



**NOTES:**

- OWNER/APPLICANT:  
BETTY & HEATHER LUDWIG  
1922 PAPER MILL ROAD  
HUNTINGDON VALLEY, PA 19008
- PROPERTY INFORMATION:  
TAX BLOCK 9, UNIT 2  
PARCEL 930-00-01256-00-5  
DEED BOOK 9388 PAGE 2810  
SITE ADDRESS:  
1922 PAPER MILL ROAD  
HUNTINGDON VALLEY, PA 19008  
LOT AREA TO TITLE LINE = 40,000 SF (0.9183 ACRES)  
LOT AREA TO EXIST. R.O.W. = 36,700 SF (0.8425 ACRES)
- BOUNDARY AND TOPOGRAPHIC LOCATIONS AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND FIELD SURVEYS IN DECEMBER 2000, AUGUST 2001, AND JUNE 2007.
- PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
- ZONING DATA:  
ZONED R1 LOW DENSITY RESIDENTIAL DISTRICT

CATEGORY	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	1 ACRE	38,700 SF*	38,700 SF*
MIN LOT WIDTH	200 FT	200.0 FT	200.0 FT
MIN LOT DEPTH	100 FT	183.5 FT	183.5 FT
MIN FRONT YARD	50 FT	35.3 FT*	35.3 FT*
MIN REAR YARD	30 FT	37.8 FT	37.8 FT
MIN SIDE YARD(S)	30 FT	88.8 FT	88.8 FT
MIN REAR YARD	30 FT	37.8 FT	37.8 FT
MAX BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MAX BUILDING LENGTH	150 FT	110 FT	110 FT
MAX BUILDING COVERAGE	20 %	8.4 %	10.3 %
MAX IMPERVIOUS COVERAGE	25 %	28.4 %*	31.5 %**
MIN GREEN AREA	75 %	71.4 %	68.5 %

\*EXISTING NON-COMPLYING CONDITION  
\*\*VARIANCE REQUIRED

- IMPERVIOUS COVERAGE BREAKDOWN:

EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
EXIST SHED/DWELLING	DWELLING/GARAGE TO REMAIN
EXIST SHED	SHED TO REMAIN
EXIST DRIVEWAY	DRIVEWAY TO REMAIN
EXIST PATIO AREA (TRN)	WALKWAY/OTHER TO REMAIN
EXIST WALKWAY/DRIVEWAY/OTHER	PROP SCREENED PORCH
TOTAL EXISTING IMPERVIOUS	PROP PATIO AREA
10,485 SF (28.6 %)	PROP POOL, SPA
	PROP POOL EQUIPMENT
	TOTAL PROPOSED IMPERVIOUS
	11,568 SF (31.5 %)
	NET NEW IMPERVIOUS = 1,081 SF = 2.9 %

No.	Date	Description	By
HT 481		BASE.DWG	JOB/NTR

**SITE PLAN**  
PREPARED FOR  
**1922 PAPER MILL ROAD**

**ProTract**  
Engineering, Inc.  
1115 N. 10th St., Suite 100 - Huntingdon, PA 16834  
(814) 644-1000  
(814) 644-1001

ABRINGTON  
MONTGOMERY  
2-11-20  
1"=20'  
1 of 1