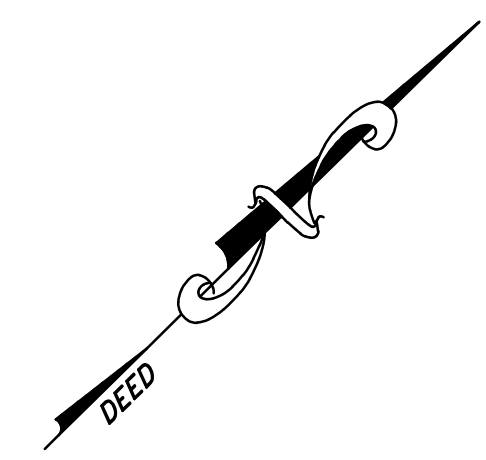


LOCATION MAP
SCALE:



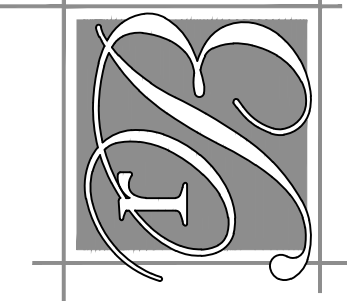
REVISIONS

NO.	DATE	DESCRIPTION

LEGEND

- 120- EXISTING 5' CONTOUR
- 123- EXISTING 1' CONTOUR
- 224.58x EXISTING SPOT ELEVATION
- X-X- EXISTING FENCE
- - - EXISTING PROPERTY LINE
- - - EXISTING ADJACENT PROPERTY LINE
- - - EXISTING CURB
- - - EXISTING EDGE OF DRIVE
- - - EXISTING SOILS LIMIT AND SOILS TYPE
- UugC EXISTING TREES
- X EXISTING TREE TO BE REMOVED
- TBR DENOTES 'TO BE REMOVED'
- G EXISTING GAS MAIN
- - - EXISTING STORM SEWER
- - - EXISTING SANITARY SEWER
- - - EXISTING WATER MAIN
- - - EXISTING OVERHEAD WIRE
- - - EXISTING FLOODPLAIN
- - - EXISTING WATER VALVE
- W.V. EXISTING INLET
- U.P. EXISTING UTILITY POLE
- MANHOLE EXISTING SAN. MANHOLE
- PROPOSED CONTOUR
- PROPOSED SETBACK LINE
- SILT SOCK (SEE PLAN FOR SIZE)
- TREE PROTECTION FENCING
- LIMIT OF DISTURBANCE
- SOIL TESTING LOCATION

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VQ PROPERTIES, LLC
1167 WEST BALTIMORE PIKE
MEDA PA 19063

DATE: 08/12/2020
JOB NUMBER: 2187-1
SHEET NUMBER: 1 of 1

ZONING RELIEF REQUIRED:

ZONING RELIEF IS REQUIRED FROM THE ABINGTON TWP. BECAUSE PROPOSED DRIVEWAY ENTRANCE LIES WITHIN THE 100 YR FLOOD PLAIN AND INVOLVES ADDITION OF IMPERVIOUS SURFACE THERE.

SECTION 1407.2 - USES PERMITTED BY SPECIAL EXCEPTION

SECTIONS 1410.2 - VARIANCE OR SPECIAL EXCEPTION PROCEDURES AND CONDITIONS

SECTION 1410.6 - VARIANCE CONDITIONS

SECTION 1411 - TECHNICAL PROVISIONS IN THE EVENT OF A VARIANCE BEING GRANTED RELATING TO FILING A ZONING HEARING BOARD APPLICATION

EXISTING FEATURES & DEMOLITION PLAN
SCALE: 1"=20'

EXISTING FEATURES NOTES:

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON MARCH 4, 2020.
- SITE DATA
CURRENT OWNER: VQ PROPERTIES, LLC
ADDRESS: 1167 WEST BALTIMORE PIKE
MEDA PA 19063
SITE ADDRESS: 540 BAEDER RD
JENKINTOWN PA 19046-1554
RECORDED DATA: ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
TAX MAP: BLOCK 187 - UNIT B2
COMMUNITY NUMBER 422717, MAP NUMBER 42091C03826, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016, THE DATUM FOR THIS MAP IS NAVD83.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
- THE PROPERTY ON THIS SURVEY DOES FALL PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") NAMED "ZONE AE - BASE FLOOD ELEVATIONS DETERMINED" AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 382 OF 451, COMMUNITY NUMBER 422717, MAP NUMBER 42091C03826, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016, THE DATUM FOR THIS MAP IS NAVD83.
- THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 1988 BASED ON GPS OBSERVATIONS.
- LOT AREA
DEED AREA CLEAR OF ROAD R/W = 13,659 S.F. OR 0.3136 ACRES
- PA ONE CALL SERIAL #20200762736, DATED MARCH 16, 2020
- THE SITE IS SERVICED BY PUBLIC SEWER & WATER.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- SOIL TESTING PERFORMED AT SITE ON 04/30/20 BY PR ENVIRO. DESIGNS, INC.

GENERAL NOTES:

- DRIVEWAY MUST BE PAVED WITHIN 10 FT OF R.O.W.
- ALL PROPOSED PAVEMENT LOCATED WITHIN THE EXISTING FLOODPLAIN MUST BE PERVIOUS (E.G. PAVES STONES, POROUS PAVEMENT, ETC. WITH A CRUSHED STONE AND/OR SAND BASE). DRIVEWAY BASE MUST BE SCARIFIED PRIOR TO INSTALLATION.
- A PERVIOUS PAVEMENT MAY BE USED AS A SUBSTITUTE TO PERVIOUS PAVEMENT PROVIDED IT HAS A 1" MIN. COARSE SAND BED LAYER SEPARATING IT FROM 4" MIN. KASHITO #87 STONE SUB-BASE (PLACED ON MIRAFI 140 FILTER FABRIC OR EQ) AND HAS LATERAL SUPPORT PROVIDED ON EACH SIDE OF DRIVEWAY TO CONTAIN PAVEMENT AREA.
- INFILTRATION BED LOCATION MUST BE PROTECTED FROM HEAVY EQUIPMENT TRAFFIC AND SEDIMENT DURING CONSTRUCTION. TRENCH WALLS MUST BE THOROUGHLY SCARIFIED WITH RAKE PRIOR TO INSTALLATION OF LINED STONE BED WITH TOPSOIL COVER.

EROSION & SEDIMENTATION CONTROL NOTES:

- BEFORE EARTH DISTURBANCES BEGIN, THE LANDOWNER SHALL BE THOROUGHLY FAMILIAR WITH EROSION AND SEDIMENT CONTROL RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- AT LEAST THREE WORKING DAYS BEFORE STARTING ANY DISTURBANCE, THE LANDOWNER SHALL NOTIFY ABINGTON TWP. AT LEAST THREE DAYS BEFORE EARTH DISTURBANCE BEGINS, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE-CALL SYSTEM, AT 1-800-242-1776, TO OBTAIN INFORMATION ON BURIED UTILITY LOCATIONS.
- ANY REVISIONS TO THIS PLAN, OR TO ANY OTHER PLANS THAT MAY AFFECT IT, MUST HAVE PRIOR APPROVAL OF THE BUGS COUNTY CONSERVATION DISTRICT.
- EROSION AND SEDIMENT CONTROL PLANS MUST BE PREPARED FOR ALL OFF-SITE BORROW AND SPILL AREAS.
- THE OWNER OR AGENT SHALL PROPERLY IMPLEMENT THE EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON PLAN.
- UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE LANDOWNER SHALL INSTALL, OPERATE AND MAINTAIN THE SPECIFIED EROSION AND SEDIMENT CONTROLS. ALL REQUIRED WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, RE-GRADING AND RE-STABILIZATION SHALL BE DONE IMMEDIATELY.
- UPON DISCOVERY OF CIRCUMSTANCES THAT COULD CAUSE ACCELERATED EROSION AND SEDIMENT POLLUTION, THE LANDOWNER SHALL IMMEDIATELY INSTALL ADDITIONAL APPROPRIATE CONTROL MEASURES.
- EARTH DISTURBANCE AND CONSTRUCTION MUST PROCEED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE. EACH STAGE IN THE SEQUENCE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE BEGINS. CLEANING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
- UNCONTAMINATED SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL AREAS SHALL BE DISPOSED OF ON THE SITE, IN LANDSCAPED AREAS OR IN TOPSOIL STOCKPILES, AND SHALL BE STABILIZED IMMEDIATELY. SEDIMENT WILL NOT BE PLACED ON STEEP SLOPES OR IN WETLANDS, FLOODPLAINS OR DRAINAGE SWALES.
- THE LANDOWNER SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION SOLID WASTE MANAGEMENT REGULATIONS. THE LANDOWNER SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY CONTAINING MATERIALS OR WASTES AT THE SITE.

SOILS TABLE
SCALE: 1"=20'

MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	DEPTH TO BEDROCK	DRAINAGE CHARACTERISTICS
UugC	URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX	0-8%	C	60"	10-99"	WELL DRAINED
UugD	URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX	8-25%	C	60"	10-99"	WELL DRAINED

ZONING DATA:

ZONED: R-3 MEDIUM DENSITY RESIDENTIAL

REQUIRED	PROPOSED
MIN. LOT AREA: 10,000 S.F.	13,658.81 S.F.
MIN. LOT WIDTH: 75 FT.	75 FT.
MIN. LOT DEPTH: 100 FT.	100 FT.
MAX. BUILDING COVERAGE: 30%	12.2% (1,673 S.F.)
MAX. LOT IMPERVIOUS: 40%	27.3% (3,732.71 S.F.)
YARDS FRONT: 30 FT.	54.89 FT.
SIDE: 2 @ 12 FT.	21.93 FT.
REAR: 30 FT.	22.03 FT.
MAX. BUILDING HEIGHT: 35 FT.	91.82 FT.
MIN. GREEN SPACE: 60%	35 FT.
	72.7% (9,926.10 S.F.)

RUNOFF VOLUME CALCULATIONS:

PROP. INCREASE IMPERVIOUS: 652 SF
SIMPLIFIED METHOD:
VOLUME = 652 (2/12) = 108.7 CF
PROP INF. TRENCH VOL = 114 CF > 108.7 CF
VOL. FROM FRONT ROOF DRAINS TO TRENCH = 162 CF (RELIEF WYE OUTLET PROVIDED WITH SPLASH PAD, SEE ROOF DRAIN DETAIL).

NOTE: IT WAS ASSUMED THAT ONLY DRAINAGE FROM FRONT HALF OF DWELLING, INCLUDING COVERED PORCH, WOULD SUPPLY INFILTRATION TRENCH WITH THE NECESSARY VOLUME.

SOIL TESTING RESULTS:

IP01
MEASURED INFILTRATION RATE = 2.5 IN/HR
LIMITING ZONE > 48" TEST DEPTH

IP02
MEASURED INFILTRATION RATE = 1.0 IN/HR
LIMITING ZONE > 48" TEST DEPTH
AVG. INFILTRATION RATE = 1.75 IN/HR
ADJUSTED RATE = 0.9 IN/HR (S.F. = 2)

IMPERVIOUS SURFACE SUMMARY (SF):

	EXISTING	PROPOSED
DWELLING (ROOFTOP)	996	996
WINDOW WELLS	22	22
GARAGE (ROOFTOP)	539	539
COVERED PORCH	193	193
WALKWAYS AND PATIOS	632	559
DRIVEWAY	834	1,508
CONCRETE APRON	23	74
CONCRETE SIDEWALK	295	295
TOTAL AREA	3,534	4,186
NET INCREASE = 652 SF		

LEON D. McGUIRE JR. (DATE)
LICENSE NO. PE052121-E

ROBERT E. BLUE JR.
LICENSE NO. SU1323A

PLANT LIST

QUANTITY	SYMBOL	NAME	SIZE	ROOT
REPLACEMENT PLANTS - PRIVATE TREE REMOVE (2401.A.2.a)				
2	CA	AMERICAN HORNEBEAM CARPINUS CAROLINIANA	2 1/2" CAL	BB
3	CE	EASTERN REDBUD CERIS CANDENSIS	2 1/2" CAL	BB
5	CR	HAWTHORN CRATAEGUS VIRDIS 'WINTER KING'	2 1/2" CAL	BB
REPLACEMENT PLANTS - HAZARD TREES (2401.A.2.c)				
1	PP	COLORADO SPRUCE PICEA PUNGENS	7"-8" TALL	BB
1	QP	PIN OAK QUERCUS PALUSTRIS	2 1/2" CAL	BB

REFER TO LANDSCAPE PLAN PREPARED BY PARKLAND NUSERIES

811
PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Know what's below.
Call before you dig.
SERIAL #20200762736
MARCH 16, 2020