

ZONING:
C - COMMERCIAL DISTRICT

	REQUIRED	EXISTING
MINIMUM LOT AREA	1,500 S.F.	3,995 S.F.
MINIMUM LOT WIDTH	NA	NA
SETBACK DATA		
FRONT YARD	NA	NA
SIDE YARD	NA	NA
REAR YARD	NA	NA
MAXIMUM BUILDING HEIGHT	40 FT.	<40 FT.
MAXIMUM BUILDING COVERAGE	80%	55.37% (2,212 S.F.)

* EXISTING NON-COMFORMANCE

LEGEND

- STORM INLET TYPE 'C'
- STORM INLET TYPE 'M'
- STORM MANHOLE
- SANITARY MANHOLE
- UTILITY POLE
- TELEPHONE LINE
- FENCE
- WALL
- CONCRETE
- MACADAM EDGE
- PROPERTY CORNER
- IRON PIN SET
- MONUMENT FOUND

NOTES:

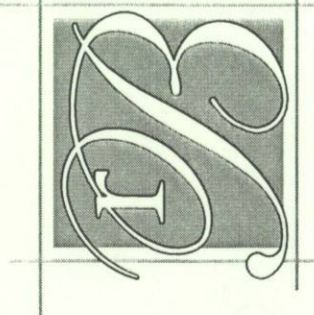
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED ON JUNE 11, 2008.
- SITE DATA:
CURRENT OWNER: LUTTER WORLD INC
ADDRESS: P.O. BOX 58
AMBLER, PA 19002

RECORDED DATA:
AMBLER BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
TAX MAP: BLOCK 45 UNIT 12
TAX PARCEL NUMBER: 01-00-00625-00-4
DEED: BOOK 5679 PAGE 1257
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") INUNDATED BY 100 YEAR FLOOD AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN "ZONE AO - BASE FLOOD ELEVATIONS DETERMINED TO HAVE A 3 FT. DEPTH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NUMBER 420947, PANEL NUMBER 288, MAP NUMBER 42091C0288 E, BEARING AN EFFECTIVE DATE OF DECEMBER 19, 1998.
- THE PROJECT BENCHMARK IS A PK NAIL SET IN THE SIDE WALK ON THE NORTH SIDE OF BUTLER PIKE, HAVING AN ELEVATION OF 92.33'.
- PA ONE CALL SERIAL NUMBER: 1545115
- GROSS LOT AREA (TO TITLE LINE) = 3895.19 S.F. OR .0894 ACRES
- PLAN REFERENCE:
A) A PLAN OF SURVEY BY RAYMOND C. WEIR, OF PREMISES KNOWN AS 131, 133 AND 135 BUTLER AVENUE AND LOTS 29 AND 30 RACE STREET, AMBLER PENNSYLVANIA, LAST REVISED DATE OF OCTOBER 19, 1990.

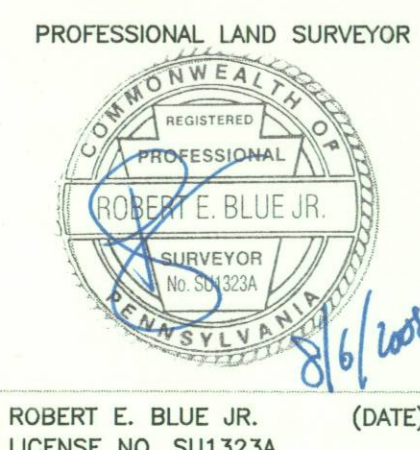
REVISIONS

NO.	DATE	DESCRIPTION
1	2008-06-06	ADD LIMITS OF FLOODPLAIN

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com



BOUNDARY & TOPOGRAPHIC PLAN
LUTTER PROPERTY
129 EAST BUTLER PIKE
BLOCK 45 UNIT 12
AMBLER, PENNSYLVANIA
PREPARED FOR
MR. FRANK LUTTER
100 W. WISSAHICKON AVENUE
AMBLER, PA 19002



ROBERT E. BLUE JR. (DATE)
LICENSE NO. SU1323A

DRAWN BY: T.J.W.	CHECKED BY: REB	SCALE: 1"=10'
DATE: 06-20-2008	JOB NUMBER: 1328-3S	SHEET NUMBER: 1 of 2