OWNER INFORMATION

THE SUBJECT PARCEL IS IDENTIFIED BY THE FOLLOWING INFORMATION AS RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, MONTGOMERY COUNTY COURTHOUSE IN NORRISTOWN, PENNSYLVANIA.

TOWNSHIP: LOWER PROVIDENCE TOWNSHIP COUNTY: MONTGOMERY COUNTY

	PARCEL NO.	BLOCK-UNIT	DEED BOOK-PAGE:	PARCEL AREA:
1	43000321600 8	024-059	5596-02502	0.796 AC
			TOTAL TRACT AREA:	0.796 AC

RECORD OWNER:
1 HTC ASSOCIATES, LLC
1741 VALLEY FORGE ROAD
P.O. BOX 1210
WORCESTER, PA 19490

APPLICANT:
HTC ASSOCIATES, LLC
1741 VALLEY FORGE ROAD
P.O. BOX 1210
WORCESTER, PA 19490

GENERAL NOTES

1. BOUNDARY RETRACEMENT FROM FIELD SURVEY BY BURSICH ASSOCIATES, INC. TOPOGRAPHY FOR EAGLESTREAM DRIVE AND RIDGE PIKE FROM FIELD SURVEY BY BURSICH ASSOCIATES, INC.

2. EXISTING TOPOGRAPHY FOR LOT 1 FROM FIELD SURVEY PERFORMED BY HORIZON ENGINEERING ASSOCIATES, LLC ON APRIL 9, 2008. (DATUM: LPTSA DATUM)

3. THERE IS NO FLOODPLAIN LOCATED WITHIN THE SITE LIMITS BASED ON FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 42091C0242 E , EFFECTIVE DECEMBER 19, 1996 AND MAP 42091C0243 F EFFECTIVE OCTOBER 19, 2001.

4. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

5. NO LAND IS TO BE DEDICATED OR RESERVED FOR PUBLIC USE, WITH THE EXCEPTION OF THE LANDS BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY ALONG RIDGE PIKE AND EAGLE STREAM DRIVE.

6. THE PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER. THE PROPOSED BUILDING SHALL BE CONNECTED TO THE EXISTING PUBLIC WATER AND SEWER SERVICES.

7. THIS PROPERTY DOES NOT CONTAIN STEEP SLOPES, WOODLANDS, WETLANDS, OR NATURAL WATER WAYS.

8. ALL PUBLIC SANITARY SERVICES SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN ACCORDANCE WITH THE LOWER PROVIDENCE TOWNSHIP SEWER AUTHORITY ENGINEERING STANDARDS.

ZONING DATA

OBTAINED FROM THE LOWER PROVIDENCE TOWNSHIP ZONING ORDINANCE, CHAPTER 143, ARTICLE XXXIII, DATED 06-01-06, LAST REVISED 03-15-08.

ZONING DISTRICT: RIDGE PIKE BUSINESS DISTRICT (RPBD)

PROPOSED USE: OFFICE/CONTRACTORS SHOP

MINIMUM REQUIREMENTS	PERMITTED	ACTUAL
MINIMUM BUILDING SETBACKS:		
FRONT YARD:	10 FT.	51.98 FT.
SIDE YARD:	10 FT.	47.68 FT.
REAR YARD:	30 FT. (ADJACENT TO RESIDENTIAL DISTRICT)	87.08 FT.
MINIMUM PARKING SETBACK FROM RIDGE PIKE ULTIMATE R.O.W.:	10 FT.	10 FT.
MAXIMUM BUILDING HEIGHT:	35 FT. & MAXIMUM OF 3 STORIES	< 35 FT. & 3 STORIES OR LESS
MAXIMUM IMPERVIOUS COVERAGE:	*70% (WITH BONUS PROVISIONS)	69.0% (23,932 SF)
REQUIRED PARKING:	OFFICE - 1 SPACE/300 SF GFA (1,500 SF/300 SF = 5 SPACES) CONTRACTOR SHOP - 1 SPACE/450 SF GFA. (7300SF/450 SF = 17 SPACES)	23 SPACES

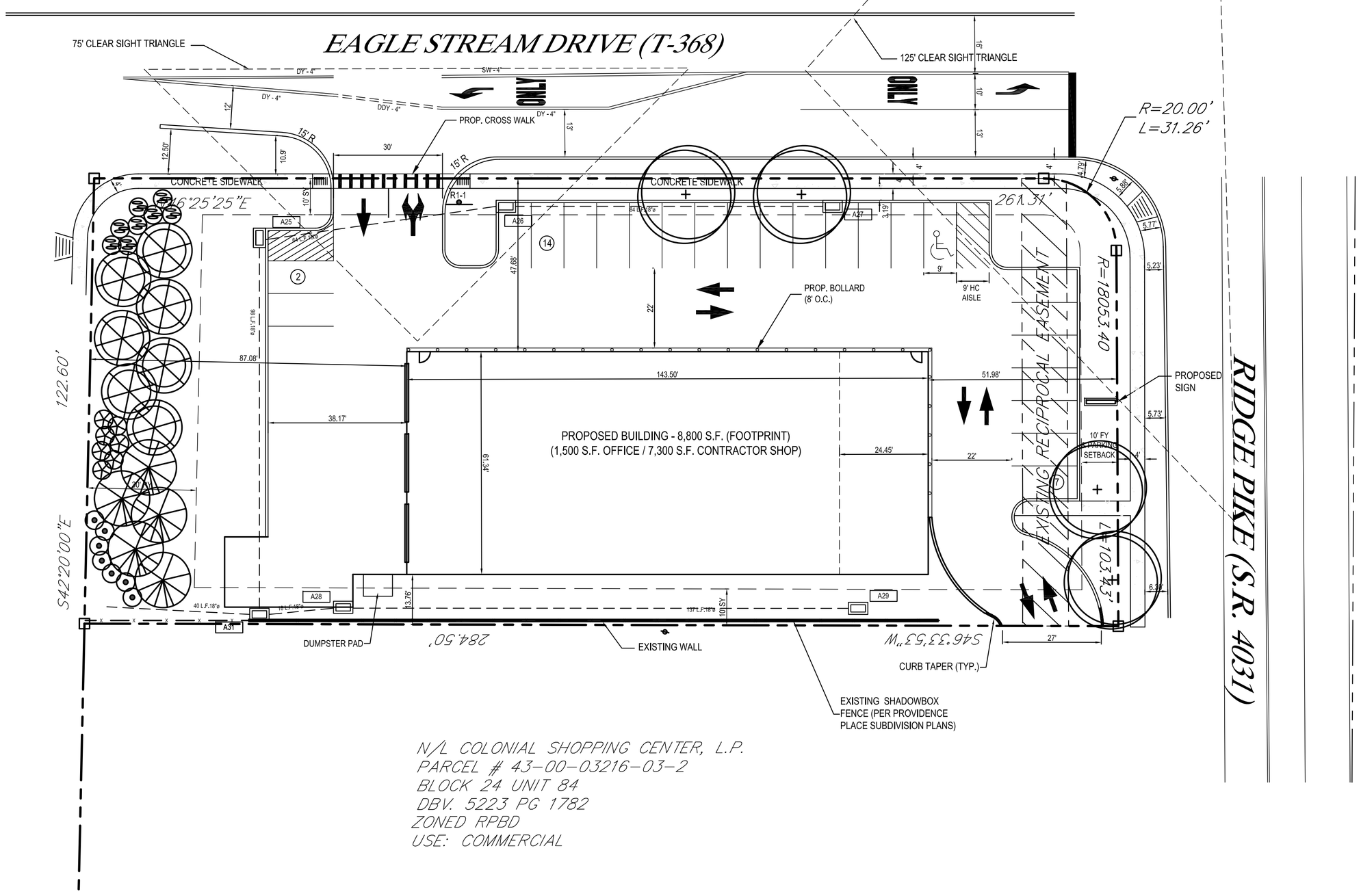
*NOTE: IN ACCORDANCE WITH SECTION 143-262 OF THE LOWER PROVIDENCE TOWNSHIP ZONING ORDINANCE, THE APPLICANT IS PROPOSING TO PROVIDE THE FOLLOWING IN ORDER TO INCREASE THE PERMITTED IMPERVIOUS COVERAGE TO 70%:

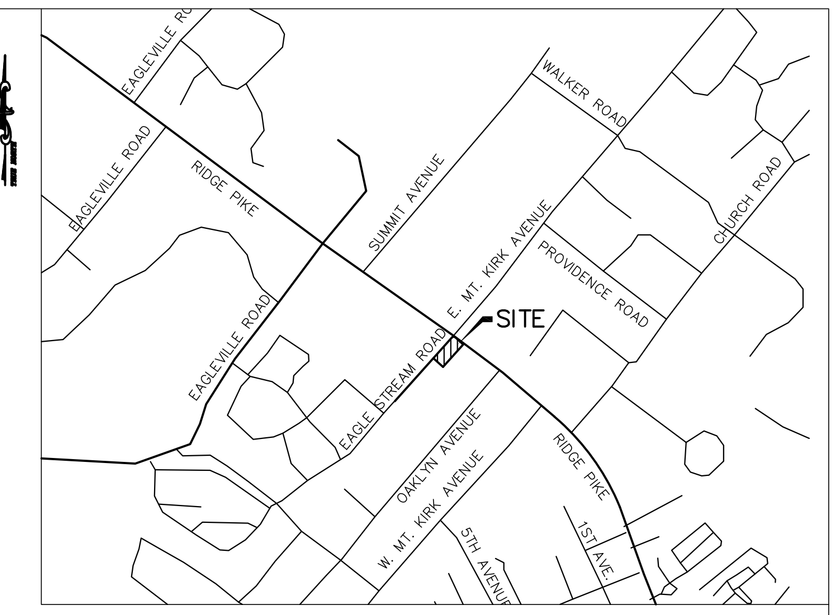
§143-262.E.1. PEDESTRIAN AND VEHICULAR CONNECTIONS WITH ADJACENT PROPERTIES.

§143-262.E.3. PROVIDE ONE (1) THREE INCH (3") CALIPER TREE FOR EVERY 25 FEET OF FRONTAGE.

§143-262.E.4. RENOVATION OF EXISTING BUILDING FACADES TO CONFORM WITH LOWER PROVIDENCE TOWNSHIP SUBDIVISION AND DEVELOPMENT OF LAND ORDINANCE SECTION 123-142, "DESIGN STANDARDS FOR ALL USES WITHIN THE RPBD."

NOTE: SINCE THE PROPERTY IS CURRENTLY VACANT, THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENT OF §123-142 FOR THE SIDES OF THE PROPOSED BUILDING FRONTING ON EAGLE STREAM DRIVE AND RIDGE PIKE.





LOCATION MAP
SCALE:1" = 1000'

No.	REVISIONS/SUBMISSIONS	DATE
2		
1		
0	CONDITIONAL USE APPLICATION	9/12/2022

SITE:
3150 RIDGE PIKE
NORRISTOWN, PA 19403
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY

APPLICANT:
HTC ASSOCIATES, LLC
P.O. BOX 1210
WORCESTER, PA 19490

I, SuSanne M. Creveling, A PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, AND THE DESIGN OF ALL IMPROVEMENTS IS CORRECT.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — SuSanne M. Creveling — ENGINEER — 51440-E

SUSANNE M. CREVELING, P.E.
PA PROFESSIONAL ENGINEER LIC. # 051440-E

HT ENGINEERING, INC.
P.O. BOX 118
FAIRVIEW VILLAGE, PA 19409
PHONE: (484) 576-7906
FAX: (610) 615-8137

PROJECT#:	22-010
DRAWN BY:	SMC
CHECKED BY:	SMC
SCALE:	1"=20'
DATE:	8/16/22

DRAWING NO.
SP-1
SITE PLAN
SHEET # 1 OF 1