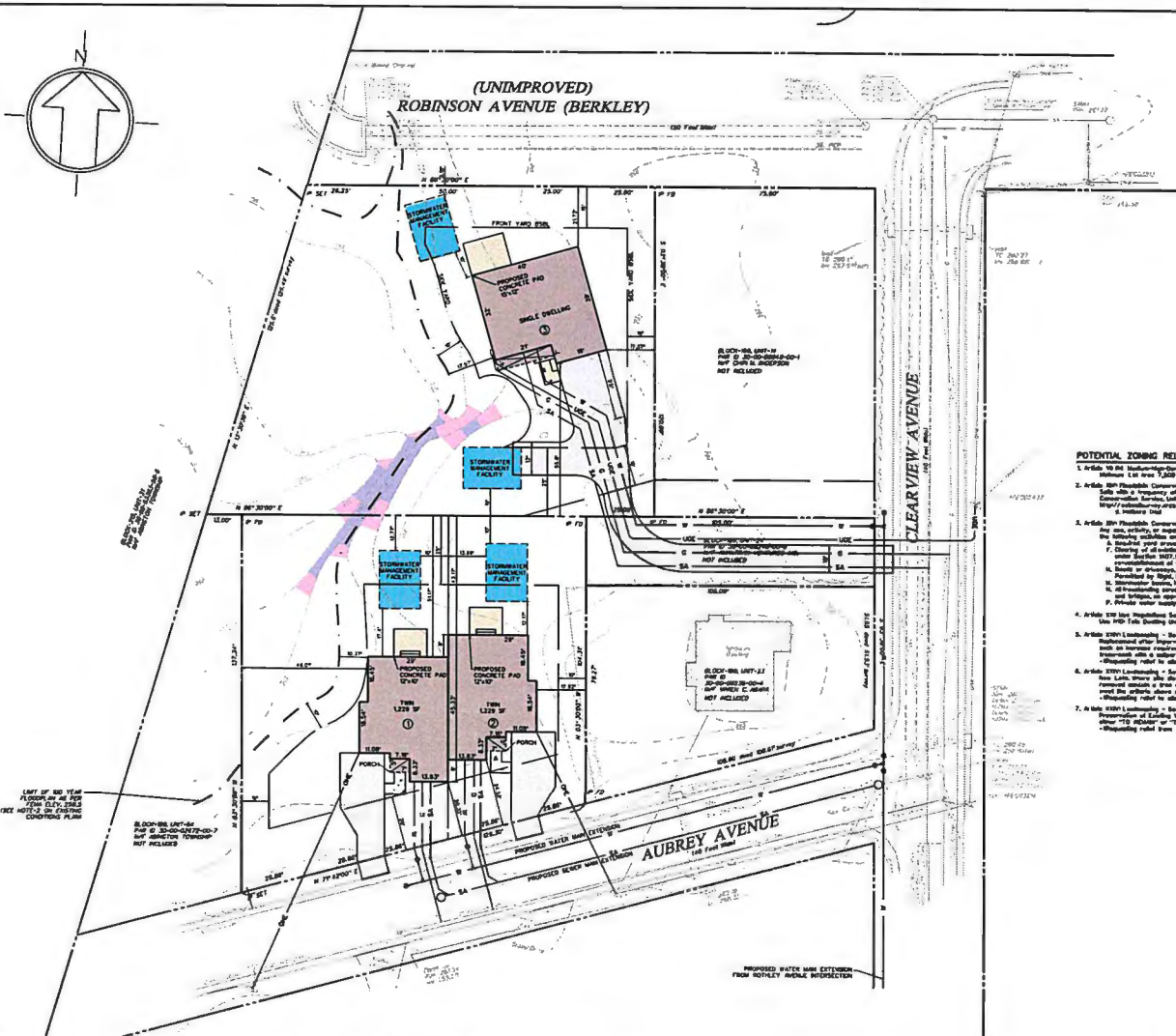


(UNIMPROVED)
ROBINSON AVENUE (BERKLEY)



Location Map
Sheet 1 - 100'

Legend

- Existing Right-of-Way
- Existing Property Line
- 100 Year Floodplain
- Existing Utility Center
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Gas Line
- Existing Downed Wire
- Existing Utility Pole
- Existing Sanitary Manhole
- Existing Storm Manhole
- Existing Catchbasin
- Existing Pavement
- Existing Building
- Existing Street
- Green, Medium or Low Area
- Proposed Curb
- Proposed Building Setback Line
- Proposed Paved Walk/Pad
- Proposed Driveway Pavement
- Proposed Building
- Proposed Stormwater BMP
- Slope Above 10 to 12%
- Slope Above 12%
- Proposed Subdivision Line
- SA Proposed Sanitary Line
- W Proposed Water Line
- G Proposed Gas Line
- USE Proposed Underground Electric Line
- DNE Proposed Downed Electric Line

POTENTIAL ZONING RELIEF

1. Article 16.04 (a) (1) - Subchapter 0200 - Residential Districts - Section 1602 (Standard Regulations) - Minimum Lot Area 12,000 S.F.
2. Article 16.04 (b) (1) - Subchapter 0200 - Residential Districts - Section 1602 (Standard Regulations) - Minimum Lot Area 12,000 S.F.
3. Article 16.04 (b) (2) - Subchapter 0200 - Residential Districts - Section 1602 (Standard Regulations) - Minimum Lot Area 12,000 S.F.
4. Article 16.04 (b) (3) - Subchapter 0200 - Residential Districts - Section 1602 (Standard Regulations) - Minimum Lot Area 12,000 S.F.
5. Article 16.04 (b) (4) - Subchapter 0200 - Residential Districts - Section 1602 (Standard Regulations) - Minimum Lot Area 12,000 S.F.
6. Article 16.04 (b) (5) - Subchapter 0200 - Residential Districts - Section 1602 (Standard Regulations) - Minimum Lot Area 12,000 S.F.
7. Article 16.04 (b) (6) - Subchapter 0200 - Residential Districts - Section 1602 (Standard Regulations) - Minimum Lot Area 12,000 S.F.

Site Data:

Zoned: R-4
Residential High-Density District
Total Lot Area:
33,481.9 SF or 0.7452 Ac. to Title Lines

Owner of Interest/Applicant:

Dorothy Moncrie, Aubrey Developers, LLC
2109 Sugar Bottom Road
Furlong, PA 18925

ZONING DATA TABLE

DESCRIPTION	PROPOSED			
	REQ'D	LOT 1	LOT 2	LOT 3
ZONING DISTRICT	R-4 RESIDENTIAL	R-4 RESIDENTIAL	R-4 RESIDENTIAL	R-4 RESIDENTIAL
USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
MINIMUM LOT AREA	7,500 S.F. (11,000 S.F.)	8,500 S.F.	8,500 S.F.	17,000 S.F.
MINIMUM LOT WIDTH AT FRONT	30 FT	30 FT	33.34 FT	100 FT
MINIMUM LOT DEPTH AT FRONT	100 FT	50 FT	70 FT	100 FT
BUILDING SETBACKS (FRONT)	20 FT	20 FT	14.52 FT	15.74 FT
REAR	20 FT	20 FT	10.77 FT	15.80 FT
SIDE	10 FT	5 FT, 14.52 FT	0 FT, 17.00 FT	17.00 FT
MINIMUM SETBACK COVERAGE	33%	20.12%	24.09%	9.23%
MINIMUM SETBACK COVERAGE	33%	20.12%	24.09%	9.23%
MINIMUM BUILDING HEIGHT	35 FT	45 FT	45 FT	45 FT
MINIMUM BUILDING HEIGHT	35 FT	45 FT	45 FT	45 FT
MINIMUM BUILDING SEPARATION	25 FT	0 FT	0 FT	N/A

GROUP	SYMBOL	NAME	SOILS	DESCRIPTION	MINIMUM	DEPTH TO
					R.W. TABLE	RECORD
SO	1	1	1	1	1	1



Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO CONSULT WITH THE REPRESENTATIVE OF THE PENNSYLVANIA ACT 287 AND AGENCIES BY PENNSYLVANIA ACT 287 OF JUNE 2002 ENTITLED "UNDESIGNATED PROPERTY LINE PROTECTION LAWS". ALL EXISTING UNDESIGNATED PROPERTY ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROVED UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Sketch Plan 6
Aubrey Ave Lots

ABINGTON TOWNSHIP, MONTGOMERY, PENNSYLVANIA

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DESIGNED BY: EJC
CHECKED BY: JMC
DATE: 12-11-12
DRAWING NO.: 12221-01-000

