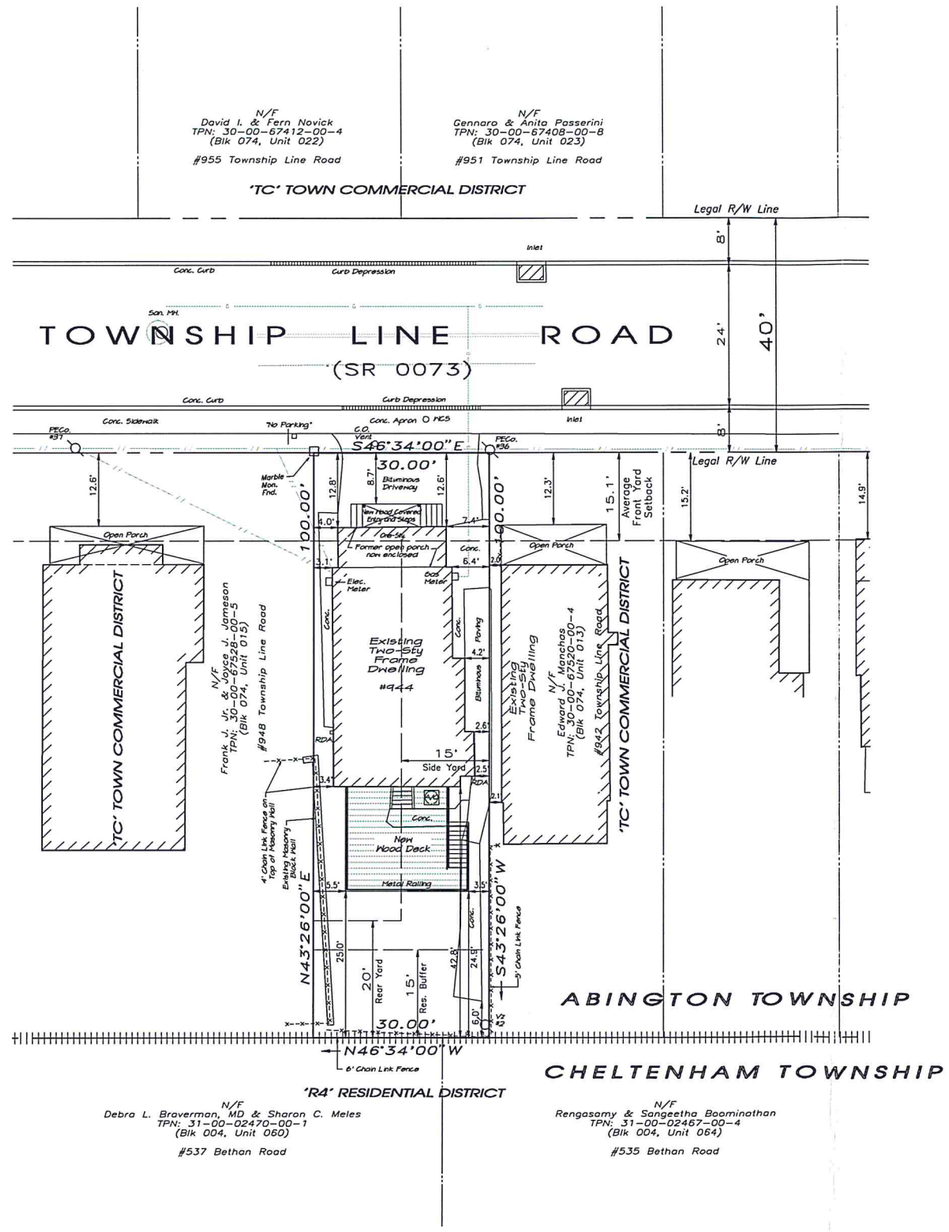
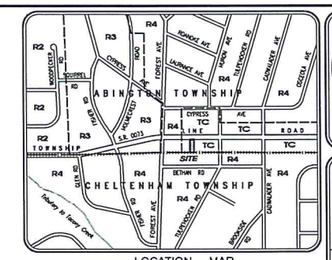


LEGEND

	CONCRETE MONUMENT FOUND
	IRON PIPE FOUND
	EXISTING FENCE LINE
	EXISTING UTILITY POLE
	EXISTING WATER CURB STOP
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD WIRE
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING SIGN
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	MUNICIPAL BOUNDARY LINE



LOCATION MAP
SCALE: 1" = 500'

ZONED : 'TC' - TOWN COMMERCIAL DISTRICT

REGULATION	SECTION No.	REQUIREMENT	EXISTING	PROPOSED
LOT USE	SEC. 400.2.A.		Single Family Res.	Single Family Res.
DIMENSIONAL REGULATIONS:	SEC. 400.3.			
LOT AREA		10,000 S.F. (min.)	3,000 S.F. *	3,000 S.F. *
LOT WIDTH		50 Ft. (min.)	30.0 Ft. *	30.0 Ft. *
LOT DEPTH		100 Ft. (min.)	100.0 Ft.	100.0 Ft.
FRONT YARD				
w/o Front Yard Parking		10 Ft. (min.)	N/A	N/A
w/ Front Yard Parking		45 Ft. (min.)	N/A	N/A
Average Setback (300 Ft.)	SEC. 400.4.A.2.	15.1 Ft. (min.)	12.6 Ft. *	8.7 Ft. ⊞
SIDE YARD (One side only)		15 Ft. (min.)	2.5 Ft. *	2.5 Ft. *
REAR YARD		20 Ft. (min.)	42.8 Ft.	24.9 Ft.
BUILDING AREA		60 % (max.)	951 S.F. or 31.70 %	990 S.F. or 33.00 %
IMPERVIOUS COVERAGE		90 % (max.)	1805 S.F. or 60.17 %	1805 S.F. or 60.17 %
GREEN AREA		10 % (min.)	1195 S.F. or 39.83 %	1195 S.F. or 39.83 %
BUILDING HEIGHT		35 Ft. (max.)	28.4 Ft.	28.4 Ft.
BUILDING LENGTH		120 Ft. (max.)	44.3 Ft.	66.2 Ft.
SPECIAL DEVELOPMENT REGULATIONS:	SEC. 400.4.			
Established Building Setbacks	SEC. 400.4.A.			
1. Where buildings within 150 feet (both directions) of a proposed building or building alteration share the same front yard building setback, proposed construction shall utilize the established setback, which may be zero feet in some cases.				
2. Where all buildings within 300 feet (both directions) of a proposed building or building alteration have varied front yard building setbacks, the proposed construction shall utilize the average of all building setback distances within 300 feet of the property under consideration.				
3. Where buildings within 300 feet (both directions) of a proposed building or building alteration have zero side yards, the fifteen (15) foot side yard requirements may be eliminated.				
Ground Floor Glazing Area	SEC. 400.4.B.	25 % (min.) 160 S.F. x 25%=40 S.F. min.	CAN NOT MEASURE	4.5 S.F. or 2.8 % ⊞
LANDSCAPE AND BUFFER REQ:	SEC. 400.4.K.			
1. Front Yard		5 Ft. (min.)	0.0 Ft.	0.0 Ft.
If Front Yard is Zero Ft.		0 Ft. (min.)	N/A	N/A
If Front Yard is Averaged	1/2 Reg. F.Y.	7.5 Ft. (min.)	0.0 Ft. *	0.0 Ft.
2. Side Yard		3 Ft. (min.)	0.0 Ft. *	0.0 Ft. *
If Side Yard is Zero Ft.		0 Ft. (min.)	N/A	N/A
3. Rear Yard		10 Ft. (min.)	6.0 Ft. *	6.0 Ft. *
4. Residential District Buffer		15 Ft. (min.)	6.0 Ft. *	6.0 Ft. *
ACCESSORY USES:				
Building Area	SEC. 702.C.			
Commercial Uses		10% of GLFA (max.)	N/A	N/A
Residential Uses		25% of GFFA (max.)	–	–
Residential Accessory Structure:	SEC. 706.A.1.			
a. Building Height		14 Ft. (max.)	–	–
b. Building Area		35% of Ground Floor Area of Principal Bldg. or 625 S.F. (Max.)		
c. Side/Rear Yard Setback		4 Ft. (min.)	–	–
c. Building Separation		10 Ft. (min.)	–	–
YARD REQUIREMENTS:	SEC. 801.C.			
1. No principal building, use, or structure, shall be located within any setback or required yard, except as may be provided elsewhere in this Ordinance.				
2. Unless otherwise provided for in this Ordinance, no accessory building, use or structure, other than fences, walkways, walls, parking lot exclusive of buffer area, landscaping and residential plan structures, shall be permitted in front yard areas.				
PARKING REQUIREMENTS:	SEC. 900.			
Existing Non-Conforming Land Uses – Alterations:	SEC. 900.1.A.2.	When a use which is non-conforming with respect to parking is changed through and alteration to property, structure or use, the alteration may not reduce the amount of parking originally available in either number or size of spaces.	Two (2) Spaces (10' x 12.6') *	One (1) Space (8.7' x 23') ⊞
Min. Number of Parking Spaces	SEC. 901.8. Use H-8	Two (2) off-street spaces	Two (2) Spaces	One (1) Space ⊞
Parking Space Size	SEC. 902.1.A.	10 Ft. x 18 Ft. (min.) (180 S.F.)	(10' x 12.6') *	(8.7' x 23') ⊞

* INDICATES AN EXISTING NON-CONFORMING CONDITION

⊞ INDICATES ZONING RELIEF REQUIRED

GENERAL NOTES:

1. Boundary and existing site improvement information shown taken from deeds, plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during March 2015.
2. This site has been determined to be located outside of the 100 Yr. and 500-Yr Flood Plain (Zone X) as illustrated on the Flood Insurance Rate Map, Panel 403 of 451, Map No. 42091C0403 E, prepared by FEMA, effective December 19, 1996.
3. This site is served with public water supply by Aqua Pennsylvania, Inc. and sanitary sewage disposal by Abington Township.
4. All soils on this site have been identified as belonging to the Urban Land – Udorthentic schist and gneiss complex (Uugb), 8 to 25 percent slopes, by the USDA-NRCS Web Soil Survey.
5. This site is zoned 'TC' Town Commercial District.

REFERENCE PLANS:

a) Plan of the Ogontz Land and Improvement Co. recorded in the Office of the Recorder of Deeds in Deed Book 342, page 500.

b) Plan of Property made for Dennis Sullivan by William T. Muldrew, civil engineer dated May 31, 1918.

c) Plan of Property made for Raymond Marino by Charles E. Shoemaker, Inc. dated January 11, 1963.

SITE AREA

3,000 S.F. OR 0.0689 ACRES

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN T. REILLEY
No. RA-024948-R
PENNSYLVANIA

COUNTY PARCEL NO.
30-00-67524-00-9

BLOCK – UNIT
30-014-014

SITE ADDRESS
944 TOWNSHIP LINE RD.
ELKINS PARK, PA 19027

DEED BOOK – PAGE
5916-02388

RECORD OWNER
DANIEL G. SULLIVAN &
SOOKYUNG CHANG
6808 Green Road
Woodlingh, IL 60517

CHARLES E. SHOEMAKER, INC.
ENGINEERS, SURVEYORS & ARCHITECTS
1007 EDGE HILL ROAD
ABINGTON, PA. 19001
PHONE: 215-887-2180 FAX: 215-576-7791
E-MAIL: scott@cesshoemaker.com

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

DATE	NO.	REVISION	BY

PLOT PLAN
OF
944 TOWNSHIP LINE ROAD
PREPARED FOR
DANIEL G. SULLIVAN & SOOKYUNG CHANG
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE
APRIL 6, 2015
DWG NO.
A-12-1137
JOB NO.
26276
SHEET NO.
1 OF 1