

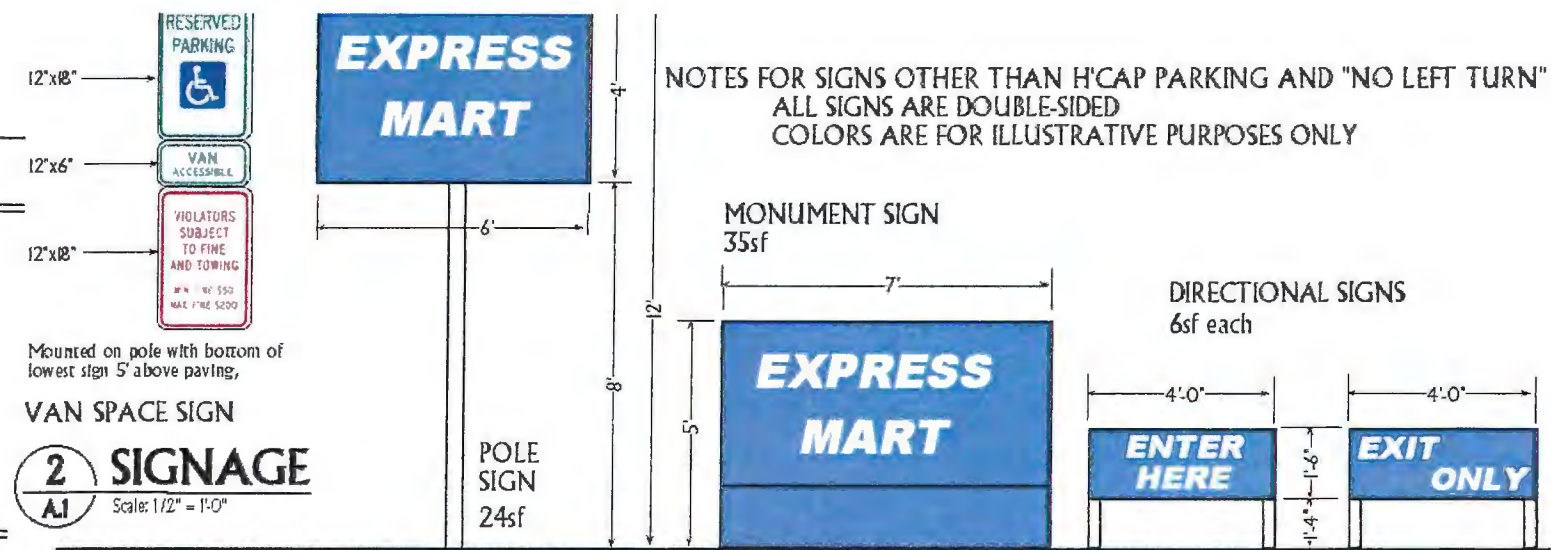
Based upon a Survey by Protract Engineering performed June, 2018.

1 PROPOSED PLOT PLAN
AJ Scale: 1" = 10'

OWNER OF RECORD
OXFORD AV REAL ESTATE LLC
3345 Woodland Circle
Huntingdon Valley, PA 19006

PROPERTY INFORMATION
Tax block 78 Unit 3
Parcel #30-00-67472-00-7
Deed Book 5247 page 1902

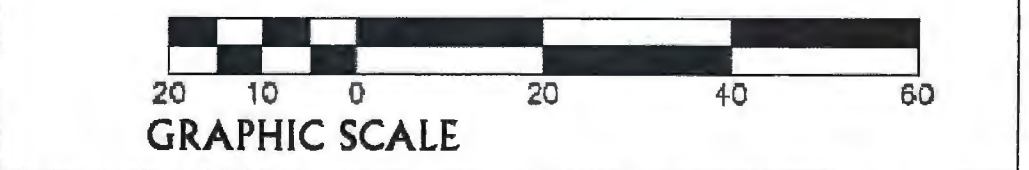
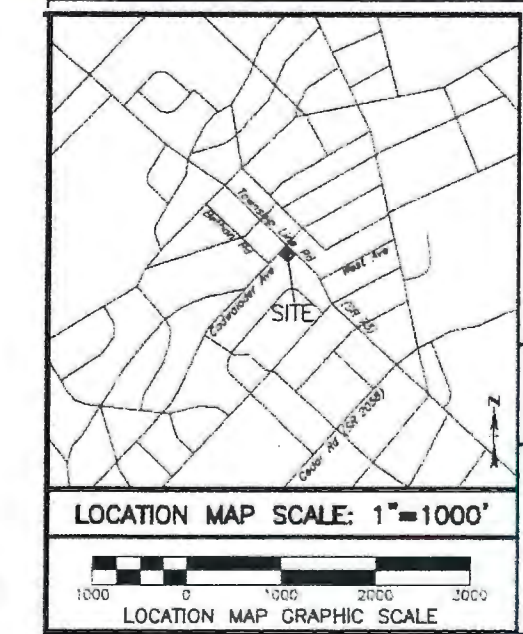
TRACT AREA TO RIGHT-OF-WAY LINE
11,000 sf (0.2525 acre)



2 SIGNAGE
AJ Scale: 1/2" = 1'-0"

ZONING CLASSIFICATION MS-L Main Street Low Intensity/Density
Class 2 Use in MS Districts - C-10 Convenience Store Is Special Exception

LINE	ORDINANCE	REQUIRED	EXISTING	PROPOSED	COMMENTS
1	Minimum Lot Area	10000 sf	11,000 sf	11,000 sf	Conforms
2	Minimum Lot Width	100 ft	100 ft	100 ft	Existing Condition
3	Minimum Street Frontage	100 ft	100 ft	100 ft	Existing Condition
4	Minimum Lot Depth	100 ft	110 ft	110 ft	Conforms
5	Max. front setback with front parking	70 ft	66.2 ft	66.2 ft	From r.o.w. line (street line) not curb line
6	Minimum Rear Yard Setback	40 ft	5.8 ft	5.8 ft	Non-conforming Existing Structure
7	Minimum Side Yard setback	10 ft	0.6 ft	0.6 ft	Non-conforming Existing Structure
8	Minimum Front Façade Height	20 ft	14.5 ft	14.5 ft	Non-conforming Existing Structure
9	Maximum Building Height	35 ft	14.5 ft	14.5 ft	Conforms
10	Building Area	max. 10,000 sf	1713 sf	1713 sf	Conforms
11	Awning		0 sf	95 sf	Conforms, <5' deep
12	Awning Sign Copy - max. 10' letters	20 sf	0 sf	9 sf	Conforms
13	Minimum height of window sill	2 ft	3 ft	1 ft	Variance needed for visibility/security.
14	Maximum height of window head	8 ft	9.7 ft	9.7 ft	To fit in existing garage door openings.
15	Min. Window length % on Twp. Line façade	30 %	61 %	61 %	Conforms
16	Min. Window length % on Cadwalader façade	30 %	12 %	25 %	Variance needed - filling existing voids
17	Maximum Building Coverage	20 %	16 %	16 %	Conforms
18	Maximum Impervious Area	7150 sf	10452 sf	7520 sf	Variance - vast improvement but not quite there.
19	Maximum Impervious Coverage	65 %	95 %	68.00 %	Existing Condition (verify paving sf from engineer)
20	Green Area	35 %	5 %	32 %	Variance - vast improvement but not quite there.
21	Landscape area from "street wall"	3 ft	0 ft	3 ft	Conforms
22	Parking distance from "street wall"	5 sf	0 sf	2 ft	Variance needed for adequate maneuvering area
23	Minimum Freestanding sign setback	5 ft	0 ft	2 ft	Variance Pole at 5'. Overhang of 3'
24	Maximum Freestanding sign area	24 sf	0 sf	24 sf	Conforms
25	Maximum Freestanding sign height	12 ft	0 ft	12 ft	Conforms
26	Minimum Monument sign setback	20 ft		5 and 15 ft	Variance - 5' from Township Line, 15' from Cadwalader
27	Maximum Monument sign area	35 sf			Conforms
28	Maximum Monument sign height	5 ft			Conforms
29	Directional Signs, In/out	6 sf	6 sf	6 sf	Conforms
30	Off-Street Parking	11 sp	6 sp	11 sp	Conforms
31	1/200 sf of gross leasable area	9 sp	sp	9 sp	Conforms
32	Add for Lottery and ATM	2 sp	sp	2 sp	Conforms



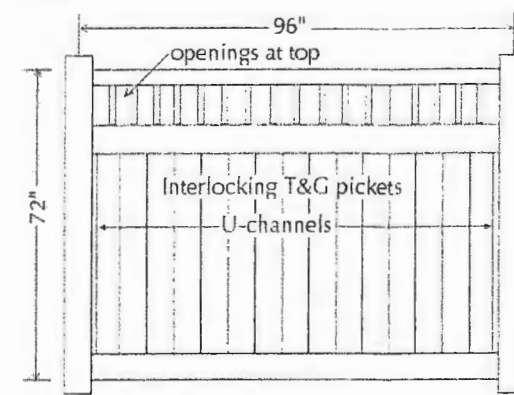
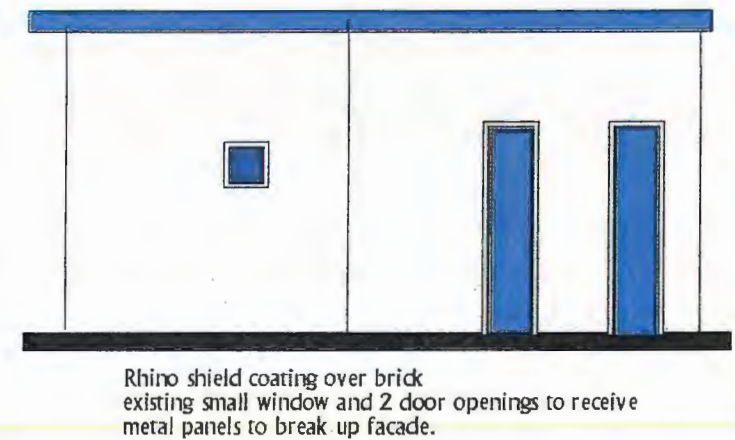
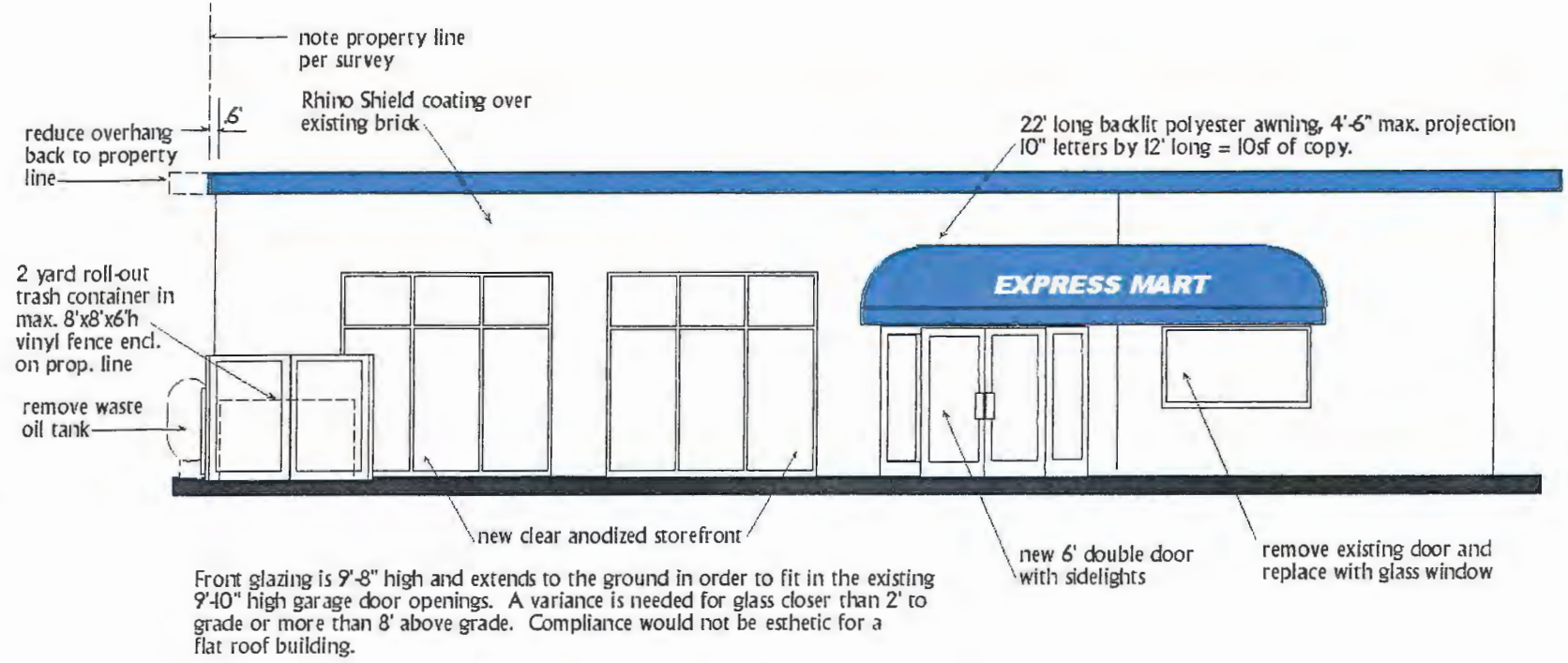
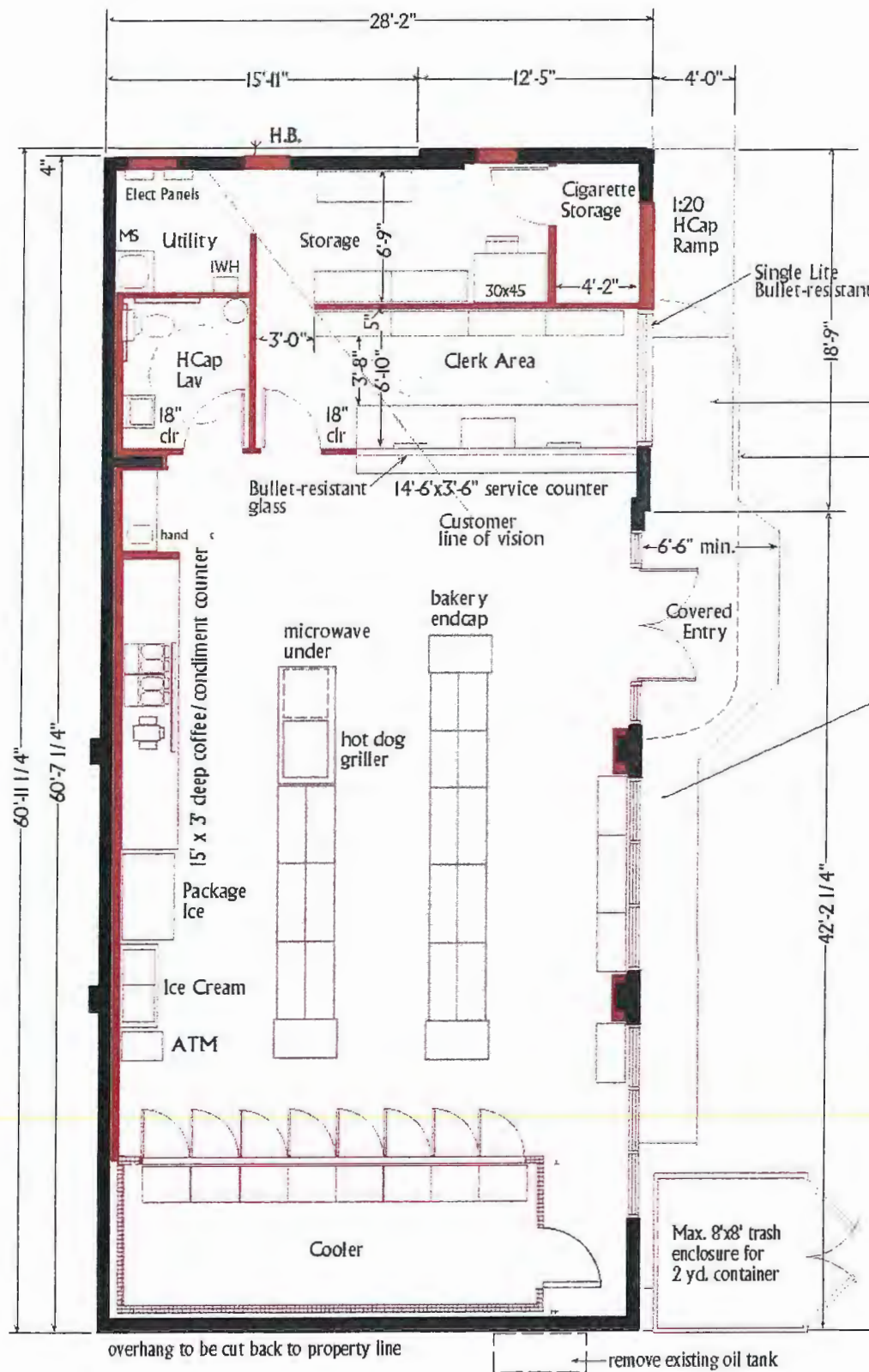
CONVERSION OF EXIST. BUILDING INTO CONVENIENCE STORE
878 Township Line Rd, Elkins Park, PA 19027

July 13, 2019

JOHN TEETS ARCHITECT
415 Horsham Rd, Horsham, PA 19044-2068
Email: johnteetsarchitect@comcast.net
Website: www.johnteetsarchitect.com

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A.1
Sheet 1 of 2



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Email: johnteetsarchitect@comcast.net
Website: www.johnteetsarchitect.com
Tel. (215)659-5500 Fax (215)674-9372

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A.2
Sheet 2 of 2
878 Township Line