

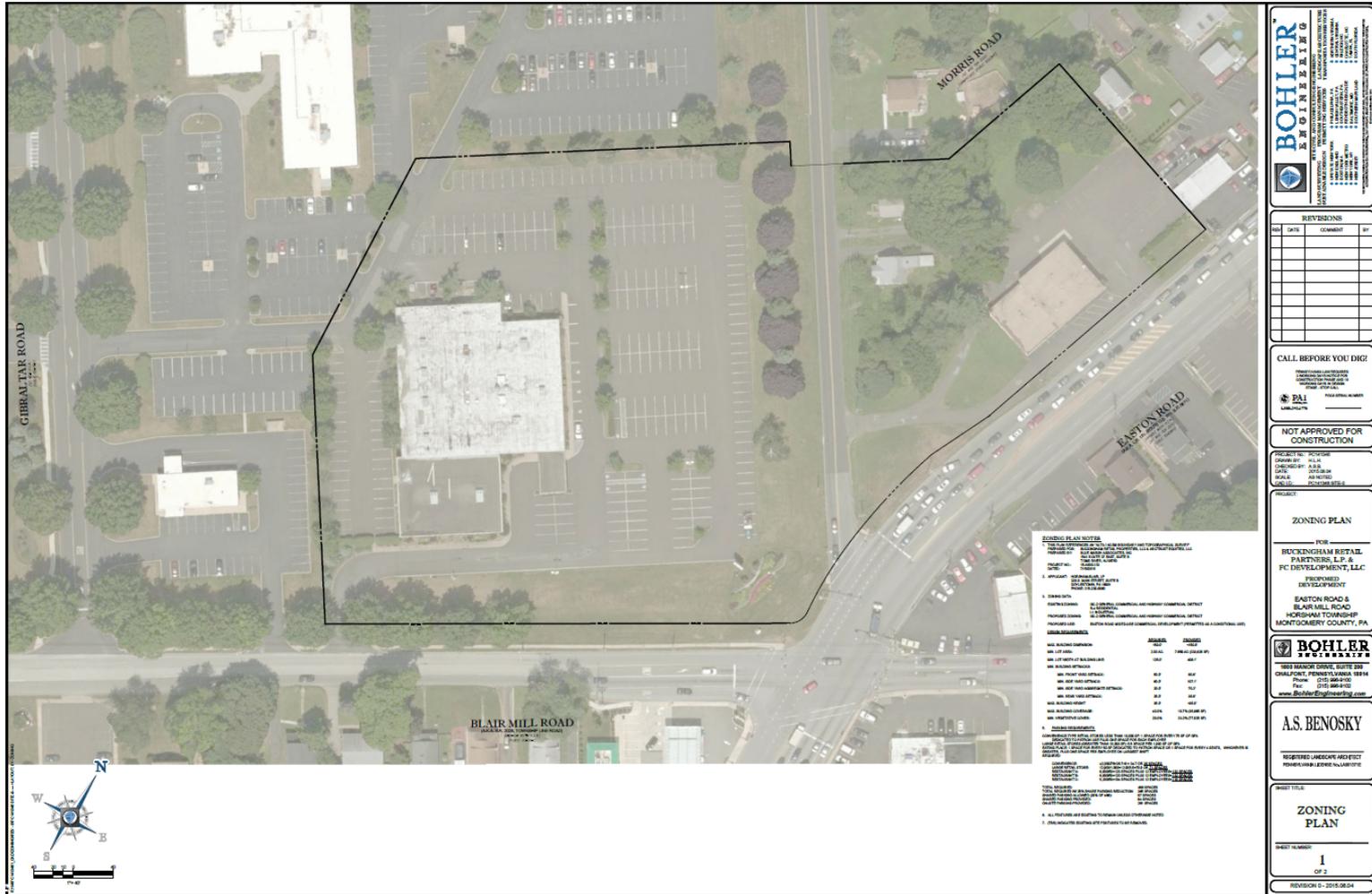
HORSHAM-BLAIR, LP

Conditional Use Hearing Presentation

Proposed Easton Road Mixed-Use Commercial Development

Pennsylvania Business Campus

EXISTING CONDITIONS



ZONING PLAN NOTES

1. ALL DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE AND THE ZONING MAP.

2. ALL DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE AND THE ZONING MAP.

3. ALL DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE AND THE ZONING MAP.

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9. ALL DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE AND THE ZONING MAP.

10. ALL DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE AND THE ZONING MAP.

BOHLER ENGINEERING

1000 MARKET CIRCLE, SUITE 200
CHALFONT, PENNSYLVANIA 19319
PHONE: (610) 366-0100
FAX: (610) 366-0101
WWW.BOHLERENGINEERING.COM

REVISIONS		
NO.	DATE	COMMENT

CALL BEFORE YOU DIG!

800-4-A-DAWG
1-800-4-A-DAWG
1-800-4-A-DAWG
1-800-4-A-DAWG

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 2016-001
DRAWN BY: K.L.K.
CHECKED BY: A.S.B.
SCALE: AS SHOWN
DATE: 05/20/16

ZONING PLAN

FOR
BUCKINGHAM RETAIL PARTNERS, L.P. & FC DEVELOPMENT, LLC

PROPOSED DEVELOPMENT
EASTON ROAD & BLAIR MILL ROAD
MONTGOMERY COUNTY, PA

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A.S. BENOSKY

REGISTERED LANDSCAPE ARCHITECT
MONTGOMERY COUNTY, PA

ZONING PLAN

1
OF 2

REVISION 0 - 2016-05-04

RENDERED CONDITIONAL USE PLAN



ZONING PLAN NOTES

- THE PLAN IS PREPARED BY THE ARCHITECT AND TOPOGRAPHICAL SURVEYOR. THE ARCHITECT'S RESPONSIBILITY IS TO PREPARE THE PLAN IN ACCORDANCE WITH THE ZONING ORDINANCE AND TO PROVIDE THE NECESSARY INFORMATION TO THE BOARD OF ZONING ADJUSTMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT'S SURVEYOR.
- APPLICANT: HORSHAM VILLAGE PLAZA, LLC
 PROJECT: HORSHAM VILLAGE PLAZA
 DATE: 10/20/2023
- ZONING DATA**
 EXISTING ZONING: GC-3 GENERAL COMMERCIAL AND HIGHWAY COMMERCIAL DISTRICT
 PROPOSED ZONING: GC-3 GENERAL COMMERCIAL AND HIGHWAY COMMERCIAL DISTRICT
 PROPOSED USE: GENERAL COMMERCIAL AND HIGHWAY COMMERCIAL DEVELOPMENT PROJECTS IN A CONDITIONAL USE DISTRICT
- GENERAL REQUIREMENTS**
 MAX. BUILDING COVERAGE: 80%
 MAX. LOT AREA: 2.00 AC. (7,840 SQ. FT.)
 MAX. LOT FRONT SETBACK: 10 FT.
 MAX. BUILDING SETBACK: 10 FT.
 MAX. SIDE YARD SETBACK: 10 FT.
 MAX. SIDE YARD SETBACK: 10 FT.
 MAX. BUILDING HEIGHT: 10 FT.
 MAX. BUILDING COVERAGE: 40%
 MAX. VEGETATIVE COVER: 30% (20% (100 SF))
- EXISTING REQUIREMENTS**
 CONFORMANCE WITH ALL APPLICABLE ORDINANCES SHALL BE REQUIRED FOR ALL USES OF THE PROPERTY.
 ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36 INCHES FOR ALL USES OF THE PROPERTY.
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LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING UTILITY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING UTILITY LINE TO BE EXTENDED
	PROPOSED ULTIMATE ROW
	PROPOSED SETBACK
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING RETAINING WALL
	EXISTING CONCRETE CURB
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	PROPOSED CONCRETE CURB
	PROPOSED DEPRESSED CURB

Proposed Convenience Store (conceptual)



Front Elevation

Proposed Convenience Store (conceptual)



Right Side Elevation

Proposed Convenience Store (conceptual)



Rear Elevation

Proposed Convenience Store (conceptual)



Proposed Fueling Station Canopy (conceptual)



Side Elevation

Proposed Fueling Station Canopy (conceptual)



Proposed Fueling Station Canopy (conceptual)

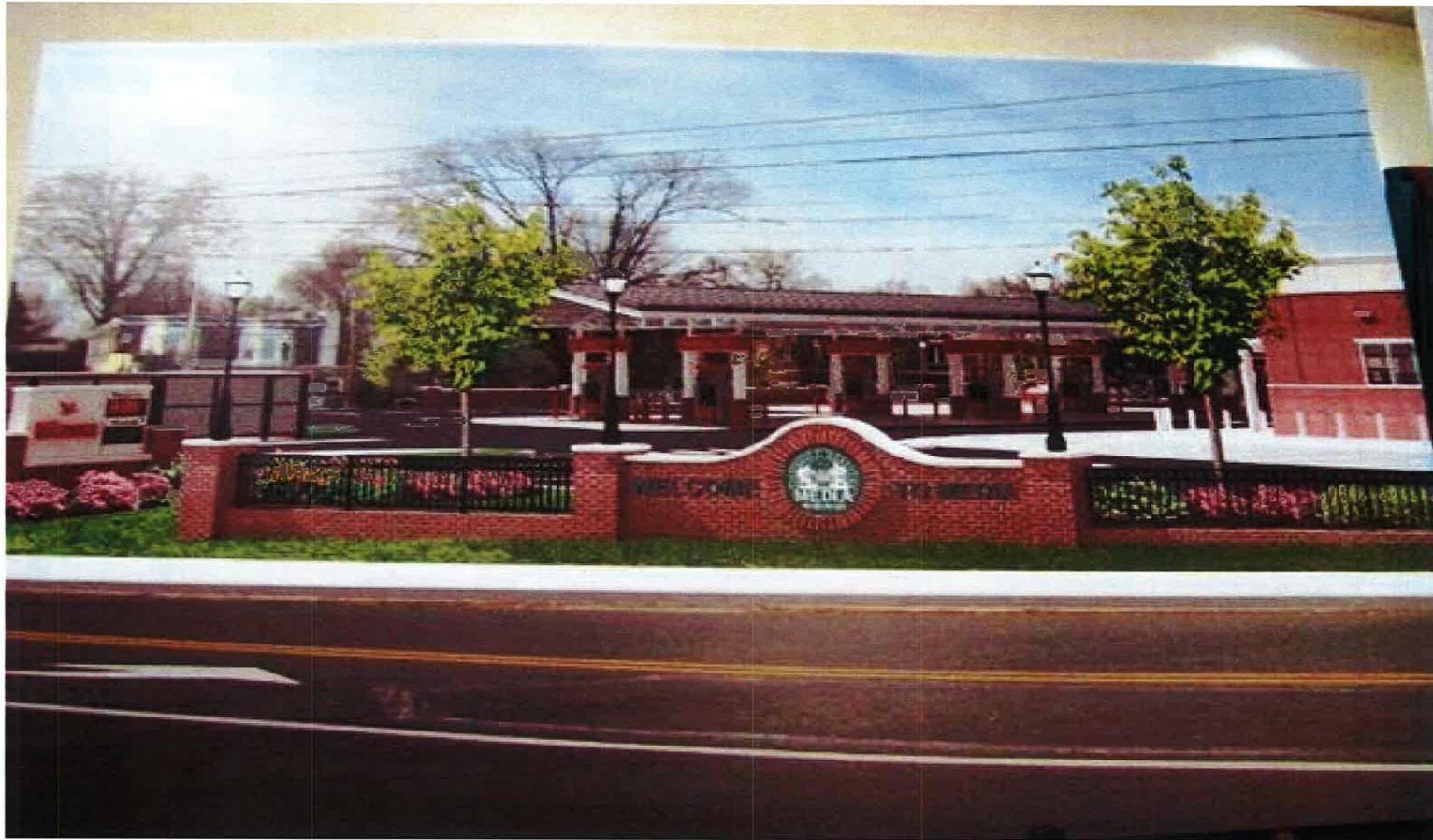
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Proposed Trash Enclosure (conceptual)



Proposed Knee Wall (conceptual)



Proposed Pharmacy (conceptual)



Thank you for your consideration.