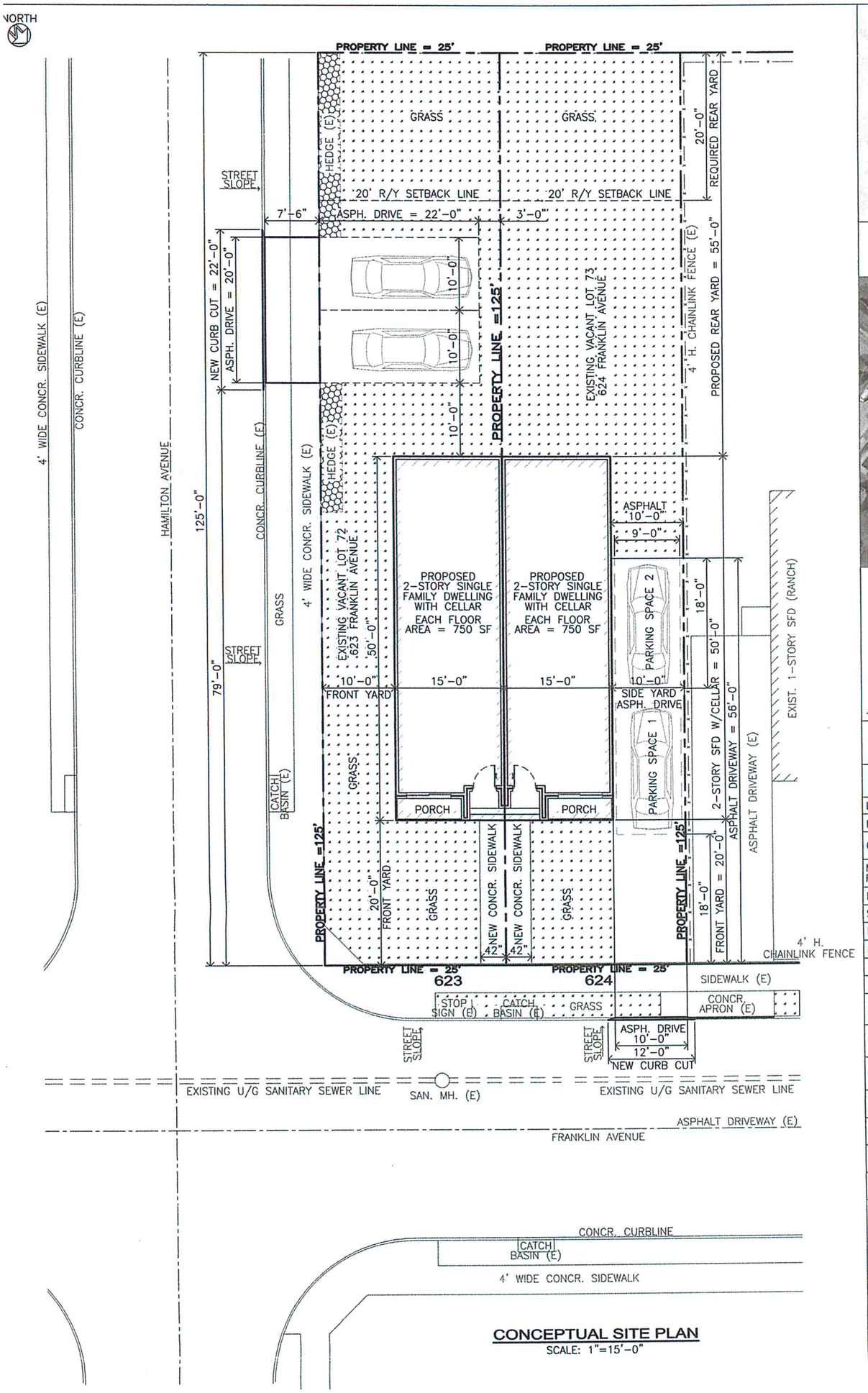
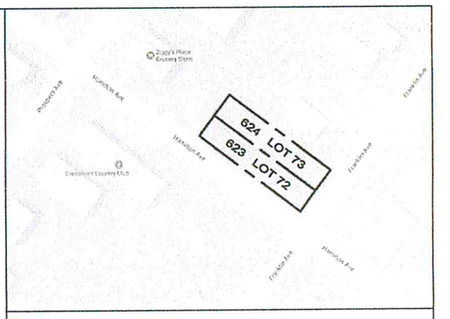
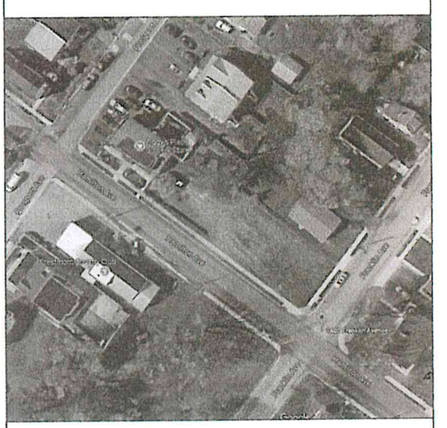


CONCEPTUAL SITE PLAN
SCALE: 1"=15'-0"



KEY PLAN
SCALE: 1:500



AERIAL PHOTO
SCALE: N.T.S.

ZONING CODE ANALYSIS:

IN ACCORDANCE WITH ABINGTON TWP. ZONING CODE 623-624 FRANKLIN AVENUE, WILLOW GROVE, PA 19090 PROPOSED 2-STORY TWIN DUPLEX W/CELLAR.

ABINGTON TOWNSHIP CODE:

MS-L MAIN STREET DISTRICT
LOW DENSITY/INTENSITY DISTRICT
PROPOSED NEW CONSTRUCTION

	REQUIRED (EACH)	PROPOSED 623	PROPOSED 624
LOT AREA (SQ. FT)	3,750 SF	3,125*	3,125*
LOT WIDTH (FT)	50	25*	25*
GREEN AREA (SQ. FT) (%)	55 MIN.	1,865 59.7%	1,745 55.8%
MAX. BUILD. FOOTPRINT (SF)	10,000	1,500	1,500
BLDG. SET-BACK (FT)	20'	20'/10'*	20'
SIDE YARD (FT) EACH	10/0	0	10'
REAR YARD DEPTH (FT)	20	20'	20'
FACADE HEIGHT (FT)	20 MIN.	28'±	28'±
BUILDING HEIGHT (FT)	35 MAX.	28'±	28'±
PARKING SET-BACK (FT)	5 MIN.	7.5'	7.5'

* SUBJECT TO EXCEPTION FOR EXISTING NON-CONFORMING LOT.

IMPERVIOUS SURFACE CALCULATIONS:

AREA	SQ.FT %	
BUILDING FOOTPRINT	750 24%	750 24%
WALKWAYS	70 2.24%	70 2.24%
DRIVEWAYS	440 14%	560 17.9%
TOTAL IMPERVIOUS SURFACE AREA	1,260 40.3%	1,380 44.2%

NON-COMPLIANCES:

LOT AREA (SQ. FT)	3,750 SF	3,125*	3,125*
LOT WIDTH (FT)	50'	25*	25*
BLDG. SET-BACK (FT)	20'	20'/10'*	

NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF ABINGTON TOWNSHIP, PA.

FIALCO, LLC ENGINEERS
3 POTTER STREET, WARMINSTER PA 18974
P:215.394.5599, F:215.394.5808

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ALEXANDER A. FIKSMAN — ENGINEER — PE-050697-E
8/24/17

LEGEND:

= TREE
= CURB SLOPE
TP = TRAFFIC POLE SIGNAL
DC = DRAIN COVER
EP = ELECTRICAL POLE

SITE SPECIFIC SERIAL # TBD

STOP-CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE
PA ONE CALL SYSTEM, INC.
1-800 242-1776

THIS DRAWING MAY NOT BE AN EXACT REPRESENTATION OF THE PROPOSED STRUCTURES AND CONDITIONS, BUT IS INTENDED TO BE A REASONABLY ACCURATE FACSIMILE FOR THE PURPOSE OF LOCATING PARTICULAR AREAS OF INTEREST FOR THIS PROJECT ONLY.

2-STORY 2-FAMILY DWELLING
623-624 FRANKLIN AVENUE
WILLOW GROVE, PA 19090
OWNERS: JAMES & GRADY DENNIS TOMMIE M LEE & LOREAN LONG
PROPOSED CONCEPTUAL SITE PLAN

DRAWN BY	DATE	SCALE	DRAWING No.
FIALCO, LLC	8/23/2016	1"=15'-0"	15-2262 Z1