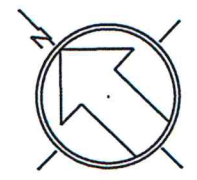


- General Notes**
1. Existing features are a composite of information per "Existing Features Plan of 397 Stewart Avenue" prepared by McMillan Surveying, LLC, dated 08-08-08 and also per "Station Plan" prepared by William C. Perry dated 04-07-03 and also existing site features per a field survey performed by Eustace Engineering on February 01, 2018 and updated on January 27, 2017.
  2. This plan does not reflect a boundary survey and is subject to the findings that a boundary survey would reveal. Boundary information is shown per current deeds.
  3. This plan was prepared without the benefit of a current site report. The properties shown herein are subject to encroachments, restrictions, and easements of record, but a current site report would reveal.
  4. This plan is to be used for zoning purposes only. The use of this plan and the information for purposes other than described is done at the user's risk of the user.
  5. Easements if shown are based on the owner's authority data. Benchmark is the survey monument at the intersection of Wharton Road and Stewart Avenue, N.E. D. 225.00.
  6. Standing surface footprints are shown to the best of our ability due to the conditions of the land at the survey.
  7. No parking allowed while excavations to parking stalls to be placed by owner.



**Location Map**  
Scale: 1" = 100'

**Legend**

- Existing Right-of-Way
- Existing Property Line
- Existing Building
- Existing Edge of Pavement
- Existing Easement
- Existing Curve
- Existing Slope
- Existing Contour
- Existing Index Contour
- Existing Spot Elevation
- Existing Tree
- Existing Utility Pole

**ZONING DATA TABLE:**

DESCRIPTION	397 Stewart Avenue	
	Suburban Industrial	Shed Use Restaurant & Apartment
MINIMUM LOT AREA	7,500 SF	5,532 SF
MINIMUM LOT WIDTH	50 FT	48.8 FT
MINIMUM DEPTH	100 FT	175.8 FT
BUILDING SETBACKS (REAR)	25 FT	121 FT
FRONT	25 FT	95.24 FT
REAR	10 FT	5.25 FT
MINIMUM SIDEWALK COVERAGE	50%	48.34
MINIMUM BUILDING COVERAGE	40%	38.14
MINIMUM BUILDING HEIGHT	30 FT	4.35 FT
MINIMUM PARKING STALL SIZE	8' x 12'	N/A
MINIMUM NUMBER OF PARKING STALLS	4 STALLS	N/A
RESTAURANT	1 SPACE PER 50 SF GROSS LEASABLE AREA OR 1 SPACE PER 3 SEATS	0 STALLS
ITCHEN RETAIL FOODS - TAKE OUT	1 SPACE PER 75 SF GROSS LEASABLE AREA	0 STALLS
APARTMENT	1.5 SPACES PER 1 BEDROOM UNIT	0 STALLS
MINIMUM NUMBER OF LOADING SPACES	1 STALL	0

\* Zoning requirements shown are taken from R-4 High Density Residential District as per Abington Township Zoning Ordinance Section 202A.1.1.  
 \*\* Denotes an existing non-conforming requirement.

**Owner for 397 Stewart Avenue:**  
 Cherry Premier Properties, LLC  
 Jeffrey Gussard  
 B Cherry St. Apt. A  
 Willow Grove, PA 19090

**Site Data for 397 Stewart Avenue:**  
 Zoned: "SI" Suburban Industrial District  
 Lot Area: 5,532 SF  
 0.127 Ac. To R.O.W.

Block 305 Unit 020  
 TMP: 30-00-83600-001



**Act 207**  
 ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREIN ARE OBLIGATED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 207 AS AMENDED BY PENNSYLVANIA ACT 108 OF 2004, ENTITLED "UNDERGROUND UTILITY USE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROPRIATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 207.

01-27-17 UPDATED PER FIELD SURVEY DATED 01-27-17.

*Existing Conditions Plan*  
**STEWART AVENUE AND WHARTON ROAD**  
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

**EUSTACE ENGINEERING**  
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DRAWN BY	AL
CHECKED BY	RES
DATE	01-25-17
DRAWING NO.	D 2211 01 03

