

**NOTES:**

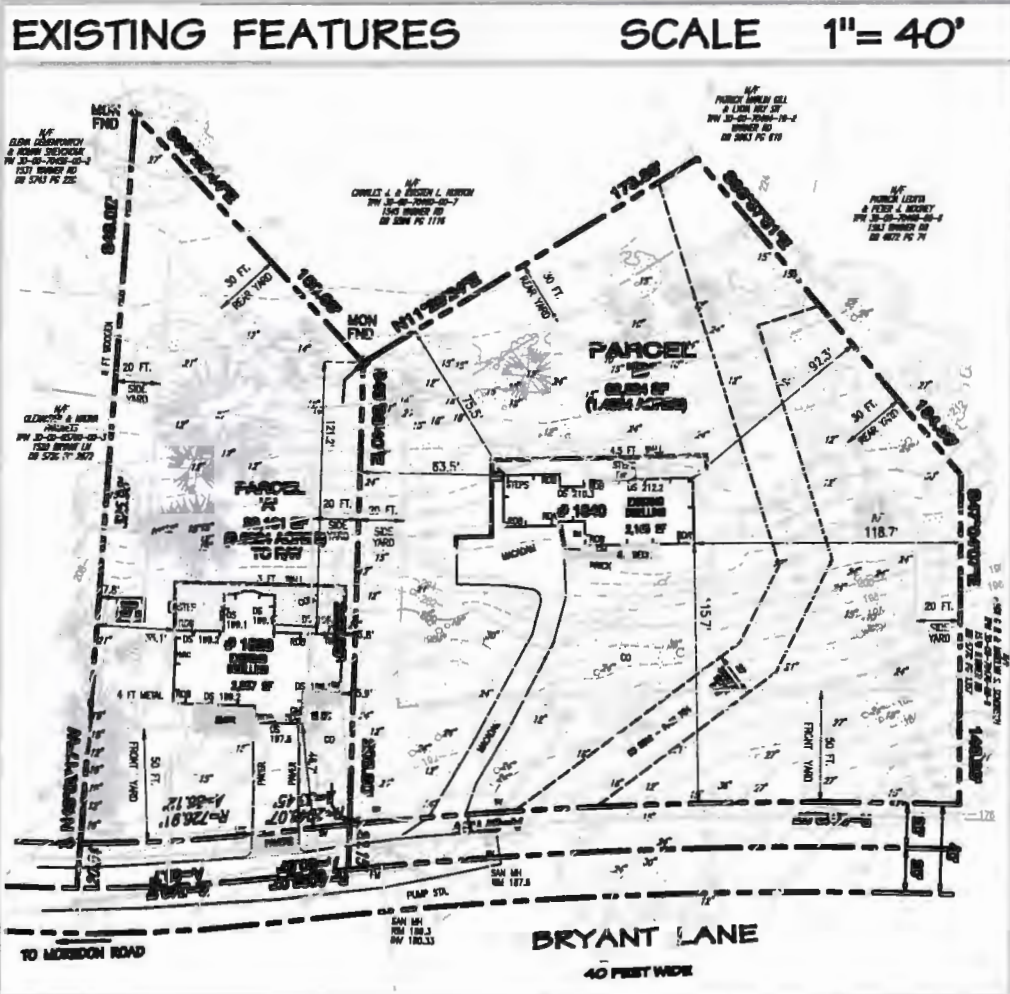
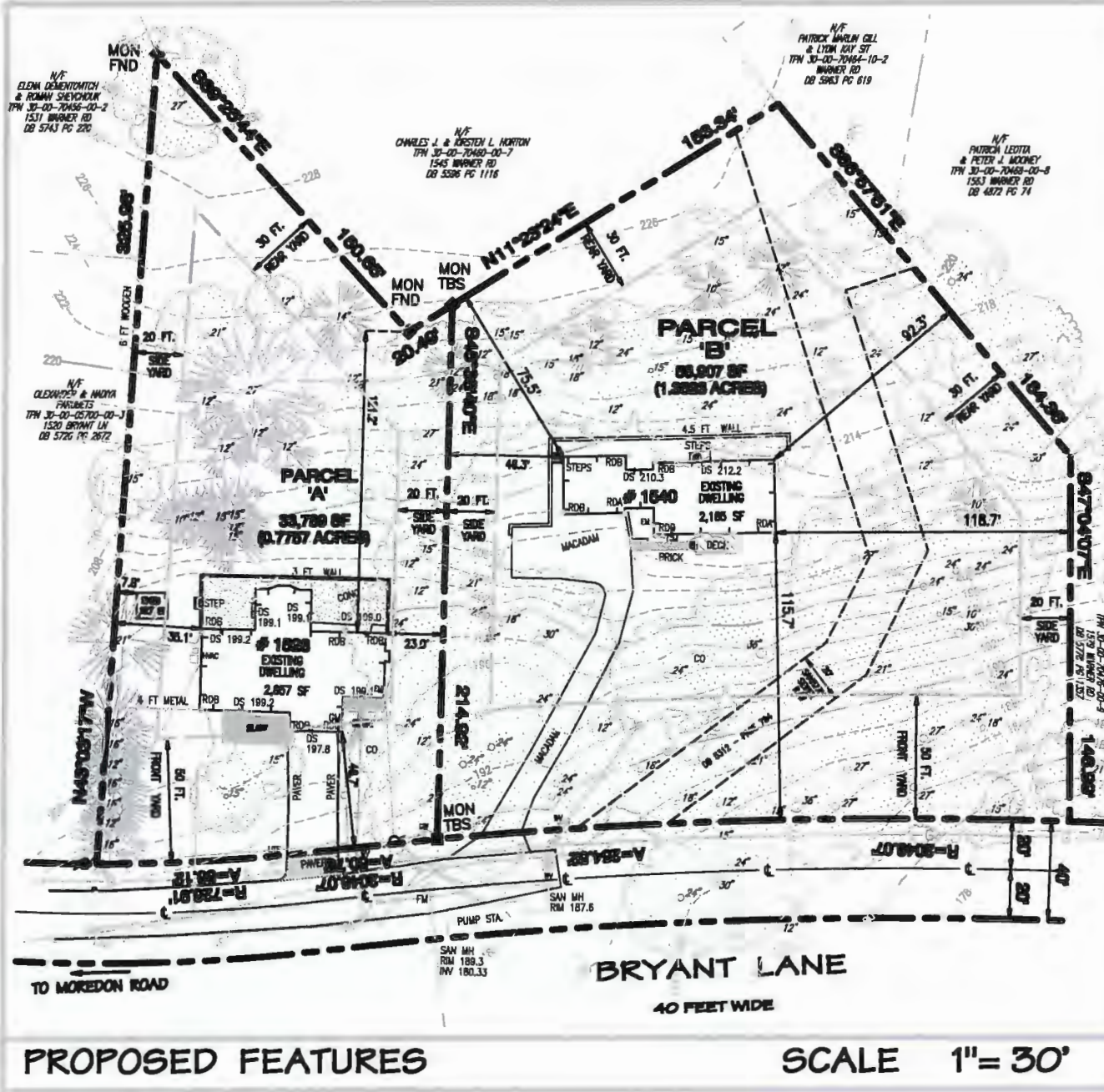
- BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD, PLANS AND FIELD SURVEYS PERFORMED BY McNEILL LAND SURVEYING LLC DURING NOVEMBER 2019.
- IMPROVEMENTS SHOWN DERIVED FROM FIELD SURVEYS PERFORMED BY McNEILL LAND SURVEYING LLC DURING NOVEMBER 2019.
- BEARING BASIS FOR THE SURVEY AS SHOWN ARE PER DEEDS.
- VERTICAL DATUM BASED ON ABINGTON TOWNSHIP SANITARY SEWER DATUM.
- REFERENCE PLANS:
  - PLAN OF PROPERTY MADE FOR EARLY H. WALKER DATED JULY 18, 1873 AND LAST REVISED SEPTEMBER 25, 1978, RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS IN PLAN BOOK 8-35 PAGE 79.
  - VARIANCE REQUEST PLAN OF 1528 BRYANT LANE PREPARED BY DISTANCE ENGINEERING FOR THE TOWNSHIP, DATED AUGUST 25, 2007, WORKSHEET REQUESTED: MIN. LOT AREA, LOT WIDTH, SIDE YARD, FRONT YARD.
  - MINOR SUBDIVISION PLAN FOR 1531 WINDSOR ROAD PREPARED BY EARTH DESIGN GROUP FOR ROMAN SHEVCHUK DATED SEPTEMBER 22, 2008 AND LAST REVISED JANUARY 23, 2009.
  - TOPOGRAPHICAL PLAN OF PROPERTY MADE FOR PAUL SANFORD PREPARED BY CHARLES C. SHOOKER, INC. DATED NOVEMBER 8, 1978.
- EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 188 (2004) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 190 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. 20182912230.
 

UTILITY	RESPONSE
COMCAST CABLE OF WILLOW GROVE INC	CLEAR - NO FACILITIES
COMCAST CABLE	CLEAR - NO FACILITIES
ACQUA PENNSYLVANIA INC	CONFLICT LINES NEARBY, PLANS RECD
PECO ENERGY	CONFLICT LINES NEARBY, PLANS RECD
ABINGTON TOWNSHIP	CLEAR - NO FACILITIES, PLANS RECD
- 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. McNEILL LAND SURVEYING LLC DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OTHER 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 RECORDED 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 DECISION 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. 42081204202C, EFFECTIVE DATE: MARCH 2, 2018.
- 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.
- THE WAIVER GRANTED FROM THE TOWNSHIP'S SUBDIVISION & LAND DEVELOPMENT ORDINANCE SECTION 148-27 RELATING TO INSTALLATION OF SIDEWALKS ON BRYANT LANE IS GRANTED ONLY FOR THE MINOR SUBDIVISION APPLICATION OF BRUCE & THOMASENE FISHERG AND PAUL E. AND MARY C. SANFORD, APPROVED BY THE ABINGTON TOWNSHIP BOARD OF COMMISSIONERS AT ITS REGULAR MEETING OF FEBRUARY 13, 2020 AND INCORPORATED IN AN APPROVAL LETTER DATED FEBRUARY 14, 2020. ANY FUTURE WORK AT THE SUBJECT PROPERTY THAT (1) REQUIRES SUBDIVISION THAT CREATES A BUILDING LOT AND/OR (2) REQUIRES LAND DEVELOPMENT APPROVAL SHALL BE REQUIRED TO INSTALL SIDEWALKS AND CURBING ON THE BRYANT LANE FRONTAGE OF THE APPLICABLE PORTION OF BRYANT LANE, AND SHALL NOT BE ELIGIBLE FOR A WAIVER REQUEST.

**WAIVERS GRANTED**

- (1) Tract boundaries with lot parcel numbers, owner's names and approximate acreage of lots surrounding any portion of the site for a distance of 400 feet.
- (2) The location of property lines and names of landowners within 400 feet of any part of the site to be subdivided or developed.
- (3) 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.
- (4) & (5) Soil Identification & contours (slope slopes)
- Architectural Plan: No development is proposed
- Minimum Residential Street Right-of-Way Width of 50 feet & a curbside width of 30 feet.
- Installation of Sidewalk & Curbing.
- Installation of Street Lighting
- Installation of Street Trees
- Installation of a Fire Hydrant.

SEE NOTE 13 FOR APPROVAL, CONDITION OF WAIVERS



**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 BRUCE FISHERG & THOMASENE FISHERG, 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 ENJOINED THEREIN AND THAT THEY DESIRE THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC \_\_\_\_\_ (SEAL)

**LOT AREAS**

PROPERTY OWNER	STREET ADDRESS	PARCEL	DEED BOOK PAGE NO.	EXISTING SQUARE FEET	EXISTING ACRES	PROPOSED SQUARE FEET	PROPOSED ACRES
BRUCE & THOMASENE FISHERG	#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**

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 R.L.S.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.	48.7 FT.*	115.7 FT.	48.7 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 9.8 %	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
BUILDING LENGTH	150 FT. MAX.	73.7 FT.	64.8 FT.	73.7 FT.	64.8 FT.
BLDG SEPARATION	40 FT. MIN.	69.3 FT.	69.3 FT.	69.3 FT.	69.3 FT.

\* DENOTES EXISTING NON-COMFORMING

PROPERTY LINE #17 : SINGLE FAMILY RESIDE

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_, PA, PERSONALLY APPEARED PAUL E. SANFORD & MARY C. SANFORD, 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 ENJOINED THEREIN 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 \_\_\_\_\_

**SUBDIVISION APPLICATION No. 5D-18-04**

MCPD No. **18-0287-001**

PROCESSED AND REVIEWED: A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date **13 DEC 2019**

For the Director  
MONTGOMERY COUNTY PLANNING COMMISSION

**McNEILL LAND SURVEYING, LLC**  
P.O. BOX 304, 8525  
GILBERT AVE., #253, 8800  
PHONE 610.363.8800  
WWW.MCNEILLSURVEY.COM

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

1528 BRYANT LANE, ABINGTON, PA 19408

**PETER L. McNEILL**  
Professional Surveyor

DATE: 18 NOV 2019  
DIB NO: A-1081  
JOB NO: 1521  
SHEET NO: 1 OF 1