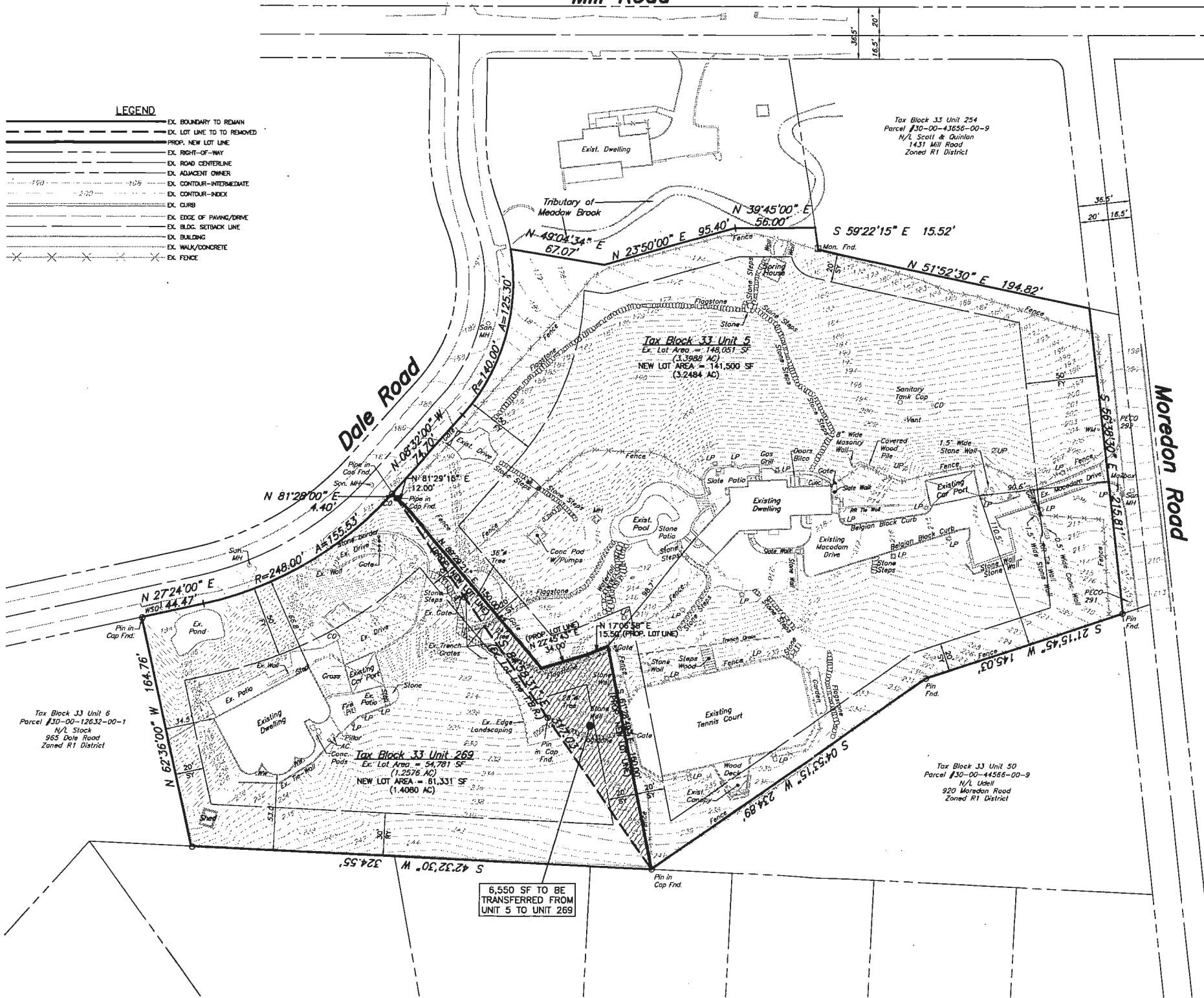


**LEGEND**

- 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 19046  
 SITE ADDRESS: 936 MOREDON ROAD  
 MEADOWROCK, PA 19046  
 TRACT AREA TO EXISTING R.O.W. = 148,051 SF (3.3988 ACRES)  
 TAX PARCEL NO. 30-00-12636-00-6  
 TAX BLOCK 33 UNIT 269  
 DEED BOOK 6004 PAGE 00184  
 OWNER: SETH FEIT & AYINKE HIPPS-FEIT  
 978 DALE ROAD  
 JENKINTOWN, PA 19046  
 SITE ADDRESS: 978 DALE ROAD  
 JENKINTOWN, PA 19046  
 TRACT AREA TO EXISTING R.O.W. = 54,781 SF (1.2576 AC)  
 TAX PARCEL NO. 30-00-44556-00-9  
 TAX BLOCK 33 UNIT 50  
 DEED BOOK 5850 PAGE 01401  
 OWNER: HARRISE YARON & JENNIFER PARKE  
 936 MOREDON ROAD  
 MEADOWROCK, PA 19046  
 SITE ADDRESS: 936 MOREDON ROAD  
 MEADOWROCK, PA 19046  
 TRACT AREA TO EXISTING R.O.W. = 148,051 SF (3.3988 ACRES)
  - 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 AND JULY/AUGUST 2016.
  - 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 269 | PROPOSED UNIT 269 |
|---------------------|----------|-----------------|-----------------|-------------------|-------------------|
| MIN LOT AREA        | 1 ACRE   | 3.3988 AC       | 3.2484 AC       | 1.2576 AC         | 1.4080 AC         |
| MIN LOT WIDTH       | 200 FT   | 215.8 FT        | 215.8 FT        | 448.0 FT          | 448.0 FT          |
| MIN LOT DEPTH       | 100 FT   | 441 FT          | 441 FT          | 183 FT            | 183.0 FT          |
| MIN FRONT YARD      | 50 FT    | 90.8 FT         | 90.8 FT         | 66.8 FT           | 66.8 FT           |
| MIN SIDE YARD       | 20 FT    | 110.5 FT        | 98.7 FT         | 34.5 FT           | 34.5 FT           |
| MIN REAR YARD       | 30 FT    | N/A             | N/A             | 33.0 FT           | 33.0 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 %     | 2.2 %           | 2.3 %           | 7.7 %             | 6.9 %             |
| MAX IMPERVIOUS AREA | 25 %     | 14.0 %          | 14.6 %          | 17.2 %            | 15.4 %            |
| MIN GREEN AREA      | 75 %     | 86.0 %          | 85.4 %          | 82.6 %            | 84.6 %            |
- SOILS DATA WAS OBTAINED FROM THE USDA/NRCS WEB SOIL SURVEY OF MONTGOMERY COUNTY PA, OCTOBER 2017. SOILS ON SITE ARE CLASSIFIED AS: Ch - ODOROUS SILT LOAM AND MdO - 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.H, TO NOT REQUIRE STREET TREES.
    - 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 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 \_\_\_\_\_, 20\_\_\_\_.

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) (is/are) subscribed to the foregoing plan, and acknowledged that (he, she,  
 they)(is/are) 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 \_\_\_\_\_

\_\_\_\_\_  
 Owner  
 (Harrise Yaron)

\_\_\_\_\_  
 Owner  
 (Jennifer Parke)

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 Seth Feit  
 and Ayinke Hipps-Feit, known to me (or satisfactorily proven) to be the person(s) whose  
 name(s) (is/are) subscribed to the foregoing plan, and acknowledged that (he,  
 she, they)(is/are) 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 \_\_\_\_\_

\_\_\_\_\_  
 Owner  
 (Seth Feit)

\_\_\_\_\_  
 Owner  
 (Ayinke Hipps-Feit)



PROCESSED AND REVIEWED. A report has been prepared by  
 the Montgomery County Planning Commission in accordance  
 with the Municipalities Planning Code.

\_\_\_\_\_  
 For the Director  
 Montgomery County Planning Commission

No.	Date	Description	By
H2430	11/24/20	BASED ON	UGB/NTR

PLAN OF LOT LINE CHANGE  
 PREPARED FOR  
**TAX BLOCK 33 UNITS 5 & 269**

ProTract  
 Engineering, Inc.  
 84 East Moreland Avenue, P.O. Box 88  
 Elkhart, Pennsylvania 18040  
 Phone (610)445-9200  
 Fax (610)445-9200