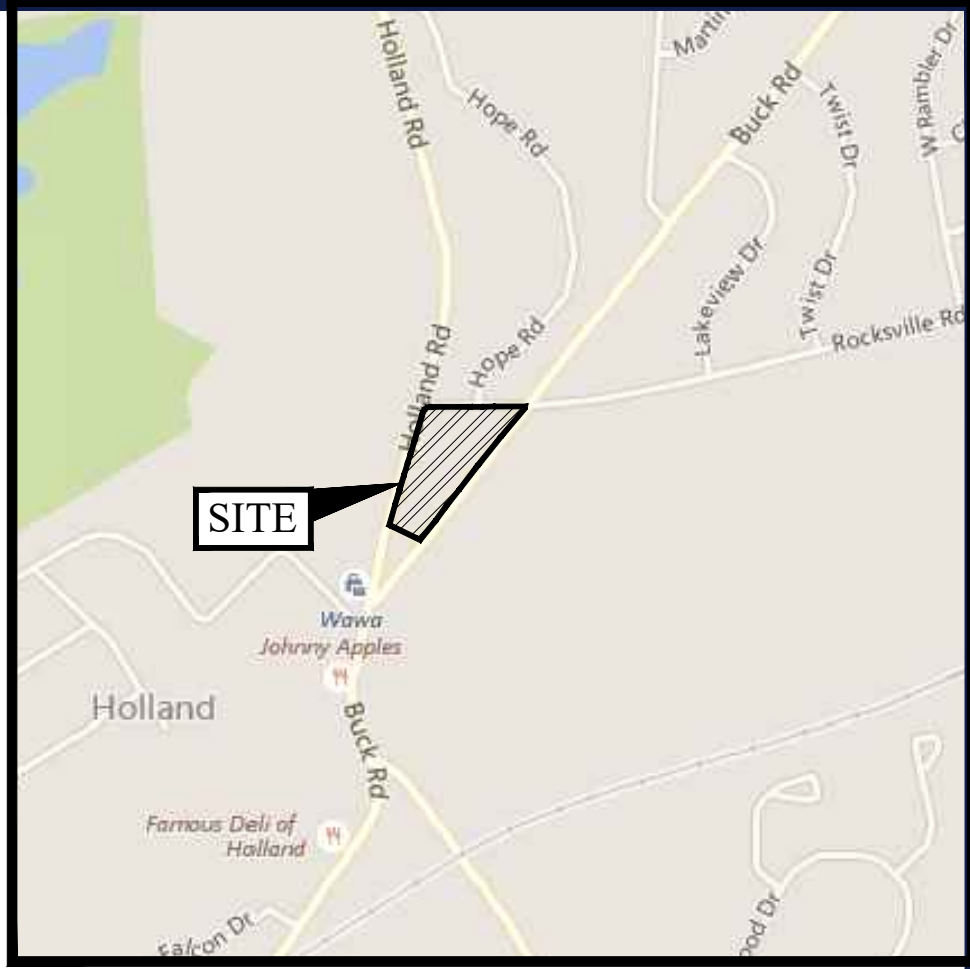


SITE DATA

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. SUBTOTAL SITE AREA: -0.017 AC
+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%	62.0% (64,142 SF)
FRONT YARD SETBACK:	20.0' MIN. / 40.0' MAX.	BUILDING CANOPY 147.9' 68.0'
BUCK ROAD:		38.3' 97.6'
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		

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

BASE SITE AREA: 2.542 AC
20% OR GREATER SLOPES: -0.224 AC
NET SITE AREA: 2.318 AC

MIN. LOT AREA: 15,000 S.F.
MIN. LOT WIDTH (AT STREET LINE): 75.0'
MAX. BUILDING COVERAGE: 50%
MAX. LOT COVERAGE: 70%
FRONT YARD SETBACK: 20.0' MIN. / 40.0' MAX.
BUCK ROAD: N/A
ROCKSVILLE ROAD: N/A
HOLLAND ROAD: N/A

MIN. REAR YARD SETBACK: 20.0'
MIN. SIDE YARD SETBACK: N/A
EACH: 10.0'
MAX. BUILDING HEIGHT: 45'

	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. / 40.0' MAX.	BUILDING CANOPY N/A N/A
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:		
EACH:	10.0'	N/A N/A
MAX. BUILDING HEIGHT:	45'	N/A

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: 15,000 S.F.
MIN. LOT WIDTH (AT STREET LINE): 75.0'
MAX. BUILDING COVERAGE: 50%
MAX. LOT COVERAGE: 70%
FRONT YARD SETBACK: 20.0' MIN. / 40.0' MAX.
BUCK ROAD: N/A
ROCKSVILLE ROAD: N/A
HOLLAND ROAD: N/A

MIN. REAR YARD SETBACK: 20.0'
MIN. SIDE YARD SETBACK: N/A
EACH: 10.0'
MAX. BUILDING HEIGHT: 45'

	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. / 40.0' MAX.	BUILDING CANOPY N/A N/A
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:		
EACH:	10.0'	N/A N/A
MAX. BUILDING HEIGHT:	45'	N/A

	REQUIRED	PROVIDED
MIN. LOT AREA:	15,000 S.F.	110,741 S.F. (2.542 AC.)
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ROCKSVILLE ROAD:		N/A N/A
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MIN. REAR YARD SETBACK:	20.0'	N/A N/A
MIN. SIDE YARD SETBACK:		
EACH:	10.0'	N/A N/A
MAX. BUILDING HEIGHT:	45'	N/A

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.	C.J.B.
6	08.16.21	REV. PER TOWNSHIP SIGNAGE COMMENTS.	SRM
7	09.03.21	GENERAL REVISIONS	JCF
			SRM

811

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PROJECT No.: PC181027
DRAWN BY: AMT
CHECKED BY: CJB
DATE: 01/10/2020
CAD I.D.: PC181027-BASE-7

PRELIMINARY LAND DEVELOPMENT & MAJOR SUBDIVISION PLANS

FOR

PROVCO PINEGOOD NORTHAMPTON, LLC

PROPOSED WAWA STORE #8174

287 HOLLAND ROAD
NORTHAMPTON TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA
18966

BOHLER

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

C.J. BOCK

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE076132
NEW JERSEY LICENSE NO. 24605193800
FLORIDA LICENSE NO. 63062

SITE PLAN

SHEET NUMBER:
C- 301
6 OF 37

REVISION 7 - 09.03.21