



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
	PROPOSED PROPERTY BOUNDARY
	PROPOSED SAWCUT LINE
	PROPOSED SETBACK LINE
	PROPOSED CONCRETE CURB
	PROPOSED ADA ACCESSIBLE PATH

SITE PLAN NOTE LEGEND

	PROPOSED PARKING COUNT
	PROPOSED STORMWATER INLET
	PROPOSED UTILITY MANHOLE
	PROPOSED ROOF DRAIN
	PROPOSED SIGN
	PROPOSED TRANSFORMER
	PROPOSED BOLLARD
	PROPOSED UTILITY POLE
	PROPOSED LIGHT
	PROPOSED PROPERTY MONUMENT
	PROPOSED 4" PAINTED YELLOW LINE
	PROPOSED 24" PAINTED WHITE LINE
	PROPOSED 4" PAINTED WHITE LINE (STOP BAR)
	PROPOSED 4" PAINTED DOUBLE YELLOW LINE
	PROPOSED CONCRETE
	PROPOSED PRIMARY & SECONDARY E-STOP

PROPOSED REGULATORY SIGNAGE SYMBOL LEGEND

KEY	QTY.	DESCRIPTION
(H)	1	PROPOSED "AIR PUMP PARKING ONLY" SIGN (12"x18")
(I)	2	PROPOSED "STOP" SIGN (R1-1) (30"x30")
(J)	2	PROPOSED PEDESTRIAN CROSSING SIGN (W11-2) (30"x30") & DIAGONAL DOWNWARD POINTING ARROW (W16-7P) (24"x12")
(K)	4	PROPOSED "DO NOT ENTER" SIGN (R5-1)
(L)	2	"RESERVED PARKING" SIGN (R7-8) (12"x18") & "RESERVED PARKING PENALTIES" SIGN (R7-8P) (12"x18")
(M)	1	"RESERVED PARKING" SIGN (R7-8) (12"x18"), "RESERVED PARKING PENALTIES" SIGN (R7-8P) (12"x18") & "VAN ACCESSIBLE" SIGN (R7-8P) (12"x8")
(N)	2	"DELIVERY VEHICLES ONLY" SIGN (24"x30")

BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1			AMT
2	03.10.20	GENERAL REVISIONS	CJB
3	02.10.21	GENERAL REVISIONS	JCF
4	04.23.21	REV. PER TOWNSHIP REVIEW COMMENTS	D.C.V.
5	08.11.21	REV. PER TOWNSHIP REVIEW COMMENTS	JCF
6	08.16.21	REV. PER TOWNSHIP SIGNAGE COMMENTS	SRM

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PROJECT No.: PC181027
DRAWN BY: AMT
CHECKED BY: CJB
DATE: 01/10/2020
CAD I.D.: PC181027-BASE-6

PROJECT:
PRELIMINARY LAND DEVELOPMENT & MAJOR SUBDIVISION PLANS
FOR
PROVCO PINEGOOD NORTHAMPTON, LLC
PROPOSED WAWA STORE #8174
287 HOLLAND ROAD
NORTHAMPTON TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA
18966

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C.J. BOCK
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE0708132
NEW JERSEY LICENSE NO. 24G05193800
FLORIDA LICENSE NO. 63062

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C- 301
6 OF 36

REVISION 6 - 08/16/2021

LOCATION MAP

1"=1,000'

500' 0 1,000'

SITE DATA

REQUIREMENTS TAKEN FROM:
ZONING ORDINANCE OF TOWNSHIP OF NORTHAMPTON, BUCKS COUNTY PENNSYLVANIA. ORD. 160, 4/8/1977; AS AMENDED THROUGH ORD. 991, 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 R.O.W. LINE): 5.523 AC
ULTIMATE R.O.W. AREA IN BUCK ROAD AREA TRANSFERRED FROM ROCKSVILLE ROAD R.O.W.: -0.017 AC
SUBTOTAL SITE AREA: +0.085 AC
5.591 AC

PROPOSED LOT 1
PROPOSED LOT 2
PROPOSED CONNECTOR ROAD
SUBTOTAL SITE AREA: 2.374 AC
2.542 AC
+0.675 AC
5.591 AC

PROPOSED LOT 1
BASE SITE AREA: 2.374 AC
20% OR GREATER SLOPES: -0.037 AC
NET SITE AREA: 2.337 AC

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

	REQUIRED	PROVIDED
MIN. LOT AREA:	15,000 S.F.	103,443 S.F. (2.374 AC.)
MIN. LOT WIDTH (AT BUCK ROAD):	75.0'	366'
MAX. BUILDING COVERAGE:	50%	10.5% (10,898 SF)
MAX. LOT COVERAGE:	70%	60.9% (63,048 SF)
FRONT YARD SETBACK: BUCK ROAD: HOLLAND ROAD:	20.0' MIN. / 40.0' MAX.	BUILDING CANOPY 147.9' 68.0' 38.3' 97.6'
MIN. REAR YARD SETBACK (FROM ROCKSVILLE C):	75.0'	135.4'
MIN. SIDE YARD SETBACK: EACH:	10.0'	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=5,585 SF/100 SF=56 SPACES
PROVIDED = 56 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)

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

OPEN SPACE
REQUIRED = 5% OF THE LOT AREA = 103,433 SF X 0.05= 5,172 SF
PROVIDED = 5,329 SF (5.15%)

PROPOSED LOT #2
PROPOSED USE: VACANT

	REQUIRED	PROVIDED
BASE SITE AREA:	15,000 S.F.	110,741 S.F. (2,542 AC.)
20% OR GREATER SLOPES:		-0.224 AC
NET SITE AREA:		2,318 AC

	REQUIRED	PROVIDED
MIN. LOT AREA:	15,000 S.F.	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: BUCK ROAD: ROCKSVILLE ROAD: HOLLAND ROAD:	20.0' MIN. / 40.0' MAX.	BUILDING CANOPY N/A N/A N/A N/A
MIN. REAR YARD SETBACK:	20.0'	N/A
MIN. SIDE YARD SETBACK: EACH:	10.0'	N/A
MAX. BUILDING HEIGHT:	45'	N/A

PROPOSED 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°19'06"E	56.75'
L104	S46°33'31"W	207.01'
L105	S45°02'08"W	102.97'

PROPOSED 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'

A SEPARATE TOWNSHIP PERMIT IS REQUIRED FOR ANY PROPOSED SIGNAGE