

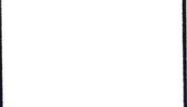
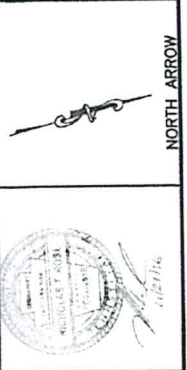
**GENERAL NOTES:**

- OWNER/APPLICANT: 1560 OLD YORK ROAD, ABINGTON, PA 19001
- SITE INFORMATION: TAX BLOCK 260 UNIT 17 AND UNIT 18; TAX PARCEL 30-03-48450-00-B; DEED BOOK 5855 PAGE 1555; ADDRESS: 1560 OLD YORK ROAD, ABINGTON, PA 19001; LOT AREA = 24,858 SF (0.5715 ACRES); ZONED SC SPECIAL COMMERCIAL DISTRICT
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN NOVEMBER 2018.
- PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
- ZONING DATA REQUIREMENTS: PROPOSED USE: DAY-CARE (E3) WITH 14 STAFF AND 62 CHILDREN

SC SPECIAL COMMERCIAL DISTRICTS:	EXISTING	REQUIRED
MIN LOT AREA	10,000 SF**	24,896 SF**
MIN LOT WIDTH	100 FT	150 FT
MIN LOT DEPTH	100 FT	150 FT
MIN FRONT YARD	15 FT	18.4 FT
MIN SIDE YARD	25 FT	0 FT*
MIN REAR YARD	25 FT	20.8 FT*
<b>BLDG. DIMENSIONS</b>		
MAX HEIGHT	35 FT	< 35 FT
MAX LENGTH	200 FT	123.9 FT
MIN SEPARATION	30 FT	N/A
<b>COVERAGE</b>		
MAX BUILDING AREA	40 %	18.2%
MAX IMPERVIOUS	80 %	76.4%
MIN GREEN AREA	20 %	23.6%

\* EXISTING, NON-CONFORMING CONDITION  
\*\* LOT AREA REQUIREMENTS FOR DAY-CARE USE = 0.5 ACRES FOR FIRST 10 PATRONS, PLUS 0.5 ACRES FOR EACH ADDITIONAL 10 PATRONS, EQUALS A TOTAL OF 5.0 ACRES

- SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF MONTGOMERY COUNTY PA, SURVEY DATA VERSION 10, SEPTEMBER 2018. ALL SOILS ON SITE ARE CLASSIFIED AS UH2 - URBAN LAND-CEMENT COMPLEX, 8 TO 25 PERCENT SLOPES.
- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD MAP PANEL 313 OF 161 PREPARED FOR MONTGOMERY COUNTY, PA DATED MARCH 2, 2018.
- OFF-STREET PARKING CALCULATIONS:  
1 SPACE PER STAFF MEMBER = 14 SPACES  
1 SPACE PER 10 STUDENTS = 10 SPACES  
TOTAL REQUIRED = 14 SPACES  
TOTAL PROVIDED = 21 SPACES
- REQUIRED PLAY AREA CALCULATIONS:  
8 INFANTS @ 40 SF/CHILD = 320 SF  
44 TODDLERS @ 50 SF/CHILD = 2,200 SF  
40 CHILDREN @ 65 SF/CHILD = 2,600 SF  
TOTAL REQUIRED = 3,120 SF  
AREA PROVIDED = 5,998 SF



APPLICANT	1560 OLD YORK ROAD	DATE	06/27/2018
CITY/TOWNSHIP	ABINGTON	SCALE	1"=20'
PROJECT NUMBER	H2370	DATE	06/27/2018
DESCRIPTION	BASE/DWG	DATE	06/27/2018
BY	DESIGNER	DATE	06/27/2018
CHECKED BY	DESIGNER	DATE	06/27/2018

**SITE IMPROVEMENT PLAN**  
PREPARED FOR  
**1560 OLD YORK ROAD**

**Protract Engineering, Inc.**  
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