



ZONED: R2 RESIDENTIAL DISTRICT
FRANKLIN STREET
 (A.K.A. EAST FRANKLIN STREET)
 (40' WIDE R.O.W.)

WORRELL STREET
 (VARIABLE WIDTH R.O.W.)

CVS pharmacy
 11,381 SF WITH 3,041 SF BASEMENT
 TYPE A
 FFE = 0.00
 REQUIRED PARKING: 18 SPACES
 PROVIDED PARKING: 50 SPACES

ZONED: HBO-HIGHWAY BUSINESS OFFICE DISTRICT
BALTIMORE AVENUE
 (A.K.A. WASHINGTON STREET)
 (A.K.A. R.R. 2016, L.R. #131)
 (70' WIDE R.O.W.)
 ADT: 10,173 (2012) (25 MPH)

- ZONING PLAN NOTES**
- 1.) THIS PLAN REFERENCES AN "ALTA" (ACSM) PREPARED FOR CVS PHARMACY. PREPARED BY CONTROL POINT ASSOCIATES, 1903 MANOR DRIVE, SUITE 100, CHALFONT, PA 19314.
 - 2.) APPLICANT: SUBMIT REALTY ADVISORS, LLC, 201 S. MARLE AVENUE, SUITE 100, AMBLER, PA 19002.
 - 3.) OWNER: COMMONWEALTH REAL ESTATE INVESTORS, 203 E. BALTIMORE AVE, MEDIA, PA 19063.
 - 4.) ZONING DATA: BALTIMORE AVENUE, RADNOR STREET: FRAN MEDIA WOODROW, DELAWARE COUNTY, PENN. TAX MAP PARCEL NUMBERS: 26-05-275-000-28. EXISTING ZONING: HBO, HIGHWAY BUSINESS I. EXISTING USE: ASPHALT & GRAVE AREA. PROPOSED ZONING: HBO, HIGHWAY BUSINESS. PROPOSED USE: CVS PHARMACY.
- MIN. SITE AREA
 MIN. LOT WIDTH (AT BUILDING LINE)
 MIN. YARD SETBACKS
 FRONT (MAX) (BALTIMORE AVENUE)
 FRONT (RADNOR STREET)
 SIDE YARD
 SIDE YARD (ADJACENT TO RESIDENTIAL)
 REAR
 MAX. BUILDING HEIGHT
 MAX. BUILDING COVERAGE
 MAX. IMPERVIOUS COVERAGE
 *TRADITIONAL NEIGHBORHOOD DRIVE
 *BUILT TO LINE REQUIREMENT
 *INCLUDES WORRELL STREET ROW (V) = VARIANCE REQUIRED
- 5.) PARKING REQUIREMENTS
 1) PARKING SPACES PER 600 SQUARE FEET OF TOTAL PROPOSED = 50 (INCLUDING 3 ADA AC
 6.) ALL FEATURES ARE EXISTING TO REMAIN.
 7.) (TBR) INDICATES EXISTING SITE FEATURES
- VARIANCES REQUIRED**
- 3.) TRD 24.3 - TO ALLOW FOR OFF-STREET PARKING (ALONG RADNOR STREET)
 - 4.) TRD 24.4 - TO ALLOW FOR OFF-STREET PARKING INTERSECTION OF A CORNER LOT (BALTIMORE AVE