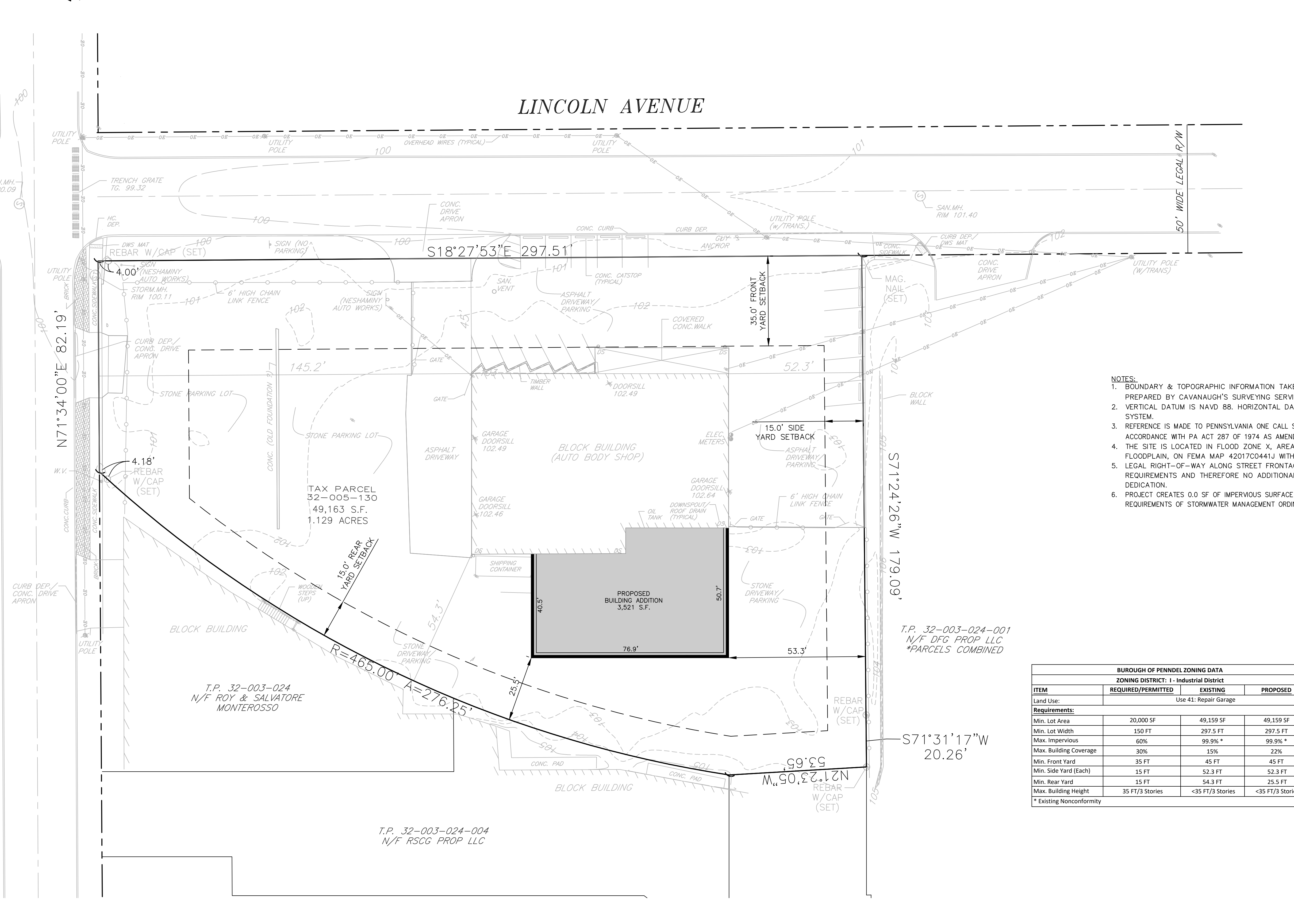


LINCOLN AVENUE

PARK AVENUE



LEGEND

- PROPERTY LINE
- - - PROPERTY/R.O.W LINE
- - - SETBACK LINE
- - -155 - - CONTOUR
- UTILITY POLE
- ⊕ LIGHT POLE
- MONUMENT
- ⊕ SIGN
- ⊕ W.V. WATER VALVE
- ⊕ SANITARY MANHOLE
- FENCE
- OVERHEAD UTILITY WIRE
- ▨ EXISTING BUILDING
- ▭ PROPOSED BUILDING

APPLICANT / OWNER
ALAN COHEN
10 LINCOLN AVENUE
PENNDL, PA 19047
(215) 752-8220

- NOTES:
- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH'S SURVEYING SERVICES DATED JUNE 20, 2022.
 - VERTICAL DATUM IS NAVD 88. HORIZONTAL DATUM IS 1983 STATE PLANE COORDINATE SYSTEM.
 - REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBERS AND IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800-242-1776).
 - THE SITE IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ON FEMA MAP 42017C0441J WITH EFFECTIVE DATE MARCH 16, 2015.
 - LEGAL RIGHT-OF-WAY ALONG STREET FRONTS MEETS THE ULTIMATE R.O.W. REQUIREMENTS AND THEREFORE NO ADDITIONAL RIGHT-OF-WAY IS OFFERED FOR DEDICATION.
 - PROJECT CREATES 0.0 SF OF IMPERVIOUS SURFACE AND IS EXEMPT FROM PEAK RATE REQUIREMENTS OF STORMWATER MANAGEMENT ORDINANCE.

LOT AREA CALCULATIONS

	S.F.
Base Site Area	49,159
IMPERVIOUS COVERAGE CALCULATIONS	
Existing Impervious Coverage	
Existing Building	7,152
Existing Concrete	672
Existing Asphalt	12,006
Existing Wall	34
Existing Stone	29,225
Total Existing Impervious	49,088
Existing Impervious Coverage	99.9% *
Existing Building Coverage	15%
Proposed Addition	
Existing Building to Remain	7,152
Existing Concrete to Remain	672
Existing Asphalt to Remain	12,006
Existing Wall to Remain	34
Existing Stone to Remain	25,704
Proposed Addition	3,521
Total Proposed Impervious	49,088
Proposed Impervious Coverage	99.9% *
Proposed Building Coverage	22%
* Existing Nonconformity	
Max. Allowable Impervious	29,495
Proposed Change in Impervious	0.00

BUROUGH OF PENNDL ZONING DATA

ZONING DISTRICT: I - Industrial District

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
Land Use:		Use 41: Repair Garage	
Requirements:			
Min. Lot Area	20,000 SF	49,159 SF	49,159 SF
Min. Lot Width	150 FT	297.5 FT	297.5 FT
Max. Impervious	60%	99.9% *	99.9% *
Max. Building Coverage	30%	15%	22%
Min. Front Yard	35 FT	45 FT	45 FT
Min. Side Yard (Each)	15 FT	52.3 FT	52.3 FT
Min. Rear Yard	15 FT	54.3 FT	25.5 FT
Max. Building Height	35 FT/3 Stories	<35 FT/3 Stories	<35 FT/3 Stories

* Existing Nonconformity

Hoimes Cunningham LLC
409 E. Butler Ave,
Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS	Description	Date

NESHAMINY COLLISION
T.M.P. # 32-005-130
10 LINCOLN AVE
PENNDL BOROUGH, BUCKS COUNTY, PA

ZONING PLAN

Robert T. Cunningham, P.E.
PA Lic. No. PA076424

File No.
1780_CP1.DWG

Date 5/16/2024
Scale 1" = 20'
HCE Job 1780
Designed RC
Sheet 1 of 1

Drawing No.
C1.0

