

GENERAL NOTES

- THIS DRAWING REFERENCES PLAN BY:
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
ENTITLED: "ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR: PINEVILLE PINTZUK HATBORO, L.P.
FILE No.: CP08048
DATED: 05-13-2008
- RECORD OWNER:
55 OLD YORK ROAD HATBORO LLC
3655 ROUTE 378
BETHLEHEM, PA 18015-5432 R017
- ZONING DATA:
BOROUGH OF HATBORO, MONTGOMERY COUNTY, PENNSYLVANIA
EXISTING ZONING DISTRICT: HB - HIGHWAY BUSINESS DISTRICT

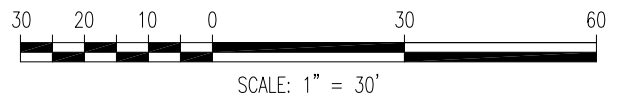
EXISTING USE: GAS STATION (4260)
PROPOSED USE: RETAIL STORE (PERMITTED BY RIGHT)
BANK (NO PROVISION)
- THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)" PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 303 OF 451, MAP NUMBER 42091C0303 E, EFFECTIVE DATE DECEMBER 19, 1996.
- TBR INDICATES EXISTING SITE FEATURE TO BE REMOVED.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, AND STATE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE PURSUED AFTER FURTHER EXAMINATION AND VERIFICATION OF LOCAL, COUNTY, AND STATE ZONING AND LAND DEVELOPMENT REQUIREMENTS.
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT.

SITE DESIGN REQUIREMENTS

REQUIREMENTS TAKEN FROM:
 - THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE BOROUGH OF HATBORO.
 - ZONING ORDINANCE OF THE BOROUGH OF HATBORO.

REQUIREMENTS

	REQUIRED
MIN. LOT AREA:	6,000 S.F.
MIN. LOT WIDTH:	70.0'
MIN. BUILDING SETBACKS:	
FRONT:	40.0'
SIDE:	10.0'
REAR:	25.0'
MAX. BUILDING COVERAGE:	50.0%
MAX. BUILDING HEIGHT:	35.0'
MIN. PARKING SETBACK:	10.0'
PARKING SPACES:	
REQUIRED = 1 SPACE / 100 SF GROSS FLOOR ARE	
= 1 X (3,468 SF / 100 SF) = 35 SPACES	
PROVIDED: TOTAL = 23 SPACES (INCLUDING 2 A.D.A SPACES)	



PROJECT NAME:		PINEVILLE PINTZUK HATBORO, L.P.	
		55 OLD YORK ROAD	
		BOROUGH OF HATBORO, MONTGOMERY COUNTY, PA	
SHEET TITLE:		CONCEPT PLAN 'A'	
		SHEET 1 OF 1	
SCALE:	DATE:	CHECKED BY:	PROJECT NUMBER:
1"=30'	06/10/08	R.D.I.	P08-0571.07

BOHLER
ENGINEERING

1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914
PHONE: (215) 996-9100 FAX: (215) 996-9102

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