

BLOCK 36 UNIT 34
APN #58-00-19129-001
LANDS N/F
MICHAEL M. & DONNA R. SKELLY
D.B. 2595 PG. 300
ZONED: R-2 RESIDENTIAL
USE: RESIDENTIAL (SINGLE FAMILY DETACHED)

BLOCK 36 UNIT 33
APN #58-00-19132-007
LANDS N/F
AUGUSTUS M. & ANNE M. CIPOLLINI
D.B. 2595 PG. 281
ZONED: R-2 RESIDENTIAL
USE: RESIDENTIAL (SINGLE FAMILY DETACHED)

BLOCK 36 UNIT 32
APN #58-00-19135-004
LANDS N/F
GEORGE A. SR. & JANE B. BAILEY
D.B. 4811 PG. 1262
ZONED: R-2 RESIDENTIAL
USE: RESIDENTIAL (SINGLE FAMILY DETACHED)

BLOCK 36 UNIT 31
APN #58-00-19138-001
LANDS N/F
BRIAN M. TYSZKO
D.B. 3604 PG. 2742
ZONED: R-2 RESIDENTIAL
USE: RESIDENTIAL (SINGLE FAMILY DETACHED)

GENERAL NOTES:

1.) THIS PLAN REFERENCE:
A PLAN ENTITLED: "ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR: GOODMAN PROPERTIES
JAMES F. HENRY, PA. PLS #SUS8807
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE CHALFONT, PA 18914
CP11002
DATE: 2-2-2011

2.) OWNER/APPLICANT: 145 W. DEKALB PIKE ASSOCIATES, L.P.
C/O BRUCE GOODMAN
636 OLD YORK ROAD
JENKINTOWN, PA 19046

3.) ZONING DATA: BLOCK 36, UNIT 6
APN #58-00-06298-007
145 WEST DEKALB PIKE
UPPER MERION TOWNSHIP, MONTGOMERY COUNTY, PA
ZONED: C-1 COMMERCIAL

EXISTING USE: RETAIL SALES
PROPOSED USE: RETAIL SALES (PERMITTED BY-RIGHT)
CARRY-OUT RESTAURANT WITH DRIVE-THRU (PERMITTED BY-RIGHT WITH CONDITIONS - SEE NOTE #6 BELOW)
GASOLINE SALES (PERMITTED BY RIGHT)

ZONING:

REQUIRED	PROVIDED
MIN. LOT AREA:	N/A 180,202 SF (4.137 Ac)
MIN. GREEN AREA:	15% 27.0%
MIN. BUILDING SETBACKS:	
FRONT:	50.0' 98.0'
SIDE:	15.0' 31.0', 54.1'
REAR:	35.0' 201.9'
MAX. BUILDING HEIGHT:	25.0' 21.67' (WAWA) 25.0' (CHICK-FIL-A)
SALDO:	
MIN. PARKING SETBACKS:	
FRONT:	15.0' 16.4'
SIDE:	15.0' 18.4', 24.1'
REAR:	15.0' 32.3'
MAX. PARKING SPACES IN A ROW:	20 13
MIN. STALL SIZE:	9.5'x19' 9.5'x19'

4.) PARKING REQUIREMENTS (PER ORDINANCE 2011-796):

WAWA:
1/100 SF X 3000 SF = 30
+ 1/150 SF X (6018 SF-3000 SF) = 20
+ 1/4 SF PUMPS X 16 PUMPS = 4
= 54 SPACES

RESTAURANT:
1/100 SF X 4943 SF = 49
OR
1/3 SEATS X 156 = 52
TOTAL REQUIRED: 108 SPACES
TOTAL PROVIDED: 130 SPACES

5.) LOADING REQUIREMENTS (PER ORDINANCE 2011-796):

WAWA:
1 REQUIRED (8'x20' W/10' MIN. CLEARANCE)
1 PROVIDED (12'x100' W/2'10" CLEARANCE)

CHICK-FIL-A:
1 REQUIRED (8'x20' W/10' MIN. CLEARANCE)
1 PROVIDED (10'x20' W/10' CLEARANCE)

6.) DRIVE-THRU RESTAURANT REQUIREMENTS:

A.) LOCATION: PROHIBITED W/N 500' OF ANOTHER WHEN LOCATED ON THE SAME SIDE OF THE STREET. - COMPLIES

B.) QUEUING: SHALL BE SEPARATED FROM CIRCULATION LANES. - COMPLIES

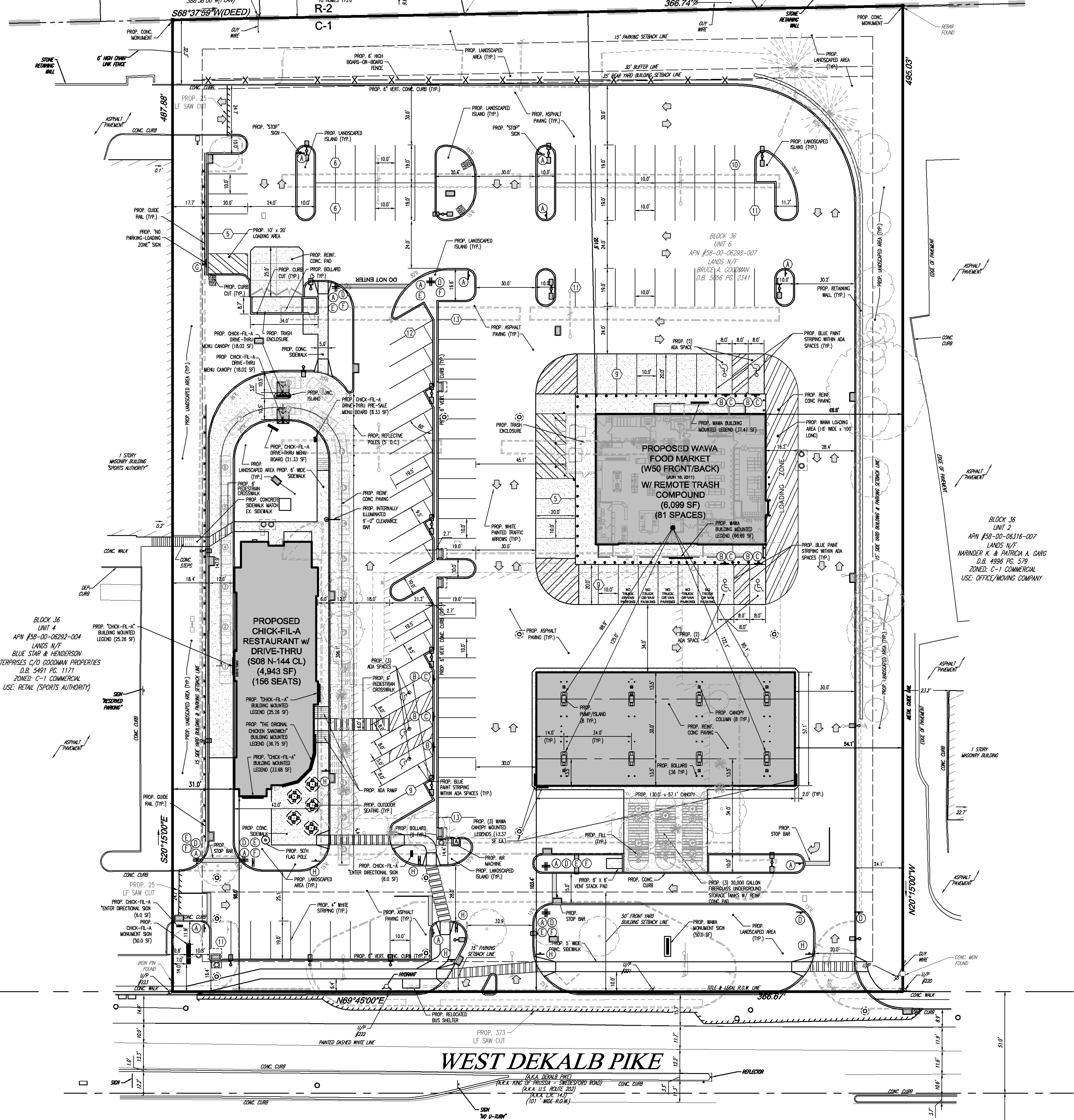
C.) QUEUING LENGTH: MENUBOARD TO PICKUP WINDOW: REQUIRED: 60' MIN. PROVIDED: 147.9'

BEFORE MENUBOARD: REQUIRED: 60' MIN. PROVIDED: 396.1'

D.) QUEUING LANE WIDTH: REQUIRED: 12' MIN. PROVIDED: 12.0'

E.) STACKING: REQUIRED: 8 CARS PER SALES WINDOW x2 MENUBOARDS = 16 CARS PROVIDED: 16 CARS

7.) ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.

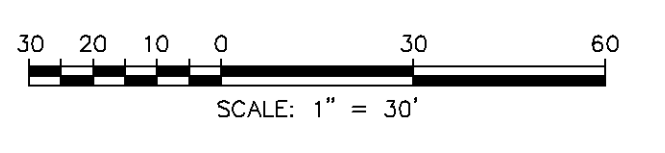


SIGNAGE TABLE

(A)	PROPOSED "STOP" SIGN (R1-1)
(B)	PROPOSED "RESERVED PARKING" SIGN (R7-B)
(C)	PROPOSED "VAN ACCESSIBLE" SIGN (R7-BB)
(D)	PROPOSED "DO NOT ENTER" SIGN (R5-1)
(E)	PROPOSED HORIZONTAL RIGHT "ONE WAY" SIGN (R6-1R)
(F)	PROPOSED HORIZONTAL LEFT "ONE WAY" SIGN (R6-1L)
(G)	PROPOSED NO PARKING LOADING ZONE SIGN (R7-6A)
(H)	PROPOSED PEDESTRIAN CROSSING SIGN (W11-2) WITH ARROW SIGN (W16-7P)

DRAWING LEGEND

---	PROPERTY BOUNDARY	+	EXISTING STREET SIGN
---	CENTERLINE	+	EXISTING SIGN
---	SETBACK	+	PROPOSED SIGN
---	ZONING LINE	+	ON-STREET PARKING SPACE QUANTITY DESIGNATION
---	EXISTING INLET	+	EXISTING UTILITY POLE
---	PROPOSED INLET	+	PROPOSED MONUMENT
---		+	PROPOSED STORM MANHOLE



BOHLER ENGINEERING

CORPORATE OFFICE:
WYOMING, NJ

OFFICES:
BOWIE, MD
TOWSON, MD
WILMINGTON, DE
CHALFONT, PA
PORT LAUDERDALE, FL
FORT LAUDERDALE, FL
POMPANO BEACH, FL

SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV	DATE	COMMENT	BY
1	9/21/11	REV. PER MCD ADMINISTRATIVE LETTER	JB
2	2/10/12	REV. PER TOWNSHIP STAFF COMMENTS	MCK

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PAI
1-800-243-1776

POCS SERIAL NUMBER
20110121112

PROJECT No.: P1004801
DRAWN BY: JB
CHECKED BY: REK
DATE: 7-15-2011
SCALE: 1"=30'
CAD I.D.: P1004801 BASE 2

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

145 W. DEKALB PIKE ASSOCIATES, L.P.

PROPOSED WAWA/ CHICK-FIL-A

145 W. DEKALB PIKE
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
19406

BOHLER ENGINEERING

1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
Phone: (215) 996-9100
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www.BohlerEngineering.com

R.E. KLOS, JR.

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE045478E

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2
OF 23

REVISION 2 - 2/10/2012