

**SITE DATA**

**OWNER/APPLICANT:** JOSEPH & LAURA BEDNAR  
357 ROSS ROAD  
KING OF PRUSSIA, PA 19406  
(610) 772-3615 (CELL - JOSEPH)  
(610) 772-3616 (CELL - LAURA)  
JOSEPH@NARRVERIZON.NET  
LORRIEBEDNAR@VERIZON.NET

**PREMISES:** 357 ROSS ROAD  
BLOCK 11 UNIT 3  
TPN 58-00-01945-00-4  
DB 5292 PG 2369

**TRACT AREA:** 123.163 SF  
2.8274 ACRES

**SOILS LEGEND**

SYMBOL	DESCRIPTION
ReB	Readington Silt Loam 3-8% Slopes
BwA	Buckingham Silt Loam 0-3% Slopes
PIC	Penn-Lansdale Complex 8-15% Slopes
Pt	Pitts. Quarries

Soil Type Boundary Line

**ZONING INFORMATION**

**ZONING DISTRICT: 'HI' HEAVY INDUSTRIAL DISTRICT**

FRONT YARD: 40 FT (MIN.)  
SIDE YARD: 15 FT (MIN.)  
40 FT (AGG.)  
40 FT (MIN.)

SIDE YARD - ABUTTING STREET:  
REAR YARD: 20 FT (MIN.)  
YARD ABUTTING R OR AG DISTRICT:  
BUILDING HEIGHT: 50 FT (MAX.)  
BUILDING COVERAGE: 75 %

**ZONING DISTRICT: 'R-2' RESIDENTIAL DISTRICT**

LOT AREA: 10,000 SF (MIN.)  
LOT WIDTH (AT BUILDING LINE): 70 FT (MIN.)  
FRONT YARD: 30 FT (MIN.)  
SIDE YARD: 10 FT (MIN.)  
25 FT (AGG.)  
30 FT (MIN.)

SIDE YARD - ABUTTING STREET:  
SIDE YARD - ACCESSORY USE:  
REAR YARD: 4 FT (MIN.)  
REAR YARD - ACCESSORY USE:  
DWELLING BUILDING HEIGHT: 30 FT (MIN.)  
25 FT (MAX.)  
2.5 STORIES  
14 FT (MAX.)  
1 STORY

ACCESSORY BUILDING HEIGHT:  
BUILDING COVERAGE: 30 %  
IMPERVIOUS COVERAGE: 40 %

**VARIANCES GRANTED**

THE FOLLOWING VARIANCES TO THE UPPER MERION TOWNSHIP ZONING ORDINANCE WERE GRANTED BY THE UPPER MERION TOWNSHIP ZONING HEARING BOARD UNDER APPLICATION NO. 2013-30 ON NOVEMBER 20, 2013:

Section 165-153.A - Permitting the construction of one, single-family detached dwelling unit.

**EXISTING NON-CONFORMITIES**

**LOT 2**

1. FRONTAGE - SALDO §145-14(C)  
(17.54 FT PROVIDED VS. 50 FT REQUIRED)

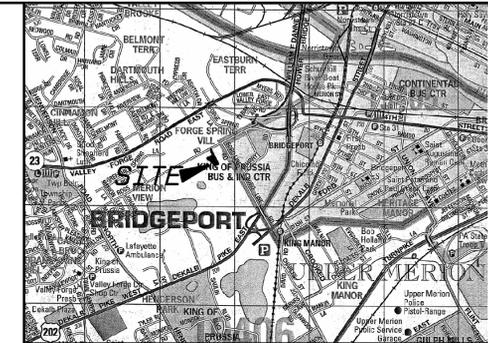
**WAIVERS REQUESTED**

**LOT 1**

1. SALDO Section 145-14(C)  
Relief from the required frontage of 50' to 17.54'.

**LOT 2**

1. SALDO Section 145-14(C)  
Reduction from the required frontage of 50' to 0'.



COMMONWEALTH OF PENNSYLVANIA: \_\_\_\_\_  
COUNTY OF MONTGOMERY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE SUBSCRIBER, IN \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGE THAT HE/SHE/HEY EXECUTED THE FOREGOING PLAN OF \_\_\_\_\_ HE/SHE/HEY IS/ARE THE OWNER(S) OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL(S) OF THE PLAN HAS/HAVE BEEN OBTAINED AND IS/ARE ENDORSED THEREON, AND THAT HE/SHE/HEY DESIRE(S) THE FOREGOING PLAN TO BE DULY RECORDED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED BY THE BOARD OF UPPER MERION TOWNSHIP SUPERVISORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

TOWNSHIP ENGINEER (REVIEWED BY) \_\_\_\_\_

I/WE HEREBY CERTIFY THAT I/WE AM/ARE THE REGISTERED OWNER(S) OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT I/WE DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED (OR DEVELOPED).

OWNERS

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME AND THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR

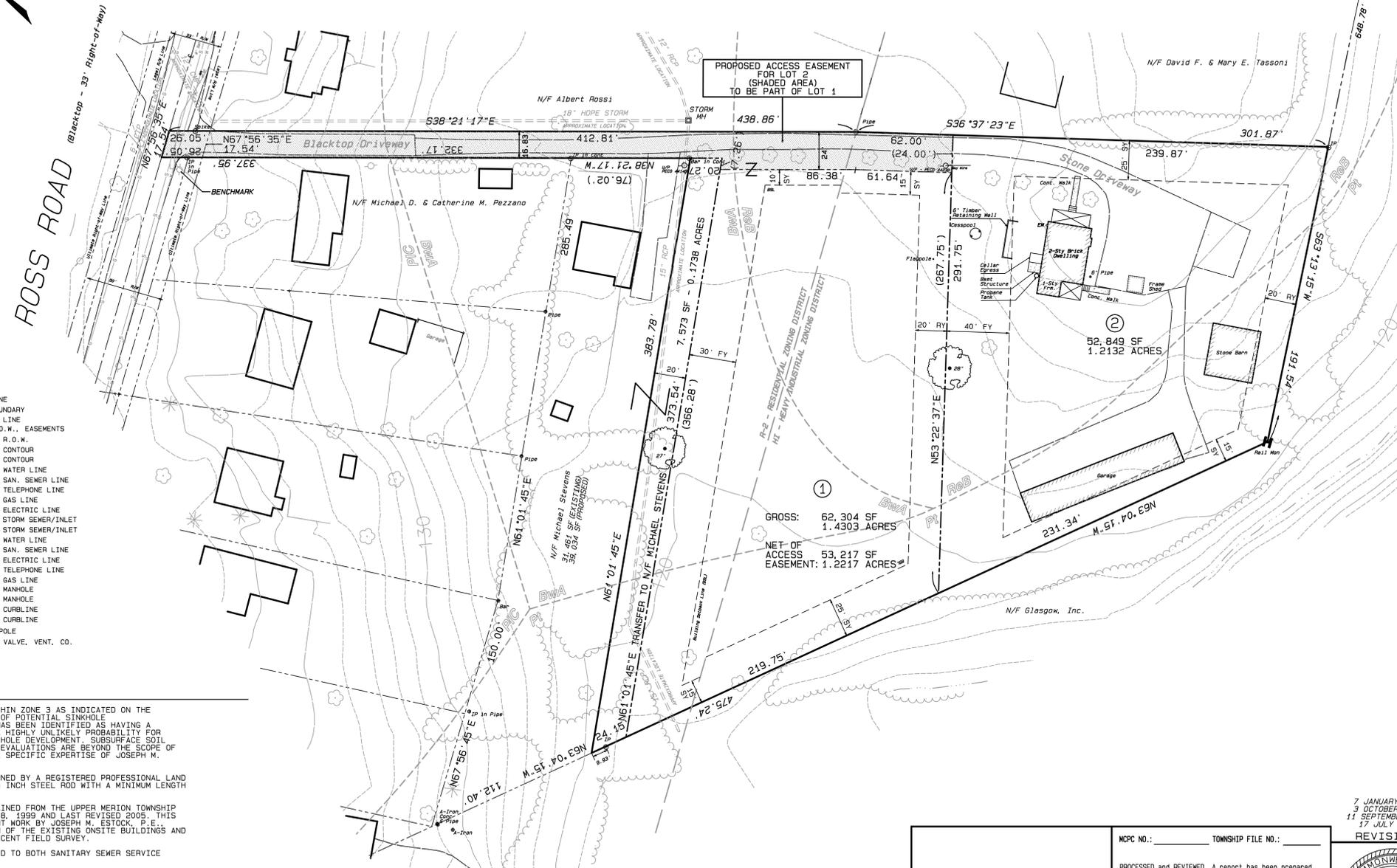
RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN NORRISTOWN, PA, IN PLAN BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**LEGEND**

---	CENTERLINE
---	TRACT BOUNDARY
---	PROPERTY LINE
---	LEGAL R.O.M., EASEMENTS
---	REQUIRED R.O.M.
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING WATER LINE
---	EXISTING SAN. SEWER LINE
---	EXISTING TELEPHONE LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRIC LINE
---	EXISTING STORM SEWER/INLET
---	PROPOSED STORM SEWER/INLET
---	PROPOSED WATER LINE
---	PROPOSED SAN. SEWER LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED GAS LINE
---	EXISTING MANHOLE
---	PROPOSED MANHOLE
---	EXISTING CURBLINE
---	PROPOSED CURBLINE
---	UTILITY POLE
---	EXISTING VALVE, VENT, CO.

**GENERAL NOTES**

- THIS PROPERTY IS LOCATED WITHIN ZONE 3 AS INDICATED ON THE UPPER MERION TOWNSHIP AREAS OF POTENTIAL SINKHOLE DEVELOPMENT MAP. THIS ZONE HAS BEEN IDENTIFIED AS HAVING A NON-KARSTIC TOPOGRAPHY AND A HIGHLY UNLIKELY PROBABILITY FOR SUBSIDENCE ACTIVITY AND SINKHOLE DEVELOPMENT. SUBSURFACE SOIL AND GEOLOGIC TESTING AND/OR EVALUATIONS ARE BEYOND THE SCOPE OF THIS WORK AND NOT WITHIN THE SPECIFIC EXPERTISE OF JOSEPH M. ESTOCK, P.E., P.L.S.
- ALL LOT CORNERS SHALL BE PINNED BY A REGISTERED PROFESSIONAL LAND SURVEYOR WITH AT LEAST A 3/4 INCH STEEL ROD WITH A MINIMUM LENGTH OF 24 INCHES.
- TOPOGRAPHIC INFORMATION OBTAINED FROM THE UPPER MERION TOWNSHIP AERIAL MAPPING DATED APRIL 8, 1999 AND LAST REVISED 2005. THIS TOPOGRAPHY DOES NOT REPRESENT WORK BY JOSEPH M. ESTOCK, P.E., P.L.S. HOWEVER, THE LOCATION OF THE EXISTING ON-SITE BUILDINGS AND UTILITIES IS BASED UPON A RECENT FIELD SURVEY.
- LOTS 1 & 2 SHALL BE CONNECTED TO BOTH SANITARY SEWER SERVICE AND PUBLIC WATER SUPPLY.
- LOT NO. 2 HEREBY GRANTS TO THE OWNERS OF LOT NO. 1 AND ITS RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, HEIRS AND REPRESENTATIVES, A PERPETUAL, NON-EXCLUSIVE, RIGHT-OF-WAY AND ACCESS EASEMENT OVER THE PROPOSED ACCESS EASEMENT FOR ACCESS, EGRESS, AND EGRESS OF VEHICLES AND PEDESTRIANS, FOR PLACEMENT OF UTILITIES AND FOR CONSTRUCTION AND MAINTENANCE.
- BENCHMARK - NAIL SET IN UTILITY POLE ON THE SOUTHEASTERLY SIDE OF ROSS ROAD. ELEVATION = 143.25 FEET BASED UPON NGVD-1929 APPROXIMATE DATUM.
- THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY LINE AND THE ULTIMATE RIGHT-OF-WAY LINE ALONG ROSS ROAD IS HEREBY OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION AT THE TIME OF TAKING.
- THIS PLAN CONTAINS A REVERSE SUBDIVISION OF THE LANDS NOW OR FORMERLY OF MICHAEL STEVENS AND THE PORTION OF LAND LABELED AS TRANSFER TO N/F MICHAEL STEVENS. THE TWO LANDS ARE TO BE COMBINED AND A DEED OF CONSOLIDATION RECORDED.



MPCC NO.: \_\_\_\_\_ TOWNSHIP FILE NO.: \_\_\_\_\_

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

RECORDER OF DEEDS

7 JANUARY 2014  
3 OCTOBER 2013  
11 SEPTEMBER 2013  
17 JULY 2013

REVISIONS

JOSEPH M. ESTOCK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
48525-E  
PENNSYLVANIA

PROJECT TITLE :  
**357 ROSS ROAD**  
UPPER MERION TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

DRAWING TITLE :  
**MINOR SUBDIVISION PLAN**

PREPARED BY :  
**JOSEPH M. ESTOCK**  
Consulting Engineers & Land Surveyors

357 South Henderson Road  
King of Prussia, PA 19406-2407  
(610) 265-3035 - Fax (610) 962-9855  
joe@josephmestock.com

SCALE: 1" = 40'  
DATE: 12 JUNE 2013  
FILE NO.: 13049  
FIELD BOOK: 317  
SHT. NO.: 1 OF 1