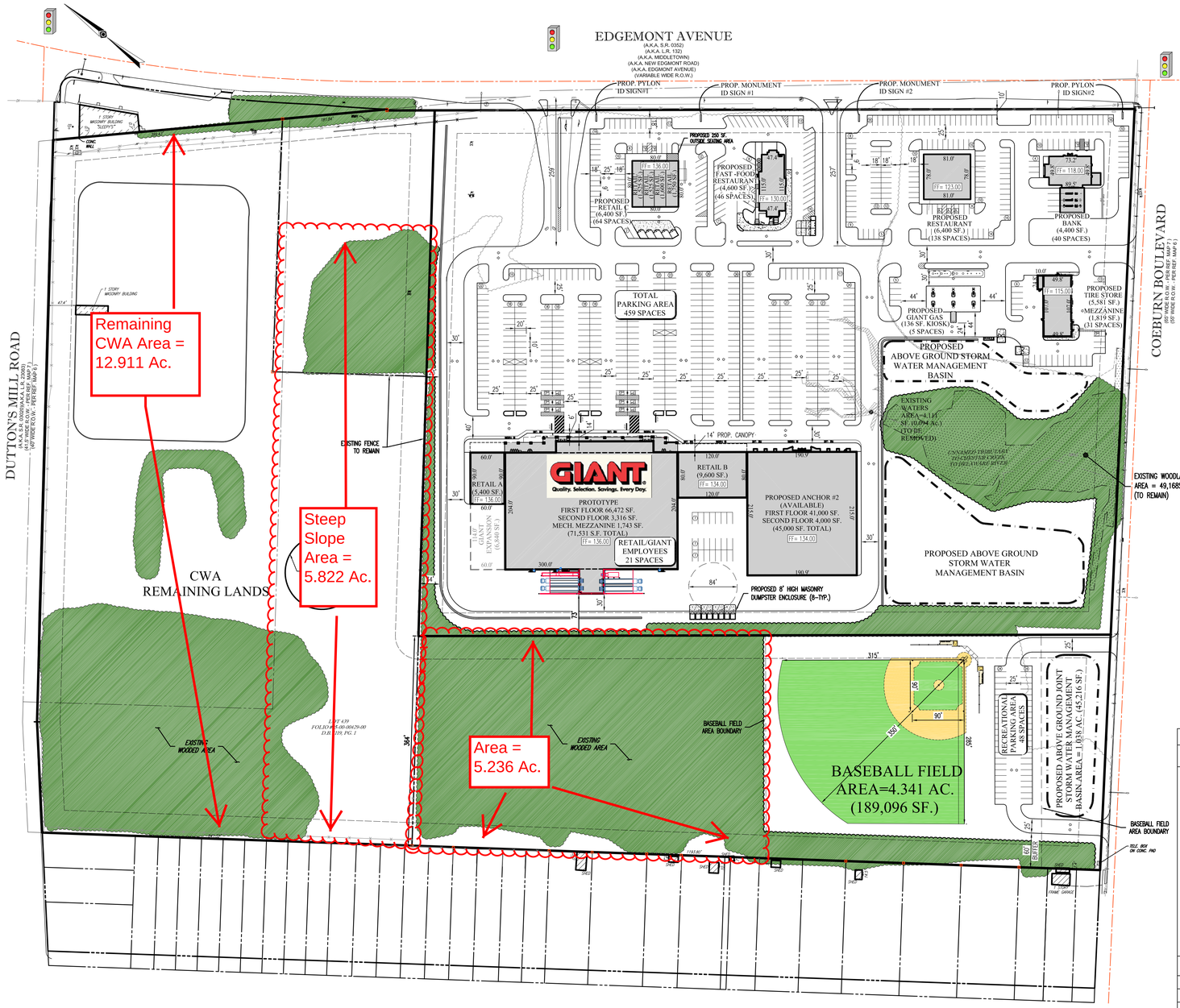
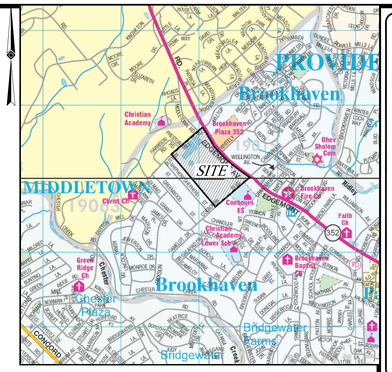


REMAINING CWA LAND

Top Area	12.911	acres
Behind Center	5.236	
Area of developable	18.147	acres
Steep slope and water tower	5.822	acres



LOCATION MAP
SCALE: 1"=2000'

CONCEPT PLAN GENERAL NOTES

1.) THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
JAMES F. HENRY, PA PLS #SU-056807
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
PHONE 215-712-9800
ENTITLED: BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR: RETAIL SITES
FILE NUMBER: CP12208
DATED: 01-18-2013

2.) THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.

3.) THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.

4.) THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE 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 ADDITIONAL DUE DILIGENCE.

SITE AREA CALCULATION

TOTAL DEVELOPED SITE AREA = 24,136

TOTAL IMPERVIOUS AREA = 16,000 AC. (66.3%)
TOTAL PERVIOUS AREA = 8,136 AC. (33.7%)

PROPOSED DEVELOPMENT CALCULATIONS

DESCRIPTION	LAND AREA (ACRES)	USE	BUILDING AREA	PARKING SPACES	PARKING RATIO/1000	
SHOPPING CENTER	24.136 AC.	GIANT- FIRST FLOOR	66,472 SF.	273 SPACES	4.11	(INCLUDES 11 EMPLOYEES)
		RETAIL A (60' x 90')	5,400 SF.	INCLUDED IN GIANT		
		RETAIL B (120' x 80')	9,600 SF.	57 SPACES	5.94	(INCLUDES 5 EMPLOYEES)
		ANCHOR #2 - FIRST FLOOR	41,000 SF.	150 SPACES	3.66	(INCLUDES 5 EMPLOYEES)
		IN LINE RETAIL WITHOUT GIANT EXPANSION	122,472 SF.	480 SPACES	3.92	(INCLUDES 21 EMPLOYEES)
		GAS STATION KIOSK	136 SF.	5 SPACES	36.76	
		RETAIL PAD C	6,400 SF.	64 SPACES	10.00	
		FAST-FOOD RESTAURANT	4,600 SF.	46 SPACES	10.00	
		RESTAURANT	6,400 SF.	138 SPACES	21.56	
		BANK	4,400 SF.	40 SPACES	9.09	
		TIRE STORE	5,581 SF	31 SPACES	5.55	
		SUBTOTAL - PADS	27,517 SF.	324 SPACES	11.77	
TOTAL ACRES TO BE DEVELOPED =	24.136 AC.	CENTER TOTAL	149,989 SF.	804 SPACES	5.36	
		IF GIANT EXPANDS (60' x 114')	6,840 SF.	0 SPACES		
			156,829 SF.	804 SPACES	5.13	
WOODLAND WETLANDS	1.129 AC	-	-	-	-	
RECREATION	4.341 AC.	BOROUGH BASEBALL FIELD AND PARKING	-	48 SPACES	-	
JOINT STORMWATER	1.038 AC.	-	-	-	-	
CWA RETAINED LAND	23.969 AC.	TO BE DETERMINED	-	-	-	
TOTAL AREA=	54.613 AC.					

BROOKHAVEN CONCEPT 14.4 BUBBLE PLAN

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: (MARKET ST.)
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◆ ALBANY, NY
◆ ALBUQUERQUE, NM
◆ CHALFONT, PA
◆ PHILADELPHIA, PA
◆ BOWIE, MD
◆ TOWSON, MD
◆ STATE COLLEGE, PA
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◆ TAMPA, FL

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REV	DATE	COMMENT	BY

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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 ONE CALL SYSTEM, INC. 1-800-242-1776
POCS SERIAL NUMBER

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	PV110758
DRAWN BY:	GJB
CHECKED BY:	MEJ
DATE:	05/30/2013
SCALE:	AS SHOWN
CAD I.D.:	PV110758 CONCEPT-14.4

PROJECT:
CONCEPT PLAN
FOR
Retail Sites LLC
EDGMONT AVE, EAST DUTTON MILL RD. & COEBOURN BLVD
BOROUGH OF BROOKHAVEN, DELAWARE COUNTY, PA

BOHLER ENGINEERING
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www.BohlerEngineering.com

M.E. JEITNER
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE055733

SHEET TITLE:
CONCEPT PLAN #14.4

SHEET NUMBER:
C-1
OF 1