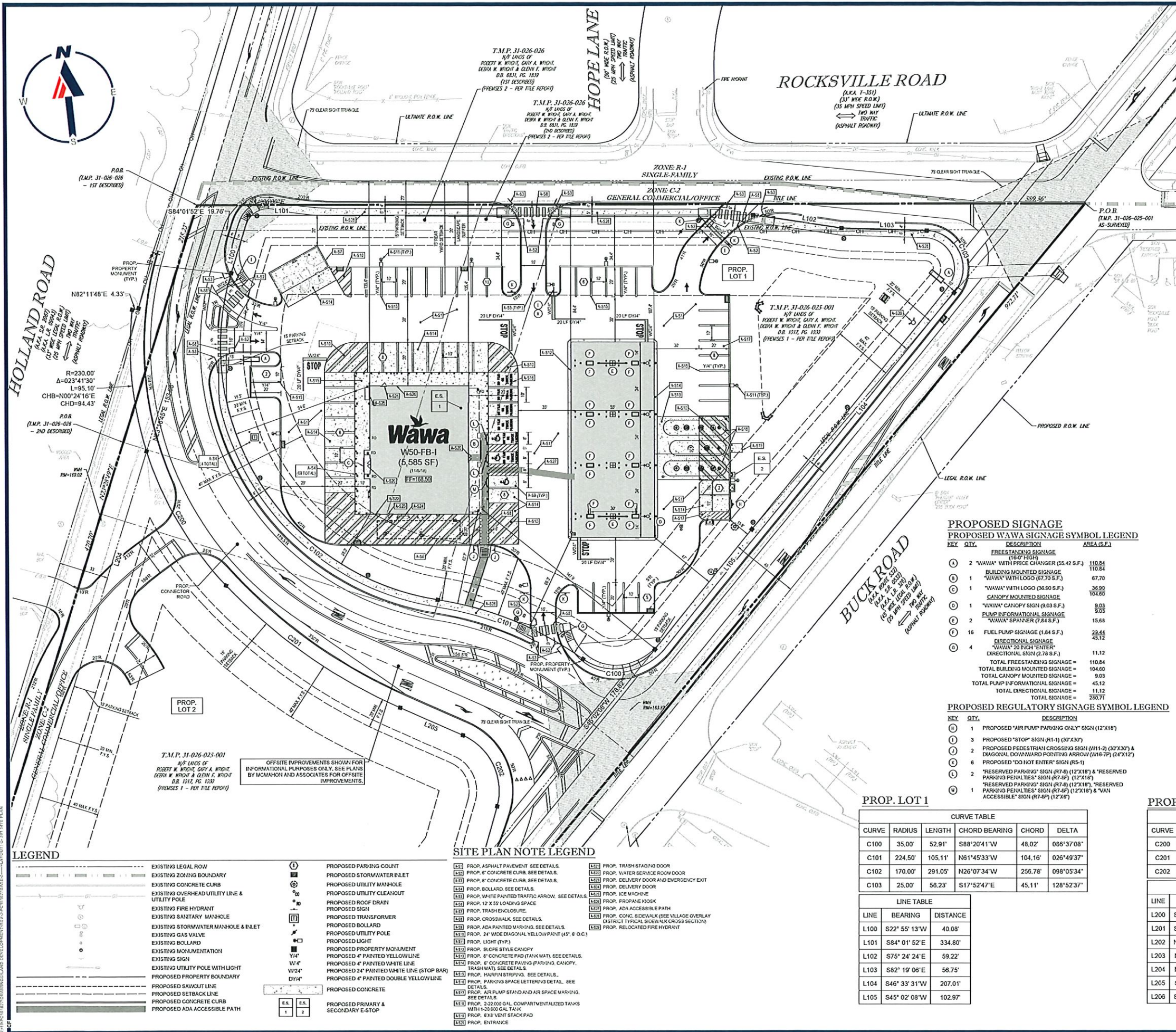




REV	DATE	COMMENT	BY
1			
2	03.10.20	GENERAL REVISIONS	AMT
3	02.10.21	GENERAL REVISIONS	JCF

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 LINE):	6.592 AC
SITE AREA (TO LEGAL R.O.W. LINE):	5.523 AC
ULTIMATE R.O.W. AREA IN BUCK ROAD	-0.017 AC
AREA TRANSFERRED FROM ROCKSVILLE ROAD R.O.W.	+0.065 AC
SUBTOTAL SITE AREA	5.581 AC
PROPOSED LOT 1	2.374 AC
BASE SITE AREA	2.542 AC
20% OR GREATER SLOPES	-0.037 AC
NET SITE AREA	2.505 AC
PROPOSED LOT 2	2.542 AC
BASE SITE AREA	2.542 AC
20% OR GREATER SLOPES	-0.037 AC
NET SITE AREA	2.505 AC

PROPOSED USE: RETAIL STORE WITH ACCESSORY FUEL SALES (BY RIGHT)	
MIN. LOT AREA:	REQUIRED 15,000 S.F. PROVIDED 103,443 S.F. (2,374 AC)
MIN. LOT WIDTH (AT BUCK ROAD):	75.0' 35'
MAX. BUILDING COVERAGE:	50% 12.31% (12,735 SF)
MAX. LOT COVERAGE:	70% 62.57% (64,726 SF)
FRONT YARD SETBACK:	20.0' MIN. / 40.0' MAX. BUILDING 147.8' CANOPY 66.3'
MIN. REAR YARD SETBACK (FROM ROCKSVILLE C):	75.0' 135.4' 107.4'
MIN. SIDE YARD SETBACK:	EACH: 10.0' N/A N/A
MAX. BUILDING HEIGHT:	45' 33'
MAX. STRUCTURE HEIGHT (CANOPY):	30' 25.17'
*REQUIRED FOR GASOLINE SERVICE STATIONS	

PARKING	REQUIRED = 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA=5,581 SF/100 SF=56 SPACES PROVIDED = 57 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)
LOADING	REQUIRED = 8,000 = 1 SPACE PROVIDED = 1 SPACE (12'x55')
PROPOSED LOT #2	PROPOSED USE: VACANT
BASE SITE AREA	2.542 AC
20% OR GREATER SLOPES	-0.224 AC
NET SITE AREA	2.318 AC

MIN. LOT AREA:	REQUIRED 15,000 S.F. PROVIDED 110,741 S.F. (2,542 AC)
MIN. LOT WIDTH (AT STREET LINE):	75.0' 358.2'
MAX. BUILDING COVERAGE:	50% 0%
MAX. LOT COVERAGE:	70% 3.0% (3,315 SF)
FRONT YARD SETBACK:	20.0' MIN. / 40.0' MAX. BUILDING N/A CANOPY N/A
MIN. REAR YARD SETBACK:	N/A N/A N/A
MIN. SIDE YARD SETBACK:	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.)
1	2	"WAWA" WITH PRICE CHANGER (55.42 S.F.)	110.84
2	1	BUILDING MOUNTED SIGNAGE	110.84
3	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
4	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
5	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
6	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
7	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
8	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
9	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
10	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
11	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
12	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
13	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
14	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
15	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
16	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
17	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
18	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
19	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
20	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
21	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
22	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
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96	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
97	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
98	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
99	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70
100	1	"WAWA" WITH LOGO (67.70 S.F.)	67.70

PROPOSED REGULATORY SIGNAGE SYMBOL LEGEND

KEY	QTY.	DESCRIPTION
1	1	PROPOSED "AIR PUMP PARKING ONLY" SIGN (12'X18')
2	1	PROPOSED "STOP" SIGN (R1-1) (30'X30')
3	1	PROPOSED PEDESTRIAN CROSSING SIGN (W11-2) (30'X30') & DIAGONAL DOWNWARD POINTING ARROW (W16-7P) (24'X12')
4	1	PROPOSED "DO NOT ENTER" SIGN (R5-1)
5	1	"RESERVED PARKING" SIGN (R7-6) (12'X18') & "RESERVED PARKING PENALTIES" SIGN (R7-6P) (12'X18')
6	1	"RESERVED PARKING" SIGN (R7-6) (12'X18') & "RESERVED PARKING PENALTIES" SIGN (R7-6P) (12'X18') & "VAN ACCESSIBLE" SIGN (R7-6P) (12'X18')

PROP. LOT 1

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C100	35.00'	52.91'	S88°20'41"W	48.02'	086°37'08"
C101	224.50'	105.11'	N61°45'33"W	104.16'	026°49'37"
C102	170.00'	291.05'	N26°07'34"W	256.78'	098°05'34"
C103	25.00'	56.23'	S17°52'47"E	45.11'	128°52'37"

LINE	BEARING	DISTANCE
L100	S22°55'13"W	40.08'
L101	S84°01'52"E	334.80'
L102	S75°24'24"E	59.22'
L103	S82°19'05"E	56.75'
L104	S46°33'31"W	207.01'
L105	S45°02'08"W	102.97'

PROP. LOT 2

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C200	230.00'	104.65'	S24°28'36"E	103.75'	026°04'14"
C201	359.50'	142.20'	S48°50'38"E	141.28'	022°39'51"
C202	40.50'	58.13'	S19°03'15"E	53.27'	082°14'37"

LINE	BEARING	DISTANCE
L200	S43°17'28"W	244.35'
L201	S45°27'35"W	137.35'
L202	N57°09'00"W	159.12'
L203	N22°47'33"E	90.67'
L204	N23°16'45"E	436.90'
L205	S60°10'34"E	45.47'
L206	S22°04'03"W	39.56'

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REVISIONS

REV	DATE	COMMENT	BY
1			
2	03.10.20	GENERAL REVISIONS	AMT
3	02.10.21	GENERAL REVISIONS	JCF

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PROJECT NO.: PC181027
DRAWN BY: AMT
CHECKED BY: CJB
DATE: 01/31/2020
CAD ID: PC181027BMS-3

PROJECT:
PRELIMINARY LAND DEVELOPMENT & MAJOR SUBDIVISION PLANS
FOR
PROVCO PINEGOOD NORTHAMPTON, LLC
287 HOLLAND ROAD
NORTHAMPTON TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA
18966

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FLORIDA LICENSE NO. 63043

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C- 301
6 OF 29

REVISION 3 - 02.10.21