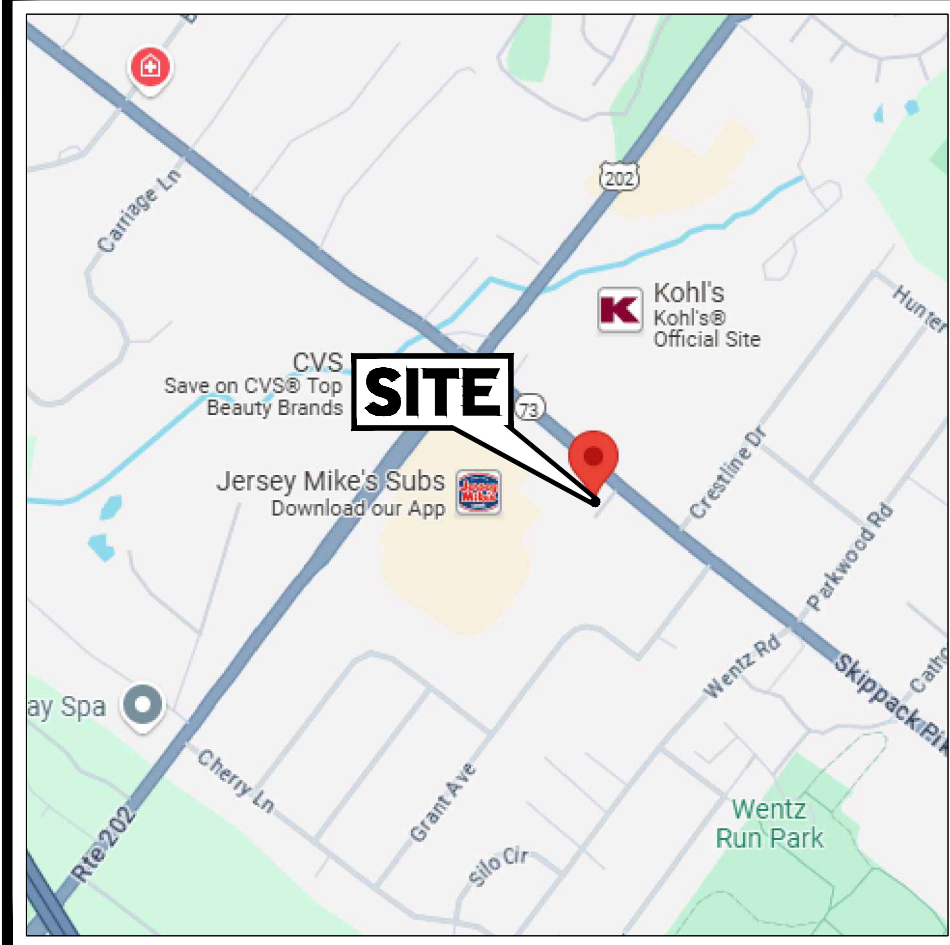
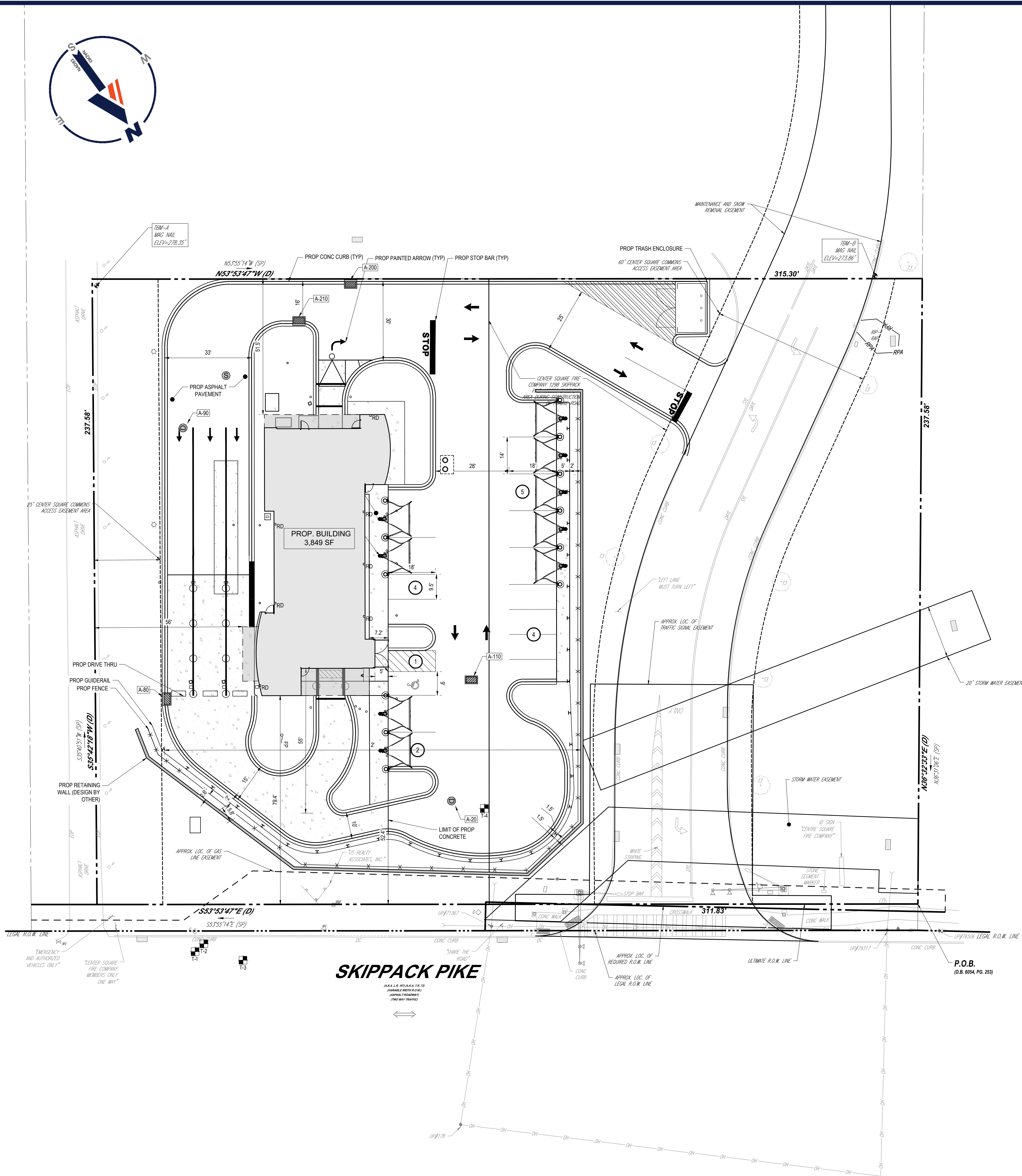


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LOCATION MAP
SCALE: 1" = 1,000'
SOURCE: GOOGLE MAPS

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY / CHECKED BY	

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PROJECT No.: PAC240091
DRAWN BY: MH
CHECKED BY: NL
DATE: 08/15/2025
CAD ID: P-CIVIL-LDVP

PROJECT:
PRELIMINARY/FINAL
LAND
DEVELOPMENT
PLANS
FOR

TOMMY'S
CAR WASH

PROPOSED DEVELOPMENT

1310 SKIPPACK PIKE
WHITPAIN TOWNSHIP
BLUE BELL, PA
19422

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:

SITE
PLAN

SHEET NUMBER:
C-301

ORG. DATE - 08/15/2025

ZONING TABLE					
ZONE: R-1 RESIDENTIAL, COMMUNITY SHOPPING OVERLAY DISTRICT USE: CAR WASH					
APPLICANT / OWNER INFORMATION					
APPLICANT:		OLYMPUS PINES, LLC			
BULK REQUIREMENTS					
ITEM	CODE	PERMITTED	PERMITTED OVERLAY DISTRICT	EXISTING	PROPOSED
MIN LOT AREA	§ 160-14	30,000 SF (0.69 AC)		74,495 SF (1.71 AC)	74,495 SF (1.71 AC)
MIN LOT WIDTH	§ 160-14	150.0'		311.83'	311.83'
MIN YARD SETBACKS					
FRONT YARD	§ 160-15	50.0' FROM STREET R/W	25' FROM R/W	N/A	79.4'
SIDE YARD	§ 160-15	50.0' FROM SIDE LOT LINE	50' FROM SIDE LINE	N/A	56'
REAR YARD	§ 160-15	75.0' FROM REAR LOT LINE	45' FROM REAR LINE	N/A	51.5'
MAX PERMITTED HEIGHT	§ 160-22	40.0'		<35.0'	N/A
MAX BUILDING COVERAGE	§ 160-164 (B)	20.0%	22.0%	N/A	6.2% (4,650 SF)
MIN PERVIOUS COVERAGE	§ 160-164 (I)	20.0%	35.0%	85.0% (63,352 SF)	42.3% (31,515 SF)
MIN PARKING SETBACKS	§ 160-197	5.0' FROM STREET R/W	10.0' FROM STREET R/W	N/A	52.4'
MIN DRIVE AISLE WIDTH	§ 160-192	25.0'		N/A	25.0'
				KEY =	VARIANCE REQUIRED

THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY

