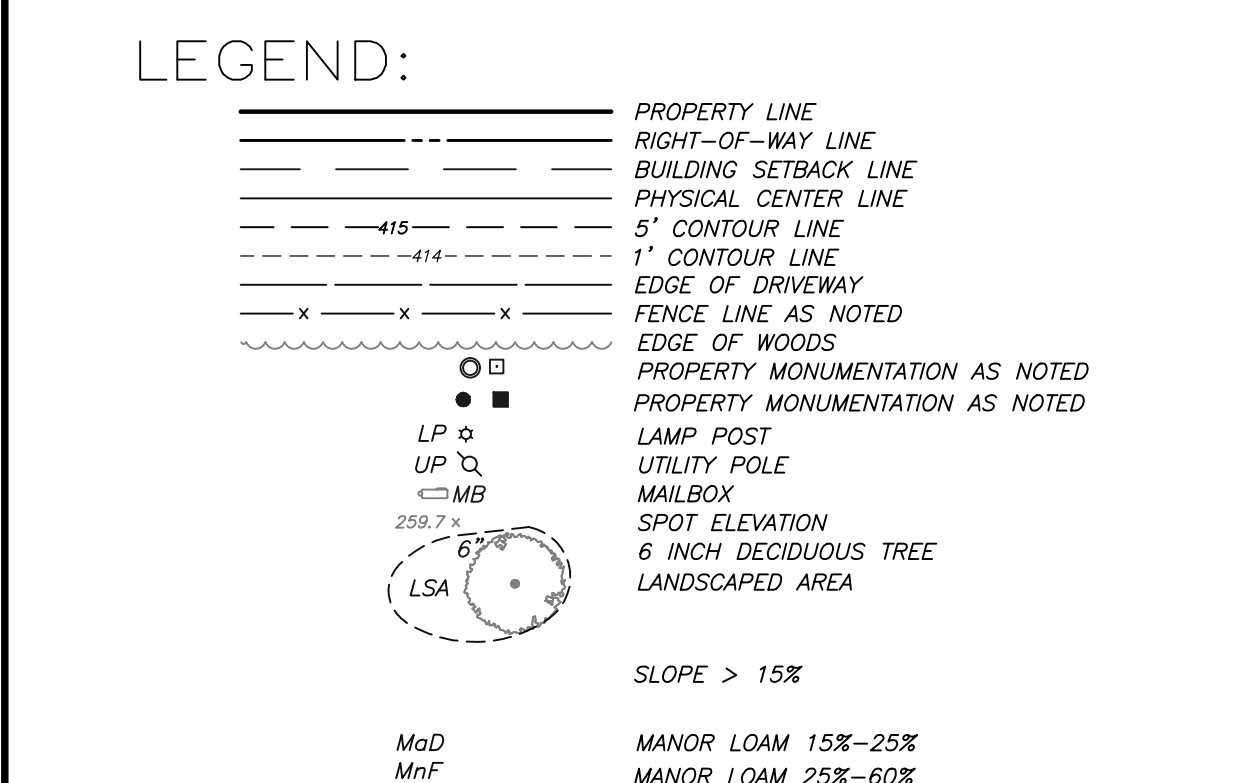


APPROVAL OF TOWNSHIP:  
 APPROVED BY THE TOWNSHIP SUPERVISORS OF THE TOWNSHIP OF UPPER MERION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 CHAIRPERSON \_\_\_\_\_ TOWNSHIP MANAGER \_\_\_\_\_

PLANNING COMMISSION REVIEW:  
 REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF UPPER MERION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 CHAIRMAN \_\_\_\_\_

REVIEW BY TOWNSHIP ENGINEER:  
 DATE TOWNSHIP ENGINEER \_\_\_\_\_



**IMPERVIOUS CALCULATIONS:**

EXISTING DWELLING/GARAGE:	3,064 SQ FT 2.3 % OF NET AREA
EXISTING ASPHALT DRIVE:	8,154 SQ FT 6.1 % OF NET AREA
EXISTING WALKS/WALL:	3,498 SQ FT 2.6 % OF NET AREA
EXISTING IN-GROUND POOL:	781 SQ FT 0.6 % OF NET AREA
EXISTING MISC. IMPERVIOUS:	394 SQ FT 0.3 % OF NET AREA
TOTAL EXISTING IMPERVIOUS:	15,892 SQ FT 11.3 % OF NET AREA

EXISTING NET NET AREA: 133,471 SQ FT OR 3.064 ACRES

**ZONING DATA:**

PER UPPER MERION TOWNSHIP, ARTICLE VI, SECTION 23  
 ZONING DISTRICT CLASSIFICATION: R-1A SINGLE-FAMILY RESIDENTIAL DISTRICT  
 ZONING NOTES:  
 1. ACCESSORY USE MUST BE LOCATED WITHIN THE REAR QUARTER OF THE LOT.  
 2. FOR ANY NON-DWELLING BUILDING OR STRUCTURE THE HEIGHT MAY BE INCREASED TO A MAXIMUM OF 65 FEET, PROVIDED THAT FOR EVERY FOOT OF HEIGHT IN EXCESS OF 35 FEET, THERE SHALL BE ADDED TO EACH YARD REQUIREMENT ONE CORRESPONDING FOOT OF WIDTH OR DEPTH.

ZONING REQUIREMENT	REQUIRED	EXISTING
MINIMUM LOT AREA	1 ACRE	3.06 ACRES (NET)
MINIMUM LOT WIDTH	175 FT	232.6 FT (AT BUILDING LINE)
MINIMUM FRONT YARD	50 FT	339.6 FT
MINIMUM FLAG LOT FRONT YARD	60 FT	N/A
MINIMUM REAR YARD	40 FT	246.3 FT
MINIMUM REAR YARD ACCESSORY USE	10 FT	N/A
MINIMUM SIDE YARD	20 FT	39.2 FT
MINIMUM SIDE YARD AGGR.	50 FT	98.6 FT
MINIMUM SIDE YARD ACCESSORY USE	10 FT	N/A
MAXIMUM BUILDING COVERAGE	15 %	2.3 %
MAXIMUM IMPERVIOUS COVERAGE	30 %	11.9 %
MAXIMUM DWELLING BUILDING HEIGHT	35 FT	< 35 FT
(2 1/2 STORIES)	(1 1/2 STORY)	N/A
MAXIMUM ACCESSORY BUILDING HEIGHT	14 FT	N/A
(1 STORY)		
MAXIMUM NON-DWELLING BUILDING OR STRUCTURE HEIGHT	35 FT	N/A
OFF-STREET PARKING	2	3

\* INCLUDES THE LOT AREA (+/- 1.7 ACRES) AND ACCESS STRIP

**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT INTO TWO LOTS. NO DEVELOPMENT IS CURRENTLY PROPOSED FOR LOT #1. DEVELOPMENT OF LOT #1 WILL BE IN THE FUTURE.
- TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES COMPLETED ON SEPTEMBER 10, 2017 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
- VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORNS NETWORK. SITE BENCHMARK IS A MAGNETIC NAIL SET AS SHOWN. SITE BENCHMARK ELEVATION=418.64'.
- HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORNS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS ( ) INDICATES DEED BEARINGS.
- THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
- THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
- RIGHT-OF-WAY WIDTHS SHOWN FROM DEEDS OF RECORD AND NOT VERIFIED BY ASH ASSOCIATES DURING THIS SURVEY.
- ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF MONTGOMERY COUNTY, PANEL 353 OF 451, MAP # 42091C0353G, REVISED MARCH 2, 2016.
- ACCORDING TO THE USDA WEB SOIL SURVEY, THE SITE IS LOCATED WITHIN THE MANOR LOAM 15%-25% (MGD) AND MANOR LOAM 25%-60% (MIF) AS SHOWN ON PLAN.
- NO OPEN SPACE IS PROPOSED WITH THIS PLAN. IT IS REQUIRED THAT FEE BE ASSESSED IN LIEU OF DEDICATED OPEN SPACE.
- AREA BETWEEN THE HUGHES ROAD CENTERLINE AND ULTIMATE RIGHT-OF-WAY IS BEING OFFERED FOR DEDICATION.
- CONCRETE MONUMENTS MEASURING 6" SQUARE TAPERING TO 4" SQUARE AT THE TOP AND 30" LONG WILL BE SET AT ALL INDICATED CORNERS. IRON PINS MEASURING 3/4" IN DIAMETER AND 24" LONG WILL BE SET AT ALL INDICATED CORNERS.
- EXISTING DWELLING HAS 3 BEDROOMS.
- EXISTING DWELLING HAS AN ATTACHED 2 CAR GARAGE.

**WAIVERS REQUESTED:**

AS PART OF THIS PLAN, WE ARE REQUESTING WAIVER FROM THE FOLLOWING REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, DUE TO THE FACT THAT NO LAND DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION:

- SS145-29.A.24 - PREDEVELOPMENT AND PRECONSTRUCTION STORMWATER RUNOFF CALCULATIONS
- SS145-29.A.25 - UTILITY CAPACITIES
- SS145-29.A.37 - FINAL EROSION AND SEDIMENTATION CONTROL PLAN
- SS145-29.B - ANALYSIS OF TRAFFIC IMPACT
- SS145-29.C - FINAL GRADING PLAN
- SS145-29.E - LANDSCAPE PLAN

PROPOSED LOT 1 1.00 ACRES (NET)	PROPOSED LOT 2 1.99 ACRES (NET)
188.63'	232.6 FT
50'	N/A
87.1 FT	N/A
246.3 FT	N/A
N/A	N/A
25'	39.2 FT
50'	98.6 FT
N/A	N/A
N/A	N/A
N/A	18.2%
N/A	< 35 FT
N/A	(1 STORY)
N/A	N/A
N/A	N/A
N/A	3

**PROPERTY INFORMATION:**

OWNER/APPLICANT: PAUL H. MUELLER & MAO ZHU ZHANG  
 TAX PARCEL: 58-00-11077-007  
 BLOCK: 41 LOT: 30  
 ADDRESS: 155 HUGHES ROAD  
 KING OF PRUSSIA, PA 19406  
 UPPER MERION TOWNSHIP  
 DOCUMENT: DEED BOOK 5732, PAGE 1004  
 EXISTING GROSS AREA: 137,359.22 SQ FT OR 3.153 ACRES  
 EXISTING NET NET AREA: 133,471.14 SQ FT OR 3.064 ACRES

**PERSONAL ACKNOWLEDGEMENT:**

COMMONWEALTH OF PENNSYLVANIA:  
 COUNTY OF MONTGOMERY:  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED PAUL H. MUELLER & MAO ZHU ZHANG, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

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

**ACCEPTANCE OF PLAN:**

WE, PAUL H. MUELLER & MAO ZHU ZHANG HAVE LAID OUT UPON MY LAND, SITUATED IN THE TOWNSHIP OF UPPER MERION, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS (SITE IMPROVEMENTS) ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

OWNER SIGNATURE (PAUL H. MUELLER) \_\_\_\_\_ OWNER SIGNATURE (MAO ZHU ZHANG) \_\_\_\_\_

**SURVEYOR CERTIFICATION**

THIS IS TO CERTIFY THAT TO MY KNOWLEDGE AND BELIEF THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON OR WILL BE SET, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER

\_\_\_\_\_  
 Landon J. Woodward  
 SU060787  
 Registration Number

\_\_\_\_\_  
 DATE

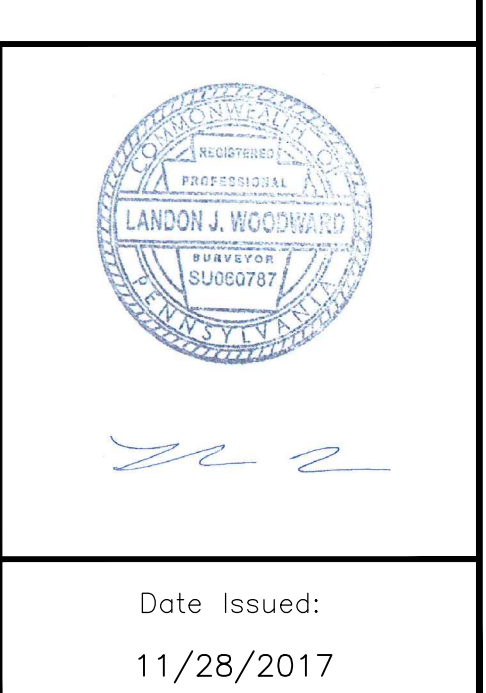
**STEEP SLOPE CALCULATION:**

PROPOSED LOT 1  
 TOTAL LENGTH OF CONTOURS: 5,859.01 FT  
 CONTOUR INTERVALS: 1 FT  
 TOTAL AREA: 1.00 ACRES  
 FORMULA: (0.0023/1)\*1\*5859.01=13.5%  
 SLOPE PERCENT: 13.5%

PROPOSED LOT 2  
 TOTAL LENGTH OF CONTOURS: 12,050.98 FT  
 CONTOUR INTERVALS: 1 FT  
 TOTAL AREA: 1.99 ACRES  
 FORMULA: (0.0023/199)\*1\*12050.98=13.9%  
 SLOPE PERCENT: 13.9%



Revisions		
2	11/29/17	TOWNSHIP COMMENTS
1	11/14/17	ONE CALL UTILITY ADDED
No.	Date	Remarks



Date Issued:  
 11/28/2017

**MONTGOMERY COUNTY PLANNING COMMISSION:**

MPC 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:**

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_ ON \_\_\_\_\_ 20\_\_\_\_  
 COUNTY RECORDER OF DEEDS

FINAL SUBDIVISION  
**MUELLER - ZHANG PROPERTY**  
 155 HUGHES ROAD  
 KING OF PRUSSIA, PA 19406  
 UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

American Surveying  
**ASH ASSOCIATES**  
 Heritage

ASH ASSOCIATES, INC.  
 765 TENNIS AVENUE  
 AMBLER, PA 19002  
 PH: 215.367.5261  
 WWW.ASHASSOCIATES.NET

SCALE: 1" = 30'  
 PROJECT NO. 3314  
 DATED: 11/3/2017  
 DRAWING NO. 1 OF 1