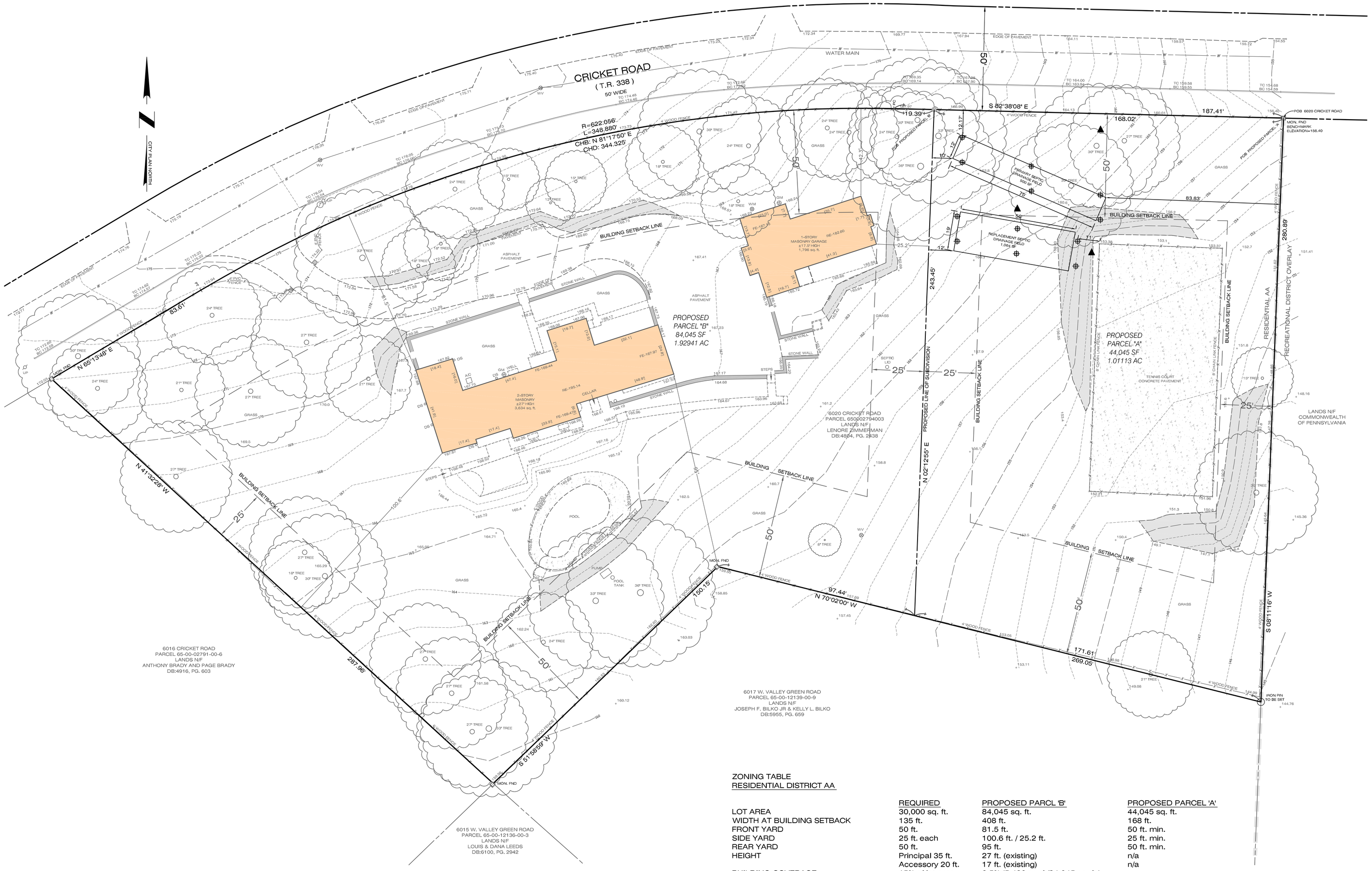

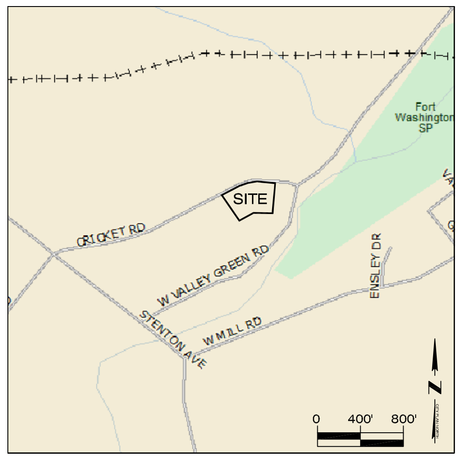

LOCATION MAP

SCALE 1"=800'

LEGEND

EXISTING FEATURES

- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN
- LIGHT STANDARD
- COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- FENCE LINE
- EXISTING BUILDINGS
- ZONING BOUNDARY LINE
- SLOPES GREATER THAN 15%
- PERCOLATION TEST
- TEST PIT

NOTES

1. Boundary and topographic information is based on a field survey performed by Ruggiero Plante Land Design on August 28, 2018.
2. The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
3. Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
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.4
5. Elevations shown on plan are based on NAVD88 datum per GPS observations. Site benchmark is a concrete monument, found at the northeastern corner of the property, elevation = 156.40.
6. The property is located within Residential Zoning District AA
7. FEMA FIRM Map 42091C0376G, effective March 2, 2016, designates the site as Zone X 'Areas determined to be outside the 0.2 % annual chance floodplain.

LOT SUMMARY

EXISTING LOT

	S.F.	AC.
6020 CRICKET ROAD	128,090	2.94054

PROPOSED PARCELS

	S.F.	AC.
PARCEL 'A'	44,045	1.01113
PARCEL 'B'	84,045	1.92941

SOURCE OF TITLE

6020 CRICKET ROAD, FLOURTOWN, PA

Deed from Albert W. Zimmermann and Leonore Zimmermann to Leonore Zimmermann, dated June 27, 1986 and being recorded in Montgomery County of Pennsylvania on July 7, 1986 as document DB:4804 PG.2438.

SOIL TYPE

DuB Duffield silt loam, 3 to 8 percent slopes

OWNER OF RECORD

6020 CRICKET ROAD
ZIMMERMANN LEONORE
6020 CRICKET ROAD
FLOURTOWN, PA. 19031

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

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					

ZONING TABLE
RESIDENTIAL DISTRICT AA

	REQUIRED	PROPOSED PARCL 'B'	PROPOSED PARCEL 'A'
LOT AREA	30,000 sq. ft.	84,045 sq. ft.	44,045 sq. ft.
WIDTH AT BUILDING SETBACK	135 ft.	408 ft.	168 ft.
FRONT YARD	50 ft.	81.5 ft.	50 ft. min.
SIDE YARD	25 ft. each	100.6 ft. / 25.2 ft.	25 ft. min.
REAR YARD	50 ft.	95 ft.	50 ft. min.
HEIGHT	Principal 35 ft.	27 ft. (existing)	n/a
	Accessory 20 ft.	17 ft. (existing)	n/a
BUILDING COVERAGE	15% of lot area	6.5% (5,430 sq. ft/84,045 sq. ft.)	

Dimensional requirements with respect to sewage disposal and water supply

	REQUIRED	PROPOSED PARCAL 'B'	PROPOSED PARCEL 'A'
LOT AREA (with approved water supply)	1.5 acres	1.9 acres	1.0 acres
ACCESSORY BUILDING SETBACK FROM PROPERTY LINES	30 ft.	25.2 ft.	n/a

6020 CRICKET ROAD

Whitemarsh Township
Montgomery County
Flourtown, PA, 19031

prepared for:
Sam Blake
Blake Development Corp.
10 E. Springfield Ave.
Philadelphia, PA, 19118

OWNER'S CERTIFICATION OF INTENT:

Know to all to whom these presents may come that _____ as the _____ of the [organization/corporation etc], and on behalf of same, does hereby adopt this plan as its plan of lots and streets and/or land development plan of its property, situate in the Township of Whitemarsh, County of Montgomery, Commonwealth of Pennsylvania and desires that it be recorded according to the laws of the Commonwealth of Pennsylvania.

_____
Name

_____
Title

COMMONWEALTH OF PENNSYLVANIA :
: ss
COUNTY OF MONTGOMERY :

On the _____ day of _____, 20___, before me, a notary public residing in Montgomery County, PA, personally appeared _____, who acknowledged himself to be the _____ of the [organization/corporation etc]., Pennsylvania, a Pennsylvania [corporation non-profit corporation], and that he as such [title] _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name and desired the same might be recorded.

_____
NOTARY PUBLIC
My Commission Expires:

Approved by the Board of Supervisors of Whitemarsh Township this _____ day of _____ 20__.

Attest: _____ Chairperson

_____ Secretary

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

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

Plan Date:
July 24, 2019

Scale: 1" = 20-0'
20' 10' 0 20'

Drawing Name:
PROPOSED SUBDIVISION PLAN
Sheet 1 of 1