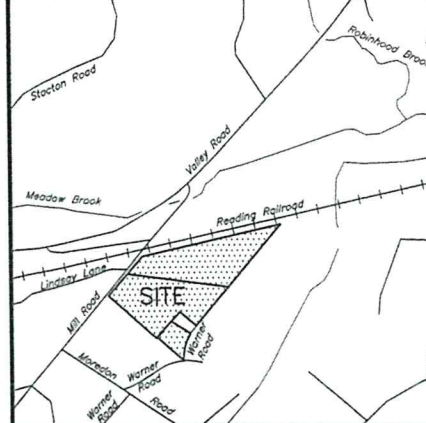


**GENERAL NOTES:**

- PROPERTY INFORMATION:  
TAX BLOCK 32 UNIT 5  
TAX PARCEL 30-00-43880-00-5  
DEED BOOK 5349 PAGE 987  
OWNER:  
PETER A. SCHORSCH TRUSTEE  
1644 WARNER ROAD  
MEADOWBROOK, PA 19046  
SITE ADDRESS:  
1644 MEADOWBROOK ROAD  
MEADOWBROOK, PA 19046  
TOTAL TRACT AREA = 350,136 SF (8.7267 ACRES)  
  
TAX BLOCK 32 UNIT 10  
TAX PARCEL 30-00-70420-00-2  
DEED BOOK 4937 PAGE 478  
OWNER:  
NICHOLAS S. & SHELLEY SCHORSCH  
1560 WARNER ROAD  
MEADOWBROOK, PA 19046  
SITE ADDRESS:  
1560 WARNER ROAD  
MEADOWBROOK, PA 19046  
TOTAL TRACT AREA = 53,252 SF (1.2225 ACRES)  
  
TAX BLOCK 32 UNIT 55  
TAX PARCEL 30-00-43880-00-3  
DEED BOOK 5349 PAGE 984  
OWNER:  
NICHOLAS S. SCHORSCH  
106 YORK ROAD  
ADKINTON, PA 19046  
SITE ADDRESS:  
MILLBROOK  
ADKINTON, PA 19046  
TOTAL TRACT AREA = 353,527 SF (8.1159 ACRES)
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD, AND A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN JANUARY 2016. DATUM=FEMA. BENCHMARK=FEMA RM #290, ELEVATION 119.10.
- PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
- ZONING DATA: ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT:  
REGULATIONS (DECEMBER 1997) PROPOSED PROPOSED  
MIN LOT AREA 1.0 ACRE 1.48 AC 4.22 AC 12.37  
MIN LOT WIDTH 200 FT 254 FT 258 FT 219 FT  
MIN LOT DEPTH 100 FT 280 FT 500 FT+ 500 FT+  
MIN FRONT YARD 50 FT 57.7 FT 350 FT 83.2 FT  
MIN SIDE YARD 20 FT 12.4 FT+ 43.3 FT 184.5 FT+  
MIN REAR YARD 30 FT 125.3 FT N/A N/A  
MAX BUILDING HEIGHT 35 FT 35 FT 35 FT 35 FT  
MAX IMPERVIOUS COVER 20% 20% 20% 20%  
MIN GREEN AREA 75% 75.7% 92.2% 98.2%  
\*THE FRONT YARD ON ONE SIDE OF CORNER LOT MAY BE REDUCED TO 40 FEET.  
\*EXISTING NON-CONFORMING CONDITION NOT AFFECTED BY PROPOSED CHANGE.
- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANEL 402 OF 451 PREPARED FOR MONTGOMERY COUNTY PA, MAP DATED MARCH 2, 2016.
- SOILS DATA WAS OBTAINED FROM THE USDA/NCS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 9, DATED NOVEMBER, 16, 2015. ALL SOILS ON SITE ARE CLASSIFIED AS:  
M3C - MAJOR LOAM, 8 TO 15 PERCENT SLOPES  
U3bS - URBAN LAND-USE/DEVELOPMENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES
- THE FOLLOWING WAIVERS ARE REQUIRED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:  
A) FROM SECTION 146-11.1.A (PARTIAL WAIVER) TO NOT INCLUDE ALL PROPERTIES WITHIN 400 FEET OF THE SITE.  
B) FROM SECTION 146-11.1.B (PARTIAL WAIVER) TO NOT INCLUDE THE LOCATION OF ALL UTILITIES WITHIN 400 FEET OF THE SITE.  
C) FROM SECTION 146-11.C. TO NOT REQUIRE THE LOCATION OF ALL EXISTING UTILITIES PROPOSED TO REMAIN AND TO BE REMOVED. (NO CONSTRUCTION IS PROPOSED AT THIS TIME.)  
D) FROM SECTION 146-11.L. TO NOT REQUIRE TENTATIVE ARCHITECTURAL PLANS. (NO CONSTRUCTION IS PROPOSED AT THIS TIME.)  
E) FROM SECTION 146-24.D. TO HAVE THE RIGHT-OF-WAY WIDTHS REMAIN AS PLOTTED.  
F) FROM SECTION 146-27. TO NOT REQUIRE CURB, GUTTER AND SIDEWALK IMPROVEMENTS AT THIS TIME AND PERMIT THE "COUNTRY LANE LOOK" TO REMAIN.  
G) FROM SECTION 146-38. TO NOT REQUIRE ADDITIONAL STREET LIGHTING TO BE INSTALLED.



LOCATION MAP/SCALE: 1"=800'

**LEGEND**

---	EX. BOUNDARY
---	EX. ADJACENT OWNER
---	EX. RIGHT-OF-WAY
---	EX. CONTOUR-INTERMEDIATE
---	EX. CONTOUR-INDEX
---	EX. CURB
---	EX. EDGE OF PAVING/DRIVE
---	EX. BLOC. SETBACK LINE
---	EX. BUILDING
---	EX. FENCE
---	EX. SOILS
---	PROP. LOT LINE

**STEEP SLOPES**

---	SLOPES 15%-25%
---	SLOPES >25%

11,031 SF TO BE TRANSFERRED FROM UNIT 55 TO UNIT 10 CHANGE IN PROGRESS

158,582 SF (3.6405 ACRES) TO BE TRANSFERRED FROM UNIT 55 TO UNIT 5

**APPROVAL OF TOWNSHIP:**  
Approved by the Board of Commissioners of the Township of Abington this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_  
President  
\_\_\_\_\_  
Secretary  
\_\_\_\_\_  
Engineer

**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

**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 Nicholas S. Schorsch and Shelley Schorsch, 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/it/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  
(Nicholas S. Schorsch)  
\_\_\_\_\_  
Owner  
(Shelley Schorsch)

**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 \_\_\_\_\_ 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/it/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  
Peter A. Schorsch Trustee

PLAN OF LOT LINE CHANGE  
PREPARED FOR  
**TAX BLOCK 32**  
**UNITS 5, 10, & 55**

APPROVED 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

DATE: 3-22-16  
SCALE: 1"=60'  
SHEET NUMBER: 1 of 1

PROTRACT ENGINEERING, INC.  
64 East Moreland Avenue, P.O. Box 50  
Harboro, Pennsylvania 19040  
Phone: (610)442-0250  
Fax: (610)442-0258