

**LOT AREAS**

**EXISTING**

LOT 1 = 6,797.4 SF  
 LOT 2 = 8,502.6 SF (GROSS) 7,963.0 SF (NET)

**PROPOSED**

LOT 1 = 8,499.9 SF  
 LOT 2 = 6,640.1 SF (GROSS) 6,300.3 SF

**REQUESTED WAIVER LIST**

THE APPLICANT REQUESTS THE FOLLOWING WAIVERS FROM THE ABRINGTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTIONS:

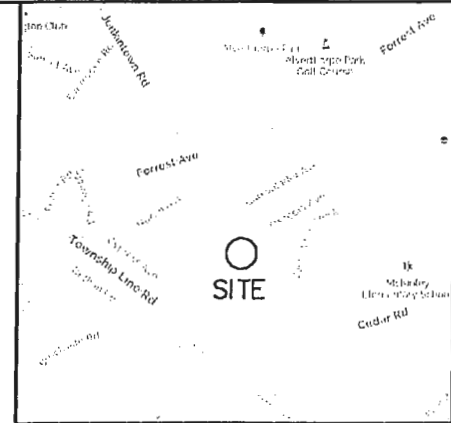
- 146-11.A.4: REQUIRING THE PLAN TO CONTAIN TRACT BOUNDARIES WITH TAX PARCEL NUMBERS, OWNERS NAMES AND APPROXIMATE ADCREAGE OF LOTS SURROUNDING THE SITE FOR A DISTANCE OF 400 FEET.
- 146-11.A.10: REQUIRING THE PLAN TO CONTAIN THE ZONING CLASSIFICATION WITH ALL ZONING BOUNDARIES THAT TRAVERSE OR ARE WITHIN 400 FEET OF THE TRACT.
- 146-11.B.3: REQUIRING THE PLAN TO CONTAIN THE LOCATIONS OF PROPERTY LINES AND NAMES OF LAND OWNERS WITHIN 400 FEET OF ANY PART OF THE SITE TO BE SUBDIVIDED OR DEVELOPED.
- 146-11.B.7: REQUIRING THE PLAN TO CONTAIN THE LOCATION, SIZE AND OWNERSHIP OF ALL UNDERGROUND AND ABOVE GROUND PUBLIC OR PRIVATE UTILITIES ON THE SITE AND WITHIN 400 FEET OF ANY PORTION OF THE SITE.
- 146-11.B.8: REQUIRING THE PLAN TO CONTAIN CONTOURING INFORMATION.
- 146-11.C - 146-11.L: REQUIRING LAYOUT PLAN(S), GRADING PLAN(S), EROSION CONTROL PLAN(S), IMPROVEMENT CONSTRUCTION PLAN(S), UTILITY PLAN(S), LANDSCAPING AND SHADE TREE PLAN(S), PHASING PLAN(S), RECREATIONAL FACILITIES PLAN(S), PLANNING MODULES AND ARCHITECTURAL PLAN(S).

**ZONING INFORMATION**

R-4 MEDIUM-HIGH DENSITY RESIDENTIAL DISTRICT

| REQUIRED                  | EX. LOT 1 | EX. LOT 2        | PROP. LOT 1 | PROP. LOT 2      |
|---------------------------|-----------|------------------|-------------|------------------|
| LOT AREA                  | 7,500 SF  | 6,797.4 SF*(4)   | 7,963.0 SF  | 6,300.3 SF*(3)   |
| LOT WIDTH                 | 50 FT     | 49.31 FT*(4)     | 53.63 FT    | 49.31 FT*(4)     |
| LOT DEPTH                 | 100 FT    | 138.92 FT        | 148.48 FT   | 138.92 FT        |
| FRONT YARD*(1)            | 20 FT     | 14.7/14.4 FT*(4) | 4.3 FT*(4)  | 14.7/14.4 FT*(4) |
| SIDE YARD*(2)             | 10 FT     | 14.1 FT*(4)      | 1.8 FT*(4)  | 14.1 FT*(4)      |
| REAR YARD                 | 25 FT     | N/A              | 92.8 FT     | N/A              |
| BUILDING AREA (MAX)       | 40%       | 23.6%            | 21.8%       | 27.3%            |
| IMPERVIOUS AREA (MAX)*(3) | 55%       | 66%*(4)          | 32.6%       | 76.3%*(5)        |
| GREEN AREA (MIN)*(3)      | 45%       | 14%*(4)          | 67.4%       | 21.7%*(5)        |

- \*(1) CORNER LOT - 20 FT MIN. FRONT YARD ON ONE SIDE. MAY BE REDUCE TO 15 FT ON THE OTHER SIDE. CORNER LOT SHALL HAVE 2 FRONT YARDS AND 2 SIDE YARDS.
- \*(2) SIDE YARDS FOR EVERY PERMITTED USE OTHER THAN A DWELLING UNIT OR COMMUNITY SERVICE USE SHALL BE 20 FT.
- \*(3) 50% MAXIMUM IMPERVIOUS AREA FOR EXISTING NONCONFORMING LOTS < 7,500 SF. 50% MINIMUM GREEN AREA FOR EXISTING NONCONFORMING LOTS < 7,500 SF.
- \*(4) EXISTING NONCONFORMITY
- \*(5) VARIANCE REQUIRED



**BOUNDARY STONE ASSOCIATES, LLC**  
 ENGINEERS, LAND SURVEYORS & PLANNERS  
 P.O. BOX 801  
 WEST DEPTFORD, NJ 08086  
 Tel: (856) 394-2888  
 Fax: (856) 432-1527  
 STATE OF PENNSYLVANIA CERT. OF PROFESSIONAL SURVEYOR NO. 2887  
 STATE OF NEW JERSEY CERT. OF PROFESSIONAL SURVEYOR NO. 14891

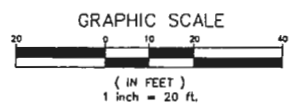
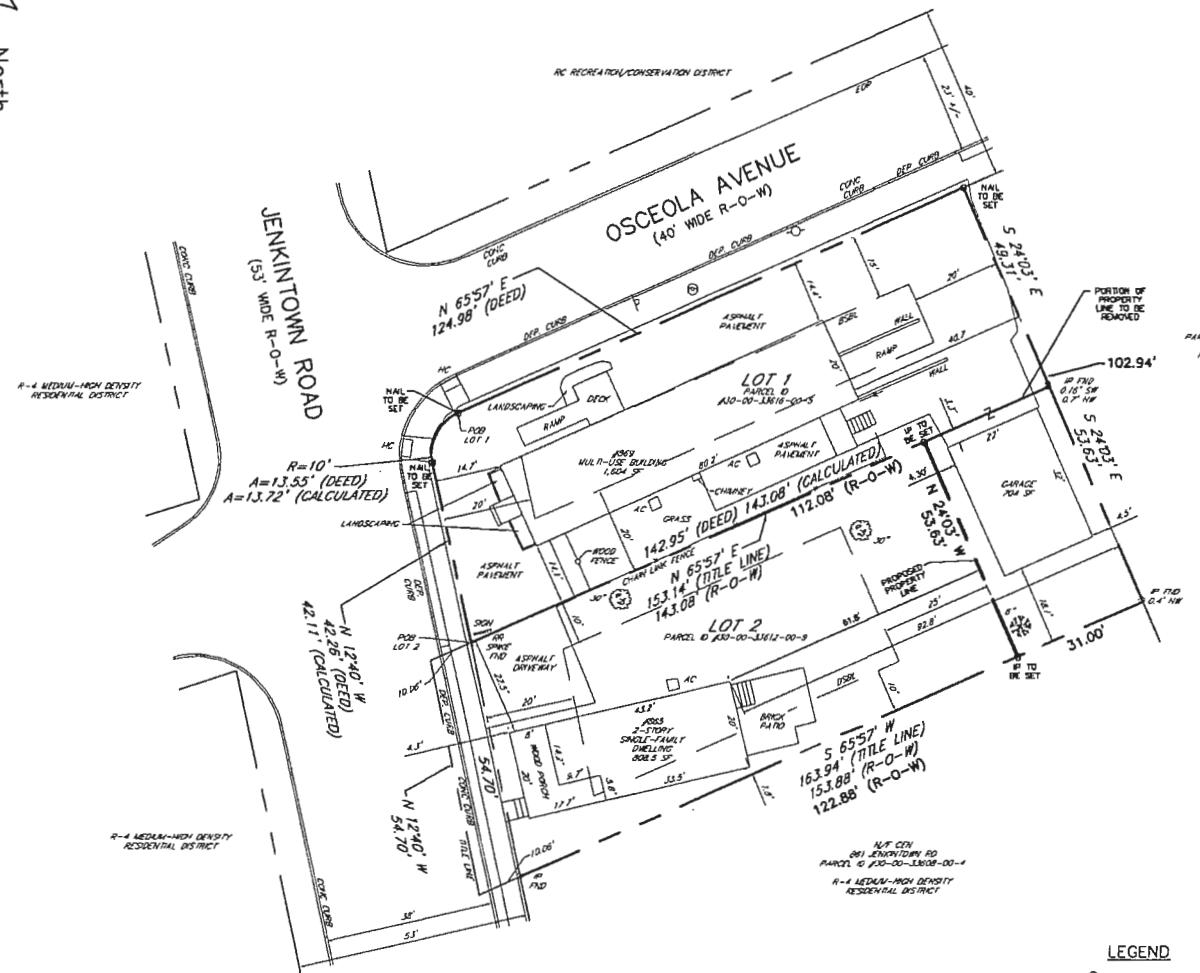
| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |

**PRELIMINARY / FINAL SUBDIVISION PLAN (LOT LINE CHANGE)**  
 FOR  
**ROBERT A. RAZZI**  
 869 JENKINTOWN ROAD  
 TOWNSHIP OF ABRINGTON  
 MONTGOMERY COUNTY, PENNSYLVANIA

| DATE       | SCALE  | DATE | SCALE | DATE | SCALE |
|------------|--------|------|-------|------|-------|
| 10/04/2018 | 1"=20' |      |       |      |       |

**WILLIAM R. CUDJIK**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 51075215

**PRELIMINARY/FINAL SUBDIVISION**  
 SHEET NUMBER: C1.01  
 1 OF 1



**LEGEND**

- ⊙ WALLETS
- UTILITY POLE
- SDY
- ▭ BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- ASP. CONDUIT
- HANDICAP RAMP
- POINT OF BEGINNING
- ⊙ DECIDUOUS TREE
- ⊙ EVERGREEN TREE

**NOTES**

THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN THE TWO EXISTING LOTS IN ORDER TO TRANSFER THE EXISTING GARAGE FROM LOT 2 TO LOT 1. NO NEW LOTS ARE BEING CREATED AND NO CONSTRUCTION IS PROPOSED. THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE ON FEBRUARY 28, 2018. SURVEY BASED ON EXISTING RECORDS. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND/OR SEARCH. THE PROPERTY SHOWN HEREON MAYBE SUBJECT TO VARIOUS EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS AND/OR "RIGHTS OF OTHERS". THIS SURVEY IS SUBJECT TO REVISIONS AS SUCH A REPORT AND/OR SEARCH MAY REVEAL. THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP. DIMENSIONS ARE TAKEN FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED. EXISTING LOTS ARE SERVICED BY PUBLIC WATER AND SANITARY SEWER. SURVEY MARKERS WILL BE SET UPON APPROVAL AS DEPICTED ON THE PLAN.

**FLOOD INFORMATION**

SUBJECT SITE LIES IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C 0403 C, MAP REVISED MARCH 2, 2016.

**SOILS INFORMATION**

UuqB - URBAN LAND - UDORMENTS, SCHIST AND GNESS COMPLEX, 0 TO 8 PERCENT SLOPES  
 SOURCE: NATURAL RESOURCES CONSERVATION SERVICES  
 WEB SOIL SURVEY VERSION 11,  
 OCTOBER 4, 2017,  
 MONTGOMERY COUNTY, PA

**PROPERTY INFO.**

**LOT 1**  
 ROBERT A. RAZZI  
 869 JENKINTOWN ROAD  
 ELKINS PARK, PA 19027  
 TAX BLOCK 83 UNIT 38  
 PARCEL ID NO: 30-00-33616-00-3  
 DEED BOOK/PAGE: 5996/0001  
 DATE: 4/18/2016  
 RECORDED: 4/25/2016

**LOT 2**  
 ROBERT P. KUCHLER  
 869 JENKINTOWN ROAD  
 ELKINS PARK, PA 19027  
 TAX BLOCK 83 UNIT 37  
 PARCEL ID NO: 30-00-33612-00-9  
 DEED BOOK/PAGE: 6030/2880  
 DATE: 1/9/2017  
 RECORDED: 1/17/2017

**APPLICANTS**

**ROBERT A. RAZZI**  
 733 SEWINGHOLE AVENUE  
 JENKINTOWN, PA 19046

**ROBERT P. KUCHLER**  
 865 JENKINTOWN ROAD  
 ELKINS PARK, PA 19027

**SURVEYORS CERTIFICATION**

I, WILLIAM R. CUDJIK, PE, PLS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA AND THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY MADE BY MYSELF OR UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT.

*William R. Cudjik*  
 WILLIAM R. CUDJIK, PE, PLS  
 LICENSE NO. 51075215

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF MONTGOMERY:

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME (SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

OWNER(S): \_\_\_\_\_

WITNESS MY HAND AND NOTARY SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES ON: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF MONTGOMERY:

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NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**APPROVAL OF THE TOWNSHIP**

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABRINGTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

**MONTGOMERY COUNTY PLANNING APPROVAL**

CERTIFIED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FILE NO: \_\_\_\_\_

ATTEST: \_\_\_\_\_ SECRETARY

**CERTIFICATION OF RECORDING**

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, ECT., NORRISTOWN, PENNSYLVANIA IN:

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ON \_\_\_\_\_

BY \_\_\_\_\_ RECORDER OF DEEDS