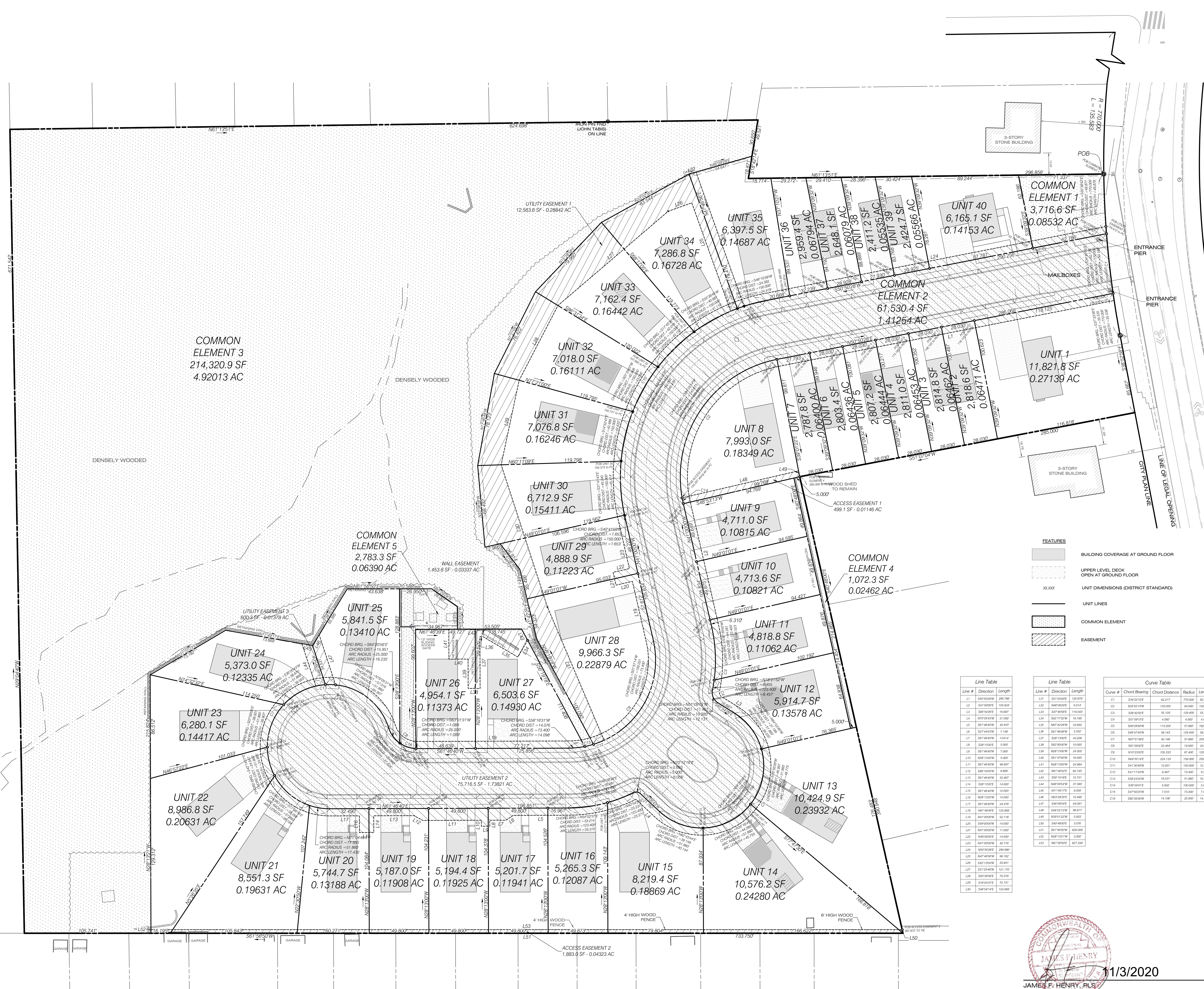
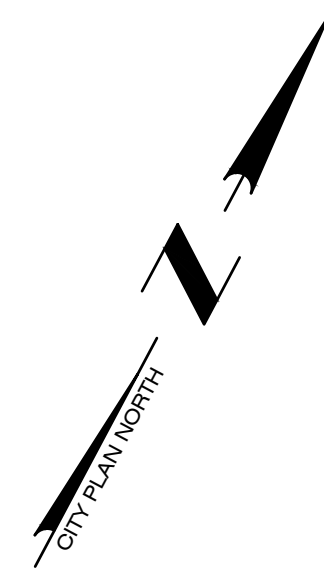


(80 FEET WIDE / 14'-52'-14")
(ON CITY PLAN / LEGALLY OPEN)



7354 RIDGE AVENUE
(S.R. 3009)
(80' WIDE ON CITY PLAN / 14'-52'-14")
(60' WIDE ON LEGALLY OPEN)
POSTED SPEED LIMIT 30 MPH
CITY PLAN LINE
LINE OF LEGAL OPENING

- FEATURES**
- BUILDING COVERAGE AT GROUND FLOOR
 - UPPER LEVEL DECK
OPEN AT GROUND FLOOR
 - UNIT DIMENSIONS (DISTRICT STANDARD)
 - UNIT LINES
 - COMMON ELEMENT
 - EASEMENT

- NOTES**
- Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on July 11, 2017. Additional topographic information is based on a field survey performed by Ruggiero Plante Land Design on February 28, 2019.
 - FEMA FIRM map #4207570086G map revised January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
 - The property is identified as within the Residential Single Family Detached (RSD-3) Zoning District and is within the Open Space and Natural Resources - Steep Slope Protection Area (Code Section 14-704(d)) and the Wissahickon Watershed Overlay District (WVOD) [Code Section 14-510].
 - The wetlands shown were delineated by Valley Environmental Services, Inc. on June 28, 2018.
 - The property contains 40 units as well as common elements.
 - All shared pavement and curb stormwater systems and common utilities shall be owned and maintained by the Planned Community Association.
 - The undersigned, a Professional Land Surveyor in the Commonwealth of Pennsylvania, hereby certifies that this plan contains all of the site information required by Title 68 PA. C.S. Section 5210 of the Pennsylvania Uniform Planned Community Act.
 - Each unit shown on this plan shall consist of the land underneath it together with any improvements erected or installed thereon, as described in Section 3.1 of the Declaration of Roxborough Reserve, a Planned Community.
 - There is no convertible, withdrawable and additional real estate.

Line Table

Line #	Direction	Length
L1	S20°00'00"W	260.786
L2	S47°00'00"E	105.834
L3	S88°45'00"E	16.667
L4	N71°05'47"W	21.082
L5	S81°46'29"W	45.930
L6	S27°49'53"W	7.748
L7	S81°46'29"W	13.914
L8	S28°13'00"E	5.000
L9	S81°46'29"W	7.000
L10	N28°13'00"W	5.000
L11	S81°46'29"W	46.937
L12	S81°00'00"W	8.000
L13	S81°46'29"W	33.467
L14	S28°13'00"E	14.000
L15	S81°46'29"W	12.000
L16	N28°13'00"W	14.000
L17	S81°46'29"W	24.497
L18	N81°46'01"E	125.656
L19	N41°00'00"W	52.118
L20	S41°00'00"W	14.000
L21	N41°00'00"W	11.000
L22	N41°00'00"E	14.000
L23	N41°00'00"W	42.719
L24	N00°00'00"E	290.981
L25	N41°45'59"W	96.162
L26	S47°13'59"W	20.847
L27	S21°00'00"W	127.710
L28	S00°00'00"E	70.079
L29	S14°03'37"E	72.151
L30	S41°01'41"E	124.969

Line Table

Line #	Direction	Length
L31	S21°00'00"E	120.037
L32	N45°00'00"E	8.074
L33	S47°45'00"E	119.003
L34	S51°17'32"W	16.169
L35	N41°42'00"W	32.692
L36	S41°46'29"W	2.990
L37	S21°00'00"E	43.296
L38	S41°00'00"W	10.000
L39	N21°13'00"W	24.500
L40	S41°47'00"W	16.000
L41	N21°13'00"W	24.952
L42	N41°46'02"E	80.740
L43	S28°18'16"E	10.711
L44	N41°05'49"W	37.360
L45	N71°49'17"E	9.000
L46	N21°39'02"E	15.499
L47	S41°00'00"E	44.901
L48	S47°33'37"W	99.877
L49	N39°01'23"W	5.000
L50	S47°48'02"E	3.070
L51	S81°59'59"W	628.093
L52	N21°12'17"W	3.000
L53	N81°56'05"E	627.533

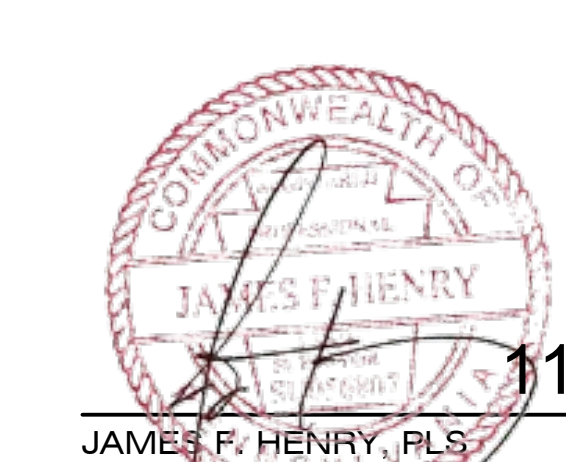
Curve Table

Curve #	Chord Bearing	Chord Distance	Radius	Length
C1	S47°01'01"E	62.217	770.000	62.234
C2	S41°01'41"E	105.000	14.000	105.000
C3	S28°01'02"E	55.109	129.400	55.555
C4	S51°09'10"E	4.900	4.000	4.882
C5	S29°09'59"W	115.000	57.800	192.691
C6	S48°47'49"W	58.142	125.400	58.644
C7	N47°01'49"E	81.148	127.800	260.279
C8	S41°59'02"E	22.454	78.300	24.024
C9	N10°23'32"E	105.302	87.400	120.903
C10	N41°01'41"E	224.153	156.000	250.051
C11	S41°34'49"W	12.001	150.000	12.004
C12	S41°11'39"W	9.497	120.400	9.504
C13	S58°33'29"W	16.531	51.800	16.507
C14	S38°54'01"E	5.000	100.000	5.000
C15	S47°59'59"W	7.510	73.400	7.514
C16	S83°30'39"W	14.100	25.000	14.300

Exhibit D-2
To the Amended Declaration of
Roxborough Reserve,
a Planned Community

7354 RIDGE AVENUE
Philadelphia, PA 19128
Ward #21 - OPA#884630040

prepared for:
The Riverwards Group
3020 Richmond Street
Philadelphia, PA 19134
(267) 723-7136
prepared by:



11/3/2020

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplantedesign.com

Plan Date:
October 26, 2020

Scale: 1" = 30'
30' 15' 0' 30'

PLANNED COMMUNITY
DECLARATION PLAN
Sheet: 1 of 1