

BALTIMORE PIKE
(A.K.A. S.R. 2016)
(85' WIDE RIGHT OF WAY)
(PAVED PUBLIC ROADWAY)

PUBLIC ACCESS
DEPRESSED CURB
CONCRETE SIDEWALK (TYP.)

$R=53.00'$
 $L=71.46'$
 $\Delta=77^{\circ}15'07''$
 $C=66.17'$
 $CB=S 76^{\circ}27'32'' E$

$R=8164.11'$
 $L=106.42'$
 $\Delta=00^{\circ}44'49''$
 $C=106.42'$
 $CB=N 65^{\circ}17'19'' E$

TAX PARCEL ID. # 42-22-344
21117 SQ. FT. 0.485 ACRES

1 STORY METAL BUILDING
1247 SQ. FT.
(12' HIGH)
(TO BE DEMOLISHED)

**PROPOSED BANK w/
DRIVE-THRU
(2,331 SF)
(14 SPACES PROVIDED)**

TELLER

BYPASS

**EASEMENT OF LEGAL
RIGHT-OF-WAY AND REQUIRED
RIGHT-OF-WAY ROUTE 130
SECTION 2BN DELAWARE
COUNTY AS CONTAINED IN
VOLUME 244, PAGE 1727.**

$S 75^{\circ}58'00'' W 143.74'$

$S 14^{\circ}02'00'' E 114.94'$

EAST WOODLAND AVENUE
(A.K.A. ROUTE 420)
(PAVED PUBLIC ROADWAY)
(60' WIDE RIGHT OF WAY)

TAX PARCEL ID. # 42-22-343 N/F
DAYTON HUDSON CORP.

SURVEY REFERENCE

THIS PLAN REFERENCE AN "ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR: THE MATHEWS COMPANY, INC.
PREPARED BY: JAMES V. DEMURO PA L.S. # 040378-R
DE MURO ASSOCIATES,
24 WEST CLIFF STREET
SOMERVILLE, NJ 08876
DATED: APRIL 18, 2007
J.N. 29999

ZONING INFORMATION

INFORMATION OBTAINED FROM TOWNSHIP OF SPRINGFIELD (610) 544-1300

E ZONE - BUSINESS DISTRICT

(PERMITTED USE)	
MINIMUM LOT SIZE	50000 SF.
MINIMUM LOT WIDTH @ BUILDING LINE	150 FT.
MINIMUM LOT WIDTH @ STREET LINE	175 FT.
MINIMUM SETBACKS	
FRONT YARD	60 FT.
SIDE YARD (ONE)	25 FT.
SIDE YARD (BOTH)	60 FT.
REAR YARD	50 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	70%
MINIMUM GREEN AREA COVERAGE	5%

FLOOD INFORMATION

PROPERTY IS LOCATED IN ZONE "X" ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 42045C 0034 D, DATED SEPTEMBER 30, 1993 AND IS NOT A FLOOD HAZARD AREA.

PARKING INFORMATION

REQUIRED:
1 SPACE FOR 100 SF. OF GROSS SALES FLOOR AREA

EXISTING:
NO STRIPED PARKING SPACES OBSERVED

GENERAL NOTES:

- 1.) T.B.R. INDICATES EXISTING SITE FEATURE TO BE REMOVED.
- 2.) 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.
- 3.) THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT.
- 4.) PROPOSED CANOPY MAY VIOLATE THE REQUIRED 35' SIDE YARD SETBACK.
- 5.) PROVIDED PARKING MAY NOT MEET THE TOWNSHIP PARKING REQUIREMENT.
- 6.) IMPERVIOUS COVERAGE HAS NOT BEEN CALCULATED AND MAY NOT MEET THE TOWNSHIP REQUIRED MAXIMUM OF 70%.
- 7.) SETBACKS SHOWN ARE BASED UPON TITLE LINE / LEGAL R.O.W. NOT REQUIRED R.O.W.



SCALE: 1" = 20'

PROJECT NAME: **PINEVILLE PROPERTIES**
801 BALTIMORE PIKE
SPRINGFIELD TOWNSHIP, DELAWARE COUNTY, PA

SHEET TITLE: **CONCEPT PLAN 'A'**
SHEET 1 OF 1

SCALE: 1"=20' DATE: 5/9/08 CHECKED BY: R.D.I. PROJECT NUMBER: P08-0571



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