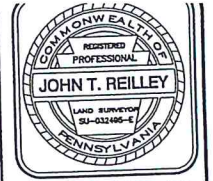


ZONED : R - 4, MEDIUM DENSITY RESIDENTIAL

| | REQUIRED | EXISTING |
|-----------------------------|----------|--------------------|
| MINIMUM LOT AREA | 7,500 SF | 23,049 SF |
| MINIMUM LOT WIDTH | 50 FT | 125.0 FT |
| MINIMUM LOT DEPTH | 100 FT | 163.7 FT |
| MINIMUM FRONT YARD | 20 FT | 20.3 FT |
| MINIMUM SIDE YARDS (2) | 10 FT | 23.1 FT |
| MINIMUM REAR YARD | 25 FT | 111.0 FT |
| MAXIMUM BUILDING AREA | 40 % | 7.5 % (1,720 SF) |
| MAXIMUM IMPERVIOUS AREA | 55 % | 8.9 % (2,053 SF) |
| MINIMUM GREEN AREA | 45 % | 91.1 % (20,996 SF) |
| MAXIMUM BUILDING HEIGHT | 35 FT | 32.4 FT |
| MAXIMUM BUILDING LENGTH | 100 FT | 46.0 FT |
| MAXIMUM BUILDING SEPARATION | 20 FT | 36.0 FT |
| ACCESSORY BUILDING SETBACKS | | |
| MINIMUM SIDE YARD | 4 FT | 8.8 FT |
| FROM PRINCIPAL BUILDING | 10 FT | 35.0 FT |

- NOTES**
- Boundary information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during September, 2017.
 - Topographic information shown taken from field survey performed by Charles E. Shoemaker, Inc. during September, 2017. Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Boyd Instrument virtual network system. (Bearings shown taken from reference plan 3a)
Vertical Datum based on NAVD 1988, using Boyd Instrument virtual network system.
 - REFERENCE PLANS:
a) Plan of Ardsley, prepared by William T. B. Roberts & Sons, Philadelphia, Pa., Dated March 10, 1905.
b) Subdivision Plan of The Estate of Adele P. Schmitt, prepared by Charles E.

SITE AREA
AREA TO THE TITLE LINES
23,049 SF or 0.5291 Acres



| | | |
|------|----------|----|
| DATE | REVISION | BY |
| | | |
| | | |
| | | |

TAX PARCEL NO. 30-00-59356-00-5
BLOCK / UNIT 341 / 005
SITE ADDRESS 629 ROSLYN AVENUE GLENSIDE, PA. 19038
DEED BOOK - PAGE 5336-2113

OWNER OF RECORD
DOUGLAS A. & LESLIE C. RUPP
629 ROSLYN AVENUE
GLENSIDE, PA. 19038

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
1007 EDGE HILL ROAD ABINGTON, PA. 19001
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: staff@ceshoemaker.com
SCALE: 1" = 20'

DATE September 13, 2017
DWG NO. A-8-768
JOB NO. 26466
SHEET NO. 1 of 1