

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

- LEGEND:**
- = TREE
 - = CURB SLOPE
 - TP = TRAFFIC POLE SIGNAL
 - DC = DRAIN COVER
 - EP = ELECTRICAL POLE

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.



SITE SPECIFIC SERIAL # TBD
STOP-CALL BEFORE YOU DIGI
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

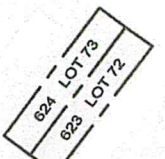


DRAWN BY
FIALCO, LLC

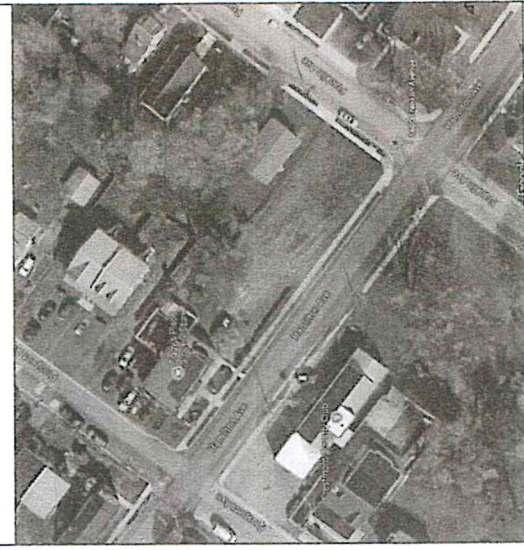
DATE
8/23/2016

SCALE
1"=15'-0"
1"=15'-0"

DRAWING NO.
15-2262 Z1



KEY PLAN
SCALE: 1:500



AERIAL PHOTO
SCALE: N.T.S.

ZONING CODE ANALYSIS:

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

ABBINGTON TOWNSHIP CODE:

MS-L MAIN STREET DISTRICT LOW DENSITY/INTENSITY DISTRICT PROPOSED NEW CONSTRUCTION		REQUIRED (EACH)	PROPOSED
LOT AREA (SQ. FT)	LOT WIDTH (FT)	623	624
3,750 SF	50	3,125*	3,125*
55 MIN.	55 MIN.	25*	25*
1,865 59.7%	1,745 55.8%		
10,000	10,000	1,500	1,500
20'	20'	20'/10*	20'
10/0	10/0	0	10'
20	20	20'	20'
20 MIN.	20 MIN.	28'±	28'±
35 MAX.	35 MAX.	28'±	28'±
5 MIN.	5 MIN.	7.5'	7.5'

* SUBJECT TO EXCEPTION FOR EXISTING NON-CONFORMING LOT.

IMPERVIOUS SURFACE CALCULATIONS:

AREA	SQ. FT	%
BUILDING FOOTPRINT	750	24%
WALKWAYS	70	2.24%
DRIVEWAYS	440	14%
TOTAL IMPERVIOUS SURFACE AREA	1,260	40.3%
	3,125*	24%
	25*	0.8%
	20'/10*	0.6%

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*	20'/10*

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

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

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