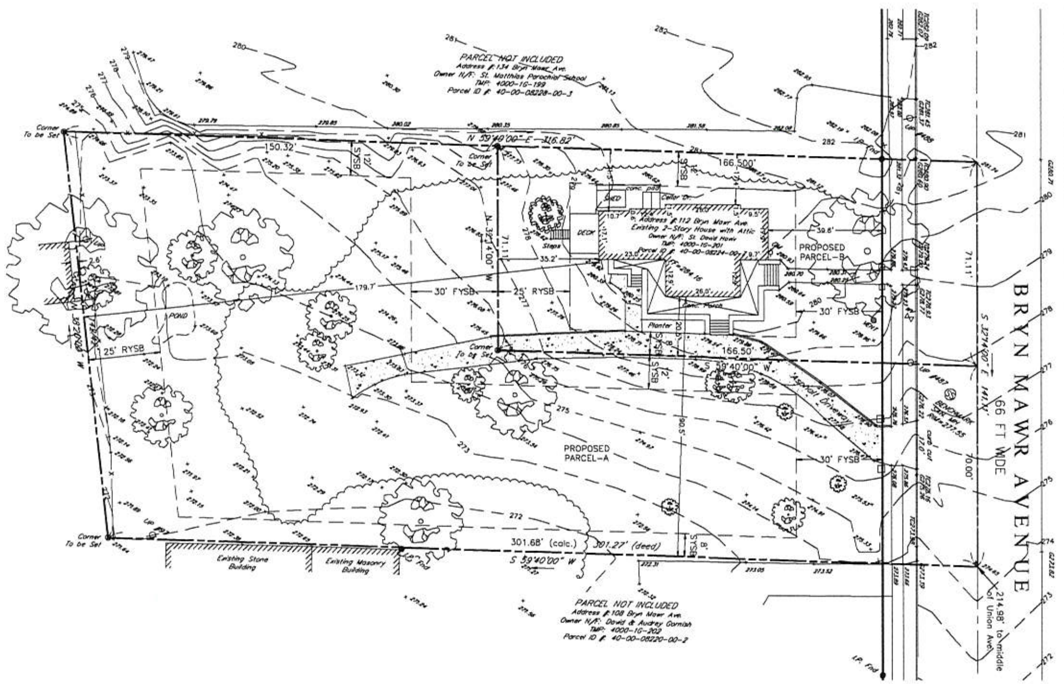

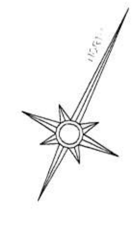

NOTES:

1) REFERENCE PLAN: TOPOGRAPHIC SURVEY PLAN FOR SHAULI DAVID, MADE BY YERKES ENGINEERING COMPANY, DATED 05-13-2015, DRAWING #: 85541.
2) SURVEY AND SUBDIVISION OF LOT LINES AS PER AGREEMENT OF MEIR BADUSH.
4) 112 BRYN MAWR AVENUE, INFORMATION DEFECTED AS FIELD CONDITIONS AND LOCATED NOV. 29, 2018.
5) THIS SURVEY AND PLAN WAS COMPLETED WITHOUT THE AVAILABILITY OF A CURRENT TITLE REPORT AND SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE REPORT.
6) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD AND ANY LINE RIGHTS OF WAYS, DRIVEWAY INCLUDING ELECTRIC LINE, TELEPHONE LINE, CABLE LINES, WATER AND SEWER LINE RIGHT OF WAYS IN USE AND EXISTING IN, ON, OR UNDER THE GROUND AND ALL IN RELATION THERETO.UTILITY INFORMATION IF SHOWN IS A COMPOSITE OF INFORMATION OBTAINED FROM THE SITE SURVEY PERFORMED BY AMBRIC TECHNOLOGY CORP. AND RECORD PLAN/S WHERE INFORMATION WAS READILY AVAILABLE. UTILITY LINES SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION PURPOSES ONLY AND MAY NOT BE COMPLETE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR MUST VERIFY THE EXACT LOCATION, SIZE AND DEPTH OF PIPES.
7) BOUNDARY CORNERS ARE NOT SET AS PER AGREEMENT WITH THE OWNER.
8) THIS PROPERTY LOCATED AT ZONE "X" (Not Shaded) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 42091C0451-G, ON THE FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MAP REVISED 03/02/2016.
9) PLAN PREPARED IN ACCORDANC[illegible] THE INSTRUCTIONS OF MEIR BADU[illegible]
10) EXISTING BUILDING ON PARCEL[illegible] TO BE REMAIN AND NO FUTURE IMPROVEMENTS ARE PROPOSED FOR THE NEW PROPERTY (PARCEL-A).

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016

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

SUBDIVISION NO. ______________

FILE NO. ______________

TAX PARCEL NO. ______________

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF ______________

ON THE_____ DAY OF ______________ 20___ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

______________ (NAME), WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE/SHE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN DESIGNATED AS 112 BRYN MAWR AVE AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRED THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

____
SIGNATURE OF OWNER

I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXISTING OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE ______________ PROF. LAND SURVEYOR/PROF. ENGINEER

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY LOWER MERION TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF LOWER MERION-CHAPTER 135.

DATE ______________ TOWNSHIP ENGINEER

THIS IS TO CERTIFY THAT THIS LAND DEVELOPMENT PLAN HAS BEEN APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS ON: ______________

DATE ______________ TOWNSHIP SECRETARY

SPACE RESERVED FOR COUNTY SIGNATURES

EXISTING:
112 BRYN MAWR AVE.
BALA CYNWYD, PA 19004

OWNER:
DAVID HAVIV
TAX PARCEL NUMBER:
40-00-08224-00-7

DEED OF RECORD:
DEED BOOK 5952, PAGE 02296-02300
INSTRUMENT #: 2015031101
RECORDED DATE: 05-05-2015

TOTAL AREA (TO THE TITLE LINE):
43,614 S.F. (1.001 AC.)

NET AREA (TO THE ROAD R-O-W):
38,958 S.F. (0.894 AC.)

ERROR OF CLOSURE = 1:2,203

EXISTING IMPERVIOUS COVERAGE:

HOUSE/DECK	1,550 S.F.
PORCH/WALL/STEPS	764 S.F.
WALKWAY/DRIVEWAY	2,100 S.F.
CONC. PAD/CELLAR DR/SHED	190 S.F.
IMPERVIOUS COVERAGE:	4,604 S.F. (11.8%)

PROPOSED
PARCEL-A

TOTAL AREA (TO THE TITLE LINE):
31,723 S.F. (0.728 AC.)

NET AREA (TO THE ROAD R-O-W):
29,473 S.F. (0.677 AC.)

ERROR OF CLOSURE = 1:310,560

EXISTING IMPERVIOUS COVERAGE:

SHARED DRIVEWAY =1,972 S.F. (55.2%)	1,088 S.F.
IMPERVIOUS COVERAGE:	1,088 S.F. (3.7%)

PROPOSED
PARCEL-B

TOTAL AREA (TO THE TITLE LINE):
11,833 S.F. (0.272 AC.)

NET AREA (TO THE ROAD R-O-W):
9,487 S.F. (0.218 AC.)

ERROR OF CLOSURE = 1:305,682

EXISTING IMPERVIOUS COVERAGE:

HOUSE/DECK	1,550 S.F.
PORCH/WALL/STEPS	764 S.F.
WALKWAY	128 S.F.
SHARED DRIVEWAY =1,972 S.F. (44.8%)	884 S.F.
CONC. PAD/CELLAR DR/SHED	190 S.F.
IMPERVIOUS COVERAGE:	3,516 S.F. (37.1%)

ZONING DISTRICT: R-4 (RESIDENTIAL DISTRICT):		EXISTING	PROPOSED	
AREA REGULATIONS	REQUIRED	112 Bryn Mawr Ave	PARCEL-A	PARCEL-B
LOT WIDTH (FT.)	65' MIN.	114.11'	70.00'	71.11'
TOTAL LOT AREA (S.F.)	6,000 MIN.	43,614 S.F. (1.001 AC.)	31,723 S.F. (0.728 AC.)	11,833 S.F. (0.272 AC.)
NET LOT AREA (S.F.)		38,958 S.F. (0.894 AC.)	29,473 S.F. (0.677 AC.)	9,487 S.F. (0.218 AC.)
FRONT YARD SETBACK (FT.)	30' MIN.	39.6'	0	39.6'
SIDE YARD WIDTH (FT.)	8' MIN, 20' AGGREGATE	17.4'/90.5'	0	17.4'/20.5'
REAR YARD DEPTH (FT.)	25' MIN.	179.7'	0	35.2'
BUILDING HEIGHT (FT.)	35' MAX.	±25'	0	±25'
IMPERVIOUS COVERAGE (%)	38% MAX.	11.8%	3.7%	37.1%

For more detailed information, your attention is called to the Zoning Code of Lower Merion Township, lastest code as Amended.

LEGEND:

(hatched)	EXISTING STRUCTURE
◉	I.P. TO BE SET

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

RECEIVED
MAR 14 2019
Building & Planning Dept.

PROJECT:
112 Bryn Mawr Avenue
Bala Cynwyd, PA 19004
(Lower Merion Township, Montgomery County)

PLAN MADE FOR:
Northeast Renovations, LLC
1744 Federal Street
Philadelphia, PA 19146

REV.	DATE	REVISION
1	02/15/19	Comments per Township

DESIGNED
DRAWN: PA
CHECKED: MK
APPROVED: MK Marcus Kaplan, PLS 011417-E

SHEET TITLE:
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION PLAN

SCALE: 1" = 20'
PROJECT #: S18-6630
DATE: 09/13/18
SHEET NO. 1 of 1

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