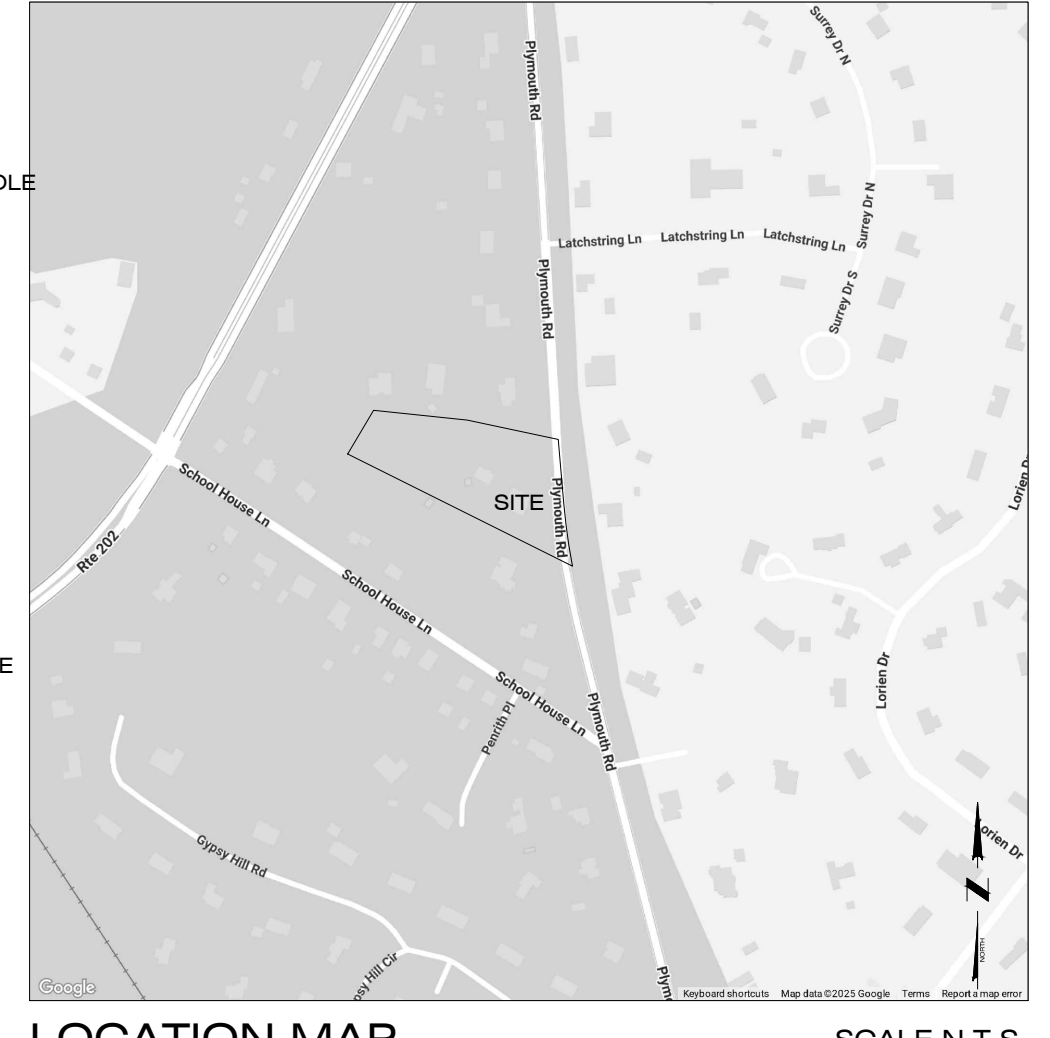


LEGEND

- EXISTING FEATURES
- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN
- LIGHT STANDARD
- DRILL HOLE
- SANITARY SEWER
- COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- FENCE LINE
- EXISTING BUILDINGS
- ZONING BOUNDARY LINE
- BENCHMARK



- NOTES**
- Boundary and Topographic information is based on a field survey performed by Ruggiero Plante Land Design on November 25, 2025.
 - The bearing base of this survey is PA State Plane South Zone based on Static GPS observations measured on-site.
 - Site benchmark is a signal noted on the plan with elevation 310.64, NAVD83 Datum.
 - FEMA FIRM map #42091C0259G, effective March 2, 2016, designates the site as Zone X, areas outside the 500 yr. floodplain.
 - This survey does not address the presence or absence of freshwater wetlands.
 - Only above ground visible improvements have been located, underground utilities and invert elevations shown have been taken from City Records and are not surveyed or located. The location of the underground utilities are approximate and must be field verified by contractor before commencement of any construction.
 - The property is zoned A District. Attention is called to the Lower Gwynedd Township Zoning Code as amended.

- SOURCE OF TITLE**
- Deed from Janis P. Whittaker & John K. Whittaker to Caroline M. Armour & Eric J. Creighton, dated January 3, 2017 and recorded in Montgomery County on January 4, 2017, deed book 6029, page 02136 to 02141.

- UTILITY OWNERS:**
- DATE CONTACTED: NOVEMBER 26, 2025
SERIAL NUMBER: 2025151556
- COMPANY: COMCAST**
ADDRESS: 1004 CORNERSTONE BLVD
DOWNTOWN, PA, 19333
CONTACT: JOHN CEDRICK SALVATIERRA
EMAIL: JOHN.CEDRICK.SALVATIERRA@COMCAST.COM
PHONE: 267-271-9781
- COMPANY: LOWER GWYNEDD TOWNSHIP**
ADDRESS: 1150 N BETHLEHEM PIKE
SPRING HOUSE, PA, 19477
CONTACT: NIKOLA SIKRIN
EMAIL: nsikrin@lowergwynedd.org
PHONE: 215-648-5202 EXT. 323
- COMPANY: PECO AN EXELON COMPANY CO USBC**
ADDRESS: 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA, 19406
CONTACT: NIKOLA SIKRIN
EMAIL: nikolainsikrin@peco.com
PHONE: 484-681-5720
- COMPANY: MONTGOMERY COUNTY - PA**
ADDRESS: 1 MONTGOMERY PLZ - ASST & INF - RD & BRG
PO BOX 311 - SUITE 613
NORRISTOWN, PA, 19404
CONTACT: MORGAN ROUSHER
EMAIL: morgan.rouscher@montgomerycountypa.gov
PHONE: 610-278-1173
- COMPANY: NORTH WALES WATER AUTHORITY**
ADDRESS: 200 W WALNUT ST
PO BOX 1339
NORTH WALES, PA, 19454
CONTACT: JOSEPH MURPHY
EMAIL: jmurphy@water.com
PHONE: 215-699-4836 EXT. 1115

REVISIONS

NO.	DATE	DESCRIPTION

OWNER OF RECORD
813 Plymouth Road
Eric J. Creighton & Caroline M. Armour
813 Plymouth Road
Ambler, PA 19002

813 PLYMOUTH ROAD
813 Plymouth Road
Lower Gwynedd Twp., Montgomery County
Parcel 39-00-03589-00-8

prepared for:
ERIC J. CREIGHTON & CAROLINE M. ARMOUR
813 Plymouth Road
Ambler, PA 19002 215-783-2247

prepared by:

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3900 www.ruggieroplante.com

Plan Date: December 10, 2025 Scale: 1" = 20'
20' 10' 0' 20'

BOUNDARY & TOPOGRAPHIC SURVEY
1 of 1

