

- SITE PLAN NOTES:**
1. ALL USES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE Laid OUT BY A REGISTERED LANDSCAPE ARCHITECT OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE DESIGNER.
 2. THIS PLAN TO BE USED FOR CONCEPT PURPOSES ONLY.
 3. PLANS DERIVED FROM DRAWINGS FROM CONTROL POINT ASSOCIATES, INC. DATED: [REDACTED]
 4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS. SOUP POSING OF ALL SERVICES, SITE, CLEANUP OF ALL AFFECTED AREAS (ROADWAYS, SIDEWALKS, ETC.) AND RESTORATION OF ALL DISTURBED AREAS SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
 5. NO TREE SHALL BE REMOVED OR CUT DOWN UNLESS NECESSARY FOR UNDERGROUND UTILITY.
 6. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
 7. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.

ZONING REQUIREMENTS: BOROUGH OF CHESTER HEIGHTS TOWNSHIP

EXISTING - ZONING: B - BUSINESS DISTRICT COMMUNICATIONS FACILITY OVERLAY DISTRICT

PROPOSED USE: 196,873 SF (4.56 ACRES) RETAIL - COFFEE SHOP

CHAPTER - ZONING §185-72. USE REGULATIONS:

B. RETAIL STORE NOT IN EXCESS OF 10,000 SF

§185-73. AREA, BULK AND DIMENSIONAL STANDARDS:

	REQUIRED	PROPOSED
A. LOT AREA AND LOT WIDTH	10,000 SF	196,873 SF
B. FRONT YARD AREA	20%	39,375 SF
C. FRONT YARD	35'	35'
D. SIDE YARD	12'	12'
E. REAR YARD	25'	25'
F. HEIGHT	45'	25'
G. SPECIAL REGULATIONS		

(1) DETACHED BUILDINGS SHALL HAVE TWO 12 FOOT SIDE YARDS
(2) ADJACENT TO RESIDENTIAL
(3) ALONG EACH SIDE OR REAR YARD PROPERTY LINE WHICH DIRECTLY ABUTS A RESIDENCE DISTRICT IN THE MUNICIPALITY OR A SIMILAR DISTRICT IN AN ADJOINING MUNICIPALITY, A BUFFER PLANTING STRIP AS DEFINED IN 185-4 NOT LESS THAN 15' IN WIDTH SHALL BE PROVIDED.

§185-103. OFF-STREET PARKING:

B.(5) RETAIL STORES, ALL TYPES, ONE SPACE FOR EACH 200 SF OF FLOOR AREA USED OR DESIGNED FOR SALES ON GROUND FLOOR, PLUS ONE SPACE PER 300 SF OF FLOOR AREA USED OR DESIGNED FOR SALES ON OTHER FLOORS, PLUS ONE SPACE FOR EACH TWO EMPLOYEES ON GREATEST SHIFT.

2400 / 200 = 12 + 6"	18	18 SPACES
		21 SPACES

NO.	DATE	NOTES

DRAWN BY	PKS
CHECKED BY	PKS
SCALE	1" = 4'
DATE	04.23.2021
PLOTTED DATE	04.23.2021
DRAWING NAME	CONCEPT C



REQUIRED	PROPOSED
4,000 SF	4,400 SF
12% 35'	15% 35'
12'	11'
25'	25'
45'	25'
15'	15'
27 SPACES	32 SPACES

ZONING REQUIREMENTS: BOROUGH OF CHESTER HEIGHTS TOWNSHIP

EXISTING ZONING: B - BUSINESS DISTRICT COMMUNICATIONS FACILITY OVERLAY DISTRICT

LOT AREA: 106,871 SF (4.36 ACRES)

CHAPTER ZONING: 3185-72. USE REGULATIONS:

F. BANK OR SIMILAR FINANCIAL INSTITUTION

§185-73. AREA, BULK AND DIMENSIONAL STANDARDS:

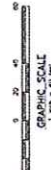
- B. LOT AREA AND LOT WIDTH
- C. BUILDING AREA
- D. FRONT YARD
- E. SIDE YARD
- F. REAR YARD
- G. HEIGHT REGULATIONS
- H. (1) EVERY USE OTHER THAN PARKING FACILITIES SHALL BE COMPLETELY ENCLOSED WITHIN A BUILDING
- (2) NO RESTAURANT OR SIMILAR USE SHALL BE CONDUCTED AS A DRIVE-IN PROVIDING SERVICE DIRECTLY TO CUSTOMERS IN MOTOR VEHICLES, OR FOOD FOR IMMEDIATE CONSUMPTION OUTSIDE THE BUILDING.
- (3) ALONG EACH SIDE OR REAR YARD PROPERTY LINE WHICH DIRECTLY ADJUTS A MUNICIPALITY, BUFFER OR PLANTING STRIP AS DEPICTED IN 185-74 NOT LESS THAN 15' IN WIDTH SHALL BE PROVIDED.

§185-103. OFF-STREET PARKING:

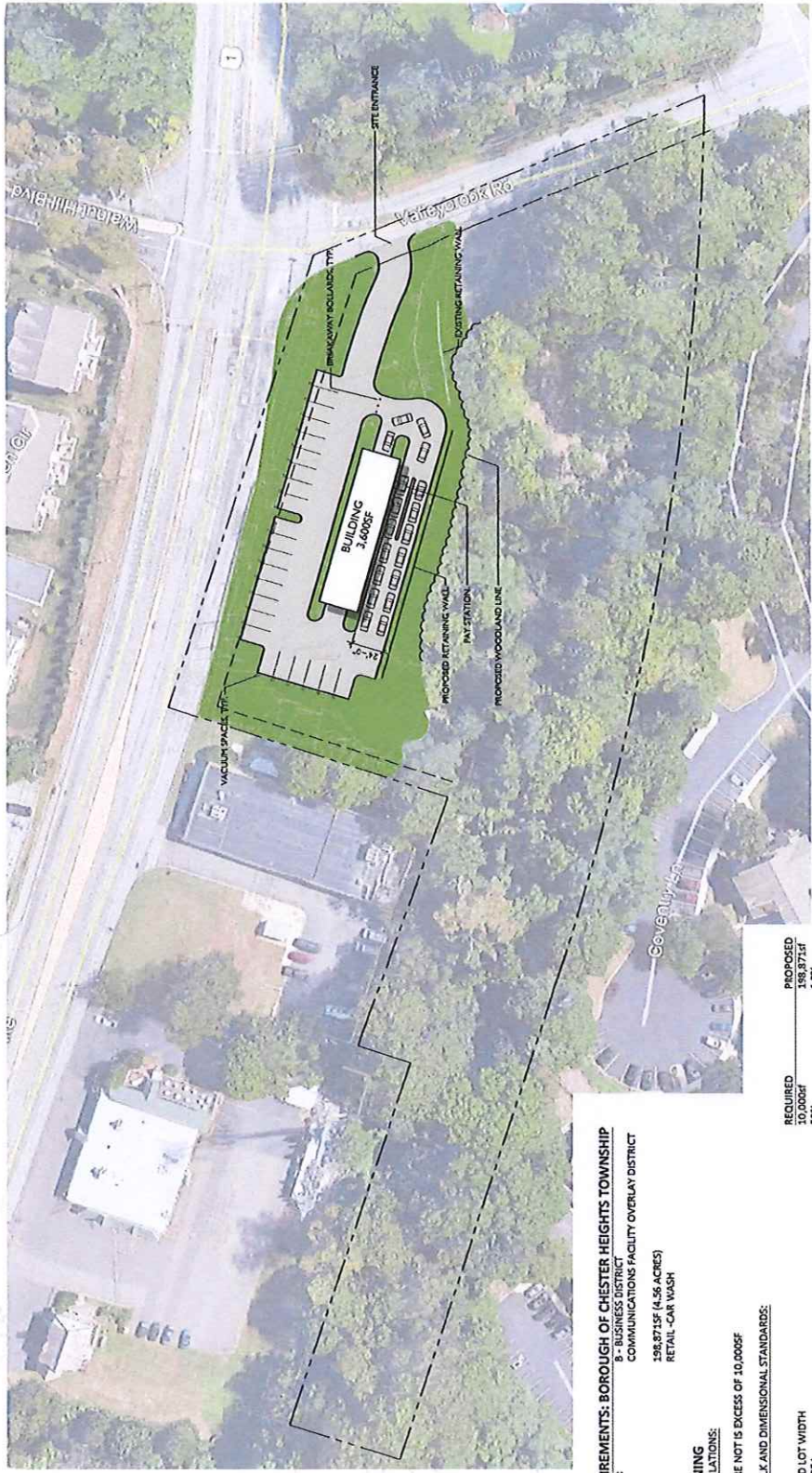
B.15) RETAIL STORES. ALL TYPES. ONE SPACE FOR EACH 200SF OF FLOOR AREA USED OR ONE SPACE FOR EACH 100 SF OF FLOOR AREA USED OR ONE SPACE PER 300 SF OF FLOOR AREA USED ON OTHER FLOORS, PLUS ONE SPACE FOR EACH TWO EMPLOYEES ON GREATEST SHIFT.

4400 / 200 = 22 + 5 =	27
27 SPACES	32 SPACES

- SITE PLAN NOTES:**
1. ALL UTILS AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAD OUT BY THE CONTRACTOR TO ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 2. THE PLAN TO BE USED FOR CONCEPT PURPOSES ONLY.
 3. LANDSCAPE ARCHITECTS, INC. DATED.
 4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DEBIS OFFSET, CLEANUP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.), AND RESTORATION OF ALL DISTURBED AREAS.
 5. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
 6. ALL PLANTINGS SHALL BE PLANTED DEEPER THAN 10 FEET FROM AN UNDERGROUND UTILITY. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
 7. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES TO ARCHITECT IMMEDIATELY.
 8. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS UNLESS SHOWN OTHERWISE.



NO.	DATE	NOTE



REQUIRED	PROPOSED
10,000SF	198,871SF
25%	25%
35'	35'
12'	12'
25'	25'
45'	25'
15'	15'
20 SPACES	23 SPACES

ZONING REQUIREMENTS: BOROUGH OF CHESTER HEIGHTS TOWNSHIP
B - BUSINESS DISTRICT
COMMUNICATIONS FACILITY OVERLAY DISTRICT

LOT AREA: 198,871SF (4.56 ACRES)
PROPOSED USE: RETAIL - CAR WASH

CHAPTER : ZONING
§185-72. USE REGULATIONS:

B. RETAIL STORE NOT IN EXCESS OF 10,000SF

§185-73. AREA, BULK AND DIMENSIONAL STANDARDS:

- A. LOT AREA AND LOT WIDTH
- B. FRONT YARD AREA
- C. FRONT YARD
- D. SIDE YARD
- (1) DETACHED BUILDINGS SHALL HAVE TWO 12 FOOT SIDE YARDS
- (2) ADJACENT TO RESIDENTIAL
- E. REAR YARD
- F. HEIGHT
- G. SPECIAL REGULATIONS
- (1) ANY PARKING FACILITIES SHALL BE COMPLETELY ENCLOSED WITHIN A BUILDING
- (2) NO RESTAURANT OR SIMILAR USE SHALL BE CONDUCTED AS A DRIVE-IN PROVIDING SERVICE DIRECTLY TO CUSTOMERS IN MOTOR VEHICLES, OR FOOD FOR IMMEDIATE CONSUMPTION OUTSIDE THE BUILDING.
- (3) ALONG EACH SIDE OR REAR YARD PROPERTY LINE WHICH DIRECTLY ADJUTS A RESIDENCE DISTRICT IN THE MUNICIPALITY OR A SIMILAR DISTRICT IN AN ADJOINING MUNICIPALITY, A BUFFER PLANTING STRIP AS DEFINED IN 185-4 NOT LESS THAN 15' IN WIDTH SHALL BE PROVIDED.

§185-103. OFF-STREET PARKING:

B.(5) RETAIL STORES, ALL TYPES, ONE SPACE FOR EACH 200SF OF FLOOR AREA USED OR DESIGNED FOR SALES ON GROUND FLOOR, PLUS ONE SPACE PER 300 SF OF FLOOR AREA USED OR DESIGNED FOR SALES ON OTHER FLOORS, PLUS ONE SPACE FOR EACH TWO EMPLOYEES ON GREATEST SHIFT.

3600 / 200 = 18 + 2 = 20