

I hereby certify that:
Surrey Properties LLC is the registered owner of Tax Block 7C Units 42 and 43 herein subdivided or developed and that I do hereby adopt this plan.

Surrey Properties LLC, Owner

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 _____, personally appeared Aleksandrs Lubimovs and Aida Aloian 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 _____

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 _____.

Recorder

Approved by the Board of Commissioners of the Township of Lower Moreland, this _____ day of _____, 20____,

ATTEST: _____ President

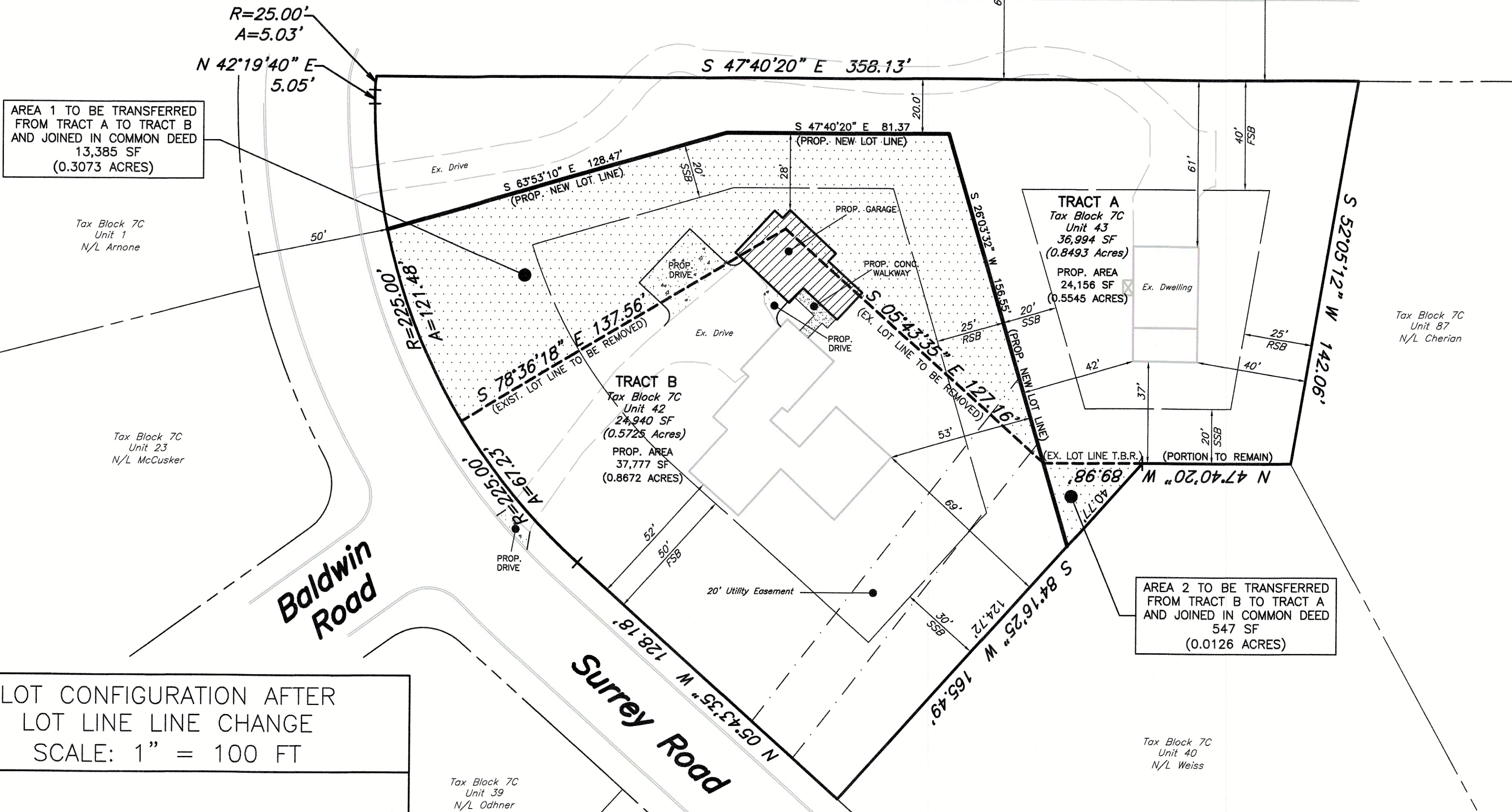
Secretary

Engineer

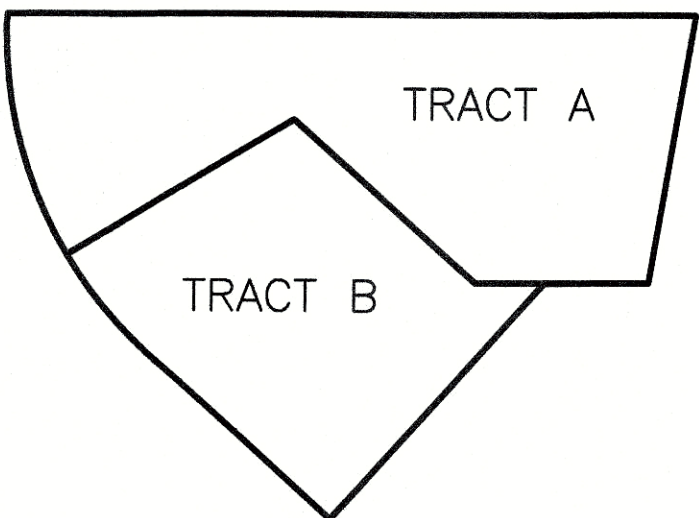
Tax Block 4
Unit 2
N/L Cass

Tax Block 4
Unit 34
N/L Macolly & Damm

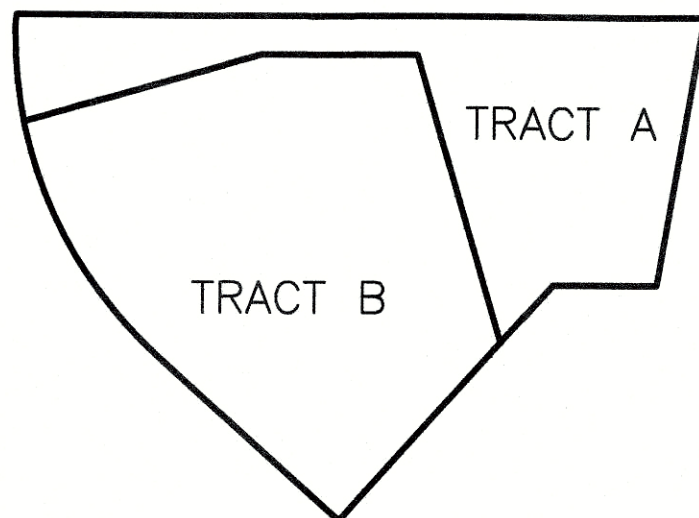
Tax Block 4
Unit 3
N/L Mariani



LOT CONFIGURATION BEFORE
LOT LINE CHANGE
SCALE: 1" = 100 FT



LOT CONFIGURATION AFTER
LOT LINE CHANGE
SCALE: 1" = 100 FT



GENERAL NOTES

- TRACT A MAY BE IDENTIFIED AS:
TAX BLOCK 7C UNIT 43
PARCEL NO. 41-00-01678-01-B
DEED BOOK 6089 PAGE 01839
SITE ADDRESS: 3475 SURREY RD
TRACT AREA = 36,994 SF (0.8493 ACRES)
OWNER:
SURREY PROPERTIES LLC
2738 ALNWICK ROAD
PO BOX 231
BRYN ATHYN, PA 19009
- TRACT B MAY BE IDENTIFIED AS:
TAX BLOCK 7C UNIT 42
PARCEL NO. 41-00-08872-00-6
DEED BOOK 6089 PAGE 01824
SITE ADDRESS: 3463 SURREY RD
TRACT AREA = 24,940 SF (0.5725 ACRES)
OWNER:
SURREY PROPERTIES LLC
2738 ALNWICK ROAD
PO BOX 231
BRYN ATHYN, PA 19009
- BOUNDARY AND PHYSICAL FEATURE LOCATIONS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD. NO TITLE SEARCH OR TITLE REPORT COMPLETED.
- ZONING INFORMATION: ZONED RESIDENTIAL DISTRICT "RSD-2" REGULATIONS

REGULATIONS	TRACT A	TRACT B
MIN LOT AREA	18,750 SF	24,156 SF
MIN LOT WIDTH	125 FT	235 FT
MIN FRONT SETBACK	50 FT	61 FT
MIN SIDE SETBACK	20 FT	40 FT
MIN AGGREGATE SIDE SETBACK	50 FT	82 FT
MIN REAR SETBACK	25 FT	40 FT
MAX BUILDING HEIGHT	35 FT	35 FT
MAX BUILDING COVERAGE	20 %	4.2 %
MAX LOT COVERAGE	25 %	15.6 %
- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP 42091 PANEL 318 OF 451 PREPARED FOR MONTGOMERY COUNTY, PA DATED MARCH 2, 2016.
- SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 13, SEPT. 19, 2016. SOILS ON SITE ARE CLASSIFIED AS:
Urb - URBAN LAND-GLADSTONE COMPLEX, 0 TO 8 PERCENT SLOPES
- ALL CONSTRUCTION TO CONFORM WITH LOWER MORELAND TOWNSHIP STANDARDS.
- APPLICANT/OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED INSPECTIONS, AND PAY ALL REQUIRED FEES, AS OUTLINED IN LOWER MORELAND TOWNSHIP STORMWATER MANAGEMENT ORDINANCE ARTICLES V AND VI. APPLICANT IS SUBJECT TO PERFORMANCE GUARANTEES LISTED IN ORDINANCE SECTION 701.
- 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 FOR ANY CONSTRUCTION SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

PLAN OF LOT LINE CHANGE

PREPARED FOR

SURREY PROPERTIES, LLC

ProTract
Engineering, Inc.

64 East Moreland Avenue, P.O. Box 68
Havertown, Pennsylvania 19040

Phone (215)442-9230
Fax (215)442-9238

PROJECT NUMBER

H2528

DATE

7-18-19

SCALE

1"=30'

SHEET NUMBER

1 of 1

DRAWN BY

CEC/NTR

CHECKED BY

CEC/NTR

DESIGNED BY

CEC/NTR

APPROVED BY

CEC/NTR

FOR THE DIRECTOR

Montgomery County Planning Commission

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipality Planning Code.

MCPC No. _____

CERTIFIED THIS DATE

www.paonecall.org

"PA ONE CALL" MADE ON 8/24/17
SERIAL No. 20172372333

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1500-42-178

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