

SITE DATA

THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY
 BLUE MARSH ASSOCIATES, INC.
 551 EASTON ROAD, SUITE A
 WARRINGTON, PA 18976-2370
 FILE NO. 19-A063-216 / DATED 2019-07-05

OWNER OF RECORD / APPLICANT
 MCKAY FAMILY HOLDINGS LLC
 650 GERMANTOWN PIKE
 LAFAYETTE HILL, PA 19444

PARCEL DATA
 650 GERMANTOWN PIKE
 LAFAYETTE HILL, PA 19444
 TAX MAP No. 65, UNIT 4 / PIN No. UPI #65-00-04537-00-6
 TAX MAP No. 65, UNIT 10 / PIN No. UPI # 65-00-04540-00-3
 DEED BOOK 6123, PAGE No. 1866
 ZONED - VC1 - VILLAGE COMMERCIAL DISTRICT

PROPOSED USE:
 GOLF CLINIC/SCHOOL (PERMITTED PER 116-290 A(11))
EXISTING USE:
 SERVICE STATION, AUTOMOBILE REPAIR

BULK REQUIREMENTS
 CALCULATIONS IN THIS TABLE ARE BASED ON THE COMBINED LOT AREA AND FRONTAGE OF BOTH EXISTING LOTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A		
TOTAL LOT (SF)		22,292	22,922
(AC)		0.512	0.526
GROSS (TO LEGAL ROW) (SF)		21,921	21,921
(AC)		0.503	0.503
NET (TO ULTIMATE ROW) (SF)		(NA)	19,733
(AC)		(NA)	0.453
MINIMUM LOT FRONTAGE (FT)	50 FT	269.64	224.76
MINIMUM LOT WIDTH (FT)	100 FT (AT SETBACK LINE)		210.58
MINIMUM YARD SETBACKS (*)			
FRONT YARD (FT)	10	42.23	31.88
50% MIN OF FAÇADE AT 10FT	(NA)	(EX)	(NA)
90% MAX OF FAÇADE AT 10FT	(NA)	(EX)	(NA)
SIDE YARD (FT)	5	52.32	52.32
SIDE YARD RESIDENTIAL (FT)	25	68.67	68.67
REAR YARD (FT)	5	39.13	39.13
REAR YARD RESIDENTIAL (FT)	25	(NA)	(NA)
MAXIMUM IMPERVIOUS COVERAGE (%)	50%	51.78% (EX)	48.56%
(SF)		11,350	10,645
MAXIMUM BUILDING COVERAGE (%)	30%	6.61%	6.61%
(SF)		8,000	1,448
MAXIMUM BUILDING HEIGHT (FT)	42 FT / 3 STORIES	< 42	< 42
PARKING REQUIREMENTS			
MINIMUM PARKING STALL REQUIREMENT			
	REQUIRED	EXISTING	PROPOSED
INSTRUCTIONAL BAY	1 SPACE PER PERSON	(NA)	1 SPACE * 2 PEOPLE * 1 BAY 2 SPACES REQ (SEE TOTAL BELOW)
RENTAL BAYS	1 SPACE PER PERSON	(NA)	1 SPACE * 4 PEOPLE * 2 BAYS 8 SPACES REQ (SEE TOTAL BELOW)
EMPLOYEES	1 SPACE PER EMPLOYEE	(NA)	1 SPACE * 1 EMPLOYEE 1 SPACES REQ (SEE TOTAL BELOW)
TOTAL SPACES REQUIRED		(NA)	11 SPACES
TOTAL SPACES		(NA)	13 SPACES
ALLOWABLE PARKING STALLS IN BUILDING PLANES			
MAX PARKING FRONT BLDG PLANE (CONDITIONAL USE REQ.)	25%	(NA)	23.1% (313)
MIN PARKING IN REAR BLDG PLANE	50% OF REQUIRED PARKING	(NA)	45.5% (511) (V)
MAXIMUM PARKING AREA IN REAR YARD BUILDING PLANE (ACCESSORY USE)			
PARKING AREA (%)	30%	(NA)	23.62%
PARKING AREA(SF)		(NA)	1,640
REAR BUILDING PLANE (SF)		(NA)	6,942
MINIMUM STALL SIZE (FT)	9 X 18	(NA)	9 X 18
MINIMUM AISLE WIDTH (FT)	24	(NA)	24
MINIMUM PARKING SETBACKS			
FRONT YARD (FT)	10	(NA)	11.83
SIDE YARD (FT)	0	(NA)	5.1
SIDE YARD RESIDENTIAL (FT)	20	(NA)	41.48
REAR YARD (FT)	0	(NA)	13.31
FROM BUILDING (FT)	10	(NA)	7 (**)

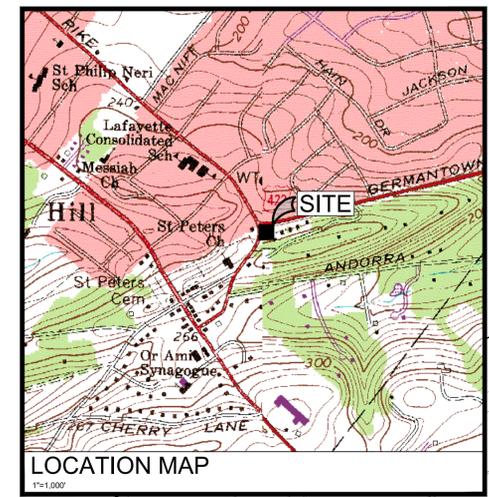
(*) USES ULTIMATE RIGHT OF WAY LINE FOR SETBACK DIMENSIONS
 (**) 7 FOOT PARKING SETBACK FROM ADJOINING LOT'S BUILDING IS PERMITTED WITH FIRE MARSHALL APPROVAL

[(V) VARIANCE REQUIRED | (EX) EXISTING NON-CONFORMANCE | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED]

SLOPES LEGEND

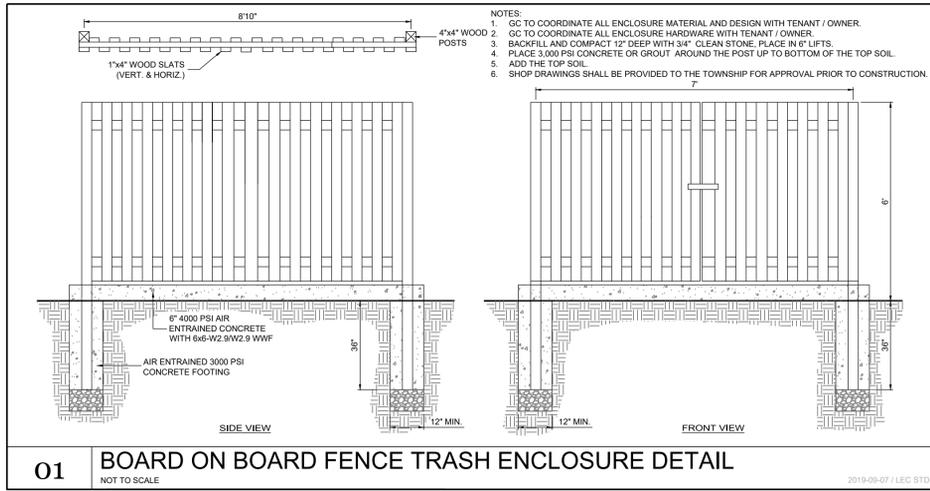
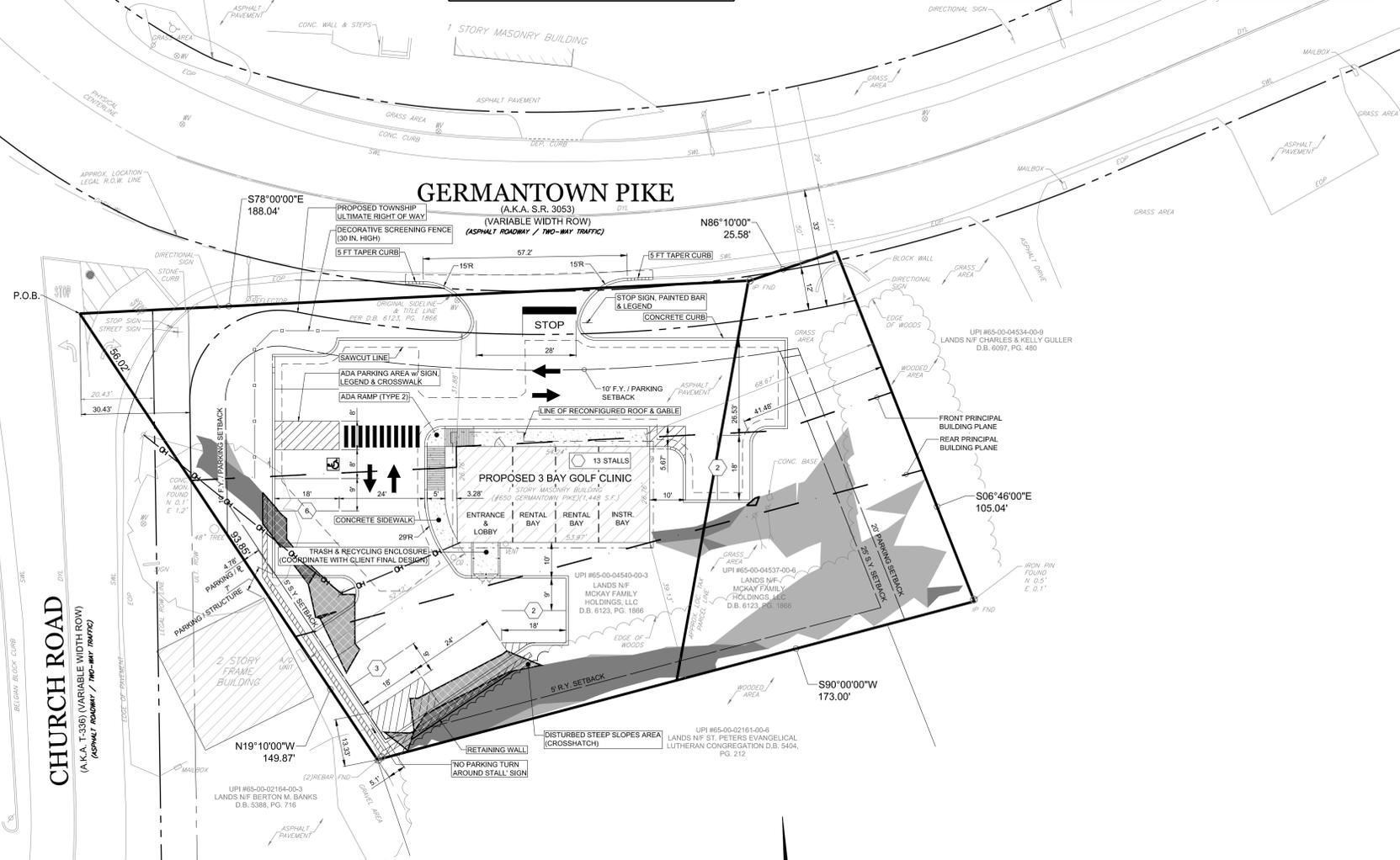
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	TOTAL AREA	COLOR	DISTURBED AREA	DISTURBED (%)	ALLOWABLE (%)
1	15.00%	25.00%	2228.99	[Color]	404.87 SF	18.16 %	30 %
2	25.00%	100.00%	1263.61	[Color]	170.25 SF	13.47 %	15 %

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH OR EXCEED ALL MUNICIPAL / COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL PROPOSED RADII ARE 5' UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - ALL EXISTING UTILITY SERVICE CONNECTIONS TO THE EXISTING BUILDING WILL REMAIN. NO NEW SITE UTILITY SERVICES ARE PROPOSED.
 - ALL IMPROVEMENTS WITHIN THE PENNDOT RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OWNER / APPLICANT'S TRAFFIC PLANNING CONSULTANT. ALL IMPROVEMENTS WITHIN THE RIGHT OF WAY AS SHOWN HEREWITH ARE SHOWN CONCEPTUALLY.



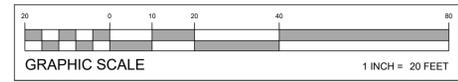
SITE PLAN LEGEND

[Symbol]	PROPERTY LINE (PIQ)
[Symbol]	PROP. ROADWAY CENTERLINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	PARKING SETBACK LINE
[Symbol]	BRUSHLINE
[Symbol]	SAWCUT LIMITS
[Symbol]	BUILDING EAVE / OVERHANG
[Symbol]	OVERHEAD WIRES



SHEET INDEX

SHEET TITLE	SHEET
SITE PLAN	SP
EXISTING CONDITIONS & DEMOLITION PLAN	ECD
GRADING, UTILITY & EROSION & SEDIMENT CONTROL PLAN	GP
LANDSCAPING PLAN	LA
LIGHTING PLAN	LP
CONSTRUCTION DETAILS	DT
EROSION CONTROL DETAILS	DE
LANDSCAPING DETAILS	DL



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 TICKET #: 20191623903

PROJECT: 19014-1
 DRAWN BY: M. GUNGER
 CHECKED BY: D. A. TWEEDE
 CAD I.D.#: 01_SP_19004-1

LANDCORE
 Engineering Consultants, P.C.
 PO BOX 355488
 PHILADELPHIA, PENNSYLVANIA 19101-0535
 PHONE 215-588-8600 | FAX 215-588-8600
 LANDCORECONSULTING.COM

D. ALEXANDER TWEEDE
 REGISTERED PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 011973
 NOT FOR CONSTRUCTION

TITLE: SITE PLAN
 SCALE: (H) AS NOTED (V) 1"=20'
 DATE: 2019-09-24
 SHEET: SP
 REV. NO: 0