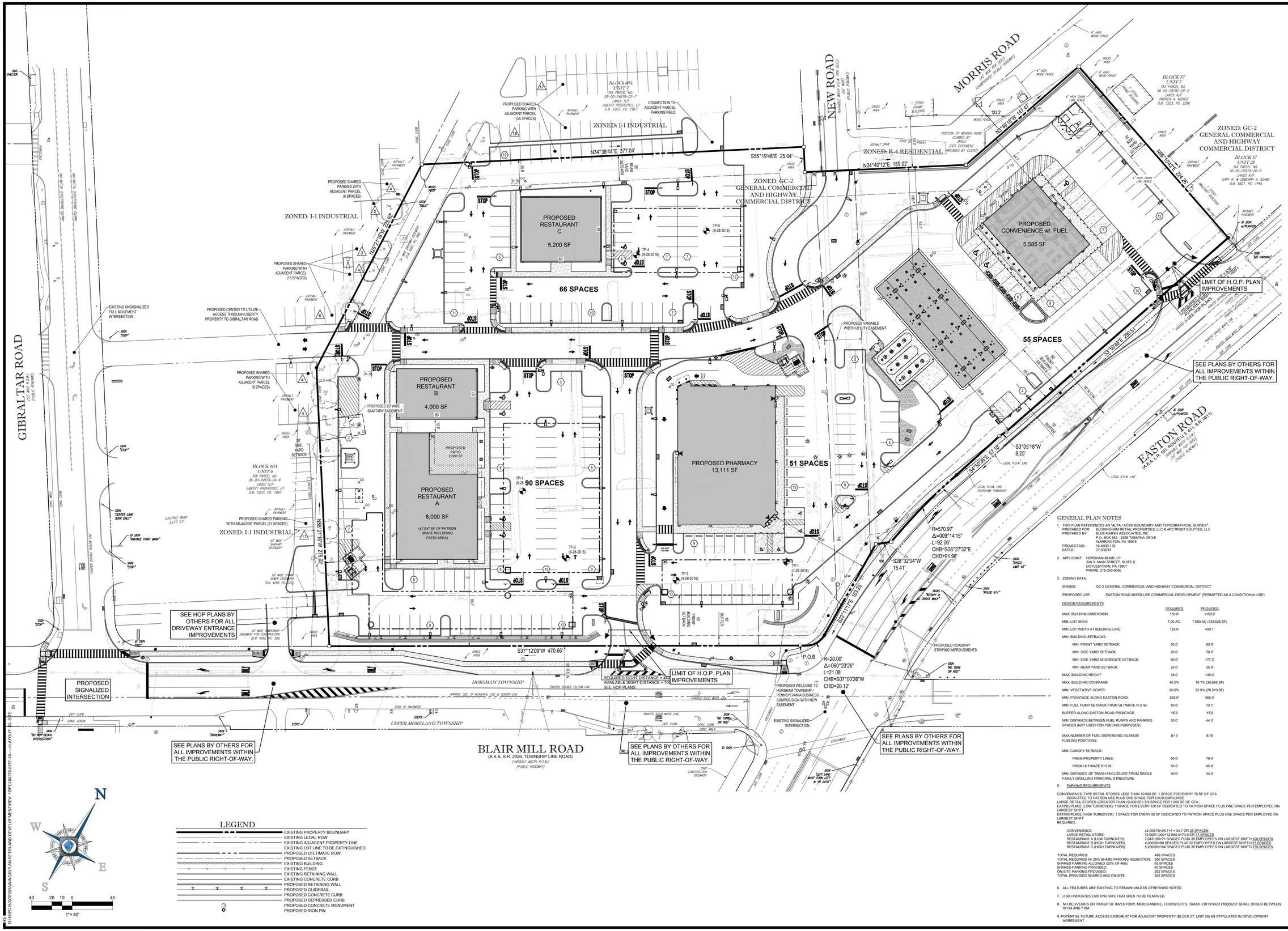

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING LEGAL ROW
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LOT LINE TO BE EXTINGUISHED
- PROPOSED UTILTIMATE ROW
- PROPOSED SETBACK
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING CONCRETE CURB
- PROPOSED RETAINING WALL
- PROPOSED GUIDERAIL
- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CURB
- PROPOSED CONCRETE MONUMENT
- PROPOSED IRON PIN

40 20 10 0 40
1"= 40'

GENERAL PLAN NOTES

1. THIS PLAN REFERENCES AN "ALTA / ACSM BOUNDARY AND TOPOGRAPHICAL SURVEY"
   PREPARED FOR: BUCKINGHAM RETAIL PROPERTIES, LLC & ARCTRUST EQUITIES, LLC
   PREPARED BY: BLUE MARSH ASSOCIATES, INC.
   P.O. BOX 563 - 2385 TABATHA DRIVE
   WARRINGTON, PA 18976
   PROJECT NO.: 15-A030-133
   DATED: 7/15/2015
2. APPLICANT: HORSHAM-BLAIR, LP
   329 S. MAIN STREET, SUITE B
   DOVLESTOWN, PA 18901
   PHONE: 215-230-8080
3. ZONING DATA:

ZONING: GC-2 GENERAL COMMERCIAL AND HIGHWAY COMMERCIAL DISTRICT

PROPOSED USE: EASTON ROAD MIXED-USE COMMERCIAL DEVELOPMENT (PERMITTED AS A CONDITIONAL USE)

DESIGN REQUIREMENTS

	REQUIRED	PROVIDED
MAX. BUILDING DIMENSION:	150.0'	<150.0'
MIN. LOT AREA:	7.00 AC.	7.659 AC (333,626 SF)
MIN. LOT WIDTH AT BUILDING LINE:	125.0'	408.1'
MIN. BUILDING SETBACKS:		
MIN. FRONT YARD SETBACK:	50.0'	60.6'
MIN. SIDE YARD SETBACK:	20.0'	70.2'
MIN. SIDE YARD AGGREGATE SETBACK:	60.0'	177.3'
MIN. REAR YARD SETBACK:	25.0'	35.9'
MAX. BUILDING HEIGHT	35.0'	<35.0'
MAX. BUILDING COVERAGE:	40.0%	10.7% (35,685 SF)
MIN. VEGETATIVE COVER:	20.0%	22.8% (76,210 SF)
MIN. FRONTAGE ALONG EASTON ROAD:	500.0'	566.0'
MIN. FUEL PUMP SETBACK FROM ULTIMATE R.O.W.:	50.0'	73.1'
BUFFER ALONG EASTON ROAD FRONTAGE:	YES	YES
MIN. DISTANCE BETWEEN FUEL PUMPS AND PARKING SPACES (NOT USED FOR FUELING PURPOSES):	30.0'	44.0'
MAX.NUMBER OF FUEL DISPENSING ISLANDS/ FUELING POSITIONS:	8/16	8/16
MIN. CANOPY SETBACK:		
FROM PROPERTY LINES:	50.0'	79.4'
FROM ULTIMATE R.O.W.:	50.0'	60.6'
MIN. DISTANCE OF TRASH ENCLOSURE FROM SINGLE FAMILY DWELLING PRINCIPAL STRUCTURE:	30.0'	34.0'

5. PARKING REQUIREMENTS

CONVENIENCE-TYPE RETAIL STORES LESS THAN 10,000 SF: 1 SPACE FOR EVERY 75 SF OF GFA
DEDICATED TO PATRON USE PLUS ONE SPACE FOR EACH EMPLOYEE
LARGE RETAIL STORES (GREATER THAN 10,000 SF): 5.5 SPACE PER 1,000 SF OF GFA
EATING PLACE (LOW TURNOVER): 1 SPACE FOR EVERY 100 SF DEDICATED TO PATRON SPACE PLUS ONE SPACE PER EMPLOYEE ON LARGEST SHIFT
EATING PLACE (HIGH TURNOVER): 1 SPACE FOR EVERY 50 SF DEDICATED TO PATRON SPACE PLUS ONE SPACE PER EMPLOYEE ON LARGEST SHIFT
REQUIRED:

CONVENIENCE:	±2,000/75=26.7+8 = 34.7 OR 35 SPACES
LARGE RETAIL STORE:	12,900/1,000=12.9X5.5=70.9 OR 71 SPACES
RESTAURANT A (LOW TURNOVER):	7,047/100=71 SPACES PLUS 35 EMPLOYEES ON LARGEST SHIFT=106 SPACES
RESTAURANT B (HIGH TURNOVER):	4,000/50=80 SPACES PLUS 35 EMPLOYEES ON LARGEST SHIFT=115 SPACES
RESTAURANT C (HIGH TURNOVER):	5,200/50=104 SPACES PLUS 35 EMPLOYEES ON LARGEST SHIFT=139 SPACES

TOTAL REQUIRED:	466 SPACES
TOTAL REQUIRED W/ 25% SHARE PARKING REDUCTION:	350 SPACES
SHARED PARKING ALLOWED (20% OF 466):	93 SPACES
SHARED PARKING PROVIDED:	93 SPACES
ON-SITE PARKING PROVIDED:	262 SPACES
TOTAL PROVIDED SHARED AND ON-SITE:	355 SPACES

6. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED
7. (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.
8. NO DELIVERIES OR PICKUP OF INVENTORY, MERCHANDISE, FOODSTUFFS, TRASH, OR OTHER PRODUCT SHALL OCCUR BETWEEN 10 PM AND 7 AM.
9. POTENTIAL FUTURE ACCESS EASEMENT FOR ADJACENT PROPERTY (BLOCK 57, UNIT 28) AS STIPULATED IN DEVELOPMENT AGREEMENT.

BOHLER™ ENGINEERING
SITE/CIVIL AND CONSULTING ENGINEERING
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CHARLOTTE, NC
TAMPA, FLTE, NC
ATLANTA, GA
SOUTH FLORIDA
SOUTHERN MARYLAND

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REVISIONS

REV	DATE	COMMENT	BY
10	4/10/17	PER HWSA COMMENTS	RDE
11	5/16/17	PER HWSA COMMENTS	RDE
12	8/30/17	PER CLIENT COMMENTS	HLH
13	10/19/17	PER CVS COMMENTS	HLH
14	12/05/17	PER UTILITY COORDINATION	HLH
15	12/21/17	PER REVISED ACCESS	KDS
16	2/02/18	PER CVS COORDINATION	HLH
17	5/11/18	PER CLIENT COMMENTS	HLH
18	3/08/19	PER CLIENT COMMENTS	RDE

CALL BEFORE YOU DIG!

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

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

POCS SERIAL NUMBER
20151702616
20151702617
20151702637

PROJECT No.: PC141346
DRAWN BY: H.L.H.
CHECKED BY: J.R.H.
DATE: 2016.02.12
SCALE: AS NOTED
CAD I.D.: PC180376-SITE-18

PROJECT:

FINAL LAND DEVELOPMENT PLANS

FOR

HORSHAM-BLAIR, LP

PROPOSED DEVELOPMENT

EASTON ROAD & BLAIR MILL ROAD
HORSHAM TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER ENGINEERING
1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 19102
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

J.R. HORNICK
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE072504

SHEET TITLE:

OVERALL SITE PLAN
(RECORD PLAN 3 OF 8)

SHEET NUMBER:
3
OF 36

REVISION 18