

Pennridge Family Dentistry
1635 North 5th Street, Perkaskie, Pennsylvania 19844



THE PENNSYLVANIA ARCHITECTURAL BOARD HAS REVIEWED THIS ARCHITECTURAL PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE PENNSYLVANIA ARCHITECTURAL BOARD'S STANDARDS AND REGULATIONS. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

BLACKSTONE
— ARCHITECTURE —
1705 LOVERING AVENUE
WILMINGTON, DE 19806
302-438-5889

PENNRIDGE FAMILY DENTAL
EAST ROCKHILL TOWNSHIP
1635 NORTH FIFTH ST.
PERKASKIE, PA 19844

CONTRACTOR SHALL VERIFY
DIMENSIONS AND SITE CONDITIONS AND
REPORT ANY DISCREPANCIES TO THE
ARCHITECT. THE ARCHITECT IS NOT
RESPONSIBLE FOR ANY UNREPORTED
DISCREPANCIES.

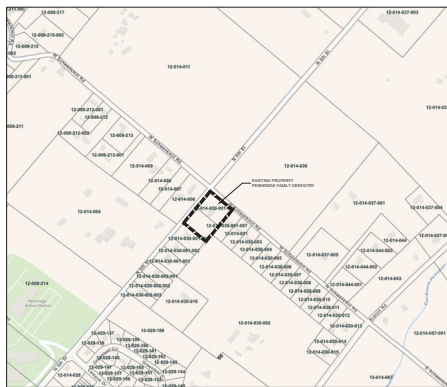
ISSUE: FOR LAND DEVELOPMENT
REVIEW - 1.13.22

REVISIONS:
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MASTER PLAN

MP

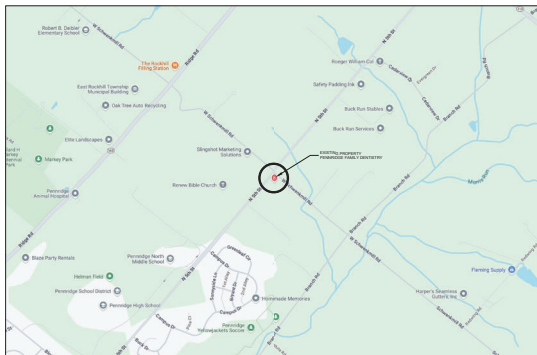
PROJECT # BR22003



① PARCEL MAP
DIMENSIONS NOT TO SCALE

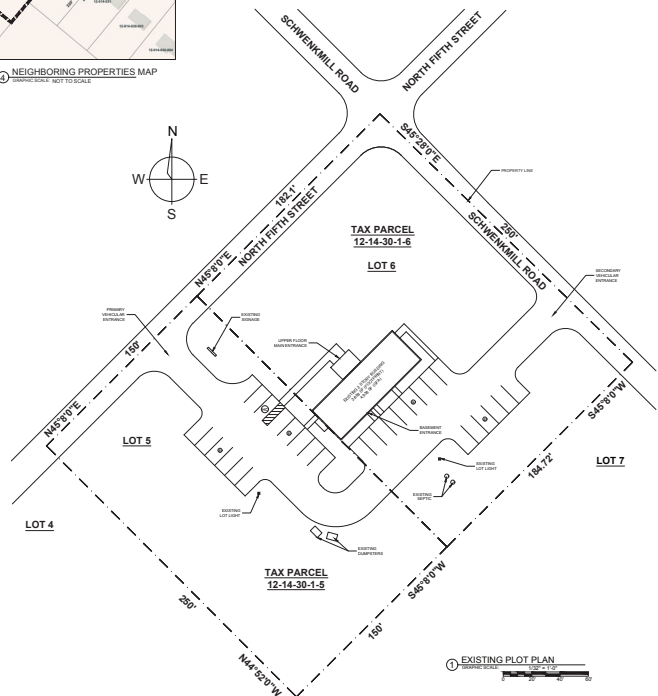


④ NEIGHBORING PROPERTIES MAP
DIMENSIONS NOT TO SCALE



② VICINITY MAP
DIMENSIONS NOT TO SCALE

PURPOSE OF PLAN: THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 1,187 SF UPPER FLOOR EXPANSION TO AN EXISTING DENTAL OFFICE.	JURISDICTION: ZONE: RR (RURAL RESIDENTIAL)	ZONING: EAST ROCKHILL TOWNSHIP RR (RURAL RESIDENTIAL) 2.0 ACRES (1.91 ACRES)
GENERAL DATA	MINIMUM LOT AREA: EXISTING: 200 FEET (250 FEET EXISTING)	
PROPERTY OWNER: FALCON REALTY VENTURE LLC	MINIMUM LOT WIDTH: EXISTING: 35 FEET (25 FEET EXISTING)	
TAX PARCEL(S): 12-014-030-001-006 & 12-014-030-001-005	MAX. BUILDING HEIGHT: EXISTING: 75 FEET	
PROPERTY ADDRESS: 1635 NORTH FIFTH ST., PERKASKIE, PA 19844	STREET YARD SETBACK: EXISTING: 40 FEET	
EXISTING BUSINESS: PENNRIDGE FAMILY DENTISTRY	SIDE YARD SETBACK: EXISTING: 75 FEET	
LOT SIZE: 1.91 ACRES	REAR YARD SETBACK: EXISTING: 10 PERCENT	
EXISTING USE(S): E1 - MEDICAL OFFICE (NONCONFORMING USE) E2 - OFFICE, NONCONFORMING (USE)	MAX BUILDING COVERAGE: EXISTING: 20 PERCENT	
	MAX IMPERVIOUS COVERAGE: EXISTING: 50% OF FLOOR AREA	



① EXISTING PLOT PLAN
DIMENSIONS NOT TO SCALE