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REVISIONS

REV	DATE	COMMENT	BY
01	07/31/2017	PER CLIENT COMMENT	BJM
02	09/26/2017	PER CLIENT COMMENT	ADB
03	12/12/2017	PER CLIENT COMMENT	HLH

CALL BEFORE YOU DIG!

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

PAI
 PENNSYLVANIA ARCHITECTS
 1-800-242-1776

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PC170378
 DRAWN BY: B.J.M.
 CHECKED BY: J.R.H.
 DATE: 2017.07.07
 SCALE: AS NOTED
 CAD ID: PC170378 ZONING-3

PROPOSED WAWA FOOD MARKET

FOR
TOWAMENCIN SUMNEYTOWN PIKE LLC.

1401 FORTY FOOT ROAD
 TOWAMENCIN TOWNSHIP
 MONTGOMERY COUNTY, PA
 19446

BOHLER ENGINEERING

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J.R. HORNICK

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE072504

SHEET TITLE:
ZONING PLAN

SHEET NUMBER:
1 OF 1

REVISION 3 - 2017.12.12

ZONING PLAN NOTES

1) THIS PLAN REFERENCES AN "ALTA / NSPS LAND TITLE SURVEY"
 PREPARED FOR: TOWAMENCIN SUMNEYTOWN PIKE, LLC.
 PREPARED BY: BLUE MARSH ASSOCIATES, INC.
 2385 TABATHA DRIVE
 WARRINGTON, PA 18976

PROJECT NO.: 17-A017-033
 DATED: 4/03/2017
 LAST REVISED: 5/26/2017

2) APPLICANT: TOWAMENCIN SUMNEYTOWN PIKE, LLC.
 329 SOUTH MAIN STREET
 DOYLESTOWN, PA 18001

3) ZONING DATA: 1401 FORTY FOOT ROAD
 TOWNSHIP OF TOWAMENCIN, PA, 19446
 53-00-08084-00-8
 53-00-02890-00-9

EXISTING ZONING: VC VILLAGE COMMERCIAL
 PROPOSED ZONING: VC VILLAGE COMMERCIAL
 PROPOSED USE: CONVENIENCE STORE (PERMITTED BY BY-RIGHT)

TRACT CALCULATION

EXISTING TRACT = 121,882 SF
 EXISTING LEGAL R.O.W. = 27,829 SF
 PROPOSED ULT. R.O.W. = 1,424 SF
 PROPOSED OVERALL TRACT = 92,829 SF

ZONING

EXISTING ZONING: VC VILLAGE COMMERCIAL
 PROPOSED USES: CONVENIENCE STORE (PERMITTED)
 RETAIL (PERMITTED)

ZONING SECTION 153-502 USE DEFINITIONS AND REGULATIONS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	40,000 SF	92,829 SF	92,829 SF
MIN. FRONTAGE AT STREET LINE:	50 FEET	333 FEET	333 FEET
MIN. LOT WIDTH:	150 FEET	177 FEET	177 FEET
MIN. FRONT YARD SETBACK:	30.0 FEET	22.2 FEET * ENC	77.5 FEET
SUNNEYTOWN PIKE:	30.0 FEET	17.9 FEET * ENC	50.7 FEET
FORTY FOOT ROAD:	30.0 FEET	141 FEET	213.4 FEET
MIN. REAR YARD SETBACK:	20.0 FEET	3.13 FEET * ENC	23.8 FEET
MIN. SIDE YARD SETBACK (AGGREGATE):	60.0 FEET	30.33 FEET * ENC	91.8 FEET
MIN. PARKING SETBACK:	5 FEET	0 FEET * ENC	5.6 FEET
MAX. BUILDING COVERAGE:	20.0%	13.4% (12,471 SF)	11.1% (10,331 SF)
MAX. IMPERVIOUS COVERAGE:	65.0%	87.5% (81,253 SF) * ENC	76.3% (70,859 SF) * ENC
MAX. BUILDING HEIGHT:	35.0 FEET	<35 FEET	<35.0 FEET

*ENC - EXISTING NON CONFORMITY

ZONING SECTION 153-502 PARKING

REQUIRED PARKING

CONVENIENCE STORE: 1 SPACE FOR EVERY 200 SF OF GROSS FLOOR AREA.
 5,051/200 = 25.2 OR 26 SPACES

PROVIDED: 58 SPACES

LINE LEGEND

- EXISTING PROPERTY BOUNDARY
- - - EXISTING LEGAL ROW
- - - EXISTING ADJACENT PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED ULTIMATE ROW
- - - PROPOSED SETBACK
- - - EXISTING RETAINING WALL
- - - EXISTING CONCRETE CURB
- - - PROPOSED RETAINING WALL
- - - PROPOSED CONCRETE CURB
- - - PROPOSED EDGE OF PAVEMENT
- - - PROPOSED FENCE

