



LOCATION MAP
1" = 1000'

REQUESTED WAIVER LIST

- THE APPLICANT REQUESTS THE FOLLOWING WAIVERS FROM THE ABBINGTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTIONS:
- 146-11.A: REQUIRING THE PLAN TO SUPPLY TAX PARCEL INFORMATION FOR ALL PROPERTIES WITHIN 400 FEET OF THE PROPERTIES INVOLVED IN THIS APPLICATION.
 - 146-11.B: REQUIRING THE PLAN TO SHOW THE LOCATION OF ALL UTILITIES ON SITE AND WITHIN 400 FEET OF THE PROPERTY INVOLVED IN THIS APPLICATION.
 - 148-11.F.2: REQUIRING PROFILE PLANS (NO NEW STREETS ARE PROPOSED).
 - 148-11.I: REQUIRING A PHASING PLAN WITH DEFINED TIMELINES.
 - 148-11.J: REQUIRING A RECREATIONAL FACILITIES PLAN.

ZONING INFORMATION

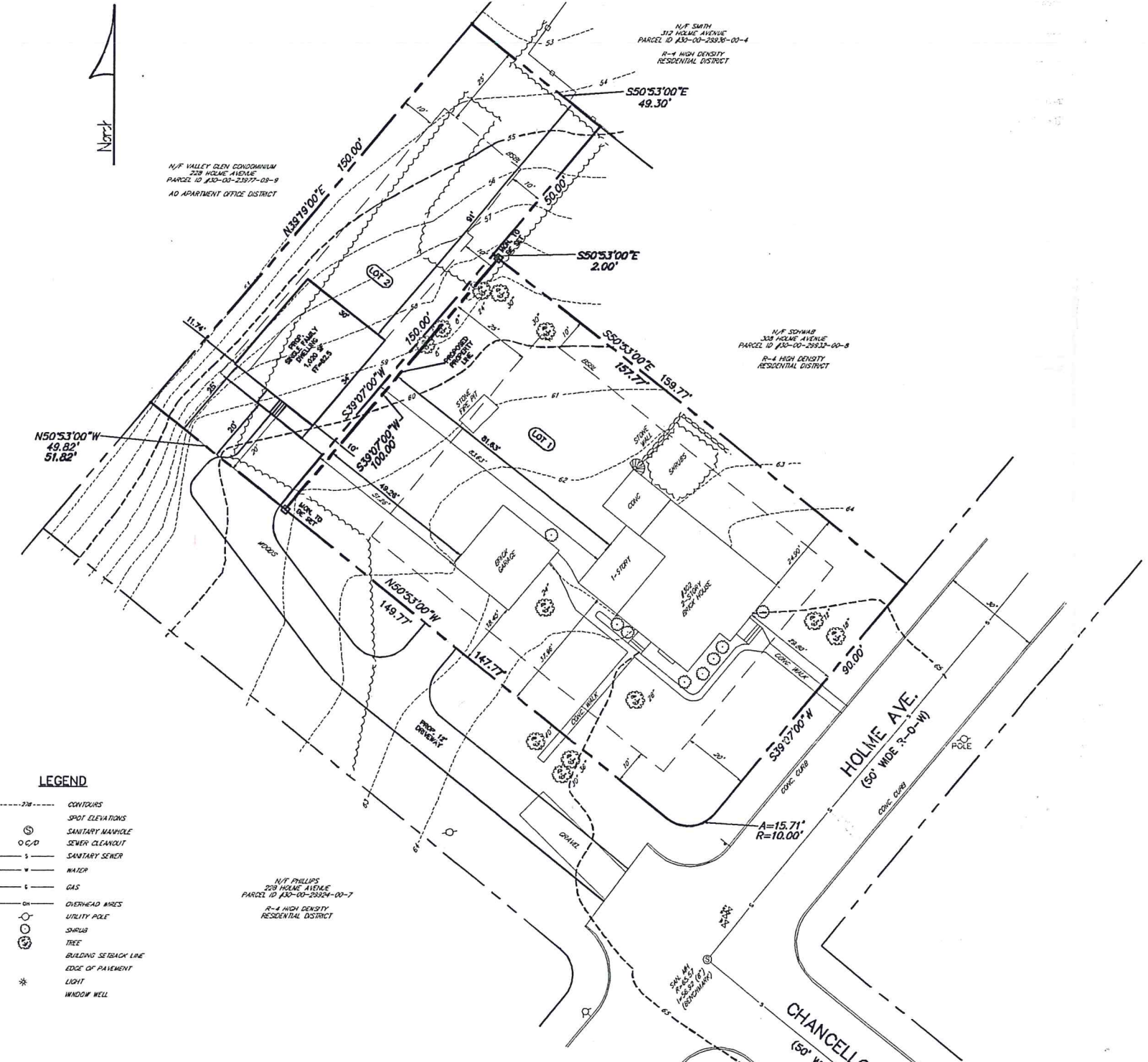
R-4 RESIDENTIAL HIGH DENSITY DISTRICT

	REQUIRED	EXISTING LOT 1	EXISTING LOT 2	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	7,500 SF	15,955.2 SF	7,434.2 SF*	15,755.2 SF	7,834.2 SF
LOT WIDTH	50 FT	100 FT	49.75 FT*	100 FT	51.75 FT
LOT DEPTH	100 FT	159.77 FT	150 FT	157.77 FT	150 FT
FRONT YARD	20 FT	29.8 FT	N/A	29.8 FT	20 FT
SIDE YARD	10 FT	24.8 FT	N/A	24.9 FT	10 FT
REAR YARD	25 FT	83.63 FT	N/A	81.63 FT	91 FT
BUILDING AREA (MAX)	40%	13.16%	0%	13.33%	13.36%
IMPERVIOUS AREA (MAX)	55%	17.74%	0%	17.97%	19.16%
GREEN AREA (MIN)	45%	82.20%	100%	82.03%	80.84%
BUILDING HEIGHT	35 FT	EXISTING	N/A	EXISTING	35 FT MAX

*DENOTES EXISTING NON-CONFORMING CONDITION

NOTES

- THE PURPOSE OF THIS PLAN IS TO MOVE THE PROPERTY LINE BETWEEN LOT #1 AND LOT #2 2 FT. TO THE SOUTHEAST SO THAT LOT #2 WILL CONFORM WITH THE R-4 ZONING REQUIREMENTS OF ABBINGTON TOWNSHIP.
- THIS PLAN IS BASED UPON A SURVEY PREPARED BY ROBERT PETRALIA LAND SURVEYORS DATED AUGUST 8, 2015.
- THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP.
- SURVEY AND PLAN BEARINGS BASED ON EXISTING RECORDS.
- VERTICAL DATUM: ASSUMED
- SITE BENCHMARK: SANITARY MANHOLE LOCATED IN THE INTERSECTION OF HOLME AVENUE AND CHANCELLOR AVENUE (AS NOTED ON PLAN).
- SITE WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- SURVEY MONUMENTS WILL BE SET AS REQUIRED BY THE TOWNSHIP ENGINEER.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.



LEGEND

- 2' --- CONTOURS
- SPOT ELEVATIONS
- SANITARY MANHOLE
- C.C.D. SEWER CLEANOUT
- SANITARY SEWER
- WATER
- GAS
- OVERHEAD WIRES
- UTILITY POLE
- SHRUB
- TREE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- * LIGHT
- WINDOW WELL

SURVEYORS CERTIFICATION

I, WILLIAM R. CUDNIK, 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. Cudnik 6/10/16

WILLIAM R. CUDNIK, PE, PLS
LICENSE NO. SU075215

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

ON THE _____ DAY OF _____, A.D. 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____

PERSONALLY APPEARED _____
(NAME OF OFFICER OF THE CORPORATION) WHO ACKNOWLEDGED (HIM/HERSELF) TO BE THE (PRESIDENT OR SECRETARY), BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

OWNER(S): _____
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES ON: _____

APPROVAL OF THE TOWNSHIP

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABBINGTON THIS _____ DAY OF _____, 20____.

PRESIDENT: _____
SECRETARY: _____
ENGINEER: _____

CERTIFICATION OF RECORDING

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

PLAN BOOK _____ PAGE _____

ON _____

BY _____
RECORDER OF DEEDS

MONTGOMERY COUNTY PLANNING APPROVAL

CERTIFIED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

FILE NO. _____

ATTEST _____ SECRETARY

PROJECT SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1 OF 4	SUBDIVISION PLAN
2 OF 4	SITE IMPROVEMENT PLAN
3 OF 4	NOTES & DETAILS
4 OF 4	PROFILES & DETAILS

PROPERTY INFO.

LOT 1
TIMOTHY CLARK
302 HOLME AVENUE
ELKINS PARK, PA, 19027
TAX BLOCK 88 UNIT 38
PARCEL ID NO: 30-00-29928-00-3

LOT 2
BROWN STREET ASSOCIATES, LLC
CHANCELLOR AVENUE
ELKINS PARK, PA, 19027
TAX BLOCK 88 UNIT 37
PARCEL ID NO: 30-00-07900-00-8

APPLICANT
BROWN STREET ASSOCIATES
1525 CAMPUS DRIVE
WARMINSTER, PA 18974

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR WILLIAM ROBERT CUDNIK No. SU075215

PRELIMINARY/FINAL SUBDIVISION PLAN BROWN STREET ASSOCIATES, L.L.C. - GRANTOR ABBINGTON TOWNSHIP, MONTGOMERY COUNTY GRANTEE DATE: MAY 19, 2016

BOUNDARY STONE ASSOCIATES PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS P.O. BOX 603 WEST FULTON, PA 17258-0603 TEL: 717-657-2842 FAX: 717-657-1927

