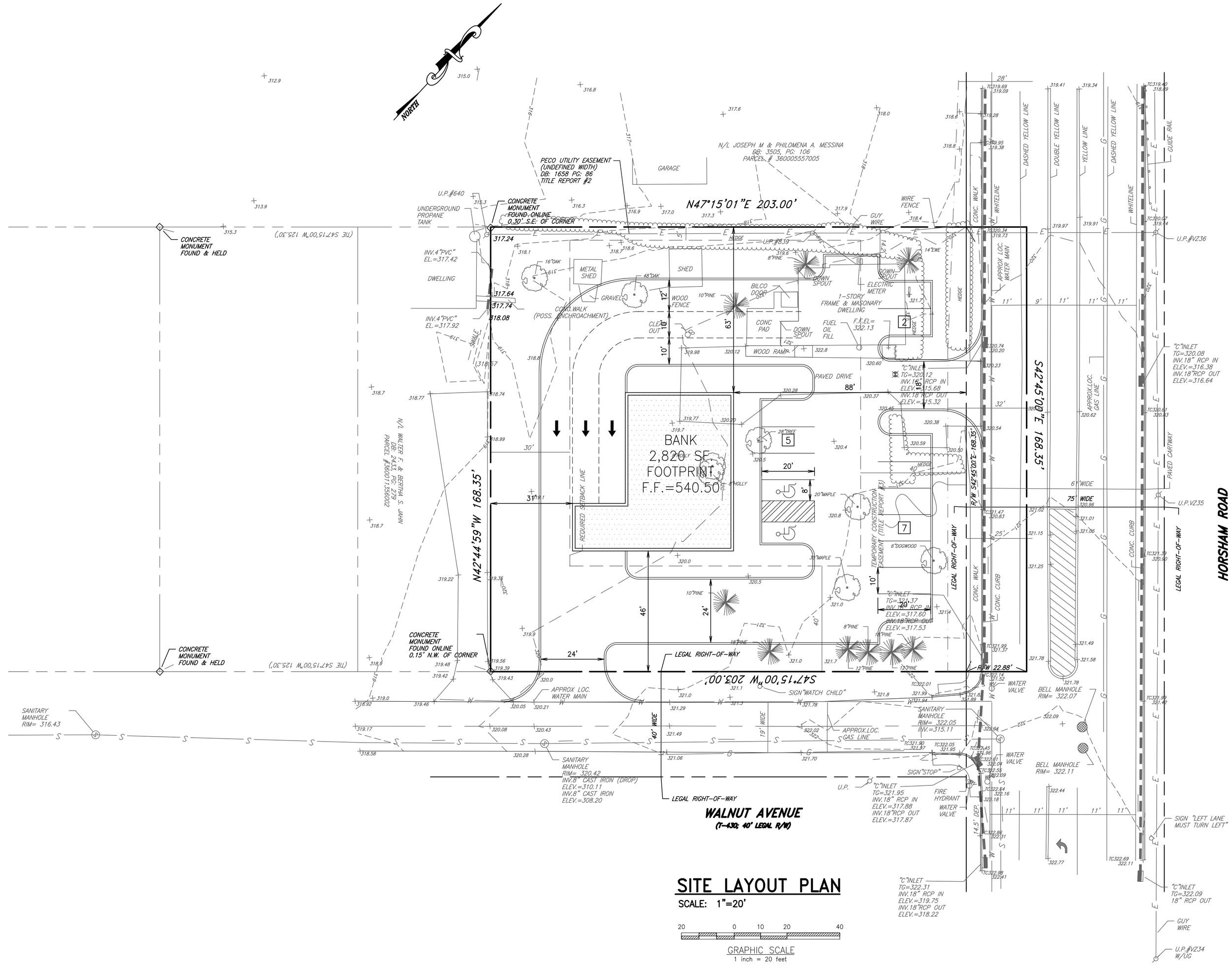

SITE LAYOUT PLAN

SCALE: 1"=20'

20 0 10 20 40

GRAPHIC SCALE
1 inch = 20 feet

LEGEND

EX. PROPERTY LINE	
PROP. PROPERTY LINE	
EX. RIGHT-OF-WAY	
PROP. RIGHT-OF-WAY	
EX. MONUMENT	
PROP. MONUMENT	
EX. IRON PIPE	
PROP. IRON PIPE	
EX. EASEMENT	
PROP. EASEMENT	
EX. WETLANDS	
242 EXISTING CONTOUR	
242 PROPOSED CONTOUR	
X 123.00 EXISTING SPOT ELEV.	
X 123.00 NEW SPOT ELEV.	
GEB2 SOILS TYPE	
SOILS LINE	
EX. CONC. CURB	
PROP. CONC. CURB	
EX. EDGE OF PAVING	
PROP. EDGE OF PAVING	
EX. LIGHT POLE	
PROP. LIGHT POLE	
EX. FENCE	
EX. MAIL BOX	
EX. SIGN	
PROP. SIGN	
EXIST. PARKING SPACES	
PROP. PARKING SPACES	
(TBR) TO BE REMOVED	
EX. TELE. LINE	
PROP. TELE. LINE	
EX. ELEC. LINE	
PROP. ELEC. LINE	
EX. UTILITY POLE	
PROP. UTILITY POLE	
EX. GUY ANCHOR	
EX. GAS LINE	
PROP. GAS LINE	
EX. GAS VALVE	
PROP. GAS VALVE	
EX. STORM SEWER LINE	
PROP. STORM SEWER LINE	
EX. STORM INLET	
PROP. STORM INLET	
IC 1 PROP. STORM INLET ID	
PROP. SEEPAGE BED	
EX. SANITARY SEWER LINE	
PROP. SAN. SEWER LINE	
PROP. SAN. SEWER LATERAL	
MH 1 PROP. SANITARY MH. ID	
EX. WATER LINE	
PROP. WATER LINE	
PROP. WATER LATERAL	
PROP. FIRE WATER LINE	
EX. WATER VALVE	
PROP. WATER VALVE	
EX. HYDRANT	
PROP. HYDRANT	
EX. MANHOLE	
PROP. MANHOLE	

ZONING DATA TABULATION

HORSHAM TOWNSHIP

ARTICLE XX "C-2" GENERAL COMMERCIAL DISTRICT

SECTION 230-126. USE REGULATIONS

F. BANK OR SIMILAR FINANCIAL INSTITUTION

SECTION 230-127. AREA AND HEIGHT REGULATIONS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	30,324 S.F.	30,324 S.F.
MIN. LOT WIDTH @ BLDG. LINE	50 FT.	168 FT.±	168 FT.±
MIN. FRONT YARD	40 FT.	23 FT.±	46 FT.±
MIN. SIDE YARD	5 FT.	8 FT.±	63 FT.±
MIN. REAR YARD	30 FT.	31 FT.±	31 FT.±
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.
MAX. LOT COVERAGE	75 %	14.00 %	61.12 %

ARTICLE V PERFORMANCE STANDARDS

230-32. OFF-STREET PARKING AND LOADING GENERALLY

C.(13) 1 SPACE / 50 S.F. OF GROSS AREA USED OR INTENDED TO BE USED FOR SERVING CUSTOMERS + ONE ADDITIONAL SPACE FOR EACH EMPLOYEE

REQUIRED	PROPOSED
C.(13) FINANCIAL ESTABLISHMENT	
TOTAL BUILDING GROSS AREA INTENDED TO BE USED FOR SERVING CUSTOMERS = 500 S.F.	
1 SP / 50 S.F. CUSTOMER SERVICE AREA 500 S.F. = 10 SPACES	
1 SP / PER EACH EMPLOYEE 4 EMPLOYEES = 4 SPACES	
TOTAL REQUIRED = 14 SP	14 SPACES PROVIDED

SURVEY NOTES:

1. RECORD OWNER:
   DERINGER & READER, A PARTNERSHIP
   519 HORSHAM ROAD
   HORSHAM, PA 19044
2. SOURCE OF TITLE: DEED BOOK 5555, PAGE 744
3. TAX PARCEL: 36-00-11359-008
4. LOT AREA: 34,175 SQ.FT. (0.785 ACRES) GROSS
   30,324 SQ.FT. NET OF R/W OF HORSHAM RD
5. BOUNDARY INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC, DATED: 6-22-2006
6. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING. DATUM: APPROXIMATE USGS. SITE BENCH: TOP OF GRATE OF "C"INLET ALONG HORSHAM RD. ELEVATION= 320.12', CONTOUR INTERVAL 1'.
7. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
8. THE SURVEYED PROPERTY IS SERVED BY ON-SITE SEWER AND ON PUBLIC WATER.
9. THE EXISTING 75 FOOT WIDE LEGAL RIGHT-OF-WAY INFORMATION OF HORSHAM ROAD (S.R. 0463) WAS TAKEN FROM PENNDOT PLANS OF S.R. 0463, SECTION 011 R/W, SHEET 64.
10. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A COMMITMENT TO INSURE TITLE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY OF PHILADELPHIA PA, ORDER NUMBER: PH145344MA, EFFECTIVE DATE: 3/1/2005.

    SCHEDULE B, SECTION II LIST THE FOLLOWING SURVEY RELATED MATTERS(ITEM NUMBERS CORRESPOND TO TITLE REPORT NUMBERS)

    2. RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY IN DEED BOOK 1658, PAGE 86. (UTILITY EASEMENT, UNDIFINED WIDTH, OBESERVABLE EVIDENCE OF UTILITIES SHOWN HEREON).
    3. NOTICE OF FILING OF DECLARATION OF TAKING (WIDENING OF HORSHAM ROAD) ARISING OUT OF CP 03-11876, DATED 6/27/2003 AND RECORDED 7/1/2003 AS IN DEED BOOK 5462, PAGE 1735 (TEMPORARY CONSTRUCTION EASEMENT, EXPIRES UPON COMPLETION OF CONSTRUCTION, PLOTTED HEREON).
    4. RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF HORSHAM ROAD. (75' RIGHT-OF WAY PLOTTED HEREON)

WAIVER REQUESTS:

1. A WAIVER IS HEREBY REQUESTED FROM SECTION 198-33.D.(4) OF THE HORSHAM TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE, TO ALLOW FOR LESS THAN 20 FT. OF OPEN SPACE BETWEEN THE CURBLINE/EDGE OF PAVING OF THE PARKING AREA AND THE OUTSIDE WALL OF THE PRINCIPAL BUILDING.
2. A WAIVER IS HEREBY REQUESTED FROM SECTION 198-33.D.(13)(b). OF THE HORSHAM TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE, TO EXCLUDE A LOADING SPACE 14 FEET WIDE BY 65 FEET DEEP.

D. L. Howell & Associates, Inc.
Civil Engineers / Environmental / Land Planners
dlhowell.com
1188 McDermott Drive
Westtown Corporate Center
610.918.8000.TEL
610.918.8008.FAX
312 West State Street
Suite B
Kennett Square, PA 19348
610.444.3855.TEL
610.444.3877.FAX
185 Country Club Drive
Suite 100
Downingtown, PA 19335
610.518.5111.TEL
610.518.5555.FAX

REV.	DATE	DESCRIPTION

BANK SKETCH PLAN

CLIENT: WAGNER ARCHITECTS, LLC.
PROJECT: 519 HORSHAM ROAD
LOCATION: 519 HORSHAM ROAD
HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PA

DATE:	08/14/06
SCALE:	1"=20'
DRAWN BY:	JTE
CHECKED BY:	DLH

PROJECT NO.: 1817
CAD FILE: 1817 Sk 0\1817 Pr4-Bank
PLOTTED: 08/14/06

DRAWING NO.: SK1
SHEET 1 OF 2