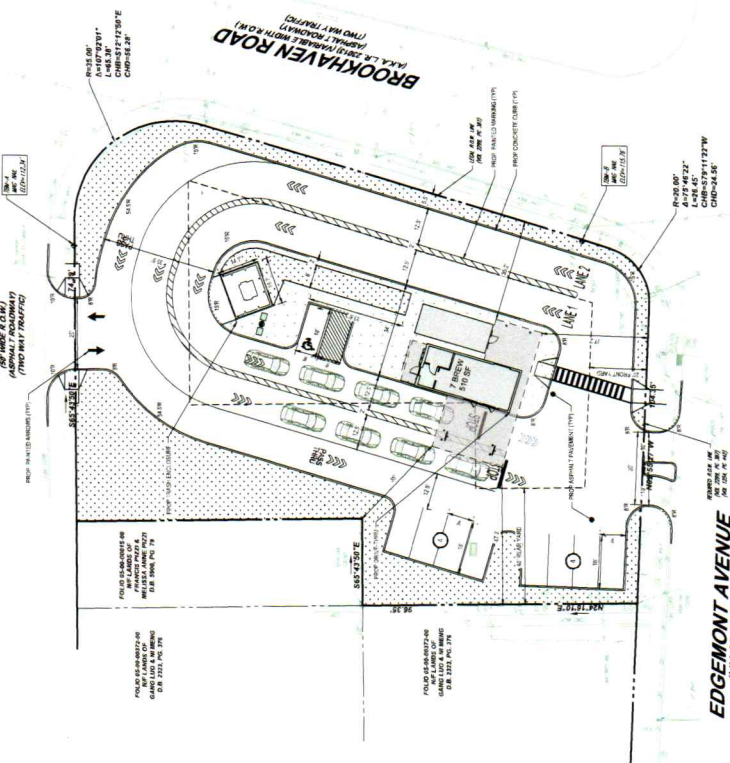




BARLOW AVENUE
(A.K.A. S.S. 202 BARLOW AVENUE)
(FIND WAY TRACKING)



EDGEMONT AVENUE
(A.K.A. S.S. 202 BARLOW AVENUE)
(FIND WAY TRACKING)

PARCEL NO.	OWNERS OF RECORD	MALLING ADDRESS	SITE ADDRESS	RECORDING INFO
200801000	410 EDGEMONT LLC	100 VALLEY RD. CHANMILLS PA 200	100 EDGEMONT AVE	DB 9/27/10, 10/19
200801100	410 EDGEMONT LLC	100 VALLEY RD. CHANMILLS PA 200	410 EDGEMONT AVE	DB 9/27/10, 10/19
200801200	410 EDGEMONT LLC	100 VALLEY RD. CHANMILLS PA 200	100 EDGEMONT AVE	DB 9/27/10, 10/19
200801300	410 EDGEMONT LLC	100 VALLEY RD. CHANMILLS PA 200	100 EDGEMONT AVE	DB 9/27/10, 10/19
200801400	410 EDGEMONT LLC	100 VALLEY RD. CHANMILLS PA 200	100 EDGEMONT AVE	DB 9/27/10, 10/19
200801500	410 EDGEMONT LLC	100 VALLEY RD. CHANMILLS PA 200	100 EDGEMONT AVE	DB 9/27/10, 10/19

LOT AREA	ITEM	CODE	PERMITTED	EXISTING	PROPOSED
10,000 SQ. FT.	FRONT YARD	100000	200	0	200
10,000 SQ. FT.	REAR YARD	100000	400	0	400
10,000 SQ. FT.	MAX. UNIMPAVED REG. FT.	100000	300	0	300
10,000 SQ. FT.	MAX. IMP. PAVED COVERAGE	100000	400%	0%	400%
10,000 SQ. FT.	MAX. IMPROVED COVERAGE	100000	700%	0%	700%
10,000 SQ. FT.	MAX. UNIMPAVED COVERAGE	100000	300%	0%	300%

APPLICANT	PROPERTY OWNER	APPLICANT'S ADDRESS	PROPERTY ADDRESS
GTB II LLC	GTB II LLC	100 VALLEY RD. CHANMILLS PA 200	100 EDGEMONT AVE

ISSUED FOR PERMIT
FOR ZONING PLAN

ZONING PLAN
GTB II LLC
PROPOSED
DRIVE-THRU COFFEE SHOP
410 EDGEMONT AVENUE,
BROOKHAVEN, PENNSYLVANIA
18815

MIN. STALL SIZE	EXISTING	PROPOSED
MIN. STALL WIDTH	8' X 10'	8' X 10'
MIN. STALL LENGTH	10'	10'
MIN. STALL AREA	80 SQ. FT.	80 SQ. FT.
MIN. STALL SPACING	10'	10'
MIN. STALL CLEARANCE	10'	10'
MIN. STALL HEIGHT	10'	10'

ITEM	EXISTING	PROPOSED
MIN. STALL SIZE	8' X 10'	8' X 10'
MIN. STALL WIDTH	10'	10'
MIN. STALL LENGTH	10'	10'
MIN. STALL AREA	80 SQ. FT.	80 SQ. FT.
MIN. STALL SPACING	10'	10'
MIN. STALL CLEARANCE	10'	10'
MIN. STALL HEIGHT	10'	10'

PARKING REQUIREMENTS
MIN. STALL SIZE: 8' X 10'
MIN. STALL WIDTH: 10'
MIN. STALL LENGTH: 10'
MIN. STALL AREA: 80 SQ. FT.
MIN. STALL SPACING: 10'
MIN. STALL CLEARANCE: 10'
MIN. STALL HEIGHT: 10'

ZONING TABLE
GTB II LLC
100 VALLEY RD. CHANMILLS PA 200
410 EDGEMONT AVE
BROOKHAVEN, PA 18815

REVISIONS
REV. DATE COMMENT

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PHOENIX MANAGEMENT
ARCHITECTURE
DESIGN
SERVICES
TRANSPORTATION SERVICES

M. KEARSE
REGISTERED ENGINEER
FOR PENNSYLVANIA
1000 N. 10TH ST.
PHOENIX, PA 19122

ZONING PLAN
Z-01
SHEET NUMBER

ORIG. DATE - 11/22/2024



LOCATION MAP
SCALE: 1" = 100'

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 30'

KEY: - UNFINISHED

KEY: - UNFINISHED

KEY: - UNFINISHED

KEY: - UNFINISHED

KEY: - UNFINISHED

KEY: - UNFINISHED

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