

LEGEND

CONTIGUOUS	---	JTB
WATER	---	W
SANITARY SEWER	---	S
STORM SEWER	---	ST
GAIS	---	G
OVERHEAD WIRE	---	OH
MANHOLE	---	M
WELL	---	W
WATER WALK	---	WV
CLEARED	---	CO
UTILITY POLE	---	UP
FIRE HYDRANT	---	FH
SKIN	---	SK
FENCE	---	F
CURTAIN	---	C
TREE	---	T
DEVELOPMENT LINE	---	DL

SURVEYORS CERTIFICATION

I, WILLIAM R. CUJDK, 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. CUJDK, PE, PLS
LICENSE NO. 50075215

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:

ON THE _____ DAY OF _____ A.D. 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSelf-TO BE THE _____ OF _____ A CORPORATION AND THAT HE AS SUCH _____ BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSelf-AS

SIGNATURE: _____
NAME: _____
TITLE: _____

IN WITNESS WHEREOF, I HAVE HEREUNTO SET 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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SIGNATURE: _____
NAME: _____
TITLE: _____

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL THE DAY AND YEAR AFORESAID.

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____.

ATTEST: _____
PRESIDENT

SECRETARY

ENGINEER

MONTGOMERY COUNTY PLANNING APPROVAL

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

FILE NO. _____
BY: _____
ATTEST: _____ SECRETARY

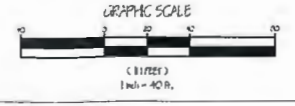
PROPERTY INFO.

MICHAEL & AGNES FERGUSON
1747 EDGE HILL ROAD
ABBINGTON, PA 19001

TAX BLOCK 01 UNIT 04
PARCEL ID NO: 30-00-10732-00-5
DEED BOOK/PAGE: 5645/0320
RECORDED: 8/15/2012

APPLICANT

BROWN STREET ASSOCIATES, LLC
1525 CAMPUS DRIVE
WARMINSTER, PA 18974



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.
 - 146-11.F.1a: REQUIRING PROFILE PLANS (NO NEW STREETS ARE PROPOSED).
 - 146-11.J: REQUIRING A PHASING PLAN WITH DEFINED TIMELINES.
 - 146.11.J: REQUIRING A RECREATIONAL FACILITIES PLAN.
 - 146.27.A: REQUIRING SIDEWALKS

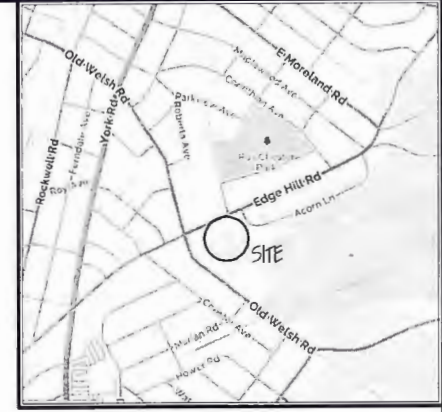
ZONING INFORMATION

R-3 MEDIUM-DENSITY RESIDENTIAL DISTRICT

	REQUIRED	EXISTING LOT	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
LOT AREA	10,000 SF	123,309.0 SF	102,059.3 SF	10,608.7 SF	10,652.0 SF
LOT WIDTH	75 FT	340.8 FT	173.2 FT	85 FT	85 FT
LOT DEPTH	100 FT	454.9 FT	489.3 FT	125.3 FT	125.3 FT
FRONT YARD	30 FT	177.9 FT	177.9 FT	40 FT	40 FT
SIDE YARD	12 FT	30 FT	30 FT	12 FT	12 FT
REAR YARD	30 FT	148.8 FT	148.8 FT	42.5 FT	42.5 FT
BUILDING AREA (MAX)	30%	2.0%	2.4%	16.8%	16.8%
IMPERVIOUS AREA (MAX)	40%	7.4%	8.9%	27.5%	27.4%
GREEN AREA (MIN)	60%	92.8%	91.1%	72.5%	72.6%
BUILDING HEIGHT	35 FT	EXISTING	EXISTING	35 FT MAX	35 FT MAX

NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT INTO THREE LOTS. PROPOSED LOT 1 WILL CONTAIN THE EXISTING DWELLING. SINGLE FAMILY DWELLINGS ARE PROPOSED ON LOTS 2 & 3.
- THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP.
- SURVEY AND PLAN BASED ON EXISTING RECORDS.
- PLAN BEARINGS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
- VERTICAL DATUM: NAVD83
- SITE BENCHMARK: SANITARY MANHOLE LOCATED AT THE INTERSECTION OF EDGE HILL ROAD AND ACORN LANE. RIM ELEVATION=360.11
- 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.
- WETLANDS OR OTHER ENVIRONMENTAL CONDITIONS, IF ANY, HAVE NOT BEEN LOCATED.
- SUBJECT SITE LIES IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 42091C 0313 G, MAP REVISED MARCH 2, 2016



LOCATION MAP
1" = 1000'

BOUNDARY STONE ASSOCIATES, LLC
ENGINEERS, LAND SURVEYORS & PLANNERS
P.O. BOX 801
WEST DEPTFORD, NJ 08086
Tel (856) 384-2889
Fax (856) 432-1527

PRELIMINARY / FINAL SUBDIVISION PLAN FOR BROWN STREET ASSOCIATES, LLC
1747 EDGE HILL ROAD
TOWNSHIP OF ABBINGTON
MONTGOMERY COUNTY, PENNSYLVANIA

DATE: JUL 30, 2017
SCALE: 1"=40'
DRAWN BY: W.R.C.
CHECKED BY: W.R.C.
DATE: 8/15/2017
PROJECT NO.: 10785

WILLIAM R. CUJDK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 50075215



PRELIMINARY/FINAL SUBDIVISION
C1.01
1 OF 5

CERTIFICATION OF RECORDING

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

PLAN BOOK _____ PAGE _____

ON _____

BY _____

RECORDER OF DEEDS

PROJECT SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1 OF 5	PRELIMINARY/FINAL SUBDIVISION PLAN
2 OF 5	SITE IMPROVEMENT PLAN
3 OF 5	PROFILES & DETAILS
4 OF 5	DETAILS
5 OF 5	DETAILS