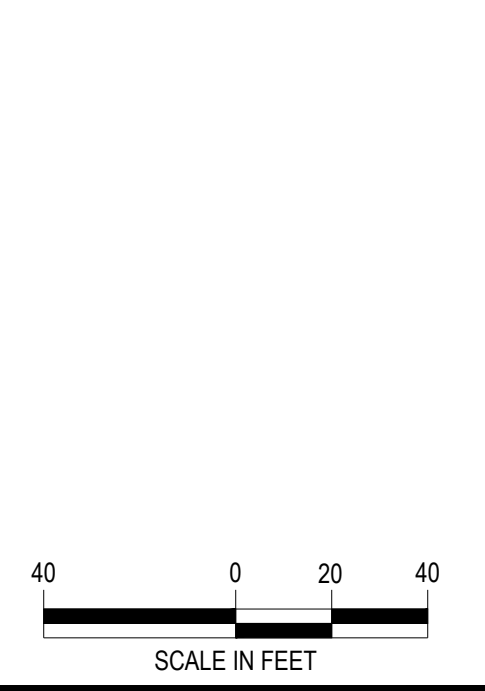


arna Engineering Inc.
1456 Ferry Rd., Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

OWNER OF RECORD:
THE BEANS FAMILY PARTNERSHIP
OWNER ADDRESS:
3980 AIRPORT BOULEVARD
DOYLESTOWN, PA 18901
SITE ADDRESS:
861 NORTH EASTON ROAD
DOYLESTOWN, PA 18901



- NOTES:
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
 - THE SITE BOUNDARY AND EXISTING FEATURES INFORMATION ARE BASED ON BOUNDARY AND TOPOGRAPHICAL SURVEY PREPARED BY ROMEO LAND SURVEYING, INC., TITLED "BEANS FAMILY PARTNERSHIP NORTH EASTON ROAD", DATED 4-25-2021.
 - TMP # 34-011-135-008 IS LOCATED IN THE LI: LIGHT INDUSTRIAL DISTRICT AND C-2 COMMERCIAL DISTRICT OF PLUMSTEAD TOWNSHIP.
 - THE SITE IS LOCATED WITHIN THE 100-YR FLOODPLAIN BASED ON FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA, MAP NO 42017C0284K, REVISED EFFECTIVE DATE OF MARCH 21, 2017.
 - SOILS INFORMATION IS BASED ON NRCS WEBSOIL SURVEY FOR BUCKS COUNTY, PA.
 - WETLAND DELINEATION SHOWN ON THIS PLAN WAS PERFORMED BY VW CONSULTANTS, LLC ON MAY 16, 2023. WETLAND FLAGS WERE FIELD SURVEYED BY ROMEO LAND SURVEYING, INC AND PROVIDED IN CAD FORMAT ON MAY 22, 2023.
 - CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003 FOR BUILDINGS AND FACILITIES (ADAAG) TO ENSURE THAT ADA DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT AREAS DESIGNATED FOR ACCESSIBLE ROUTES (INCLUDING CURBS, RAMPS, SIDEWALKS, HANDICAP PARKING STALLS, CROSSWALKS AND INLETS) BY FOLLOWING THE MOST CURRENT ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003.

Project
FRED BEANS TRUCK SHOP
TMP 34-011-135-008
PLUMSTEAD TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

Drawing Title
ZONING PLAN

CHIRAG V. THAKKAR
REGISTERED PROFESSIONAL ENGINEER
No. 075153
CHIRAG V. THAKKAR, P.E.
PROFESSIONAL ENGINEER
PA LIC. No. 075153

DATE	COMMENTS	NO.
REVISIONS		
Project No.	230014001	
Date	9-22-2023	
Scale	1" = 40'	
Drawn By	KGP	
Checked By	AAB	
Drawing No.	ZP-100	

TMP # 34-011-135-008
C-2 ZONING DISTRICT
SITE CAPACITY CALCULATIONS:
a. Gross Site Area 0.611 ac
b. Subtract the following:
(1) Permanent Right-of-way or easement for a public or private street 0.040 ac
(2) Land within the ultimate rights-of-way of existing streets or roads 0.029 ac
(3) Land within the rights-of-way or easements of above-ground or under-ground utilities 0.000 ac
(4) Land within existing areas comprising permanent drainage or stormwater management easements 0.000 ac
(5) Land without development opportunities due to restrictions such as restrictive covenants and conservation easements 0.000 ac
c. EQUALS BASE SITE AREA 0.541 ac

TMP # 34-011-135-008
LI ZONING DISTRICT
SITE CAPACITY CALCULATIONS:
a. Gross Site Area 5.418 ac
b. Subtract the following:
(1) Permanent Right-of-way or easement for a public or private street 0.000 ac
(2) Land within the ultimate rights-of-way of existing streets or roads 0.000 ac
(3) Land within the rights-of-way or easements of above-ground or under-ground utilities 0.000 ac
(4) Land within existing areas comprising permanent drainage or stormwater management easements 0.012 ac
(5) Land without development opportunities due to restrictions such as restrictive covenants and conservation easements 0.000 ac
c. EQUALS BASE SITE AREA 5.406 ac

2. Calculation for Land with Resource Restrictions and Resource Protection

a. In the event two or more resources overlap, only the resource with the highest open space ratio shall be used.

b. Table of Natural Resource Calculations

Resource	Minimum Required Resource Protection Ratio	Acres of Land in Resource	Resource Protection Land	Total Proposed Calculations with Natural Resources	Total Protected Natural Resource Land
100' or Flood plain	1.00	0.000	0.000	0.000	0.000
Streams, Watercourses, Waters of Commonwealth, Waters of the U.S. and Riparian Buffer Area	1.00	0.000	0.000	0.000	0.000
Lakes or Ponds	1.00	0.000	0.000	0.000	0.000
Wetland/Wetland Margins	1.00	0.000	0.000	0.000	0.000
Steep Slopes (25%+)	0.85	0.006	0.006	0.005	0.031
Forests (RP, RD, R-1, R-2, R-3, R-4, W, A, M, P)	0.80	0.000	0.000	0.000	0.000
Forests (15-25%)	0.70	0.031	0.022	0.006	0.025
Wetlands (C-1, C-2, C-3, R-4, VC, LI & S)	0.60	0.000	0.000	0.000	0.000

2. Calculation for Land with Resource Restrictions and Resource Protection

a. In the event two or more resources overlap, only the resource with the highest open space ratio shall be used.

b. Table of Natural Resource Calculations

Resource	Minimum Required Resource Protection Ratio	Acres of Land in Resource	Resource Protection Land	Total Proposed Calculations with Natural Resources	Total Protected Natural Resource Land
100' or Flood plain	1.00	0.280	0.280	0.000	0.280
Streams, Watercourses, Waters of Commonwealth, Waters of the U.S. and Riparian Buffer Area	1.00	0.309	0.309	0.000	0.309
Lakes or Ponds	1.00	0.000	0.000	0.000	0.000
Wetland/Wetland Margins	1.00	0.400	0.400	0.000	0.400
Steep Slopes (25%+)	0.85	0.608	0.559	0.164	0.484*
Forests (RP, RD, R-1, R-2, R-3, R-4, W, A, M, P)	0.80	0.000	0.000	0.000	0.000
Forests (15-25%)	0.70	0.289	0.202	0.037	0.252
Wetlands (C-1, C-2, C-3, R-4, VC, LI & S)	0.60	1.141	0.685	0.061	1.000

Calculation for Maximum Impervious Surface for all Uses
Base Site Area 0.541 ac
Required Protected Land (Adjusted for Overlap - Column II) 0.052 ac
NET BUILDABLE SITE AREA 0.489 ac

Impervious Surfaces
Base Site Area 0.541 ac
Maximum Impervious Surface Ratio 0.650
MAXIMUM IMPERVIOUS SURFACE 0.352 ac

Calculation for Maximum Impervious Surface for all Uses
Base Site Area 5.406 ac
Required Protected Land (Adjusted for Overlap - Column II) 1.579 ac
NET BUILDABLE SITE AREA 3.826 ac

Impervious Surfaces
Base Site Area 5.406 ac
Maximum Impervious Surface Ratio 0.650
MAXIMUM IMPERVIOUS SURFACE 3.514 ac

LEGEND

EXISTING SYMBOLS & LINES	PROPOSED SYMBOLS & LINES	NATURAL RESOURCE LEGEND
STORM DRAIN	SETBACK LINE	FLOODPLAIN
SANITARY LINE	ROAD CENTER LINE	STREAM
WATER LINE	BUILDING	RIPIARIAN BUFFER
OVERHEAD WIRE	CURB LINE	WETLANDS
EDGE OF PAVEMENT	DEPRESSED CURB LINE	WETLAND MARGINS
FENCE (TYPE AS NOTED)	TRAFFIC SIGN	STEEP SLOPES 15-25%
TREE LINE	CURB RAMP	STEEP SLOPES 25%+
PROPERTY/RIGHT-OF-WAY LINE	PARKING ROW COUNT	WOODLANDS
EASEMENT	DOOR	SOIL BOUNDARY
EXISTING CONTOUR		SOIL TYPE
UTILITY POLE		
MANHOLE (TYPE AS LABELED)		
WATER VALVE		
GAS VALVE		
UNKNOWN VALVE		
CATCH BASIN		
SPOT ELEVATION		
TREE		
SIGN		
CURBING		
CONCRETE MONUMENT		
IRON PIN		
GUIDE RAIL		
RETAINING WALL		

PLUMSTEAD TOWNSHIP - ZONING DATA TABLE

ZONING DISTRICT: LI-LIGHT INDUSTRIAL DISTRICT-C2 HIGHWAY COMMERCIAL

ITEM	REQUIRED/PERMITTED		EXISTING		PROPOSED	
	TMP 34-011-135-008	TMP 34-011-135-008	TMP 34-011-135-008	TMP 34-011-135-008	TMP 34-011-135-008	TMP 34-011-135-008
Zoning District:	C-2 COMMERCIAL	LI-LIGHT INDUSTRIAL	C-2 COMMERCIAL	LI-LIGHT INDUSTRIAL	C-2 COMMERCIAL	LI-LIGHT INDUSTRIAL
Use:	G23-Automotive Service Center/Repair Shop	Automotive Storage	G23-Automotive Service Center/Repair Shop	G23-Automotive Service Center/Repair Shop	G23-Automotive Service Center/Repair Shop	G23-Automotive Service Center/Repair Shop
Area and Dimensional Requirements						
Minimum Lot Area (Note 1)	60,000 SF	2 AC	23,561 SF*	4,932 AC	23,561 SF*	4,932 AC
Minimum Lot Width	200 FT	200 FT	50 FT*	273.6 FT	50 FT*	273.6 FT
Minimum Yard						
Front	50 FT	75 FT	N/A	N/A	369.8 FT	56.6 FT
Side	50 FT (100 FT from Residential)	N/A	N/A	N/A	N/A	56.6 FT
Rear	50 FT (100 FT from Residential)	N/A	N/A	N/A	N/A	92.5 FT**
Requirements from G23 Use - Automotive Service Center/Repair Shop						
All repair, installation of parts, and paint work shall be performed within an enclosed building	Required	N/A	N/A	N/A	Provided	Provided
All automotive parts, refuse, and similar articles shall be stored within a building or enclosed area screened from view from the street or surrounding properties	Required	N/A	N/A	N/A	Provided	Provided
No vehicles shall be stored in the open awaiting repairs for a period exceed 14 consecutive days	Required	N/A	N/A	N/A	Provided	Provided
All vehicle storage areas shall be screened from all adjacent roads and properties by a solid fence or compact hedge at least 8 feet in height	Required	N/A	N/A	N/A	Provided	Provided
Minimum Lot Area	2 AC	N/A	N/A	23,561 SF*	4,932 AC	N/A
Minimum Lot Width Along All Streets	200 FT	N/A	N/A	50 FT*	273.6 FT	N/A
Minimum Distance Between All Buildings and Structures and Any Residential District or Use	100 FT	N/A	N/A	N/A	143.5 FT	N/A
Sale of fuel to retail customers and fuel pumps	Prohibited	N/A	N/A	N/A	N/A	Not Provided
time	Prohibited	N/A	N/A	N/A	N/A	Not Provided
Frontage Along Arterial Road	Prohibited	N/A	N/A	N/A	N/A	Not Provided
Frontage Along North Easton Road	N/A	N/A	N/A	N/A	N/A	Frontage Along North Easton Road
Maximum Impervious Surface Ratio	65.0%	65.0%	40.5%	64.4%	62.0%	50.3%
Maximum Building Coverage	45.0%	25.0%	0.0%	0.0%	0.0%	7.6%
Maximum Building Height	35 FT	N/A	N/A	N/A	N/A	< 35 FT
Off-Street Parking						
Parking Setback	15 FT	N/A	N/A	N/A	N/A	4.6 FT***
Min. Standard Space Size	10' x 20'	N/A	N/A	N/A	N/A	9' x 18'
Min. 60 degree Space Size	10' x 22'	N/A	N/A	N/A	N/A	9' x 20'
Min. Handicapped Space Size	9' x 20'	N/A	N/A	N/A	N/A	8' x 18'
Min. Access Width (60 degree, one-way)	18 FT	N/A	N/A	N/A	N/A	18 FT
Min. Access Width (two-way)	24 FT	N/A	N/A	N/A	N/A	24 FT
Min. Curb radius	5 FT	N/A	N/A	N/A	N/A	5 FT
Min. Number of Spaces	126	N/A	N/A	N/A	N/A	192
Min. Number of Handicapped Spaces	5	N/A	N/A	N/A	N/A	2**
Buffer Yard Requirements						
Min. Buffer Width (Class E)	50 FT	50 FT	N/A	12.7'	N/A	50 FT

* Existing Non-Conformity
** Variance Required
*** Waiver Required
Note:
1. Lot Area is based on definition on Section 27-202.

Parking Requirements	Proposed	Required Parking Spaces	Proposed Parking Spaces
1 per 200 SF of gross floor retail area	900 SF of gross floor retail area	5	71
4 per 1 Service bay	24 Service bays	96	96
1 per 1 Employee	25 Employees	25	25
		126	192

Notes:
1. Based on Section 27-304.74.1. Requirements for "Automotive Service Center/Repair Shop"

