

CDC	ACT 287, AS AMENDED, TABLE OF CONTACTS	RESPONSE: 6/22/23	INITIALS
BP	COMCAST CABLE MONTGOMERY COUNTY	CLEAR - NO FACILITIES	UQ-WEBSVC
HRA	COMCAST CABLE	CLEAR - NO FACILITIES	UQ-WEBSVC
KC	PECO AN EXELON COMPANY	FIELD MARKED	CLS-WEBSVC
NO	NORTH WALES WATER AUTHORITY	CLEAR - NO FACILITIES	MG-WEB
UPI	UPPER GWYNEDD TOWNSHIP	CLEAR - NO FACILITIES	RH-MOBILE
YI	VERIZON PENNSYLVANIA LLC	CLEAR - NO FACILITIES	PRA-WEBSVC

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK, AS PER PENNSYLVANIA ACT 287, CONTACTED 06/22/2023, SERIAL # 20231731882.

#### DRAWING LIST:

1 of 2 RECORD PLAN  
2 of 2 EXISTING FEATURES PLAN

#### SURVEYOR CERTIFICATION

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

DATE \_\_\_\_\_ ROBERT M. COHRAC  
REGISTERED ENGINEER OR SURVEYOR

(SEAL)

#### ZONING

R-2 RESIDENTIAL DISTRICT  
PROPOSED USE: SINGLE FAMILY

	REQUIRED	EXISTING	PROPOSED	
			LOT #1	LOT #2
LOT AREA =	21,780 S.F. MIN.	83,477 S.F.	27,980 S.F.	49,247 S.F. (GROSS 55,497 S.F.) ACCESS STRIP = 6,230 S.F.
LOT WIDTH =	120' MIN.	136.92'	111.92' *	120' MIN.
BUILDING HEIGHT =	35' MAX.	35.0'	35.0'	35.0'
FRONT YARD =	50' MIN.	90.7'	90.7'	50' MIN.
SIDE YARD =	25' MIN.	41.6'	25.1'	50' MIN. **
REAR YARD =	50' MIN.	487.9'	127.6'	50' MIN.
BUILDING COVERAGE =	20% MAX.	2%	6.2%	20% MAX.
IMPERVIOUS COVERAGE =	80% MAX.	7%	22.5%	80% MAX.

#### Impervious Coverage Calculations

Exist. Building	
House	1,184 s.f.
Garage	480 s.f.
Shed	64 s.f.
TOTAL	1,728 S.F.

Exist. Driveway	3,321 s.f.
Exist. Stone	356 s.f.
Exist. Paving	262 s.f.
Exist. Porch	48 s.f.
Exist. Patio	578 s.f.
TOTAL	4,563 S.F.

SECTION 195-27 B.(4)(b) THE MINIMUM LOT WIDTH MAY BE REDUCED TO 100' AS PROVIDED UNDER THE LOT AVERAGING PROVISION IN THE ZONING CODE.

\*\* FLAG LOT SIDE YARD WIDTH.

#### GENERAL NOTES:

1. BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY CHAMBERS ASSOCIATES, INC., AND REPRESENTS THE COMPILATION OF RECORDED INFORMATION AND AN ACTUAL SURVEY COMPLETED IN JUNE 2023.

2. PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, AND RESTRICTIONS ETC. CONTAINED THEREIN, RECORDED OR UNRECORDED.

3. REFERENCES:

4. TOPOGRAPHIC FEATURES SHOWN HEREON WERE PREPARED BY CHAMBERS ASSOCIATES, INC. AND REPRESENT AN ACTUAL SURVEY CONDUCTED IN JUNE 2023.

SITE BENCHMARK: ASSUMED DATUM.

5. SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 42081C0259-G WITH THE DATE OF IDENTIFICATION OF MARCH 2, 2016, FOR COMMUNITY NO. 420856, UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SAID PREMISES IS SITUATED.

ZONE "X" INDICATED AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

6. TAXES: 1327 E. PROSPECT AVENUE  
TAX MAP BLOCK 290 UNIT 19  
T.M.P. 56-00-07150-00-3  
DEED BOOK 5631 PAGE 2729

7. AREA GROSS 88,900 S.F. OR 2.0 ACRES OF LAND MORE OR LESS.  
NET 83,477 S.F. OR 1.92 ACRES OF LAND MORE OR LESS.

8. PROPERTY IS TO BE SERVICED BY PUBLIC WATER.  
PROPERTY IS TO BE SERVICED BY PUBLIC SANITARY SEWER.

9. NO FENCES, HEDGES, TREES, SHRUBBERY, WALLS, PLANTINGS OR OTHER OBSTRUCTIONS SHALL BE LOCATED OR PERMITTED WITHIN THE STREET RIGHT-OF-WAY.

10. THE AREA BETWEEN THE EXISTING LEGAL RIGHT-OF-WAY AND THE PROPOSED ULTIMATE RIGHT-OF-WAY ALONG E. PROSPECT AVENUE IS HEREBY OFFERED FOR DEDICATION IN PERPETUITY TO THE AGENCY, HAVING JURISDICTION AT THE TIME OF FORMAL DEDICATION (AREA = 1,164 S.F.)

11. A DETAILED GRADING, EROSION & SEDIMENT CONTROL & STORMWATER MANAGEMENT PLANS WILL BE SUBMITTED WITH BUILDING PERMIT APPLICATION FOR LOT #2.

12. IRON PINS TO BE SET AT ALL PROPERTY CORNERS.

MCPC No. \_\_\_\_\_

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

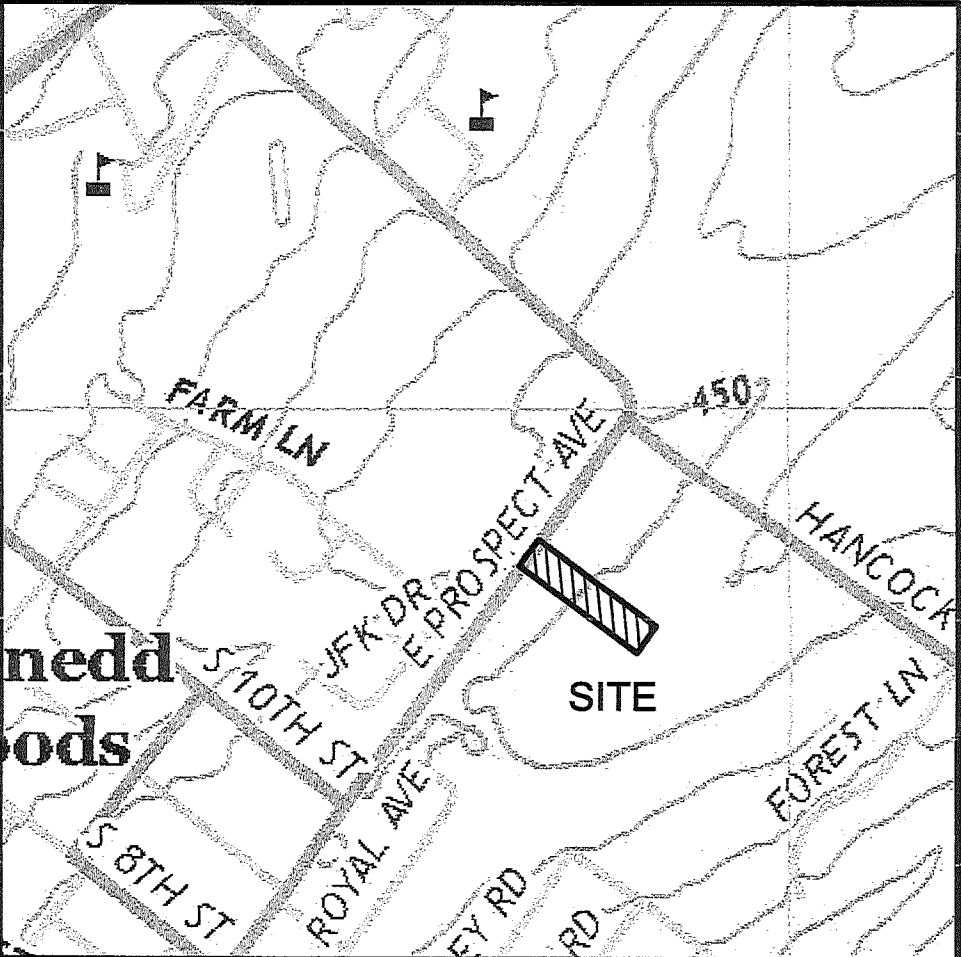
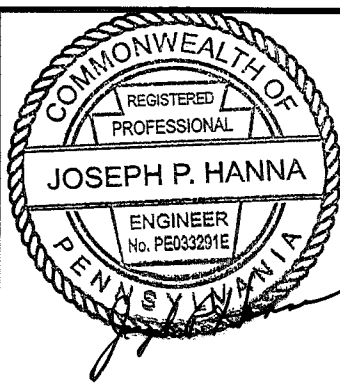
Certified this date \_\_\_\_\_

For the Director

Montgomery County Planning Commission

#### OWNER / APPLICANT:

ALEXANDER KONONCHUK  
1327 E. PROSPECT AVE.  
NORTH WALES, PA. 19454



U.S.G.S. QUADRANGLE  
LANSDALE  
1"=800'

#### BOARD OF COMMISSIONERS CERTIFICATION

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER GWYNEDD TOWNSHIP  
THIS \_\_\_\_ DAY OF \_\_\_\_\_

DENISE M. HULL  
PRESIDENT

SANDRA BROOKLEY ZADILL  
SECRETARY

#### TOWNSHIP ENGINEER CERTIFICATION

REVIEWED BY THE TOWNSHIP ENGINEER ON THE DAY OF \_\_\_\_\_

ISAAC KESSLER  
TOWNSHIP ENGINEER

#### RECORDING CERTIFICATE

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE  
COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA,  
IN PLAN FILE CASE \_\_\_\_\_ D.B. NO. \_\_\_\_\_ PAGE \_\_\_\_\_

#### ACKNOWLEDGEMENT OF INTENT:

I, ALEXANDER KONONCHUK, HAVE LAID OUT UPON MY LAND SITUATED IN THE UPPER GWYNEDD TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2023.

ALEXANDER KONONCHUK

#### COUNTY OF MONTGOMERY COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC:

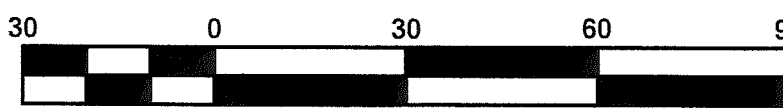
ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2023, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED \_\_\_\_\_ KONONCHUK, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN UPPER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_ 20\_\_\_\_.



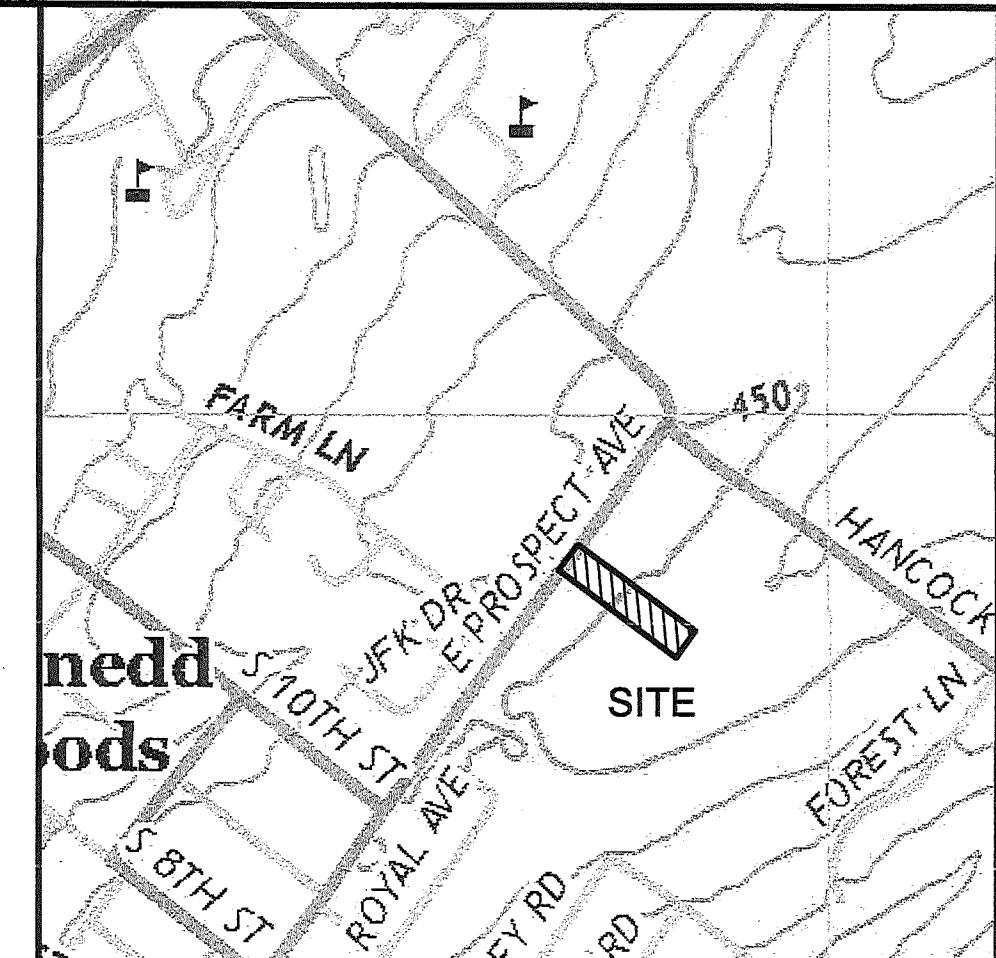
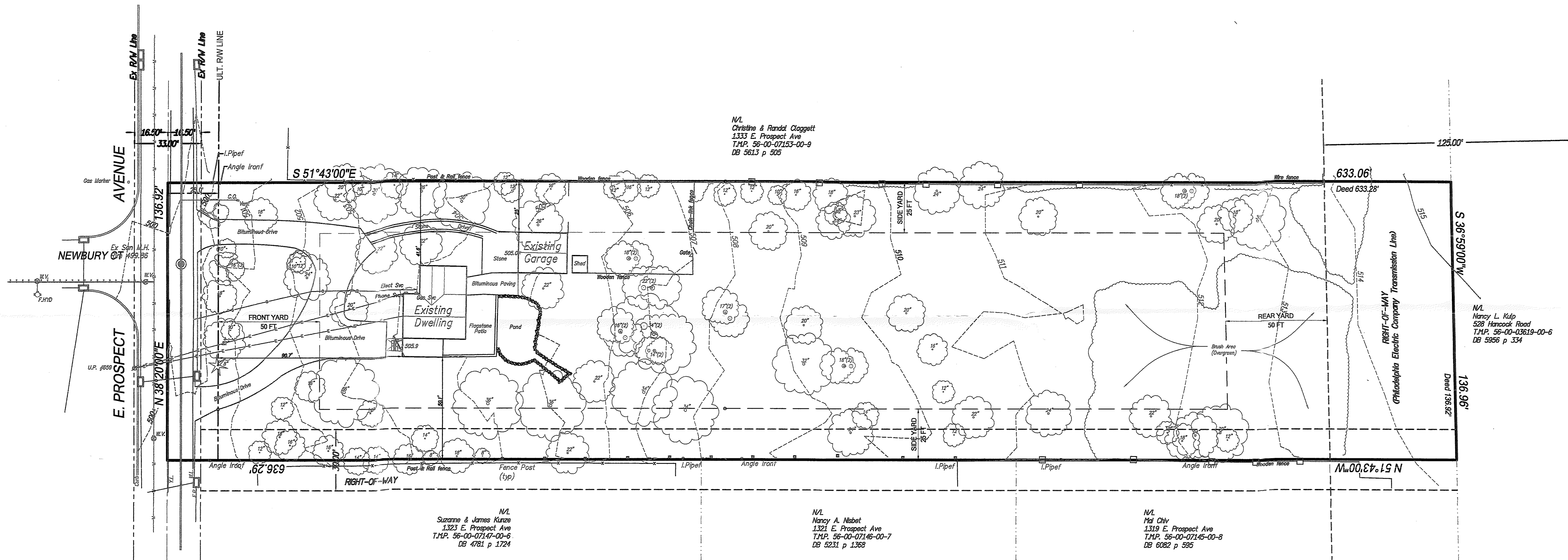
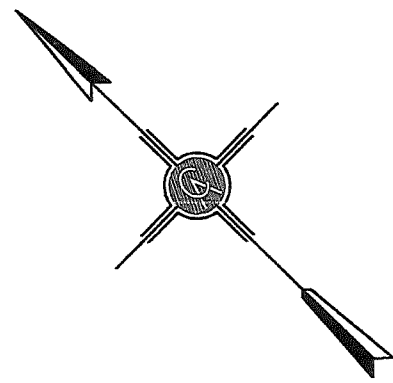
GRAPHIC SCALE

#### MINOR SUBDIVISION RECORD PLAN

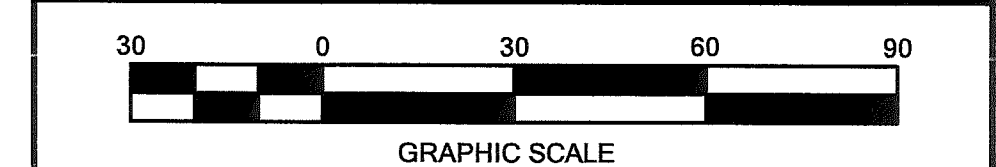
PREPARED FOR  
**1327 E. PROSPECT AVENUE**  
UPPER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

**Chambers Associates, Inc.**  
Consulting Engineers and Surveyors  
2902 Skippack Pike P.O. Box 678  
Worcester, PA 15490-0678  
484-991-8187

SCALE	DATE	JOB	DRAWING NO.
1"=30'	7-10-23	1022-001	SHEET 1 of 2
MANAGER:	JPH	DRAWN BY:	JAS



U.S.G.S. QUADRANGLE  
LANSDALE  
1"=800'



NO.	DATE	DESCRIPTION	BY

MINOR SUBDIVISION  
EXISTING FEATURES PLAN  
PREPARED FOR  
**1327 E. PROSPECT AVENUE**  
UPPER GWYNEDD TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

**Chambers Associates, Inc.**  
Consulting Engineers and Surveyors  
2962 Skippack Pike P.O. Box 678  
Worcester, PA 19400-0678  
484-991-8187

SCALE	DATE	JOB	DRAWING NO.
1"=30'	7-10-23	1022-001	SHEET 2 of 2
MANAGER: JPH		DRAWN BY: JAS	

OWNER / APPLICANT:  
ALEXANDER KONONCHUK  
1327 E. PROSPECT AVE.  
NORTH WALES, PA 19454