

VICINITY MAP
NOT TO SCALE

CONCEPT PLAN GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON A FIELD SURVEY PLAN BY BORUSIEWCZ SURVEYORS AND SITE PLANNERS, INC DATED: 12/18/16.
- APPLICANT:
HUNTINGDON VALLEY REAL ESTATE DEVELOPMENT, INC.
2855 PHILMONT AVE.
HUNTINGDON VALLEY, PA 19006
- AREA TO TITLE LINE = 171,056 S.F. OR 3.93 AC.
AREA TO ULTIMATE R.O.W. LINE = 137,453 S.F. OR 3.16 AC.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM REFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENT AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DILIGENCE.

ZONING DATA

DATA TAKEN FROM MONTGOMERY TOWNSHIP ZONING DISTRICT CLASSIFICATION - RSD-2 - RESIDENTIAL DISTRICT
PROPOSED USE: SINGLE HOME RESIDENTIAL

CRITERIA	REQUIRED	PROPOSED
MIN. AVERAGE LOT AREA	18,750 S.F.	24,300 S.F.
MIN. LOT WIDTH	125 FT	125 FT
MIN. FRONT YARD	50 FT	50 FT
MIN. SIDE YARD	50 FT/20 FT MIN.	50 FT/20 FT MIN.
MIN. REAR YARD	25 FT	25 FT
MAX. BUILDING COVERAGE	20%	1,880 S.F. (7.7%)
MAX. IMPERVIOUS	25%	7,737 S.F. (22.8%)
MAX. BUILDING HEIGHT	35 FT	<35 FT

DRAWING LEGEND

- PROPERTY LINE _____
- ADJOINING PROPERTY LINES _____
- EXISTING ROAD CENTERLINE _____
- PROPOSED ROAD CENTERLINE _____
- ULTIMATE R.O.W. _____
- PROPOSED LOT LINES _____
- PROPOSED STORMWATER MANAGEMENT _____

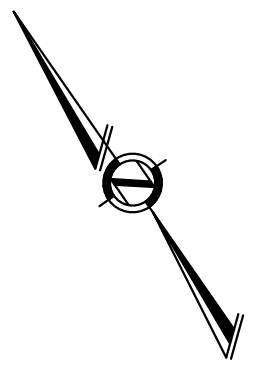
WOODLAND DISTURBANCE

TOTAL WOODED AREA: 82,446 S.F.
ALLOWED WOODLAND DISTURBANCE (50%): 41,223 S.F.
PROPOSED WOODLAND DISTURBANCE: 13,387 S.F. (16.2%)

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
CONSTRUCTION PHASE AND TO WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA1
1-800-242-1776
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 041814-E

R. A. GRAF

REV.	DATE	COMMENT



HUNTINGDON VALLEY REAL ESTATES DEVELOPMENT, INC.
PARCELS 41-00-01252-00-3 & 41-00-01252-01-2
LOWER MERION TOWNSHIP
MONTGOMERY COUNTY, PA

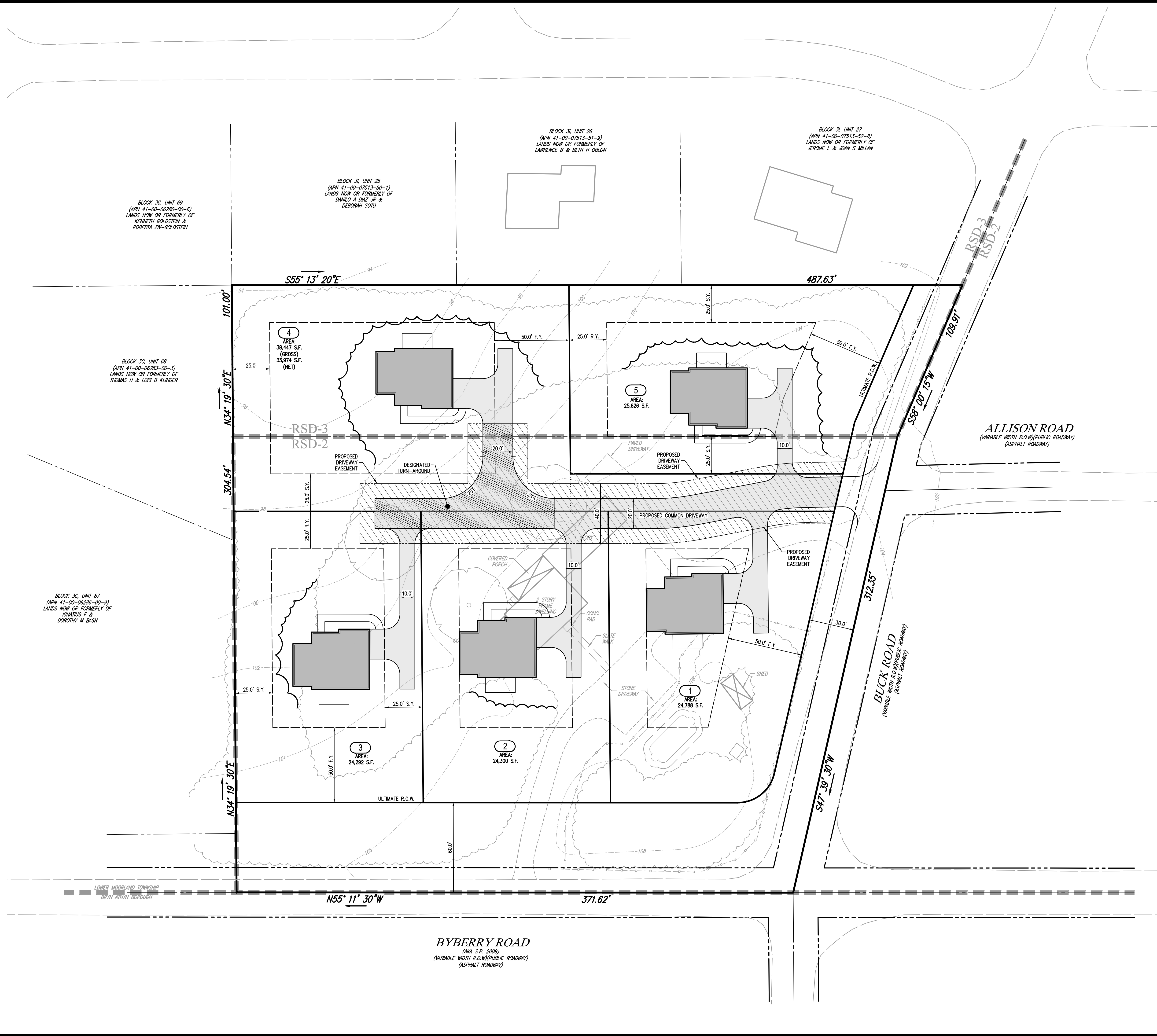
GRAF ENGINEERING, LLC
LAND DEVELOPMENT CONSULTING
410 WEST MAIN STREET, SUITE 202
P.O. BOX 110
LANSDALE, PA 19446
TEL. (267) 263-2054

SHEET TITLE:
CONCEPT PLAN 4

BUCK ROAD TRACT

SCALE(H): 1" = 30'
SCALE(V):
DRAWN BY: LEM
CHECKED BY: RAG
DATE: 9/24/2019
PROJECT No.:
6018-008

SHEET No. **1**
OF 1



BLOCK 31, UNIT 26
(APN 41-00-07513-51-8)
LANDS NOW OR FORMERLY OF
LAWRENCE B & BETH H OBLON

BLOCK 31, UNIT 27
(APN 41-00-07513-52-8)
LANDS NOW OR FORMERLY OF
JEROME L & JOAN S MILLAN

BLOCK 31, UNIT 25
(APN 41-00-07513-50-1)
LANDS NOW OR FORMERLY OF
DANIL A DIAZ JR &
DEBORAH SOTO

BLOCK 31, UNIT 69
(APN 41-00-06280-00-6)
LANDS NOW OR FORMERLY OF
KENNETH GOLDSTEIN &
ROBERTA ZIV-GOLDSTEIN

BLOCK 31, UNIT 68
(APN 41-00-06280-00-5)
LANDS NOW OR FORMERLY OF
THOMAS H & LORI B KLINGER

BLOCK 31, UNIT 67
(APN 41-00-06280-00-4)
LANDS NOW OR FORMERLY OF
IGNATIUS F &
DOROTHY M BASH

ALLISON ROAD
(VARIABLE WIDTH R.O.W./PUBLIC ROADWAY)
(ASPHALT ROADWAY)

BUCK ROAD
(VARIABLE WIDTH R.O.W./PUBLIC ROADWAY)
(ASPHALT ROADWAY)

BYBERRY ROAD
(AKA S.R. 2009)
(VARIABLE WIDTH R.O.W./PUBLIC ROADWAY)
(ASPHALT ROADWAY)