

BONDSVILLE ROAD
 (A.K.A. S.R. 340)
 (A.K.A. APPL 1431)
 (VARIABLE WIDTH R.O.W.)

LINCOLN HIGHWAY
 (A.K.A. PENNSYLVANIA STATE HIGHWAY U.S. ROUTE #30)
 (A.K.A. PHILADELPHIA & LANCASTER TURNPIKE)
 (A.K.A. L.R. 142)
 (50' WIDE R.O.W.)

GENERAL NOTES

- 1.) 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 THORNDALE, L.P.
 FILE No.: CP08047
 DATED: 05-13-2008
- 2.) RECORD OWNER:
 3727 LINCOLN HWY/THORNDALE LLC
 3655 ROUTE 378
 BETHLEHEM, PA 18015-5432 R017
- 3.) ZONING DATA:
 CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 EXISTING ZONING DISTRICT: CI - HIGHWAY BUSINESS DISTRICT

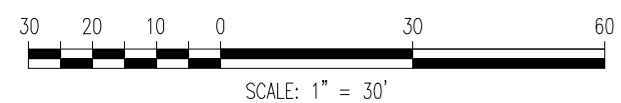
 EXISTING USE: GAS STATION (C-70)
 PROPOSED USE: BANK (PERMITTED BY RIGHT)
- 4.) THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 200 OF 380" PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE 9/29/2006, MAP NUMBER 42029C0200F.
- 5.) TBR INDICATES EXISTING SITE FEATURE TO BE REMOVED.
- 6.) 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.
- 7.) 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 (4,500 SF / 100 SF) = 45 SPACES	
PROVIDED: TOTAL = 27 SPACES (INCLUDING 1 A.D.A SPACES)	



PROJECT NAME: **PINEVILLE PINTZUK THORNDALE, L.P.**
3725 LINCOLN HWY
 CALN TOWNSHIP, CHESTER COUNTY, PA

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

SCALE: 1"=30' DATE: 06/24/08 CHECKED BY: R.D.L. PROJECT NUMBER: P08-0571.06



BOHLER ENGINEERING
 1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914
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U:\08\p08-0571.06\CONCEPT\p08-0571.06CONCEPTA-0----->LAYOUT: CONCEPT A-0