

ABINGTON TOWNSHIP
ACT 121 (2008) LIST OF UNDERGROUND USERS
AS PROVIDED BY PENNSYLVANIA ONE CALL SYSTEMS, INC. 1-800-242-1776
Serial No. 2013081893 Date Contacted: 3-21-13

NAME OF USER	USERS ADDRESS
Abington Township Attn: Scott Martin	1176 Old York Road Abington, PA 19001
Comcast Cable of Willow Grove, Inc Attn: Tony Defabis tony_defabis@comcast.com	29 York Road Willow Grove, PA 19090
Comcast Cable Attn: Lee McGorrry lee_mcgorrry@comcast.com	1004 Cornerstone Blvd. Downingtown, Pa 19335
PECO Energy C/O STS Telecom, Inc. Wayne Vincent wvncent@peco.net	3628 Horizon DR. King of Prussia, PA 19406
Aqua Pennsylvania, Inc Attn: Steve Pizzi	762 Lancaster Avenue Bryn Mawr, PA 19010
Verizon Pennsylvania, Inc. Suzette Walker suzette.walker@verizon.com	900 Race Street, 6TH Floor Philadelphia, PA 19107



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BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA CALL 1-800-242-1776
NON-EMERGENCY CALLS ONLY
PA ACT 121 (2008) REQUIRES THREE WORKING
DAYS NOTICE TO UTILITIES BEFORE EXCAVATION,
SHALL BEAT OR BLOCKED
SERIAL NO. 20130801893

ZONED: R-4, HIGH DENSITY RESIDENTIAL

	REQUIRED	EXISTING	LOT 1	LOT 2
MINIMUM LOT AREA	7,500 SF	21,000 SF	13,500 SF	7,500 SF
MINIMUM LOT WIDTH	50 FT	60.0 FT	115.0 FT	60.0 FT
MINIMUM LOT DEPTH	100 FT	240.0 FT	120.0 FT	120.0 FT
MINIMUM FRONT YARD	20 FT	25.8 FT	25.8 FT	> 20 FT
MINIMUM SIDE YARD	10 FT	6.9 FT *	6.9 FT *	> 10 FT
MINIMUM REAR YARD	25 FT	169.7 FT	44.7 FT	> 25 FT
MAXIMUM BUILDING AREA	40 %	10.8 % (2275 SF)	16.9 % (2275 SF)	N/A
MAXIMUM IMPERVIOUS AREA	55 %	22.0 % (4618 SF)	34.2 % (4618 SF)	N/A
MINIMUM GREEN AREA	45 %	78.0 % (16382 SF)	65.8 % (8882 SF)	N/A
MAXIMUM BUILDING HEIGHT	35 FT	24.2 FT	24.2 FT	< 35 FT
ACCESSORY BUILDING				
MINIMUM SIDE YARD	4 FT	20.0 FT	20.0 FT	N/A
MINIMUM REAR YARD	4 FT	4.4 FT	4.4 FT	N/A
MINIMUM FROM MAIN BUILDING	10 FT	37.1 FT	37.1 FT	N/A
MAXIMUM BUILDING HEIGHT	14 FT	12 FT	12 FT	N/A

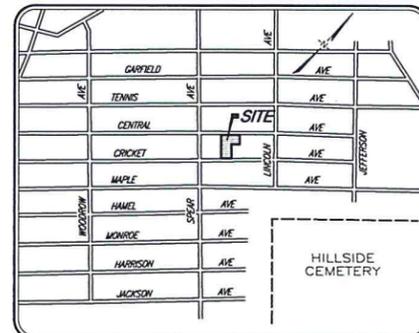
* - DENOTES EXISTING NON-CONFORMING CONDITION

NOTES

- Boundary information shown was obtained by field surveys performed by Charles E. Shoemaker, Inc. during March, 2013, plans & deeds of record. Reference was made to the following plans:
a) Plan of Subdivision made for Howard W. Johnson, Ardsley, prepared by Charles E. Shoemaker, Inc. dated December 17, 1990.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ACT 181 (2008) or by physical survey locations. All underground utility locations are approximate only. Contractors are REQUIRED by PA ACT 181 to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., Phone No. 1-800-242-1776, Serial No. 20130801893
- Topographic information shown was obtained from field surveys performed by Charles E. Shoemaker, Inc. during March, 2013. Elevations are based on Abington Township Sewer Datum.
- This site is designated as Zone "X" (Areas outside the 100-Year & 500 Year Floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Map No. 42091C0382 E, Panel 382 of 451, as prepared for Montgomery County, Pennsylvania, effective December 19, 1996.
- Soils classified as UmB - Urban Land - Duffield complex according to USDA-NRCS Soil Survey dated February 26, 2009.
- Applicant intends to divide a 5' x 60' parcel of land from Central Avenue premises to combine with the Cricket Avenue premises, creating a 7,500 SF vacant parcel (LOT 2).

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE MONUMENT FOUND
- MAGNETIC NAIL SET
- EXISTING CONTOUR
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER CURB STOP
- EXISTING SANITARY SEWER w/ MANHOLE
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE



LOCATION MAP
SCALE: 1" = 800'

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 2012,
before me the subscriber, a Notary Public of the Commonwealth of
Pennsylvania, residing in _____ County, personally
appeared _____ who acknowledged
said corporation to be the owner of the designated land, that all necessary
approval of the plan has been obtained and is endorsed thereon, and he
deires that the forgoing plan may be duly recorded.

Notary Public
My Commission Expires _____

I hereby certify _____ is the
registered owner of the lands shown being County Parcel No. 30-00-07800-009,
(Block 232, Unit 004), 30-00-11464-008 (Block 232, Unit 005), 30-00-07804-005,
(Block 232 Unit 069), & 30-00-07804-104 (Block 232 Unit 022) herein subdivided.

Approved by the Board of Commissioners of the Township of Abington
this _____ day of _____, 2013.

President

Secretary

Engineer

Recorded in the Office for the Recording of Deeds, in and for the County
of Montgomery, in Norrisstown, PA, in Plan Book _____ Page No. _____
on the _____ day of _____, 2013.

MCPC No. _____
PROCESSED and REVIEWED. Report prepared by
Montgomery County Planning Commission
in accordance with the Municipalities Planning Code.
Certified this date _____
For the Director
MONTGOMERY COUNTY PLANNING COMMISSION



DATE	NO.	REVISION	BY

TAX PARCEL NO.	BLOCK / UNIT	RECORD BOOK - PAGE
30-00-07800-009	0232 / 004, 005	5549-1793
30-00-11464-008	0232 / 004, 005	5549-1793
30-00-07804-104	0232 / 004, 005	5549-1793
30-00-07804-005	0232 / 004, 005	5549-1793

OWNER OF RECORD
**CHRISTOPHER P., ALICE M.
& MARY A. OPDYKE**
821 CENTRAL AVENUE
ARDSLEY, PA 19038

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE 1" = 20'

MINOR SUBDIVISION PLAN
OF
821 CENTRAL AVENUE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.
Prepared for
DANIEL J. OPDYKE
311 HATHFIELD PA 19340

DATE: March 25, 2013
DWG NO.: A-6-715
JOB NO.: 26106
SHEET NO.: 1 of 1

SITE AREA
AREA TO THE TITLE LINES
21,000 SF or 0.4821 Acres