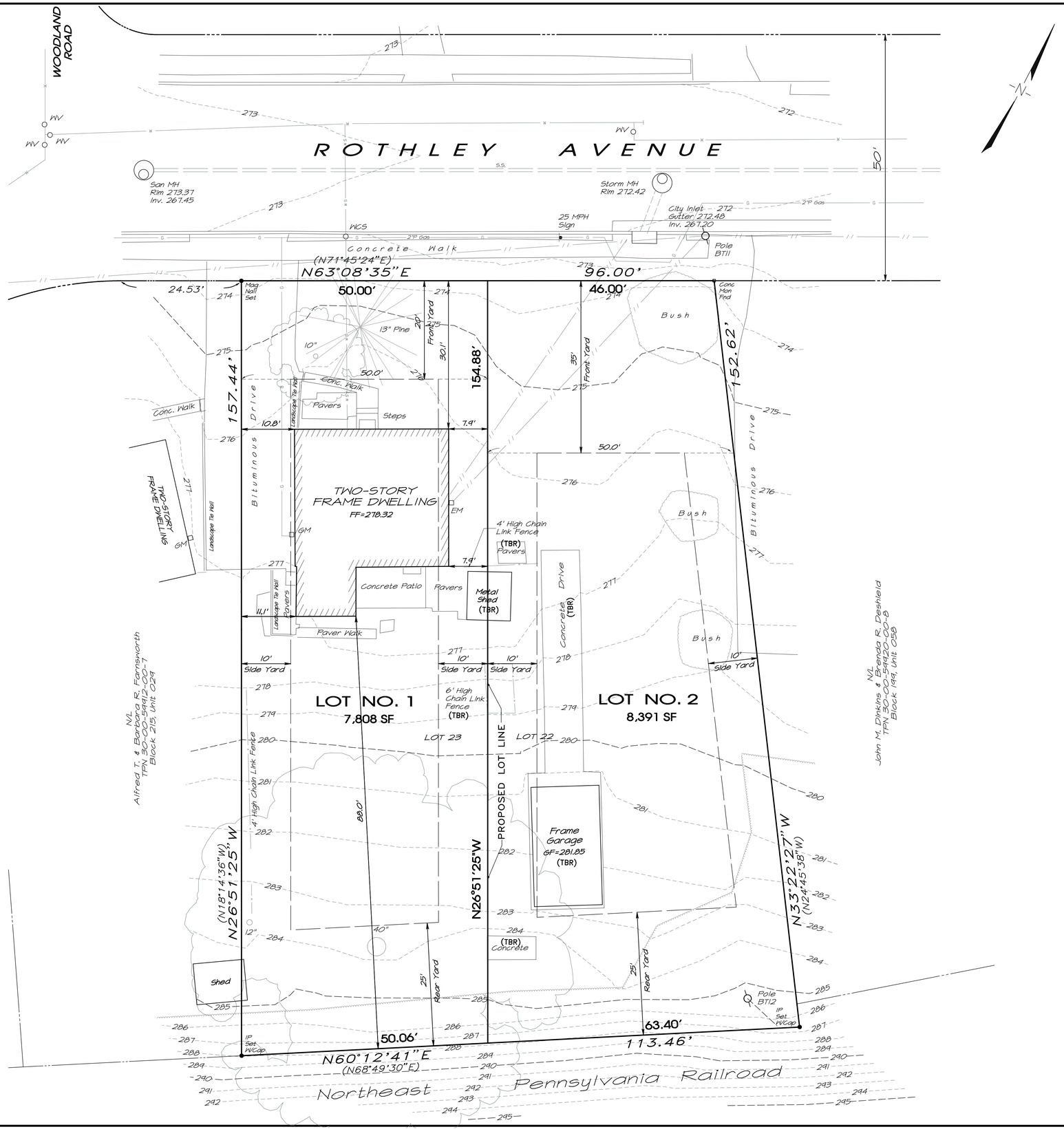
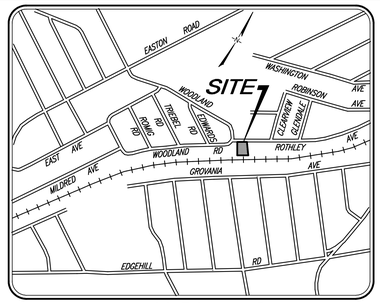



## LEGEND

- 385 — EXISTING CONTOUR
- FH — EXISTING FIRE HYDRANT
- PE592 — EXISTING UTILITY POLE
- GV — EXISTING GAS VALVE
- WV — EXISTING WATER VALVE
- CO — EXISTING SEWER CLEAN OUT
- WCS — EXISTING WATER CURB STOP
- EXISTING STORM SEWER w/ INLET
- EXISTING SANITARY SEWER w/ MANHOLE
- EXISTING OVERHEAD WIRE
- E — EXISTING ELECTRIC CONDUIT
- G — EXISTING GAS MAIN
- W — EXISTING WATER MAIN




LOCATION MAP
SCALE: 1" = 800'

## ZONED : R4, MEDIUM - HIGH DENSITY RESIDENTIAL

| | REQUIRED | EXISTING | PROPOSED LOT 1 | PROPOSED LOT 2 |
|---|---|---|---|---|
| MIN. LOT AREA | 7,500 SF | 16,199 SF | 7,808 SF | 8,391 SF |
| MIN. LOT WIDTH (@BSBL) | 50 FT | 98.3 FT | 50.0 FT | 50.0 FT |
| MIN. FRONT YARD | 20 FT | 30.1 FT | 30.1 FT | 35 FT. |
| MIN. SIDE YARD | 10 FT | 10.8 FT | 7.9 FT * | 10 FT |
| MIN. REAR YARD | 25 FT | 88.0 FT | 88.0 FT | 25 FT |
| MAX. BUILDING AREA | 40 % | 8.8 % (1419 SF) | 18.2 % (1419 SF) | – |
| MAX. IMPERVIOUS AREA | 55 % | 18.8 % (3052 SF) | 39.1 % (3052 SF) | – |
| MIN. GREEN AREA | 45 % | 81.2 % (13147 SF) | 60.9 % (4,756 SF) | – |
| MAX. BUILDING HEIGHT | 35 FT | 21.7 FT | 21.7 FT | – |

* – 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 filed surveys performed by Charles E. Shoemaker, Inc. during June, 2019.
   Horizontal Datum based on NAD 1983, SPC83 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, 1964.
   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
5. The Lot No. 2 front yard setback line is proposed at 35 feet from the street line which provides the 50 foot mimimum lot width at the building setback line as required by Code.

## SITE AREA

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. TILFORD
LAND SURVEYOR
SU-037144-E
PENNSYLVANIA

| BY | CAT | REVISION | NO | DATE |
|---|---|---|---|---|
| | | 35 FT. FRONT YARD SETBACK | 1 | 6/19/2020 |

TAX PARCEL NO. 30-00-59916-00-3
BLOCK / UNIT 215 / 027
SITE ADDRESS 1405 ROTHLEY AVENUE ROSLYN, PA. 19001
DEED BOOK – PAGE 5973-1258

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: 215-887-2163 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com


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

SUBDIVISION SKETCH 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-1-1836
JOB NO. 26581
SHEET NO. 1 of 1