

GENERAL NOTES

- THIS PLAN REFERENCE A PLAN BY CONTROL POINT ASSOCIATES, INC. NEW BRITAIN CORPORATE CENTER 1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18814 ENTITLED "ALTAIRASIM LAND TITLE SURVEY" PREPARED FOR "THE PROVCO GROUP" FILE NO. CP10168 DATED: 10/18/2010 REVISED: 10/04/2017
 - OWNER: DENNIS F. & TIMOTHY J. MOORE 1201 FAYETTE STREET CONSHOHOCKEN PA 19428
 - AFFILIANT: PROVCO PINEVILLE FAYETTE, LP 795 EAST LANCASTER AVENUE BUILDING TWO, SUITE 200 VILLANOVA, PA 19087
 - ZONING DATA: 1109 & 1119 FAYETTE STREET AND 1201 BUTLER PIKE UNIT 2 & 3, BLOCK 54, CONSHOHOCKEN BOROUGH MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA
- ZONING DESIGNATION IS PER:
 - THE BOROUGH OF CONSHOHOCKEN ZONING ORDINANCE, CHAPTER 27, FEBRUARY 2009
 - THE WHITEMARSH TOWNSHIP ZONING ORDINANCE, CHAPTER 116, AS AMENDED THROUGH ORDINANCE #893, DATED JANUARY 28, 2010
- EXISTING ZONING: R-O, RESIDENTIAL OFFICE (CONSHOHOCKEN BOROUGH) & B RESIDENTIAL (WHITEMARSH TOWNSHIP)
 EXISTING USE: RETAIL ESTABLISHMENT AND AUTOMOTIVE SERVICE STATION (CONSHOHOCKEN BOROUGH) & PARKING (WHITEMARSH TOWNSHIP)
 PROPOSED ZONING: R-O, RESIDENTIAL OFFICE (CONSHOHOCKEN BOROUGH) & B RESIDENTIAL (WHITEMARSH TOWNSHIP)
 PROPOSED USE: CONVENIENCE RETAIL FOOD STORE INCLUDING THE SALE OF FUEL, AN ATM AND LOTTERY SALES (CONSHOHOCKEN BOROUGH) & PARKING (WHITEMARSH TOWNSHIP)

BOROUGH OF CONSHOHOCKEN DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	40,000 S.F.	62,160 S.F. (1.43 AC.) (TOTAL)	62,160 S.F. (1.43 AC.) (TOTAL)
MIN. LOT WIDTH ON STATE HIGHWAY:	250.0'	250.0' (TOTAL)	250.0' (TOTAL)
MIN. FRONT YARD SETBACK:	30.0'	0.0'	CANOPY 48.7' BUILDING 133.6'
MIN. SIDE YARD SETBACK:	50.0'	2.4'	65.8' 86.0'
MIN. REAR YARD SETBACK:	50.0'	NA	NA 50.0'
MAX. LOT COVERAGE (IMPERVIOUS):	30%	100.0%	88.2% (45,513 S.F.)
MAX. BUILDING HEIGHT:	35.0'	<35'	33.3'
MIN. PARKING SPACE SETBACKS:			
FRONT YARD:	10.0'	0.0'	45.3'
SIDE YARD:	10.0'	1.2'	12.3'
REAR YARD:	10.0'	NA	43.7'
MAIN BUILDING:	5.0' FROM REAR	NA	NA
MIN. PARKING AREA BUFFER:	10.0'	0.0'	10.0'
MIN. FUEL PUMP SETBACK:			
FRONT YARD:	40.0'	NA	62.9'
SIDE YARD:	50.0'	NA	78.9'
REAR YARD:	50.0'	NA	NA
MAX. NUMBER OF FUELING POSITIONS:	10'	NA	10
MAX. CONVENIENCE RETAIL FOOD STORE AREA:	5,000 S.F.	NA	4,736 S.F.
MAX. FUELING POSITION CANOPY HEIGHT:	25.0'	NA	18.2'

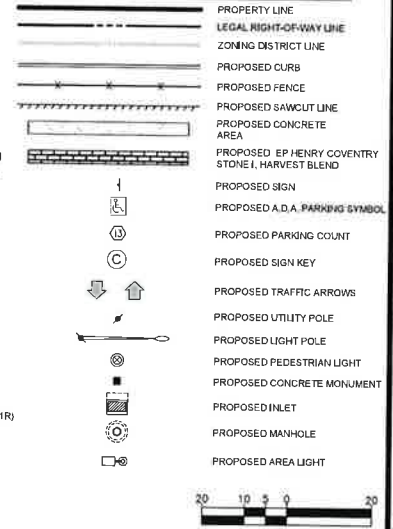
* REQUIREMENTS PER PROPOSED ZONING ORDINANCE TEXT AMENDMENT.
 ** 10.0' BUFFER REQUIRED ADJACENT TO RESIDENTIAL PROPERTY LINE OR PUBLIC RIGHT-OF-WAY.

WHITEMARSH TOWNSHIP DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	10,000 S.F.	62,160 S.F. (1.43 AC.) (TOTAL)	62,160 S.F. (1.43 AC.) (TOTAL)
MIN. LOT WIDTH AT BUILDING SETBACK LINE:	80.0'	250.0' (TOTAL)	250.0' (TOTAL)
MIN. FRONT YARD SETBACK:	30.0'	NA	NA
MIN. SIDE YARD SETBACK:	12.0' MIN., 30' AGGREGATE	36.5'	NA
MIN. REAR YARD SETBACK:	30.0'	NA	81.2'
MAX. IMPERVIOUS GROUND COVER:	30.0%	98.1%	80.6% (7,540 S.F.)
MAX. BUILDING HEIGHT:	35.0'	<35'	NA
MAX. BUILDING COVERAGE:	20.0%	NA	NA

5) PARKING REQUIREMENTS:
 REQUIRED: RETAIL STORE = 1 SPACE PER 150 S.F. OF G.F.A.
 = 4,736 S.F. / 150 = 32 SPACES REQUIRED
 PROVIDED: 49 SPACES (INCLUDING 2 ADA ACCESSIBLE SPACES)
 6) ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
 7) (TR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.

DRAWING LEGEND



PROPOSED SIGNAGE SYMBOL LEGEND

WAWA SIGNAGE TABLE

KEY	QTY.	DESCRIPTION	AREA (S.F.)
(A)	1	MONUMENT SIGN WAWA WILE.D. PRICE CHANGER (10' HIGH) (TOTAL 50.00 S.F.)	50.00
(B)	1	BUILDING MOUNTED SIGNAGE WAWA WLOGO (67.70 S.F.)	67.70
(C)	16	PUMP INFORMATIONAL SIGNAGE WAWA GASOLINE & DIESEL (0.29 S.F.)	2.90
(D)	3	INTERNALLY ILLUMINATED DIRECTIONAL SIGNAGE "ENTER" (1.89 S.F.)	5.67
(E)	3	"EXIT" (1.89 S.F.)	5.67
		TOTAL MONUMENT SIGNAGE =	50.00
		TOTAL BUILDING MOUNTED SIGNAGE =	67.70
		TOTAL PUMP SIGNAGE =	2.90
		TOTAL DIRECTIONAL SIGNAGE =	11.34
		TOTAL SIGNAGE =	131.94

KEY	QTY.	DESCRIPTION
(F)	5	PROPOSED "STOP" SIGN (R1-1)
(G)	1	PROPOSED "AIR PUMP PARKING ONLY" SIGN
(H)	1	PROPOSED "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8P)
(I)	1	PROPOSED "RESERVED PARKING" SIGN (R7-8), "RESERVED PARKING PENALTIES" SIGN (R7-8P) & "VAN ACCESSIBLE" SIGN (R7-8P)
(J)	6	PROPOSED PEDESTRIAN CROSSING SIGN (W11-2) W/ DOWNWARD POINTING ARROW SIGN (W16-P)
(K)	1	PROPOSED "NO LEFT TURN" SIGN (R3-2)
(L)	2	PROPOSED "KEEP RIGHT" SIGN (R4-7)
(M)	4	PROPOSED HAZARD MARKER SIGN (DM-3)
(N)	2	PROPOSED "ALL TRAFFIC MUST TURN RIGHT" SIGN (R3-1-R)
(O)	2	PROPOSED "DO NOT ENTER" SIGN (R5-1)
(P)	5	PROPOSED "EXIT TO 11TH AVE. SIGNAL" SIGN W/ RIGHT POINTING ARROW (M5-1)
(Q)	1	PROPOSED "EXIT TO 11TH AVE. SIGNAL" SIGN W/ LEFT POINTING ARROW (M5-1)
(R)	8	PROPOSED "NO PARKING FIRE LANE" SIGN

BOHLER ENGINEERING

ATTN: CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE
 ARCHITECTURE, INTERIOR DESIGN, TRANSPORTATION SERVICES
 UTILITY DESIGN, PROJECT MANAGEMENT, ENVIRONMENTAL ENGINEERING
 SURVEYING, DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR, RECONSTRUCTION
 PROJECTS: ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, CONNECTICUT, DELAWARE, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WISCONSIN, WYOMING

REVISIONS

REV	DATE	COMMENT	BY
1	10/16/17	REV. PER BOROUGH COMMENTS	SRD

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASES AND 15 WORKING DAYS IN RESIDUAL STAGE - STOP CALL

PA1
 1-800-211-1776

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: PC171128
 DRAWN BY: S.R.D.
 CHECKED BY: J.S.B.
 DATE: 2017.08.09
 SCALE: 1"=20'
 CAD I.D.: PC171128BASE-1

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR
PROVCO PINEVILLE FAYETTE, LP

PROPOSED
WAWA FOOD MARKET

1109 & 1119 FAYETTE STREET & 1201 BUTLER PIKE
 CONSHOHOCKEN BOROUGH & WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA 19428

BOHLER ENGINEERING

1600 MANOR DRIVE, SUITE 200
 CHALFONT, PENNSYLVANIA 18814
 Phone: (215) 996-9100
 Fax: (215) 996-9102
 www.BohlerEngineering.com

J.S. BARAN

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE-000917-E

SHEET TITLE:
SITE PLAN
 (RECORD PLAN 3 OF 7)

SHEET NUMBER:
3
 OF 28

REVISION 1 - 2017.10.16