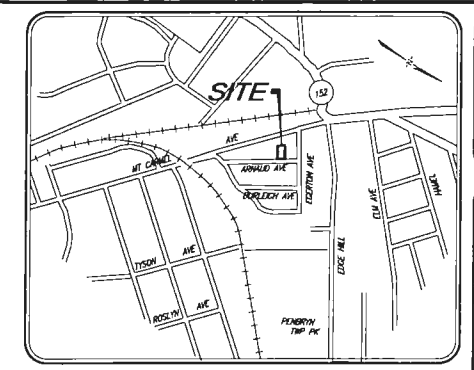


**LEGEND**

- Fnd IRON PIN FOUND
- Pn IRON PIN SET



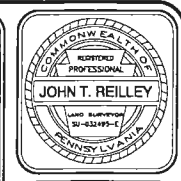
LOCATION MAP  
SCALE: 1" = 800'

**ZONE R4 - MEDIUM - HIGH - DENSITY RESIDENTIAL DISTRICT**

REGULATION	REQUIREMENT	EXISTING	PROPOSED
LOT AREA	7,500 S.F. MIN	4,270 S.F.	4,270 S.F.
LOT WIDTH	50 FT. MIN.	40 FT.	40 FT.
LOT DEPTH	100 FT. MIN.	101.9 FT.	101.9 FT.
BUILDING SETBACKS			
FRONT YARD	20 FT. MIN.	20 FT.	20.1 FT.
SIDE YARD (2)	10 FT. MIN.	10 FT.	10 FT.
REAR YARD	25 FT. MIN.	25 FT.	28.5 FT.
BUILDING COVERAGE	40 % MAX.	190 SF or 4.4 %	1000 SF or 23.4 %
IMPERVIOUS COVERAGE	55 % MAX.	464 SF or 9.8 %	1530 SF or 35.8 %
GREEN AREA COVERAGE	45 % MIN.	3806 SF or 90.2 %	2740 SF or 64.2 %
BUILDING HEIGHT	35 FT. MAX.	N/A	>35 FT.

**NOTES:**

1. Boundary information shown taken from deeds of record, plans, and field surveys performed by Charles E. Shoemaker, Inc. during August, 2018.
2. REFERENCE PLANS:
  - a) Map of Property made for James Capri, prepared by William T. Muldrow, Jenkintown, Pa. dated September 1, 1935.
  - b) Plan of Penbryn, prepared for William T. B. Roberts & Son, prepared by William T. Muldrow, Jenkintown, Pa. dated June, 1904.
3. Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL 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.



DATE	NO.	REVISION	BY

TAX PARCEL NO. 30-00-07168-00-7  
BLOCK / UNIT 163/065  
SITE ADDRESS 1537 ARNAUD AVENUE, GLENVIEW, PA 19038  
DEED BOOK / PAGE 4907-1787

**OWNER OF RECORD**  
**WILLIAM & BETTY DECKER**  
115 EDGEMONT AVENUE  
GLENVIEW, PA, 19038

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
1007 EDGE HILL ROAD ABINGTON, PA 19001  
PHONE: 215-887-2165 FAX: 215-578-7791  
E-MAIL: staff@ceshoemaker.com  
SCALE 1" = 10'

**PLOT PLAN**  
**ARNAUD AVENUE**  
COUNTY PARCEL# 30-00-07168-00-7, BLOCK 163, UNIT 065  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.  
Prepared for  
**ARTHUR B. HERLING**  
7555 PENNSYLVANIA PIKE  
BLUE BELL, PA, 19422

DATE	August 16, 2018
DWG NO.	A-7-510
JOB NO.	26532
SHEET NO.	1 of 1

**SITE AREA**  
AREA TO THE TITLE LINES  
4,270 SF or 0.0980 Acres