



HOLLAND ROAD
(A.K.A. SR 207)
(31' WIDE LEGAL R.O.W.)
(31' WIDE LEGAL R.O.W.)
(ASPHALT PAVEMENT)

HOPE LANE
(A.K.A. T-351)
(33' WIDE LEGAL R.O.W.)
(TWO WAY TRAFFIC)
(ASPHALT PAVEMENT)

ROCKSVILLE ROAD
(A.K.A. T-351)
(33' WIDE LEGAL R.O.W.)
(TWO WAY TRAFFIC)
(ASPHALT PAVEMENT)

Wawa
Johnny Apple
Buck Rd
Holland Rd
Lakewood Dr
Twelve Dr
Rockville Dr
Holland Rd
Hope Rd
Buck Rd
Twelve Dr
Rockville Dr
Holland Rd
Hope Rd
Buck Rd
Twelve Dr
Rockville Dr

LOCATION MAP
1"=1,000'

SITE DATA

REQUIREMENTS TAKEN FROM:
ZONING ORDINANCE OF TOWNSHIP OF NORTHAMPTON, BUCKS COUNTY PENNSYLVANIA, ORD. 150,
4/8/1977, 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): 6,952 AC
SITE AREA (TO LEGAL R.O.W. LINE): 5,523 AC
ULTIMATE R.O.W. AREA IN BUCK ROAD: 0.010 AC
ULTIMATE R.O.W. AREA IN HOLLAND ROAD: -0.011 AC
AREA TRANSFERRED FROM ROCKSVILLE ROAD R.O.W.: -0.092 AC
SUBTOTAL SITE AREA: 5,554 AC

PROPOSED LOT 1: 2,426 AC
PROPOSED LOT 2: 2,574 AC
PROPOSED CONNECTOR ROAD: 0.594 AC

PROPOSED LOT #1

BASE SITE AREA: 2,426 AC
20% OR GREATER SLOPES: 0.035 AC
NET SITE AREA: 2,391 AC

PROPOSED USE: RETAIL STORE WITH ACCESSORY
FUEL SALES (BY RIGHT)

MIN. LOT AREA: 15,000 S.F. 104,152 S.F. (2,391 AC.)
MIN. LOT WIDTH (AT BUCKS ROAD): 75.0' 365.08'

MAX. BUILDING COVERAGE: 50% 12.23% (12,735 SF)
MAX. LOT COVERAGE: 70% <70.0%

FRONT YARD SETBACK: 20.0' MIN. / 40.0' MAX. BUILDING: 147.9' CANOPY: 60.2'
BUCK ROAD: 113.4' 63.5'
ROCKSVILLE ROAD: 40' 84.9'

MIN. REAR YARD SETBACK: 20.0' N/A N/A
MIN. SIDE YARD SETBACK: 10.0' N/A N/A
EACH: 10.0' 33' N/A
MAX. BUILDING HEIGHT: 45' 33'
MAX. STRUCTURE HEIGHT (CANOPY): 60' 25.17'

*REQUIRED FOR GASOLINE SERVICE STATIONS

PARKING

REQUIRED = 1 SPACE PER 150 S.F. OF GROSS FLOOR AREA=5,585 SF/150 SF=38 SPACES
PROVIDED = 50 SPACES (INCLUDING 2 ADA ACCESSIBLE SPACES)

LOADING

REQUIRED = 8.00 = 1 SPACE
PROVIDED = 1 SPACE (12x55)

PROPOSED LOT #2

BASE SITE AREA: 2,574 AC
20% OR GREATER SLOPES: -0.223 AC
NET SITE AREA: 2,351 AC

MIN. LOT AREA: 15,000 S.F. 102,410 S.F. (2,351 AC.)
MIN. LOT WIDTH (AT STREET LINE): 75.0' 175.16'

MAX. BUILDING COVERAGE: 50% 0%
MAX. LOT COVERAGE: 70% 0%

FRONT YARD SETBACK: 20.0' MIN. / 40.0' MAX. BUILDING: N/A CANOPY: N/A
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 N/A
MIN. SIDE YARD SETBACK: 10.0' N/A N/A
EACH: 10.0' N/A N/A
MAX. BUILDING HEIGHT: 45' N/A

PROPOSED SIGNAGE

PROPOSED WAWA SIGNAGE SYMBOL LEGEND

KEY	QTY	DESCRIPTION	AREA (S.F.)
(A)	2	"WAWA" WITH PRICE CHANGER (46.87 S.F.)	93.74
(B)	1	BUILDING MOUNTED SIGNAGE	67.70
(C)	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
(D)	1	CANOPY MOUNTED SIGNAGE	36.90
(E)	1	"WAWA" CANOPY SIGN (9.03 S.F.)	9.03
(F)	2	PUMP INFORMATIONAL SIGNAGE	15.68
(G)	16	"WAWA" SPANNER (7.84 S.F.)	125.28
TOTAL FREESTANDING SIGNAGE =			93.74
TOTAL BUILDING MOUNTED SIGNAGE =			104.60
TOTAL CANOPY MOUNTED SIGNAGE =			9.03
TOTAL PUMP INFORMATIONAL SIGNAGE =			45.12
TOTAL SIGNAGE =			252.48

PROPOSED REGULATORY SIGNAGE SYMBOL LEGEND

KEY	QTY	DESCRIPTION
(1)	1	PROPOSED "AIR PUMP PARKING ONLY" SIGN (12'X18')
(2)	2	PROPOSED "STOP" SIGN (R1-1) (30'X30')
(3)	2	PROPOSED PEDESTRIAN CROSSING SIGN (W11-2) (30'X30') & DIAGONAL DOWNWARD POINTING ARROW (W16-7P) (24'X12')
(4)	2	PROPOSED "DO NOT ENTER" SIGN (R5-1)

SITE PLAN NOTE LEGEND

- PROP. ASPHALT PAVEMENT. SEE DETAILS.
- PROP. 6" CONCRETE CURB. SEE DETAILS.
- PROP. 6" CURB TAPER. SEE DETAILS.
- PROP. BOLLARD. SEE DETAILS.
- PROP. WHITE PAINTED TRAFFIC ARROW. SEE DETAILS.
- PROP. 12' X 55' LOADING SPACE.
- PROP. TRASH ENCLOSURE.
- PROP. CROWSWALK. SEE DETAILS.
- PROP. ADA PAINTED MARKING. SEE DETAILS.
- PROP. 24" WIDE DIAGONAL YELLOW PAINT (45° @ 0° C).
- PROP. LIGHT (TYP.).
- PROP. SLOPE STYLE CANOPY.
- PROP. 8" CONCRETE PAD (TANK MAT). SEE DETAILS.
- PROP. 6" CONCRETE PAVING (PARKING, CANOPY, TRASH MAT). SEE DETAILS.
- PROP. 4" CONCRETE SIDEWALK. SEE DETAILS.
- PROP. PARKING SPACE LETTERING DETAIL. SEE DETAILS.
- PROP. AIR PUMP STAND AND AIR SPACE MARKING. SEE DETAILS.
- PROP. 2-22,000 GAL. COMPARTMENTALIZED TANKS WITH 1-20,000 GAL. TANK.
- PROP. 6"X VENT STACK PAD.
- PROP. ENTRANCE.
- PROP. TRASH STAGING DOOR.
- PROP. WATER SERVICE ROOM DOOR.
- PROP. DELIVERY DOOR AND EMERGENCY EXIT.
- PROP. DELIVERY DOOR.
- PROP. 5' CURB CUT.
- PROP. ADA ACCESSIBLE PATH.

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 MONUMENTATION
- EXISTING SIGN
- EXISTING UTILITY POLE WITH LIGHT
- 3RD PROPERTY BOUNDARY
- PROPOSED SAWCUT LINE
- PROPOSED SETBACK LINE
- PROPOSED CONCRETE CURBS
- PROPOSED PARKING COUNT
- PROPOSED STORMWATER INLET
- PROPOSED UTILITY MANHOLE
- PROPOSED UTILITY CLEANOUT
- PROPOSED ROOF DRAIN
- PROPOSED SIGN
- PROPOSED TRANSFORMER
- PROPOSED BOLLARD
- PROPOSED LIGHT
- PROPOSED PROPERTY MONUMENT
- PROPOSED 4" PAINTED WHITE LINE
- PROPOSED 24" PAINTED WHITE LINE (STOP BAR)
- PROPOSED 4" PAINTED DOUBLE YELLOW LINE
- PROPOSED CONCRETE
- PROPOSED PRIMARY & SECONDARY E-STOP

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

REVISIONS

REV	DATE	COMMENT	DESIGNED BY

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PROJECT NO.: PC181027
DRAWN BY: AMT
CHECKED BY: CJB
DATE: 01/31/2020
CADD ID: PC181027BASE-0

PRELIMINARY LAND DEVELOPMENT & MAJOR SUBDIVISION PLANS

FOR
PROVCO PINEGOOD
NORTHAMPTON, LLC

PROPOSED WAWA NORTHAMPTON
287 HOLLAND ROAD
NORTHAMPTON TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA
18966

BOHLER

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PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE076132
NEW JERSEY LICENSE NO. 240605193600
FLORIDA LICENSE NO. 63065

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301
6 OF 22

ORG. DATE - 01/31/2020