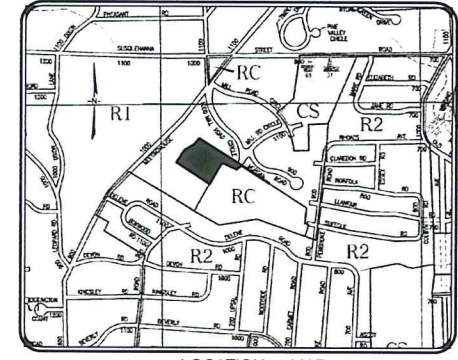
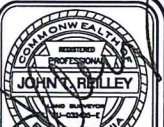


LEGEND

- CONCRETE MONUMENT FOUND
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- E.M. ELECTRIC METER
- CONCRETE MONUMENT TO BE SET



LOCATION MAP
SCALE: 1" = 800'



DATE	NO.	BY

TAX PARCEL NO. 30-00-43762-00-2
BLOCK / UNIT 057/015
SITE ADDRESS 1060 MILL ROAD CIRCLE RYDAL, PA. 19048
DEED BOOK - PAGE 4191 - 134

OWNER OF RECORD
NANCY R. POSEL
1060 MILL ROAD CIRCLE
RYDAL, PA. 19048

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____, 2016, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ County, personally appeared NANCY R. POSEL, who acknowledged that she is the owner of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and he desire that the forgoing plan may be duly recorded.

Notary Public
My Commission Expires _____

I hereby certify NANCY R. POSEL, is the registered owner of the lands shown being County Parcel No. 30-00-43762-00-2, (Block 057, Unit 015), herein subdivided.

NANCY R. POSEL

Approved by the Board of Commissioners of the Township of Abington this _____ day of _____, 2016.

President

Secretary

Engineer

Recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Norristown, PA. in Plan Book _____ Page No. _____ on the _____ day of _____, 2016.

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

SITE AREA
AREA TO THE TITLE LINES
185,998 SF or 4.2699 Acres

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7781
E-MAIL: staff@eshoemaker.com
SCALE 1" = 40'

MINOR SUBDIVISION PLAN
1060 MILL ROAD CIRCLE
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.
Prepared for
NANCY R. POSEL
1060 MILL ROAD CIRCLE
RYDAL, PA. 19048

DATE NOVEMBER 22, 2016
DWG NO. A-11-591
JOB NO. 26404
SHEET NO. 1 of 1

- NOTES**
- Boundary information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during October, 2016.
 - Pool Fence to be relocated to new property line. Existing shed to be relocated to Lot 2.
 - The purpose of this subdivision is to divide parcel into Lot 1 & Lot 2 & combine Lot 1 with lands of National Audubon Society, Block 057, Unit 001.

ZONED: R-1, LOW DENSITY RESIDENTIAL

	REQUIRED	EXISTING	LOT NO. 1 COMBINED WITH BLOCK 057, UNIT 001 (4.4599 ACRES (1.7195 + 2.7404))	LOT NO. 2 (REMAINDER) (2.5504 ACRES)
MINIMUM LOT AREA	1 ACRE	4.2699 ACRES	4.4599 ACRES (1.7195 + 2.7404)	2.5504 ACRES
MINIMUM LOT WIDTH	200 FT	160.62 FT	133.35 FT *	160.62 FT *
MINIMUM LOT DEPTH	100 FT	504.55 FT	189.8 FT	504.55 FT
MINIMUM FRONT YARD	50 FT	267.1 FT	N/A	267.1 FT
MINIMUM SIDE YARD (2)	20 FT	14.5 FT *	N/A	14.5 FT *
MINIMUM REAR YARD	30 FT	139.0 FT	N/A	139.0 FT
MAXIMUM BUILDING AREA	20 %	2.1 %	N/A	3.4 %
MAXIMUM IMPERVIOUS AREA	25 %	12.5 %	N/A	21.0 %
MINIMUM GREEN AREA	75 %	87.5 %	N/A	79.0 %
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	N/A	< 35 FT

* - DENOTES EXISTING NON-CONFORMING CONDITION