



LOCATION MAP
1"=1,000'

SITE DATA

REQUIREMENTS TAKEN FROM:
ZONING ORDINANCE OF TOWNSHIP OF NORTHAMPTON, BUCKS COUNTY PENNSYLVANIA, ORD. 160, 4/6/1977, AS AMENDED THROUGH ORD. 591, 5/24/2017

REQUIREMENTS
ZONED: C-2, GENERAL COMMERCIAL/OFFICE WITHIN THE VILLAGE OVERLAY DISTRICT

GROSS SITE AREA (TO TITLE LINES): 6.592 AC
 SITE AREA (TO LEGAL ROW LINES): 5.523 AC
 ULTIMATE R.O.W. AREA IN HOLLAND ROAD: -0.691 AC
 AREA TO BE CONVEYED TO PENNDOT: -0.025 AC
 SUBTOTAL SITE AREA: 4.807 AC

PROPOSED LOT 1: 2.719 AC
 PROPOSED LOT 2: 12.555 AC
 SUBTOTAL SITE AREA: 4.807 AC

PROPOSED LOT 1
 BASE SITE AREA: 2.779 AC
 20% OR GREATER SLOPES: -0.512 AC
 NET SITE AREA: 2.267 AC
 PROPOSED USE: RETAIL STORE WITH ACCESSORY FUEL SALES (BY RIGHT)

	REQUIRED	PROVIDED
MIN. LOT AREA:	15,000 S.F.	121,068 S.F. (2,779 AC.)
MIN. LOT WIDTH (AT BUCK ROAD):	75.0'	498.4'
MAX. BUILDING COVERAGE:	50%	10.2% (12,375 SF)
MAX. LOT COVERAGE:	70%	58.3% (70,530 SF)
FRONT YARD SETBACK:	20.0' MIN. / 43.0' MAX.	BUILDING CANOPY
BUCK ROAD:	20.0'	164.7'
ROCKSVILLE ROAD:	153.0'	55.5'
HOLLAND ROAD:	223.7'	106.3'
MIN. REAR YARD SETBACK:	20.0'	131.8'
MIN. SIDE YARD SETBACK:	EACH	10.0'
MAX. BUILDING HEIGHT:	45'	33'
MAX. STRUCTURE HEIGHT (CANOPY):	30'	25.17'

PARKING
 REQUIRED = 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA = 5.585 SF/100 SF = 56 SPACES
 PROVIDED = 56 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)

LOADING
 REQUIRED = > 8,000 = 1 SPACE
 PROVIDED = 1 SPACE (12x55)

OPEN SPACE
 REQUIRED = 5% OF THE LOT AREA = 121,068 SF X 0.05 = 6,053 SF
 PROVIDED = 6,061 SF (5.0%)

PROPOSED LOT #2
 PROPOSED USE: VACANT

BASE SITE AREA: 2.009 AC
 20% OR GREATER SLOPES: -0.145 AC
 NET SITE AREA: 1.864 AC

	REQUIRED	PROVIDED
MIN. LOT AREA:	15,000 S.F.	87,512 S.F. (2,009 AC.)
MIN. LOT WIDTH (AT BUCK ROAD):	75.0'	424.7'
MAX. BUILDING COVERAGE:	50%	0%
MAX. LOT COVERAGE:	70%	0.0% (0.0 SF)
FRONT YARD SETBACK:	20.0' MIN. / 43.0' MAX.	BUILDING CANOPY
BUCK ROAD:	N/A	N/A
ROCKSVILLE ROAD:	N/A	N/A
HOLLAND ROAD:	N/A	N/A
MIN. REAR YARD SETBACK:	20.0'	N/A
MIN. SIDE YARD SETBACK:	EACH	10.0'
MAX. BUILDING HEIGHT:	45'	N/A

LEGEND

- EXISTING LEGAL ROW
- EXISTING ZONING BOUNDARY
- EXISTING CONCRETE CURB
- EXISTING OVERHEAD UTILITY LINE & UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORMWATER MANHOLE & INLET
- EXISTING GAS VALVE
- EXISTING BOLLARD
- EXISTING BENCHMARK
- EXISTING SIGN
- EXISTING UTILITY POLE WITH LIGHT
- PROPOSED PROPERTY BOUNDARY
- PROPOSED SETBACK LINE
- PROPOSED CONCRETE CURB
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- ▨ PROPOSED STAMPED CONCRETE
- ▤ PROPOSED DECORATIVE CROSSWALK

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 AND SURVEYING
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY

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FOR CONCEPT PURPOSES ONLY

PROJECT No.: PC161027
 DRAWN BY: JRB
 CHECKED BY: SRM
 DATE: 02/14/2022
 CAD L.D.: PC161027-BASE-SKETCH BY RIGHT-0

TENTATIVE SKETCH PLAN PARCEL 31-026-025-001

FOR
PROVCO PINEGOOD NORTHAMPTON, LLC

PROPOSED WAWA STORE #8174

287 HOLLAND ROAD
 NORTHAMPTON TOWNSHIP
 BUCKS COUNTY
 PENNSYLVANIA
 18966

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 PENNSYLVANIA LICENSE NO. FE0101103
 NEW JERSEY LICENSE NO. 24050110300
 FLORIDA LICENSE NO. 63097

SHEET TITLE:
SKETCH PLAN

SHEET NUMBER:
1
 OF 3

ORG. DATE - 02/16/2022