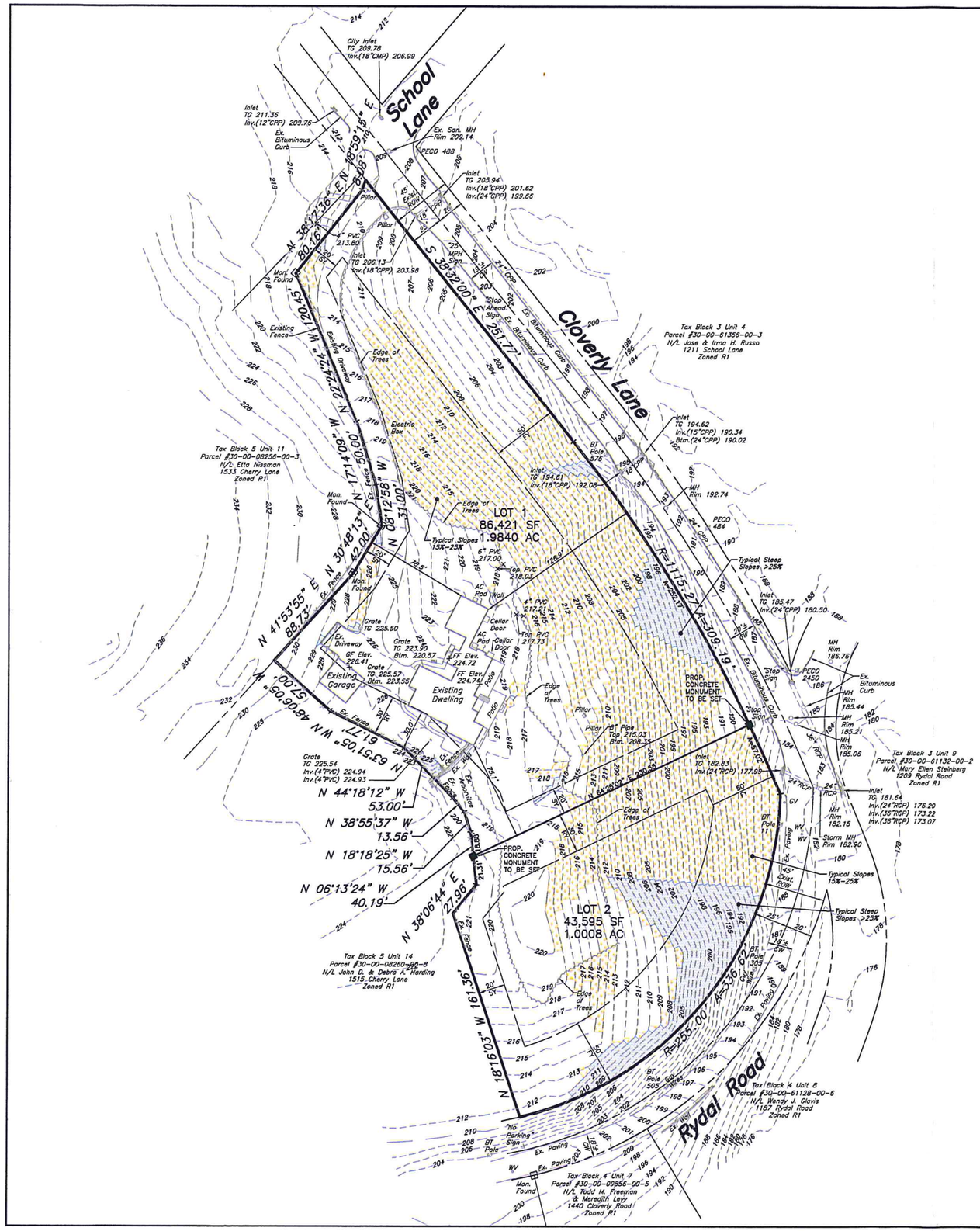


COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:
On the _____ day of _____, A.D. _____, before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared Gordon B. Cox and Christina M. Cox, known to me (or satisfactorily proven) to be the person(s) 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
Gordon B. Cox

_____ Owner
Christina M. Cox

APPROVAL OF TOWNSHIP:
Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, _____

_____ President

Attest _____ Secretary

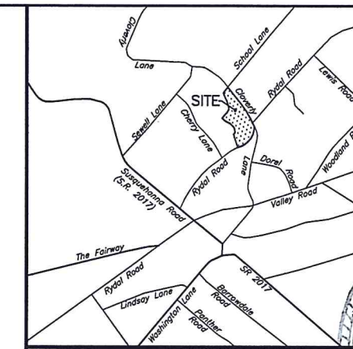
_____ Engineer

Certified by the Montgomery County Planning Commission this _____ day of _____, _____. File #_____

Attest _____ Secretary

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



LOCATION MAP/SCALE: 1"=800'

NORTH ARROW

NOTES:

1. TRACT IDENTIFICATION:
   TAX BLOCK 5 UNIT 2
   PARCEL #30-00-09852-00-9
   DEED BOOK 5537 PAGE 642

2. OWNER:
   GORDON B. COX AND CHRISTINA M. COX
   1544 CLOVERLY LANE
   RYDAL, PA 19046

3. BOUNDARY DIMENSIONS AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND PHYSICAL FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING INC. IN AUGUST 2015.

4. TRACT AREA SUMMARY:
   TRACT AREA TO R.O.W. LINE = 130,016 SF (2.9848 ACRES)
   PROPOSED LOT 1 = 86,421 SF (1.9840 ACRES)
   PROPOSED LOT 2 = 43,595 SF (1.0008 ACRES)

5. ZONING REQUIREMENTS:
   R1 LOW DENSITY RESIDENTIAL:

	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	1 ACRE	1.98 AC	1.00 AC
MINIMUM LOT WIDTH	200 FT	478 FT	280 FT
MINIMUM LOT DEPTH	100 FT	255 FT	170 FT
MINIMUM FRONT YARD	50 FT*	126.9 FT	N/A
MINIMUM SIDE YARD	20 FT	75.1 FT	N/A
MINIMUM REAR YARD	30 FT	30.0 FT	N/A
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	N/A
MAXIMUM BUILDING COVERAGE	20%	4.4%	N/A
MAXIMUM IMPERVIOUS COVERAGE	25%	14.8%	N/A
MINIMUM GREEN AREA	75%	85.2%	100%

   * 40 FEET ON ONE SIDE OF A CORNER LOT

6. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANEL 401 OF 451 PREPARED FOR MONTGOMERY COUNTY.

7. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS MONTGOMERY COUNTY SOILS SURVEY FROM SEPTEMBER 2014. SOILS ON SITE ARE CLASSIFIED AS Ch – CODORUS SILT LOAM; AND PoC – PARKER GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES.

8. BOTH LOTS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

9. THE FOLLOWING WAIVERS ARE REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

   A) FROM SECTION 146-11.A & 146-11.B (PARTIAL WAIVER) TO NOT INCLUDE ALL PROPERTIES AND EXISTING FEATURES WITHIN 400 FEET OF THE SITE.

   B) FROM SECTION 146-11.F.b TO NOT REQUIRE PROFILE PLANS, AS NO NEW STREETS ARE PROPOSED.

   C) FROM SECTION 146-11.I, TO NOT REQUIRE A PHASING PLAN WITH DEFINED TIMELINES.

   D) FROM SECTION 146-11.J, TO NOT REQUIRE A RECREATIONAL FACILITIES PLAN.

   E) FROM SECTION 146-11.L, TO NOT REQUIRE TENTATIVE ARCHITECTURAL PLANS (ARCHITECTURE IS UNKNOWN AT THIS TIME AND TENTATIVE ARCHITECTURAL PLANS WOULD PROVIDE NO BENEFIT).

   F) FROM SECTION 146-24.D.1, TO ALLOW THE EXISTING CARTWAYS IN LIEU OF THE REQUIRED WIDTHS.

   G) FROM SECTION 146-27, TO NOT REQUIRE SIDEWALKS AND CURBS ALONG CLOVERLY LANE OR ALONG RYDAL ROAD.

   H) FROM SECTION 146-38 TO NOT REQUIRE ADDITONAL STREET LIGHTING.

10. ANY FUTURE TREE REMOVAL AND TREE REPLACEMENT ON LOT 2 MUST COMPLY WITH ZONING ORDINANCE SECTION 801.U. MAXIMUM WOODS DISTURBANCE = 75%.

11. ANY FUTURE DEVELOPMENT ON LOT 2 MUST COMPLY WITH ZONING ORDINANCE SECTION 602 REGARDING REGULATIONS OF STEEP SLOPES (OVER 25% SLOPE).

40 0 40 80 120
PLAN GRAPHIC SCALE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
NICHOLAS T. ROSE
PE039251E

MCPC 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

Project Number H12292 | CAD File Name BASE.DWG | File Number ——— | Drafter/Engineer EMS/NTR

Township ABINGTON | County MONTGOMERY | Date 9-14-15 | Scale 1"=40' | Sheet Number 1 of 1

PLAN OF MINOR SUBDIVISION
PREPARED FOR
1544 CLOVERLY LANE

ProTract Engineering, Inc.
54 East Moreland Avenue, P.O. Box 56
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238