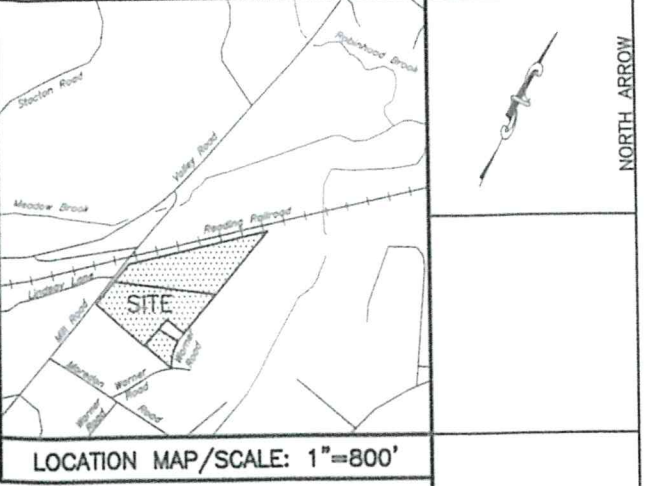


- GENERAL NOTES:
- PROPERTY INFORMATION:  
TAX BLOCK 32 UNIT 5  
TAX PARCEL 30-00-4380-00-0  
DEED BOOK 6348 PAGE 987  
OWNER:  
PETER A. SCHORSCH TRUSTEE  
1844 WARNER ROAD  
MEADOWBROOK, PA 19046  
SITE ADDRESS:  
1844 WARNER ROAD  
MEADOWBROOK, PA 19046  
TOTAL TRACT AREA = 380,136 SF (8.7207 ACRES)  
TAX BLOCK 32 UNIT 10  
TAX PARCEL 30-00-70420-00-2  
DEED BOOK 4937 PAGE 478  
OWNER:  
NICHOLAS S. & SHELLEY SCHORSCH  
1900 WARNER ROAD  
MEADOWBROOK, PA 19046  
SITE ADDRESS:  
1900 WARNER ROAD  
MEADOWBROOK, PA 19046  
TOTAL TRACT AREA = 63,202 SF (1.2225 ACRES)  
TAX BLOCK 32 UNIT 55  
TAX PARCEL 30-00-4380-00-3  
DEED BOOK 6348 PAGE 984  
OWNER:  
NICHOLAS S. SCHORSCH  
108 YORK ROAD  
JENKINTOWN, PA 19046  
SITE ADDRESS:  
MILL ROAD  
JENKINTOWN, PA 19046  
TOTAL TRACT AREA = 353,027 SF (8.1159 ACRES)
  - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD, AND A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN JANUARY 2018. DATUM = FTDMA, BENCHMARK = FETA 94 6390, ELEVATION 119.10.
  - 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: ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT:  
REGULATIONS: REQUIRED MIN. LOT AREA: 1.0 ACRE, PROPOSED MIN. LOT AREA: 380,136 SF, PROPOSED MIN. LOT WIDTH: 200 FT, PROPOSED MIN. LOT DEPTH: 254 FT, PROPOSED MIN. FRONT YARD: 50 FT, PROPOSED MIN. SIDE YARD: 50 FT, PROPOSED MIN. REAR YARD: 30 FT, PROPOSED MAX. BUILDING HEIGHT: 35 FT, PROPOSED MAX. BUILDING COVER: 30 %, PROPOSED MAX. IMPERVIOUS COVER: 25 %, PROPOSED MIN. GREEN AREA: 75 %  
\*THE FRONT YARD ON ONE SIDE OF CORNER LOT MAY BE REDUCED TO 40 FEET.  
\*\*EXISTING NON-CONFORMING CONDITION NOT AFFECTED BY PROPOSED CHANGE.
  - SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANEL 402 OF 451 PREPARED FOR MONTGOMERY COUNTY PA, MAP DATED MARCH 2, 2016.
  - SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 9, DATED NOVEMBER, 16, 2016. ALL SOILS ON SITE ARE CLASSIFIED AS:  
U9b - HEAVY LOW, 8 TO 15 PERCENT SLOPES  
U9c - URBAN LAND-ADJUSTMENTS, SOILS AND GROUNDWATER COMPLEX, 0 TO 8 PERCENT SLOPES  
7. THE FOLLOWING WAIVERS ARE REQUIRED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:  
A) FROM SECTION 146-11.1 (PARTIAL WAIVER) TO NOT INCLUDE ALL PROPERTIES WITHIN 400 FEET OF THE SITE.  
B) FROM SECTION 146-11.2 (PARTIAL WAIVER) TO NOT INCLUDE THE LOCATION OF ALL UTILITIES WITHIN 400 FEET OF THE SITE.  
C) FROM SECTION 146-11.3, TO NOT REQUIRE THE LOCATION OF ALL EXISTING UTILITIES PROPOSED TO REMAIN AND TO BE REMOVED. (NO CONSTRUCTION IS PROPOSED AT THIS TIME.)  
D) FROM SECTION 146-11.4, TO NOT REQUIRE TENTATIVE ARCHITECTURAL PLANS. (NO CONSTRUCTION IS PROPOSED AT THIS TIME.)  
E) FROM SECTION 146-24.0, TO HAVE THE RIGHT-OF-WAY WIDTHS REMAIN AS PLOTTED.  
F) FROM SECTION 146-27, TO NOT REQUIRE CURB, GUTTER AND SIDEWALK IMPROVEMENTS AT THIS TIME AND PERMIT THE "COUNTRY LANE LOOK" TO REMAIN.  
G) FROM SECTION 146-28, TO NOT REQUIRE ADDITIONAL STREET LIGHTING TO BE INSTALLED.



11,031 SF TO BE TRANSFERRED FROM UNIT 55 TO UNIT 10 CHANGE IN PROGRESS

158,582 SF (3.6405 ACRES) TO BE TRANSFERRED FROM UNIT 55 TO UNIT 5

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, residing in \_\_\_\_\_ personally appeared Nicholas S. Schorsch and Shelley Schorsch, 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/it/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  
(Nicholas S. Schorsch)  
\_\_\_\_\_  
Owner  
(Shelley Schorsch)

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF MONTGOMERY:  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in \_\_\_\_\_ personally appeared \_\_\_\_\_ 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/it/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  
Peter A. Schorsch Trustee

PLAN OF LOT LINE CHANGE  
PREPARED FOR  
**TAX BLOCK 32  
UNITS 5, 10, & 55**  
ProTract  
Engineering, Inc.  
64 East Moreland Avenue, P.O. Box 50  
Hartford, Pennsylvania 19040  
Phone (215)442-9230  
Fax (215)442-9238

MDCPC 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

No.	Date	Description	By
1	11/23/14	BASED.WG	JOB/RTIR

ABINGTON  
MONTGOMERY  
3-22-16  
1"=60'