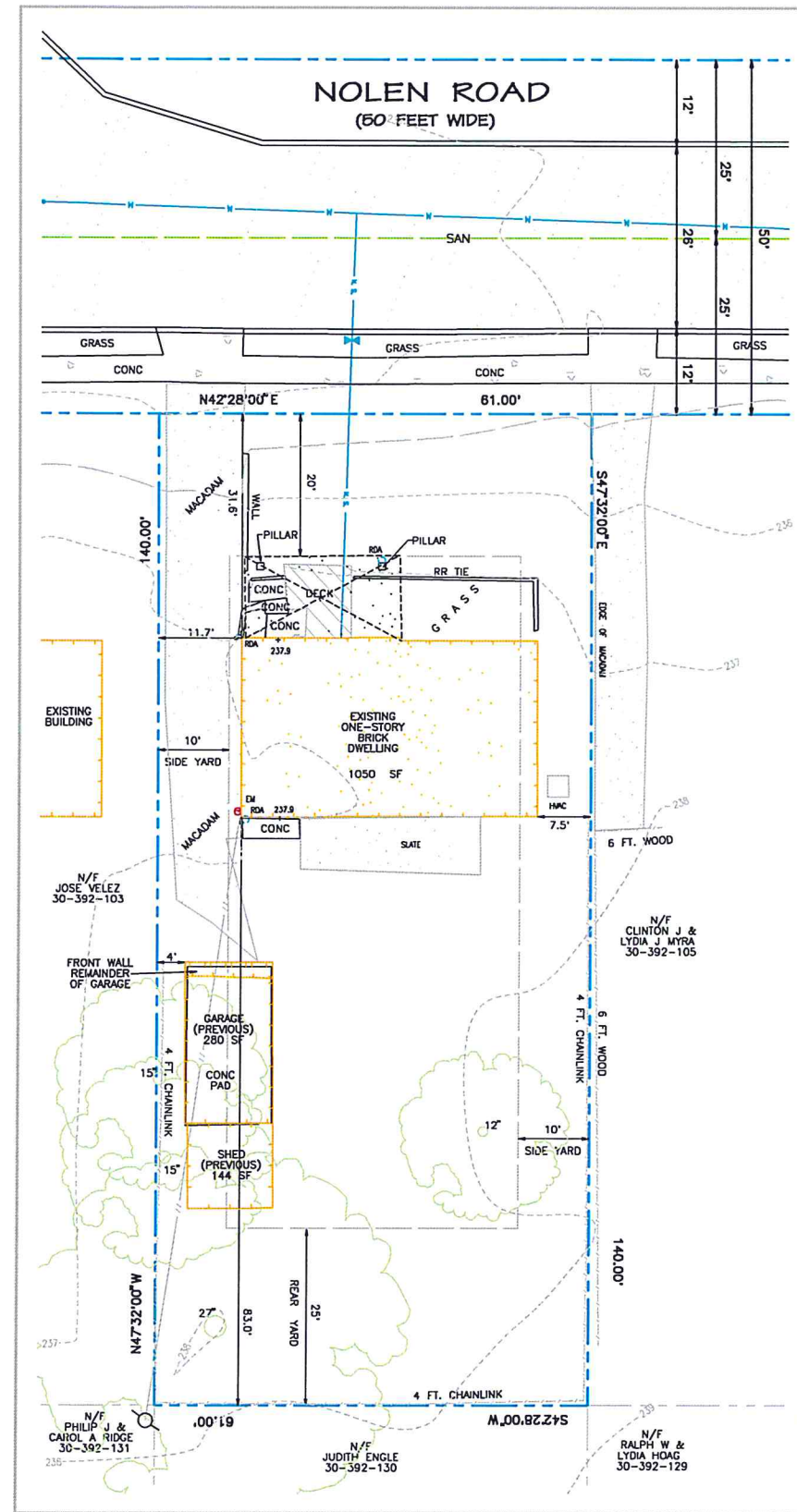
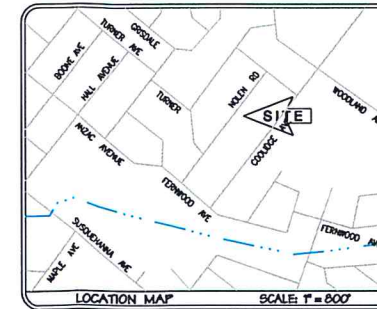
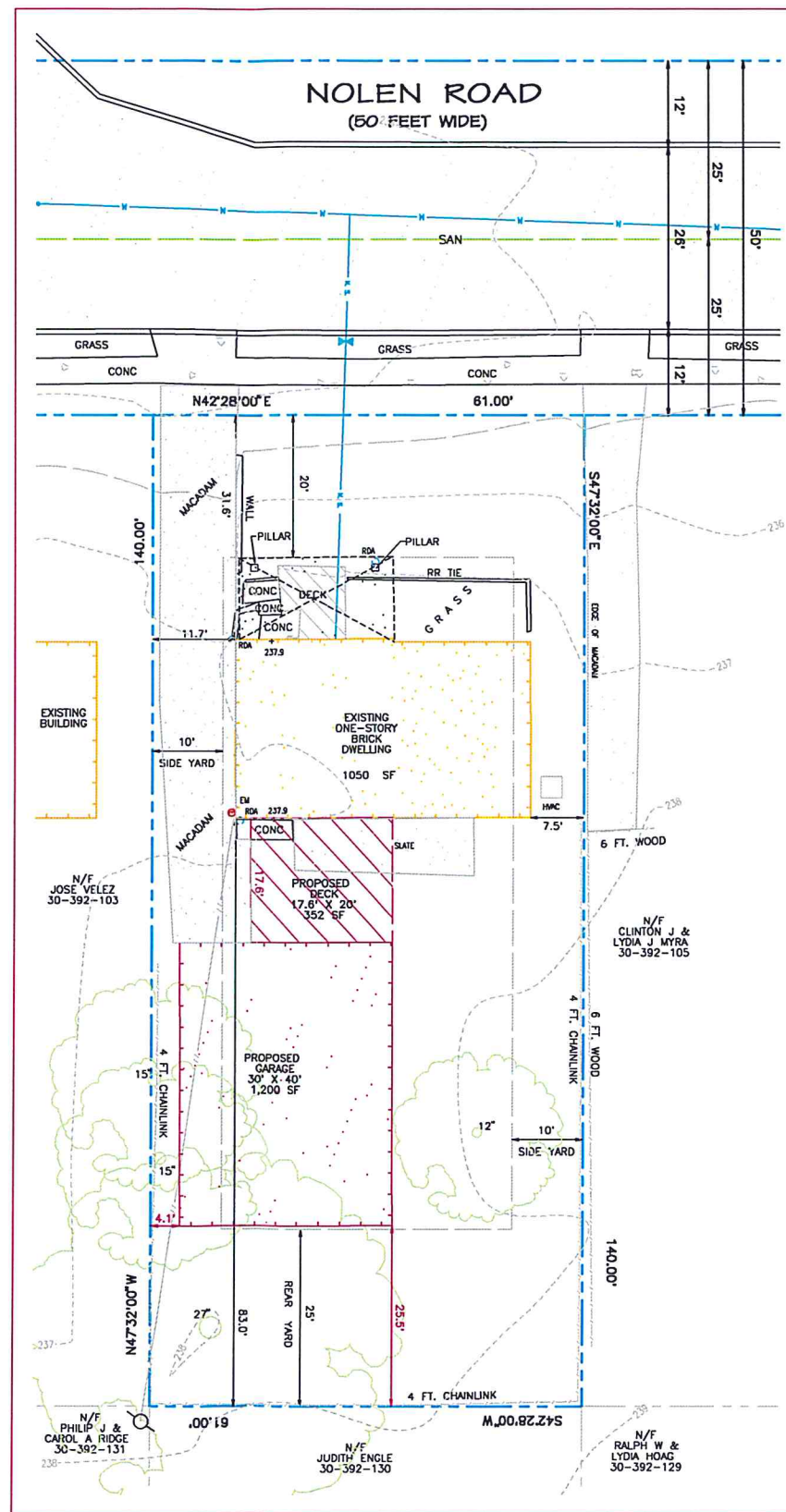


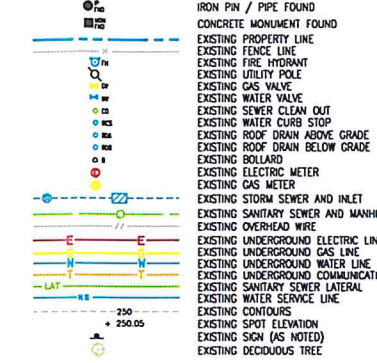
EXISTING FEATURES



PROPOSED FEATURES



LEGEND



NOTES:

- BOUNDARY INFORMATION SHOWN TAKEN FROM RECORDS, PLANS AND FIELD SURVEYS PERFORMED BY McNEILL LAND SURVEYING LLC DURING AUGUST 2016.
- IMPROVEMENTS SHOWN HEREOF DERIVED FROM FIELD SURVEYS PERFORMED BY McNEILL LAND SURVEYING LLC DURING AUGUST 2016.
- BEARING BASIS FOR THE SURVEY AS SHOWN ARE PER DEED.
- VERTICAL DATUM BASED ON NAVD-83, PER GPS SATELLITE OBSERVATION.
- REFERENCE PLANS:
A. PLAN OF "WANDERLUND" DATED 01/15/1953 AND REVISED 02/04/1953 BY HERBERT WEITZ, REGISTERED ENGINEER, LANCASTER, PENNSYLVANIA AND RECORDED AT HORSESHORN IN DEED BOOK 2219 PAGE 501.
- EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 189 (2004) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 189 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC. PHONE NO. 1-800-242-1776 SIGNAL NO. 2010-20788 SUBMITTED 08/27/2016.
- PORTIONS OF THE SUBJECT PROPERTY, AS SHOWN, FALLS WITHIN ZONE "R" (UNSHOWN) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP, FIRM COMMUNITY PANEL NO. 42091C294G, EFFECTIVE DATE 03/02/2016.
ZONE "R" (UNSHOWN) AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL, ZONE C HAVE HAVY POISSON AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN. ZONE R IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.
- PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., CONTAINED THEREIN, RECORDED OR UNRECORDED.

ZONE "R-4" RESIDENTIAL HIGH DENSITY

REGULATION	REQUIREMENT	EXISTING	PROPOSED
LOT AREA	7,500 SF MIN	8,540 SF	8,540 SF
LOT WIDTH	50 FT. MIN.	61.0 FT.	61.0 FT.
LOT DEPTH	100 FT. MIN.	140.0 FT.	140.0 FT.
BUILDING SETBACKS			
FRONT YARD	20 FT. MIN.	31.6 FT.	31.6 FT.
SIDE YARD	10 FT. MIN.	7.5 FT.*	7.5 FT.*
REAR YARD	25 FT. MIN.	83.0 FT.	83.0 FT.
BUILDING COVERAGE	40 % MAX.	1,333 SF or 15.6 %	2,250 SF or 26.3 %
IMPERVIOUS COVERAGE	55 % MAX.	2,275 SF or 26.1 %	3,670 SF or 43.0 %
GREEN AREA COVERAGE	45 % MIN.	6,315 SF or 73.9 %	4,670 SF or 57.0 %
BUILDING HEIGHT	35 FT. MAX.	LESS THAN 35 FT.	LESS THAN 35 FT.
BUILDING LENGTH	100 FT. MAX.	41.7 FT.	41.7 FT.
BUILDING SEPARATION	20 FT. MIN.	20.6 FT.	17.6 FT.

* DENOTES EXISTING NON-CONFORMING CONDITION

SITE AREA
8,540 SF OR 0.1961 ACRES TO TITLE LINE



NOTICE
THIS PLAN IS A PRELIMINARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF McNEILL LAND SURVEYING, LLC. ALL RIGHTS RESERVED.

DATE	REVISION

OWNER NAME: Nolen, Lydia J. & Myra J.
1227 Nolen Rd, Roslyn, PA 19001
P.O. BOX 371801
Roslyn, PA 19001
PHONE: 610-352-8800
FAX: 610-352-8800
DEED: 30-392-104
SITE ADDRESS: 1227 Nolen Rd, Roslyn, PA 19001

McNEILL LAND SURVEYING, LLC
P.O. BOX 304 68325
CINCINNATI OH 45208
PHONE: 513-252-8800
WWW.MCNEILLSURVEY.COM

EXISTING FEATURES PLAN
1227 NOLEN ROAD
ABINGTON TOWNSHIP
MONTGOMERY COUNTY, PA
ERIC KOCH
1227 NOLEN ROAD, ROSLYN, PA 19001



DATE: 07 SEP 2016
DWS NO: A-150
JOB NO: 1153
SHEET NO: 1 OF 1