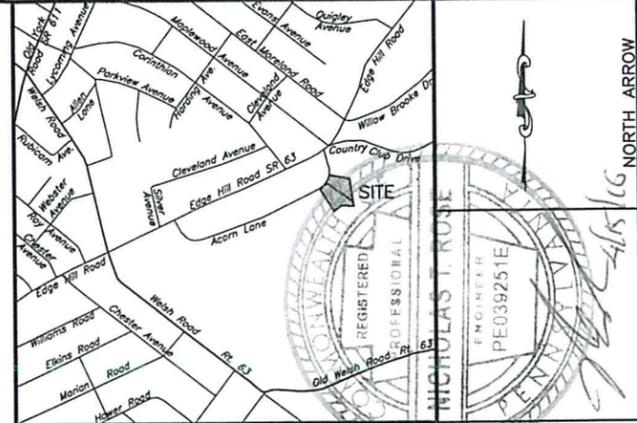


- NOTES:
- TRACT IDENTIFICATION:  
TAX BLOCK 1, UNIT 66  
PARCEL #30-00-00372-00-3  
DEED BOOK 5989 PAGE 2285  
TRACT AREA 31,819 SF  
  
TAX BLOCK 1, UNIT 42  
PARCEL #30-00-00368-00-7  
DEED BOOK 5529 PAGE 2726  
TRACT AREA 38,063 SF
  - OWNERS/APPLICANTS:  
TAX BLOCK 1, UNIT 66  
KURT C. SR. & DONNA M. WERNER  
1943 ACORN LANE  
ABINGTON, PA 19001  
  
TAX BLOCK 1, UNIT 42  
JOSEPH & BETSY SCHOFIELD  
1935 ACORN LANE  
ABINGTON, PA 19001
  - BOUNDARY DIMENSIONS AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS AND A SURVEY PERFORMED IN MARCH 2016.
  - ZONING REQUIREMENTS  
R-3 RESIDENTIAL MEDIUM DENSITY DISTRICT
- |                             | REQUIRED  | PROPOSED UNIT 66 | PROPOSED UNIT 42 |
|-----------------------------|-----------|------------------|------------------|
| MINIMUM LOT AREA            | 10,000 SF | 42,949 SF        | 26,933 SF        |
| MINIMUM LOT WIDTH           | 75 FT     | 80 FT            | 80 FT            |
| MINIMUM LOT DEPTH           | 100 FT    | 243 FT           | 248 FT           |
| MINIMUM FRONT YARD          | 30 FT     | 86.1 FT          | 71.9 FT          |
| MINIMUM SIDE YARD (BOTH)    | 12 FT     | 15.5 FT          | 16.8 FT          |
| MINIMUM REAR YARD           | 30 FT     | 357 FT           | 129.1 FT         |
| MAXIMUM BUILDING HEIGHT     | 35 FT     | <35 FT           | <35 FT           |
| MAXIMUM IMPERVIOUS COVERAGE | 30%       | 6.5%             | 8.5%             |
| MAXIMUM PERVIOUS COVERAGE   | 40%       | 13.5%            | 18.9%            |
| MINIMUM GREEN AREA          | 60%       | 86.5%            | 81.1%            |
- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON MAPPING PREPARED FOR MONTGOMERY COUNTY, PANEL 42091C0313E DATED MARCH 2, 2016.
  - 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.
  - THE FOLLOWING WAIVERS ARE REQUESTED FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
    - FROM SECTIONS 146-11.A & 146-11.B, TO NOT INCLUDE ALL PROPERTIES AND EXISTING FEATURES WITHIN 400 FEET OF THE SITE.
    - FROM SECTION 146-11.B.8, TO NOT REQUIRE CONTOUR LINES/TOPOGRAPHY.
    - FROM SECTION 146-J, TO NOT REQUIRE A RECREATIONAL FACILITIES PLAN.
    - FROM SECTION 146-11.L, TO NOT REQUIRE TENTATIVE ARCHITECTURAL PLANS (NO CONSTRUCTION IS PROPOSED.)
    - FROM SECTION 146-24.D.1, TO ALLOW THE EXISTING CARTWAYS IN LIEU OF THE REQUIRED WIDTHS.
    - FROM SECTION 146-27, TO NOT REQUIRE SIDEWALKS AND CURBS ALONG ACORN LANE.
    - FROM SECTION 146-38, TO NOT REQUIRE ADDITIONAL STREET LIGHTING.



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

|              |      |    |
|--------------|------|----|
| APPROVED FOR | DATE | BY |
| ABINGTON     |      |    |
| MONTGOMERY   |      |    |
| 4-12-16      |      |    |
| 1"=30'       |      |    |
| 1 of 1       |      |    |
| BASE.DWG     |      |    |
| H2326        |      |    |
| EMS/NTR      |      |    |

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 Kurt C. Werner Sr. and Donna M. Werner, 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.

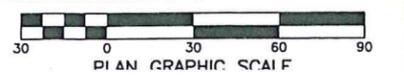
\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_  
Kurt C. Werner Sr. Owner  
Donna M. Werner Owner

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 Joseph Schofield and Betsy Schofield, 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 \_\_\_\_\_  
Joseph Schofield Owner  
Betsy Schofield Owner

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



PLAN OF LOT LINE CHANGE  
PREPARED FOR  
**1943 ACORN LANE AND 1935 ACORN LANE**  
ProTract Engineering, Inc.  
64 East Moreland Avenue, P.O. Box 98  
Allentown, Pennsylvania 18106  
Phone (610)445-8250  
Fax (610)445-1940