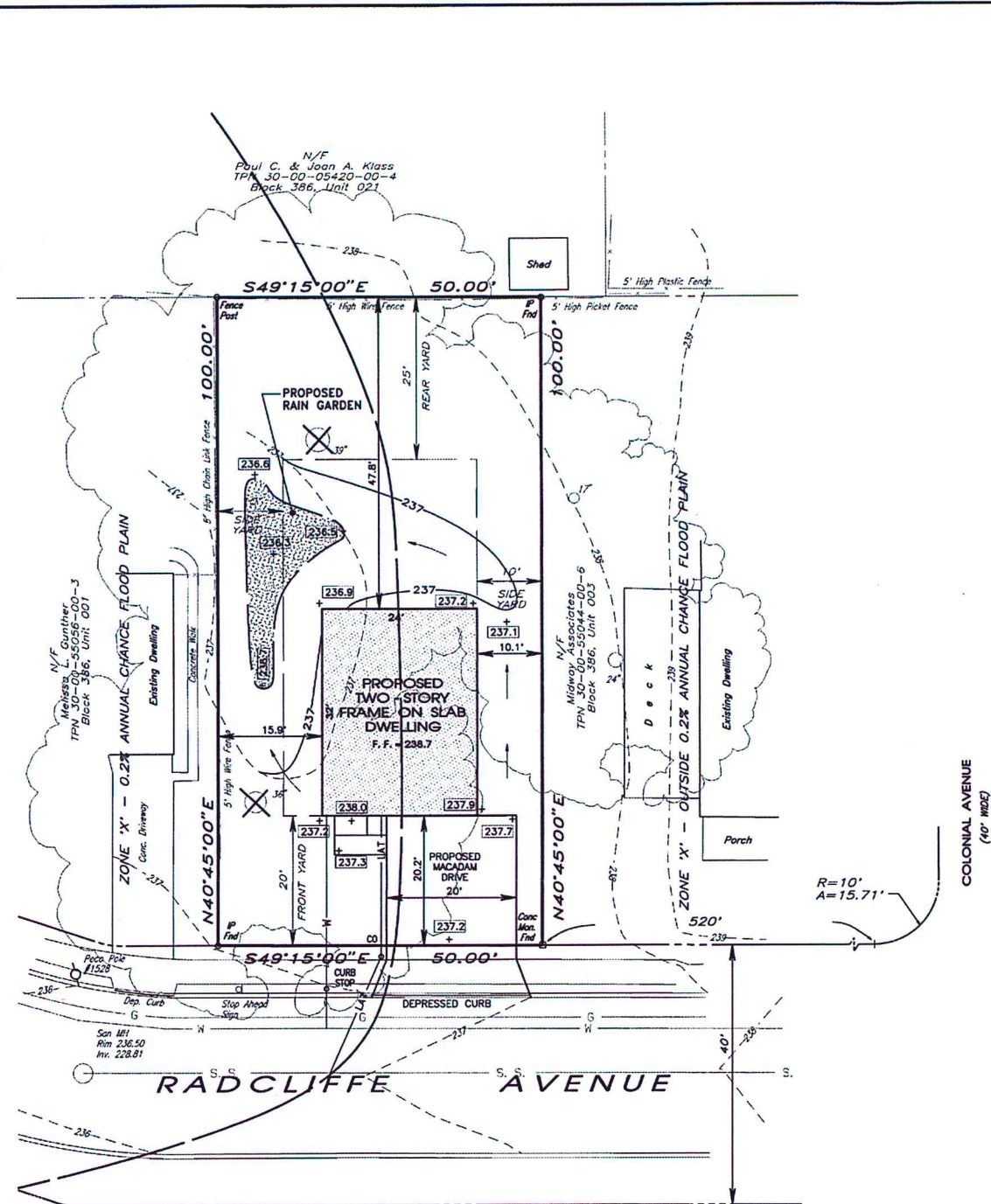
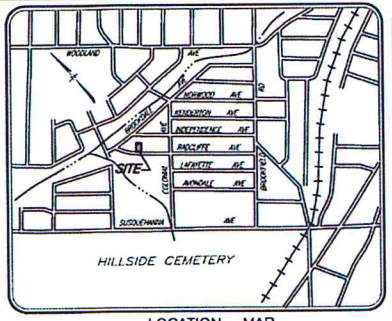
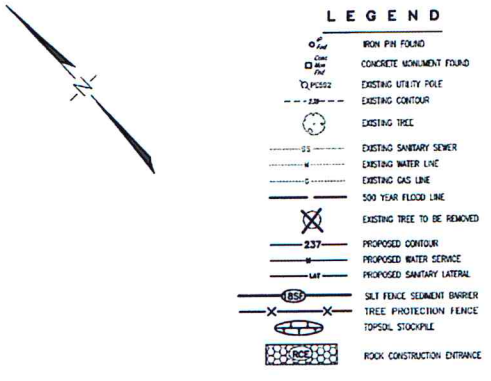




BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-441-1176
 ADVISORY: MAY BE CONTACTED DIRECTLY
 PLANTING SHALL BE COMPLETED WITHIN 30 DAYS OF EXCAVATION
 SERIAL NO. 2016082902



SITE PLAN
 SCALE: 1" = 20'



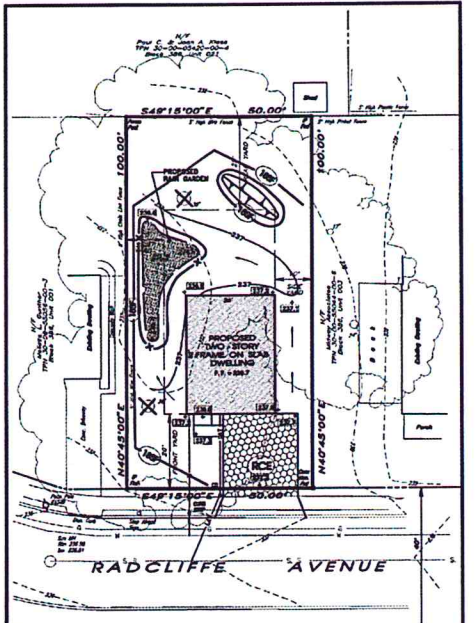
LOCATION MAP
 SCALE: 1" = 800'

ZONED : R-4, RESIDENTIAL

	REQUIRED	PROPOSED
MINIMUM LOT AREA	7,500 SF	5,000 SF *
MINIMUM LOT WIDTH	50 FT	50 FT
MINIMUM LOT DEPTH	100 FT	100 FT
MINIMUM FRONT YARD	20 FT	20.2 FT
MINIMUM SIDE YARD	10 FT (2)	10 FT (2)
MINIMUM REAR YARD	25 FT	47.8 FT
MAXIMUM BUILDING AREA	40 %	15.4 % (768 SF)
MAXIMUM IMPERVIOUS AREA	55 %	24.2 % (1208 SF)
MINIMUM GREEN AREA	45 %	45 %
MAXIMUM BUILDING HEIGHT	35 FT	>35 FT

* - DENOTES EXISTING NON-CONFORMING CONDITION

- NOTES**
- Boundary information shown taken from deeds and plans of record, and field surveys performed by Charles E. Shoemaker, Inc. during April, 2016.
 - Topographic information shown taken from field surveys performed by Charles E. Shoemaker, Inc. during April, 2016. Topography based on MGS88.
 - REFERENCE PLANS:
 - Plan of Roslyn Park, Section No. 1, prepared by William J. Muldrew, dated June 25, 1921.
 - Plan of Property made for Terrell Marshall, Jr., prepared by Charles E. Shoemaker, Inc. dated August 23, 1985.
 - Site is designated ZONE X, area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, and Zone A areas determined to be outside the 0.2% annual chance floodplain, as shown on F.E.M.A. Flood Insurance Rate Map of Montgomery County, base flood elevation as taken from FEMA-235 MGS88, Map No. 42081D0294 G, revised March 2, 2016. Base Flood Elevation = 235.5.
 - Existing underground utility locations were plotted from utility company plans supplied to 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 SYSTEM, PHONE NO. 1-800-242-1776. SERIAL NUMBER: 2016062902



EROSION CONTROL PLAN
 SCALE: 1" = 20'

STORMWATER RUNOFF COMPUTATION (100 YEAR STORM)

EXISTING CONDITIONS

DA = 0.11 ACRES
 C = 0.03 + 0.80 = 0.030
 0.08 + 0.30 = 0.030
 0.11 AC = 0.030

Tc = 5 Min. (Assumed)
 Iw = 8.2 in./hr.
 Q = 0.30 + 8.2 in./hr. x 0.11 AC = 0.27 cfs.

PROPOSED CONDITIONS

DA = 0.11 ACRES
 C = 0.03 + 0.80 = 0.027 0.051
 0.08 + 0.30 = 0.024 0.11 = 0.40
 0.11 AC = 0.051

Tc = 5 Min. (Assumed)
 Iw = 8.2 in./hr.
 Q = 0.46 + 8.2 in./hr. x 0.11 AC = 0.41 cfs.

NET INCREASE IN RUNOFF = (+) 0.14 cfs.

SITE AREA
 AREA TO THE TITLE LINES
 5,000 SF or 0.1148 Acres



DATE	NOV 12, 2016
BY	JOHN T. REILLY
REVISION	

OWNER OF RECORD
REALTY INVESTORS DEVELOPMENT CORP.
 101 SHIRE DRIVE
 EAGLEVILLE, PA 19403

CHARLES E. SHOEMAKER, INC.
 ENGINEERS & SURVEYORS
 1007 EDGE HILL ROAD
 ABRINGTON, PA, 19001
 PHONE: 215-887-2183
 FAX: 215-887-7781
 E-MAIL: staff@eshoemaker.com

BUILDING PERMIT PLAN
2539 RADCLIFFE AVENUE
 ABRINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.
 Prepared for
WALTER STUDLEY REAL ESTATE
 1380 WEST STREET ROAD, BUILDING 2
 WARRINGTON, PA, 18974

DATE	OCTOBER 12, 2016
DWG NO.	A-1-1829
JOB NO.	26366
SHEET NO.	1 of 2