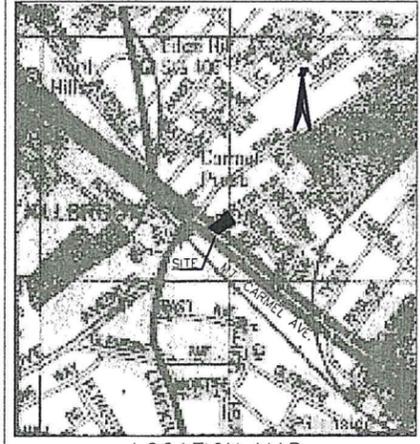


- SUMMARY**
- TAX PARCEL - BLOCK 162, UNIT 26 (P/N 30-00-45760-00-2)
 - TOTAL AREA TO LEGAL R/W LINE - 20,813 SF
 - ZONING - R4, HIGH DENSITY RESIDENTIAL DISTRICT

REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED
a. LOT AREA - 7,500 SF	13,313 SF	7,500 SF
b. LOT WIDTH - 50'	100.20'	60.00'
c. LOT DEPTH - 100'	118.28'	125.00'
d. FRONT YARD - 20'	7.54'	20' MIN.
e. SIDE YARD - 10'	5.72'	10' MIN.
f. REAR YARD - 25'	10.23'	25' MIN.
g. BLDG. AREA - 40%	15.2%	40% MAX.
h. IMP. COV. - 55%	35.2%	55% MAX.
i. GREEN AREA - 45%	64.8%	45% 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, 1 in GARAGE
 - OWNER: ROBERT A. Sr. & ROSEMARY CORAPI APPLICANT: DEACON/POPPER, INC.
2307 OAKDALE AVENUE 659 ROBERTS AVENUE
GLENSIDE, PA 19038 GLENSIDE, PA 19038
 - 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.

LEGEND

	PROPOSED CONCRETE MONUMENT
	PROPOSED SPOT ELEVATION
	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 'W' INLET
	EXISTING TYPE 'V' INLET
	CONCRETE SIDEWALK OR PAD
	EDGE OF PAVING
	SILT FENCE



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

PRESIDENT

SECRETARY

ENGINEER

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

ON THE _____ DAY OF _____, A.D. 20____, 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) (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.

OWNER _____ NOTARY PUBLIC _____

OWNER _____ MY COMMISSION EXPIRES _____ (SEAL)

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

PRESIDENT

SECRETARY

ENGINEER

CERTIFIED BY THE MONTGOMERY COUNTY PLANNING COMMISSION THIS DAY OF _____ 20____.

FILE # _____

SECRETARY

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

MPC: 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

SHEET INDEX

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

SHEET 1 of 4



PLAN OF MINOR SUBDIVISION
2661 MT. CARMEL AVENUE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR

POPPER/DEACON, INC.

SCALE: 1"=20' 0 20 40 60 30 MAY 2016

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD * WARMINSTER, PA. 18974 * (215) 672-8871 FAX (215) 672-8766
EST. 1987