

**NOTES:**

- OWNER: HOOKUM CORP. INC. UPR: 31-001-004-005 D.E.V. 5305, P. 439 P.B.V. 99, P. 35 (LOT 4) LOT AREA = 2.369 ACRES
- APPLICANT: HOOKUM CORP. INC. ATTN: MATT GEDSIO 66 RICHARD ROAD WARRINGTON, PA 18974
- SANITARY SEWER: THE PROPERTY IS CURRENTLY SERVED BY PUBLIC SEWER.
- WATER: THE PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER.
- FLOOD PLAN: THERE IS NO FLOODPLAIN ON THE SITE PER FEMA, MAP PANEL NO. 42017C0404, LAST REVISED MARCH 16, 2015.
- WETLANDS: THERE ARE NO WETLANDS OR REGULATED WATERWAYS ON THE SITE.
- PARKING: NUMBER OF EXISTING SPACES = 14 NUMBER OF PROPOSED SPACES = 33 TOTAL NUMBER OF SPACES = 33 (NON-DESIGNATED USE) TOTAL NUMBER OF SPACES REQUIRED = 56 (1 PER 400 SF OF GROSS FLOOR AREA)

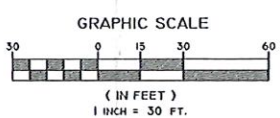
**REQUESTED VARIANCES FROM THE ZONING ORDINANCE OF NORTHAMPTON TOWNSHIP, BUCKS COUNTY, AS AMENDED**

**SECTION 27-604.1 - OFF-STREET PARKING SPACES FOR EACH DELIVERY VEHICLE:** VARIANCE REQUESTED TO NOT PROVIDE ADDITIONAL OFF-STREET PARKING SPACES FOR EACH DELIVERY VEHICLE. DELIVERY VEHICLES WILL UTILIZE THE PROVIDED NON-DESIGNATED OFF-STREET PARKING SPACES.

**SECTION 27-1110.2A(1) - NUMBER OF OFF-STREET PARKING SPACES:** VARIANCE REQUESTED TO PROVIDE LESS OFF-STREET PARKING SPACES THAN WHAT IS REQUIRED. THE NUMBER OF REQUIRED SPACES DOES NOT ALIGN WITH THE ACTUAL DEMAND AND USE OF THE FACILITY. ONLY 8 OR 9 EMPLOYEES ARE ANTICIPATED, AND THERE WILL BE NO CUSTOMERS. CURRENTLY, 33 SPACES ARE BEING PROPOSED.

**SECTION 27-1103.1 - BUFFER SPACES:** VARIANCE REQUESTED TO NOT PROVIDE A BUFFER SPACE ON THE EAST SIDE OF THE PROPERTY. THIS WOULD BE A CONTINUATION OF A NON-CONFORMANCE, AS THERE IS PRESENTLY NO BUFFER PROVIDED.

**SECTION 27-1103.2 - REQUIRED BUFFERS SHALL NOT BE LESS THAN 20 FEET IN DEPTH:** VARIANCE REQUESTED TO PROVIDE LESS THAN THE 20 FEET OF BUFFER SPACE REQUIRED. FOR THE WEST SIDE OF THE PROPERTY, 15 FEET IS PROPOSED.

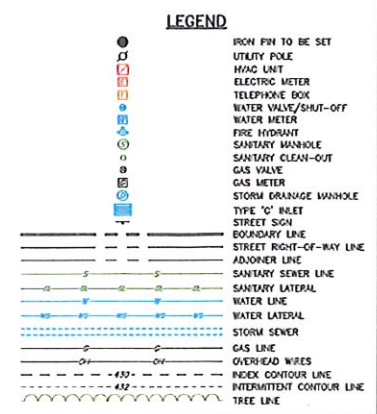


**ZONING REQUIREMENTS**  
ZONING DISTRICT: I-1 PLANNED INDUSTRIAL/ OFFICE

|                        | REQUIRED   | EXISTING    | PROPOSED                      |
|------------------------|------------|-------------|-------------------------------|
| MINIMUM LOT AREA       | 2.00 ACRES | 2.369 ACRES | 2.369 ACRES                   |
| MINIMUM LOT WIDTH      | 200 FT.    | 269.79 FT.  | 269.79 FT.                    |
| FRONT YARD SETBACK     | 100 FT.    | 99.01 FT. * | 99.01 FT. *                   |
| SIDE YARD SETBACK      | 40 FT.     | 29.65 FT. * | 29.65 FT. *                   |
| REAR YARD SETBACK      | 40 FT.     | 167.96 FT.  | 167.96 FT.                    |
| MAX. BUILDING COVERAGE | 30%        | ~11.77%     | ~10.56% (NEW) ~22.33% (TOTAL) |
| MAX. IMPERV. COVERAGE  | 70%        | ~38.26%     | ~31.02% (NEW) ~69.28% (TOTAL) |

\* EXISTING NON-CONFORMITY

BUILDING HEIGHT: THE HEIGHT OF THE PROPOSED BUILDING ADDITION WILL MATCH THAT OF THE EXISTING BUILDING



|             |            |
|-------------|------------|
| PROJECT #:  | GNS-NOR-01 |
| SCALE:      | 1"=30'     |
| DESIGN BY:  | CAD        |
| CHECKED BY: | LOG        |
| DATE:       | 7/19/2023  |
| DWG. NO.:   | 1 OF 1     |
| SHEET NO.:  | ZE-1       |

**ZONING EXHIBIT**

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**66 RICHARD ROAD**  
NORTHAMPTON TOWNSHIP  
BUCKS COUNTY, PA

**DESIGN GROUP**  
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