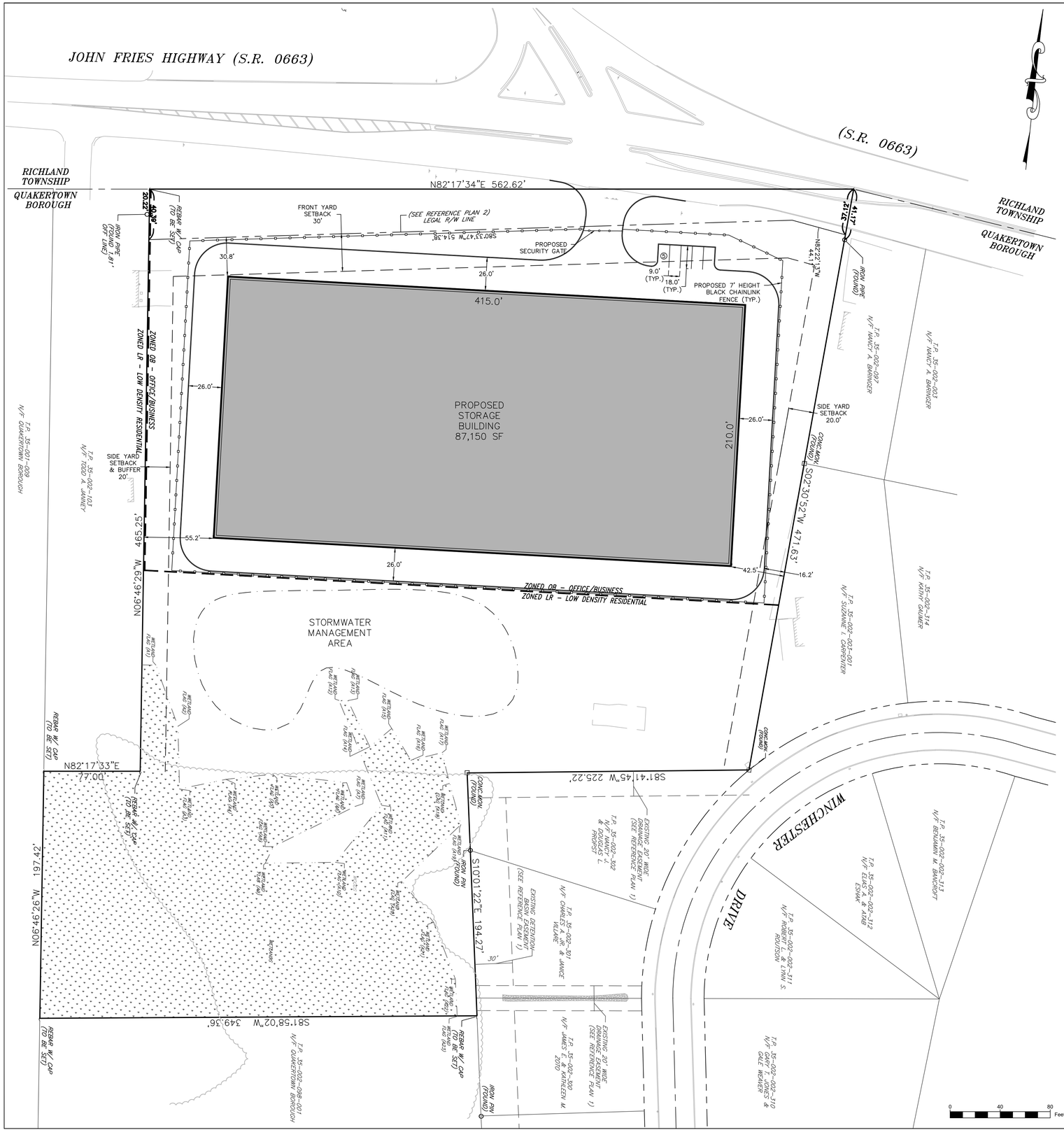
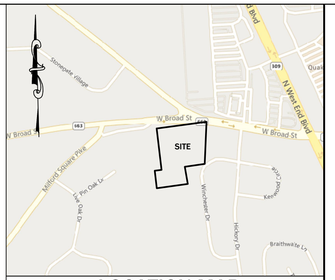


LEGEND	
PROPERTY LINE	
R.O.W. LINE	
BUILDING SETBACK LINE	
PROPOSED FENCE	
PROPOSED BUILDING	
EXISTING WETLANDS	



LOCATION MAP

REFERENCE: BING MAPS SCALE 1" = 800'

ZONING DATA TABLE			
Zoning District - OB - Office Business District			
ITEM	REQUIRED/PERMITTED	PROPOSED	SECTION
Land Use:	Mini Warehouse (V)		27-312.2
OB - Office Business District Requirements			
Min. Lot Area	15,000 SF	328,715 SF	27-312.6
Min. Lot Width	100 FT	562.62 FT	27-312.6
Min. Front Yard Setback	30 FT	30.8 FT	27-312.7
Min. Side Yard Setback (Each)	20 FT	42.5 FT	27-312.7
Min. Side Yard Setback (Aggregate)	40 FT	97.7 FT	27-312.7
Min. Rear Yard Setback	45 FT	N/A	27-312.7
Max. Impervious Surface	44.44% (V)	37.8%	27-312.6
Max. Building Coverage	30%	26.4%	27-312.6
Min. Building Height	35 FT	< 15 FT	27-312.6
LR - Low-Density Residential District Requirements			
Min. Lot Area	43,560 SF	328,715 SF	27-306.6
Min. Lot Width	130 FT	562.62 FT	27-306.6
Min. Front Yard Setback	25 FT	N/A	27-306.7
Min. Side Yard Setback (Each)	10 FT	N/A	27-306.7
Min. Side Yard Setback (Aggregate)	25 FT	N/A	27-306.7
Min. Rear Yard Setback	50 FT	N/A	27-306.7
Max. Impervious Surface	30%	0.0%	27-306.6
Max. Building Coverage	20%	0.0%	27-306.6
Max. Building Height	35 FT	N/A	27-306.6
Mini-Warehouse Use Requirements			
Max. Storage Unit Area	200 SF	250 SF	27-315.8.G.(1)
Min Off-Street Parking	See Parking Table (V)		27-315.8.G.(5)
Min. Building Height	15 FT	< 15 FT	27-315.8.G.(6)
(V) Variance Granted			

LOT AREA CALCULATIONS		
	S.F.	**Acres**
Gross Lot Area	311,528	7.152
Land Within R.O.W.	18,187	0.418
Total Lot Area	329,715	7.569

IMPERVIOUS COVERAGE CALCULATIONS		
Proposed Impervious Area		
Proposed Building	87,150	2.001
Proposed Driveway & Parking	37,462	0.860
Total Proposed Impervious	124,612	2.861
Proposed Building Coverage	26.4%	
Proposed Impervious Coverage	37.8%	
Change in Impervious Area	**124,612**	

PARKING TABLE			
USE	REQUIREMENTS	UNITS	REQUIRED
Mini Warehouse	1 Space Per 2,500 SF of Floor Area	87,150 SF	34
		Total Parking Required	34
		Total Parking Provided	5 (V)
(V) - Variance Granted			

NOTES:
1. THIS PLAN IS BASED ON AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES, DATED JUNE 13, 2023 AND LAST REVISED NOVEMBER 6, 2023.
2. THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" – I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, MAP NO. 42017C0128J, PANEL 128 OF 532, BEARING AN EFFECTIVE DATE OF MARCH 16, 2015.
3. DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES SHALL BE VERIFIED BY ALL CONTRACTORS.
4. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS).
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 02 DEGREES 28 MINUTES 24 SECONDS CLOCKWISE.
7. WETLANDS AND WATERS AS SHOWN ON THE PLAN WERE DELINEATED BY VW CONSULTANTS ON OCTOBER 31, 2023 AND SUBSEQUENTLY SURVEYED BY CAVANAUGH SURVEYING SERVICES.

QUAKERTOWN BOROUGH ZONING HEARING BOARD DECISION DATED JANUARY 14, 2025:
THE QUAKERTOWN BOROUGH ZONING HEARING BOARD HEREBY GRANTS THE APPLICANT'S REQUESTS FOR VARIANCES FROM THE ZONING ORDINANCE AS FOLLOWS:

a. A VARIANCE IS GRANTED FROM §27-306.2 AND §27-312.2 TO PERMIT THE MINI WAREHOUSE USE TO BE CONDUCTED ON THE PROPERTY;
b. A VARIANCE IS GRANTED FROM §27-312.6 TO PERMIT AN IMPERVIOUS SURFACE RATIO OF 44.44%; AND
c. A VARIANCE IS GRANTED FROM §27-315.8.G(5) TO ALLOW LESS THAN THE MINIMUM REQUIRED OFF-STREET PARKING SPACES ON THE PROPERTY FOR THE USE (5 SPACES ARE PROPOSED, WHERE 34 ARE REQUIRED).

THE RELIEF GRANTED ABOVE SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE VARIANCES GRANTED HEREIN ARE PERMITTED ONLY CONNECTION WITH THE MINI WAREHOUSE USE AND THE RELATED IMPROVEMENTS AS SHOWN ON EXHIBITS B-12 AND A-1, THE DEFINITIVE PLANS.
2. THE DIMENSIONS, SIZE, LOCATION AND APPEARANCE OF THIS USE AND THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH DEFINITIVE PLANS, REPRESENTATIONS AND CREDIBLE TESTIMONY MADE AT THE HEARING.
3. THE MINI WAREHOUSE USE SHALL BE OPERATED IN ACCORDANCE WITH CONDITIONS AND DESCRIPTIONS SET FORTH IN THE 'DESIGN / OP HIGHLIGHTS' PAGE OF EXHIBIT A-1, SUMMARY.
4. THE APPLICANT SHALL WORK WITH THE NEIGHBORING RESIDENTIAL PROPERTY OWNERS IN CONNECTION WITH THE NECESSARY LANDSCAPING AND LIGHTING. THE APPLICANT SHALL CONSIDER DENSER AND/OR DEEPER VEGETATION AND BUFFERING ALONG THE PROPERTY'S BORDER WITH THE JANNEY TRACT (TMP NO. 35-2-103).
5. ALL IMPROVEMENTS IN CONNECTION WITH MINI WAREHOUSE USE, INCLUDING BUT NOT LIMITED TO THE BUILDING, THE DRIVE AISLE, AND THE PARKING SPACES, SHALL BE IN PREMISES A (OB ZONING DISTRICT). NO IMPROVEMENTS OTHER THAN LANDSCAPING, THE STORMWATER MANAGEMENT BASIN, AND IF NECESSARY, THE FENCING, SHALL BE IN PREMISES B (LR ZONING DISTRICT).
6. THIS DECISION DOES NOT WAIVE ANY REQUIREMENTS OF ANY OTHER APPLICABLE QUAKERTOWN BOROUGH ORDINANCE(S); AND THE PROPOSED USE(S) AND/OR IMPROVEMENT(S) MUST MEET ALL OTHER APPLICABLE FEDERAL, STATE, COUNTY AND QUAKERTOWN BOROUGH REGULATIONS AND CODES.

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

HC holmes cunningham ENGINEERING

REVISIONS		
Description	Date	

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR EXCAVATION/DEMOLITION 10 WORKING DAYS IN DESIGN STAGE — STOP & CALL
Pennsylvania One Call System, Inc. 1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITIES COMPANIES PRIOR TO ANY EXCAVATION.

TMP # 35-002-098
QUAKERTOWN BOROUGH, BUCKS COUNTY, PA

CONCEPTUAL SITE PLAN

DRAFT

ROBERT T. CUNNINGHAM, P.E.
PA LICENSE NUMBER: PA076424

File No.
2107_Concept Plan.dwg

HCE Job	2107	Date	2/3/2025	Scale	1"=40'	Designed	BB	Sheet	1 of 1

Drawing No.
C1.0