

LOCATION MAP
N.T.S.

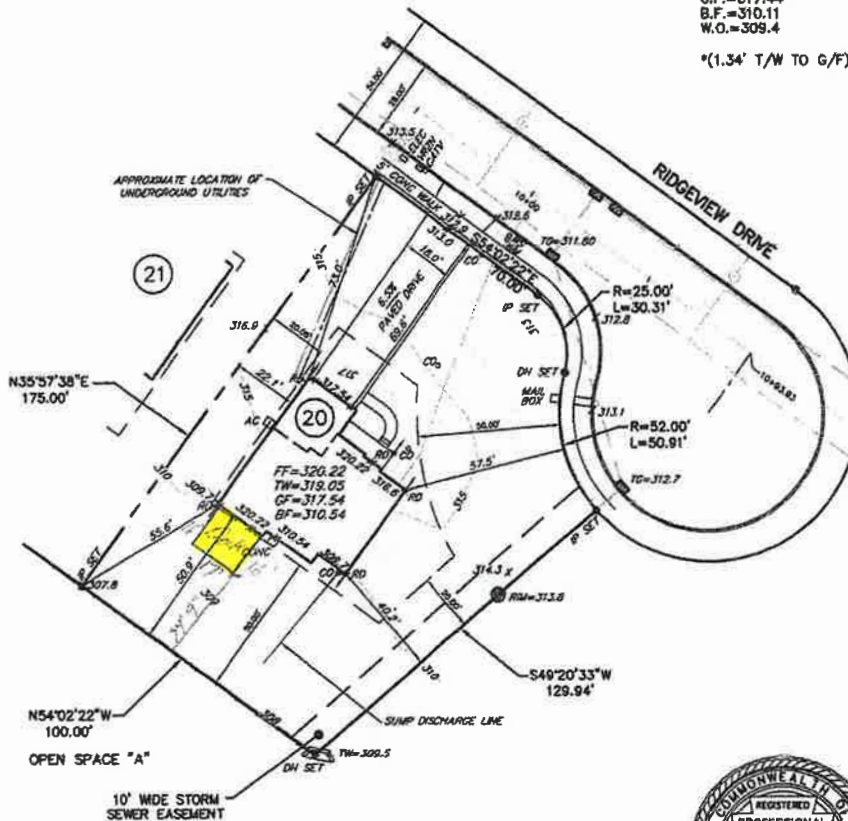
SURFACE TABULATION CHART:		
LOT AREA = 19,368 SF		
BUILDING	S.F. = 2,394.9	12.4%
DRIVEWAY	S.F. = 1,270.2	6.5%
WALK/CONC	S.F. = 93.6	0.5%
TOTAL	S.F. = 3,758.7	19.4%
MAXIMUM BUILDING AREA 20%		

EXISTING SITE ZONING: 195-12 R-2 RESIDENTIAL DISTRICT
ZONING DESIGN UNDER: 195-19. PSR PLANNED SINGLE-FAMILY RESIDENTIAL DISTRICT

	REQUIREMENT	AS-CONSTRUCTED
MIN. LOT AREA	17,400 SF	19,368 SF
MIN. LOT WIDTH	100 FT @ BLDG LINE	>100 FT
MIN. BUILDING AREA	20% OF LOT AREA	(SEE CHART)
MIN. FRONT YARD	50 FT	57.5'
MIN. SIDE YARD	20 FT EACH	22.1'
MIN. REAR YARD	50 FT	50.9'

PROPOSED ELEVATIONS:
F.F. = 319.95
T.W. = 318.78
G.F. = 317.44*
B.F. = 310.11
W.O. = 309.4

*(1.34' T/W TO G/F)



NOTES:

- 1) ALL EXISTING, PROPOSED AND DESIGN INFORMATION WAS OBTAINED FROM THE FOLLOWING PLANS: "FINAL LAND DEVELOPMENT PLAN, GWYNEDD RIDGE", PREPARED BY WOODROW & ASSOCIATES, INC. DATED JULY 10 2017, LAST REVISED JULY 6, 2018.
- 2) HOMEOWNERS ASSOCIATION HAS RIGHTS TO STORM SEWER EASEMENT. NO PLANTINGS OR PERMANENT STRUCTURES MAY BE CONSTRUCTED IN THIS EASEMENT. EASEMENT TO BE MAINTAINED AS A LAWN AREA.
- 3) SITE BENCHMARK IS AN EXISTING SANITARY SEWER MANHOLE #405 LOCATED AT THE INTERSECTION OF RIDGEMONT AVENUE AND GREEN STREET. SANITARY MANHOLE INVERT = 304.39.
- 4) BEFORE DRAFTING FINAL OCCUPANCY PERMIT FOR BUILDING, BUILDING LOTS SHALL BE FINISH GRADED AND STABILIZED WITH PERMANENT GROUND COVER.
- 5) AS-CONSTRUCTED SURVEY WAS PERFORMED BY CARROLL ENGINEERING CORPORATION ON 11-06-20 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.

AS-CONSTRUCTED BLDG PLAN
GWYNEDD RIDGE

LOT 20 (831 RIDGEMONT DRIVE)
TMP# 58-00-00067-18-1
SITUATED IN
UPPER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED FOR
PULTE HOMES
150 ALLEN ROAD, SUITE 303
BASKING RIDGE, NJ 07920

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DSG BY	DATE	DRAWER NUMBER
DWN BY B.P.H.	11-10-20	
CKD BY S.R.M.	JOB NO 18-1436	CADD FILE 181436-0006
	SCALE 1"=40'	SHEET 1 OF 1 SHEETS



Thomas A. Watkins
THOMAS A. WATKINS SU-037825-E

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NO.	DATE	DESCRIPTION	INITIALS
1.	11-13-20	UPDATE PER REVIEW LETTER DATED 11-13-20	B.P.H.