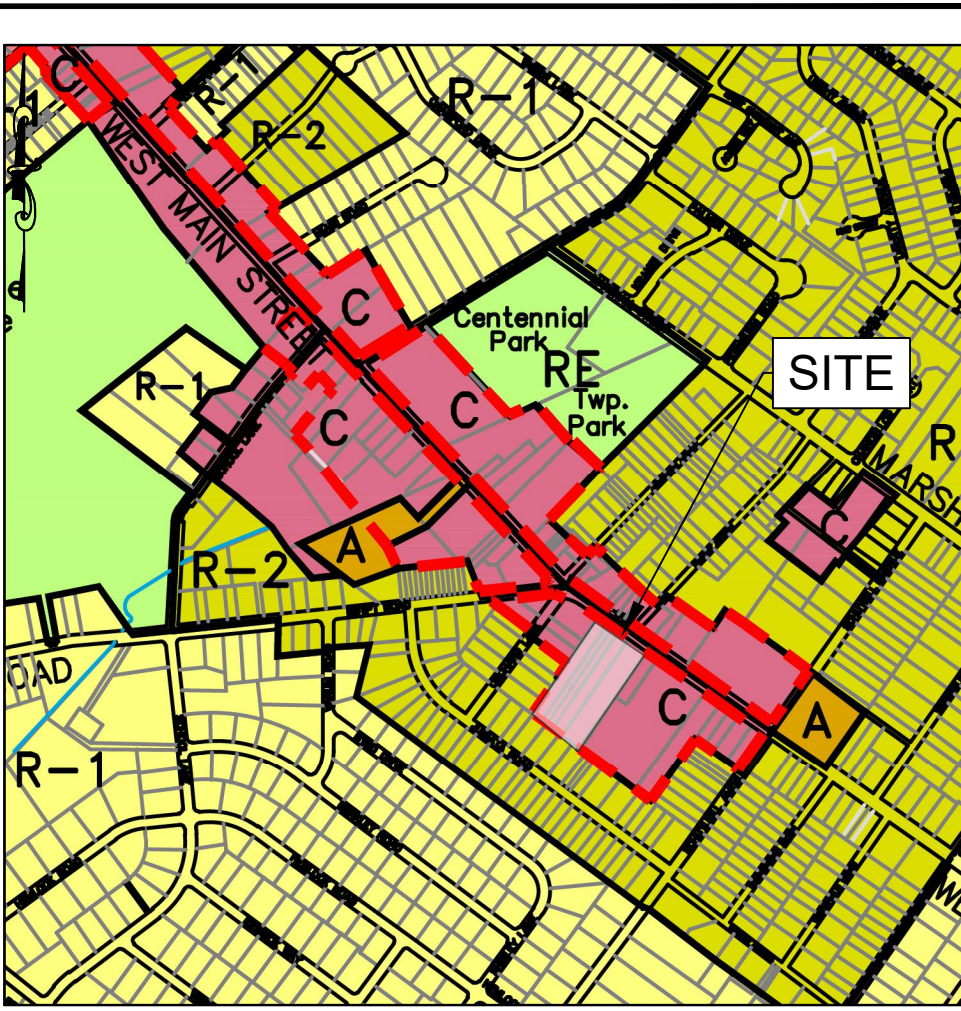
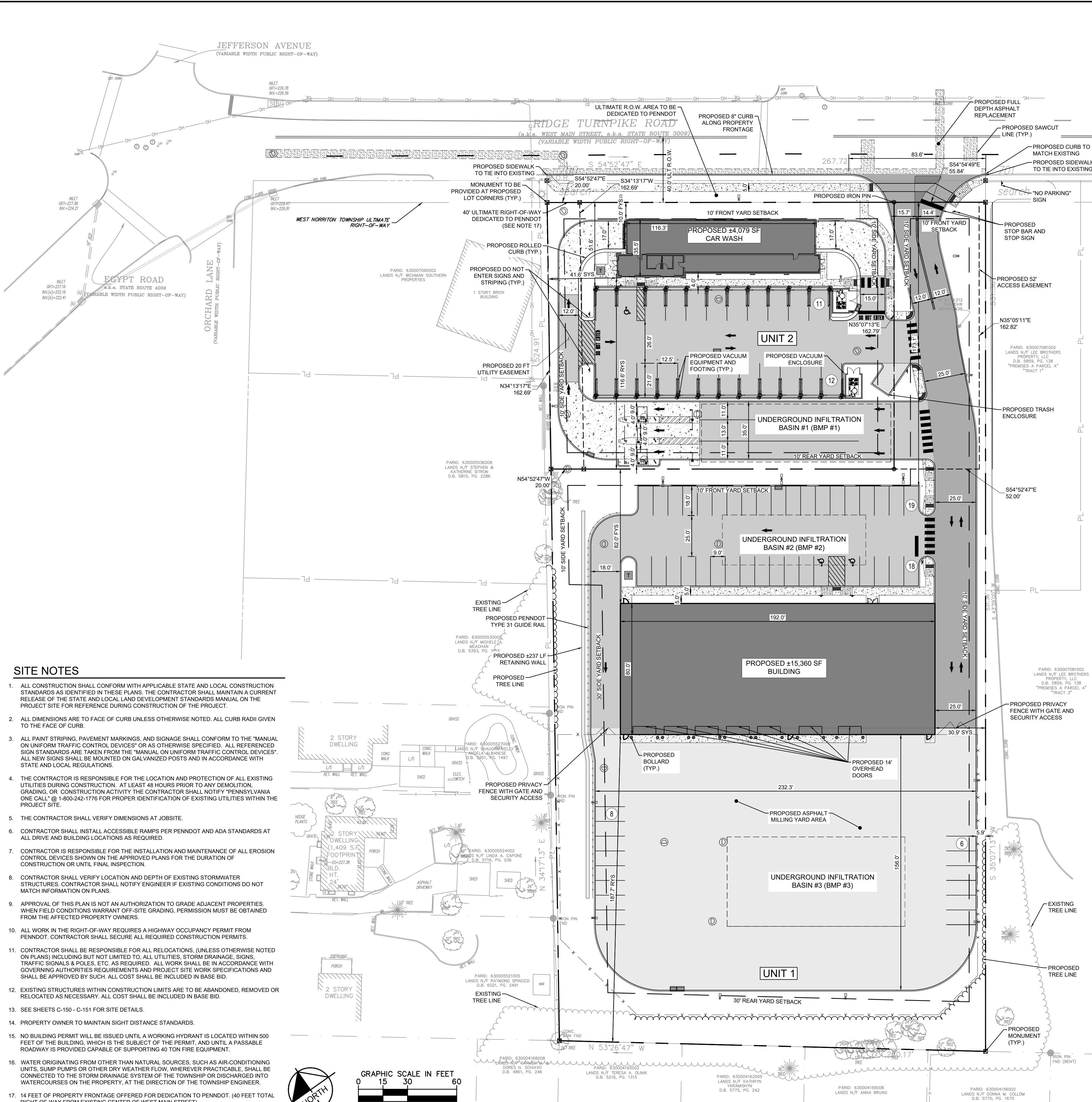
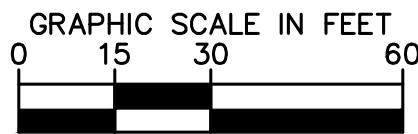
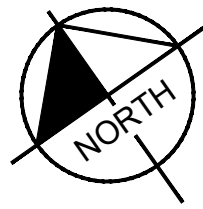


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SITE NOTES

- ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII GIVEN TO THE FACE OF CURB.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "PENNSYLVANIA ONE CALL" @ 1-800-242-1776 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
- CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER PENNDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING STORMWATER STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- ALL WORK IN THE RIGHT-OF-WAY REQUIRES A HIGHWAY OCCUPANCY PERMIT FROM PENNDOT. CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- SEE SHEETS C-150 - C-151 FOR SITE DETAILS.
- PROPERTY OWNER TO MAINTAIN SIGHT DISTANCE STANDARDS.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL A WORKING HYDRANT IS LOCATED WITHIN 500 FEET OF THE BUILDING, WHICH IS THE SUBJECT OF THE PERMIT, AND UNTIL A PASSABLE ROADWAY IS PROVIDED CAPABLE OF SUPPORTING 40 TON FIRE EQUIPMENT.
- WATER ORIGINATING FROM OTHER THAN NATURAL SOURCES, SUCH AS AIR-CONDITIONING UNITS, SUMP PUMPS OR OTHER DRY WEATHER FLOW, WHEREVER PRACTICABLE, SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OR DISCHARGED INTO WATERCOURSES ON THE PROPERTY, AT THE DIRECTION OF THE TOWNSHIP ENGINEER.
- 14 FEET OF PROPERTY FRONTAGE OFFERED FOR DEDICATION TO PENNDOT. (40 FEET TOTAL RIGHT-OF-WAY FROM EXISTING CENTER OF WEST MAIN STREET)
- GC TO PROVIDE A SITE CAMERA



ZONING MAP
(WEST NORRITON TOWNSHIP)
SCALE: N.T.S.

SITE PLAN STATISTICS

SITE ADDRESS:	1956-1968 WEST MAIN STREET, NORRISTOWN, PA 19403
MUNICIPALITIES:	WEST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PA
EXISTING USES:	RESTAURANT, OFFICE, APARTMENTS
PROPOSED USE:	UNIT 1: CRAFTSMEN'S SHOP - WATER AND SEWER UNIT 2: CAR WASH
CONSOLIDATED LOT AREA:	NET TOTAL: 135,802.2 SQ FT (3.1 ACRES) GROSS TOTAL: 139,355.2 SQ FT (3.2 ACRES)
SUBDIVIDED LOT AREA:	UNIT 1: 101,547.6 SQ FT (2.331 ACRES) UNIT 2: 34,254.6 SQ FT (0.786 ACRES)

LEGEND

PROPOSED PROPERTY LINE	PROPOSED SAWCUT LINE
PROPOSED CURB	LEGAL R.O.W. LINE
PROPOSED TREE LINE	PROPOSED STANDARD DUTY CONCRETE
EXISTING PROPERTY LINE	PROPOSED HEAVY DUTY CONCRETE
PROPOSED BUILDING	PROPOSED HEAVY DUTY ASPHALT PAVING
PROPOSED GORE STRIPING	PROPOSED STANDARD DUTY ASPHALT PAVING
PROPOSED ASPHALT MILLING YARD	PROPOSED MILL AND OVERLAY

WEST NORRITON TOWNSHIP DIMENSIONAL STANDARDS

REQUIREMENTS	C DISTRICT	REVITALIZATION AND TRAFFIC MANAGEMENT OVERLAY DISTRICT	PROPOSED UNIT 1	PROPOSED UNIT 2
BUILDING SETBACKS				
MINIMUM FRONT YARD	20 FT	10 FT (30FT RESIDENTIAL)	82.0 FT (C)	10.0 FT (C)
MINIMUM SIDE YARD	-	10 FT (30FT RESIDENTIAL)	30.9 FT (C)	41.6 FT (C)
MINIMUM REAR YARD	20 FT	10 FT (30FT RESIDENTIAL)	187.7 FT (C)	116.6 FT (C)
INTENSITY RATIOS				
MAXIMUM BUILDING AREA COVERAGE	70%	-	15,360 SQ. FT BUILDING / 101,547.6 SQ. FT LOT = 15.1% (C)	4,079 SQ. FT BUILDING / 34,254.6 SQ. FT LOT = 11.9% (C)
MISCELLANEOUS				
MINIMUM LOT AREA	17,000 SQ FT	-	101,547.6 SQ FT (C)	34,254.6 SQ FT (C)
MINIMUM LOT WIDTH (BUILDING LINE)	85 FT	-	264.0 FT (C)	211.5 FT (C)
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	< 35 FT (C)	< 35 FT (C)
MINIMUM GREEN AREA	-	15%	24.3% (C)	18.0% (C)
MINIMUM PARKING SETBACK	-	10 FT (FR. ULT. ROW)	173.1 FT (C)	51.6 FT (C)
MAXIMUM CURB CUT	-	30 FT	96 FT (CU)	0 FT (C)

LEGEND:
(C) = COMPLIES
(CU) = CONDITIONAL USE

PROPOSED IMPERVIOUS COVERAGE

LOT AREA	UNIT 1	UNIT 2	TOTAL
IMPERVIOUS - SURFACES	61,485.0 SQ FT	24,024.9 SQ FT	85,509.9 SQ FT
IMPERVIOUS - BUILDING AREA	15,360.0 SQ FT	4,078.6 SQ FT	19,438.6 SQ FT
TOTAL IMPERVIOUS AREA	76,845.0 SQ FT	28,103.4 SQ FT	104,948.5 SQ FT

PARKING REQUIREMENTS

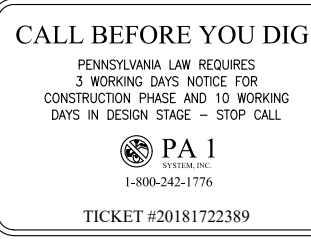
PARKING AREA DIMENSIONAL REQUIREMENTS:
MINIMUM PARKING SPACE DIMENSIONS (STANDARD): 9 FT x 18 FT (PROPOSED: 9 FT x 18 FT)
MINIMUM PARKING AREA ONE-WAY DRIVE AISLE WIDTH: 18 FT (PROPOSED: MINIMUM 18 FT)
MINIMUM PARKING AREA TWO-WAY DRIVE AISLE WIDTH: 25 FT (PROPOSED: MINIMUM 25 FT)

OFF-STREET PARKING REQUIREMENTS:
OTHER COMMERCIAL BUILDINGS - ONE (1) SPACE FOR EVERY 1,000 SF OF FLOOR AREA PLUS ONE (1) PARKING SPACE FOR EACH EMPLOYEE

UNIT 1	16 SPACES + 35 EMPLOYEES = 51 SPACES
UNIT 2	5 SPACES + 5 EMPLOYEES + 10 SPACES

PROPOSED PARKING

UNIT 1	STANDARD (9 FT X 18 FT): 49 SPACES + 2 ADA SPACE TOTAL = 51 SPACES
UNIT 2	12.5 FT X 21 FT: 22 SPACES + 1 ADA SPACE TOTAL = 23 SPACES



8	PER TOWNSHIP COMMENTS	12/23/22	CUB	BY
9	PER HOP UPDATE	06/19/23	RR	
10	PER TOWNSHIP COMMENTS	02/29/24	MRP	
11	PER NPDES PERMIT AMENDMENT	03/19/24	MRP	
12	PER UTILITY UPDATES	07/16/24	MRP	
13	PER MCD TECHNICAL COMMENTS	07/31/24	MRP	
14	PER TOWNSHIP SEWER COMMENTS	09/18/24	MRP	
No.	REVISIONS			DATE

Kimley»Horn

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KHA PROJECT	112160001
DATE	04/07/2022
SCALE	AS SHOWN
DESIGNED BY	PWH
DRAWN BY	MRP
CHECKED BY	PWH

SITE PLAN