



LEGEND:

PROPERTY LINE	N 85°24'15" W
RIGHT-OF-WAY LINE	---
CURB DEPRESSION	---
EXISTING FENCE	---
MONUMENT FOUND	■
IRON PIN	●
PROPOSAL FENCE	---
BUILDING SETBACK LINE	---
BUILDING LINE	---

PROPERTY INFORMATION:

OWNER: DMR HOLDINGS LLC.
 ADDRESS: 2220 MAPLEWOOD AVENUE
 TAX PARCEL: 30-00-41544-00-6, 30-00-03812-00-1, 30-00-03816-00-6
 DEED: BOOK 5949 PAGE 1320
 LOT AREA: 70,028.6 SQ.FT. (1.8 ACRES)

IMPERVIOUS CALCULATIONS:

LOT AREA	70,028.6 SQ.FT.
BUILDING AREA	20,829.2 SQ.FT.
PAVEMENT AREA	14,973.7 SQ.FT.
BUILDING COVERAGE %	29.7%
PAVEMENT COVERAGE %	51.1%
GREEN AREA %	48.9%

GENERAL NOTES:

- EXISTING FEATURES SHOWN ARE BASED ON FIELD SURVEY BY ASH ASSOCIATES, INC. PERFORMED FEBRUARY 8, 2016, OBSERVED MARCH 24, 2016, AND IS LIMITED TO FEATURES OF INTEREST.
- PROPERTY BOUNDARY INFORMATION SHOWN PER DEEDS OF RECORD AND MONUMENTATION LOCATED DURING THE FIELD SURVEY BY ASH ASSOCIATES. BEARING AND DISTANCE SHOWN ARE BASED ON FIELD OBSERVATIONS. DEED BEARING AND DISTANCE ARE SHOWN IN PARENTHESES.
- HORIZONTAL DATUM IS BASED ON DEED OF RECORD.
- NO WETLANDS INVESTIGATION WAS PERFORMED AS PART OF THIS SURVEY.
- NO INVESTIGATION OF THE PRESENCE OF HAZARDOUS MATERIALS WAS PERFORMED AS A PART OF THIS SURVEY.
- NO UTILITIES WERE LOCATED AS PART OF THIS SURVEY.
- SUBJECT PROPERTY CONTAINS TAX PARCELS 30-00-41544-00-6, 30-00-03812-00-1, AND 30-00-03816-00-6. INTERIOR ADJACENT LOT LINES ARE NOT SHOWN ON THIS PLAN FOR CLARITY.
- EXISTING AND PROPOSED FENCE ARE CHAIN 8' HIGH LINK FENCE WITH BARBED WIRE AT THE TOP.

ZONING DATA:

ZONING DISTRICT CLASSIFICATION:
SI (SUBURBAN INDUSTRIAL DISTRICT)

OUTLINED IN S5502-ARTICLE V / S5502.1-S5502.4

ZONING REQUIREMENTS TABLE:	REQUIRED	EXISTING (SHOWN FOR ALL LOTS)
MINIMUM LOT AREA	1.0 AC.	1.8 AC.
MINIMUM LOT WIDTH	200'	91.7'
MINIMUM LOT DEPTH	200'	100.0'
FRONT YARD SETBACK	35'	45.6'
SIDE YARD SETBACK *	35'	0.4'
REAR YARD SETBACK *	35'	34.6'
MAXIMUM BUILDING COVERAGE	50%	29.7%
MAXIMUM IMPERVIOUS AREA	75%	51.1%
MINIMUM GREEN AREA	25%	48.9%
MAXIMUM BUILDING HEIGHT	45'	NOT MEASURED
MAXIMUM BUILDING LENGTH	200'	192.2'
MINIMUM SEPARATION	30'	23.7'

* RESIDENTIAL SCREENING BUFFER: ALONG THE SIDE OR REAR PROPERTY LINE OF ANY YARD ADJOINING A RESIDENTIAL ZONING DISTRICT, A SCREENING BUFFER OF NOT LESS THAN FIFTY (50) FEET IN DEPTH SHALL BE PROVIDED.

FENCE ZONING NOTES:

- SS706.A.6.a - THE MAXIMUM HEIGHT SHALL BE FOUR (4) FEET IN THE FRONT YARD RESTRICTED AREA AND SIX (6) FEET IN THE SIDE AND REAR YARD.
- SS801.P.6.a.7 - CREATE ANY OTHER OBJECTIONABLE CONDITION IN AN ADJOINING AREA WHICH WILL ENDANGER PUBLIC HEALTH OR SAFETY OR BE DETRIMENTAL TO THE PROPER USE OF THE SURROUNDING AREA.

ZONING RELIEF REQUESTED:

RELIEF IS REQUESTED FROM SS706.A.6.a AND SS801.A.6.a.7

SURVEYOR CERTIFICATION

I hereby certify that to the best of my knowledge and belief, on this 25th Day of March, 2016 that this plan and survey are correct and were performed in accordance with the minimum standards of the boundary surveys section of the manual of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania.

(Signature)
 London J. Woodward
 SU060787
 Registration Number

Note: Signatures not in red ink are not to be considered as certified copies of this survey. ASH Associates, Inc. is not responsible for any information shown on a copy of this survey that is not a certified copy.



No.	Date	Remarks



Date Issued:
March 25, 2016

PLAN OF EXISTING FEATURES PREPARED FOR
GENESIS ARCHITECTURAL
 2220 MAPLEWOOD AVE., WILLOW GROVE, PA 19090
 ABINGTON TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

ASH ASSOCIATES, INC.
 765 TENNIS AVENUE
 AMBLER, PA 19002
 PH: 215.367.5261
 WWW.ASHASSOCIATES.NET

SCALE: 1" = 30'
 PROJECT NO. 2984
 DATED: FEBRUARY 22, 2016
 DRAWING NO. 1 OF 1