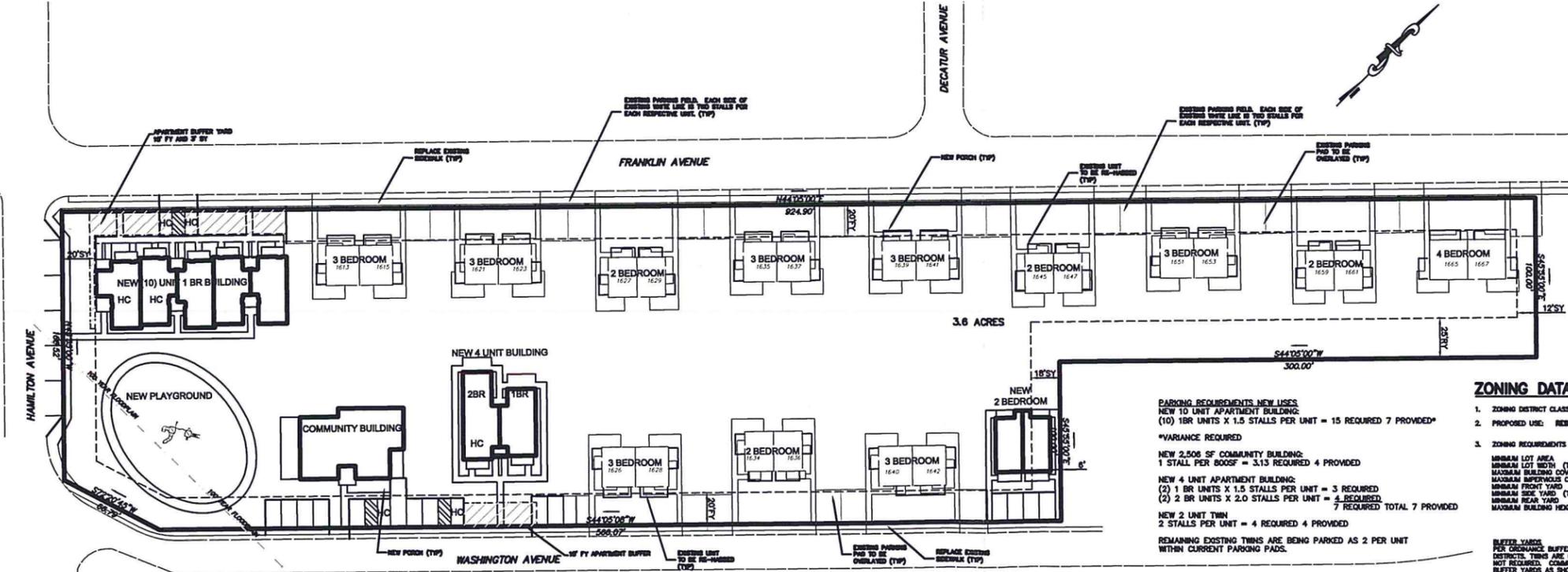
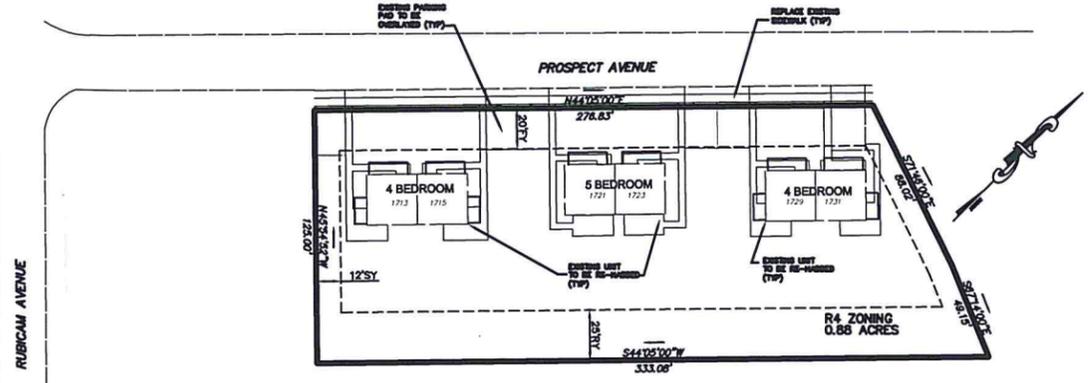


LOCATION MAP
SCALE: 1"=1000'



LEGEND

EXISTING	PROPOSED
(Symbol: Dashed line)	TRACT BOUNDARY
(Symbol: Solid line)	PROPERTY LINE
(Symbol: Dashed line)	RIGHT-OF-WAY
(Symbol: Dashed line)	EASEMENT
(Symbol: Dashed line)	EDGE OF PAVEMENT
(Symbol: Dashed line)	CURB
(Symbol: Solid line)	BUILDINGS
(Symbol: Solid line)	CONCRETE MONUMENTS
(Symbol: Solid line)	IRON PINS
(Symbol: Solid line)	WOODED LIMITS
(Symbol: Solid line)	TREES
(Symbol: Solid line)	SITE BENCHMARK

PARKING REQUIREMENTS, NEW USES
 NEW 10 UNIT APARTMENT BUILDING:
 (10) 1BR UNITS X 1.5 STALLS PER UNIT = 15 REQUIRED 7 PROVIDED*

*VARIANCE REQUIRED

NEW 2,506 SF COMMUNITY BUILDING:
 1 STALL PER 800SF = 3.13 REQUIRED 4 PROVIDED

NEW 4 UNIT APARTMENT BUILDING:
 (2) 1 BR UNITS X 1.5 STALLS PER UNIT = 3 REQUIRED
 (2) 2 BR UNITS X 2.0 STALLS PER UNIT = 4 REQUIRED
 7 REQUIRED TOTAL 7 PROVIDED

NEW 2 UNIT TOWN
 2 STALLS PER UNIT = 4 REQUIRED 4 PROVIDED

REMAINING EXISTING TOWNS ARE BEING PARKED AS 2 PER UNIT WITHIN CURRENT PARKING PADS.

ZONING DATA (FRANKLIN AVENUE SITE)

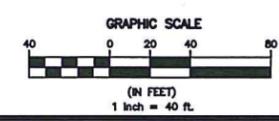
- ZONING DISTRICT CLASSIFICATION: AO - APARTMENT/OFFICE DISTRICT
- PROPOSED USE: RESIDENTIAL (TOWNS AND APARTMENTS)
- ZONING REQUIREMENTS TABLE:

	REQUIRED	PROVIDED
MINIMUM LOT AREA	2.74 AC	3.6 AC
MINIMUM LOT WIDTH (TOWN/APRT. BLDG)	48FT/100FT	240 FT
MAXIMUM BUILDING COVERAGE (TOWN/APRT. BLDG)	40%/25%	50%
MAXIMUM SUPERVISED COVERAGE (TOWN/APRT. BLDG)	50%	50%
MINIMUM FRONT YARD	15 FT	25 FT
MINIMUM SIDE YARD (TOWN/APRT. BLDG/COMM. BLDG.)	5 FT	5 FT
MINIMUM REAR YARD	5 FT	5 FT
MAXIMUM BUILDING HEIGHT (TOWN/APRT. BLDG)	30 FT/40 FT	<30 FT/40 FT

*VARIANCE REQUIRED SEE ZONING HEARING BOARD APPLICATION

PLAN BASED ON AS-BUILT DRAWINGS BY HAAG & d'ENTREMONT DATED 3.15.62 PROVIDED BY THE MONTGOMERY COUNTY HOUSING AUTHORITY. PLANS ARE NOT BASED ON FIELD SURVEY.

PRELIMINARY
PLANS - NOT
FOR CONSTRUCTION



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NO.	DATE	REVISIONS

ZONING APPLICATION PLANS
CREST MANOR
 RE-DEVELOPMENT PROJECT
 MONTGOMERY COUNTY HOUSING AUTHORITY
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
SITE PLAN

DESIGNED BY	MJB	PROJECT NO.	PENR00110
CHECKED BY	MJB	DATE	04/22/2015
DRAWN BY	MJB	SCALE	1"=40'

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 BETHLEHEM, PA 18018
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 FAX 610-625-2968
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SHEET
2
 OF
2

COMPONENTS: 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980, 1979, 1978, 1977, 1976, 1975, 1974, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1959, 1958, 1957, 1956, 1955, 1954, 1953, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1943, 1942, 1941, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1910, 1909, 1908, 1907, 1906, 1905, 1904, 1903, 1902, 1901, 1900, 1899, 1898, 1897, 1896, 1895, 1894, 1893, 1892, 1891, 1890, 1889, 1888, 1887, 1886, 1885, 1884, 1883, 1882, 1881, 1880, 1879, 1878, 1877, 1876, 1875, 1874, 1873, 1872, 1871, 1870, 1869, 1868, 1867, 1866, 1865, 1864, 1863, 1862, 1861, 1860, 1859, 1858, 1857, 1856, 1855, 1854, 1853, 1852, 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