

**LEGEND**

---	EX. BOUNDARY
- - -	EX. ADJACENT OWNER
---	EX. RIGHT-OF-WAY
---	EX. SOILS LINES
---	EX. BLDG. SETBACK LINE
---	EX. BUILDING
---	EX. EDGE OF PAVING
---	EX. RIGHT-OF-WAY EASEMENT
---	PROP. EMERGENCY ACCESS EASEMENT
---	PROP. LOTLINE
---	PROP. PRIVATE STREET/DRIVE

**GENERAL NOTES:**

- OWNER APPLICANT:  
AIMEE P. SCHMUCKER  
1171 COUNTRY LANE  
HUNTINGDON VALLEY PA 19006
- TRACT 1 MAY BE IDENTIFIED AS:  
TAX BLOCK 1B UNIT 55  
TAX PARCEL # 41-00-02398-01-8  
DEED BOOK 5922 PAGE 531  
SITE ADDRESS:  
COUNTRY LANE  
HUNTINGDON VALLEY PA 19006  
TRACT AREA TO TITLE LINE = 96,412 SF (2.2133 ACRES)
- TRACT 2 MAY BE IDENTIFIED AS:  
TAX BLOCK 1B UNIT 56  
TAX PARCEL # 41-00-02398-02-7  
DEED BOOK 5922 PAGE 525  
SITE ADDRESS:  
COUNTRY LANE  
HUNTINGDON VALLEY PA 19006  
TRACT AREA TO TITLE LINE = 83,293 SF (1.9121 ACRES)
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND FIELD SURVEYS FROM MARCH AND APRIL 2013.
- 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.

**6. ZONING DATA: ZONED L-RESIDENCE DISTRICT**

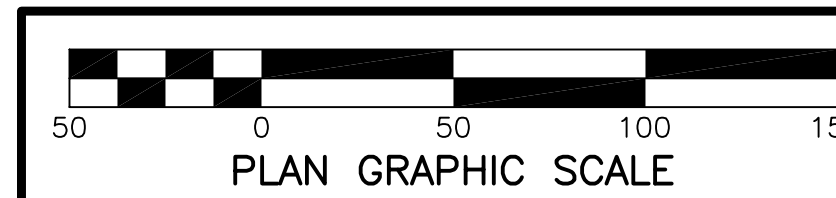
REGULATIONS	REQUIRED	TRACT 1	TRACT 2
MIN LOT AREA	18,750 SF	76,476 SF	103,228 SF
MIN LOT WIDTH	125 FT	164.3 FT	249.7 FT
(AT STREET)			
MIN FRONT YARD	50 FT	50 FT	50 FT
MIN SIDE YARD	20 FT	25 FT	25 FT
AGGREGATE SIDE YARD	50 FT	50 FT	50 FT
MIN REAR YARD	25 FT	25 FT	25 FT
MAX BUILDING HEIGHT	40 FT	<40 FT	<40 FT
MAX BUILDING COVER	20 %	<20 %	<20 %
MAX IMPERVIOUS COVER	25 %	<25 %	<25 %

- SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, 2009. SOILS ON SITE ARE CLASSIFIED: CoB, GdB, Ha, and PoE. (SEE SOILS CHART FOR DETAILS)
- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP PANEL 314 OF 451 PREPARED FOR MONTGOMERY COUNTY, PA DATED DECEMBER 19, 1998.
- LOTS ARE SERVED BY PRIVATE ON-SITE SEWER AND PRIVATE WATER.
- ALL CONSTRUCTION TO CONFORM WITH LOWER MORELAND TOWNSHIP STANDARDS.
- ANY FUTURE DEVELOPMENT OF TRACT 1 OR 2 WILL REQUIRE EITHER BUILDING PERMIT APPLICATIONS OR LAND DEVELOPMENT PLANS, BASED ON THE TYPE OF DEVELOPMENT.
- THE FOLLOWING WAIVERS FROM THE SUBDIVISION OF LAND DEVELOPMENT ORDINANCE WERE GRANTED BY RESOLUTION 13-30, DATED 8/13/13:  
180-21.B.1.0 (PARTIAL WAIVER) THAT INFORMATION (OTHER THAN THAT SHOWN) WITHIN 100/500 FEET NOT BE REQUIRED TO BE SHOWN UNLESS DEEMED RELEVANT BY THE TOWNSHIP OR ITS CONSULTANTS.  
180-28.C.180-46, 180-47, THAT WIDENING, CURBING AND SIDEWALK ALONG PAPER MILL ROAD NOT BE REQUIRED.  
180-32.A. TO ALLOW A PRIVATE DRIVE IN THE L-RESIDENCE ZONING DISTRICT, WITH RIGHT-OF-WAY AND PAVING WIDTHS AS SHOWN.

- BUILDING ENVELOPE: EACH FUTURE DWELLING AND ALL IMPROVEMENTS ASSOCIATED WITH THAT DWELLING (EXCLUSIVE OF THE ACCESS DRIVEWAY AND UTILITY CONNECTIONS) SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE AS SHOWN ON THE PLAN.

- ANY PROPOSAL FOR NEW HOME CONSTRUCTION ON TRACT 1 OR 2 OF THE SUBDIVISION SHALL BE ACCOMPANIED BY A BUILDING PERMIT APPLICATION AND EARTH DISTURBANCE PERMIT. THE APPLICATION INCLUDES GRADING, STORMWATER MANAGEMENT, EROSION AND SEDIMENTATION CONTROL MEASURES, AND BUILDING IMPROVEMENTS.

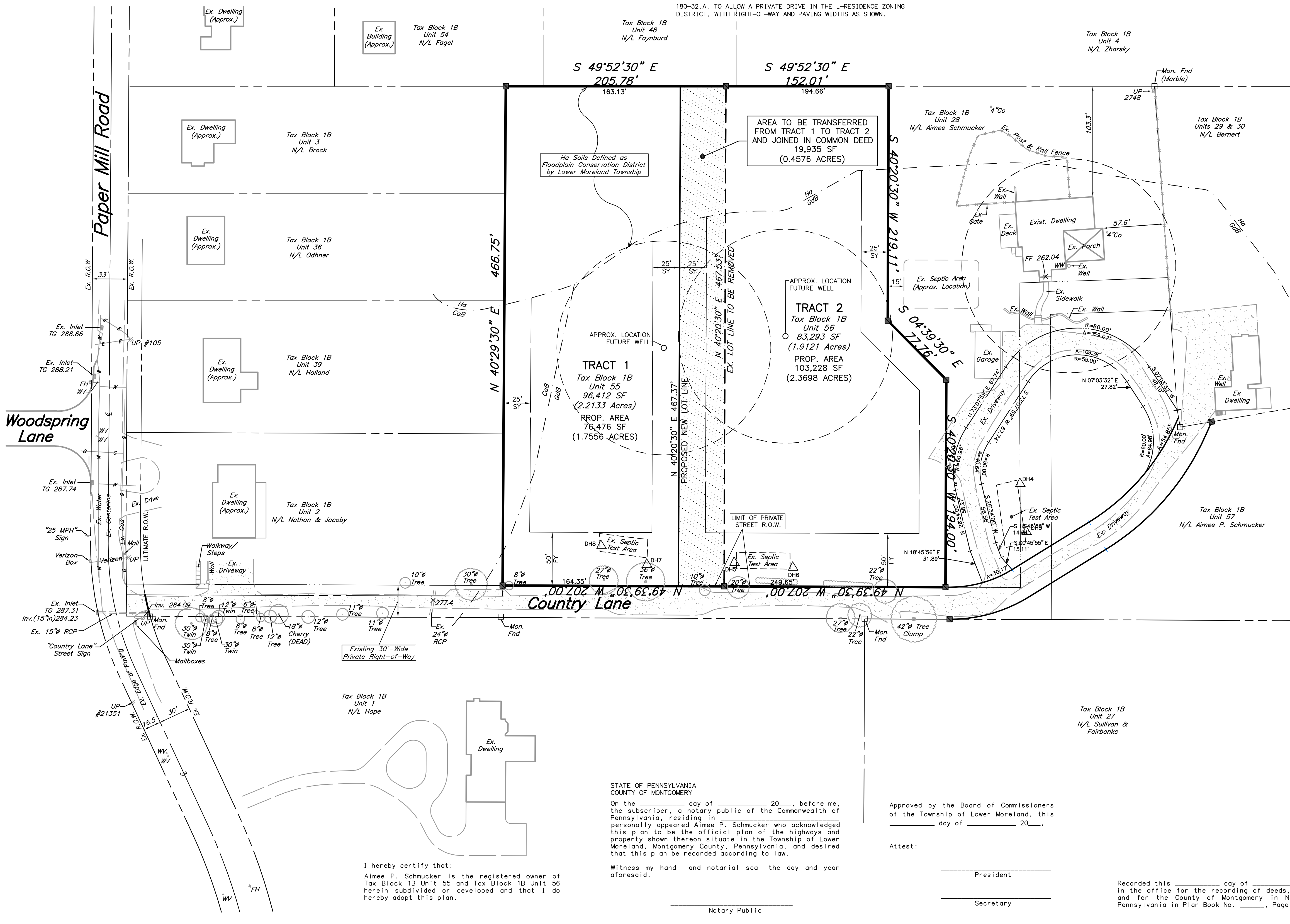
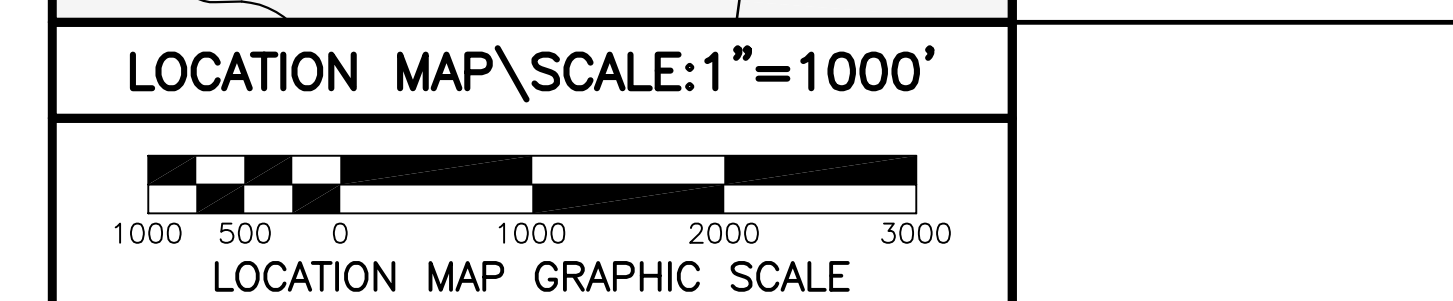
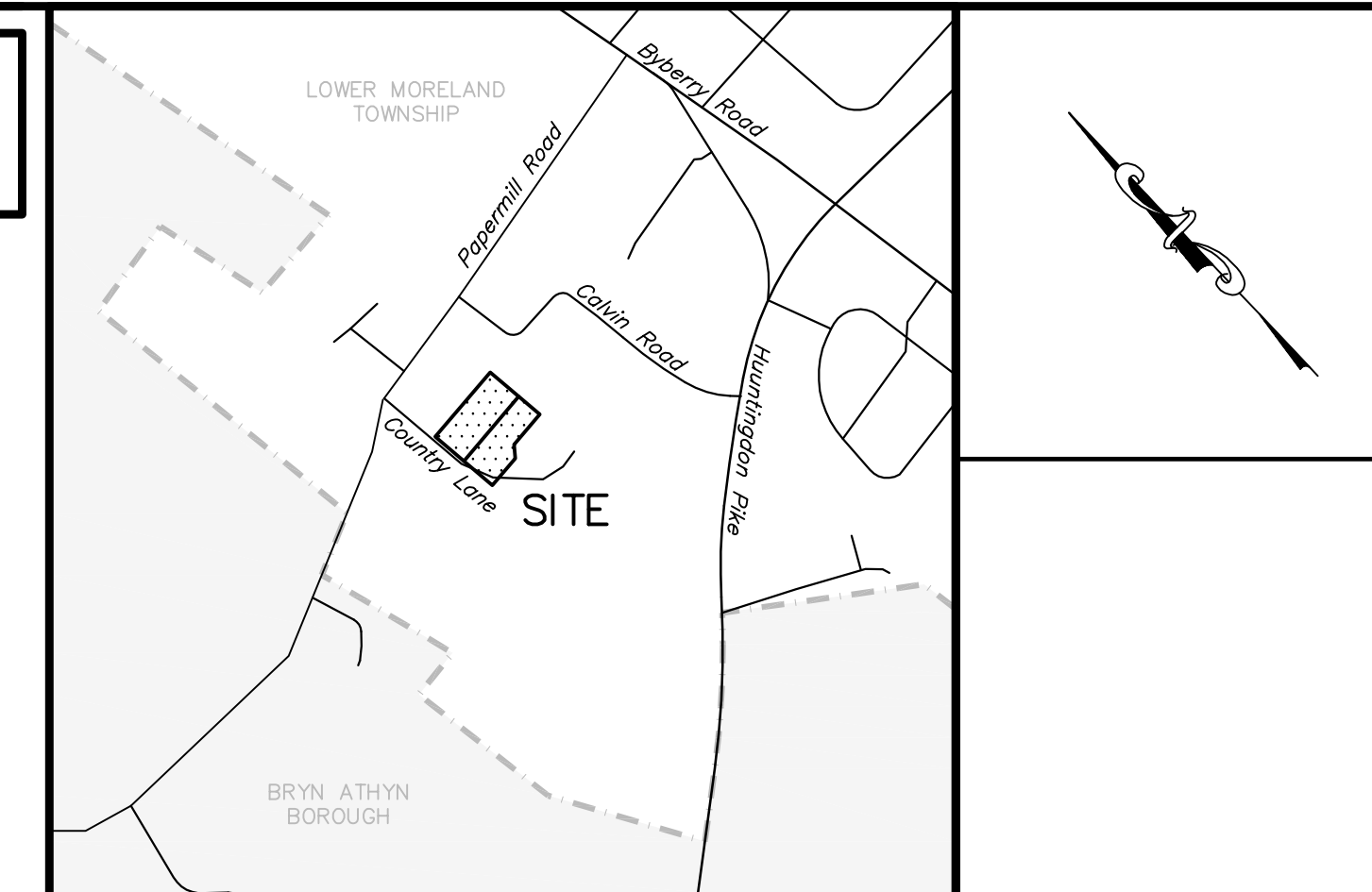
- DWELLINGS CONSTRUCTED ON TRACT 1 OR 2 SHALL BE SPRINKLERED.



**SOILS CHART**

SYMBOL	DESCRIPTION
CoB	Collin loam, 3 to 8 percent slopes
GdB	Gladstone gravelly loam, 3 to 8 percent slopes
Ha	Harboro silt loam
PaE	Parker gravelly loam, 25 to 35 percent slopes

SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, 2009.



I hereby certify that:  
Aimee P. Schmucker is the registered owner of Tax Block 1B Unit 55 and Tax Block 1B Unit 56 herein subdivided or developed and that I do hereby adopt this plan.  
  
Notary Public  
My Commission Expires \_\_\_\_\_

STATE OF PENNSYLVANIA  
COUNTY OF MONTGOMERY  
On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a notary public of the Commonwealth of Pennsylvania, residing in \_\_\_\_\_, this personally appeared Aimee P. Schmucker 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 \_\_\_\_\_

Approved by the Board of Commissioners of the Township of Lower Moreland, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Attest:  
\_\_\_\_\_  
President  
\_\_\_\_\_  
Secretary  
\_\_\_\_\_  
Engineer  
\_\_\_\_\_  
Recorder

Recorded this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the office for the recording of deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book No. \_\_\_\_\_, Page \_\_\_\_\_.

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

MCPC No. _____
CAD File Name _____
BASE.DWG
Project Number H2120
Sheet Number 1 of 1
Scale 1"=50'
Township LOWER MORELAND
County MONTGOMERY
Section 1-03-20
Block _____
Lot _____
Base DWG
Drawn/Engineer _____
EMS/NTR

**PLAN OF LOT LINE CHANGE**  
PREPARED FOR  
**AIMEE SCHMUCKER**  
**ProTract Engineering, Inc.**  
64 East Moreland Avenue, P.O. Box 68  
Harbors, Pennsylvania 19040  
Phone (215)442-8280  
Fax (215)442-8288