

- SUMMARY**
- TAX PARCEL - BLOCK 364, UNIT 12 (P/N 30-00-20660-00-1)
 - AREA TO LEGAL R/W LINE - 26,921 SF
ULTIMATE R/W LINE - 25,993 SF
 - ZONING - R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT

| REQUIRED | LOT No. 1 PROVIDED | LOT No. 2 PROVIDED |
|-----------------------|--------------------|--------------------|
| a. LOT AREA-10,000 SF | 13,108 SF | 12,885 SF |
| b. LOT WIDTH-75' | 89.53' | 96.49' |
| c. LOT DEPTH-100' | 124.16' | 134.86' |
| d. FRONT YARD-30' | 41.32' | 30' MIN. |
| e. SIDE YARD-12' | 12.85' | 12' MIN. |
| f. REAR YARD-30' | 40.80' | 30' MIN. |
| g. BLDG. AREA-30% | 19.0% | 30% MAX. |
| h. IMP. COV.-40% | 34.6% | 30% MAX. |
| i. GREEN AREA-60% | 65.4% | 60% MIN. |
 - THESE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT & ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. PENNSYLVANIA ACT 187 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWERAGE & WATER LINES BEFORE COMMENCING CONSTRUCTION. (1-800-242-1776)
 - 2 OFF-STREET PARKING SPACES - 2 in DRIVEWAY
2 in GARAGE
 - OWNER/APPLICANT: PRICELESS HOMES, LLC
PO BOX 505
FORT WASHINGTON, PA
 - DATUM OF TOPOGRAPHY - U.S.C. & G.S.
 - THIS PROPOSAL IS FOR THE MINOR SUBDIVISION TO CREATE ONE (1) ADDITIONAL BUILDING LOT.
 - LOT 1 IS CONNECTED TO PUBLIC WATER & SEWER, LOT 2 WILL BE CONNECTED TO PUBLIC WATER & SEWER.
 - PROPERTY BOUNDARIES DETERMINED FROM FILED SURVEY, PLANS, DEEDS OF RECORD.
 - THE AREA BETWEEN THE ULTIMATE R/W LINE & LEGAL R/W LINE OF BLOCK 364, UNIT 12 IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNMENT AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.

ON THE _____ DAY OF _____, A.D. 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED _____ TO BE THE _____ BEING AUTHORIZED TO DO SO, _____ EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE 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 DESIRED THAT THE FOREGOING PLAN BE DULY RECORDED.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____ (SEAL)

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

PRESIDENT

SECRETARY

ENGINEER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. AT NORRISTOWN, PA. IN PLAN BOOK _____, PAGE NO. _____, ON _____, BY _____

MCP. 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 _____

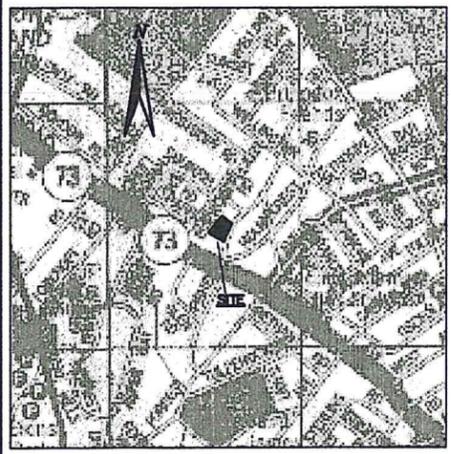
For the Director
Montgomery County Planning Commission

LEGEND

| | |
|--------|----------------------------|
| +100.3 | PROPOSED SPOT ELEVATION |
| +100.2 | EXISTING SPOT ELEVATION |
| --- | PROPOSED CONTOUR |
| --- | EXISTING CONTOUR |
| --- | EXISTING CONCRETE MONUMENT |
| ○ | UTILITY POLE |
| --- | CONCRETE CURB |
| --- | EXISTING WATERLINE |
| --- | EXISTING SANITARY SEWER |
| --- | EXISTING STORM SEWER |
| ○ | EXISTING MANHOLE |
| ○ | EXISTING TYPE 'M' INLET |
| ○ | EXISTING TYPE 'W' INLET |
| --- | CONCRETE SIDEWALK OR PAD |
| --- | EDGE OF PAVING |
| --- | SILT FENCE |

ACT 187 USERS LIST FOR ABINGTON

| USER | ADDRESS | TELEPHONE |
|-----------------------------------|--|---|
| 1. TOWNSHIP OF ABINGTON | 1178 OLD YORK RD. ABINGTON, PA. 19001 | 215-884-5000 |
| 2. AQUA PENNSYLVANIA, INC. | 782 LANCASTER AVE. BRYN MAWR, PA. 19010 | 1-800-711-4779 |
| 3. BELL TELEPHONE CO. of PA. | 104 WITMER RD. HORSHAM, PA. 19044 | 215-956-2623 |
| 4. PHILADELPHIA ELECTRIC Co. | 400 PARK AVE. WARMINSTER PA. 18974 | OUTSIDE PA. 412-323-7100 IN PA. 800-242-1776 |
| 5. PENNA. DEPT. OF TRANSPORTATION | EAST NORRITON TWP. P.O. BOX 350 NORRISTOWN, PA. | 1-215-275-2368 |



LOCATION MAP
SCALE: 1"=800'

- SHEET INDEX**
- PLAN OF MINOR SUBDIVISION
 - EXISTING FEATURES PLAN
 - GRADING & EROSION & SEDIMENTATION CONTROL PLAN
 - DETAILS SHEET

SHEET 1 of 4

I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON _____ SEPTEMBER 2015; THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS OF WAY OR EASEMENTS EXIST EXCEPT AS SHOWN.

SIGNATURE



PLAN OF MINOR SUBDIVISION
130 FISHER ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
PRICELESS HOMES, LLC

SCALE: 1"=20' 0 20 40 60 15 DECEMBER 2015

EASTERN/CHADROW ASSOCIATES, INC.
333 S. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672-8671 FAX (215) 672-8765
EST. 1987