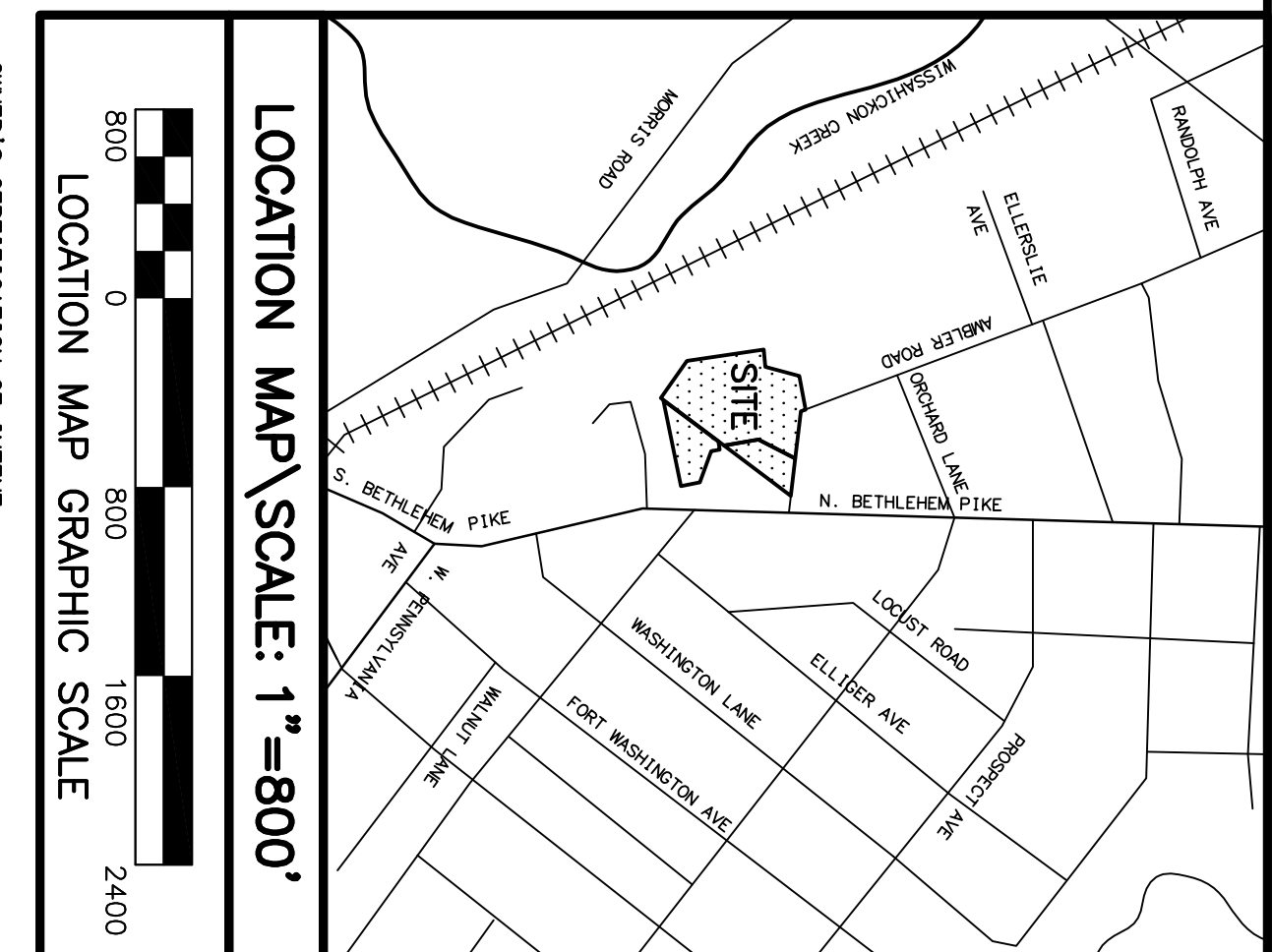


- GENERAL NOTES**
- OWNER/APPLICANT: 5130 BUTLER LLC, 5130 BUTLER LANE, SUITE 211, FLOORTOWN, PA 19031
 - PROPERTY INFORMATION: TAX PARCEL 54-00-00397-00-8, TAX BLOCK 34 UNIT 17, DEED 6113 PAGE 590
 - SITE ADDRESS: 465 AMBLER ROAD, UPPER DUBLIN TOWNSHIP, LOT AREA TO TITLE LINE = 185,444 SF (3.7981 ACRES), LOT AREA TO RIGHT-OF-WAY = 180,974 SF (3.6955 ACRES), TAX PARCEL 54-00-00397-10-7, TAX BLOCK 34 UNIT 17, DEED 6113 PAGE 590
 - SITE ADDRESS: AMBLER ROAD, UPPER DUBLIN TOWNSHIP, LOT AREA = 38,643 SF (0.8871 ACRES)
 - BOUNDARY, TOPOGRAPHY AND FEATURES AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND FROM A PRELIMINARY SITE PLAN FOR 445 & 446 AMBLER ROAD, PREPARED BY ROBERTO PLANTE LAND DESIGN, DATED JULY 7, 2020.
 - PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF THE PROTRACT ENGINEERING, INC. SURVEY. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN TO COMPLY WITH ACT 187 OF 2002. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES SHOWN TO COMPLY WITH ACT 187 OF 2002. ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
 - ZONING INFORMATION: ZONING INFORMATION: DISTRICT: EXISTING DWELLING TO BE REMOVED, NEW DWELLING PROPOSED.
 - CATEGORIES: MIN. LOT AREA: 26,000 SF, MIN. LOT WIDTH: 120 FT, MIN. FRONT YARD: 50 FT, MIN. SIDE YARD: 25 FT, MIN. REAR YARD: 50 FT, MAX. BUILDING HEIGHT: < 35 FT, MAX. BUILDING COVER: 15%, MAX. IMPERVIOUS SURFACE: 25%
 - SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP # 42091C02886/PANEL 289 OF 451 PREPARED FOR MONTGOMERY COUNTY, PA, VERSION 15, JUNE 5, 2020. ALL SOILS ON SITE ARE CLASSIFIED AS FOLLOWS: B9 - BROWNSVILLE-PAWNEES Silt Loams Slopes, URB - URBAN LAND - PINK COMPLEX, 0 TO 8 PERCENT SLOPES
 - THE SITE IS SERVED BY PUBLIC WATER FROM THE FACILITIES OF NORTH WALES WATER AUTHORITY AND BY PUBLIC SEWAGE SERVICE FROM THE FACILITIES OF BERKS COUNTY WATER AND SEWER AUTHORITY.



LOCATION MAP SCALE: 1"=800'

LOCATION MAP GRAPHIC SCALE

OWNER'S CERTIFICATION OF INTENT

I, _____, do hereby certify that the above described property is my own and I am the owner thereof and I am applying for the same to be recorded in the public records of the County of Montgomery, Pennsylvania.

WITNESS MY HAND AND NOTORIAL SEAL this _____ day of _____, 2020.

Notary Public (SEAL)

CERTIFICATION FOR RECORDING

This Subdivision Plan was recorded in the office of Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, this _____ day of _____, 2020.

By: _____ Recorder of Deeds

APPROVAL OF THE UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS

This Subdivision Plan was approved by resolution of the Upper Dublin Township Board of Commissioners this _____ day of _____, 2020.

President _____

Township Secretary _____

Township Engineer _____

APPROVAL OF THE UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS

This Subdivision Plan was approved by resolution of the Upper Dublin Township Board of Commissioners this _____ day of _____, 2020.

President _____

Township Secretary _____

Township Engineer _____

SUBDIVISION AND LOT LINE CHANGE PLAN		UPPER DUBLIN	
PREPARED FOR		COUNTY	
465 AMBLER ROAD		MONTGOMERY	
Date: 8-4-20		Scale: 1"=40'	
Sheet Number: 1 of 1		Project Number: H2465	
CAD File Name: BASE.DWG		Description: ---	
Drafter/Engineer: EMS/NTR		By: ---	