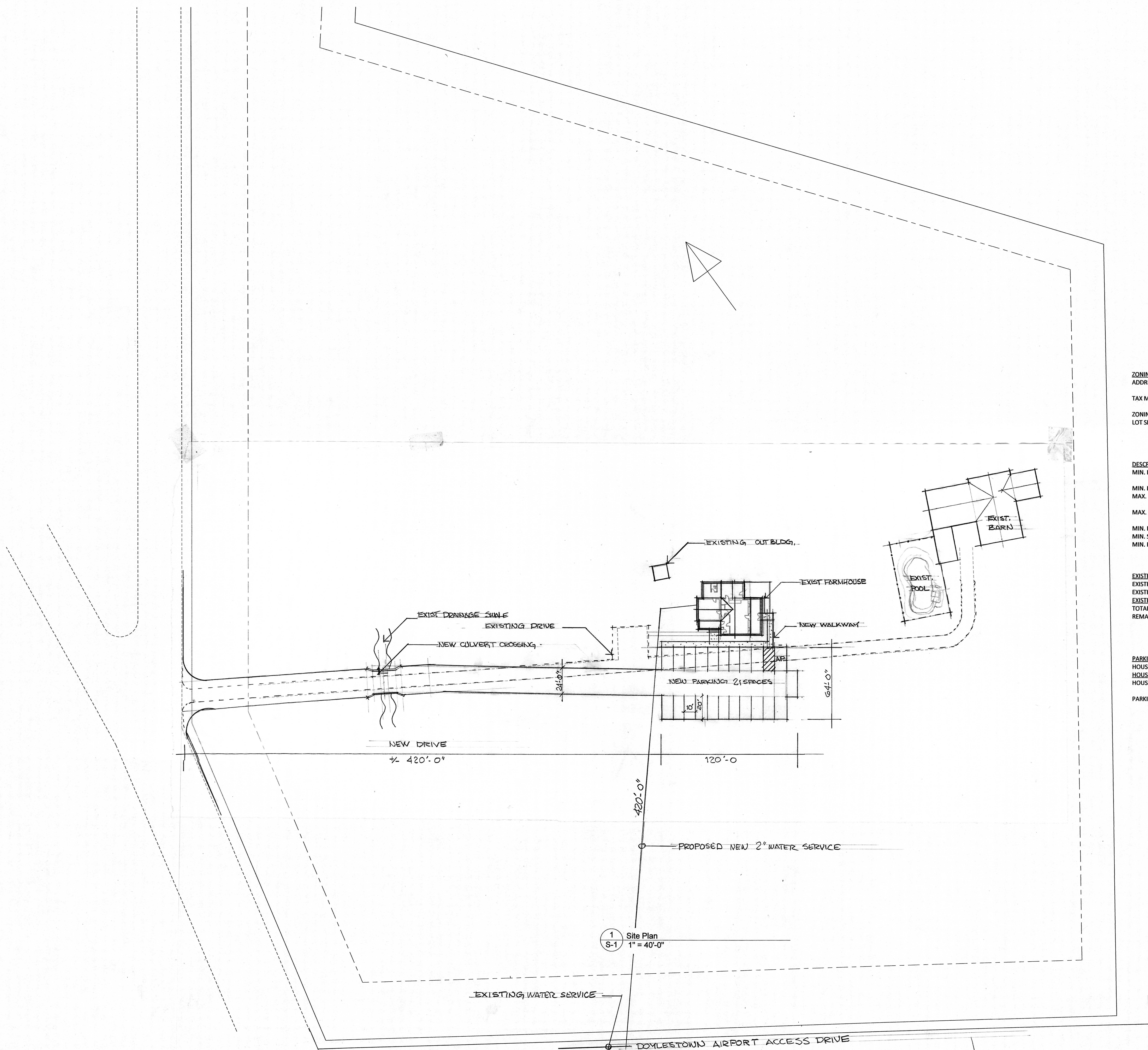




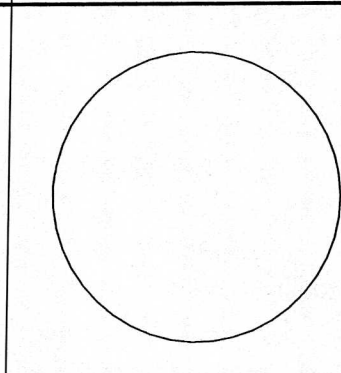
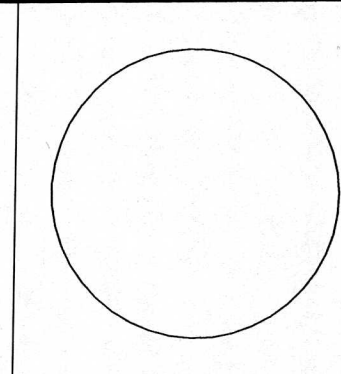
ZONING SUMMARY:
ADDRESS: 3901 OLD EASTON ROAD
TAX MAP PARCEL NO: 6-4-9 LOT #5
ZONING DISTRICT: P1 - PLANNED INDUSTRIAL DISTRICT-2
LOT SIZE: 17.885 ACRES (779,070 SF)
13.766 ACRES CLEAR OF DRAINAGE EASEMENT

DESCRIPTION:	REQUIRED	EXISTING
MIN. LOT AREA:	2 ACRES	17.885 ACRES (779,070 SF.)
MIN. LOT WIDTH:	250 FT.	850 FT.
MAX. IMPERVIOUS SURFACE RATIO:	35% (272,674 SF.)	
MAX. BUILDING COVERAGE:	15% (116,860 SF.)	0.9% (7,157 SF.)
MIN. FRONT YARD:	50 FT.	50 FT.
MIN. SIDE YARD:	30 FT.	30/50 FT.
MIN. REAR YARD:	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. BUILD. COVERAGE: 7,157 SF.
REMAINING ALLOWABLE BUILD. COV. 109,703 SF.

PARKING SUMMARY:
HOUSE FIRST FLOOR AREA: 2,299 SF.
HOUSE SECOND FLOOR AREA: 1,589 SF.
HOUSE OCCUPIED AREA: 3,888 SF.

PARKING SPACES:
EXISTING: 2 SPACES
REQUIRED: 20 SPACES
1 SPACE / 200 SF.



PHILLIPS & DONOVAN ARCHITECTS, LLC
P.O. Box 160, 3160 Bedminster Road, Bedminster, PA 18910 Phone: 215-795-2400
210 West Broad Street, Bethlehem, PA 18018 Phone: 610-317-0221

No.	revision	Date

Site Plan
Adaptive Reuse Study
Bucks County Airport Authority
3901 Old Easton Road, Doylestown PA 18901

dwg. no: **S-1**
date: 11-11-24
drawn by: GAF checked by: HJP

Project no.: 24-45