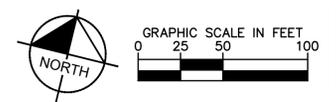


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CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE - STOP CALL  
 PA 1  
 BRIDGEVILLE  
 SERIAL #20181132386

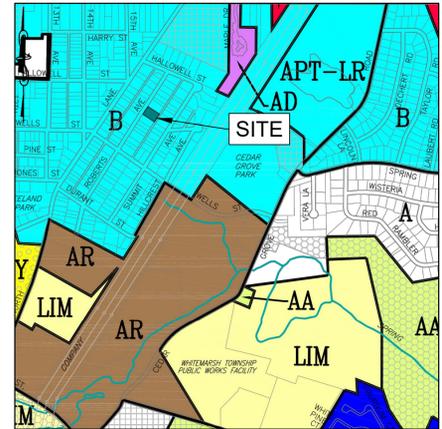
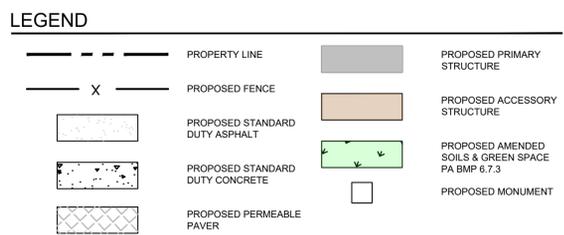
PREPARED FOR: <b>252 ROBERTS AVENUE          2 LOT SUBDIVISION</b> SITUATED IN: WHITEMARSH TOWNSHIP MONTCOMERY COUNTY PENNSYLVANIA	DRAWING NAME: <b>EXISTING          CONDITIONS</b>	KHA PROJECT 112149000 DATE 04/19/2019 SCALE AS SHOWN DESIGNED BY PH DRAWN BY RA CHECKED BY PH	PREPARED BY: <b>Kimley»Horn</b> © 2018 KIMLEY-HORN AND ASSOCIATES, INC. TWO LIBERTY PLACE, 50 SOUTH 16TH STREET, SUITE 1650 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM
		REVISIONS No. DATE BY	

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PAR ID 65-00-10174-00-3  
LANDS N/F RICHARD C. & MARIA THARAN  
D.B. 5511, PG. 1418

PAR ID 65-00-10168-00-9  
LANDS N/F EUGENE J. & CLARE M. SWIDER  
D.B. 5495, PG. 368



**OWNER:** LINCOLN FIRE COMPANY  
252 ROBERTS AVENUE  
CONSHOHOCKEN, PA 19428

**APPLICANT:** CONSHOHOCKEN LAND DEVELOPMENT, LLC  
415 PASTELL LANE  
CONSHOHOCKEN, PA 19428  
CONTACT: MARK JONES  
PHONE: 610-637-1487

**SITE PLAN STATISTICS**

SITE ADDRESS: 252 ROBERTS AVENUE, CONSHOHOCKEN, PA 19428  
MUNICIPALITIES: WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PA  
EXISTING USE: FIRE COMPANY  
PROPOSED USE: TWO (2) DETACHED SINGLE-FAMILY DWELLINGS  
CONSOLIDATED LOT AREA:  
LOT 1: NET AREA = 6,750 SQ. FT. (0.15 AC.)  
GROSS AREA = 7,150 SQ. FT. (0.16 AC.)  
LOT 2: NET AREA = 6,750 SQ. FT. (0.15 AC.)  
GROSS AREA = 7,150 SQ. FT. (0.16 AC.)

- 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.
  - A PRE-CONSTRUCTION CONFERENCE WITH THE TOWNSHIP SHADE TREE COMMISSION SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
  - 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.
  - THE OWNERSHIP AND MAINTENANCE OF COMMON SPACES WILL BE THE RESPONSIBILITY OF THE COMMUNITY ASSOCIATION.
  - A BLANKET EASEMENT WILL BE GRANTED IN FAVOR OF WHITEMARSH TOWNSHIP AND THE WHITEMARSH TOWNSHIP AUTHORITY FOR MAINTENANCE AND EMERGENCY ACCESS.
  - PROPERTY OWNER TO MAINTAIN SIGHT DISTANCE STANDARDS.
  - SEE SHEET C-110 FOR SITE DETAILS.

**DIMENSIONAL STANDARDS**

REQUIREMENTS	B RESIDENTIAL DISTRICT	EXISTING	PROPOSED
<b>YARD SETBACKS</b>			
MINIMUM FRONT YARD	30 FT	9.7 FT (ENC)	30 FT (C)
MINIMUM SIDE YARD	NOT LESS THAN 12' & MINIMUM AGGREGATE OF 30'	4.7 FT (ENC)	12 FT MIN. (C) 24 FT AGG. (V)
MINIMUM REAR YARD	30 FT	6.7 FT (ENC)	55 FT (C)
<b>INTENSITY RATIO</b>			
MINIMUM LOT AREA	10,000 S.F.	14,300 S.F. (C)	6,750 S.F. (V)
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE	80 FT	100 FT (C)	50 FT (V)
MAXIMUM BUILDING COVERAGE	20% OF THE TOTAL LOT AREA	38.5% (5,512 S.F.) (ENC)	19.3% (1,300 S.F.) (C)
MAXIMUM IMPERVIOUS GROUND COVER	30% OF THE TOTAL LOT AREA	92.5% (13,227 S.F.) (ENC)	29.6% (1,996 S.F.) (C)
MAXIMUM ACCESSORY USE AND STRUCTURE COVERAGE	30% OF REAR YARD	57.9% (ENC)	0% (C)
<b>MISCELLANEOUS</b>			
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT	23 FT (C)	< 35 FT (C)
MAXIMUM ACCESSORY BUILDING HEIGHT	20' & NOT EXCEEDING 1-STORY	-	-

**PARKING STANDARDS**

MINIMUM OFF-STREET PARKING REQUIRED:

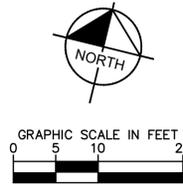
PROPOSED:

- 2 PER DWELLING UNIT
- 4 TOTAL
- 3 PER DWELLING UNIT
- 6 TOTAL

**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



**Kimley-Horn**

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TWO LIBERTY PLACE, 50 SOUTH 16TH STREET, SUITE 1650  
PHILADELPHIA, PA 19102  
PHONE: 267-687-0150  
WWW.KIMLEY-HORN.COM

**PREPARED BY:** KHA PROJECT 112149000  
DATE 04/19/2019  
SCALE AS SHOWN  
DESIGNED BY PH  
DRAWN BY RA  
CHECKED BY PH

**PROFESSIONAL SEAL:** PAUL W. HUGHES, ENGINEER, #070231

**SITE PLAN**

**252 ROBERTS AVENUE  
2 LOT SUBDIVISION**

**SHEET NUMBER C-100**

REVISIONS: No. DATE BY