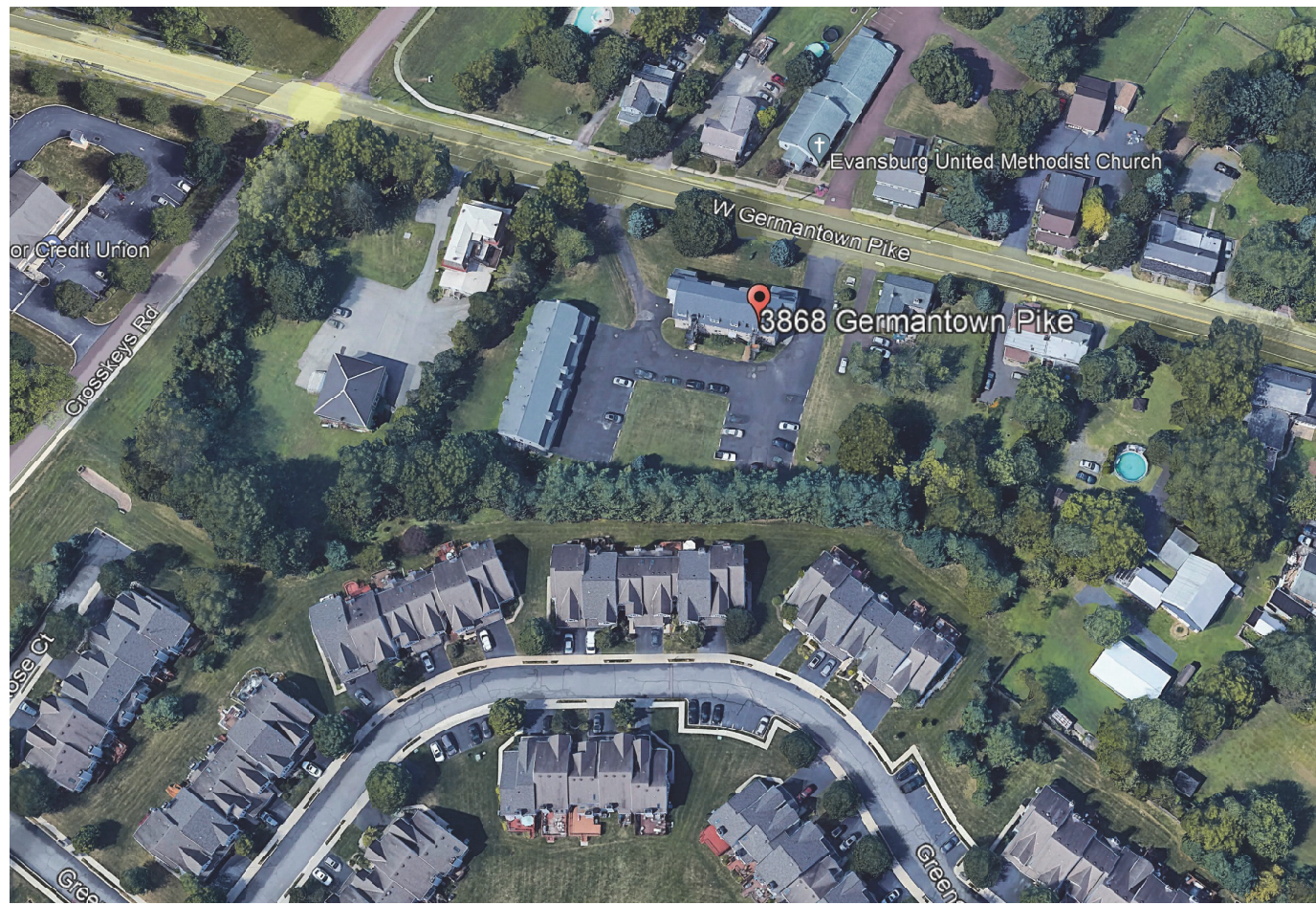
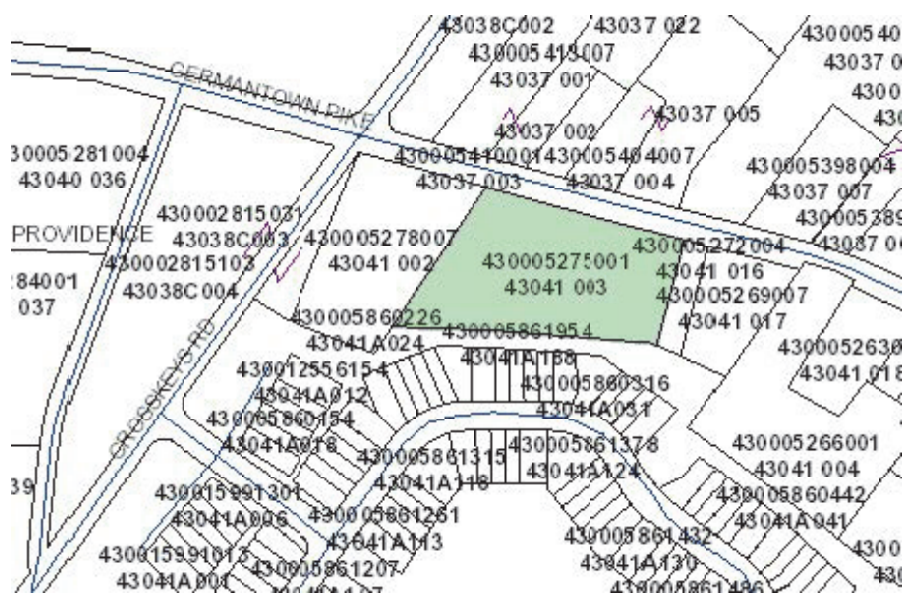
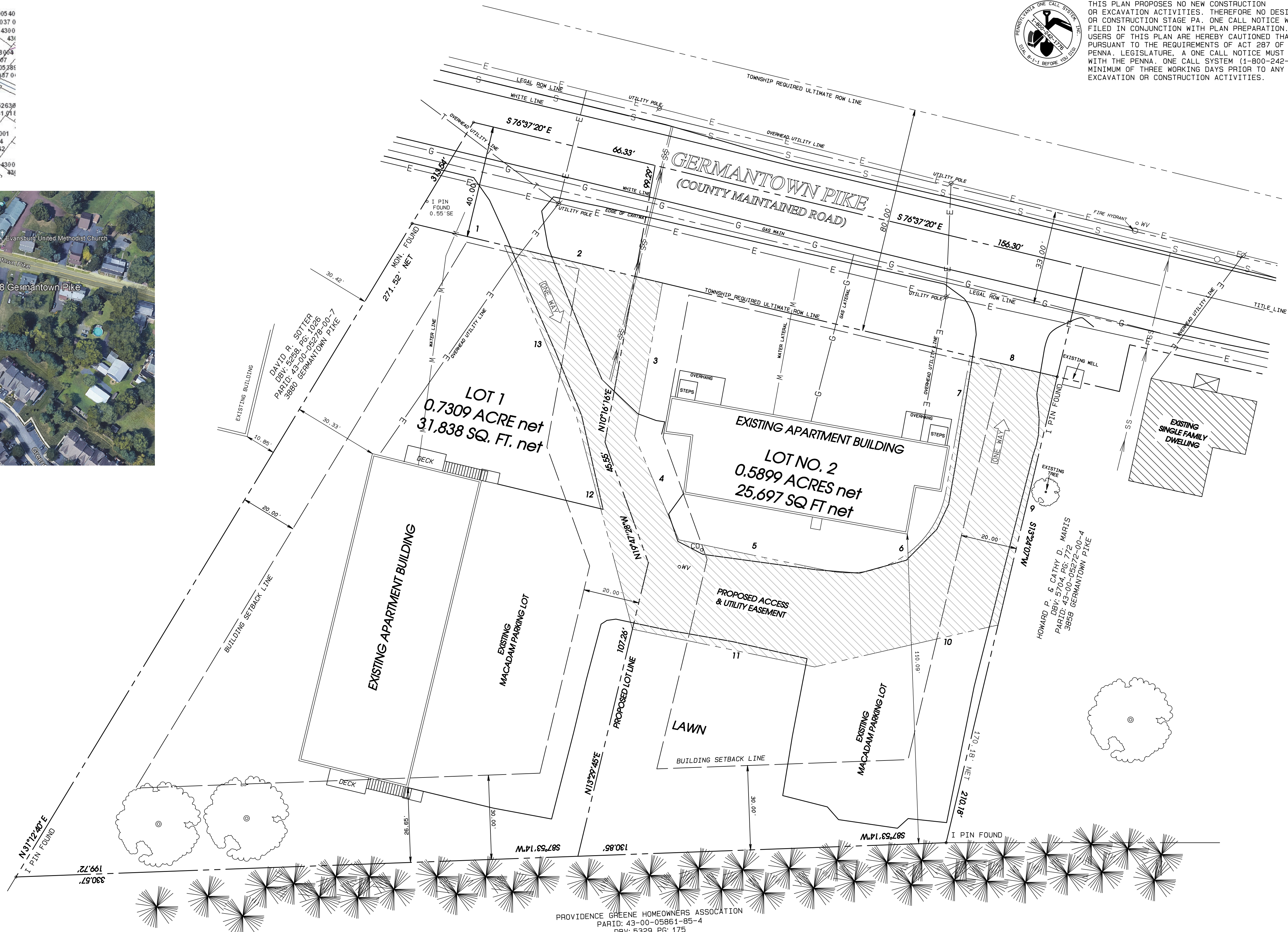
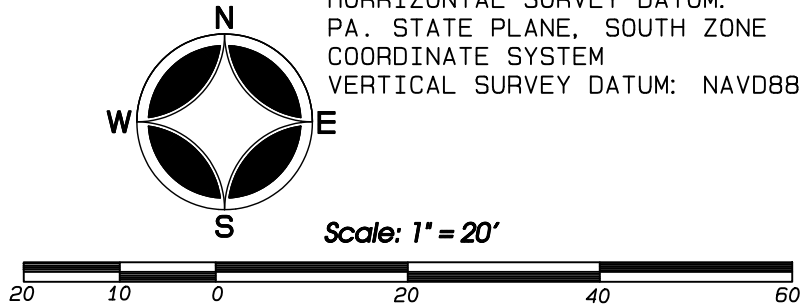


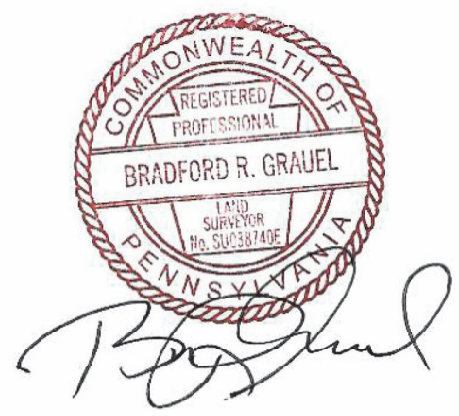


THIS PLAN PROPOSES NO NEW CONSTRUCTION OR EXCAVATION ACTIVITIES. THEREFORE NO DESIGN OR CONSTRUCTION STAGE PA. ONE CALL NOTICE WAS FILED IN CONJUNCTION WITH PLAN PREPARATION. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT PURSUANT TO THE REQUIREMENTS OF ACT 287 OF THE PENNA. LEGISLATURE, A ONE CALL NOTICE MUST BE FILED WITH THE PENNA. ONE CALL SYSTEM (1-800-242-1776) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.



- ACCESS & UTILITY EASEMENT DIMENSIONS
- 1) S76°37'20"E 33.64'
 - 2) S76°37'20"E 57.75'
 - 3) S10°16'16"W 55.38'
 - 4) S23°04'51"E 39.98'
 - 5) S78°18'03"E 54.42'
 - 6) Radius: 35.00' Delta: 91°34'38" Arc Length: 55.94'
 - 7) N10°07'19"E 48.96'
 - 8) S76°37'20"E 31.81'
 - 9) S13°24'07"W 90.67'
 - 10) S77°06'58"W 66.82'
 - 11) N78°18'03"W 66.07'
 - 12) N14°44'28"W 79.95'
 - 13) N23°04'51"W 64.23'

CERTIFICATION OF ACCURACY:
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE THAT THE SURVEY AND PLAN DEPICTED HEREON IS TRUE AND CORRECT TO THE ACCURACY AND STANDARDS SET FORTH AND REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF LOWER PROVIDENCE AND WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION



I HEREBY CERTIFY THAT I, MICHAEL V. RADATTI, AM THE OWNER OF THE LAND HEREIN SITUATED AND THAT I ADOPT THIS PLAN

MICHAEL V. RADATTI

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF MONTGOMERY: SS

ON THE _____ DAY OF _____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED MICHAEL V. RADATTI, WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE AN OFFICIAL PLAN OF STREETS AND ROADS AND/OR SUBDIVISION SITUATED IN THE TOWNSHIP OF UPPER PROVIDENCE, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRES THAT SAID PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RECORD OWNER:
MICHAEL V. RADATTI
856 COLLEGEVILLE ROAD
COLLEGEVILLE, PA. 19426
(610) 972-1279

SITE ADDRESS: 3868 GERMANTOWN PIKE
PAR ID: 43-00-05275-00-1
DEED REFERENCE:
GRANTORS: MICHAEL V. RADATTI &
KATHLEEN P. RADATTI
GRANTEE: MICHAEL V. RADATTI
DEED DATED APRIL 14, 2017
DEED BOOK 6041, PAGE 279

CURRENT AND PROPOSED PROPERTY USE:
MULTI-FAMILY RESIDENTIAL UTILIZING PUBLIC WATER AND PUBLIC
SEWER FACILITIES (*) EXISTING NON-CONFORMING USE

CURRENT ZONING: EVC, EVANSBURG VILLAGE COMMERCIAL
TABLE OF ZONING CONFORMANCE
MIN. LOT SIZE REQUIRED: 20,000 SQ. FT.
MIN. LOT AREA PROPOSED: LOT 1: 31,838 SQ. FT. LOT 2: 25,697 SQ. FT.
MIN. LOT WIDTH AT SETBACK REQUIRED: 100 FT.
MIN. LOT WIDTH PROPOSED: LOT 1: 82.12 FT. (**) LOT 2: 154.00 FT.
MIN. LOT WIDTH PROPOSED: LOT 2: 154.00 FT.
MIN. STREET FRONTAGE REQUIRED: 50 FT.
MIN. STREET FRONTAGE PROPOSED LOT 1: 81.37 FT.
MIN. STREET FRONTAGE PROPOSED LOT 2: 156.30 FT.
MIN. FRONT YARD SETBACK REQUIRED: 2 FT. MIN. 15 FT. MAX.
EXISTING FRONT YARD SETBACKS: LOT 1: 82.84 FT. LOT 2: 32.81 FT.
MIN. SIDE YARD SETBACK REQUIRED: 20 FT.
PROPOSED SIDE YARD SETBACKS: LOT 1: 30.33 FT. & 45.86 FT.
LOT 2: 20 FT. & 31.47 FT.
MIN. REAR YARD SETBACK REQUIRED: 30 FT.
PROPOSED REAR YARD SETBACK LOT 1: 26.65 FT. (*) LOT 2: 110.09 FT.
MAX. PERMITTED BUILDING HEIGHT: 35 FT.
EXISTING BUILDING HEIGHTS: 2 STORIES, LESS THAN 35 FT.
MAX. PERMITTED BUILDING COVERAGE: 20%
PROPOSED BUILDING COVERAGE LOT 1: 4477 SQ. FT. (14.1%) LOT 2: 3,000 SQ. FT. (11.7%)
MAX. PERMITTED IMPERVIOUS COVERAGE: 50%
PROPOSED IMPERVIOUS COVERAGE LOT 1: 11,766 SQ. FT. (36.9%) LOT 2: 13,572 SQ. FT. (52.8%) (**)

(*) DENOTES EXISTING NON-CONFORMITY
(**) DENOTES GRANTED VARIANCE

THE PROPOSED ACCESS AND UTILITY EASEMENT AS DEPICTED ON THIS PLAN IS FOR THE BENEFIT OF THE OWNERS OF BOTH LOT 1 AND 2 WITH MAINTENANCE OF SAME BEING SHARED EQUALLY BETWEEN BOTH PARTIES. A DECLARATION OF EASEMENT SHALL BE PREPARED AND RECORDED AS PART OF THIS PLAN AND A COPY OF SAME SHALL BE PROVIDED TO THE TOWNSHIP OF LOWER PROVIDENCE.

ZONING RELIEF: APPLICATION NO. Z-23-24
ON THURSDAY, JULY 27, 2023, THE ZONING HEARING BOARD OF LOWER PROVIDENCE TOWNSHIP GRANTED DIMENSIONAL VARIANCES FROM SECTIONS 143-276.A.(7) AND 143-276.A.(10) OF THE LOWER PROVIDENCE TOWNSHIP ZONING ORDINANCE AS AMENDED TO PERMIT THE DIVISION OF THE PROPERTY INTO 2 PARCELS AND TO ALLOW LOT #2 TO HAVE IMPERVIOUS COVERAGE OF 52.8% WHERE A MAXIMUM OF 50% IS PERMITTED AND TO PERMIT LOT #1 TO HAVE A WIDTH OF 82.12 FEET AT THE BUILDING SETBACK LINE WHERE 100 FEET IS REQUIRED IN THE EVC-EVANSBURG VILLAGE COMMERCIAL DISTRICT.
THIS APPROVAL IS CONDITIONED ON THE FOLLOWING:
1. CONSTRUCTION PLACEMENT SHALL BE AS PER THE PLANS INTRODUCED INTO EVIDENCE IN THIS CASE AS EXHIBIT A-3
2. STRICT COMPLIANCE WITH THE TESTIMONY AND EVIDENCE PRESENTED AT THE HEARINGS AND THE INFORMATION SET FORTH IN THE APPLICATION; AND
3. COMPLIANCE WITH ALL OTHER APPLICABLE TOWNSHIP ORDINANCES.

PRELIMINARY/FINAL
SUBDIVISION PLAN
PREPARED FOR
3868 GERMANTOWN PIKE
Situate In:
The Township of Lower Providence
Montgomery County, Pennsylvania

OTM LLC
SURVEYING, LAND PLANNING
& DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454 www.otm-surveying.com

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