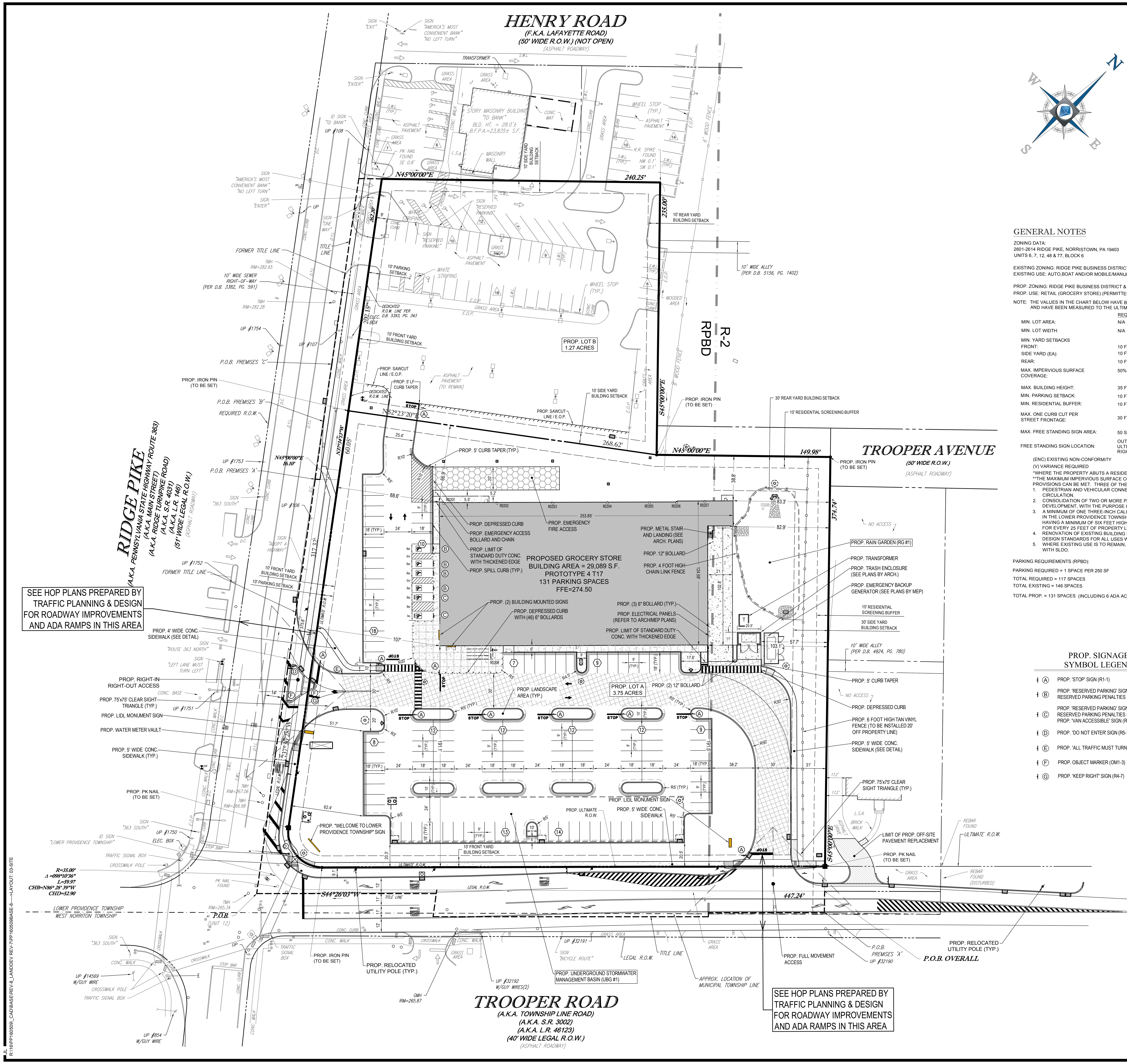


GENERAL NOTES

ZONING DATA:
2601-2614 RIDGE PIKE, NORRISTOWN, PA 19403
UNITS 6, 7, 12, 48 & 77, BLOCK 6

EXISTING ZONING: RIDGE PIKE BUSINESS DISTRICT & R-2 RESIDENTIAL
EXISTING USE: AUTO,BOAT AND/OR MOBILE/MANUFACTURED HOME SALES & GASOLINE FILLING STATION

PROP. ZONING: RIDGE PIKE BUSINESS DISTRICT & R-2 RESIDENTIAL
PROP. USE: RETAIL (GROCERY STORE) (PERMITTED BY RIGHT IN THE RPBD)

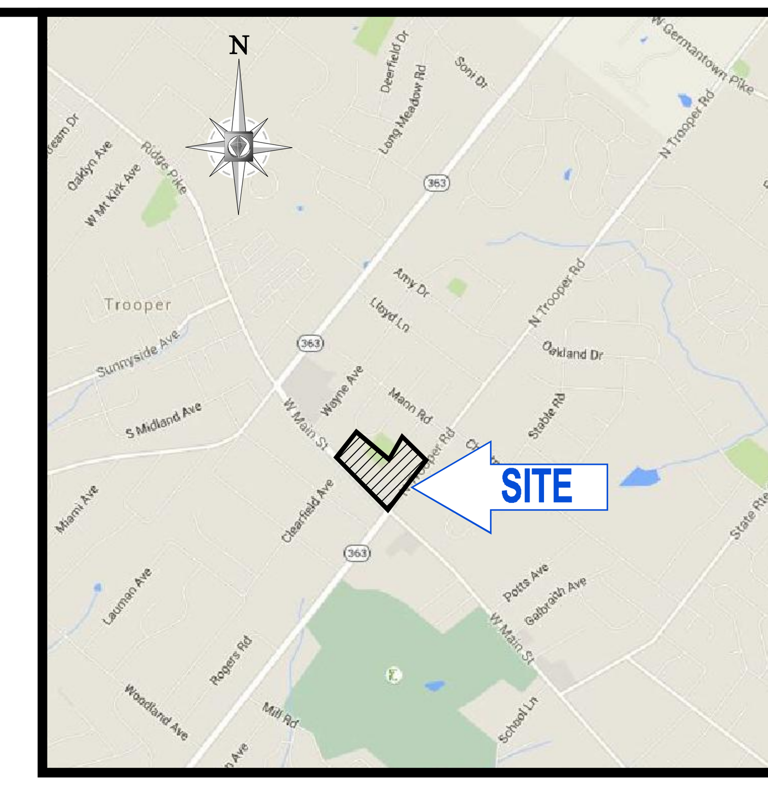
NOTE: THE VALUES IN THE CHART BELOW HAVE BEEN CALCULATED BASED UPON THE PROP. LOT LINES AND HAVE BEEN MEASURED TO THE ULTIMATE RIGHT-OF-WAY.

	REQUIRED (RPBD)	REQUIRED (R-2)	EXISTING (LOT A)	PROP. (LOT A)	EXISTING (LOT B)	PROP. (LOT B)
MIN. LOT AREA:	N/A	25,000 SF	3.75 Ac.	3.75 Ac.	1.27 Ac.	1.27 Ac.
MIN. LOT WIDTH:	N/A	100 FT.	375.8 FT.	375.8 FT.	202.2 FT.	202.2 FT.
MIN. YARD SETBACKS						
FRONT:	10 FT.	50 FT.	28 FT.	88.8 FT.	N/A	N/A
SIDE YARD (EA):	10 FT.*	20 FT.*	55 FT.	56.8 FT.	N/A	N/A
REAR:	10 FT.*	60 FT.*	147.8 FT.	39.1 FT.	N/A	N/A
MAX. IMPERVIOUS SURFACE COVERAGE:	50%, 70%**	35%	93.0%	63.5% (ENC)	85.7%	85.7% (ENC)
MAX. BUILDING HEIGHT:	35 FT.	35 FT.	APPX. 25.2 FT.	28 FT.	N/A	N/A
MIN. PARKING SETBACK:	10 FT. RIDGE PIKE; 0 FT.	N/A	0 FT.	10.0 FT.	9 FT.	9 FT. (ENC)
MIN. RESIDENTIAL BUFFER:	10 FT.	N/A	4.5 FT.	32 FT.	N/A	N/A
MAX. ONE CURB CUT PER STREET FRONTAGE:	30 FT. WIDTH	30 FT. WIDTH	(4) 35 FT. LARGEST	61.5 FT. LARGEST (ENC)	(2) 50.84 FT. LARGEST	N/A
MAX. FREE STANDING SIGN AREA:	50 SF PER SIDE	32 SF. PER SIDE	TO BE DETERMINED	67.37 SF. (V)	TO BE DETERMINED	TO BE DETERMINED
FREE STANDING SIGN LOCATION:	OUTSIDE OF THE ULTIMATE RIGHT RIGH-OF-WAY	N/A	DOES NOT COMPLY	COMPLIES	TO BE DETERMINED	TO BE DETERMINED

(ENC) EXISTING NON-CONFORMITY
(V) VARIANCE REQUIRED
*WHERE THE PROPERTY ABUTS A RESIDENTIAL DISTRICT A 30' SIDE OR REAR YARD SETBACK IS REQUIRED.
**THE MAXIMUM IMPERVIOUS SURFACE COVERAGE MAY BE INCREASED TO 70% PROVIDED BONUS PROVISIONS CAN BE MET. THREE OF THE FOLLOWING ARE REQUIRED:

1. PEDESTRIAN AND VEHICULAR CONNECTIONS WITH ADJACENT PROPERTIES TO FACILITATE CIRCULATION.
2. CONSOLIDATION OF TWO OR MORE PARCELS, UNDER SEPERATE OWNERSHIP, PRIOR TO DEVELOPMENT, WITH THE PURPOSE OF PROVIDING A MORE UNIFIED DEVELOPMENT.
3. A MINIMUM OF ONE THREE-INCH CALIPER TOWNSHIP-QUALIFIED STREET TREE AS REQUIRED IN THE LOWER PROVIDENCE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, HAVING A MINIMUM OF SIX FEET HIGH PLANTED ON THE BACKSIDE OF THE PUBLIC SIDEWALK FOR EVERY 25 FEET OF PROPERTY LOT FRONTAGE WIDTH.
4. RENOVATION OF EXISTING BUILDING FACADES ALONG RIDGE PIKE TO CONFORM TO SLDO, DESIGN STANDARDS FOR ALL USES WITHIN RPBD.
5. WHERE EXISTING USE IS TO REMAIN, BRING FACADE WALL AND SIDEWALK INTO CONFORMITY WITH SLDO.

PARKING REQUIREMENTS (RPBD):
PARKING REQUIRED = 1 SPACE PER 250 SF
TOTAL REQUIRED = 117 SPACES
TOTAL EXISTING = 146 SPACES
TOTAL PROP. = 131 SPACES (INCLUDING 6 ADA ACCESSIBLE SPACES)



LOCATION MAP
SCALE: 1"=2000'

PROP. SIGNAGE SYMBOL LEGEND

- (A) PROP. 'STOP' SIGN (R1-1)
- (B) PROP. 'RESERVED PARKING' SIGN (R7-8) & RESERVED PARKING PENALTIES SIGN (R7-8F)
- (C) PROP. 'RESERVED PARKING' SIGN (R7-8) & RESERVED PARKING PENALTIES SIGN (R7-8F) & PROP. 'VAN ACCESSIBLE' SIGN (R7-8B)
- (D) PROP. 'DO NOT ENTER' SIGN (R5-1)
- (E) PROP. 'ALL TRAFFIC MUST TURN RIGHT' SIGN (R3-7-1R)
- (F) PROP. OBJECT MARKER (OM1-3)
- (G) PROP. 'KEEP RIGHT' SIGN (R4-7)

LINE LEGEND

- PROPERTY BOUNDARY
- LEGAL RIGHT-OF-WAY LINE
- ULTIMATE RIGHT-OF-WAY LINE
- PROP. PROPERTY LINE
- ADJACENT PROPERTY LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- MUNICIPAL BOUNDARY LINE
- ZONING DISTRICT BOUNDARY LINE
- EX. CURB
- PROP. FLUSH CURB
- PROP. CONC. SPILL CURB
- PROP. CONC. CURB & GUTTER
- PROP. WOOD GUIDERAIL
- PROP. VINYL FENCE
- PROP. CHAIN LINK FENCE
- PROP. HEAVY DUTY ASPHALT
- PROP. HEAVY DUTY CONCRETE
- PROP. STANDARD DUTY CONCRETE
- PROP. CONCRETE SIDEWALK
- PROP. GRASS PAVERS

SYMBOL LEGEND

EX. INLET	PROP. STORM INLET
EX. MANHOLE	PROP. YARD DRAIN
EX. FIRE HYDRANT	PROP. MANHOLE
EX. WATER VALVE	PROP. SIGN
EX. UNKNOWN VALVE	PROP. FIRE HYDRANT
EX. SIGN	PROP. A.D.A. PARKING SYMBOL
EX. UTILITY POLE	PROP. PARKING COUNT
EX. TRAFFIC SIGNAL POLE	PROP. 6" BOLLARD
S.W.L. EX. SOLID WHITE LINE	PROP. 12" BOLLARD
S.Y.L. EX. SOLID YELLOW LINE	PROP. AREA LIGHT
D.Y.L. EX. DOUBLE YELLOW LINE	PROP. TRANSFORMER
	PROP. PK NAIL
	PROP. IRON PIN
	PROP. RELOCATED UTILITY POLE

40 20 10 0 40
1"= 40'

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

- UPSTATE NEW YORK
- NEW ENGLAND
- BOSTON, MA
- NEW YORK METRO
- NEW YORK, NY
- NEW JERSEY
- PHILADELPHIA, PA
- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- REHOBOTH BEACH, DE
- BALTIMORE, MD
- SOUTHERN MARYLAND
- NORTHERN VIRGINIA
- CENTRAL VIRGINIA
- RALEIGH, NC
- CHARLOTTE, NC
- TAMPA, FL
- SOUTH FLORIDA

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REVISIONS

REV	DATE	COMMENT	BY
1	09/08/17	PER TOWNSHIP COMMENTS	JAL
2	11/15/17	PER TOWNSHIP COMMENTS	JAL
3	01/05/18	PER MCCD COMMENTS	JAL
4	02/02/18	PER TOWNSHIP COMMENTS	JAL
5	03/02/18	PER TOWNSHIP COMMENTS	JAL
6	05/18/18	PER MCCD & DEP COMMENTS	JAL
7	08/03/18	PER TOWNSHIP COMMENTS	DCM

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 SYSTEM, INC.
1-800-242-1776
POCS SERIAL NUMBER
20160701961

FINAL FOR CONSTRUCTION

PROJECT No.: PP160509
DRAWN BY: JAL
CHECKED BY: KFM
DATE: 2017.07.26
SCALE: 1"=40'
CAD I.D.: PP160509BASE-8

PROJECT:
PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLANS
FOR
LIDL US OPERATIONS, LLC
LOWER PROVIDENCE (P790)
RIDGE PIKE & TROOPER ROAD
LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PA

BOHLER ENGINEERING
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Fax: (267) 402-3401
www.BohlerEngineering.com

C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE075317

SHEET TITLE:
SITE PLAN
(RECORD PLAN 3 OF 4)

SHEET NUMBER:
3
OF 24

REVISION 7

JL
R:\16\PP160509_CAD\BASE\REV-8_LANDDEV REV-7\PP160509BASE-8----LAYOUT: 03-SITE