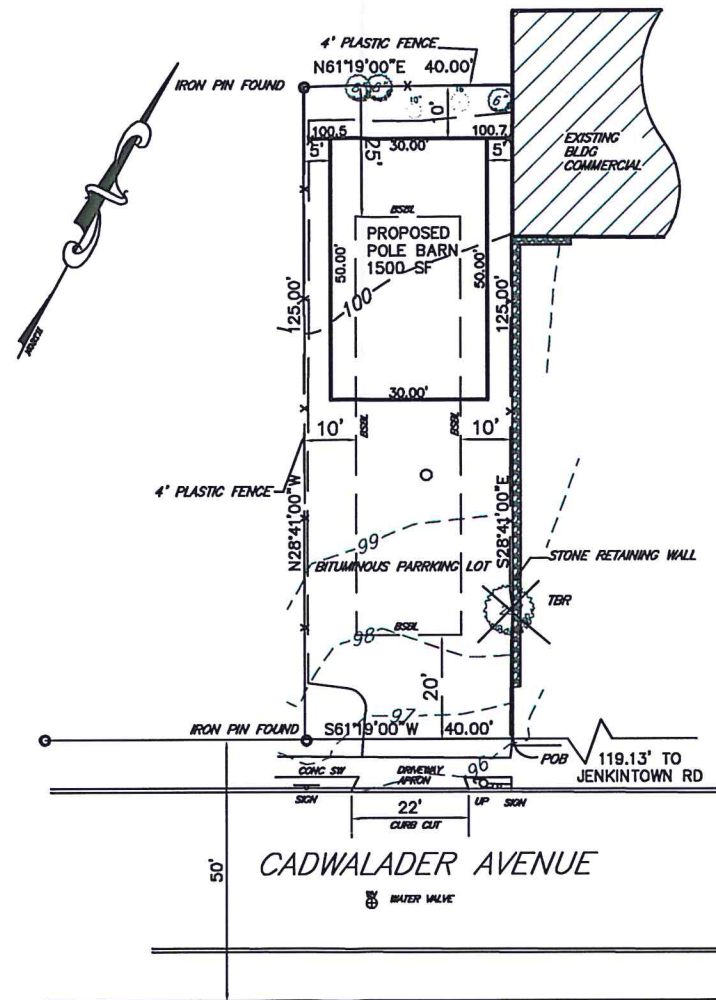
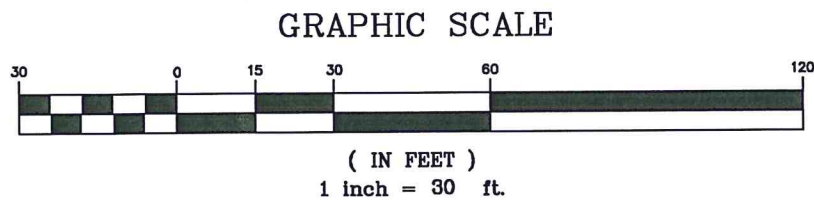
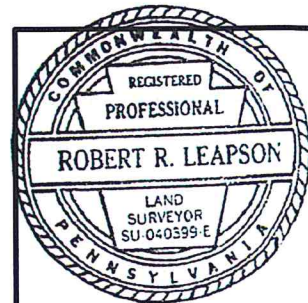


EXISTING CONDITIONS 1"=30'



PROPOSED PLOT PLAN 1"=30"

REVISED 9-14-2015



PREPARED BY: *Robert R. Leapson*
 PA # SU-40399-E
TEI CONSULTING ENGINEERS, INC.
 720 SECOND STREET PIKE
 SOUTHAMPTON, PA. 18966
 PHONE: (215) 322-0272
 FAX (215) 364-9645

GENERAL NOTES

1- TRACT IDENTIFICATION

TAX BLOCK 60 UNITS 201-202
 PARCEL NO. 30-00-06036-00-9

2- OWNER:

MELROSE REALTY COMPANY INC
 580 VIRGINIA SUITE 100
 FORT WASHINGTON 19034

3- APPLICANT:

JESS AM PROPERTIES LLC
 846 TOWNSHIP LINE ROAD
 ELKINS PARK, PA 19027

4- SITE ADDRESS

CADWALADER AVENUE (NO ADDRESS)
 ELKINS PARK, PA. 19027
 TOTAL LOT AREA 5000 S.F. OR (3.4815 AC.)

5- ZONING REQUIREMENTS

ZONED R4 HIGH DENSITY RESIDENTIAL DISTRICT

REGULATIONS	REQUIRED	PROPOSED
MIN. LOT AREA	7,500 S.F.	5,000S.F.
MIN. LOT WIDTH AT BLDG.	50 FT.	40 FT.*
MIN. LOT DEPTH	100 FT.	120 FT.*
MIN. FRONT YARD	20 FT.	45 FT.
MIN. SIDE YARD	10 FT.	5 FT.**
MIN. REAR YARD	25 FT.	10 FT. **
MAX. BUILDING HEIGHT	35 FT.	25 FT.
MAX. BUILDING COVERAGE	40%	30%
MAX. IMPERVIOUS COVERAGE	55%	90%*
MIN. GREEN AREA	45%	10%*

* EXISTING
 ** VARIANCE REQUESTED

PLOT PLAN
 OF
TMP 06-036-009
CADWALADER AVENUE

ABINGTON TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 SCALE: 1" = 30' DATE: 8-11-2015 SHEET: 1 OF 1