

(UNIMPROVED)
ROBINSON AVENUE (BERKLEY)

CLEARVIEW AVENUE

AUBREY AVENUE



Location Map
Scale: 1" = 500'

Legend

- Existing Right-of-Way
- Existing Property Line
- 100 Year Floodplain
- Existing Index Contour
- Existing Contour
- SA Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Gas Line
- Existing Overhead Wire
- Existing Utility Pole
- Existing Sanitary Manhole
- Existing Storm Manhole
- Existing Concrete
- Existing Pavement
- Existing Building
- Existing Woods
- Grass, Meadow or Lawn Area
- Proposed Curb
- BSSL Proposed Building Setback Line
- Proposed Paved Walk/Pod
- Proposed Driveway Pavement
- Proposed Building
- Proposed Stormwater BMP
- Steep Slope 15 to 25%
- Steep Slope >25%
- Proposed Subdivision Line
- SA Proposed Sanitary Line
- W Proposed Water Line
- G Proposed Gas Line
- UCE Proposed Underground Electric Line
- OHE Proposed Overhead Electric Line

POTENTIAL ZONING RELIEF

1. Article XXVI Floodplain Conservation Overlay District - Section 1402 Applicability - Subsection A.2. - Soils with a frequency of flooding of 1% or greater per year, as delineated by the Natural Resources Conservation Service, United States Department of Agriculture Web-Based Soil Survey (available online at <http://websoilsurvey.sc.ars.usda.gov/>), including the following soils:
 - A. Required yard areas.
 - F. Clearing of existing vegetation, except where such clearing is necessary to prepare land for a use permitted under Section 1407.3 Uses Permitted by Right, herein, and where the effects of those actions are mitigated by re-establishment of vegetation.
 - H. Floods or driveways, except where permitted as corridor crossings in compliance with Section 1407.3 Uses Permitted by Right, herein.
 - M. Stormwater basins, including necessary berms and outlet facilities.
 - N. All freestanding structures and buildings and retaining walls, with the exception of floodretention dams, culverts, and bridges, as approved by the Pennsylvania Department of Environmental Protection.
 - P. Private water supply wells.
2. Article XXVI Floodplain Conservation Overlay District - Section 1407.3 Uses Prohibited in the Floodplain Conservation District. Any use, activity, or expansion of such use or activity not authorized within the Floodplain Conservation District and the following activities and facilities are specifically prohibited:
 - a. Required yard areas.
 - b. Clearing of existing vegetation, except where such clearing is necessary to prepare land for a use permitted under Section 1407.3 Uses Permitted by Right, herein, and where the effects of those actions are mitigated by re-establishment of vegetation.
 - c. Floods or driveways, except where permitted as corridor crossings in compliance with Section 1407.3 Uses Permitted by Right, herein.
 - d. Stormwater basins, including necessary berms and outlet facilities.
 - e. All freestanding structures and buildings and retaining walls, with the exception of floodretention dams, culverts, and bridges, as approved by the Pennsylvania Department of Environmental Protection.
 - f. Private water supply wells.
3. Article XXX Use Regulations - Section 2103.H Residential Uses - Subsection 1. For approved building lots less than one acre in size, public water and public sewer must be provided.
4. Article XXX Use Regulations - Section 2103.H Residential Uses - Subsection 4.
 - a. When garage doors face a street, the garage shall comprise no more than 30% of the lot area of the front facade elevation of a dwelling unit. A garage door facing a street shall not exceed a width of 10 feet.
 - b. Garages shall meet one of the following design options:
 - (1) Side-Entry: where garage doors are perpendicular or radial to the street which the front facade faces.
 - (2) Front-Entry: where the garage doors are set back at least 10 feet from the front facade of the house.
 - (3) Set Back: where the garage is located behind the rear facade of the house. This garage may be detached from or attached to the house, and the garage doors may face any direction.
 - (4) Rear-Entry: no garage doors are on the opposite side of the house from the front facade.
5. Article XXXVI Landscaping - Section 2401 Preservation And Protection Of Existing Vegetation - Subsection 2.b. Replacement after Impervious Coverage Increase. If impervious coverage is increased by at least 500 square feet, and such an increase requires tree removal, each removed tree with a caliper - 8 inches must be replaced with two trees - each with a caliper - 2.5".
 - (Requesting relief to slow fee in lieu of replacement trees on site where space is limited)
6. Article XXXVI Landscaping - Section 2401 Preservation And Protection Of Existing Vegetation - Subsection 2.d.(1)(b) New Lots. Where site disturbance activity on new lots proposes removal of more than 25% of the tree canopy, if the trees removed contain a tree with a 6-inch caliper or greater, trees shall be preserved wherever possible, and those removed that meet the criteria above shall be replaced two-for-one on site by trees 3-to-3.5" or larger in caliper, measured 6" above grade.
 - (Requesting relief to slow fee in lieu of replacement trees on site where space is limited)
7. Article XXXVI Landscaping - Section 2401 Preservation And Protection Of Existing Vegetation - Subsection 2.d.(1)(c) Preservation of Existing Vegetation. Each mature tree with a 10-inch caliper or greater on the site shall be designated either "TO REMAIN" or "TO BE REMOVED" in accordance with the following criteria:
 - (Requesting relief from designating individual trees "TO REMAIN" or "TO BE REMOVED")

ZONING DATA TABLE

DESCRIPTION	REQUIRED	PROVIDED		
		LOT 1	LOT 2	LOT 3
ZONING DISTRICT	R-4 MEDIUM-HIGH DENSITY RESIDENTIAL	R-4 MEDIUM-HIGH DENSITY RESIDENTIAL	R-4 MEDIUM-HIGH DENSITY RESIDENTIAL	R-4 MEDIUM-HIGH DENSITY RESIDENTIAL
USE DESCRIPTION	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MINIMUM LOT AREA	7,500 S.F. (1 ACRE) ±	10,796 SF	7,507 SF	14,159 SF
MINIMUM LOT WIDTH AT BSSL	50 FT	71.7 FT	53.34 FT	132.4 FT
MINIMUM LOT DEPTH	100 FT	>100 FT	>100 FT	100 FT
BUILDING SETBACKS (BSSL)				
FRONT	30 FT	30 FT	30 FT	>20 FT
REAR	25 FT	>25 FT	>25 FT	25 FT
SIDE	10 FT	>10 FT	>10 FT	10 FT
MAXIMUM IMPERVIOUS COVERAGE	55%	55%	55%	55%
MAXIMUM BUILDING COVERAGE	40%	40%	40%	40%
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	35 FT	35 FT
MAXIMUM BUILDING LENGTH	100 FT	100 FT	100 FT	100 FT
MINIMUM BUILDING SEPARATION	20 FT	>20 FT	>20 FT	>20 FT

* FOR APPROVED BUILDING LOTS LESS THAN ONE ACRE IN SIZE, PUBLIC WATER AND PUBLIC SEWER MUST BE PROVIDED.

SOILS

GROUP	SYMBOL	NAME	DESCRIPTION	SEASONAL DEPTH TO H.W. TABLE	BEDROCK
B/D	Mo	Holston Sil Loam	0 TO 3 ± SLOPE	0 to 6"	60-99"

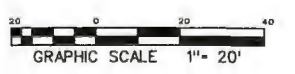
Note: Entire project boundary as well as adjacent properties contain Holston Sil Loam soil.

Site Data:

Zoned: R-4
Residential High-Density District
Total Lot Area:
32,461.9 SF or 0.7452 Ac. to Title Lines

Owner of Interest/Applicant:

Danielle Mancini, Aubrey Developers, LLC
2129 Sugar Bottom Road
Furlong, PA 18925



Serial Number: 2018093077
& 20180931090

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 198 OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE 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 287.

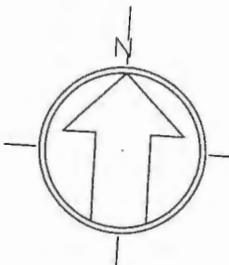
05-25-18 KL UPDATE OWNER'S INFORMATION

Zoning Determination Sketch
Aubrey Ave Lots
ABINGTON TOWNSHIP, MONTGOMERY, PENNSYLVANIA

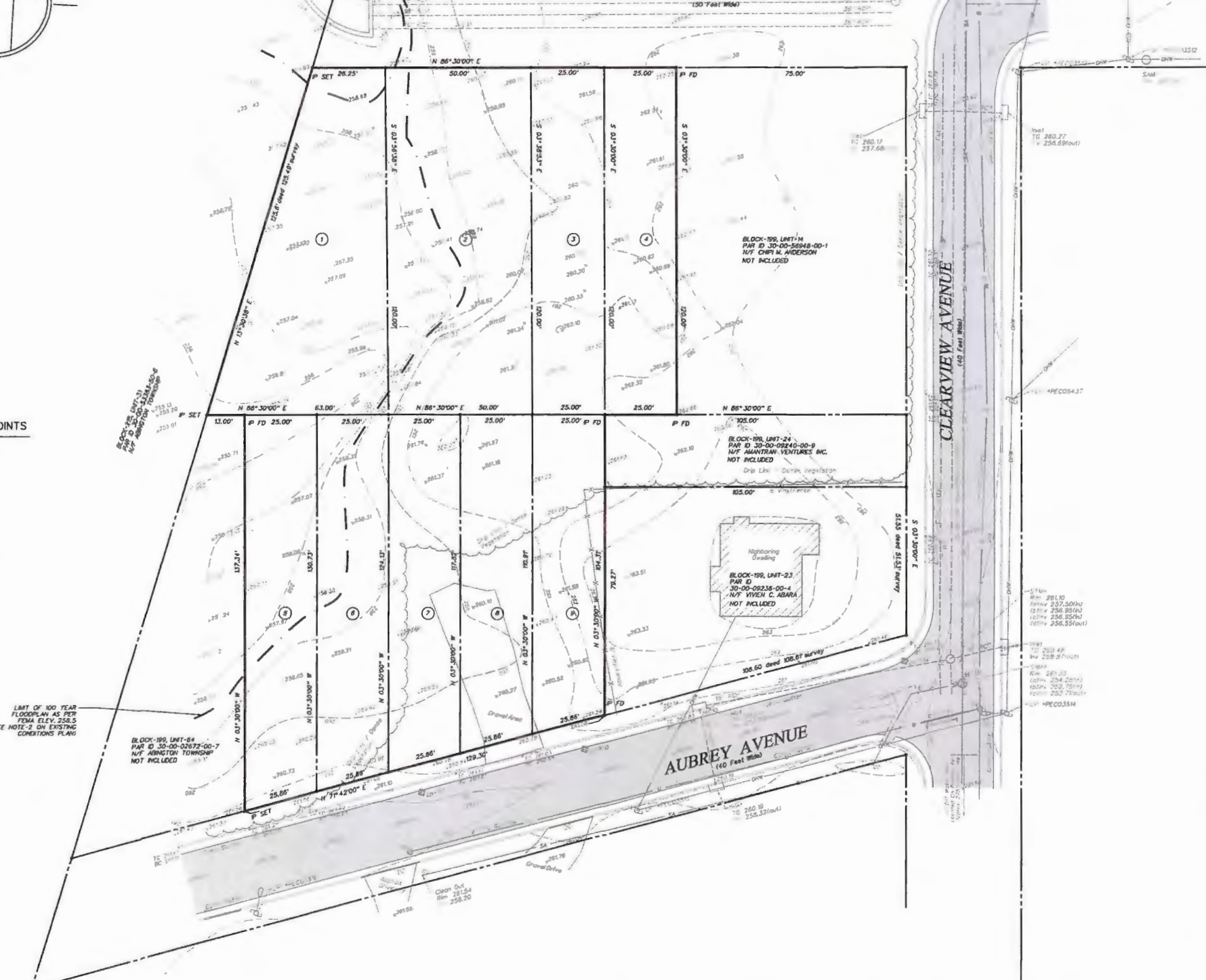
EUSTACE ENGINEERING
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 345-8757
Fax: (215) 345-8750
www.eustaceeng.com

PA Lic: PE048876

DRAWN BY: KL
CHECKED BY: MJ/E
DATE: 05-23-18
DRAWING NO.: D 2329 01 SK04



(UNIMPROVED)
ROBINSON AVENUE (BERKLEY)



CONTROL POINTS

Control Point -100
Mag. Hat
N=302,544.15
E=2,702,478.17
Z=260.60

Control Point -101
Mag. Hat
N=302,557.60
E=2,702,426.08
Z=260.74

Control Point -102
Mag. Hat
N=302,637.44
E=2,702,580.36
Z=260.63

LIMIT OF 100 YEAR FLOODPLAIN AS PER FEMA ELEV. 258.5 (SEE NOTE-2 ON EXISTING CONDITIONS PLAN)

BLOCK-195, UNIT-54
PAR ID 30-00-02672-00-7
NOT ABINGTON TOWNSHIP NOT INCLUDED

BLOCK-195, UNIT-24
PAR ID 30-00-02640-00-9
NOT ABINGTON TOWNSHIP NOT INCLUDED

BLOCK-195, UNIT-23
PAR ID 30-00-02638-00-4
NOT ABINGTON TOWNSHIP NOT INCLUDED

Parcel Summary

LOT	BLOCK - UNIT	PAR ID	N/T Owner of Record	Title Reference
1	199 - 12	30-00-08968-008	Attocon C Gary	Lot-1042 Premises-A DB-5292 PG-2082
2	199 - 62	30-00-08964-003	Attocon C Gary	Lot-1043 & 1044 Premises-B DB-5290 PG-178
3	199 - 74	30-00-08960-007	Attocon C Gary	Lot-1045 Premises-C DB-5290 PG-181
4	199 - 13	30-00-08956-002	Attocon C Gary	Lot-1046 Premises-D DB-5290 PG-175
5	199 - 20	30-00-02668-002	Lealand Builders	Lot-1035 Premises-A DB-5420 PG-1563
6	199 - 63	30-00-02664-008	Lealand Builders	Lot-1036 Premises-B DB-5420 PG-1567
7	199 - 21	30-00-02660-001	Lealand Builders	Lot-1037 Premises-C DB-5420 PG-1565
8	199 - 22	30-00-02656-005	Lealand Builders	Lot-1038 Premises-D DB-5420 PG-1571
9	199 - 65	30-00-02652-009	Lealand Builders	Lot-1039 Premises-E DB-5420 PG-1569

UTILITY COMPANIES

- ABINGTON TOWNSHIP WATER DEPARTMENT
- AQUA PA WATER DESIGN
- ABINGTON TOWNSHIP
- COMCAST COMMUNICATION
- PECO ENERGY
- COMCAST FIBER
- SEPTA

General Notes

- The location of existing features shown hereon are a composite of information obtained from various sources and a field topographic survey prepared by Eustace Engineering of Willow Grove, PA on April 12, 2018. Additional utility information was added on May 8, 2018.
- This property lies partly within the 100 year flood hazard zone per Flood Insurance Rate Map, panel 513 of 401, map number 420000033C, dated March 2, 2018. The limit of the 100 year floodplain as shown hereon is as obtained from a plan of Post Construction Stormwater Management prepared by Eastern/Chadrow Associates for Lealand Builders, Inc. per FEMA letter dated 8-21-2017, case number 17-03-1495A, Elevation=258.5, NAVD 1988.
- To the best of our knowledge, all utilities will enter the premises from public streets or rights of way.
- Attention is called to the Abington Township Zoning Ordinance as amended.
- A building and/or zoning permit is required for any changes to the conditions that exist within this property.
- This property is subject to all easements, restrictions and agreements of record.
- This plan is to be used for Existing Conditions site condition purposes only. The use of this plan and the information shown hereon for purposes other than as described will be the sole risk of the user.
- The Sandy Run Creek and its tributaries reside adjacent to these properties.
- This Plan represents a field performed boundary survey of the parcel of land depicted hereon. The boundary is based on the reference information that was obtained and is subject to the findings that additional recorded and unrecorded information may reveal.
- Deleted
- Future development or modifications of this property is subject to the rules, regulations, codes and ordinances of the Township of Abington, the County of Montgomery and the Commonwealth of Pennsylvania and reservations, conditions, covenants and restrictions per the report as they may apply.
- This Plan was prepared with the benefit of a current title report. This property is subject to all easements, restrictions and agreements of record as stated in the title report. The title report is based on the reference information that was obtained and is subject to the findings that additional recorded and unrecorded information may reveal.
- To the best of our knowledge this property is served by public sanitary sewer, public water, electric, telephone, and gas. The location of service connections are unable to be determined. Utility information is shown as a composite of information obtained from the Pennsylvania One Call System and field locations by Eustace Engineering. All locations shown hereon are only shown approximate and where information was readily available. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown. Prior to the commencement of site work, it shall be the contractor's responsibility to contact all of the utility companies having facilities in the vicinity of the site in accordance with the state One Call System law.
- Precision of information when originally established and topographic errors in legal documentation may result in fractional differences between what is shown on this plan and the recorded information.
- The location of vegetation as shown hereon is a composite of information derived of by photographic interpretation and field surveying and may not represent exact field locations or conditions.
- Elevations shown are based on NAVD 88 vertical datum.
- This plan was prepared in accordance with the instructions of the Client.
- Name shown with an asterisk (*) are (a) items that are a composite of field data and/or reference material (b) items not able to be obtained and/or determined due to field conditions. These items are not to be considered absolute and are subject to the findings that further verification would reveal.
- The location of neighboring property lines are only shown approximate.
- Benchmarks per survey control points are shown hereon.
- These properties have direct access and physically abut Aubrey Avenue and Robinson (Berkley) Avenue, which are legally open and public roadways. Robinson (Berkley) Avenue is presently an unimproved roadway.
- Prior to any development of this property, verification needs to be obtained from the appropriate utility authorities to confirm their location, easement locations, developmental restrictions and regulations.
- These properties are presently vacant and unimproved.
- The National Wetlands Inventory Map does not indicate the presence of any wetlands on these properties. It is the opinion of the undersigned, that this property does not contain any wetlands.
- Encroachments are depicted graphically hereon to the best of our ability. Not all features that extend on, to, off- or across property lines constitute an encroachment.

Reference:

- (i) Post Construction Stormwater Management Plan by Eastern/Chadrow Associates for Lealand Builders Inc, dated 11-16-2009
- (ii) Plot Plan by Eastern/Chadrow for Lealand Builders Inc,
- (iii) Preliminary Plan of Minor Subdivision by Eastern/Chadrow for Lealand Builders Inc, (iv) deed book 5885 page 354, (v) tax maps and data, (vi) PA One Call

Site Data:

Zoned: R-4
Residential High-Density District
Total Lot Area:
32,461.9 SF or 0.7452 Ac. to Title Lines

Owner of Interest/Applicant:

Danielle Mancini, Aubrey Developers, LLC
2129 Sugar Bottom Road
Furling, PA 18925

Tax Parcel Number:

As noted



Location Map
Scale 1" = 500'

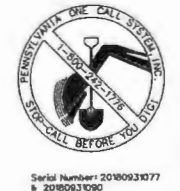
Legend

- Flood Plain
- Existing Right-of-Way
- Existing Property Line
- Site Boundary
- Existing Easements
- Existing Wetland Limits
- Existing Building
- Existing Pavement
- Existing Index Contour Line
- Existing Contour Line
- Existing Water Line
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Gas Line
- Existing Overhead Electric
- Existing Utility Pole
- Existing Vegetation
- Existing Fence
- Existing Curb
- Existing Fire Hydrant
- Existing Blurred Pavement

P.O.B.

- Point of Beginning
- Existing Inlet
- Existing Sign
- Existing Manhole
- Existing Water Valve
- Existing Light Standards
- Existing Clean Out
- Existing Roof Drain
- Existing Yard Drain
- Existing Sanitary Manhole
- Existing Telephone Manhole
- Existing Gas Valve
- To Be Removed
- Existing Depression Curb

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Serial Number: 20180921077
20180921077

05-25-B KL UPDATE OWNER'S INFORMATION

Existing Conditions Plan
AUBREY AVE LOTS
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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Building B - 2nd Floor
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DRAWN BY: MES
CHECKED BY: RGS
DATE: 04-10-18
DRAWING NO.: D 2329 01 01

Roy G. Starch, P.L.S.
PA Lic. 000904-E