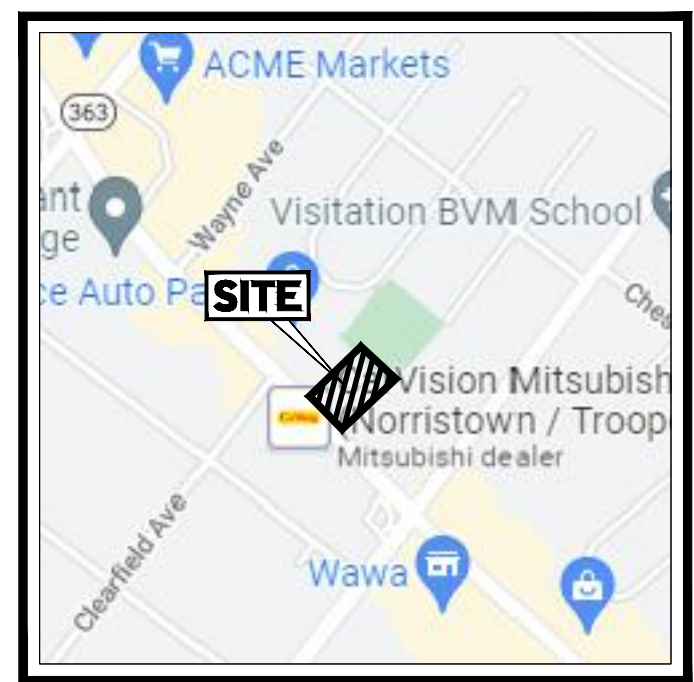
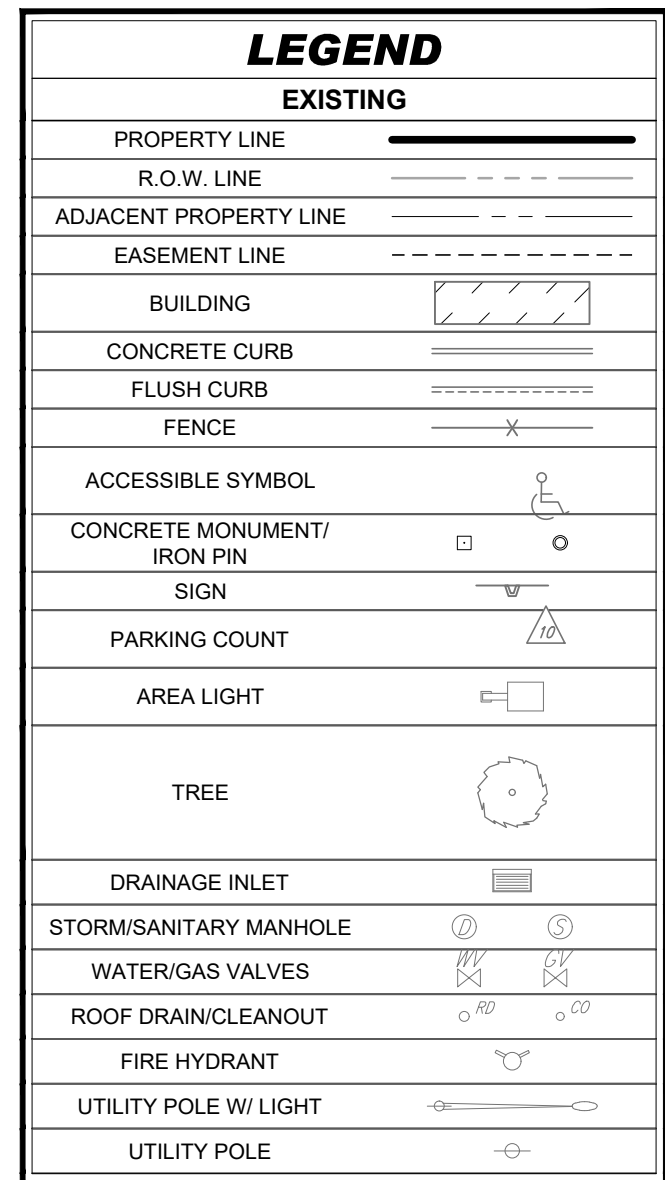
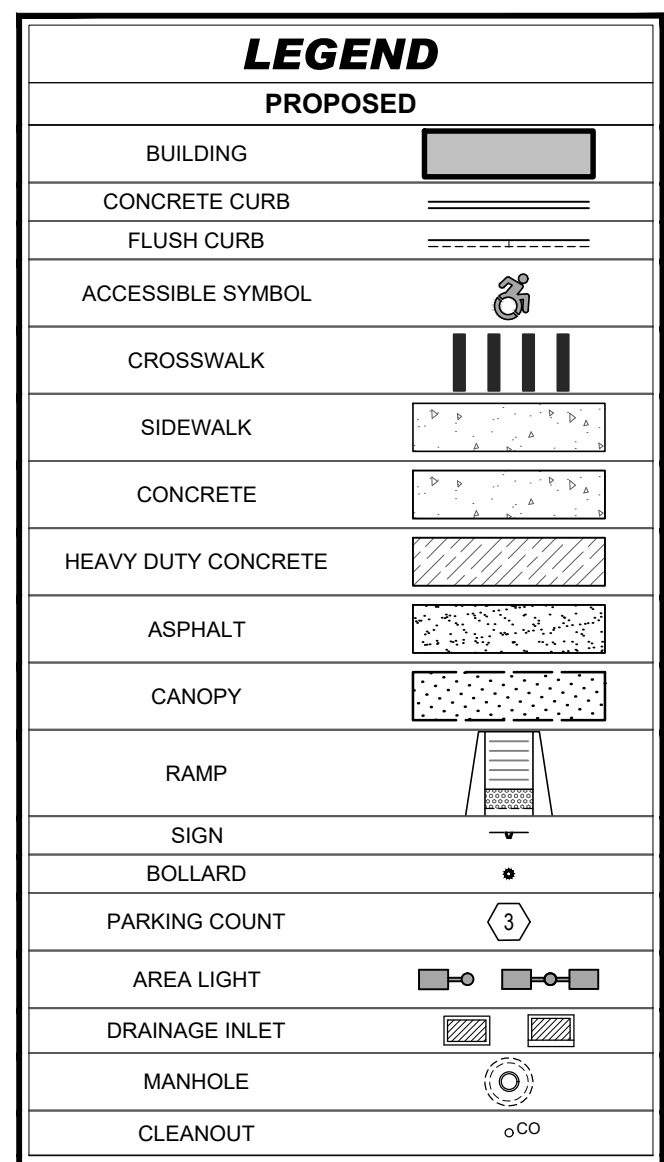
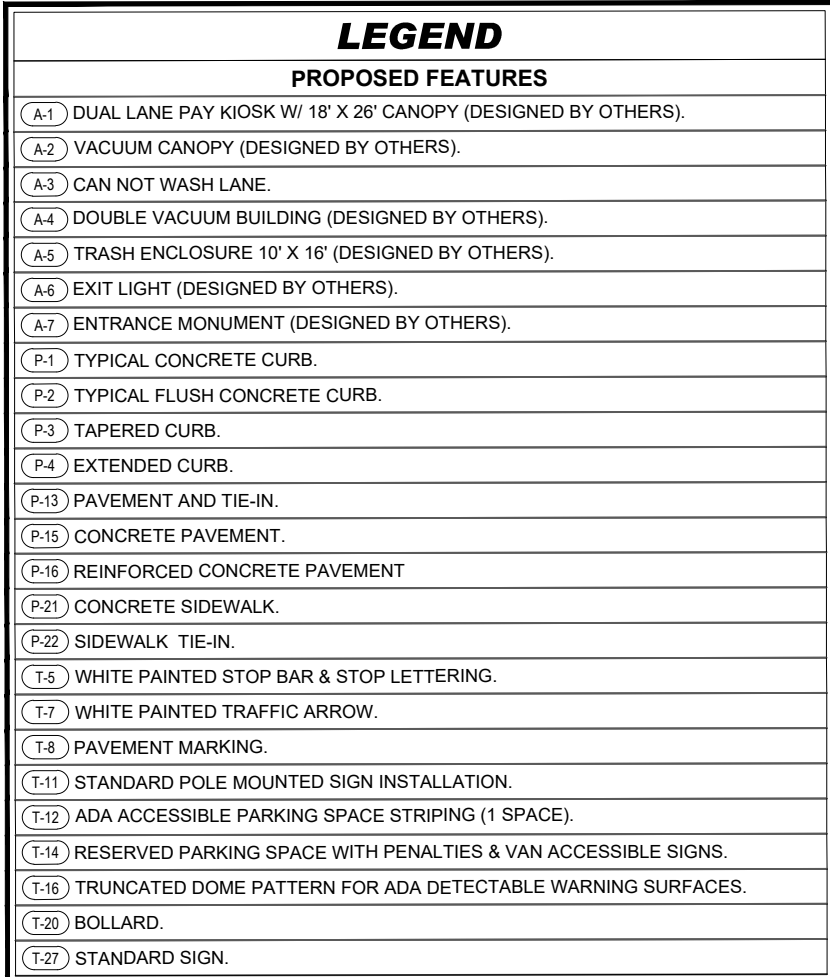
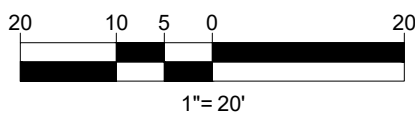




SITE LOCATION MAP
SCALE: 1"=1000'
SOURCE: GOOGLE MAPS

ZONING TABLE				
EXISTING ZONING: RPB - RIDGE PIKE BUSINESS DISTRICT				
PROPOSED USE: CAR WASH				
APPLICANT / OWNER INFORMATION				
APPLICANT:	PJ LAND DEVELOPMENT, LLC 71 CAROLYN BOULEVARD, FARMINGDALE, NY 11735			
PROPERTY OWNER:	PJ LAND DEVELOPMENT, LLC 71 CAROLYN BOULEVARD, FARMINGDALE, NY 11735			
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT	[143-262(A)]	35'	N/A	4' 35'
MIN. FRONT YARD	[143-262(B)]	10'	N/A	67.9'
MIN. SIDE YARD	[143-262(B)]	10'	N/A	45.6'
MIN. REAR YARD	[143-262(B)]	10' (30' WHERE ABUTTING RESIDENTIAL ZONE)	N/A	5.6'
MIN. PARKING SETBACK	[143-262(C)]	10'	0'	71.9'
MAX. IMPERVIOUS COVERAGE	[143-262(E)]	50%	79.8%	63.1%
			EXISTING NON-CONFORMITY	VARIANCE REQUIRED
PARKING REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. STALL SIZE	[123-37(O)]	9' X 18'	9' X 18'	9' X 19'
MIN. TWO-WAY AISLE WIDTH	[123-37(O)]	22'	23'	26.9'
LOADING REQUIREMENTS	NOT SPECIFIED	NS	0	0
MIN. MAX. STACKING	NOT SPECIFIED	NS	N/A	19
MIN. NUMBER OF STALLS	NOT SPECIFIED	NS	43	17
			EXISTING NON-CONFORMITY	VARIANCE REQUIRED

[illegible]

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www.pa1call.org

PROJECT No.:	PP213264
DRAWN BY:	RG
CHECKED BY:	SU
DATE:	08/29/2022
CAD I.D.:	PP213264-X-TTLB-LDVP

PROJECT:
PRELIMINARY/FINAL
LAND
DEVELOPMENT
DOCUMENTS
— FOR —
TIDAL WAVE
AUTO SPA
STORE #:004



PROPOSED DEVELOPMENT
P.B. 50, PG. 39; UNIT 6, BLOCK 6
2619 RIDGE PIKE
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA 19403

BOHLER //

**1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102**
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

REVISION 3 - 01/27/2023