

N/L LANDS OF
EAST HORSESHOE VILLAGE LP.
TAX MAP 29 BLOCK 4G UNIT 26
UPI # 29-4G-26
DEED BOOK 6902, PAGE 1575
1615 HORSESHOE PIKE

ZONING DATA CALCULATIONS

ZONING DISTRICT: RM-RURAL MIXED USE AND GENERAL COMMERCIAL OVERLAY DISTRICT
GROSS TRACT AREA: 10.144 AC
PROPOSED USE: CONVENIENCE STORE WITH FUEL DISPENSING FACILITY AND DRIVE THRU LANE

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	1 AC	3.21 AC
MIN. LOT WIDTH (AT STREET):	100'	324'
MIN. LOT WIDTH (AT BUILDING):	150'	451'
MINIMUM FRONT YARD:		
FROM 222 ROAD:	80'	147.9'
FROM OTHER ROADS:	60'	85.9'
MINIMUM SIDE YARD:	20'	N/A
MINIMUM REAR YARD:	40'	161.7'
MAXIMUM LOT COVERAGE:	50%	+/- 49.9%
MAXIMUM BUILDING HEIGHT:	35'	< 35'
MIN. GAS CANYON SETBACK (FROM LEGAL R.O.W.):	60'	60' *
TRASH ENCLOSURE FRONT YARD SETBACK:	20' **	< 25'

**CONDITIONAL USE REQUIRED TO PERMIT A TRASH ENCLOSURE WITHIN FRONT YARD (20' MIN. FROM LEGAL R.O.W.)

PARKING CALCULATIONS

REQUIRED:
RETAIL SALES: 1 SPACE / 200 SF FLOOR AREA
6,551 SF / 200 = 33 SPACES REQUIRED

GASOLINE SERVICE STATION: 1 SPACE / 2 PUMPS
16 PUMPS = 8 SPACES

TOTAL REQUIRED: $33 + 8 = 41$ SPACES
PROPOSED: 50 SPACES

OWNER/APPLICANT
HORSESHOE VILLAGE ASSOCIATES, LP
1518 MEADOWBROOK LANE, WEST CHESTER, PA 19382
ATTN: JOE SCHORN
PHONE: 610-633-5039



100 WEST VALLEY ROAD, SUITE 1100
WAYNE, PA 19087 1830
P: 610.265.8323 F: 610.265.4299
WWW.NAVENEWELL.COM

[illegible]

1991

GLENMOORE WAWA

LOCATION:
WEST BRANDYWINE TOWNSHIP, CHESER COUNTY, PA

CONDITIONAL USE PLAN

project no. 2023-150.00	drawn by: JFL
date: 9/9/25	chk'd by: JPB
scale: 1" = 30'	approv. by: JPB

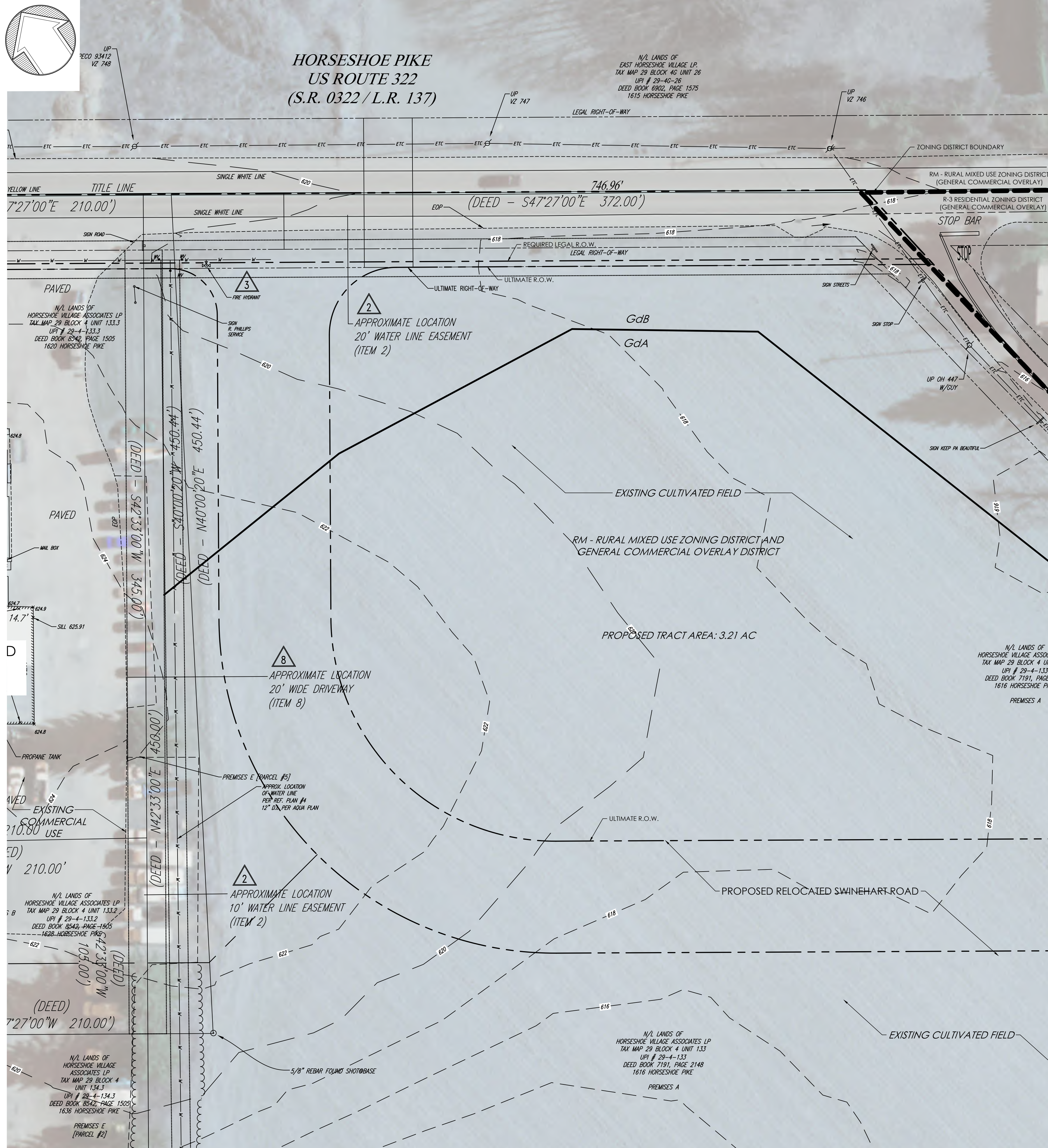
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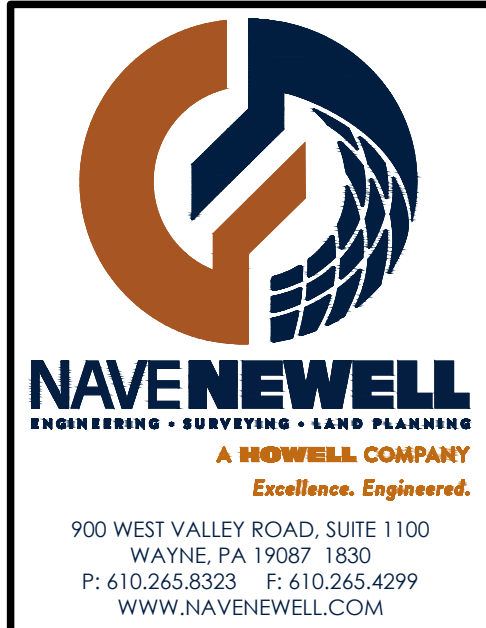


GENERAL NOTES:

1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY HOWELL SURVEY COMPLETED ON JANUARY 21, 2025.
2. THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LAND AND NOT VISIBLE.
3. BEARING BASIS FOR THE SURVEY IS THE RECORD DEED.
4. UNIT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF CHESTER COUNTY, PENNSYLVANIA.
5. LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS TO ALL UTILITIES BEFORE START OF WORK.
6. PURSUANT TO ACT 199 "PENNSYLVANIA ONE CALL INC.", WAS PLACED. INFORMATION THEREBY OBTAINED WAS USED TO ILLUSTRATE EXISTING UTILITIES.
7. THE PROPERTY IS IN THE RM-RURAL, MIXED USE AND GENERAL COMMERCIAL OVERLAY ZONING DISTRICTS OF WEST BRANDYWINE TOWNSHIP.
8. THE EXISTING LAND USE OF THE DEVELOPMENT AREA IS AGRICULTURAL USE.
9. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS COMPLETED BY AQUATERRA ON JULY 29, 2025 AND FOUND NO PRESENCE OF WETLANDS ON THE SITE.
10. THE DEVELOPMENT SITE DOES NOT FALL WITHIN ANY FLOOD HAZARD ZONES PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PANEL 140 OF 380, MAP NUMBER 42202CQ140G, DATED SEPTEMBER 29, 2017.
11. THE DEVELOPMENT SITE CONTAINS PRIME AGRICULTURAL SOILS PER THE LAND FEATURES MAP OF THE WEST BRANDYWINE TOWNSHIP COMPREHENSIVE PLAN UPDATE 2020.
12. THE SITE IS IDENTIFIED AS SCENIC OPEN LANDSCAPE PER THE SCENIC RESOURCES MAP OF THE WEST BRANDYWINE TOWNSHIP COMPREHENSIVE PLAN UPDATE 2020.
13. THE SITE DRAINS TO THE SOUTH-SOUTHWEST TOWARDS WATER CREEK.
14. THERE ARE NO STREAMS, RIPARIAN BUFFERS, OR WATER BODIES ON THE SITE.
15. THERE ARE NO MODERATE STEEP SLOPES OR VERY SEVERE STEEP SLOPES ON THE SITE.
16. THERE ARE NO TREES, SPECIMEN TREES, OR WOODLANDS THAT CURRENTLY EXIST ON THE DEVELOPMENT SITE.

OWNER / APPLICANT:

HORSESHOE VILLAGE ASSOCIATES, LP
1518 MEADOWBROOK LANE, WEST CHESTER, PA 19382
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SEAL:

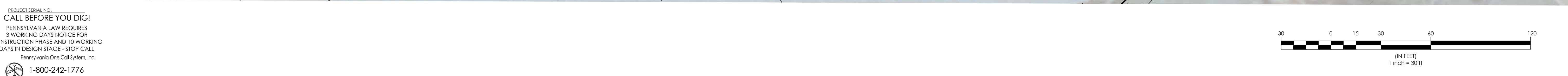
DRAWING NAME: SITE ANALYSIS - BASE PLAN

LOCATION: WEST BRANDYWINE TOWNSHIP, CHESER COUNTY, PA

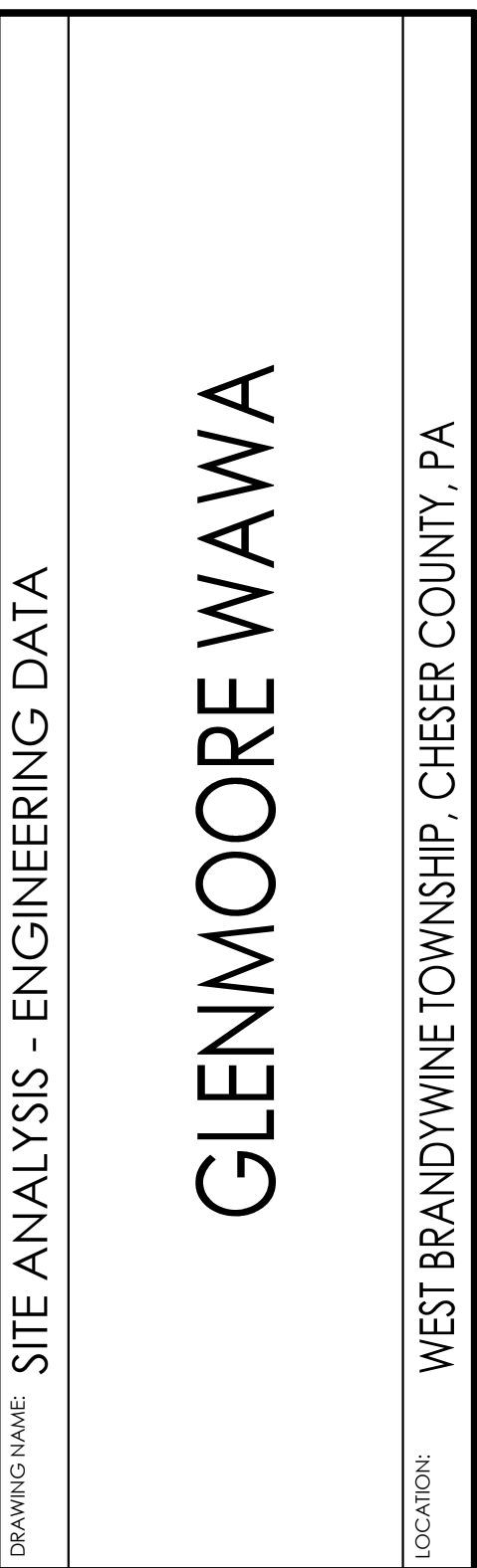
project no. 2023-150.00	drawn by: JFL
date: 9/9/25	chk'd by: JPB
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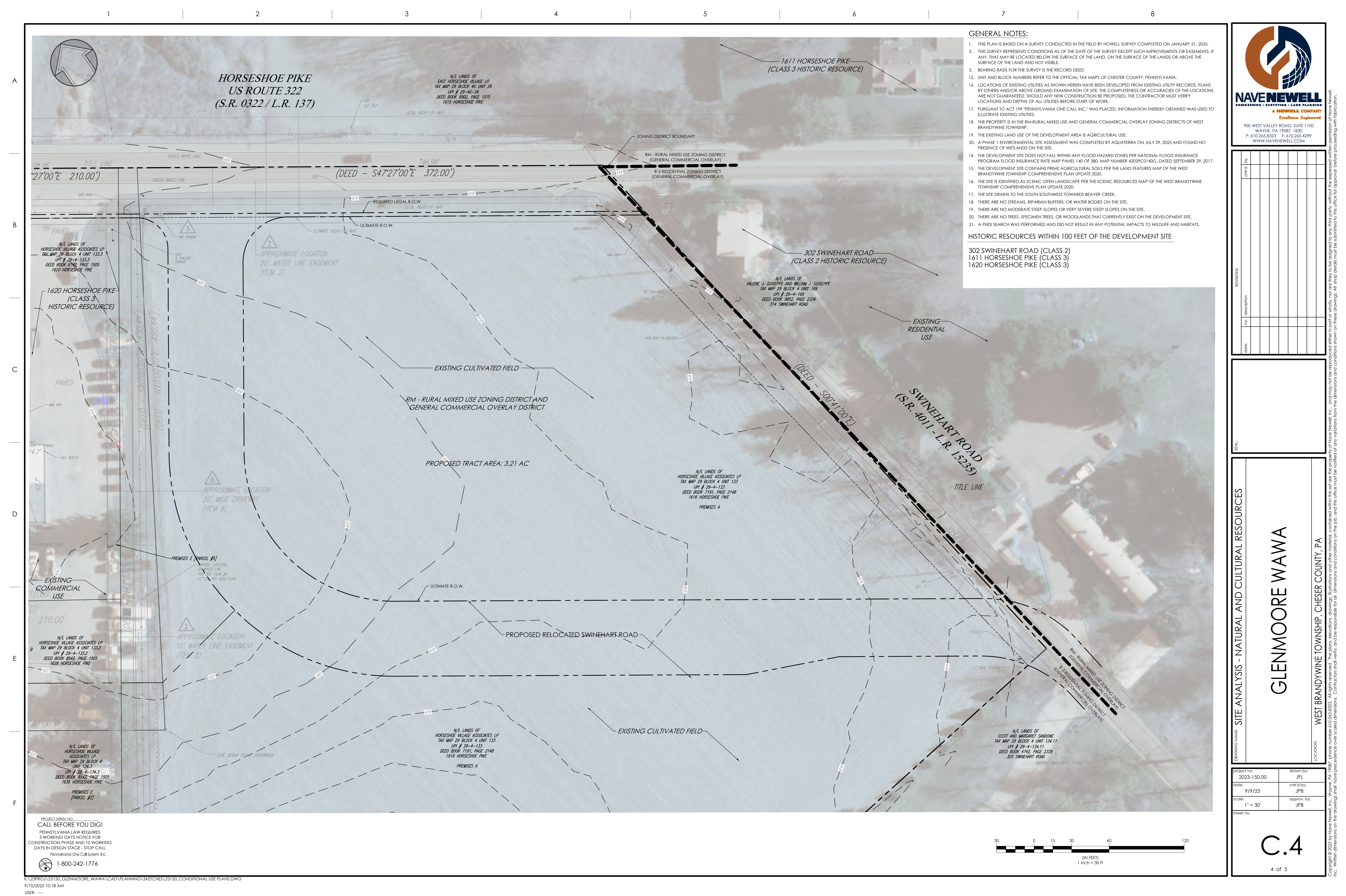
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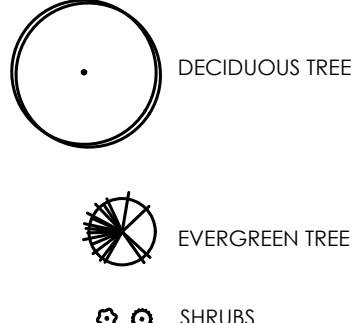
YES	SLOW PERCOLATION	SOIL TO BE EVALUATED FOR SUITABILITY FOR INFILTRATION PRACTICES.
NO	PIPING	AREAS OF EMBANKMENTS WITH PIPES PASSING THROUGH THEM SHALL HAVE ANTI-SEEP COLLARS INSTALLED PER THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (PA DEP) EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM.
NO	POOR SOURCE OF TOPSOIL	SOIL SHOULD BE AMENDED AS RECOMMENDED TO PROVIDE ADEQUATE MATERIALS NECESSARY FOR REQUIRED PLANT GROWTH.
YES	FROST ACTION	SOILS SHOULD BE FREE OF FROZEN OR MUCKY MATERIALS. FILL SHOULD NOT BE PLACED ON SATURATED OR FROZEN SURFACES. EARTHWORK INVOLVING THESE SOILS SHOULD BE LIMITED TO THE WARMER MONTHS WHEN THE SOILS ARE NOT FROZEN.
YES	SHRINK - SWELL	SOILS SHOULD NOT BE USED FOR STRUCTURAL FILL UNLESS THEY HAVE BEEN EVALUATED BY A GEOTECHNICAL ENGINEER AND THE GEOTECHNICAL ENGINEER DEEMS THEM SUITABLE AS FILL OR PROVIDES RECOMMENDATIONS TO AMEND SOILS MAKING THEM SUITABLE AS FILL.
NO	POTENTIAL SINKHOLE	SOILS SHOULD BE EVALUATED FOR SINKHOLE ACTIVITY. INFILTRATION PRACTICES SHOULD BE AVOIDED IN THESE AREAS OF APPLIED WITH CONSIDERATION TO MINIMIZING INFILTRATION RATE. APPLY RECOMMENDATIONS FROM GEOTECHNICAL SPECIALIST. AVOID PLACING INFILTRATION PRACTICES, IF NEEDED, CLOSE TO BUILDINGS OR PRINCIPAL STRUCTURES. ENSURE ALL DRAINAGE SYSTEMS ARE WATERIGHT.
NO	PONDING	ANY PONDING WATER SHALL BE PUMPED TO A LOCATION OF NO PONDING. ANY SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE PUMPED THROUGH A SEDIMENT CONTROL BMP SUCH AS PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
NO	WETNESS	SOILS SHOULD BE EVALUATED FOR WETNESS PRIOR TO USE IN SITE WORK. IF GEOTECHNICAL ENGINEER DEEMS SOILS TOO WET FOR SITE WORK, THEN SOILS SHALL BE AMENDED OR DRIED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



C.3



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LANDSCAPE REQUIREMENTS			
CLASSIFICATION	TREES		SHRUBS
SECTION 167-66.1D(1)	DECIDUOUS	EVERGREEN	DECIDUOUS/EVERGREEN
PER 1,000 SF GROSS BUILDING AREA, GROUND FLOOR ONLY (BUILDING "FOOTPRINT")			
REQUIRED	2	1	8
PROPOSED	14	7	56
PROPOSED	14	7	56
SECTION 167-66.1D(1)	DECIDUOUS	EVERGREEN	DECIDUOUS/EVERGREEN
PER 2,000 SF OFF-STREET PARKING OR LOADING AREA, EXCLUDING DRIVEWAYS LESS THAN 18 FEET WIDE (+/- 12,500 SF)			
REQUIRED	1	1	4
PROPOSED	6	6	24
PROPOSED	6	6	24
SECTION 167-66.1D(1)	DECIDUOUS	EVERGREEN	DECIDUOUS/EVERGREEN
PER 100 LINEAR FEET OF NEW AND EXISTING PUBLIC OR PRIVATE ROAD FRONTAGE, MEASURED ON BOTH SIDES WHERE APPLICABLE (1,170 LF)			
REQUIRED	2	1	5
PROPOSED	24	12	59
PROPOSED	24	12	59
SECTION 167-64.1D(1)	DECIDUOUS	EVERGREEN	DECIDUOUS/EVERGREEN
PER 100 LINEAR FEET OF EXISTING TRACT BOUNDARY, WHERE NOT COINCIDENT WITH EXISTING OR PROPOSED ROAD FRONTAGE (422 LF)			
REQUIRED	1	2	8
PROPOSED	5	9	34
PROPOSED	5	9	34
SECTION 167-64.1D(1)	DECIDUOUS	EVERGREEN	DECIDUOUS/EVERGREEN
PER 100 LINEAR FEET OF EXISTING TRACT BOUNDARY, WHERE NOT COINCIDENT WITH EXISTING OR PROPOSED ROAD FRONTAGE (422 LF)			
REQUIRED	49	34	173
PROPOSED	49	34	173

5 of 5

HORSESHOE PIKE
US ROUTE 322

THIS SITE IS LOCATED IN A REGION WHERE
LIGHTING IS REGULATED BY LOCAL ORDINANCES

- NOTES:
- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6" CONCRETE BASES
- ALL POLES TO BE LOCATED 5 FT. BEHIND CURB
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LUMINAIRE LOCATION SUMMARY			LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.	LUM NO.	LABEL	MTG. HT.
1	A4B	20.5	39	C4	16.21
2	A4B	20.5	40	C4	18.21
3	B1	20.5	41	DL7S	10.5
4	B4	20.5	42	DL7S	10.5
5	B4	20.5	43	EB1	10.5
6	B4	20.5	44	EB1	10.5
7	B4	20.5	45	EB1	10.5
8	B4	20.5	46	EB1	10.5
9	C4	18.21	47	EB1	10.5
10	C4	18.21	48	EB1	10.5
11	C4	18.21	49	EB1	10.5
12	C4	18.21	50	EB1	10.5
13	C4	18.21	51	EB1	10.5
14	C4	18.21	52	EB1	10.5
15	C4	18.21	53	EB1	10.5
16	C4	16.21	54	EB1	10.5
17	C4	16.21	55	EB1	10.5
18	C4	16.21	56	EB1	10.5
19	C4	16.21	57	EB1	10.5
20	C4	16.21	58	EB1	10.5
21	C4	16.21	59	EB1	10.5
22	C4	16.21	60	EB1	10.5
23	C4	16.21	61	EW1	15
24	C4	18.21	62	EW1	15
25	C4	18.21	63	EW1	15
26	C4	18.21	64	EW1	15
27	C4	18.21	65	EW1	15
28	C4	18.21	66	EW1	15
29	C4	18.21	67	W3	8
30	C4	16.21	68	W3	8
31	C4	16.21	69	Z1	15
32	C4	16.21	70	Z1	15
33	C4	16.21	71	Z1	15
34	C4	16.21	72	Z1	15
35	C4	18.21	73	Z1	15
36	C4	18.21	74	Z1	15
37	C4	16.21	75	Z1	15
38	C4	16.21	76	Z1	15

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	43.31	58	20	2.17	2.90
DELIVERY AREA	3.78	4.6	3.0	1.26	1.53
ENTRANCES & EXIT DRIVES	2.37	4.6	0.9	2.63	5.11
PARKING & INTERIOR DRIVE AISLES	3.10	12.7	0.9	3.44	14.11
UNDEFINED	0.25	8.3	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DIMMING FACTOR	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	2	A4B	SINGLE	12704	1.030	0.730	B0-U0-G3	90.42	180.84	Lithonia Lighting	DSX0LED-P6-50K-70CRI-BLC3-MVOLT-FAO-XX (SW. POS. 5)
	1	B1	SINGLE	17728	1.030	0.730	B3-U0-G5	90.42	90.42	Lithonia Lighting	DSX0LED-P6-50K-70CRI-T4M-MVOLT-FAO-XX (SW. POS. 5)
	5	B4	SINGLE	15251	1.030	0.730	B2-U0-G3	90.42	452.1	Lithonia Lighting	DSX0LED-P6-50K-70CRI-T4M-MVOLT-FAO-HS-XX (SW. POS. 5)
	32	C4	Single	13028	1.030	1.000	B3-U0-G1	73.9769	2367.261	Lithonia Lighting	RCNYLED-ALO2-50K-80CRI-SYMC-MVOLT-BZS-XX (SW. POS. 4)
	2	DL7S	Single	1610	1.000	1.000	B2-U0-G0	20.4785	40.957	Gotham Architectural Lighting	IVO-D-20LM-35K-90CRI-WD-MIN10-MVOLT-ZT-NCH-P-AR-LSS-FWR
	18	EB1	Single	1388	1.000	1.000	B1-U1-G0	19	342	WAC Lighting	WP-LED119-30
	6	EW1	Single	500	1.000	1.000	B0-U0-G0	10.5	63	CARIBONI GROUP	WS-W2509-3000K-BZ
	2	W3	Single	1994	1.010	1.000	B0-U0-G1	14.58	29.16	Lithonia Lighting	DSXW1 LED- P2-50K-70CRI-T3M-MVOLT-XXX-HS
	8	Z1	Single	3348	1.000	1.000	B1-U0-G1	25.4	203.2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	ISC-SA1B-740-U-SL4

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SCALE:

1" = 30'

LMP

DWG SIZE:

D

LAYOUT BY:

LMP

DATE:

09/09/25

PROJECT NAME:

WAWA #8259

W. BRANDYWINE TWP., PA

DRAWING NUMBER:

RL-10557-S1



1340 Kemper Meadow Dr. Forest Park, OH 45240
513-674-9500 | redleonard.com

REV. BY DATE DESCRIPTION