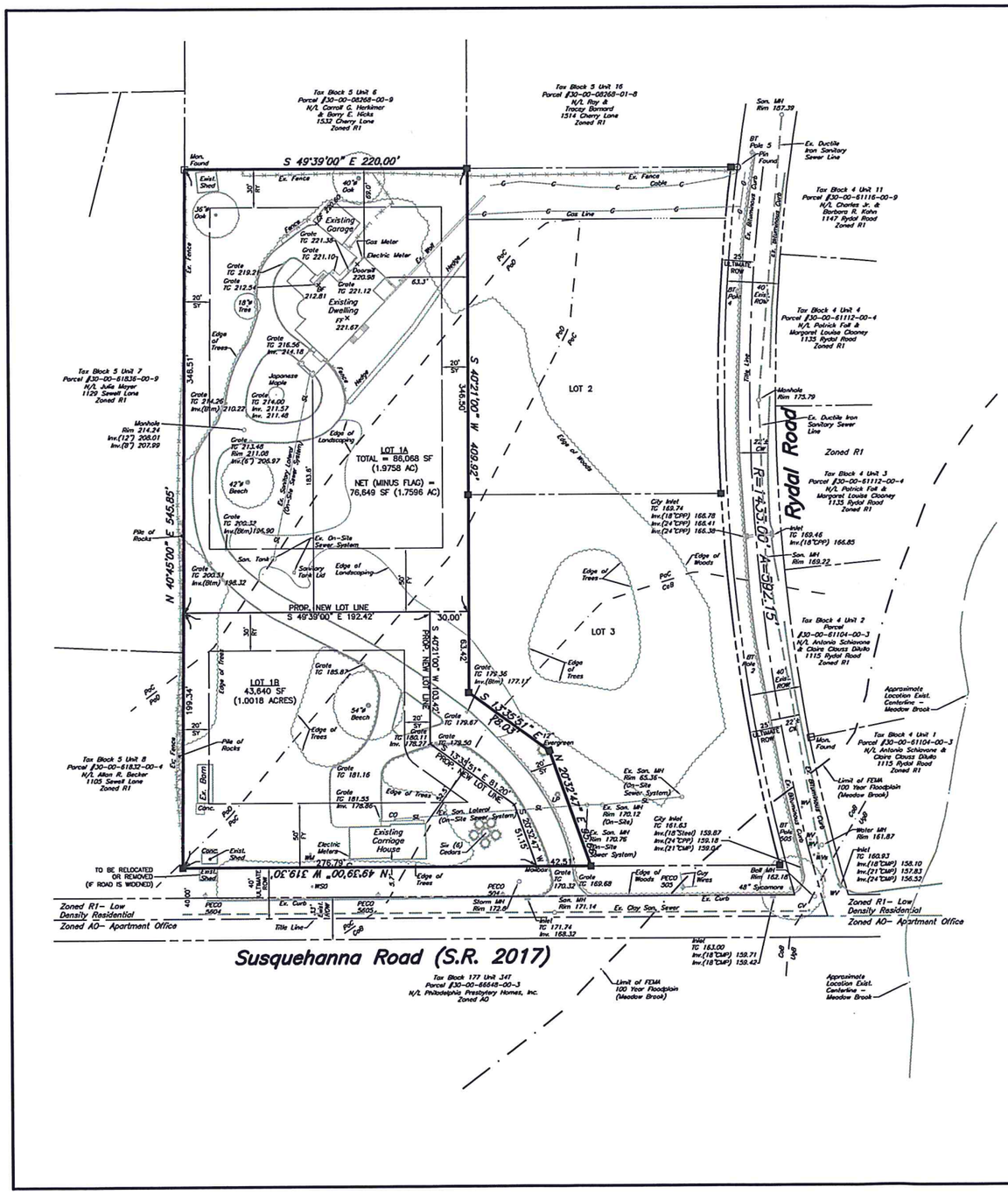


COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY:
On the _____ day of _____, A.D. _____, before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared Robert Morris, known to me (or satisfactorily proven) to be the person(s) whose name(s)(is/are) 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
Robert Morris

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

_____ President

Attest _____ Secretary

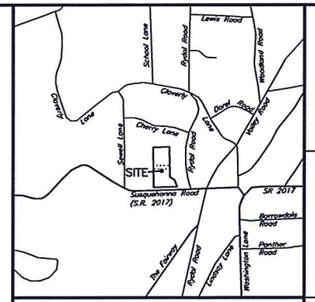
_____ Engineer

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'

NOTES:

1. TRACT IDENTIFICATION:
   TAX BLOCK 5 UNIT 8
   PARCEL #30-00-64468-00-5
   DEED BOOK 5862 PAGE 2385
   SITE ADDRESS: 1511 SUSQUEHANNA ROAD, RYDAL, PA 19046

2. OWNER:
   ROBERT MORRIS
   1000 DEKALB PIKE
   AMBLER, PA 19002

3. BOUNDARY DIMENSIONS AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND PHYSICAL FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING INC. IN AUGUST 2014. DATUM = USGS.

4. TRACT AREA SUMMARY:
   TOTAL TRACT AREA TO TITLE LINE = 129,798 SF (2.9777 AC)

5. ZONING REQUIREMENTS:
   R1 LOW DENSITY RESIDENTIAL:

	REQUIRED	LOT 1A	LOT 1B
MIN LOT AREA	1 ACRE	86,068 SF	43,640 SF
MIN LOT WIDTH	200 FT	30 FT*	277 FT
MIN LOT DEPTH	100 FT	345.5 FT	199.3 FT
MIN FRONT YARD	50 FT	183.6 FT	5.7 FT**
MIN SIDE YARD	20 FT	63.3 FT	52.5 FT
MIN REAR YARD	30 FT	69.0 FT	65.6 FT
MAX BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MAX BUILDING COVERAGE	20 %	5.3 %	4.6 %
MAX IMPERVIOUS COVERAGE	25 %	20.2 %	18.4 %
MIN GREEN AREA	75 %	79.8 %	81.6 %

   * VARIANCE REQUIRED FOR LOT
   ** EXISTING, NON-CONFORMING CONDITION

6. SOILS DATA WAS OBTAINED FROM THE USDA/NRCS MONTGOMERY COUNTY SOILS SURVEY FROM DECEMBER 2013. SOILS ON SITE ARE CLASSIFIED AS
   CaB – CALIFON LOAM, 3 TO 8 PERCENT SLOPES;
   PaC – PARKER GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES;
   PaD – PARKER GRAVELLY LOAM, 15 TO 25 PERCENT SLOPES

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

NORTH ARROW

No.	Date	Description	By

CAD File Name: SKETCH.DWG
File Number: H2244
Drawn by: JCB/KTR

Township: ABINGTON
County: MONTGOMERY
Date: 2-26-16
Scale: 1"=40'
Sheet Number: 1 of 1

1511 SUSQUEHANNA ROAD SUBDIVISION SKETCH
PREPARED FOR
ROBERT MORRIS

ProTract Engineering, Inc.
84 East Moreland Avenue, P.O. Box 68
Hatboro, Pennsylvania 19040
Phone (215)443-8250
Fax (215)443-8253

40 0 40 80 120
PLAN GRAPHIC SCALE