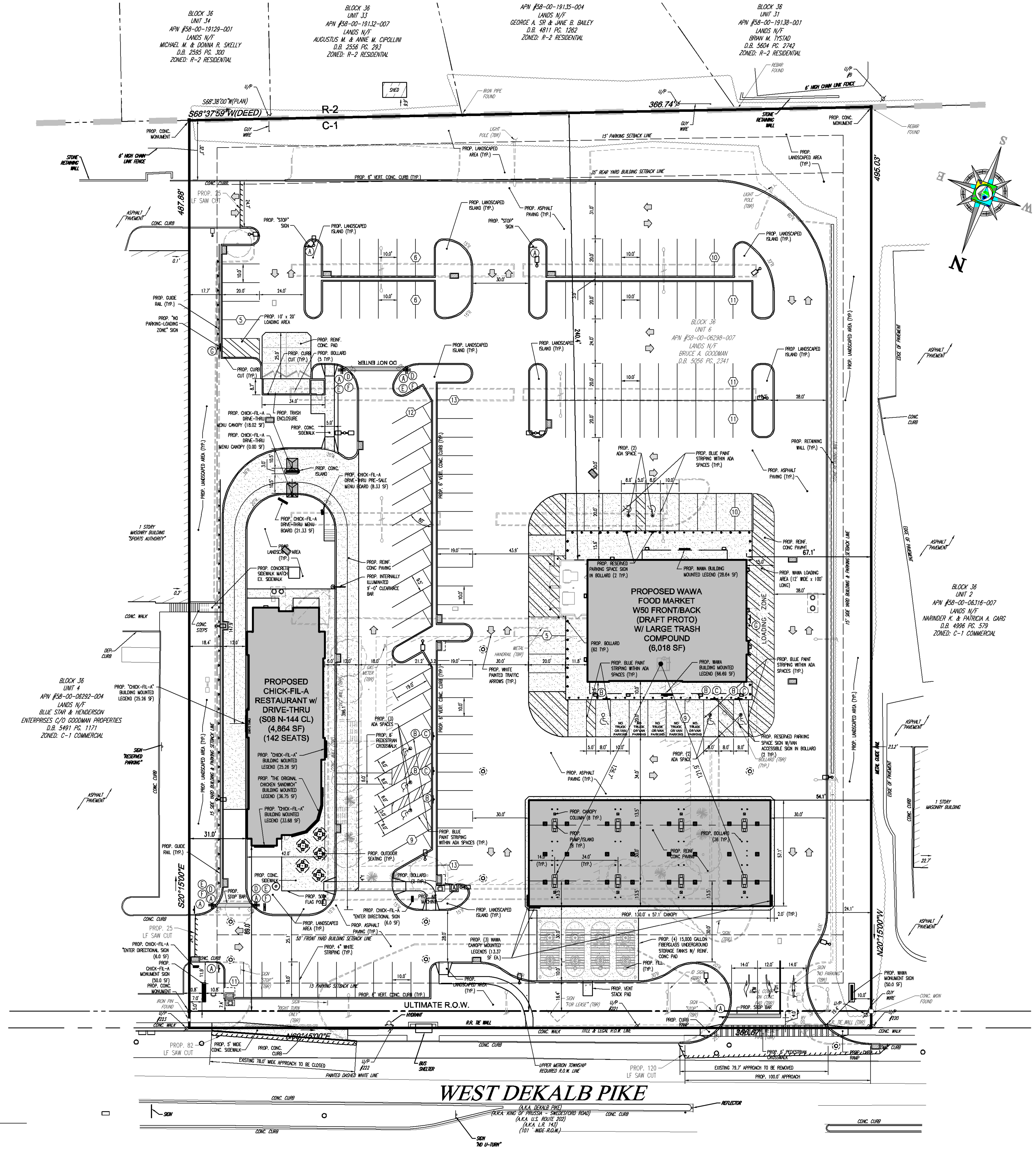

SIGNAGE TABLE

(A)	PROPOSED "STOP" SIGN (R1-1)
(B)	PROPOSED "RESERVED PARKING" SIGN (R7-8)
(C)	PROPOSED "VAN ACCESSIBLE" SIGN (R7-8B)
(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)

DRAWING LEGEND

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

SCALE: 1" = 30'

GENERAL NOTES:

1.) THIS PLAN REFERENCES:
A PLAN ENTITLED: "ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR: GOODMAN PROPERTIES
PREPARED BY: JAMES F. HENRY, PA PLS #SU56807
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE CHALFONT, PA 18914
PROJECT No.: CP11002
DATED: 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)

	REQUIRED	PROVIDED
ZONING:		
MIN. LOT AREA:	N/A	180,202 SF (4.137 Ac) GROSS 176,902 SF (4.061 Ac) NET
MIN. GREEN AREA:	15%	26.0%
MIN. BUILDING SETBACKS:		
FRONT:	50.0'	56.4'
SIDE:	15.0'	31.0', 54.1'
REAR:	35.0'	239.7'
MAX. BUILDING HEIGHT:	25.0'	21.67' (WAWA) 25.0' (CHICK-FIL-A)
SALDO:		
MIN. PARKING SETBACKS:		
FRONT:	15.0'	7.4' **(W)**
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'x18'	9.5'x19'

(W) INDICATES WAIVER REQUESTED

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 8 PUMPS = 2
= 52 SPACES (VS. 93 PROVIDED)
RESTAURANT:
1/100 SF X 4864 SF = 49 (VS. 50 PROVIDED)
OR
1/3 SEATS X 142 = 47
TOTAL REQUIRED: 101 SPACES
TOTAL PROVIDED: 142 SPACES

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

WAWA: 1 REQUIRED (8'x20' W/10' MIN. CLEARANCE)
1 PROVIDED (12'x100' W/>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/IN 500' OF ANOTHER WHEN LOCATED ON THE SAME SIDE OF THE STREET. - COMPLIES
B.) QUEUING: SHALL BE SEPERATED 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

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ PHILADELPHIA, PA ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ TAMPA, FL

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REVISIONS

REV	DATE	COMMENT	BY

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PA1 SYSTEM, INC. 1-800-242-1776

POCS SERIAL NUMBER 20110121112

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: P100460.01
DRAWN BY: JB
CHECKED BY: REK
DATE: 7-15-2011
SCALE: 1"=30'
CAD I.D.: P100460.01_BASE_0

PROJECT:

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

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www.BohlerEngineering.com

R.E. KLOS, JR.
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE045479E

SHEET TITLE:

SITE PLAN

SHEET NUMBER: 2 OF 22

REVISION 0