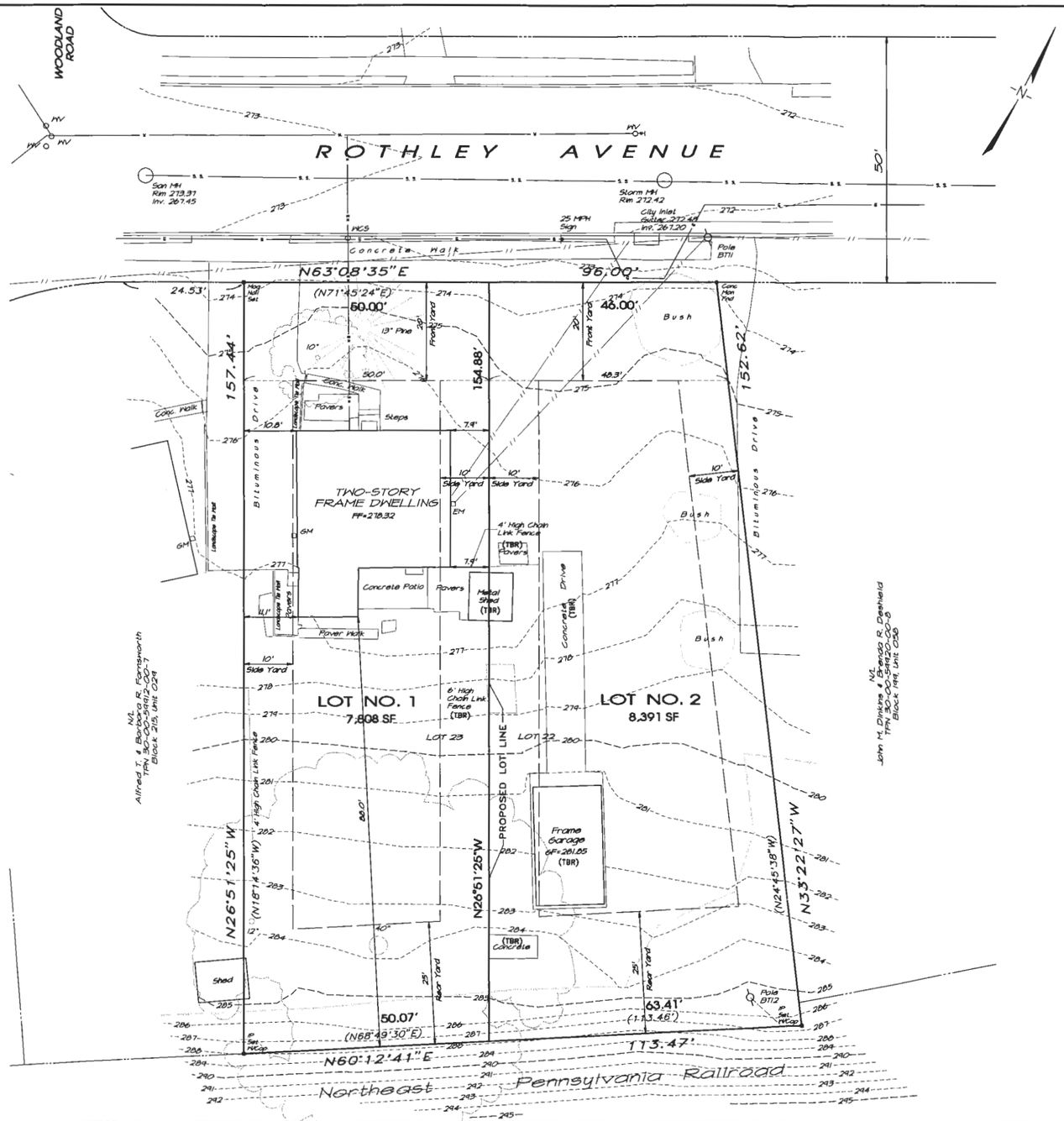
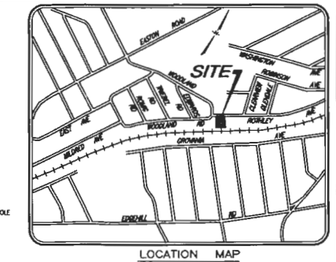


LEGEND

- 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/ INLET
- EXISTING SANITARY SEWER w/ MANHOLE
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC CONDUIT
- EXISTING GAS MAIN
- EXISTING WATER MAIN



LOCATION MAP
SCALE: 1" = 800'

ZONED : R4, MEDIUM - HIGH DENSITY RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA	7,500 SF	16,199 SF	7,808 SF	8,391 SF
MINIMUM LOT WIDTH (@BSBL)	50 FT	98.3 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

1. Boundary information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during June, 2019.
2. Topographic information shown taken from field surveys performed by Charles E. Shoemaker, Inc. during June, 2019.

   Horizontal Datum based on NAD 1983, SPCS3 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, ie. (N71°45'24"E) are deed bearings.
3. 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, 1964, and last revised November 25, 1984.
   c) Plan of Property made for Lois C. Samuel, prepared by Charles E. Shoemaker, Inc., dated January 2, 1975.
4. 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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN T. REILLEY
Line number SU-035415-E

DATE	NO.	REVISION	BY

TAX PARCEL NO. 30-00-59915-00-3
BLOCK / UNIT 215 / 027
SITE ADDRESS 1405 ROTHLEY AVENUE ROSLYN, PA. 19001
DEED BOOK / PAGE 5777 / 1258

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: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@cesshoemaker.com

SCALE 1" = 10'
0' 5' 10' 20' 30'

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

DATE SEPTEMBER 28, 2019
DWG NO. A-1-1838
JOB NO. 26581
SHEET NO. 1 of 1