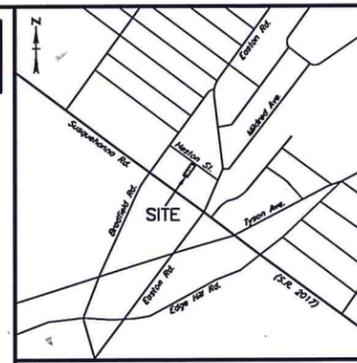


LEGEND

---	EX. BOUNDARY
---	LEGAL RIGHT-OF-WAY
---	EX. ADJACENT OWNER
---	EX. CONTOUR 1' INTERVAL
---	EX. CONTOUR 5' INTERVAL
---	BUILDING SETBACK LINE
---	EX. BUILDING
---	EX. EDGE OF PAVING
---	EX. CONC./SIDEWALK
---	EX. SANITARY SEWER



- NOTES:**
- TRACT IDENTIFICATION:
TAX BLOCK 366 UNIT 18
PARCEL 1D 33-00-28408-00-2
DEED BOOK 5507, PAGE 748
TOTAL LOT AREA = 7,998 SF
OWNER/APPLICANT: ANGELA MAJLARI
SITE ADDRESS: 2322 HESTON STREET
ABINGTON PA 19001
 - BOUNDARY AS SHOWN BASED ON DEEDS AND PLANS OF RECORD, AND FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING, INC. IN NOVEMBER 2015.
 - PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
 - ZONING REQUIREMENTS: ZONED M - MIXED USE
REGULATIONS FOR APARTMENT & NON-RESIDENTIAL USES:

REGULATIONS	REQUIRED	EXISTING
MIN LOT AREA	10,000 SF	7,998 SF*
MIN LOT WIDTH	100 FT	50.0 FT*
MIN LOT DEPTH	100 FT	159.6 FT
MIN FRONT YARD	15 FT	21.8 FT
MIN SIDE YARD	20 FT	5.2 FT*
MIN REAR YARD	25 FT	4.8 FT*
MAX BUILDING HEIGHT	40 FT	< 35 FT
MAX BUILDING AREA	45 %	27.7 %
MAX IMPERVIOUS SURFACE	75 %	85.7 %*

 *EXISTING NON-CONFORMING CONDITION
 - SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANEL 382 OF 451 PREPARED FOR MONTGOMERY COUNTY PA, MAP DATED DECEMBER 19, 1998.
 - SOILS DATA WAS OBTAINED FROM THE USDA/NCSS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 9, DATED NOVEMBER 16, 2015. ALL SOILS ON SITE ARE CLASSIFIED AS UH-B - URBAN LAND-OFFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES.
 - OFF-STREET PARKING REQUIREMENTS
 TOTAL EXISTING APARTMENTS = 5
 1-BEDROOM APARTMENTS = 4
 2-BEDROOM APARTMENTS = 1
 REQUIRED PARKING = (4)(1.5) + (1)(2.0) = 8 SPACES
 AVAILABLE COMPLIANT PARKING = 8 SPACES
 - MINIMUM LOT AND FLOOR AREA CALCULATIONS
 MINIMUM REQUIRED LOT AREA:
 (4 1BR)(1,500 SF) = 6,000 SF
 (1 2BR)(2,000 SF) = 2,000 SF
 TOTAL REQUIRED = 8,000 SF
 TOTAL EXISTING = 7,998 SF
 MINIMUM REQUIRED FLOOR AREA:
 FRONT BUILDING
 APT1 (1 BR) = 760 SF (500 SF REQUIRED)
 APT2 (2 BR) = 1,262 SF (850 SF REQUIRED)
 APT3 (1 BR) = 1,100 SF (500 SF REQUIRED)
 REAR BUILDING
 APT1 (1 BR) = 797 SF (500 SF REQUIRED)
 APT2 (1 BR) = 797 SF (500 SF REQUIRED)
 TOTAL REQUIRED FLOOR AREA = 3,650 SF
 TOTAL AVAILABLE FLOOR AREA = 4,716 SF

SITE PLAN
PREPARED FOR
2322 HESTON STREET

Protract
Engineering, Inc.
66 East Merland Avenue, P.O. Box 68
Allentown, Pennsylvania 18106
Phone (610)442-9939
Fax (610)442-9938

ABINGTON COUNTY	DATE	NO.	DESCRIPTION	BY
MONTGOMERY COUNTY	1-17-16	1	BASE/DWG	JBG/NTR
Scale: 1" = 10'		Sheet number: 1 of 1		