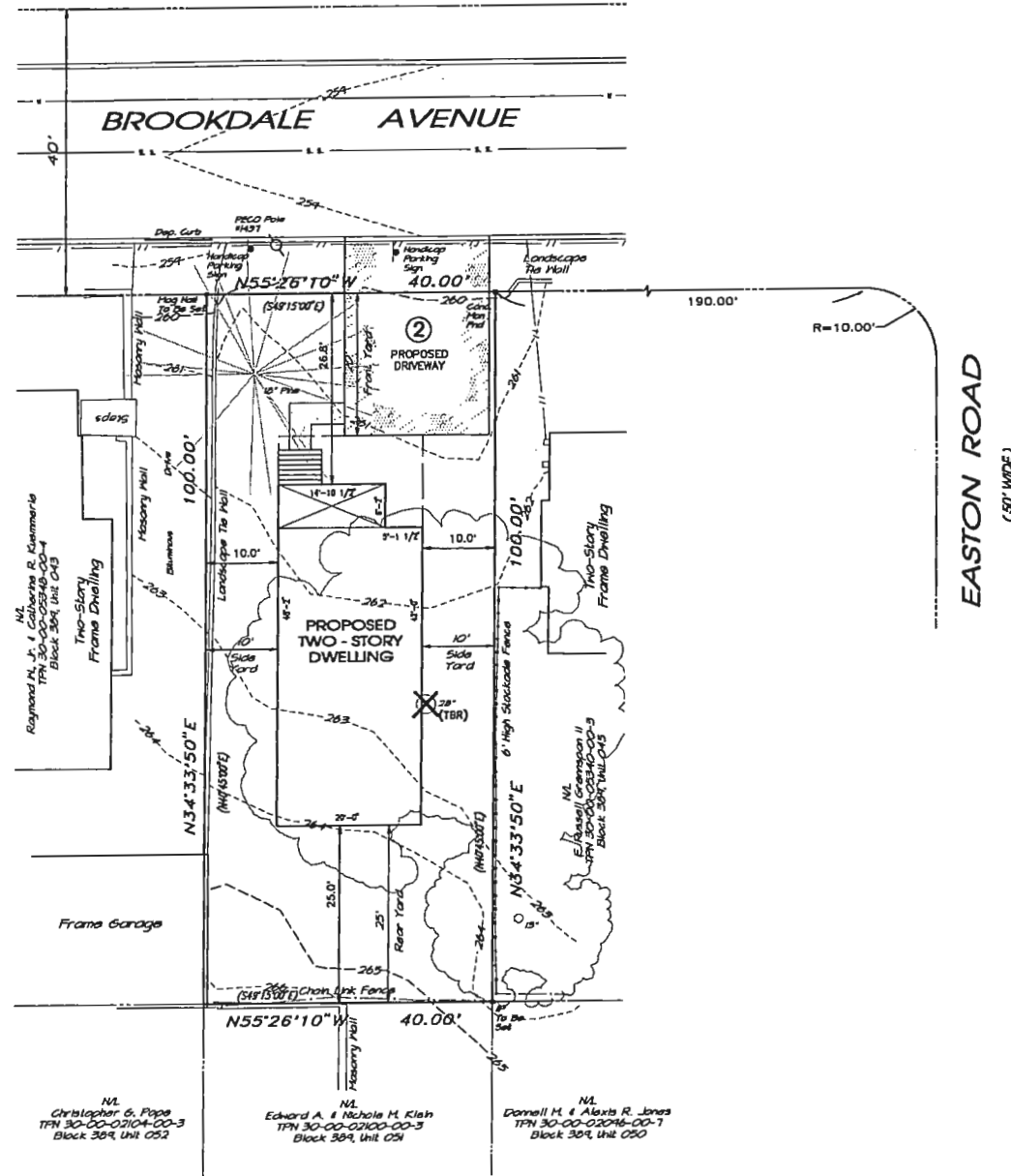


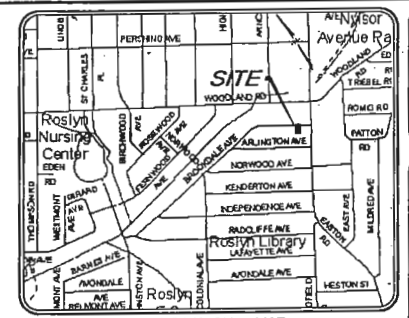


811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA CALL 1-800-342-1778
FOR SERVICE AND TO CHECKED AREA'S
FOR ALL USES. CALLER'S NAME, ADDRESS,
PHONE, AND DIGGING DATE, DEPTH,
DIRECTION, TYPE OF DIGGING, AND
MATERIAL TO BE REMOVED.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
SERIAL NO. 2010218209



LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- METAL SPIKE FOUND
- IRON PIN SET
- EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING WATER CLEAN OUT
- EXISTING WATER CLASS STOP
- EXISTING STORM SEWER w/ MANHOLE
- EXISTING OVERHEAD WIRE
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- PROPOSED PARKING SPACES
- TREE TO BE REMOVED



LOCATION MAP
SCALE: 1" = 800'

ZONED: R4, MEDIUM-HIGH DENSITY RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	7,500 SF	4,000 SF **	4,000 SF **
MINIMUM LOT WIDTH	50 FT	40 FT **	40 FT **
MINIMUM FRONT YARD	20 FT	20 FT	28.8 FT
MINIMUM SIDE YARD	15 FT (ON CORNER LOT)	10 FT	10.0 FT
MINIMUM REAR YARD	25 FT	25 FT	25.0 FT
MAXIMUM BUILDING AREA	40 %		23.3 % (932 SF)
MAXIMUM IMPERVIOUS AREA	55 %		34.9 % (1,398 SF)
MINIMUM GREEN AREA	45 %		65.1 % (2,804 SF)
MAXIMUM BUILDING HEIGHT	35 FT		< 35 FT
ACCESSORY BUILDING			
MAXIMUM BUILDING HEIGHT	17 FT		N/A
SETBACK FROM SIDE OR REAR YARDS	4 FT		N/A
DISTANCE FROM PRINCIPAL BUILDING	10 FT		N/A

- ** - DENOTES EXISTING NON-CONFORMING CONDITION
- ** - DENOTES VARIANCE REQUIRED
- TWO (2) PARKING SPACES ARE PROPOSED

NOTES

- Boundary information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during November, 2018.
REFERENCE PLANS:
a) Plan of Rulyn Park, Abington Township, Montgomery County, Pennsylvania, prepared by William T. Mulder, Civil Engineer, Jenkintown, Pa., dated June 25, 1921.
- Horizontal Datum based on NAVD 1983, SP83 Pennsylvania (South).
Good local ground used using Boyd instrument virtual network system. Bearings in parentheses represent plan bearings taken from reference plan 1a).
Vertical Datum based on NAVD 1988, using Boyd instrument virtual network system.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
Pennsylvania One Call System, Inc., phone No. 1-800-242-1778



DATE	NOVEMBER 15, 2018
DWG. NO.	A-1-1842
JOB NO.	26619
SHEET NO.	1 of 1

OWNER OF RECORD
RAYMOND W. III &
STEVEN M. &
CHRISTOPHER E.
COSTANTINO
2420 BROOKDALE AVENUE
ROSLYN, PA. 19001

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-898-7781
FAX: 215-898-7781
E-MAIL: charles@eshoemaker.com
SCALE 1" = 10'

BOUNDARY & TOPOGRAPHY PLAN
BROOKDALE ROAD
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.
ARTHUR HERLING III
775 PENNY BLUE BELL PIKE
BLUE BELL, PA. 19422

SITE AREA
AREA TO THE TITLE LINES
4,000 SF or 0.0918 Acres