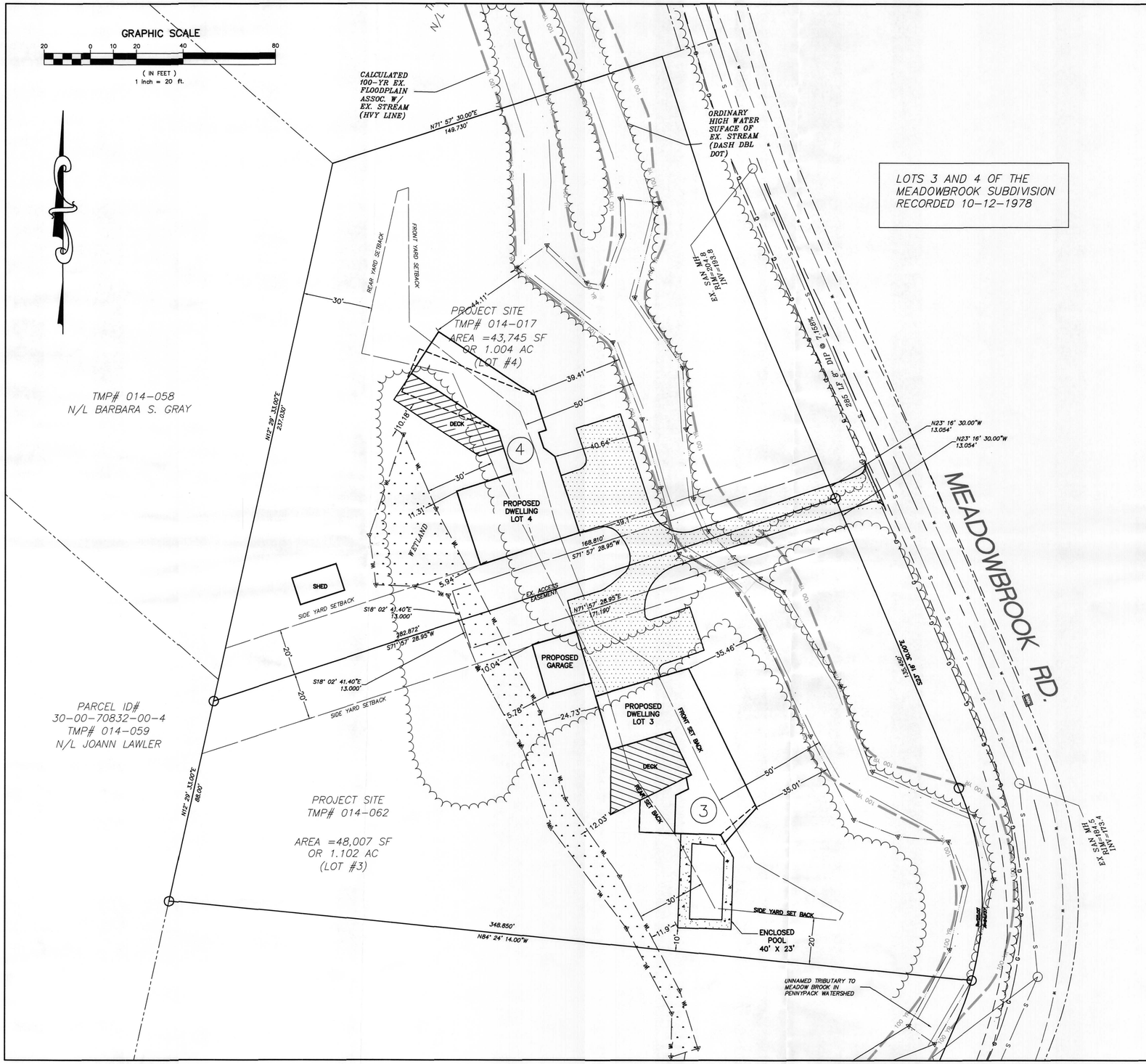
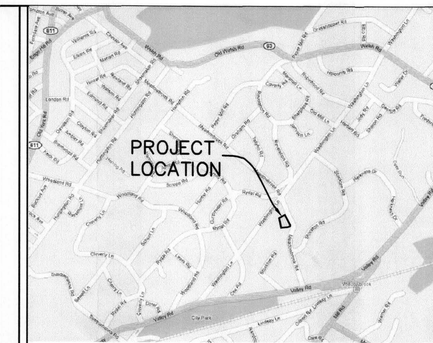




LOCATION MAP

SCALE: 1in=2000 ft

GENERAL NOTES

1. ZONING DISTRICT: R-1 (RESIDENTIAL LOW DENSITY)

ITEM	REQD.	LOT 3	LOT 4
		TMP 014-062	TMP 014-017
MIN LOT AREA	1 ACRE	1.102 AC	1.004 AC
LOT WIDTH @ ROW	200 FT	220.37 FT	204.74'
LOT DEPTH	100 FT	282.87 FT	149.73'
(RESOURCE YARDS WHERE APPLICABLE)			
FRONT YARD	50 FT	35.01 FT *	39.1 FT*
SIDE YARD	20 FT	10.0 FT *	20 FT
REAR YARD	30 FT	5.78 FT *	5.94 FT*
BLDG HEIGHT	35 FT	< 35 FT	< 35 FT
MAX IMP SITE	25%	13.85 %	14.33 %
MAX BLDG COV	20%	6.44 %	7.33 %

* VARIANCE REQUIRED

3. OWNER: N/L JOAO PAULO (JP) MIRANDA
6501 Costor Ave
Philadelphia PA 19149

4. SITE DATA: TMP # 014-017
TOTAL TRACT AREA TO R/W LINE = 1.004 AC.

TMP # 014-062
TOTAL TRACT AREA TO R/W LINE = 1.102 AC.

5. BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON SUBDIVISION PLAN PREPARED BY CHARLES E. SHOEMAKER, INC., OF ABINGTON, PA, ENTITLED "MEADOWBROOK" DATED JULY 19, 1978 AND FIELD VERIFIED BY THIS OFFICE IN AUGUST 2008.

6. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE IN AUGUST 2008.

7. WETLAND DELINEATION BASED ON FIELD DELINEATION PERFORMED BY NOVA CONSULTANTS, LTD., OF NEWTOWN, PA, IN AUGUST 2008.

8. EXISTING FLOODPLAIN DETERMINED VIA HEC-RAS FLOOD STUDY PREPARED BY THIS OFFICE IN OCTOBER 2008.

9. ACT #187 PA ONE CALL NOTIFICATION
SERIAL NUMBER 2116101 (07/29/08)
UTILITY COMPANIES NOTIFIED:

ABINGTON TWP.
AQUA PA
COMCAST CABLE OF WILLOW GROVE
PECO ENERGY
QUEST COMMUNICATION
VERIZON

10. IMPERVIOUS SURFACE SUMMARY

	LOT 3	LOT 4
HOUSE	2265 SF	2966 SF
POOL HOUSE	825 SF	0 SF
SHED	0 SF	240 SF
DECK	760 SF	650 SF
DRIVEWAY	2398 SF	2012 SF
MISC FUTURE	400 SF	400 SF
TOTAL	6648 SF	6268 SF
TOTAL BLDGS	3090 SF	3206 SF
AREA	48,003 SF	43734 SF
IMP COVER	13.85 %	14.33 %
BLDG COV	6.44 %	7.33 %

LEGEND:

- FEMA FLOODPLAIN
- SOILS
- STREAM
- ORDINARY HIGH WATER ELEVATION
- WETLANDS
- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- EXISTING FENCE
- EXISTING TREE MASS
- EXISTING TREES AND BUSHES TO REMAIN
- EXISTING EASEMENT
- EDGE OF EXISTING PAVED ROAD
- EXISTING POLES
- EXISTING STORM SEWER

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
WALTER W. FIORAVANTI
ENGINEER
36596-E

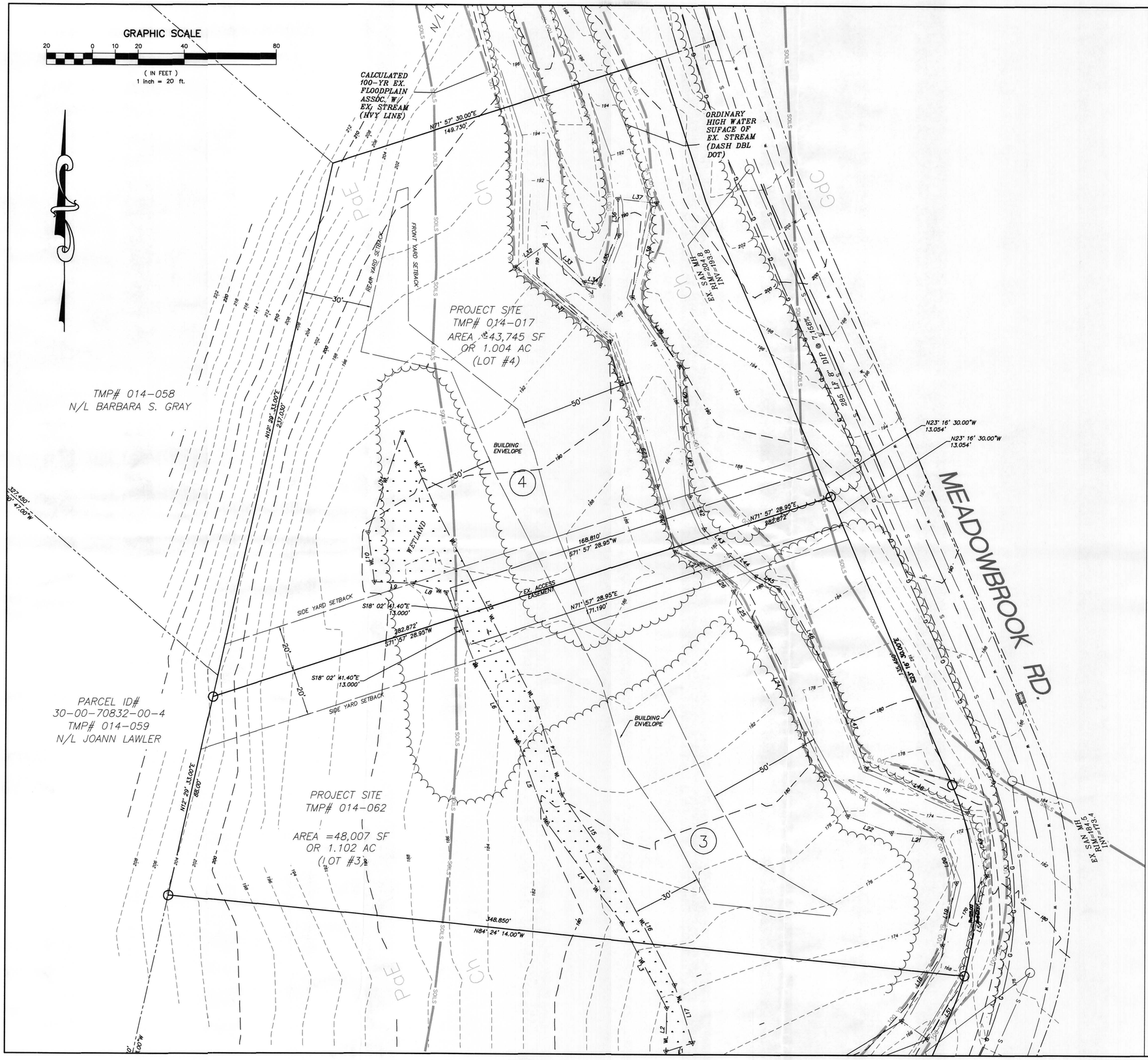
REVISIONS		
NO.	DESCRIPTION	DATE
1		

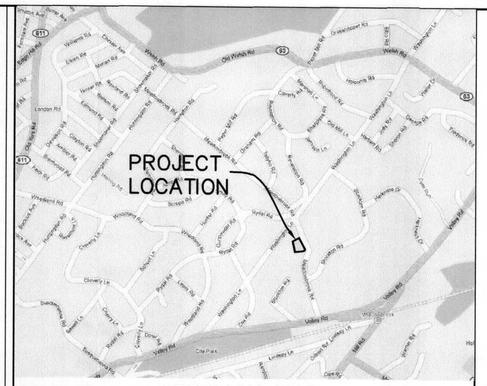
DATE: 5/18/2016	
SCALE: 1"=20'	
JOB # 1820	FB # ---
DRAWN: LDM	CHECKED: VWF

TMP# 014-062
ABINGTON TOWNSHIP, PA
PREPARED FOR:
J.P. MIRANDA
1121 GILHAM ST
PHILADELPHIA PA 19111

SITE PLAN ZONING EXHIBIT

SHEET 1 OF 2





LOCATION MAP

SCALE: 1in=2000 ft

GENERAL NOTES

1. ZONING DISTRICT: R-1 (RESIDENTIAL LOW DENSITY)

ITEM	REQD.
MIN LOT AREA	1 ACRE
LOT WIDTH @ ROW	200 FT
LOT DEPTH	100 FT
FRONT YARD	50 FT
SIDE YARD	20 FT
REAR YARD	30 FT
BLDG HEIGHT	35 FT
MAX IMP SITE	25%
MAX BLDG COV	20%

3. OWNER: N/L JOHN SPRINGROSE
4. SITE DATA: TMP # 014-017
   TOTAL TRACT AREA TO R/W LINE = 1.004 AC.
   TMP # 014-062
   TOTAL TRACT AREA TO R/W LINE = 1.102 AC.
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9. ACT #187 PA ONE CALL NOTIFICATION
   SERIAL NUMBER 2116101 (07/29/08)
   UTILITY COMPANIES NOTIFIED:

   ABINGTON TWP.
   AQUA PA
   COMCAST CABLE OF WILLOW GROVE
   PECO ENERGY
   QUEST COMMUNICATION
   VERIZON

LEGEND:

- FEMA FLOODPLAIN (100 YR)
- SOILS
- STREAM
- ORDINARY HIGH WATER ELEVATION
- WETLANDS (WA, WL)
- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- EXISTING FENCE
- EXISTING TREE MASS
- EXISTING TREES AND BUSHES TO REMAIN
- EXISTING EASEMENT
- EDGE OF EXISTING PAVED ROAD
- EXISTING POLES (OHW)
- EXISTING STORM SEWER (ST)

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS
BASED ON U.S.D.A. – N.R.C.S. SOILS SURVEY

SYMBOL	MAPPING UNITS	SLOPE	HYDRIC SOIL	HYDROLOGIC GROUP	DEPTH TO BEDROCK
Ch	COODRUS SILT LOAM	0-3%	YES	C	36-72 in.
GdC	GLADSTONE GRAVELLY LOAM	8-15%	YES	B	40-66 in.
PaE	PARKER GRAVELLY LOAM	25-35%	NO	B	72-157 in.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
VINCENT W. FIORAVANTI
ENGINEER
36598-E

REVISIONS

NO.	DESCRIPTION	DATE
1		

DATE: 5/18/2016
SCALE: 1"=20'
JOB # 1820 FB # ---
DRAWN: LDM CHECKED: VWF

TMP# 014-062
ABINGTON TOWNSHIP, PA
PREPARED FOR:
J.P. MIRANDA
1121 GILHAM ST
PHILADELPHIA PA 19111

EXISTING FEATURES PLAN