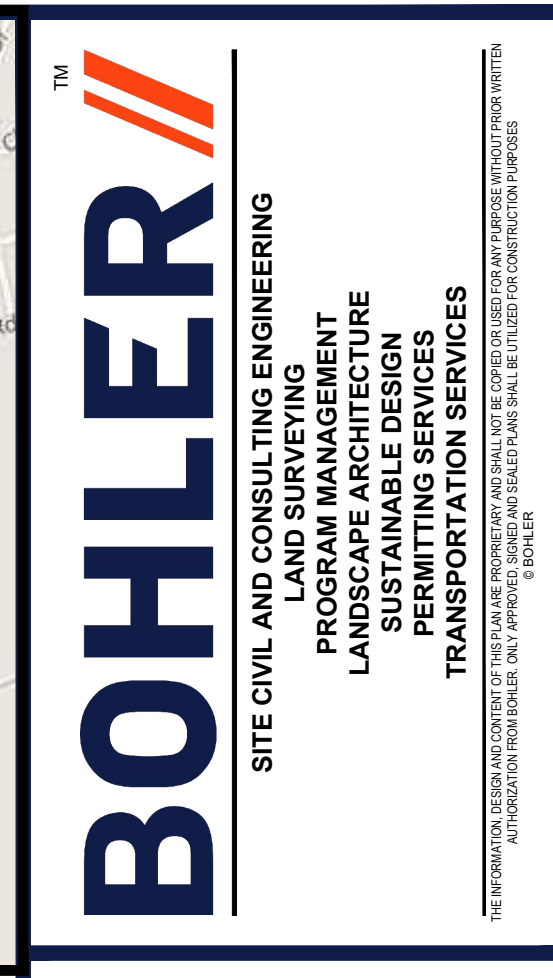




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PROJECT No.:	PC181027
DRAWN BY:	AMT
CHECKED BY:	CJB
DATE:	01/31/2020
CAD I.D.:	PC181027-BASE-7

PRELIMINARY LAND

_____ FOR _____

**PROPOSED WAWA
STORE #8174**

BOHLER //

Chapman

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE076132
NEW JERSEY LICENSE No. 24GE05193800
FLORIDA LICENSE No. 63062

1. **Introduction**

SHEET NUMBER: _____

6 OF 37
REVISION 5 - 09-22-21

REVISION 7 - 09.03.21

	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%	62.0% (64,142 SF)						
FRONT YARD SETBACK:	20.0' MIN. / 40.0' MAX.	<table><tr><th>BUILDING</th><th>CANOPY</th></tr><tr><td>147.9'</td><td>68.0'</td></tr><tr><td>38.3'</td><td>97.6'</td></tr></table>	BUILDING	CANOPY	147.9'	68.0'	38.3'	97.6'
BUILDING		CANOPY						
147.9'		68.0'						
38.3'	97.6'							
BUCK ROAD:								
HOLLAND ROAD:								
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								

<u>PROPOSED LOT #2</u>	
PROPOSED USE: VACANT	
BASE SITE AREA	2.542 AC
<u>20% OR GREATER SLOPES</u>	<u>-0.224 AC</u>
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:	20.0' MIN. / 44.0' MAX.	BUILDING CANOPY
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 :		N/A N/A
EACH:	10.0'	N/A N/A
MAX. BUILDING HEIGHT:	45'	N/A

P. LOT 2

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

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

PROPOSED REGULATORY SIGNAGE SYMBOL LEGEND		
KEY	QTY.	DESCRIPTION
(H)	1	PROPOSED "AIR PUMP PARKING ONLY" SIGN (12"x18")
(I)	3	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)	6	PROPOSED "DO NOT ENTER" SIGN (R5-1)
(L)	2	"RESERVED PARKING" SIGN (R7-8) (12"x18") & "RESERVED PARKING PENALTIES" SIGN (R7-8F) (12"x18")
(M)	1	"RESERVED PARKING" SIGN (R7-8) (12"x18"), "RESERVED PARKING PENALTIES" SIGN (R7-8F) (12"x18") & "VAN ACCESSIBLE" SIGN (R7-8P) (12"x8")
(N)	2	"DELIVERY VEHICLES ONLY" SIGN (24"x30")

CURVE TABLE					
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 TABLE			LINE
LINE	BEARING	DISTANCE	L200
L100	S22° 55' 13"W	40.08'	L201
L101	S84° 01' 52"E	334.80'	L202
L102	S75° 24' 24"E	59.22'	L203
L103	S82° 19' 06"E	56.75'	L204
L104	S46° 33' 31"W	207.01'	L205
L105	S45° 02' 08"W	102.97'	L206

LEGEND		SITE PLAN NOTE LEGEND	
	EXISTING LEGAL ROW	 A301	PROP. BITUMINOUS PAVING. SEE DETAILS.
	EXISTING ZONING BOUNDARY	 A302	PROP. 8" CONCRETE CURB. SEE DETAILS.
	EXISTING CONCRETE CURB	 A303	PROP. 8" CONCRETE CURB. SEE DETAILS.
	EXISTING OVERHEAD UTILITY LINE & UTILITY POLE	 A304	PROP. BOLLARD. SEE DETAILS.
	EXISTING FIRE HYDRANT	 A305	PROP. WHITE PAINTED TRAFFIC ARROW. SEE DETAILS.
	EXISTING SANITARY MANHOLE	 A306	PROP. 12" X 55" LOADING SPACE
	EXISTING STORMWATER MANHOLE & INLET	 A307	PROP. TRASH ENCLOSURE.
	EXISTING GAS VALVE	 A308	PROP. CROSSWALK. SEE DETAILS.
	EXISTING BOLLARD	 A309	PROP. ADA ADAPTED MARKING. SEE DETAILS.
	EXISTING MONUMENTATION	 A310	PROP. 24" WIDE DIAGONAL YELLOW PAINT (45° F.O.C.)
	EXISTING SIGN	 A311	PROP. LIGHT (TYP.)
	EXISTING UTILITY POLE WITH LIGHT	 A312	PROP. SLOPE STYLE CANOPY
	PROPOSED PROPERTY BOUNDARY	 A313	PROP. 8" CONCRETE PAD (TANK MAT). SEE DETAILS.
	PROPOSED SAWCUT LINE	 A314	PROP. 8" CONCRETE PAVING (PARKING, CANOPY, TRASH MAT). SEE DETAILS.
	PROPOSED SETBACK LINE	 A315	PROP. HAIRPIN STRIPING. SEE DETAILS.
	PROPOSED CONCRETE CURB	 A316	PROP. PARKING SPACE LETTERING DETAIL. SEE DETAILS.
	PROPOSED ADA ACCESSIBLE PATH	 A317	PROP. AIR PUMP STAND AND AIR SPACE MARKING. SEE DETAILS.
		 A318	PROP. 2-22,000 GAL. COMPARTMENTALIZED TANKS WITH 1-20,000 GAL TANK
		 A319	PROP. 608" VENT STACK PAD
		 A320	PROP. ENTRANCE

*PROP. TRASH STAGING DOOR
 *PROP. WATER SERVICE ROOM DOOR
 *PROP. DELIVERY DOOR AND EMERGENCY EXIT
 *PROP. DELIVERY DOOR
 *PROP. ICE MACHINE
 *PROP. PROPANE KIOSK
 *PROP. ADA ACCESSIBLE PATH
 *PROP. CONC. SIDEWALK (SEE VILLAGE OVERLAY
 DISTRICT) TYPICAL SIDEWALK CROSS SECTION)
 *PROP. RELOCATED FIRE HYDRANT
 *PROP. WHITE PAINTED TRAFFIC ARROW. SEE DETAILS.
 *PROP. 4" CONCRETE SIDEWALK. SEE DETAILS.
 *PROP. CORNER ISLAND AND STAMPED CONCRETE.
 SEE DETAILS.
 *PROP. 4" VINYL RANCH RAIL FENCE WITH 2"x4" WIRE
 MESH. SEE DETAILS.
 *PROP. 6' GATE
 *PROP. WALL
 *PROP. SAWCUT
 *PROP. BRICK PIER WITH BLACK ESTATE FENCE.
 SEE DETAILS.

**A SEPARATE TOWNSHIP PERMIT IS
REQUIRED FOR ANY PROPOSED SIGNAGE**

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