

LOCATION MAP

GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

- A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. This survey was prepared during the month of January, 2020.
- A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site benchmark for this project is a sanitary manhole in the intersection of Church Road and Barry Street having a rim elevation of 191.68. This survey was prepared during the month of January, 2020.
- This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Flight date was Spring 2008, updated by DYNIC flight 2015.
 - Aerial imagery used for base plan reference provided by Nearmap, Inc. Imagery from flight dated June 18, 2018.
 - Plan of Burholme Cottman Gardens made for Ryan & Brunner, prepared by William T. Muldrew, Civil Engineer, dated March 1, 1926, and recorded in the Office for Recorder of Deeds in Norristown, PA in Deed Book 1000, Page 600.
- There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0403 G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by the Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- Subject property is Zoned R4 HIGH DENSITY RESIDENTIAL as noted on the official Zoning Map for this municipality.

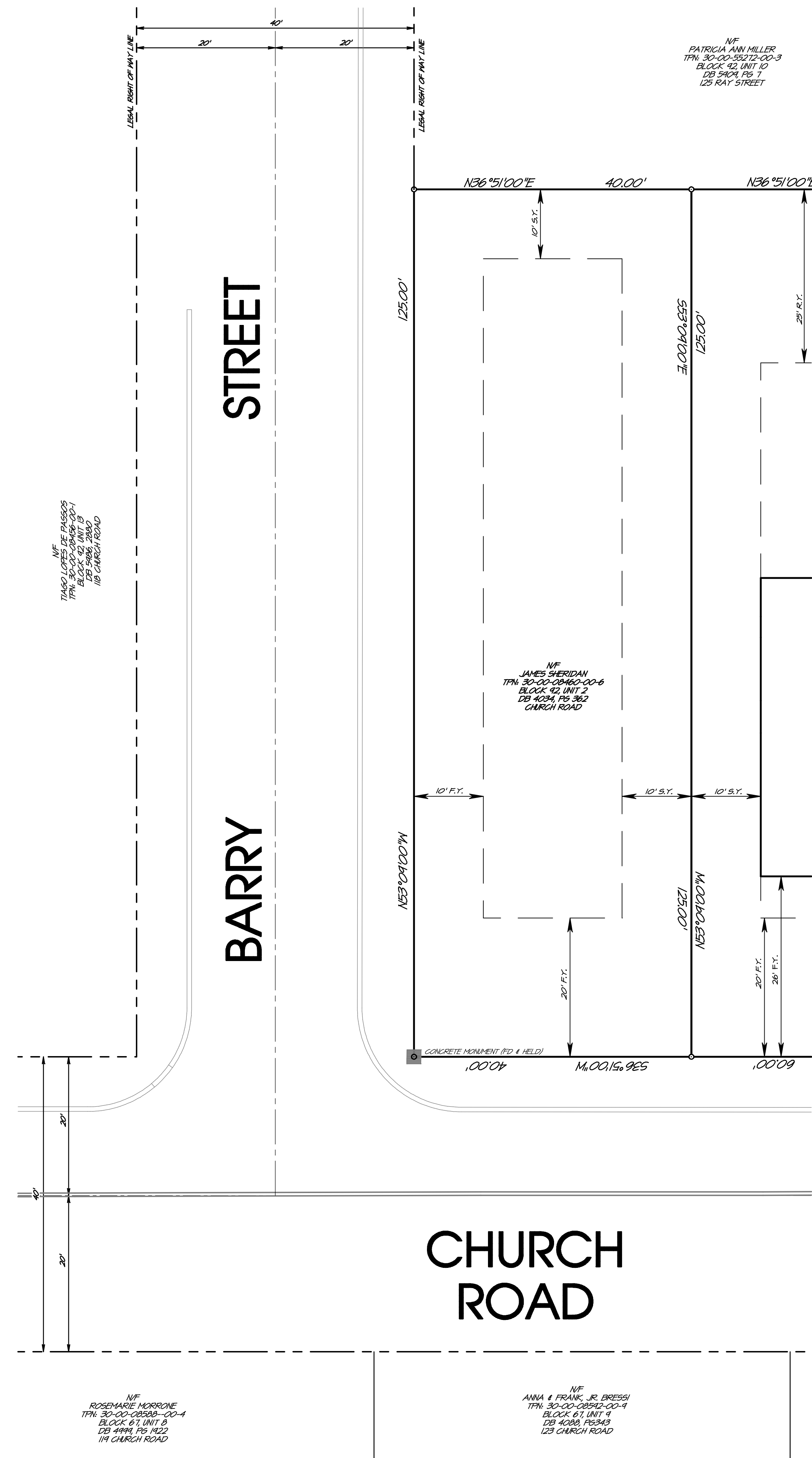
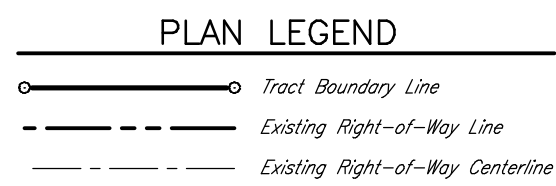
BASE DEVELOPMENT NOTES:

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Legal rights-of-way width are per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights-of-Way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
- Contractor to ensure compliance with ADA regulations.
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
- Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
- Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.

ZONING and SITE DATA SCHEDULE

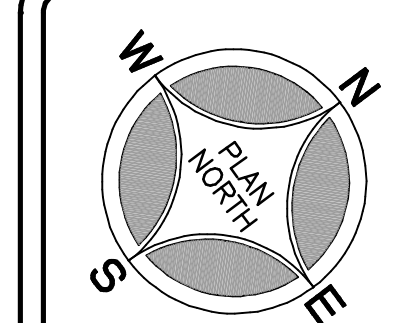
Zoning District: R4 HIGH DENSITY RESIDENTIAL			
Item	Section	Requirement	Plan Provided
Permitted Use	600	Single-Family Dwelling Units	
Minimum Lot Area	602-Figure 6.1	7,500 Sq. Ft.	5,000 Sq. Ft. [4]
Minimum Lot Width	602-Figure 6.1	50 Ft.	40 Ft. [4]
Minimum Lot Depth	602-Figure 6.1	100 Ft.	125 Ft.
Yard Setbacks			
Front Yard	602-Figure 6.1	20 Ft. / 15 Ft. [1]	20 Ft. / 10 Ft. [5]
Side Yard	602-Figure 6.1	10 Ft.	
Rear Yard	602-Figure 6.1	25 Ft.	
Maximum Bldg Coverage	602-Figure 6.1	40 %	
Maximum Lot Impervious	602-Figure 6.1	55% / 50% [2]	
Minimum Green Area	602-Figure 6.1	45% / 50% [3]	
Maximum Principal Bldg Height	602-Figure 6.1	35 Ft.	
Maximum Principal Bldg Length	602-Figure 6.1	100 Ft.	
Minimum Separation for Residential Dwellings	602-Figure 6.1	20 Ft.	

- The Front Yard on one side of a corner lot may be reduced to a depth of not less than 15 Ft.
- 50% for existing nonconforming lots <7,500 Sq.Ft.
- 50% for existing nonconforming lots <7,500 sq.ft.
- Existing Non-conformance
- Variance requested to allow 10' Front Yard along Barry Street



NO.	DATE	DESCRIPTION

REVISIONS



Scale in Feet (1" = 10')

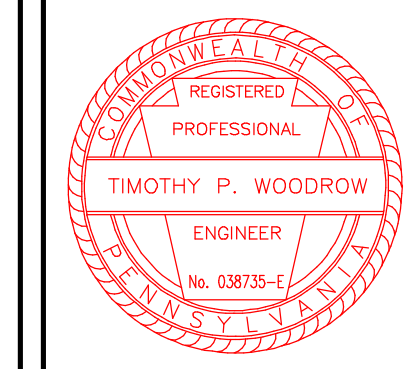
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PROJECT SERIAL NUMBER FOR DESIGN:
20200221053
January 22, 2020

Parcel Information:
30-00-08464-00-2 &
30-00-08460-00-6
Block 82 Units 2 & 3
DB: 5850, pg: 2768 &
DB: 4034, pg: 362

Applicant:
JAMES SHERIDAN
55 Lynn Ave
Orland, PA 19075
(215) 517-5577



PRELIMINARY PLAN (Not To Be Recorded)
ZONING HEARING BOARD EXHIBIT PLAN
126 CHURCH ROAD
ABINGTON TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 N. 15th St., Suite 100
Philadelphia, PA 19102
Phone: (215) 542-4488
Web: www.woodrowinc.com

Layer List:
B-EXH_ZONING
Job No:
19-1212 D
Plan Date:
JAN 22, 2020
Sheet No: