COVERAGE:		
EXIST. HOUSE	1,719 SF	(2.7%)
EXIST. DRIVEWAY	3,462 SF	
EXIST. SIDEWALKS	549 SF	
EXIST. WALLS	507 SF	
<u>EXIST. PATIO/STAIRS</u>	<u>57 SF</u>	
TOTAL EXISTING COVERAGE:	6,291 SF	(10.0%)

PROPOSED LOT 1:		
EXIST. HOUSE	1,719 SF	(5.0%)
EXIST. DRIVEWAY	3,462 SF	
EXIST. SIDEWALKS	549 SF	
EXIST. WALLS	54 SF	
<u>EXIST. PATIO/STAIRS</u>	<u>507 SF</u>	
TOTAL EXISTING COVERAGE:	6,291 SF	(18.3%)

6. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 17, SEPTEMBER 6 2022. ALL SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:
 U1 - URBAN LAND - UD(THENTIS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES)
 U2 - URBAN LAND - UD(THENTIS, SCHIST AND GNEISS COMPLEX, 8 TO 25 PERCENT SLOPES)
7. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP NUMBER 4209103186, PREPARED FOR MONTGOMERY COUNTY, PA, EFFECTIVE DATE 03/02/2016.
8. LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
9. ALL CONSTRUCTION TO CONFORM WITH LOWER MORELAND TOWNSHIP STANDARDS.

10. ANY FUTURE DEVELOPMENT OF LOT NO. 2 WILL REQUIRE BUILDING PERMIT APPLICATIONS AND A GRADING/STORMWATER PERMIT APPLICATION. THIS SUBDIVISION IS INTENDED TO CREATE A BUILDING LOT. HOWEVER, NO CONSTRUCTION, EARTH DISTURBANCE, OR ACCESS SHALL BE PERMITTED ON LOT NO. 2 UNTIL SUCH A TIME AS A BUILDING PERMIT PLAN, FILED IN COMPLIANCE WITH CHAPTER 172 OF THE LOWER MORELAND TOWNSHIP CODE IS SUBMITTED, REVIEWED AND APPROVED BY THE TOWNSHIP.



PLAN OF MINOR SUBDIVISION

PREPARED FOR
560 WELSH ROAD



ProTract
Engineering, Inc.

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