

LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES, AND OR INFORMATION FURNISHED BY UTILITY COMPANIES. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE "PENNSYLVANIA ONE CALL SYSTEM" 1-800-242-1776. THREE DAYS PRIOR TO THE START OF ANY EXCAVATION THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

TREE IDENTIFICATION

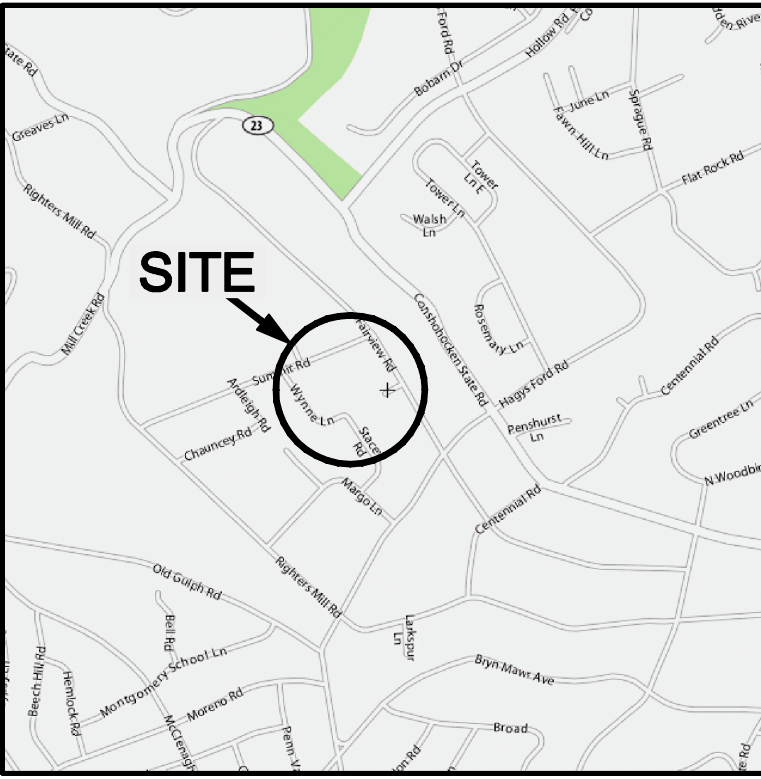
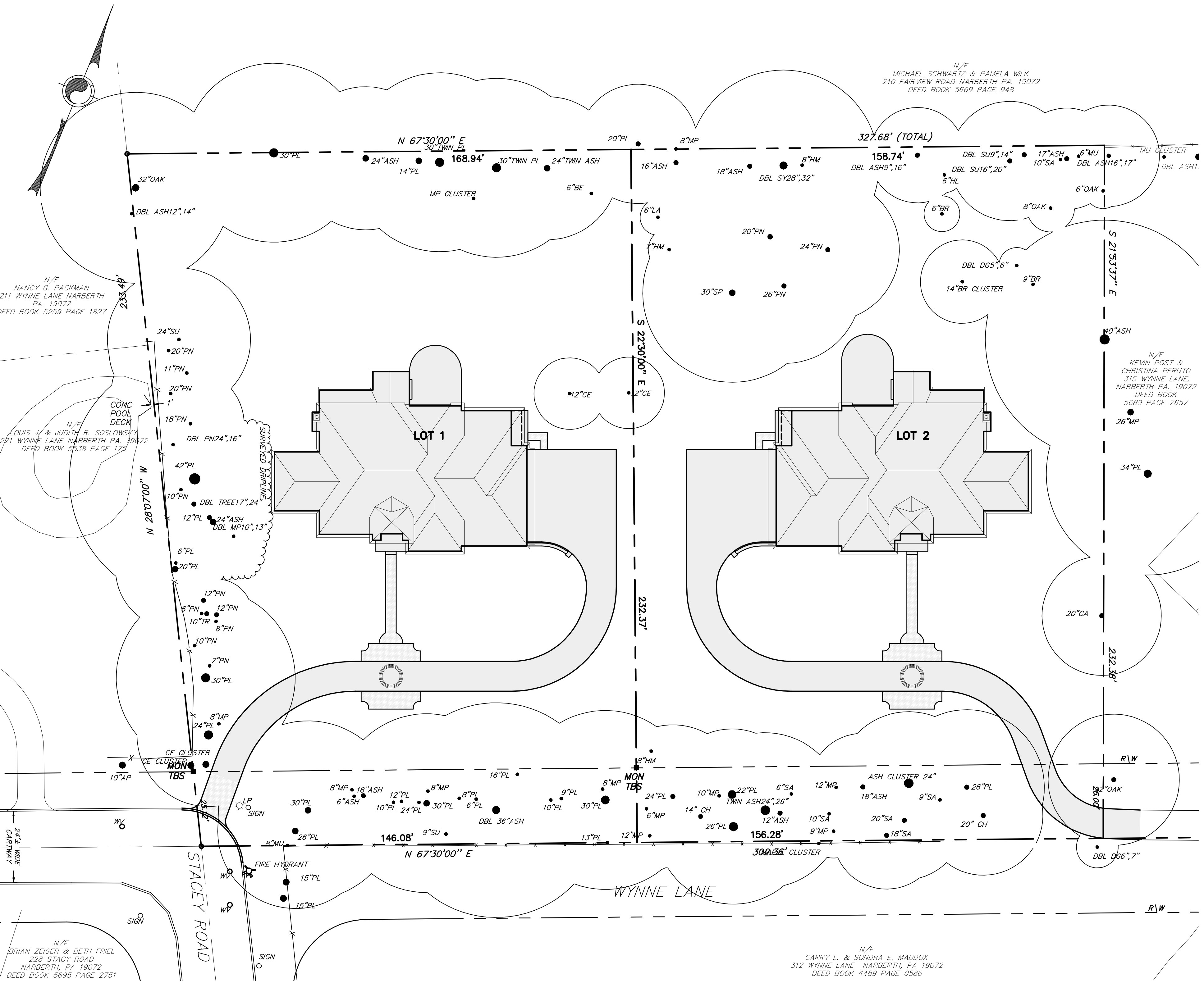
LO	LOCUST
AP	APPLE
BE	BEECH
BR	BIRCH
CA	CRABAPPLE
CE	CEDAR
CH	CHERRY
CN	CHESTNUT
CW	COTTONWOOD
DG	DOGWOOD
GK	GINKO
HA	HACKBERRY
HC	HORSE CHESTNUT
HK	HICKORY
HL	HOLLY
HM	HEMLOCK
LA	LARCH
LN	LINDEN
MA	MAGNOLIA
MP	MAPLE
MU	MULBERRY
OC	OCCIDENTALIS
PA	PAULONIA
PL	POPLAR
PN	PINE
PR	PEAR
RW	REDWOOD
SA	SASSAFRASS
SG	SWEET GUM
SP	SPRUCE
SU	SUMMAC
SY	SYCAMORE
WN	WALNUT
WO	WILLOW

SYMBOL LEGEND

○ I/P	IRON PIN FOUND
□ CM/F	CONCRETE MONUMENT FOUND
□ DM/MF	MARBLE MONUMENT FOUND
— DAC	EXISTING AIR CONDITIONER
○ QCV	EXISTING GAS VALVE
— QGM	EXISTING GAS METER
— QEM	EXISTING ELECTRIC METER
○ QCO	EXISTING CLEANOUT
— ROH	ROOF OVERHANG
●	EXISTING TREE
○ U/P	EXISTING UTILITY POLE

LINE TYPE LEGEND

—	PROPERTY LINE
- - -	ROW LINE
- X - X -	EXISTING FENCELINE



LOCATION MAP
SCALE: 1" = 200'

ZONING DISTRICT R-1: (RESIDENTIAL DISTRICT)

LOT SIZE	30,000 SF MIN
WIDTH	90' MIN
BUILDING AREA	15% MAX
FRONT YARD	50' MIN
SIDE YARD	15' MIN 40' AGG
REAR YARD	25' MIN
BUILDING HEIGHT	35' MAX
IMPERVIOUS COVERAGE	21% MAX

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.

LOT 1 DATA:

TOTAL AREA: (TO THE TITLE LINE)	36,601 SF (0.8402 ACRES)
NET AREA: (TO THE ROAD R/W)	32,918 SF (0.7557 ACRES)

LOT 2 DATA:

TOTAL AREA: (TO THE TITLE LINE)	36,600 SF (0.8402 ACRES)
NET AREA: (TO THE ROAD R/W)	32,690 SF (0.7505 ACRES)

REVISIONS	MARKETING PLAN	
	MOMENE & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010 PHONE: (610) 527-3030 FAX: (610) 527-9008 420 EXTON SQUARE PARKWAY, EXTON, PA 19341 PHONE: (610) 594-8384 FAX: (610) 594-6267	
	2 LOT SUBDIVISION PLANS 311 WYNNE LANE LOWER MERION TOWNSHIP*MONTGOMERY COUNTY*PENNSYLVANIA	
	DATE: SEPTEMBER 25, 2009 SHEET NO. 1	
DATE	ONE - CALL: 190-1195	OWNER/APPLICANT
	DRAWN BY: JRM	ATA DEVELOPMENT LLC
	CHECKED BY: CCY	311 WYNNE LANE PENN VALLEY, PA 19072-1337
1 INCH = 20 FT.		SCALE: 1" = 20'
		FILE NO.: 09050

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