

TAX MAP 9
BLOCK 14, UNIT 128
PARCEL ID. NO. 09-00-00862-00
LANDS N/F
LOCAL UNION 654 BUILDING ASSOCIATION
DB 3407 PG 2329
3729 CHICHESTER AVENUE

TAX MAP 9
BLOCK 21, UNIT 66
PARCEL ID. NO. 09-00-00861-00
LANDS N/F
PAULA F. MANERCHIA
DB 3753 PG 80
3709 CHICHESTER AVENUE

TAX MAP 9
BLOCK 21, UNIT 67
PARCEL ID. NO. 09-00-00860-00
LANDS N/F
LAUREN MISCORLEY, LLP
DB 2125 PG 103
3703 CHICHESTER AVENUE

TAX MAP 9
BLOCK 21, UNIT 69
PARCEL ID. NO. 09-00-00859-00
LANDS N/F
CHICHESTER REAL ESTATE, LLC
DB 5267 PG 1437
3401 CHICHESTER AVENUE

ZONING DATA TABLE

ZONING DISTRICT: NEIGHBORHOOD COMMERCIAL (C-1)
USE: AUTOZONE - RETAIL STORE (PERMITTED 600-52.A)

GROSS TRACT AREA: 5.0759 AC
- RIGHT-OF-WAY: 0.0976 AC (EXISTING)

NET LOT AREA: 4.9783 AC

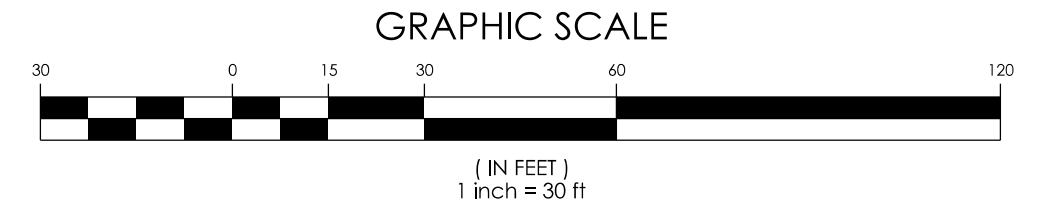
CLASSIFICATION:	REQUIRED **	PROPOSED LOT 1:	PROPOSED LOT 2:	PROPOSED LOT 3:
MINIMUM LOT AREA:	12,000 SF	32,149 SF	36,1500 SF	148,555 SF
MINIMUM LOT WIDTH:	75 FT	150.0 FT	241.0 FT	966.0 FT
MINIMUM FRONT YARD:	45 FT	45.0 FT (CHICHESTER AVE.)	63.7 FT (MILL RD.)	60.0 FT
		81.5 FT (MILL RD.)		
MINIMUM SIDE YARD:	10 FT	10.0 FT	36.6 FT	36.6 FT
MINIMUM REAR YARD:	35 FT	54.0 FT	38.2 FT	35.0 FT
MAXIMUM BUILDING COVERAGE:	30%	22.9%	18.0%	4.4%
MAXIMUM IMPERVIOUS SURFACE RATIO:	75%	75.0%	73.8%	17.1%
BUILDING HEIGHT:	35 FT	< 35 FT	< 35 FT	< 35 FT

PARKING REGULATIONS:

RETAIL STORE OR SHOP: ONE OFF-STREET PARKING SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA. (1 SPACE / 200 GFA)

REQUIRED LOT 1:	PROPOSED LOT 1:
7,375 SF / 200 SF = 37 SPACES REQUIRED	32 SPACES (5 SHARED WITH RETAIL LOT 2)
REQUIRED LOT 2:	PROPOSED LOT 2:
6,500 SF / 200 SF = 33 SPACES REQUIRED	33 SPACES (5 SHARED WITH AZ)
REQUIRED LOT 3:	PROPOSED LOT 3:
6,600 SF / 200 SF = 33 SPACES REQUIRED	42 SPACES

SITE INFORMATION
ADDRESS: 3703 & 3709 CHICHESTER AVENUE
PARCEL INFO: 9-21-66 (2.5904 ACRES)
9-21-67 (2.4855 ACRES)



AUTOZONE BOOTHWYN | THREE PAD SITE SKETCH PLAN

UPPER CHICHESTER TOWNSHIP, COUNTY, PA
MAY 14, 2019

