



Location Map
Scale 1" = 500'

Legend

- Existing Right-of-Way
- Existing Property Line
- 100 Year Floodplain
- Existing Index Contour
- Existing Contour
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Gas Line
- Existing Overhead Wire
- Existing Utility Pole
- Existing Sanitary Manhole
- Existing Storm Manhole
- Existing Pavement
- Existing Building
- Existing Woods
- Gross, Meadow or Lawn Area
- Proposed Curb With Depression
- Proposed Building Setback Line
- Proposed Paved Walk/Pad
- Proposed Driveway Pavement
- Proposed Building
- Proposed Stormwater BMP
- Steep Slopes 15 to 25%
- Steep Slopes >25%
- Proposed Subdivision Line
- Proposed Sanitary Line With Manhole
- Proposed Water Line
- Proposed Gas Line
- Proposed Underground Electric Line
- Proposed Overhead Electric Line
- Monument To Be Set

POTENTIAL ZONING RELIEF

- Article XXV Floodplain Conservation Overlay District - Section 1402 Applicability - Subsection A.2 - Sole 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 soil:
 - A. Helborne (Hs)
- 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.
 - F. Clearing of all 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 these actions are mitigated by re-establishment of vegetation.
 - H. Roads 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 outfall 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.
- Article XXVII Landscaping - Section 2401 Preservation And Protection Of Existing Vegetation - Subsection 2.b. and Subsection 2.d.(1)(b)
 - 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".
 - 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-to-one on site by trees 3-to-3.5" or larger in caliper, measured 6" above grade.
 - (Requesting relief to allow fee-in-lieu-of-replacement-trees on site where space is limited)
- Article XXVIII 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")

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

Sketch Plan 7

Aubrey Ave Lots

ABINGTON TOWNSHIP, MONTGOMERY, PENNSYLVANIA



607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

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ZONING DATA TABLE

ZONING DISTRICT	PROVIDED		
	REQUIRED	LOT 1	LOT 2
R4 MEDIUM-HIGH DENSITY RESIDENTIAL	R4 MEDIUM-HIGH DENSITY RESIDENTIAL	R4 MEDIUM-HIGH DENSITY RESIDENTIAL	R4 MEDIUM-HIGH DENSITY RESIDENTIAL
USE DESCRIPTION	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MINIMUM LOT AREA	7,500 S.F. (1 ACRE) ±	14,457 B SF	19,861 SF
MINIMUM LOT WIDTH AT B.S.L.	50 FT	125.01 FT	126.25 FT
MINIMUM LOT DEPTH	100 FT	115.56 FT	120 FT, 126.25 FT
BUILDING SETBACKS (BSBL)			
FRONT (SINGLE FRONTAGE)	20 FT	30.11 FT	-
FRONT (CORNER LOT)	20 FT, 15 FT	40.77 FT	21.73 FT, 50.47 FT
REAR	25 FT	24.71 FT	N/A
SIDE	10 FT	17.57 FT, 17.87 FT	24.71 FT
MAXIMUM IMPERVIOUS COVERAGE	55%	15,804 (2,255.5 SF)	19,814 (3,035.8 SF)
MAXIMUM BUILDING COVERAGE	40%	10,354 (1,497 SF)	7,534 (1,497 SF)
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	35 FT
MAXIMUM BUILDING LENGTH	100 FT	38 FT	38 FT
MINIMUM BUILDING SEPARATION	20 FT	N/A	N/A

* 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	DEPTH TO BEDROCK
B/D	Hs	Helborne Silt Loam	0 TO 3% SLOPE	0 to 6"	60-99"

Note: Entire project boundary as well as adjacent properties contain Helborne Silt Loam soil.

PLANT SCHEDULE

Key	Tot.	Botanical Name	Common Name	Height	Spread	Caliper	Root/Pot
AR	3	Acer rubrum	Red Maple	8'-10'	4'-6'	1"-1.5"	CONT.

IMPERVIOUS CALCULATIONS

DESCRIPTION	SF	
	LOT 1	LOT 2
SIDEWALK	41.5 SF	41.5 SF
DRIVEWAY	537 SF	2,217.1 SF
DECK	180 SF	180 SF
DWELLING	1,497 SF	1,497 SF
TOTAL	2,255.5 SF	3,935.8 SF



GRAPHIC SCALE 1" = 20'



Serial Number: 20180931077 & 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 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAWS". 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.