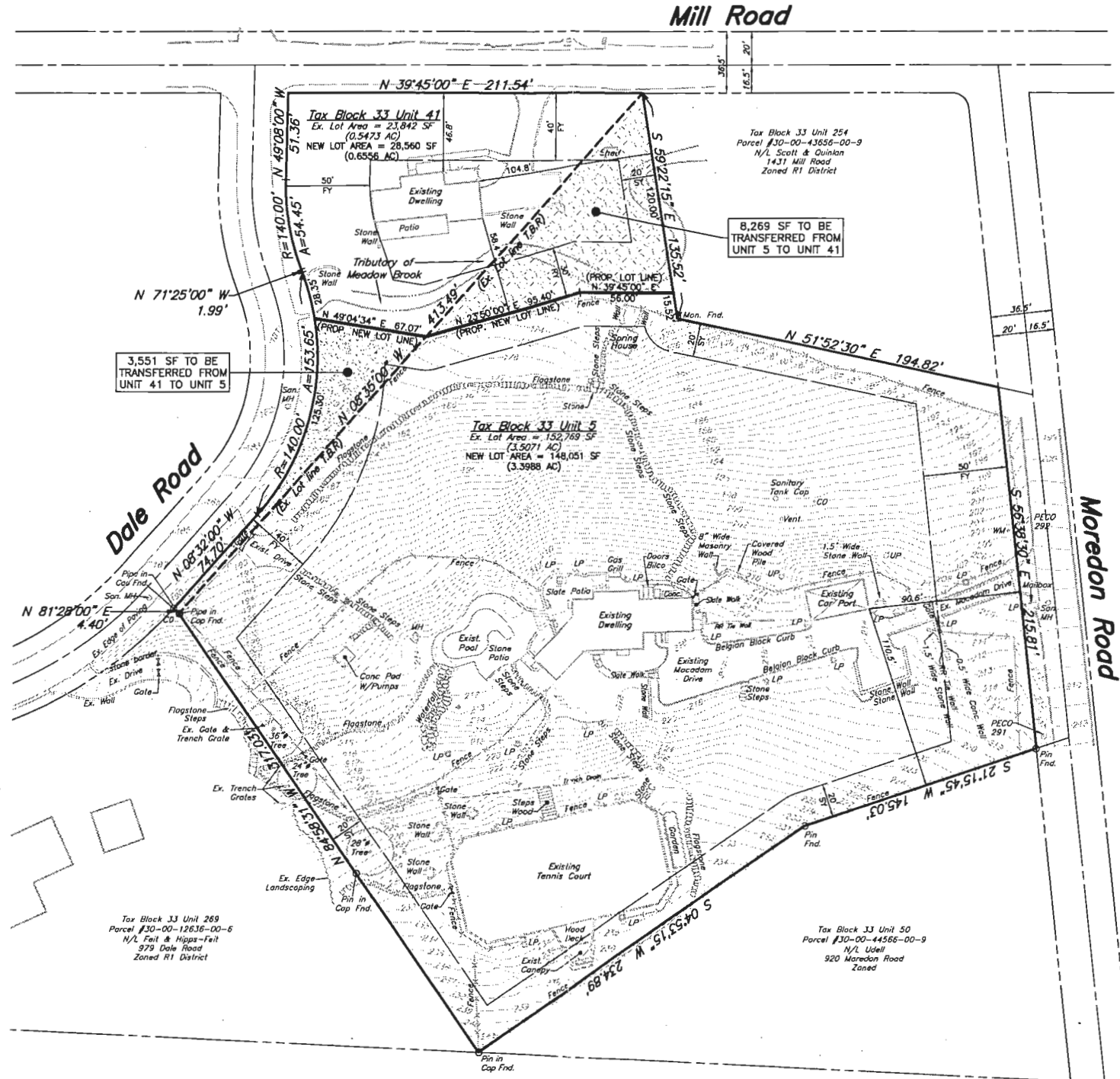


**LEGEND**

- EX. BOUNDARY TO REMAIN
- EX. LOT LINE TO BE REMOVED
- PROP. NEW LOT LINE
- EX. RIGHT-OF-WAY
- EX. ROAD CENTERLINE
- EX. ADJACENT OWNER
- EX. CONTOUR-INTERMEDIATE
- EX. CONTOUR-INDEX
- EX. CURB
- EX. EDGE OF PAVING/DRIVE
- EX. BLDG. SETBACK LINE
- EX. BUILDING
- EX. WALK/CONCRETE
- EX. FENCE



- GENERAL NOTES:**
- PROPERTY INFORMATION:  
TAX PARCEL NO. 30-00-44552-00-4  
TAX BLOCK 33 UNIT 5  
DEED BOOK 5850 PAGE 01401  
OWNER: HARRISE YARON & JENNIFER PARKE  
936 MOREDON ROAD  
MEADOWROCK, PA 19048  
SITE ADDRESS: 936 MOREDON ROAD  
MEADOWROCK, PA 19048  
TRACT AREA TO EXISTING R.O.W = 152,769 SF (3.5071 ACES)  
TAX PARCEL NO. 30-00-43652-00-4  
TAX BLOCK 33 UNIT 41  
DEED BOOK 5895 PAGE 00992  
OWNER: SCOTT P. TAITLEMAN & JAMIE N. FREY  
1407 MILL ROAD  
MEADOWROCK, PA 19048  
SITE ADDRESS: 1407 MILL ROAD  
MEADOWROCK, PA 19048  
TRACT AREA TO EXISTING R.O.W = 23,842 SF (0.5473 AC)
  - BOUNDARY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD, AND A SURVEY BY PROTRACT ENGINEERING, INC. IN NOVEMBER 2017.
  - TOPOGRAPHY AS SHOWN IS FROM A SURVEY BY PROTRACT ENGINEERING, INC. IN NOVEMBER 2017.
  - 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: R1 LOW DENSITY RESIDENTIAL DISTRICT
- | CATEGORY            | REQUIRED | EXISTING UNIT 5 | PROPOSED UNIT 5 | EXISTING UNIT 41 | PROPOSED UNIT 41 |
|---------------------|----------|-----------------|-----------------|------------------|------------------|
| MIN LOT AREA        | 1 ACRE   | 3.5071 AC       | 3.3988 AC       | 0.5473 AC        | 0.6556 AC        |
| MIN LOT WIDTH       | 200 FT   | 215.8 FT        | 215.8 FT        | 211.5 FT         | 211.5 FT         |
| MIN LOT DEPTH       | 100 FT   | 441 FT          | 441 FT          | 136 FT           | 120.0 FT         |
| MIN FRONT YARD      | 50 FT    | 90.8 FT         | 90.8 FT         | 46.8 FT          | 46.8 FT          |
| MIN SIDE YARD       | 20 FT    | 110.5 FT        | 110.5 FT        | 21.7 FT          | 104.8 FT         |
| MIN REAR YARD       | 30 FT    | 169.6 FT        | N/A             | N/A              | 58.4 FT          |
| MAX BUILDING HEIGHT | 35 FT    | <35 FT          | <35 FT          | <35 FT           | <35 FT           |
| MAX BUILDING LENGTH | 150 FT   | <150 FT         | <150 FT         | <150 FT          | <150 FT          |
| MAX BUILDING AREA   | 20 %     | 2.1 %           | 2.2 %           | 6.1 %            | 5.1 %            |
| MAX IMPERVIOUS AREA | 25 %     | 13.8 %          | 14.0 %          | 18.4 %           | 13.9 %           |
| MIN GREEN AREA      | 75 %     | 86.4 %          | 86.0 %          | 83.3 %           | 86.1 %           |
- \*EXISTING NON-CONFORMING CONDITION IMPROVED BY PROPOSED CHANGE  
\*\*THE FRONT YARD ON ONE SIDE OF A CORNER LOT MAY BE REDUCED TO 40 FEET
- SOILS DATA WAS OBTAINED FROM THE USDA/NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY PA, OCTOBER 2017. SOILS ON SITE ARE CLASSIFIED AS: C1 - ODORUS SILT LOAM AND M4D - MANOR LOAM, 15 TO 25 PERCENT SLOPES.
  - SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANEL 402 OF 451, PREPARED FOR MONTGOMERY COUNTY, PA DATED MARCH 2, 2016.
  - THE FOLLOWING WAIVERS ARE REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
    - FROM SECTION 146-11.A (PARTIAL WAIVER) TO NOT INCLUDE ALL PROPERTIES WITHIN 400 FEET OF THE SITE.
    - FROM SECTION 146-11.B (PARTIAL WAIVER) TO NOT INCLUDE THE LOCATION OF ALL UTILITIES WITHIN 400 FEET OF THE SITE.
    - FROM SECTION 146-11.C, TO NOT REQUIRE THE LOCATION OF ALL EXISTING UTILITIES PROPOSED TO REMAIN AND TO BE REMOVED. (NO CONSTRUCTION IS PROPOSED AT THIS TIME.)
    - FROM SECTION 146-11.L, TO NOT REQUIRE TENTATIVE ARCHITECTURAL PLANS. (NO CONSTRUCTION IS PROPOSED AT THIS TIME.)
    - FROM SECTION 146-24.D, TO HAVE THE RIGHT-OF-WAY WIDTHS REMAIN AS PLOTTED.
    - FROM SECTION 146-27, TO NOT REQUIRE CURB, GUTTER AND SIDEWALK IMPROVEMENTS AT THIS TIME.
    - FROM SECTION 146-38, TO NOT REQUIRE ADDITIONAL STREET LIGHTING TO BE INSTALLED.

**APPROVAL OF TOWNSHIP:**  
Approved by the Board of Commissioners of the Township of Abington this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Engineer

**CERTIFICATION FOR RECORDING:**  
Recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book \_\_\_\_\_ Page No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_ Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_ before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared Harrise Yaron and Jennifer Parke, known to me (or satisfactorily proven) to be the person(s) whose name(s) (he/she) subscribed to the foregoing plan, and acknowledged that (he, she, they)/(s/he/one) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My Commission Expires

(Harrise Yaron) Owner

(Jennifer Parke) Owner

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_ before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared Scott P. Taitleman, known to me (or satisfactorily proven) to be the person(s) whose name(s) (he/she) subscribed to the foregoing plan, and acknowledged that (he, she, they)/(s/he/one) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My Commission Expires

(Scott P. Taitleman) Owner

(Jamie N. Frey) Owner

MSPC No. \_\_\_\_\_  
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.  
Certified this date \_\_\_\_\_

For the Director  
Montgomery County Planning Commission

PLAN OF LOT LINE CHANGE  
PREPARED FOR  
TAX BLOCK 33 UNITS 5 & 41

ABINGTON COUNTY  
MONTGOMERY COUNTY  
Sheet Number  
1 of 1

Scale  
1"=40'

Project Number  
H2430

Date  
11/24/20

Drawn By  
JGS/ANR

Checked By  
JGS/ANR

Phone (610) 445-2828  
Fax (610) 445-2828

14 East Moreland Avenue, P.O. Box 68  
Luthero, Pennsylvania 19040