

HAMILTON AVE  
150' ROW  
ZONE MS-L

**PROPOSED COMBINED SITE SITE PLAN, WITH GARAGE**  
Scale: 1/16" = 1'-0"

Zoning: See McNeill Drawings for detailed information

**Existing:**

Mixed Use H1, C10, C25	
Lot 1: 50 x 125:	6,250 sf
Lot 2: 25 x 125"	3,125 sf
total:	9,375 sf

(e) Impervious (both lots):

Building (incl shed):	1,582
Non-Building	2,042
Total (e) Impervious	3,624 sf

Per Section 2601.O, lot will be corner lot, with (2) Front Yards, (2) Side Yards.  
Per Section 1006, refer Figure 10.19:  
- Front Yards, Build to lines: 15'0" from curbs.  
- Side Yards 10'0".

**Proposed (Lots combined):**

Use: H1

Impervious:	
Building	2,170
Non-Building	1,483
Proposed Imp. total	3,653 sf

Req'd Green Space, min 25%	2,344 sf
Total Prop Green space	5,722 sf

**Proposed Building Use:**

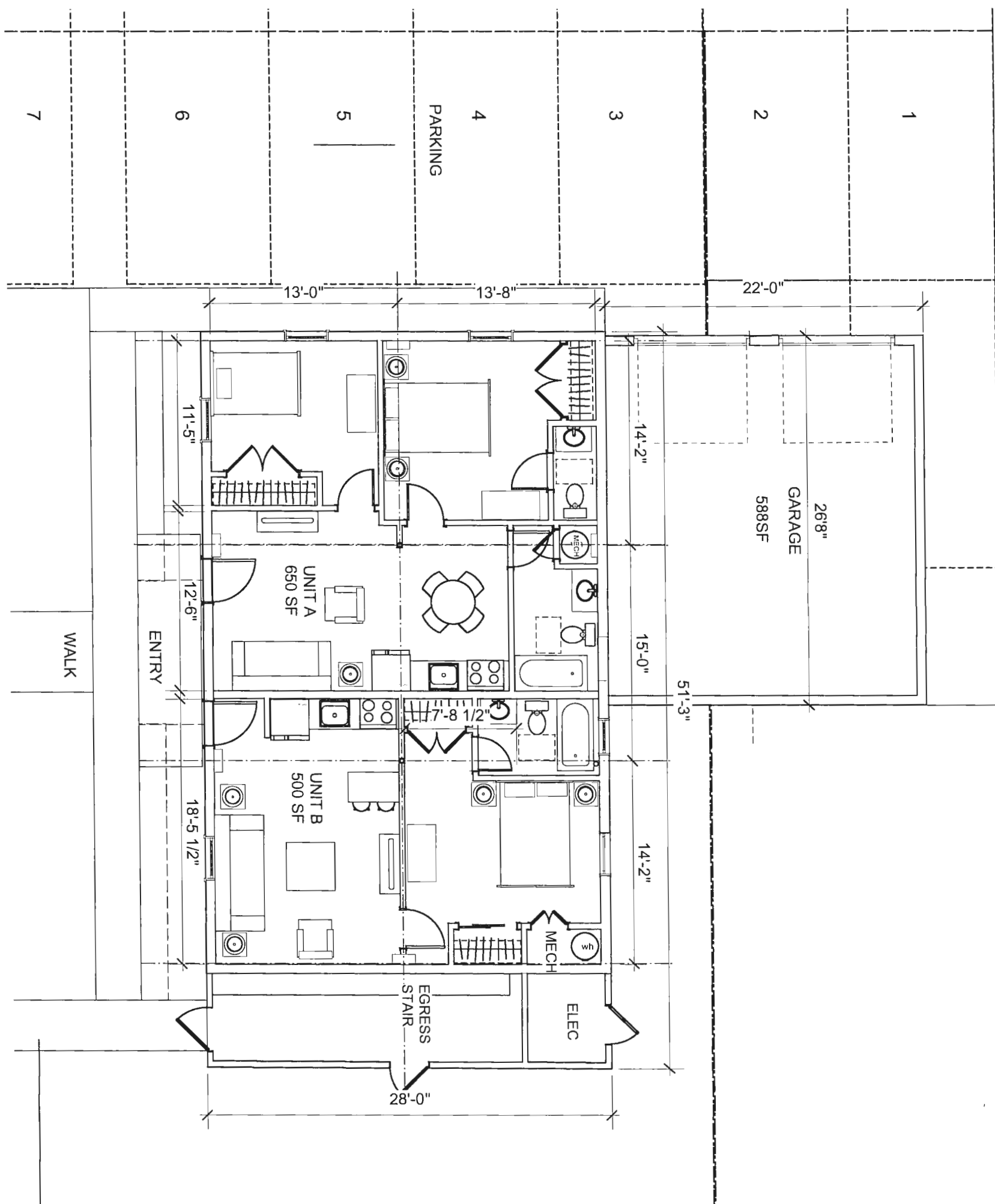
Use: H1, Apartments  
Proposed:  
UNIT A (2 BR) 650 sf  
UNIT B (1 BR) 500 sf  
As required per Section 2103.H, Figure 21.11

Parking: Per 2304.1-H.1: 1.33 spaces/per unit  
Total: 5 Units: 7 Required,  
7 Provided  
Spaces: 10x20

NOTE: SITE PLAN IS DIAGRAMMATIC,  
FOR REFERENCE. SEE MCNEILL  
SURVEY FOR DETAILED  
INFORMATION



<b>SK-Z.1</b>	<b>2259 HAMILTON AVE, ABINGTON, PA</b>	<b>PROPOSED SITE PLAN WITH GARAGE</b>
PROJECT TITLE:	ISSUED FOR:	ZONING REVIEW/SUBMITTAL
SKETCH TITLE:	SCALE:	as noted
DATE:	6-14-19	
<p><b>Black Dog Architects Co.</b> 1805 Brook Road Abington, PA 19001 215-886-6976 don@blackdogarchitects.com</p>		



FLOOR PLAN 1  
Scale: 1/8" = 1'-0"



<b>Black Dog Architects Co.</b> 1805 Brook Road Abington, PA 19001 215-886-6916 don@blackdogarchitects.com	PROJECT TITLE: 2259 HAMILTON AVE, ABINGTON, PA	<h1>SK-ZA-1</h1>
	SKETCH TITLE: PRELIMINARY (E) SITE PLAN	
	SCALE: as noted	ISSUED FOR: ZONING PARAMETER REVIEW





VIEW FROM PERSHING AVE (SIDE)



VIEW FROM CORNER PERSHING AVE/HAMILTON



VIEW FROM REAR YARD



VIEW FROM HAMILTON

**Black Dog Architects Co.**  
 1805 Brook Road  
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PROJECT TITLE: 2259 HAMILTON AVE, ABINGTON, PA

SKETCH TITLE: PHOTOS OF SITE

SCALE: as noted

ISSUED FOR: ZONING REVIEW/SUBMITTAL

SK-Z.2

DATE 6-14-19



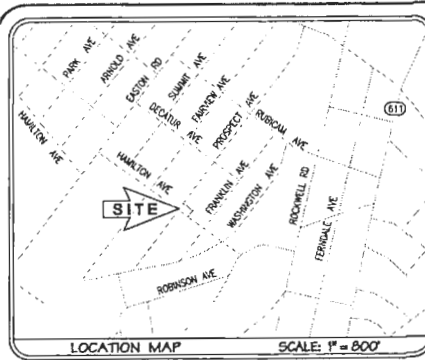


AERIAL VIEW FROM NORTH

**Black Dog Architects Co.**  
 1805 Brook Road  
 Abington, PA 19001  
 215-886-6916  
 don@blackdogarchitects.com

PROJECT TITLE:	2259 HAMILTON AVE, ABINGTON, PA		<b>SK-Z.3</b>
SKETCH TITLE:	PHOTOS OF SITE		
SCALE:	as noted	ISSUED FOR:	DATE
		ZONING REVIEW/SUBMITTAL	6-14-19



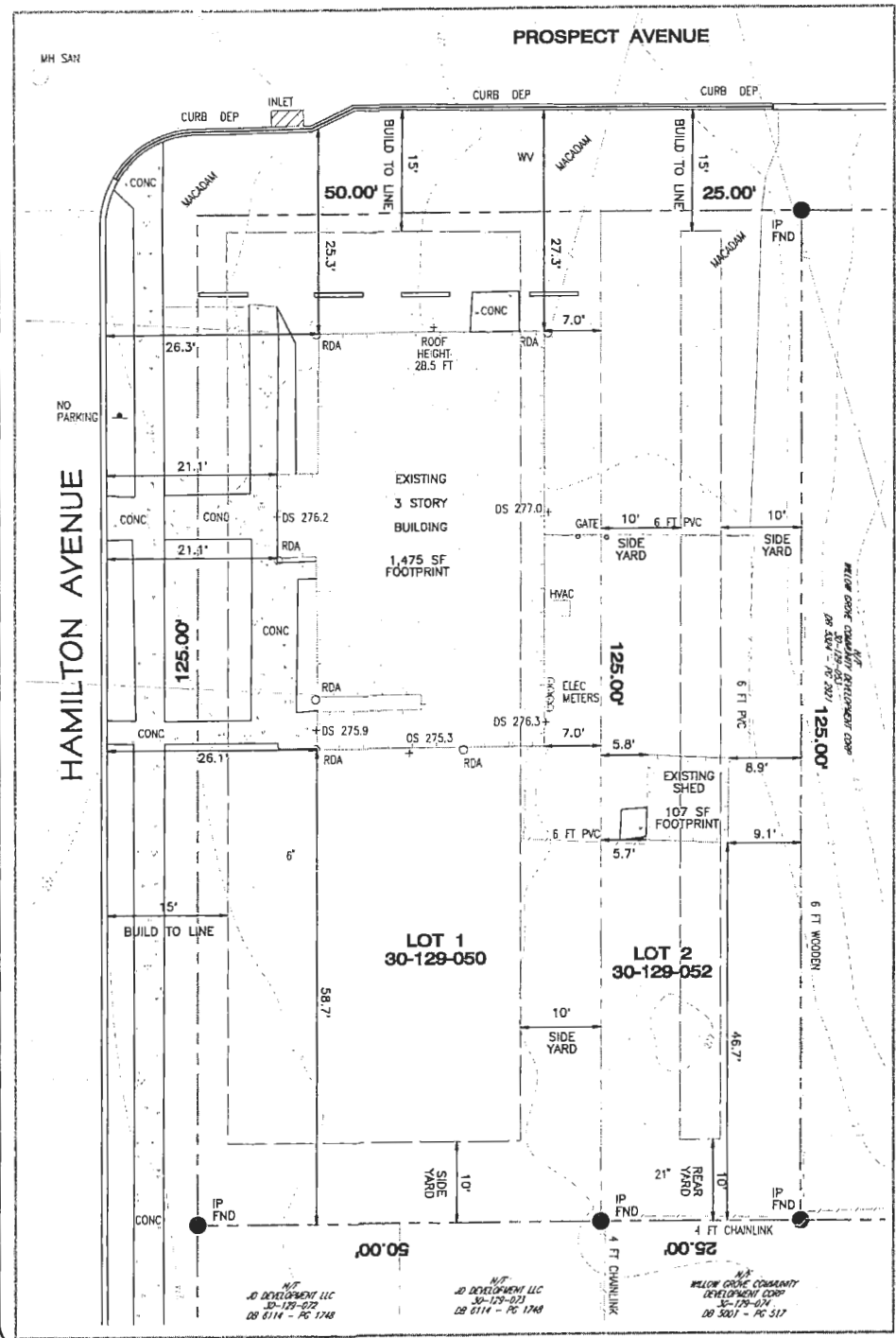


**ZONE 'MS-L' MAIN STREET LOW DENSITY**  
 FIGURE 10.19 (PERMITTED RESIDENTIAL USES)  
 USE: H-1: APARTMENTS

REGULATION	REQUIREMENT	EXISTING LOT 1	EXISTING LOT 2	PROPOSED PARCEL 'A'
LOT AREA	10,000 SF MIN	6,250 SF*	3,125 SF*	9,375 SF**
LOT WIDTH (RESIDENTIAL)	50 FT. MIN.	50 FT.	25 FT.*	75 FT.
<b>BUILDING SETBACKS (MAIN BUILDINGS)</b>				
FRONT YARD (BUILD TO)	15 FT. MIN.	21.1 FT.	67.4 FT.	21.1 FT.
SIDE YARD	10 FT. MIN.	7.0 FT.	N/A	10.0 FT.
SIDE YARD (ACCESSORY BLDG)	N/A	N/A	8.9 FT.	8.9 FT.
REAR YARD (CORNER LOT)	N/A	N/A	46.7 FT.	N/A
BUILDING FOOTPRINT	10,000 SF MAX	1,475 SF or 23.6%	107 SF or 3.4%	2,170 SF or 23.1%
IMPERVIOUS COVERAGE	N/A	2,726 SF or 43.6%	898 SF or 28.7%	3,663 SF or 39.1%
GREEN AREA COVERAGE	25 % MIN.	3,524 SF or 56.4%	2,227 SF or 71.3%	5,712 SF or 60.9%
BUILDING HEIGHT	35 FT. MAX.	28.5 FT.	8 FT.	28.5 FT.

\* DENOTES EXISTING NON-CONFORMING CONDITION  
 \*\* DENOTES PROPOSED CONDITION REQUESTING ZONING RELIEF

**EXISTING FEATURES**

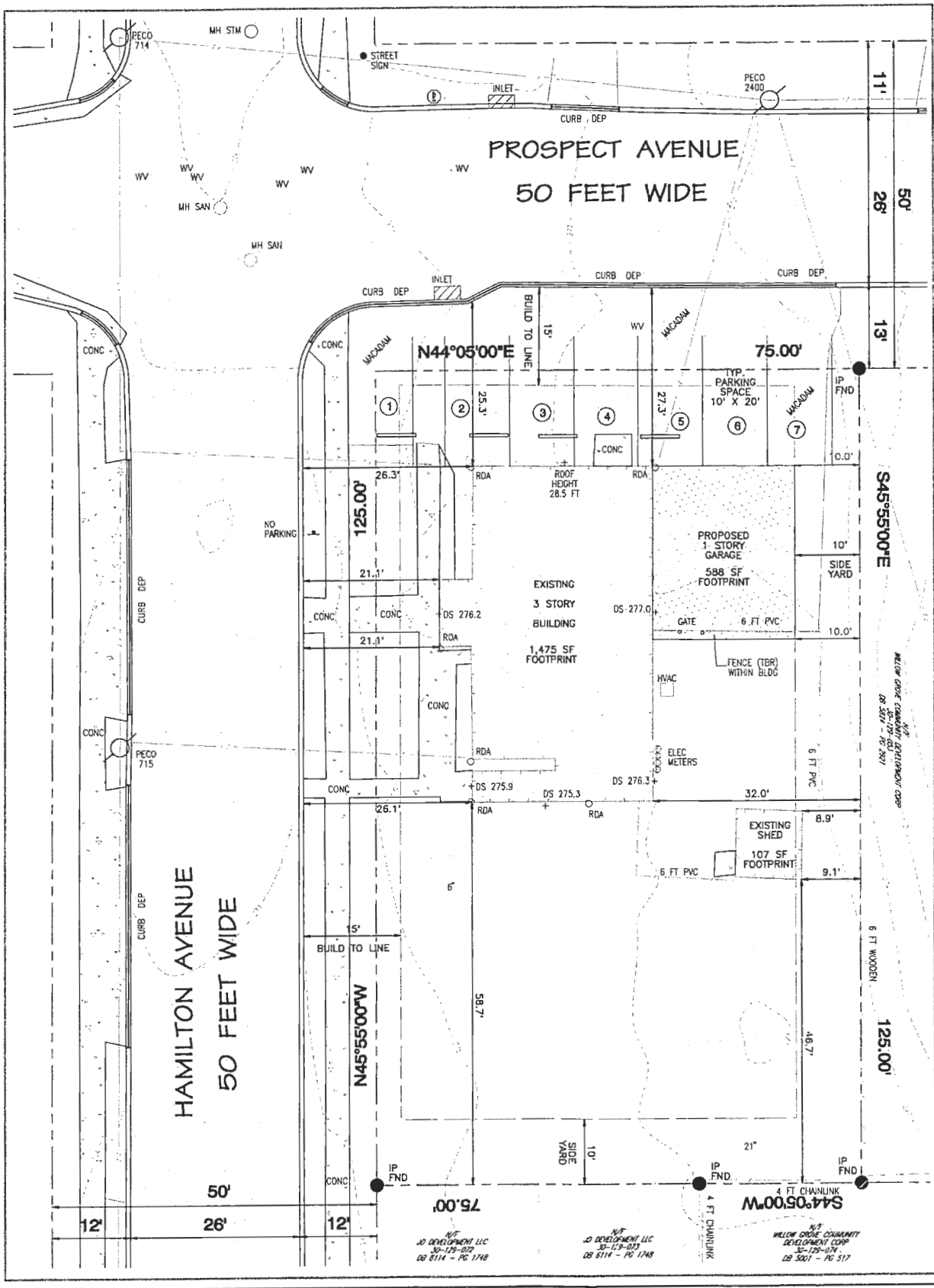


**LEGEND**

- IRON PIN / PIPE 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 BOLLARD
- 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 UNDERGROUND COMMUNICATIONS
- EXISTING SANITARY SEWER LATERAL
- EXISTING WATER SERVICE LINE
- EXISTING SPOT ELEVATION
- EXISTING SIGN (AS NOTED)
- EXISTING DECIDUOUS TREE
- EXISTING TREE LINE
- PROPOSED CONDITIONS

- NOTES**
- BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD, PLANS AND FIELD SURVEYS PERFORMED BY McNEILL LAND SURVEYING, LLC DURING JUNE 2019.
  - IMPROVEMENTS SHOWN DERIVED FROM FIELD SURVEYS PERFORMED BY McNEILL LAND SURVEYING, LLC DURING JUNE 2019.
  - REFERENCE PLANS:  
 A. PLAN OF "COTTAGE LOTS AT WILLOW GROVE", DATED SEPTEMBER 15, 1896 BY JOSEPH W. HUNTER, ENGINEER AND SURVEYOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY, IN NORRISTOWN, PA, ON SEPTEMBER 19, 1896, IN PLAN BOOK 403, PAGE 300.
  - BEARING BASIS FOR THE SURVEY AS SHOWN ARE PER THE REFERENCE PLAN.
  - PARKING - 7 SPACES REQUIRED FOR PROPOSED CONDITIONS  
 1.33 SPACES IS REQUIRED PER DWELLING UNIT  
 PROPOSED: TOTAL 5 DWELLING UNITS  
 1.33 X 5 = 6.65; 7 SPACES REQUIRED
  - THERE ARE NO FLOODPLAIN AND FLOODWAY LIMITS ON SITE PER FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, PENNSYLVANIA, COUNTY PANEL NO. 42911C23132, EFFECTIVE DATE: MARCH 2, 2014.
  - PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., CONTAINED THEREIN, RECORDED OR UNRECORDED.
  - THE PURPOSE OF THIS PLAN IS TO COMBINE LOT 1 & 2 INTO ONE PARCEL, IN ADDITION TO SHOW PROPOSED IMPROVEMENTS TO THE CONSOLIDATED LOTS.

**CONSOLIDATION & PROPOSED FEATURES**



**NOTICE**  
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REVISION	DATE	NO.

**OWNER NAME**  
 2259 HAMILTON AVENUE  
 ABINGTOWN, PA 19001  
 30-129-050 & 052  
 BLOCK & UNIT No.  
 30-129-050 & 052  
 DEED No. 6117 - PG. 27  
 SITE ADDRESS  
 2259 HAMILTON AVENUE  
 WILLOW GROVE, PA 19080

**McNEILL LAND SURVEYING, LLC**  
 2259 HAMILTON AVENUE  
 ABINGTOWN, PA 19001  
 PHONE 610.323.8800  
 WWW.MCNEILLSURVEYING.COM

**EXISTING FEATURES PLAN**  
 OF  
 2259 HAMILTON AVENUE  
 ABINGTOWN TOWNSHIP  
 MONTGOMERY COUNTY, PA



DATE	17 JUN 2019
DWG NO.	A-1467
JOB NO.	1467
SHEET NO.	1 OF 1