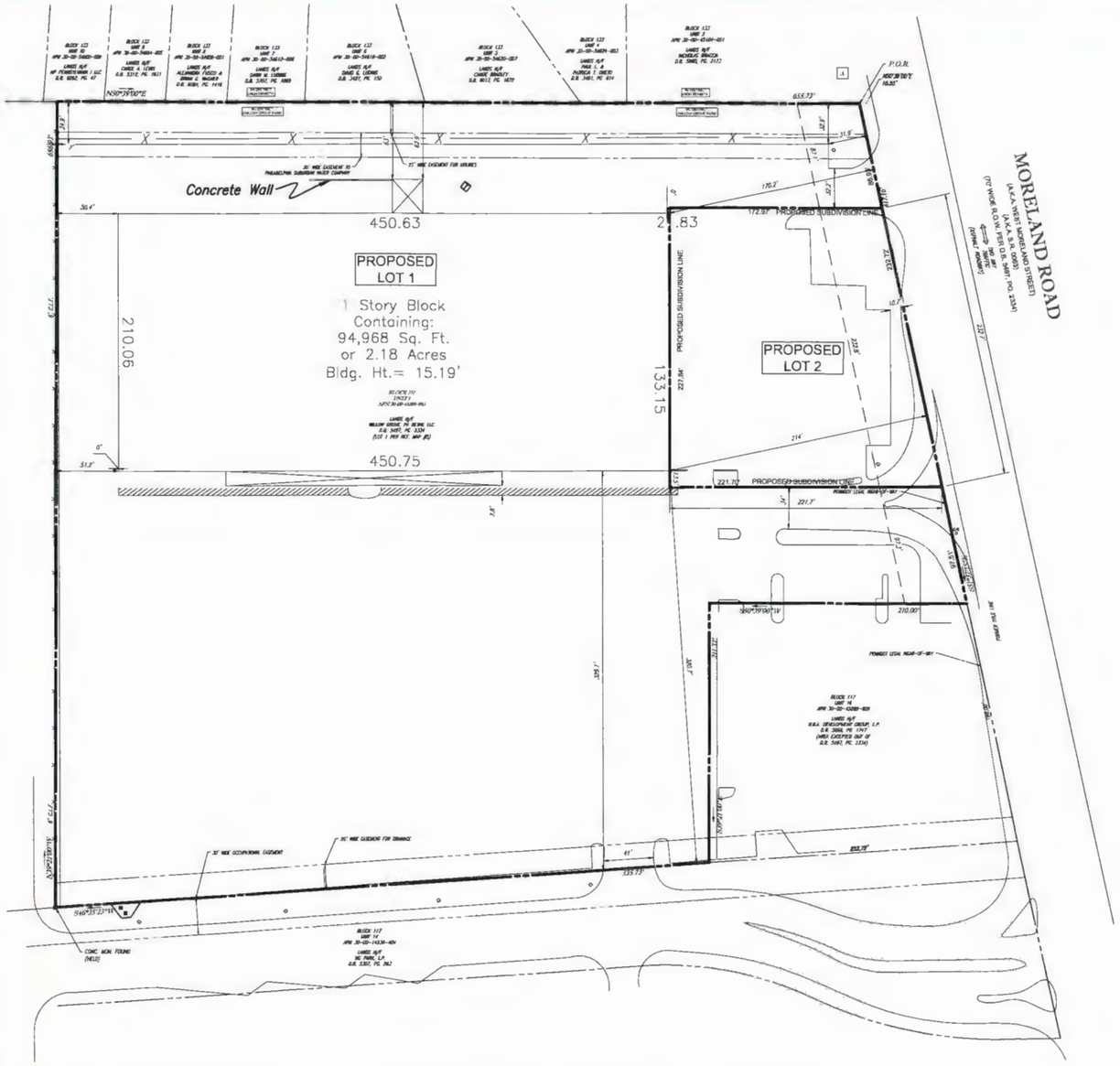

LOCATION MAP

SCALE: 1" = 2000'

SUBDIVISION PLAN GENERAL NOTES

1.) THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

A.) EXISTING SITE FEATURES REFERENCE:
ALTA / ACSM LAND TITLE SURVEY
PREPARED FOR: TLM REALTY
PREPARED BY: BOCK & CLARKS NATIONAL SURVEY NETWORK
DATED: 4-1-04

B.) BOUNDARY METES AND BOUNDS AND EASEMENT INFORMATION REFERENCES:
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
PREPARED: WILLOW GROVE, PA RETAIL LLC
PREPARED BY: CONTROL POINT ASSOCIATES, INC.
DATED: 2-20-2019

2.) THIS PLAN WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.

SITE CALCULATIONS

EXISTING OVERALL PARCEL TO LEGAL R.O.W.:	408,452 SF (9.376 AC.)
PROPOSED LOT 1:	363,514 SF (8.345 AC.) (PER SECTION 1109: CREATION OF INDIVIDUAL LOTS)
PROPOSED LOT 2:	44,938 SF (1.031 AC.) (PER SECTION 1109: CREATION OF INDIVIDUAL LOTS)

ZONING

EXISTING ZONING:	BC BUSINESS CENTER (WILLOW GROVE PARK)
EXISTING USE:	C-29 RETAIL STORE

FIGURE 11.9 BC BUSINESS CENTER DISTRICTS: DIMENSIONAL REQUIREMENTS

LOT	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
LOT SIZE:	MIN.: 1.000 AC. MAX.: n/a	8.345 AC. n/a	1.031 AC. -
LOT WIDTH:	MIN.: 100.0 FEET MAX.: n/a	184.40 FEET n/a	232.80 FEET -
LOT DEPTH:	MIN.: 150.0 FEET MAX.: n/a	855.73 FEET n/a	172.97 FEET -
IMPERVIOUS COVERAGE:	MIN.: n/a MAX.: 70.0% (75.0% MAX. PAVING)	n/a 92.3% (335,483 SF) (ELNC)	- 85.3% (38,337 SF) (ELNC)
GREEN AREA:	MIN.: 25.0% MIN.: 15.0% IN "TRIANGLE" AREA w/ BONUS	88.2% (240,782 SF) 7.7% (28,031 SF) (ELNC) n/a	79.5% (35,743 SF) (ELNC) 14.7% (6,601 SF) (ELNC) n/a

(ELNC) EXISTING LEGAL NON-CONFORMITY

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF SUBDIVISION PLANS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS _____ DAY OF _____ 2019, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

I/WE _____ HAVE LAID UPON MY/OUR LANDS SITUATED IN ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANIED PLAN WHICH IS INTENDED TO BE RECORDED.
WITNESS MY/OUR HAND AND SEAL THIS _____ DAY OF _____, 2019.

_____

_____

CERTIFICATE OF ACCURACY

I, ____JAMES C. WEED____ HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY.

_____ _____
JAMES C. WEED, PA P.L.S. No. SU075250 DATE

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, NORRISTOWN, PA., IN PLAN BOOK NO. _____ PAGE NO._____ ON _____ 2019.

APPROVALS

APPROVED BY BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON THIS _____ DAY OF _____ 2019.

_____ PRESIDENT

ATTEST _____ SECRETARY

_____ ENGINEER

N

W E

50 25 12.5 0 50
1"=50'

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

LIT CONTROL DOCUMENT: THIS DOCUMENT IS PROPERTY OF BOHLER ENGINEERING. ALTERATIONS TO THIS DOCUMENT WITHOUT WRITTEN CONSENT OF BOHLER ENGINEERING ARE PROHIBITED.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE

PROJECT No.:	PC181155
DRAWN BY:	JMF
CHECKED BY:	LNB
DATE:	06/24/2019
SCALE:	AS SHOWN
CAD I.D.	PC181155 SUBDIVISION-0

PROJECT:

SUBDIVISION PLAN

FOR

WILLOW GROVE, PA RETAIL LLC

PROPOSED SUBDIVISION

2520 W. MORELAND ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER ENGINEERING
1800 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

A.S. BENOSKY
REGISTERED ARCHITECT
PENNSYLVANIA LICENSE NO. RA-013716

SHEET TITLE:

SUBDIVISION PLAN

SHEET NUMBER:

1

REVISION 0 - 2019.06.24