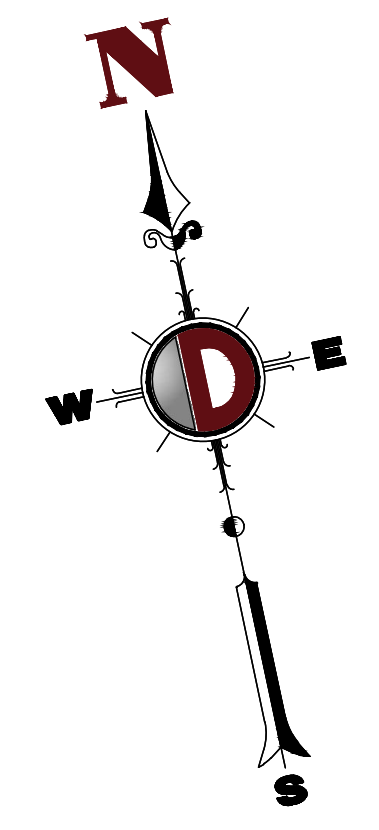
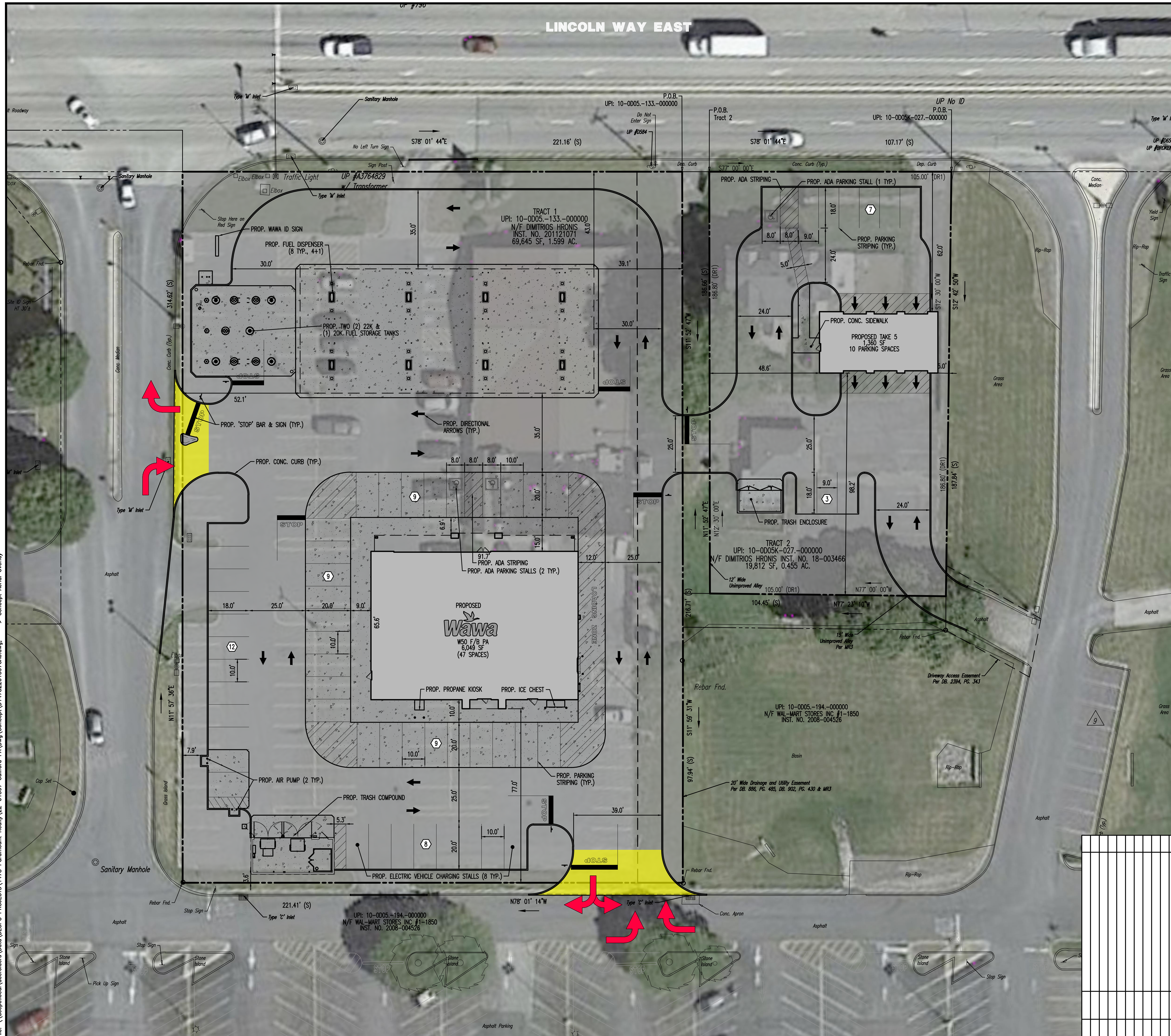
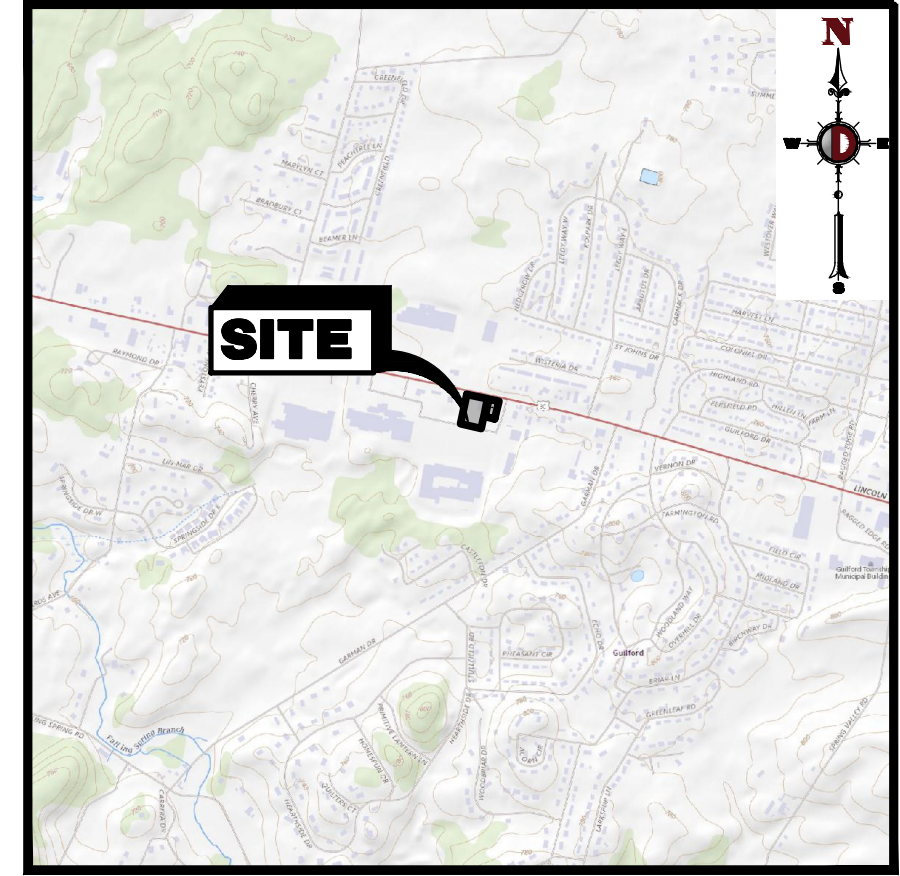


LINCOLN WAY EAST



| SITE DATA TABLE | |
|----------------------------------|---|
| PROPERTY ADDRESS | UPI: 10-0005-133-00000 & 10-0005K-027-00000 GARMAN DRIVE AND ROUTE 30 TOWNSHIP OF GUILFORD FRANKLIN COUNTY, NEW JERSEY |
| JURISDICTION | ?? - ??? ZONE |
| LOT SIZE | 69,645 SF (1.60 AC) |
| WAWA LEASE AREA | 69,645 SF (1.60 AC) |
| BUILDING TYPE | W50 F/B |
| CANOPY TYPE (STRAIGHT, STACKED) | STACKED |
| # OF MPD'S | EIGHT (8) - (4 + 1) |
| CANOPY ROOF TYPE | SLOPED |
| # OF PARKING REQUIRED | |
| RETAIL USE - TBD | |
| GAS SERVICE STATION - TBD | |
| TOTAL # OF SPACES | 47 SPACES PROVIDED |
| ZONE A | 27 SPACES |
| ZONE B | 20 SPACES |
| ZONE C | 0 SPACES |
| # OF ADA | 2 SPACES |
| SETBACKS | |
| FRONT - TBD | 43.0' |
| SIDE - TBD (ONE) | 39.1' (ONE) |
| REAR - TBD | 77.0' |
| BUFFERS: TBD | |
| DUE DILIGENCE | |
| UTILITY CONFIRMATION | |
| - SEWER | NR |
| - WATER | NR |
| - ELECTRIC | NR |
| - GAS | NR |
| LOT CONFORMANCE | N/A |
| VEHICLES CIRCULATED THROUGH SITE | W50 & 9,200 GAL. FUEL TANKER |
| NR: NOT RESEARCHED | |
| AVAIL: AVAILABLE | |
| NOT AVAIL: NOT AVAILABLE | |



KEY MAP
1" = 2000'

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: SURVEY OF ALTA/SPS LAND TITLE SURVEY DYNAMIC SURVEY, LLC 826 NEWTOWN YARBLEY ROAD NEWTOWN, PENNSYLVANIA 18940 FILE # 1478-22-01687 DATED: 09/01/2022
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.
- A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.
- DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEE AS TO THE DEVELOPMENT YIELD THAT WILL BE APPROVED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES. DEVELOPMENT YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS, INCLUDING LOCAL POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER FEATURES, FLOOD PLAINS, ENVIRONMENTAL CONDITIONS, AND THE AVAILABILITY OF UTILITIES.
- DEVELOPMENT YIELD MAY ALSO BE AFFECTED BY STORMWATER MANAGEMENT REQUIREMENTS. THIS MAY INCLUDE GREEN INFRASTRUCTURE, WATER QUALITY, WATER QUANTITY AND GROUNDWATER RECHARGE REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH GROUND WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES FOR THIS DEVELOPMENT.

GRAPHIC SCALE
1" = 20 FT.

THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED UPON AERIAL PHOTOGRAPHY OF THE STATE OF NEW JERSEY CAPTURED BETWEEN MARCH AND MAY, 2015. THE NEW JERSEY 2015 HIGH RESOLUTION ORTHOPHOTOGRAPHY PROJECT WAS FURNISHED BY THE NJ OFFICE OF INFORMATION TECHNOLOGY. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: **CONCEPTUAL AERIAL OVERLAY 'A'**

PROJECT: **PARAMOUNT REALTY**
PROPOSED WAWA FUELING STATION & FOOD MARKET AND TAKE 5 OIL CHANGE

Wawa
UPI: 10-0005-133-00000 & 10-0005K-027-00000
GARMAN DRIVE AND ROUTE 30
TOWNSHIP OF GUILFORD, FRANKLIN COUNTY, PENNSYLVANIA

JOB No: 1478-22-01397
DATE: 09/19/2022
DRAWN BY: RPK
SCALE: (H) 1"=20'
(V)
DESIGNED BY: MW
SHEET No:
CHECKED BY: MW
1
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52989

MATTHEW SHARO
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41417

MARK A. WHITAKER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41417

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