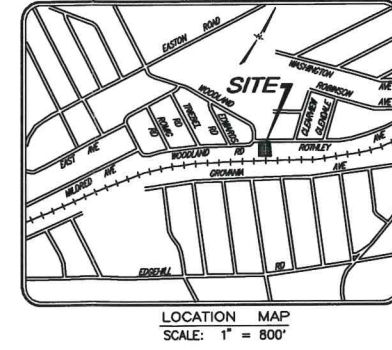


- LEGEND**
- Concrete Monument Found
  - Iron Pin Found
  - Railroad Spike Found
  - Iron Pin Set
  - - - - - Existing Contour
  - - - - - Existing Fire Hydrant
  - - - - - Existing Utility Pole
  - - - - - Existing Gas Valve
  - - - - - Existing Water Valve
  - - - - - Existing Sewer Clean Out
  - - - - - Existing Water Curb Stop
  - - - - - Existing Storm Sewer w/ Manhole
  - - - - - Existing Sanitary Sewer w/ Manhole
  - - - - - Existing Overhead Wire
  - - - - - Existing Electric Conduit
  - - - - - Existing Gas Main
  - - - - - Existing Water Main



**ZONED: R4, MEDIUM-HIGH DENSITY RESIDENTIAL**

	REQUIRED	EXISTING	PROPOSED	LOT 1	LOT 2
MINIMUM LOT AREA	7,500 SF	16,199 SF	7,808 SF	8,391 SF	
MINIMUM LOT WIDTH (ØSSSL)	50 FT	98.3 FT	50.0 FT	50.0 FT	48.3 FT *
MINIMUM FRONT YARD	20 FT	30.1 FT	30.1 FT	N/A	
MINIMUM SIDE YARD	10 FT	10.8 FT	7.9 FT *	N/A	
MINIMUM REAR YARD	25 FT	88.0 FT	88.0 FT	N/A	
MAXIMUM BUILDING AREA	40 %	8.8 % (1419 SF)	18.2 % (1419 SF)	N/A	
MAXIMUM IMPERVIOUS AREA	55 %	18.8 % (3052 SF)	39.1 % (3052 SF)	N/A	
MINIMUM GREEN AREA	45 %	81.2 % (13147 SF)	60.9 % (4,756 SF)	N/A	
MAXIMUM BUILDING HEIGHT	35 FT	21.7 FT	21.7 FT	N/A	

\* - DENOTES REQUIRED VARIANCE

- NOTES**
- Boundary information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during June, 2019.
  - Topographic information shown taken from filed surveys performed by Charles E. Shoemaker, Inc. during June, 2019.  
Horizontal Datum based on NAD 1983, SPZ83 Pennsylvania (South), Geoid Model g2003u08 using Boyd Instrument virtual network system.  
Vertical Datum based on NAVD 1988, using Boyd Instrument virtual network system.  
Bearings shown in parentheses, i.e. (N71°45'24"E) are deed bearings.
  - REFERENCE PLANS:  
a) Plan of Roslyn Gardens, prepared by George B. Mebus, Glenside, Pa., dated December 7, 1948, and last revised March 9, 1949. (Lots 22 & 23)  
b) Plan Made for Joseph Dinkins, prepared by Charles E. Shoemaker, Inc., dated May 4, 1984, and last revised November 23, 1984.  
c) Plan of Property made for Lois C. Samuels, prepared by Charles E. Shoemaker, Inc., dated January 2, 1975.
  - 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 Systems, Inc., phone No. 1-800-242-1776

**SITE AREA**  
AREA TO THE TITLE LINES  
16,199 SF or 0.3719 Acres

**JOHN T. REILLEY**  
PROFESSIONAL ENGINEER  
No. 10104  
1405 ROTHLEY AVENUE  
ROSLYN, PA. 19001

**DATE** SEPTEMBER 28, 2019  
**DWG. NO.** A-1-1836  
**JOB NO.** 26581  
**SHEET NO.** 1 of 1

**BOUNDARY & TOPOGRAPHY PLAN**  
OF  
**1405 ROTHLEY AVENUE**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.  
Prepared for  
**KEVIN S. MCGUIRE & JAMES J. MCGUIRE, JR.**  
1405 ROTHLEY AVENUE  
ROSLYN, PA. 19001

**OWNER OF RECORD**  
**KEVIN S. & JAMES J., JR**  
**MCGUIRE**  
1405 ROTHLEY AVENUE  
ROSLYN, PA. 19001

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
1007 EDGE HILL ROAD ABINGTON, PA. 19001  
PHONE: 215-887-3168 FAX: 215-578-7781  
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