



Legend

- Existing Right-of-Way
- Existing Property Line
- Existing Parking Line
- Proposed Curb
- Existing Unmodified Parking Stall Count
- Proposed Curb
- BSBL
- Proposed Building Setback Line
- Proposed Parking Count
- Proposed Pavement
- Proposed Lawn / Landscape Area
- Existing Building

IMPERVIOUS COVER		
Areas based on Aerial Photo, not survey information		
Area	Existing	Proposed
Site Area	26,785 SF	26,785 SF
Existing Building to remain	6,026 SF	6,026 SF
Sign (to be relocated)	22 SF	22 SF
Existing Paving	4,345 SF	4,345 SF
Proposed Paving	2,577 SF	2,577 SF
Existing Concrete Walk	430 SF	430 SF
Proposed Concrete Walk	- SF	280 SF
Retaining Wall	- SF	144 SF
TOTAL	10,823 SF	13,394 SF

PARKING COUNT		
D4 - Veterinary Office/Animal Hospital		
One (1) space per employee (excluding doctors)		
Five (5) per doctor		
Required Spaces	10 spaces	
2 Doctors	10 spaces	
6 Employees	6 spaces	
1 Doctor	10 spaces	
Existing Spaces	21 spaces	
Proposed Total Spaces	25 spaces	

ZONING DATA TABLE FOR LI-LIMITED INDUSTRIAL DISTRICT			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
UPPER PROVIDENCE TOWNSHIP	ZONING DISTRICT LI-LIMITED INDUSTRIAL DISTRICT	ZONING DISTRICT LI-LIMITED INDUSTRIAL DISTRICT	NO CHANGE
USE DESCRIPTION	D4 - VET/ANIMAL HOSPITAL ALLOWED BY SPECIAL EXCEPTION	VET/ANIMAL HOSPITAL	NO CHANGE
MINIMUM LOT AREA	10,000 SF	26,785 SF	NO CHANGE
MINIMUM LOT WIDTH	80 FT	210 FT/240 FT	NO CHANGE
MINIMUM REQUIRED YARD			
FRONT	40 FT	210.4 FT/125.7 FT	NO CHANGE
REAR	15 FT	23 FT	NO CHANGE
SIDE	10 FT	N/A	NO CHANGE
ROAD PERIMETER BUFFER - TYPE A	25 FT	<25 FT	NO CHANGE
SIDE YARD PERIMETER BUFFER	NONE REOD TYPE 3-TYPE 3	NO CHANGE	NO CHANGE
MAXIMUM BUILDING HEIGHT	35 FT	20.5 FT	NO CHANGE
MAXIMUM IMPERVIOUS SURFACE	75%	≤40%	≤50%
PARKING REQUIRED	18 SPACES	21 SPACES	25 SPACES (4 ADDITIONAL)
INTERIOR PARKING LOT LANDSCAPING	10' x 18'	TBD	>10' x 18'
MINIMUM PARKING STALL SIZE	VARIABLE	VARIABLE	VARIABLE

*DOES NOT INCLUDE EXISTING NON-CONFORMING PARKING SPACES

SOILS TABLE											
Symbol	Name	Slope	Parent Material	Depth	Seasonal H.W. Table	Depth to Bedrock	Drainage Class	Frequency of Flooding	Hydrologic Soil Group	Hydric Soil	Farmland Class
Ch	Chewacla Silt Loam	0-3%	Alluvium	60-64"	12-24"	>80"	Moderate	Frequent	B/D	No	Prime
Me	Made Land	0-8%	Schist and/or Gneiss	40-60"	60"	40-72"	Well drained	None	C	No	Not Prime
Mf	Manor Soils	35-60%	Residuum weathered from mica schist	22-60"	>80"	72-99"	Well drained	None	B	No	Not Prime

General Note

1. Existing parking stalls are nonconforming dimensionally and functionally.

20 0 20 40
GRAPHIC SCALE 1" = 20'

Sketch Plan B
695 RIDLEY CREEK ROAD
MEDIA VETERINARY HOSPITAL
UPPER PROVIDENCE TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

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