



OWNER: BUCKS COUNTY AIRPORT AUTHORITY
ADDRESS: 3901 OLD EASTON ROAD
BUCKINGHAM TOWNSHIP, PA

ZONING SUMMARY:

TAX MAP PARCEL NO: 06-004-009
ZONING DISTRICT: P1 - PLANNED INDUSTRIAL DISTRICT
PERMITTED USE INCLUDES BUSINESS/ INDUSTRIAL/ COMMERCIAL USES
LOT SIZE: 29.260 ACRES (1,274,565.6 SF)
25.141 ACRES CLEAR OF DRAINAGE EASEMENT (1,095,142 SF)

DESCRIPTION:	REQUIRED	EXISTING
MIN. LOT AREA:	2 ACRES	29.260 ACRES
MIN. LOT WIDTH:	250 FT.	850 FT.
MAX. IMPERVIOUS SURFACE RATIO:	35% (383,300 SF.)	-
MAX. BUILDING COVERAGE:	15% (164,270 SF.)	0.65% (7,157 SF.)
MIN. FRONT YARD:	50 FT.	50 FT.
MIN. SIDE YARD:	30 FT.	30 FT. / 50 FT.
MIN. REAR YARD:	50 FT. / 30 FT.	50 FT. / 30 FT.
EXISTING BUILDING COVERAGE SUMMARY: 15% ALLOWABLE = 116,860 SF.		
EXISTING HOUSE: 2,299 SF.		
EXISTING BARN: 4,708 SF.		
EXISTING SHED: 150 SF.		
TOTAL EXIST. BUIL.D.COVERAGE: 7,157 SF.		
REMAING ALLOWABLE BUIL.D. COV. 157,113 SF.		

PARKING SUMMARY:
EXISTING: 2 SPACES RESIDENTIAL
ALL COMMERCIAL USES: 1 SP / 200 SF + 1 SP PER EMPLOYEE
REQUIRED 3,888 SF BUSINESS USE: 20 SPACES@ 1/ 200 SF (1 VAN ACCESSIBLE SPACE)

EXISTING UTILITIES:

WATER: ON SITE WELL
SANITARY: PUBLIC SANITARY WITH FORCE MAIN AND GRINDER PUMP
NATURAL GAS AVAILABLE
ELECTRIC SERVICE: EXISTING, SIZE TO BE DETERMINED
OIL TANK: ON SITE BOILER USEABILITY TO BE DETERMINED

FIRE PROTECTION:

A FULLY AUTOMATIC SPRINKLER SYSTEM WILL BE REQUIRED THROUGHOUT ALL BUILDINGS PER BUCKINGHAM TOWNSHIP ORDINANCE FOR ALL NEW COMMERCIAL USE BUILDINGS. CHANGE OF OCCUPANCY FROM RESIDENTIAL TO COMMERCIAL/ BUSINESS USE WILL GENERATE THE AUTOMATIC SPRINKLER SYSTEM REQUIREMENT. WITHOUT ACCESS TO PUBLIC WATER THIS MAY REQUIRE A HOLDING TANK, PUMP AND EMERGENCY GENERATOR.



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No.	revision	Date

Site Plan

Adaptive Reuse Study

Bucks County Airport Authority

3901 Old Easton Road, Doylestown PA 18901

dwg. no:

S-1

date: 11-15-24

drawn by: GAF

checked by: JML

Project no.:

24-45