

SR 2017
ROAD
SUSQUEHANNA

ZONING - R4

BLOCK 382, UNIT 10
N/L HENRY & JOYCE
WONG

N 43°00'00" E

N 43°00'00" E

N 43°00'00" E

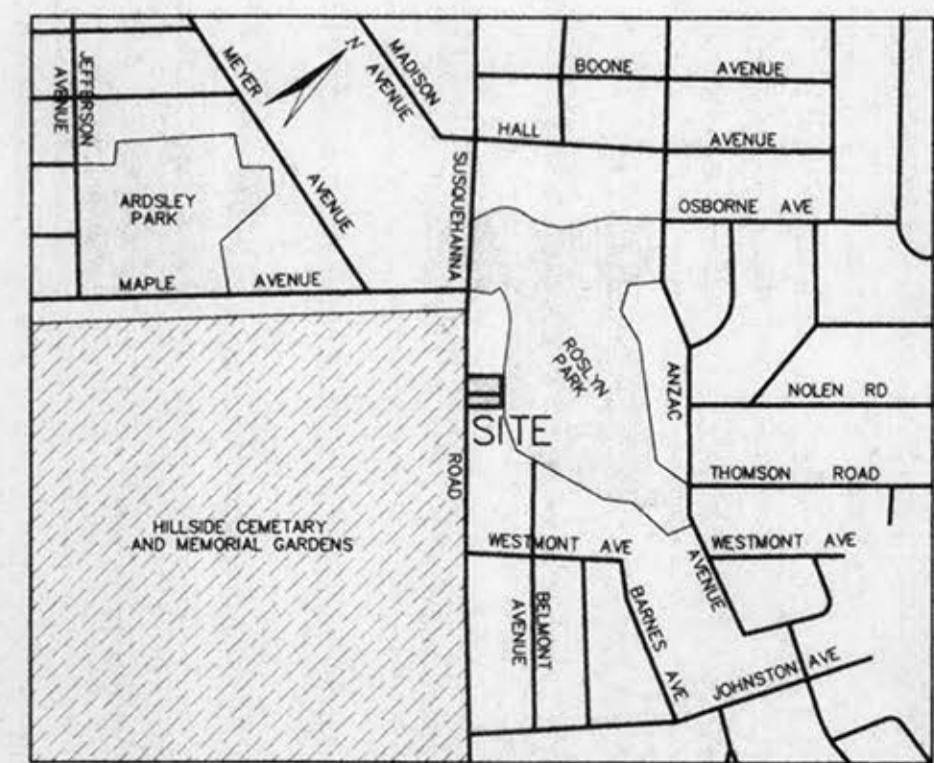
BLOCK 382, UNIT 7
OTHER LANDS OF
WILLIAM & LENA THORP

ZONING - R4

ZONING - RC

BLOCK 382, UNIT 17
ABINGTON TOWNSHIP

N 43°00'00" E
ARTHMAN STREET
(NOT OPEN - WIDTH 50')



LOCATION MAP
SCALE: 1" = 800'

ACT 187 USERS LIST FOR ABINGTON

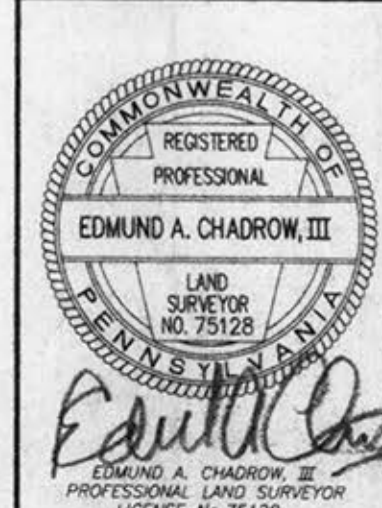
USER	ADDRESS	TELEPHONE
1. TOWNSHIP OF ABINGTON	1176 OLD YORK RD. ABINGTON, PA. 19001	215-884-5000
2. AQUA PENNSYLVANIA, INC.	762 LANCASTER AVE. BRYN MAWR, PA. 19010	1-800-711-4779
3. BELL TELEPHONE CO. OF PA.	104 WITMER RD. HORSHAM, PA. 19044	215-956-2623
4. PHILADELPHIA ELECTRIC CO.	400 PARK AVE. WARMINSTER PA. 18974	OUTSIDE PA. 412-323-7100 IN PA. 800-242-1776
5. PENNA. DEPT. OF TRANSPORTATION	EAST NORRITON TWP., P.O. BOX 350 NORRISTOWN, PA.	1-215-275-2368



STOP-CALL BEFORE YOU DIG!



PENNSYLVANIA ONE CALL SYSTEM, INC.
CONTACTED: 1-28-2020 SERIAL NO. 20200283019



SKETCH PLAN OF FEASIBILITY
LOT Nos., 21 thru 25, PLAN OF LOTS GLENSIDE PARK
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
MADE FOR
JONANNE HOWELL
SCALE: 1" = 10' 0 10 20 30 18 FEBRUARY 2020
EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINSTER, PA 18974 • (215) 672-8671 FAX (215) 672-6785
EST. 1967

SUMMARY

- TAX PARCEL - BLOCK 382, UNIT 8 (P/N 30-00-64868-00-1)
AREA TO LEGAL R/W - 6,250 SF
AREA TO ULTIMATE R/W - 6,825 SF
- TAX PARCEL - BLOCK 382, UNIT 9 (P/N 30-00-64872-00-6)
AREA TO LEGAL R/W - 9,375 SF
AREA TO ULTIMATE R/W - 6,300 SF
- TOTAL SITE AREA TO LEGAL R/W LINE - 15,625 SF
ULTIMATE R/W LINE - 13,125 SF
- ZONING - R4, HIGH DENSITY RESIDENTIAL DISTRICT
REQUIRED PROVIDED UNIT 8 PROVIDED UNIT 9

a. LOT AREA - 7,500 SF	6,930 SF	6,195 SF
b. LOT WIDTH - 50'	66.00'	59.00'
c. LOT DEPTH - 100'	105.00'	105.00'
d. FRONT YARD - 20'	21.33'	20'
e. SIDE YARD - 10'	10.77'	10'
f. REAR YARD - 25'	20.11'	25'
g. BLDG. AREA - 40%	31.4% (2,176 SF)	40%
h. IMP. COV. - 55%	43.6% (3,020 SF)	55%
i. GREEN AREA - 45%	56.4%	45%
- THESE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT & ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. PENNSYLVANIA ACT 187 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWERAGE & WATER LINES BEFORE COMMENCING CONSTRUCTION. (1-800-242-1776)
- OWNERS: WILLIAM & LENA THORP
2747 SUSQUEHANNA ROAD
ROSLYN, PA 19001
- APPLICANT: JOANNE HOWELL
526 PENROSE LANE
WARMINSTER, PA 18974
- DATUM OF TOPOGRAPHY - U.S.G.S.
- SOILS LIST: Ha - Hatboro silt loam
UrbB - Urban land-Duffield complex, 0 to 8 percent slopes