

NOTES:

- BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD, PLANS AND FIELD SURVEYS PERFORMED BY MCNEILL LAND SURVEYING, LLC DURING NOVEMBER 2019.
- IMPROVEMENTS SHOWN DERIVED FROM FIELD SURVEYS PERFORMED BY MCNEILL LAND SURVEYING, LLC DURING NOVEMBER 2019.
- BEARING BASIS FOR THE SURVEY AS SHOWN ARE PER DEEDS.
- VERTICAL DATUM BASED ON ABINGTON TOWNSHIP SANITARY SEWER DATUM.
- REFERENCE PLANS:
 - PLAN OF PROPERTY MADE FOR EMILY H. WALKER DATED JULY 10, 1973 AND LAST REVISED SEPTEMBER 25, 1978, RECORDED IN THE MONTGOMERY COUNTY RECORDS OF DEEDS IN PLAT BOOK 3-15 PAGE 78.
 - MANOR REQUEST PLAN OF 1528 BRYANT LANE PREPARED BY JUSTICE ENGINEERING FOR THE TOWNSHIP, DATED AUGUST 29, 2007. UNANCES REQUESTED: MIN LOT AREA, LOT WIDTH, SIDE YARD, FRONT YARD.
 - MANOR SUBDIVISION PLAN FOR 1531 WALKER ROAD PREPARED BY DAVIS DESIGN GROUP FOR ROMAN SHEVCHOUK DATED SEPTEMBER 22, 2008 AND LAST REVISED JANUARY 23, 2009.
 - TOPOGRAPHICAL PLAN OF PROPERTY MADE FOR PAUL SANFORD PREPARED BY CHARLES E. SHIDEMAKER, INC. DATED NOVEMBER 8, 1978.
- EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 199 (2004) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 199 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC., PHONE NO. 1-800-242-1776. SERIAL NO. 20192912730.

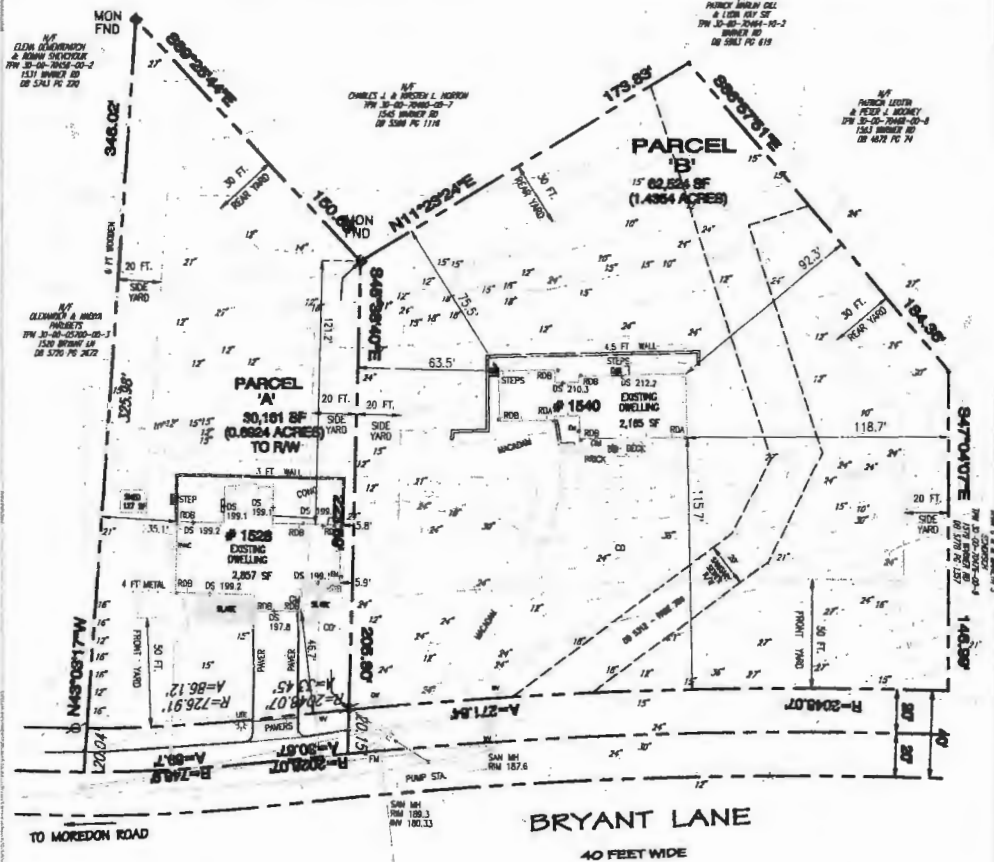
UTILITY	RESPONSE
CONCRETE CABLE OF WILLOW GROVE INC.	CLEAR - NO FACILITIES
CONCRETE CABLE	CLEAR - NO FACILITIES
AQUA PENNSYLVANIA INC.	CLEAR - NO FACILITIES
PECO ENERGY	CLEAR - NO FACILITIES
ABINGTON TOWNSHIP	CLEAR - NO FACILITIES
- LOCATION OF UNDERGROUND UTILITIES, IF DEPICTED, ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF THE SURVEY. THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF THE SAME AND MCNEILL LAND SURVEYING, LLC DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR ABSENCE OF UTILITIES.
- THE PHILADELPHIA ELECTRIC COMPANY AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA ARE GRANTED THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS LOTS, AND THIS SHALL BE SO REGIS-TERED IN ALL DEED DESCRIPTIONS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR POLE LINES AND UNDERGROUND EQUIPMENT ON, UNDER AND ACROSS ALL HIGHWAYS IN THIS TRACT.
- CURBS AND / OR SIDEWALKS MAY BE REQUIRED TO BE INSTALLED BY SUBSEQUENT LANDOWNERS AT THEIR EXPENSE, BY ORDER OF THE BOARD OF COMMISSIONERS.
- THERE ARE NO FLOODPLAIN AND FLOODWAY LIMITS ON SITE PER FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, COMMUNITY PANEL NO. 42091C04020, EFFECTIVE DATE: MARCH 2, 2016.
- PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., CONTAINED THEREIN, RECORDED OR UNRECORDED.
- BOTH LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- THE PURPOSE OF THIS PLAN IS TO MODIFY THE SHARED PROPERTY LINE SHARED BY 1528 AND 1540 BRYANT LANE. THERE IS NO LAND DEVELOPMENT PROPOSED AS PART OF THIS APPLICATION.

WAIVER REQUEST

- SEC 146-11 A. (4) Tract boundaries with tax parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet
- SEC 146-11 B. (3) The location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed
- SEC 146-11 B. (7) The location, size and ownership of all underground and above ground public or private utilities, on the site and within 400 feet of any portion of the site
- SEC 146-11 B. (9) (a) and (b) Soil identification
- SEC 146-11 B. (8) (c) Slope identification

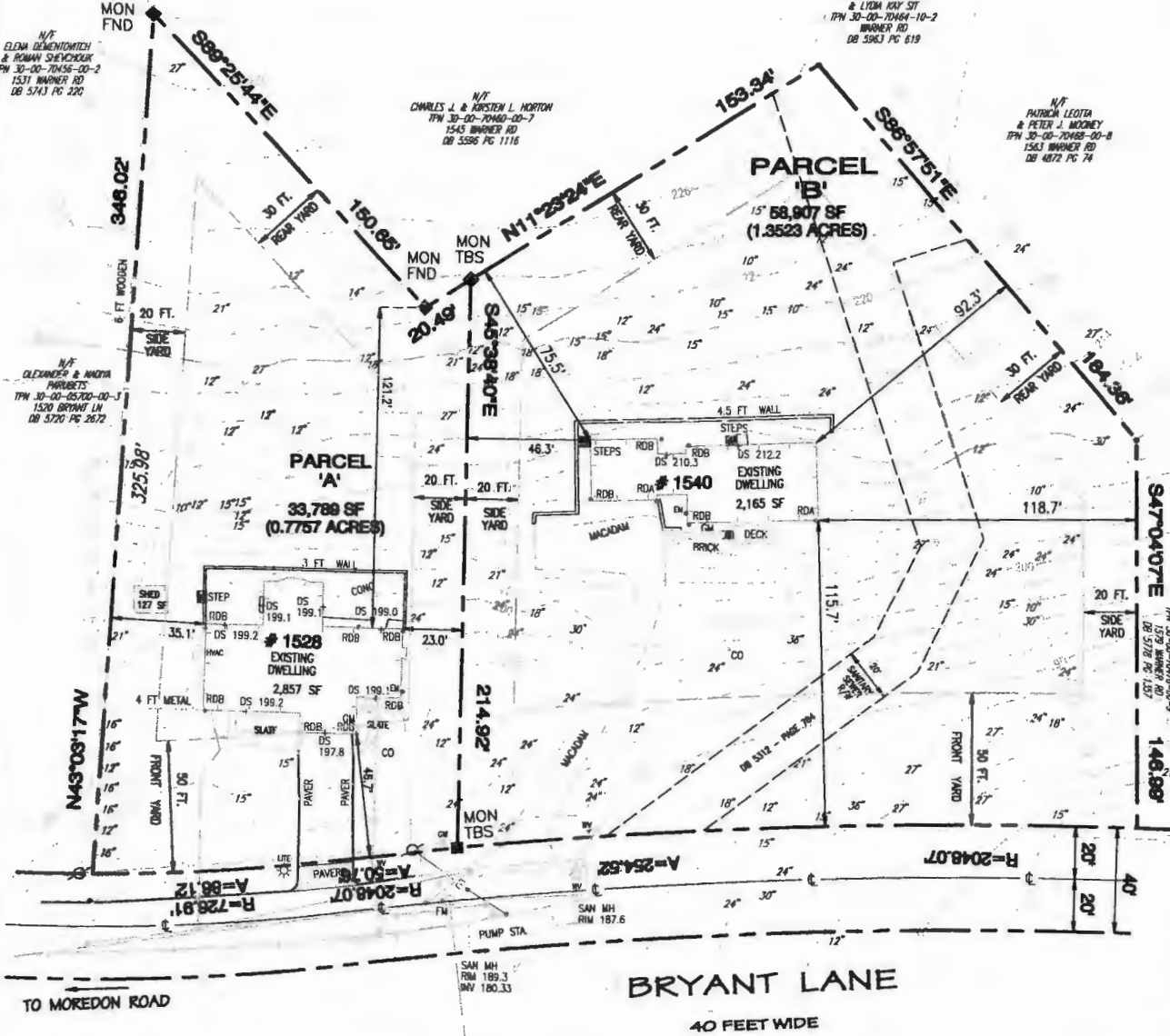
EXISTING FEATURES

SCALE 1"= 40'



PROPOSED FEATURES

SCALE 1"= 30'



AREAS

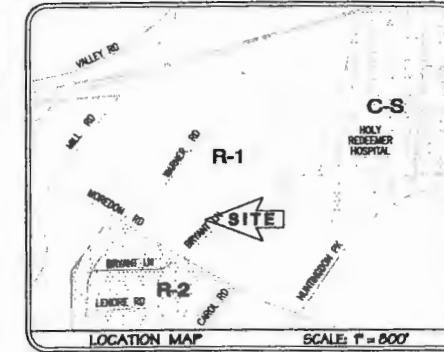
PROPERTY OWNER	STREET ADDRESS	PARCEL	DEED BOOK PAGE NO.	EXISTING SQUARE FEET	EXISTING ACRES	PROPOSED SQUARE FEET	PROPOSED ACRES
BRUCE & THOMAS FISHBERG	#1528	A	5974 / 2537	30,161 (NET) 32,562 (GROSS)	0.6924	33,789	0.7757
PAUL E. & MARY C. SANFORD	#1540	B	4327 / 363	62,524	1.4354	58,907	1.3523

ZONE "R-1" LOW DENSITY RESIDENTIAL DISTRICT

DIMENSIONAL REGULATIONS	REQUIREMENT	EXISTING W/ #1528	EXISTING W/ #1540	PROPOSED W/ #1528	PROPOSED W/ #1540
LOT AREA	43,560 SF MIN.	30,161 SF	62,524 SF	33,789 SF	58,907 SF
LOT WIDTH AT B.S.B.L.	200 FT. MIN.	117.4 FT.*	270.6 FT.	134.7 FT.*	253.1 FT.
LOT DEPTH	100 FT. MIN.	203.6 FT.	287.5 FT.	203.6 FT.	287.5 FT.
FRONT YARD	50 FT. MIN.	46.7 FT.*	115.7 FT.	46.7 FT.*	115.7 FT.
SIDE YARD	20 FT. MIN.	5.8 FT.*	63.5 FT.	23.0 FT.	46.3 FT.
REAR YARD	30 FT. MIN.	121.2 FT.	75.5 FT.	121.2 FT.	75.5 FT.
BUILDING COVERAGE	20 % MAX.	2,985 SF or 9.9 %	2,165 SF or 3.5 %	2,985 SF or 8.8 %	2,165 SF or 3.7 %
IMPERVIOUS COVERAGE	25 % MAX.	5,276 SF or 17.5 %	5,744 SF or 9.2 %	5,276 SF or 15.6 %	5,744 SF or 9.7 %
GREEN AREA COVERAGE	75 % MIN.	24,885 SF or 82.5 %	56,780 SF or 90.8 %	28,513 SF or 84.4 %	53,163 SF or 90.2 %
BUILDING HEIGHT	35 FT. MAX.	LESS THAN 35	LESS THAN 35	LESS THAN 35	LESS THAN 35
150 FT. MAX.	73.7 FT.	84.8 FT.	73.7 FT.	84.8 FT.	
BLDG SEPARATION	40 FT. MIN.	14.6 FT.*	N/A	14.6 FT.*	N/A

* DENOTES EXISTING NON-COMPLYING

PROPERTY USE: H-7: SINGLE FAMILY HOME



LEGEND

- IRON PIN / PIPE FOUND
- CONCRETE MONUMENT FOUND
- EXISTING PROPERTY LINE
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER CURB STOP
- EXISTING ROOF DRAIN ABOVE GRADE
- EXISTING ROOF DRAIN BELOW GRADE
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING STORM SEWER AND INLET
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SIGN (AS NOTED)
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE LINE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THE _____ DAY OF _____, A.D. 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PA, PERSONALLY APPEARED _____, known to me (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THEY DESIRE THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC (SEAL)

ON THE _____ DAY OF _____, A.D. 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PA, PERSONALLY APPEARED _____, known to me (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN AND ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THEY DESIRE THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC (SEAL)

Recorded in the office for the Recording of Deeds, etc., Norristown, Pennsylvania, in Plan Book _____ Page No. _____ on _____ by _____

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON

this _____ day of _____, 20____.

PRESIDENT

ATTEST SECRETARY

ENGINEER

MCPC 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



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DATE	NO.	REVISION

MCNEILL LAND SURVEYING, LLC
1538 BRYANT LANE, MEDFORD, PA 19060
PHONE 610.323.8800
WWW.MCNEILLSURVEY.COM

PROPOSED LOT LINE CHANGE PLAN
OF
1528 & 1540 BRYANT LANE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA

PAUL E. SANFORD
1538 BRYANT LANE, MEDFORD, PA 19060
PHONE 610.323.8800
WWW.MCNEILLSURVEY.COM



DATE: 18 NOV 2019
DRAWN BY: A-1021
JOB NO.: 1521
SHEET NO.: 1 OF 1