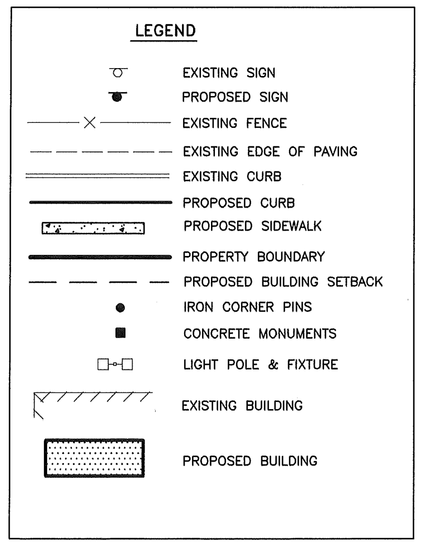
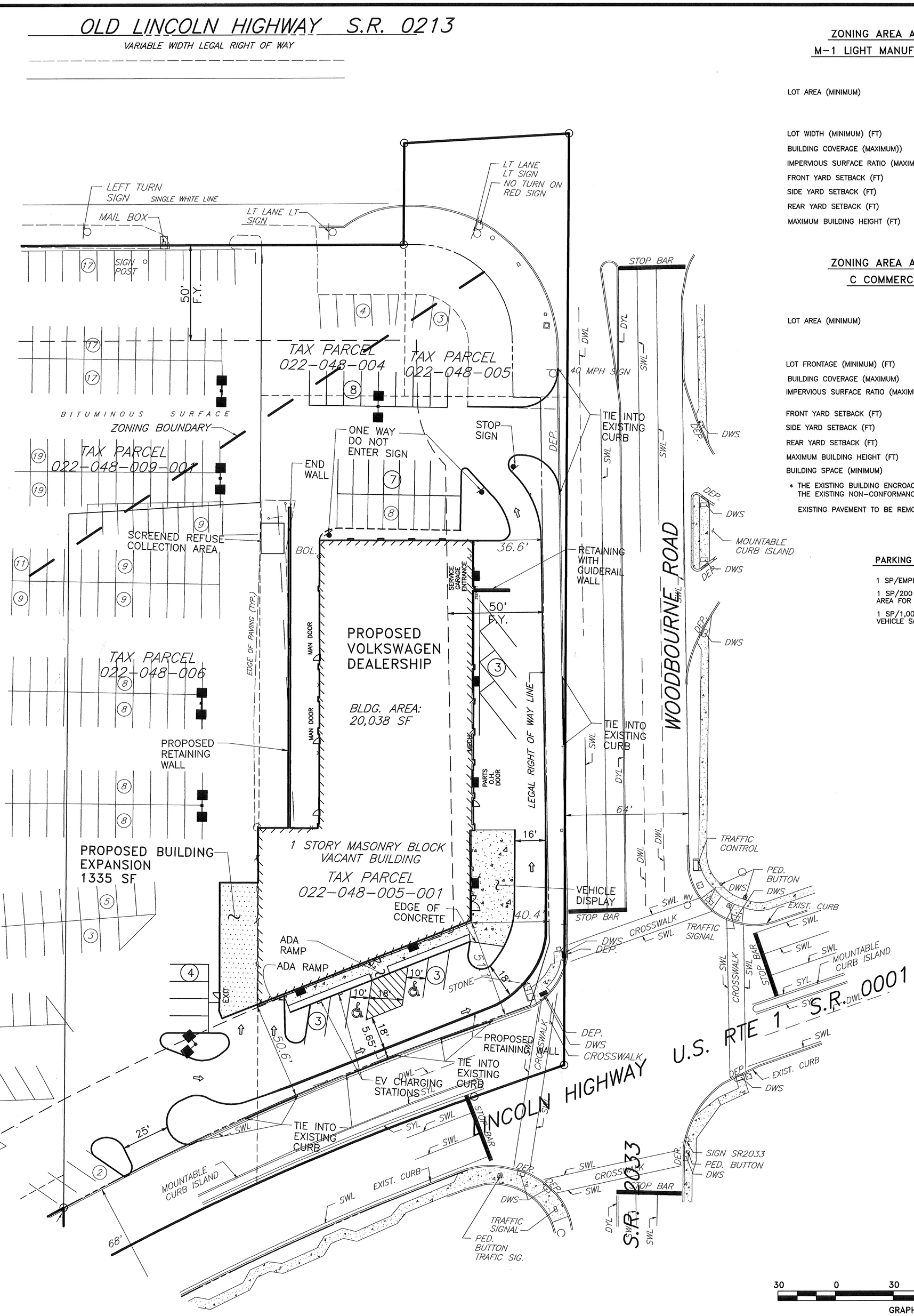




ZONING AREA AND BULK REGULATIONS
M–1 LIGHT MANUFACTURING ZONING DISTRICT

	REQUIRED
LOT AREA (MINIMUM)	80,000 S.F.
LOT WIDTH (MINIMUM) (FT)	200'
BUILDING COVERAGE (MAXIMUM))	30%
IMPERVIOUS SURFACE RATIO (MAXIMUM)	60%
FRONT YARD SETBACK (FT)	75'
SIDE YARD SETBACK (FT)	50'
REAR YARD SETBACK (FT)	75'
MAXIMUM BUILDING HEIGHT (FT)	35'

ZONING AREA AND BULK REGULATIONS
C COMMERCIAL ZONING DISTRICT

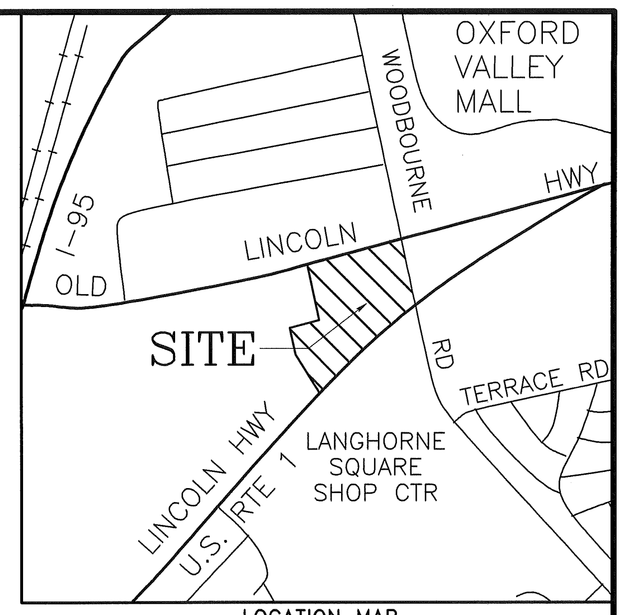
	REQUIRED	PROPOSED
LOT AREA (MINIMUM)	60,000 S.F.	12.672 ACRES (551,992 SF) GROSS AREA 11.196 ACRES (487,732 SF) NET AREA (EXCLUDING R.O.W.)
LOT FRONTAGE (MINIMUM) (FT)	200'	385'
BUILDING COVERAGE (MAXIMUM)	30%	73,742 SF/ 15.12%
IMPERVIOUS SURFACE RATIO (MAXIMUM)	60%	92.33%, 450,324 SF/EXISTING = 93.29%, 459,983 SF
FRONT YARD SETBACK (FT)	50'	50'/36.6'*
SIDE YARD SETBACK (FT)	15'	15'
REAR YARD SETBACK (FT)	20'	20'
MAXIMUM BUILDING HEIGHT (FT)	50'	<50'
BUILDING SPACE (MINIMUM)	30'	N/A

* THE EXISTING BUILDING ENCROACHES IN THE FRONT YARD SETBACK CREATING THE EXISTING NON–CONFORMANCE

EXISTING PAVEMENT TO BE REMOVED = 6,670 SF

PARKING REQUIREMENTS FOR NEW BUILDING

1 SP/EMPLOYEE (30)	= 30 SPACES
1 SP/200 SF GROSS INTERIOR FLOOR AREA FOR SALES(10,542 SF)	= 53 SPACES
1 SP/1,000 SF GROSS EXTERIOR VEHICLE SALES DISPLAY AREA (37,795 SF)	= 38
	121 TOTAL REQUIRED/ 149 PROVIDED



LOCATION MAP
SCALE:1"=800'

ACT 287 PENNSYLVANIA ONE CALL NOTIFICATION

Preliminary Serial No. 20241792148 — 6/27/24 (date)

•Final Serial No. _____ — _____ (date)

UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287, AS AMENDED)
E. B. Walsh & Associates, Inc. (EBWA) does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does EBWA guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1–800–242–1776.

•If construction does not occur within 90–days of the above final one–call notification, the project owner is required to make notification to Pa One Call not less than 10 nor more than 90 business days before initiating construction, as per Section 4 of Act 287.

UTILITIES NOTIFIED

BUCKS COUNTY W & SA
PECO EXELON CO
COMCAST CABLE SLRV
LOWER BUCKS JMA
MIDDLETOWN TOWNSHIP
VERIZON EASTERN

PENNSYLVANIA ONE CALL SYSTEM, INC. 1–800–242–1776 STOP–CALL BEFORE YOU DIG

PRELIMINARY/FINAL SITE PLAN

1. 7/3/24 MODIFIED LIMITS TO SHOW ENTIRE PROPERTY ADJUSTED SITE DATA.

LAND DEVELOPMENT PLAN
FOR
PIAZZA FAMILY LIMITED PARTNERSHIP

MIDDLETOWN TOWNSHIP — BUCKS COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Whiteland Business Park
855 Springdale Drive, Suite 202
Exton, Pennsylvania 19341
Phone: 610–903–0060
Fax: 610–903–0080

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — ADAM J. BOWER — No. 032181-E

Project–	3469
Date–	2–26–24
Scale–	1"= 30'
Drawn–	SLM
Checked–	A.J.B.
Sheet–	2 OF 10

Plotted: 7/3/2024 — File: F:\JB\3469\FPS\3469–B13.pro