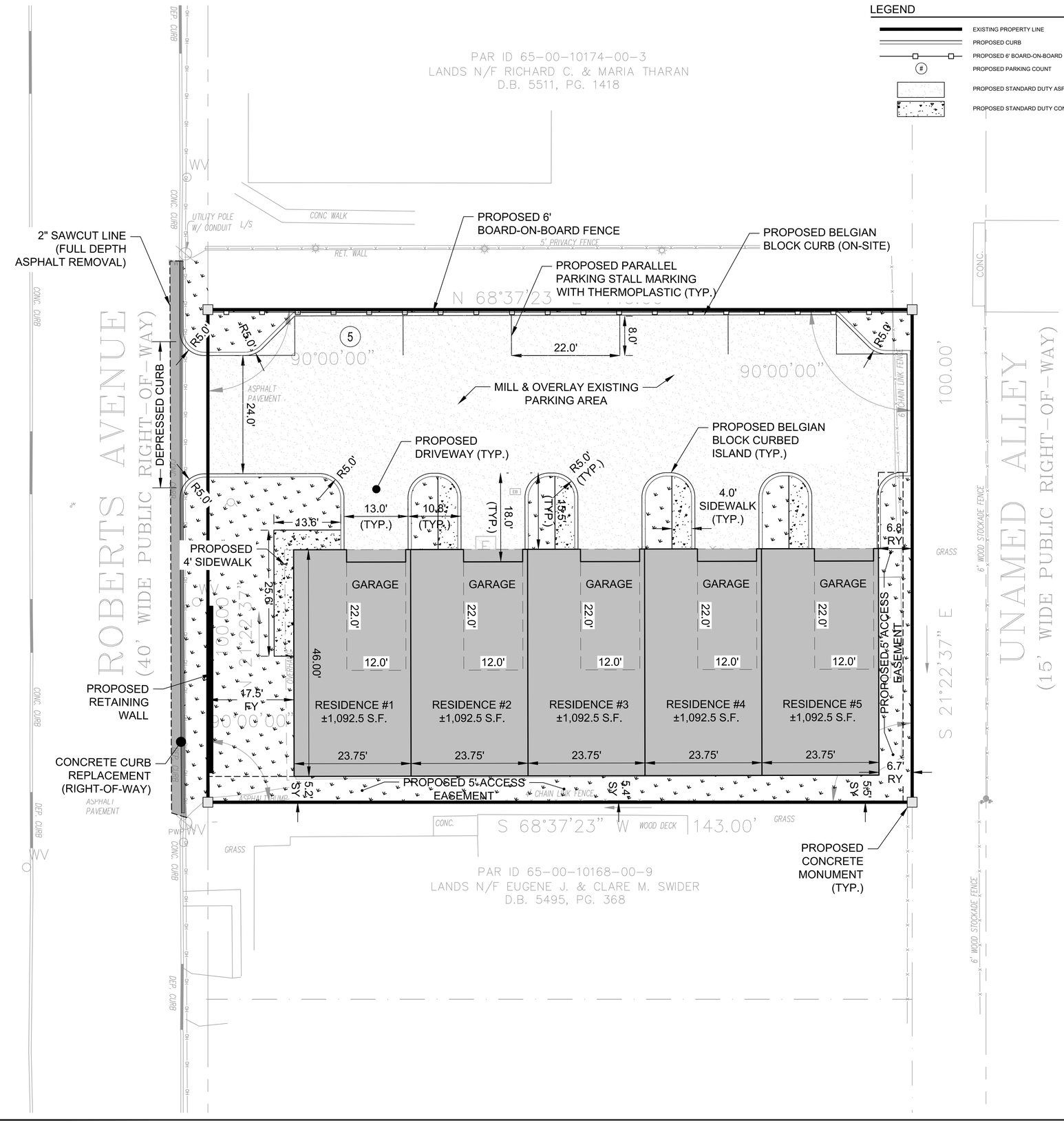
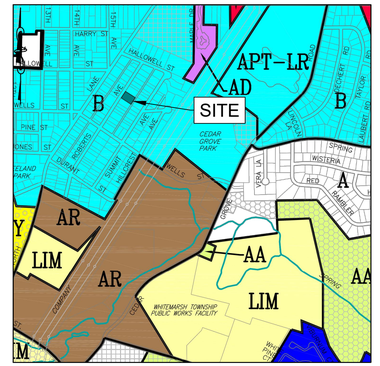


LEGEND

- EXISTING PROPERTY LINE
- PROPOSED CURB
- PROPOSED 6' BOARD-ON-BOARD FENCE
- (#) PROPOSED PARKING COUNT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED STANDARD DUTY CONCRETE



ZONING MAP
(WHITEMARSH TOWNSHIP)
SCALE: 1" = 1000'

OWNER:
LINCOLN FIRE COMPANY
258 ROBERTS AVENUE
CONSHOHOCKEN, PA 19428

APPLICANT:
CONSHOHOCKEN CONSTRUCTION
415 PASTELL LANE
CONSHOHOCKEN, PA 19428
CONTACT: MARK JONES
PHONE: 610-637-1497

SITE NOTES

1. 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.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII GIVEN TO THE FACE OF CURB.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT JOBSITE.
6. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER PENNDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
7. 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.
8. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING STORMWATER STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
9. 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.
10. ALL WORK IN THE RIGHT-OF-WAY REQUIRES A HIGHWAY OCCUPANCY PERMIT FROM PENNDOT. CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS.
11. 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.
12. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
13. PROPERTY OWNER TO MAINTAIN SIGHT DISTANCE STANDARDS.
14. SEE SHEET C-110 FOR SITE DETAILS.

DIMENSIONAL STANDARDS

REQUIREMENTS	B RESIDENTIAL DISTRICT	EXISTING	PROPOSED
YARD SETBACKS			
MINIMUM FRONT YARD	30 FT	17.7 FT (ENC)	17.5 FT (ENCI)
MINIMUM SIDE YARD	NOT LESS THAN 12' & MINIMUM AGGREGATE OF 30'	4.7 FT (ENC)	5.2 FT (ENCI)
MINIMUM REAR YARD	30 FT	6.7 FT (ENC)	6.7 FT (ENC)
INTENSITY RATIO			
MINIMUM LOT AREA	10,000 S.F.	14,300 S.F. (C)	14,300 S.F. (C)
MAXIMUM BUILDING COVERAGE	20% OF THE TOTAL LOT AREA	38.5% (5,512 S.F.) (ENC)	38.2% (5,462.5 S.F.) (ENCI)
MAXIMUM IMPERVIOUS GROUND COVER	30% OF THE TOTAL LOT AREA	92.5% (13,227 S.F.) (ENC)	77.1% (11,028 S.F.) (ENCI)
MISCELLANEOUS			
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT	23 FT	< 35 FT
MAXIMUM ACCESSORY BUILDING HEIGHT	20' & NOT EXCEEDING 1-STORY	–	–

LEGEND:
(C) = COMPLIES
(V) = VARIANCE
(ENC) = EXISTING NON-CONFORMITY
(ENCI) = EXISTING NON-CONFORMITY IMPROVING

PARKING STANDARDS

MINIMUM OFF-STREET PARKING:
REQUIRED: 2 PER DWELLING UNIT
10 TOTAL
PROPOSED: 2 PER DWELLING UNIT PLUS 1 GUEST PARKING SPOT PER D.U.
15 TOTAL

MINIMUM PERPENDICULAR PARKING SPACE DIMENSIONAL REQUIREMENTS:
REQUIRED: 9' x 18'
PROPOSED: MINIMUM 9' x 18' (C)

MINIMUM PARALLEL PARKING SPACE DIMENSIONAL REQUIREMENTS:
REQUIRED: 8' x 22'
PROPOSED: 8' x 22' (C)

MINIMUM DRIVE AISLE WIDTH REQUIREMENT:
REQUIRED (ONE-WAY PARALLEL): 12'
REQUIRED (TWO-WAY PARALLEL): 18'
REQUIRED (TWO-WAY PERPENDICULAR): 24'
PROPOSED: MINIMUM 24.0' (C)

GRAPHIC SCALE IN FEET
0 5 10 20

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION. PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PA 1
SERIAL #20181132386

No.	REVISIONS	DATE	BY

PREPARED BY:
Kimley»Horn
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PHILADELPHIA, PA 19102
PHONE: 215-854-6396
WWW.KIMLEY-HORN.COM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER PAUL W. HUGHES ENGINEER PE079225

KHA PROJECT 112149000
DATE 07/02/2018
SCALE AS SHOWN
DESIGNED BY PH
DRAWN BY RA
CHECKED BY PH

DRAWING NAME: SITE PLAN

PREPARED FOR:
252 ROBERTS AVENUE RESIDENTIAL CONVERSION
SITUATED IN: WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

SHEET NUMBER C-100

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