

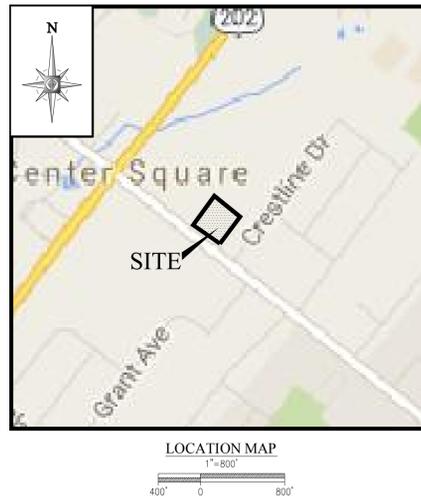
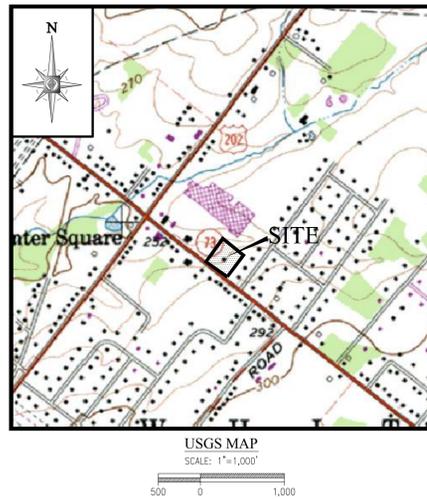
PROPOSED COMMERCIAL DEVELOPMENT

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

SITUATED IN:
**1301 SKIPPACK AVENUE
 PART OF LOT 13, BLOCK 10
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 T.M.P. # 66-00-01210-002**
 DEVELOPED BY:
BAKER PROPERTIES, INC.

LIST OF DRAWINGS

SHEET	DESCRIPTION
1	COVER SHEET (RECORD PLAN 1 OF 3)
2	OVERALL SITE PLAN (RECORD PLAN 2 OF 3)
3	SITE PLAN (RECORD PLAN 3 OF 3)
4	EXISTING CONDITIONS & DEMOLITION PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	EROSION & SEDIMENT POLLUTION CONTROL PLAN
8	EROSION & SEDIMENT POLLUTION CONTROL NOTES
9	EROSION & SEDIMENT POLLUTION CONTROL DETAILS
10	DETAILS
11	PRE AND POST-DEVELOPMENT DRAINAGE AREA PLAN
12	LIGHTING PLAN
13	LANDSCAPE PLAN



WHITPAIN TOWNSHIP CERTIFICATIONS:

APPROVED BY THE WHITPAIN TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20__

SECRETARY
 WHITPAIN TOWNSHIP
 PLANNING COMMISSION

APPROVED BY THE TOWNSHIP ENGINEER _____ ON THE DAY OF _____, 20__

TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP THIS _____ DAY OF _____, 20__

CHAIRMAN

SECRETARY

OWNER CERTIFICATIONS:

I HEREBY CERTIFY THAT _____ IS THE DEVELOPER OF THE LAND HEREIN SUBDIVIDED OR TO BE DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

DATE

I HEREBY CERTIFY THE WORK DESCRIBED ON THIS DRAWING WILL BE CONSTRUCTED AS SHOWN AND ANY CONSTRUCTION CHANGES SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE TOWNSHIP ENGINEER.

DATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THIS _____ DAY OF _____, 2015, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ AND THAT HE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20__

COUNTY CERTIFICATION:

RECORDED THIS _____ DAY OF _____, 20__ IN THE OFFICE FOR THE RECORDER OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____ D.B. NO _____ PAGE _____

RECORDED

MCPC No. _____

PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

Montgomery County Planning Commission

REVISIONS

REV	DATE	COMMENT	BY
2	04/20/16	PER UPDATED SURVEY	GMR

CALL BEFORE YOU DIG!

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

PA1
 1-800-242-1776

POCS SERIAL NUMBER
 20150540883

PROJECT No.: PP130051.03
 DRAWN BY: GMR
 CHECKED BY: GGC
 DATE: 04/14/2015
 SCALE: AS NOTED
 CAD I.D.: PP130051.03 DETAILS-2

PROJECT:
**PRELIMINARY/FINAL
 LAND DEVELOPMENT
 PLANS**
 FOR
**PROPOSED
 COMMERCIAL
 DEVELOPMENT**
 BAKER PROPERTIES INC.
 1301 SKIPPACK AVENUE
 WHITPAIN TOWNSHIP
 MONTGOMERY COUNTY
 COMMONWEALTH OF PA

**BOHLER
 ENGINEERING**

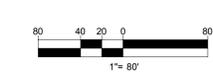
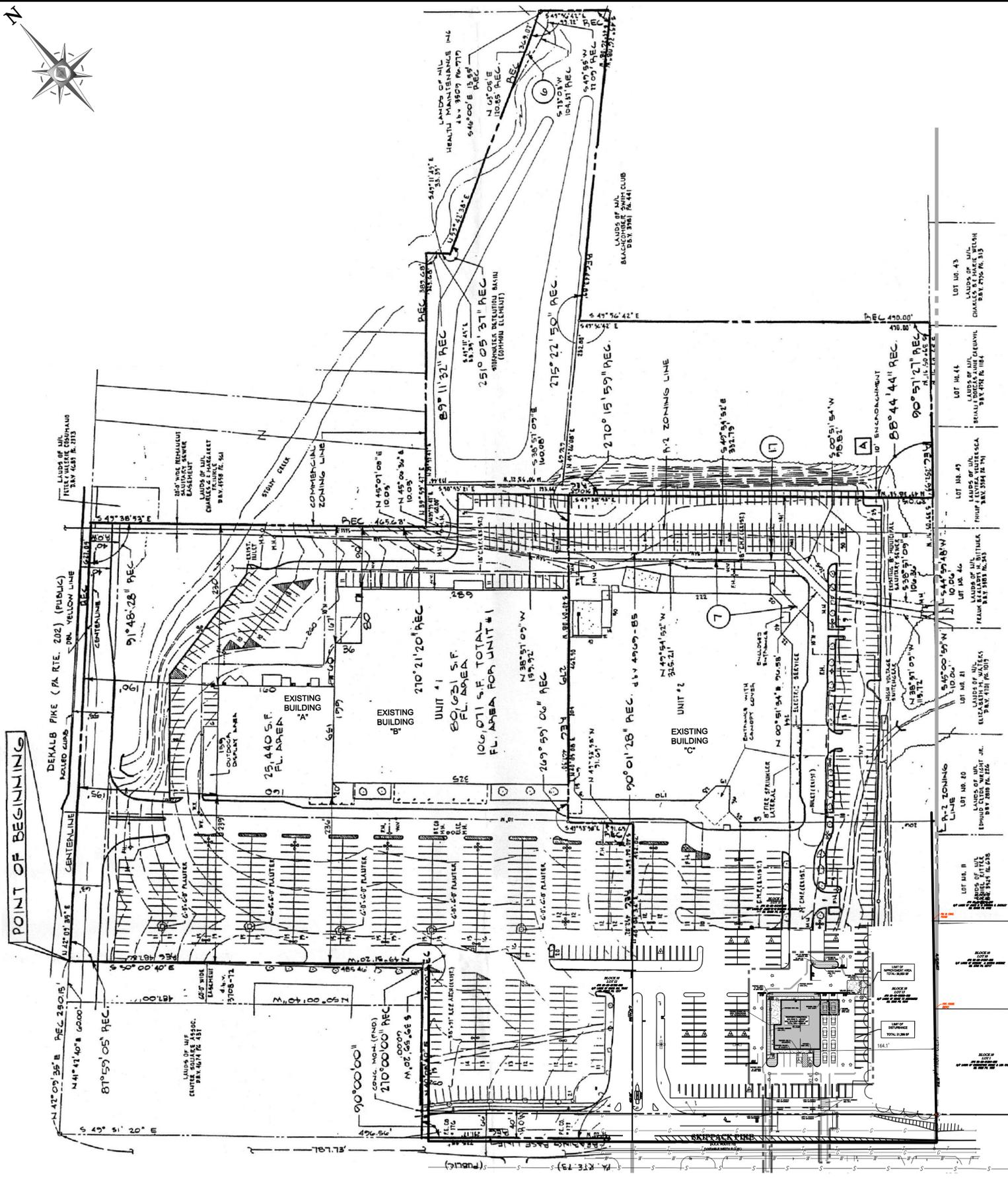
1515 MARKET STREET, SUITE 920
 PHILADELPHIA, PENNSYLVANIA 19114
 Phone: (267) 402-3400
 Fax: (267) 402-3401
 www.BohlerEngineering.com

G.C. CRESSMAN, JR.

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE052372-E

SHEET TITLE:
**COVER
 SHEET**
 (RECORD 1 OF 3)
 SHEET NUMBER:
1
 OF 13
 REVISION 2

P:\1301\130051.03\LAND DEV\REV\REV 2\PP130051.03 DETAILS-2.dwg 7/24/2015 10:01 AM



SITE DESIGN REQUIREMENTS

REQUIREMENTS TAKEN FROM:
 - THE WHITPAIN TOWNSHIP CHAPTER 160 ZONING ORDINANCE, ENACTED 4/7/2009, AS AMENDED.
 - THE WHITPAIN TOWNSHIP CHAPTER 129 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ENACTED 9/17/1954.
 - THE WHITPAIN TOWNSHIP CHAPTER 125 STORMWATER MANAGEMENT ORDINANCE.

BULK AREA CALCULATIONS

ZONED: S-C, SHOPPING CENTER DISTRICT

	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA:	2,000 AC.	27,536 AC.	27,536 AC.
MAX. BUILDING COVERAGE:	20.0%	16.4% (4,522 AC.)	17.6% (4,845 AC.)
MIN. BUILDING SEPARATION:	12.0 FEET	0.0 FEET (ENC)	0.0 FEET (ENC)
MAX. BUILDING HEIGHT:	40.0 FEET	<40.0 FEET	<40.0 FEET
MIN. BUILDING SETBACK:			
ULT. R.O.W.:			
DEKALB PIKE:	50.0 FEET	190.0 FEET	70.5 FEET
SKIPPACK PIKE:	50.0 FEET	450.0 FEET	92.4 FEET
SIDE YARD:	25.0 FEET	206.0 FEET	30.7 FEET
REAR YARD:	25.0 FEET	90.0 FEET	90.0 FEET
MIN. PARKING SETBACK:			
ULT. R.O.W.:			
DEKALB PIKE:	25.0 FEET	23.1 FEET (ENC)	23.1 FEET (ENC)
SKIPPACK PIKE:	25.0 FEET	24.1 FEET (ENC)	24.1 FEET (ENC)
SIDE YARD:	15.0 FEET	0.0 FEET (ENC)	0.0 FEET (ENC)
REAR YARD:	15.0 FEET	48.2 FEET	48.2 FEET
MIN. OPEN SPACE:	20.0%	35.3% (9,720 AC.)	36.0% (9,932 AC.)

BUILDING SQUARE FOOTAGE

EXISTING BUILDING "A":	25,440 SF
EXISTING BUILDING "B":	80,631 SF
EXISTING BUILDING "C":	90,910 SF
PROPOSED BLDG A:	4,259 SF
TOTAL:	201,240 SF

PARKING CALCULATIONS

REQUIRED PARKING:	5 SPACES FOR EVERY 1,000 SF OF TOTAL AREA (SHOPPING CENTER USE)
EXISTING GLA:	196,981 SF
REQUIRED PARKING:	985 SPACES (5.00/1,000)
EXISTING PARKING:	1,042 SPACES (5.50/1,000)
PROPOSED GLA:	201,240 SF
REQUIRED PARKING:	1,007 SPACES (5.00/1,000)
PROPOSED PARKING:	1,011 SPACES (5.00/1,000)

(ENC) = EXISTING NON-CONFORMITY

PROPOSED SIGNAGE SYMBOL LEGEND

- ⓐ PROPOSED "STOP" SIGN (R1-1)
- ⓑ PROPOSED "DO NOT ENTER" SIGN (R5-1)
- ⓒ PROPOSED "RESERVED PARKING" SIGN (R7-8)
- ⓓ PROPOSED "VAN ACCESSIBLE" SIGN (R7-8B) & "RESERVED PARKING PENALTIES" SIGN (R7-8F)

DRAWING LEGEND

	PROPERTY BOUNDARY		PROPOSED LIGHT POLE		EXISTING UTILITY POLE
	LEGAL RIGHT OF WAY LINE		PROPOSED PARKING SPACE COUNT		EXISTING UTILITY POLE/LIGHT POLE
	PROPOSED CONCRETE CURB		PROPOSED CLEAN OUT		EXISTING TRAFFIC SIGNAL POLE
	LIMIT OF DISTURBANCE/SAWCUT LINE		PROPOSED BUILDING		EXISTING AREA LIGHT
	LIMIT OF IMPROVEMENT AREA		PROPOSED CONCRETE PAVING		EXISTING SIGN
	EXISTING TREE LINE		PROPOSED LANDSCAPE AREA		EXISTING CATCH BASIN OR INLET
	PROPOSED RETAINING WALL		PROPOSED NUMBER OF STEPS		EXISTING DECIDUOUS TREE & TRUNK SIZE
			PROPOSED WHITE PAINTED DIRECTIONAL ARROW		EXISTING SHRUBS
			PROPOSED DRIVE THRU CAR STACKING		EXISTING PARKING SPACE COUNT
					EXISTING DEPRESSED CURB
					EXISTING SOLID WHITE LINE

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING DESIGN PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL ENGINEERING PERMITTING TRANSPORTATION ENGINEERING

PHILADELPHIA, PA
 LEHIGH VALLEY, PA
 NEW YORK METRO
 NEW JERSEY

CHARLOTTE, NC
 TAMPA, FL
 BALTIMORE, MD
 SOUTHERN MARYLAND

1800 MARKET STREET, SUITE 200, PHILADELPHIA, PA 19103
 TEL: 215-581-1100 FAX: 215-581-1101
 WWW.BOHLERENGINEERING.COM

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PAI
 PENNSYLVANIA ARCHITECTS
 1-800-242-1776 20190040983

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G.C. CRESSMAN, JR.

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE023272-E

SHEET TITLE:
OVERALL SITE PLAN (RECORD 2 OF 3)

SHEET NUMBER:
2
 OF 13

REVISION 2

