SITE DATA

OWNER/APPLICANT: HAVERFORD TOWNSHIP
2325 DARBY ROAD
HAVERTOWN, PA 19083

TAX PARCEL NO.: 22-07-0093.400
SITE AREA: ±15.5 AC

ZONING DATA

INS - INSTITUTIONAL

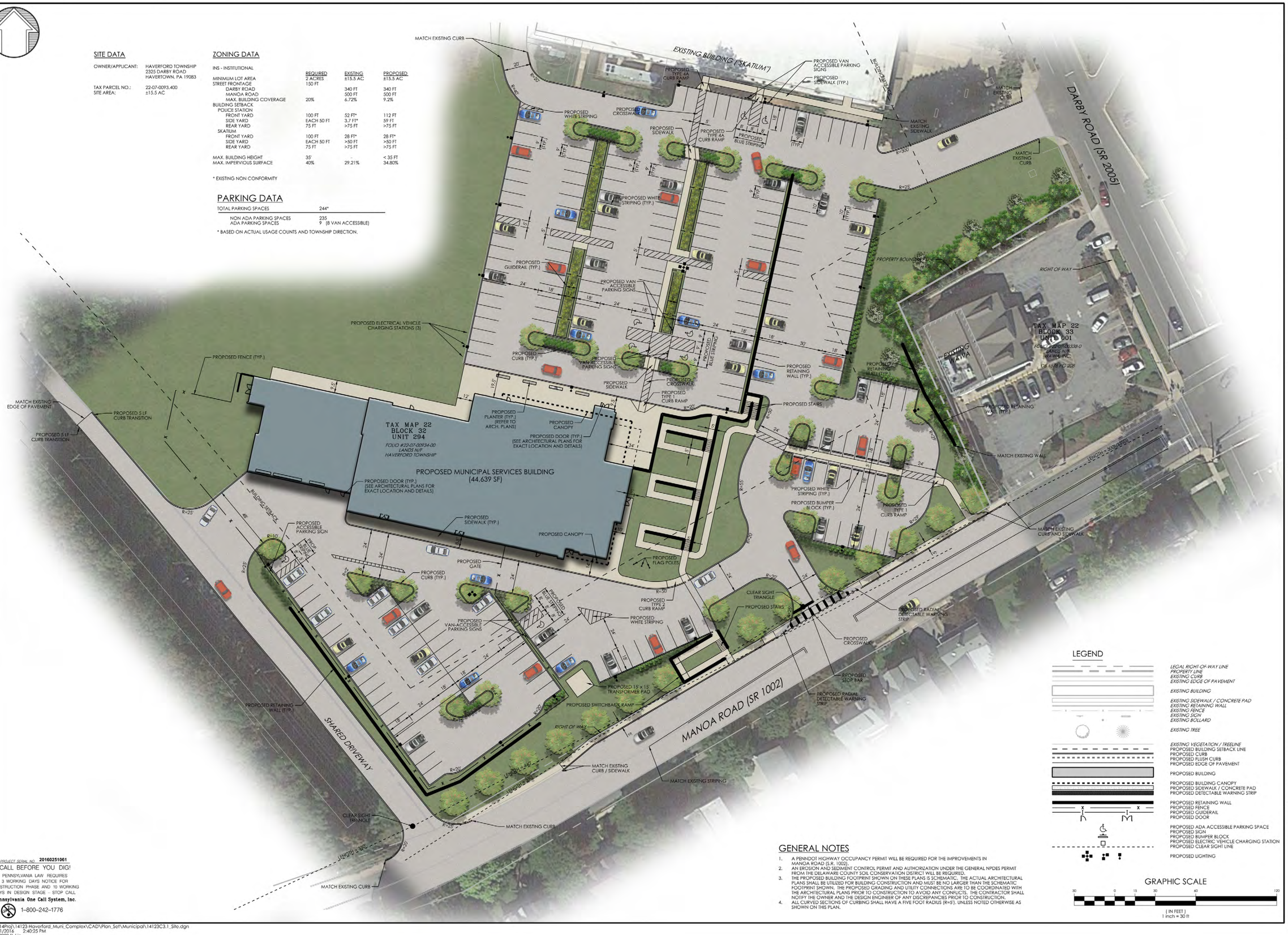
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2 ACRES	±15.5 AC	±15.5 AC
STREET FRONTAGE	150 FT		
DARBY ROAD		340 FT	340 FT
MANOA ROAD		500 FT	500 FT
MAX. BUILDING COVERAGE	20%	6.72%	9.2%
BUILDING SETBACK			
POLICE STATION			
FRONT YARD	100 FT	52 FT*	112 FT
SIDE YARD	EACH 50 FT	3.7 FT*	59 FT
REAR YARD	75 FT	>75 FT	>75 FT
SKATIUM			
FRONT YARD	100 FT	28 FT*	28 FT*
SIDE YARD	EACH 50 FT	>50 FT	>50 FT
REAR YARD	75 FT	>75 FT	>75 FT
MAX. BUILDING HEIGHT	35'	-	< 35 FT
MAX. IMPERVIOUS SURFACE	40%	29.21%	34.80%

* EXISTING NON CONFORMITY

PARKING DATA

TOTAL PARKING SPACES	244*
NON ADA PARKING SPACES	235
ADA PARKING SPACES	9 (8 VAN ACCESSIBLE)

* BASED ON ACTUAL USAGE COUNTS AND TOWNSHIP DIRECTION.



LEGEND

- LEGAL RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- EXISTING SIDEWALK / CONCRETE PAD
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING TREE
- EXISTING VEGETATION / TREELINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB
- PROPOSED FLUSH CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- PROPOSED BUILDING CANOPY
- PROPOSED SIDEWALK / CONCRETE PAD
- PROPOSED DETECTABLE WARNING STRIP
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED DOOR
- PROPOSED ADA ACCESSIBLE PARKING SPACE
- PROPOSED SIGN
- PROPOSED BUMPER BLOCK
- PROPOSED ELECTRIC VEHICLE CHARGING STATION
- PROPOSED CLEAR SIGHT LINE
- PROPOSED LIGHTING

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft

GENERAL NOTES

1. A PENNDOT HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED FOR THE IMPROVEMENTS IN MANOA ROAD (S.R. 1002).
2. AN EROSION AND SEDIMENT CONTROL PERMIT AND AUTHORIZATION UNDER THE GENERAL NPDES PERMIT FROM THE DELAWARE COUNTY SOIL CONSERVATION DISTRICT WILL BE REQUIRED.
3. THE PROPOSED BUILDING FOOTPRINT SHOWN ON THESE PLANS IS SCHEMATIC. THE ACTUAL ARCHITECTURAL PLANS SHALL BE UTILIZED FOR BUILDING CONSTRUCTION AND MUST BE NO LARGER THAN THE SCHEMATIC FOOTPRINT SHOWN. THE PROPOSED GRADING AND UTILITY CONNECTIONS ARE TO BE COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION TO AVOID ANY CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. ALL CURVED SECTIONS OF CURBING SHALL HAVE A FIVE FOOT RADIUS (R=5'). UNLESS NOTED OTHERWISE AS SHOWN ON THIS PLAN.

PROJECT SERIAL NO. 20160251061
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

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date:	no.	description	ck'd	by

REVISIONS

SEAL:

GREGORY C. NEWELL
Professional Engineer
Pennsylvania License No. 35760-E

DRAWING NAME: SITE PLAN

MUNICIPAL SERVICES BUILDING

LOCATION: HAVERFORD TOWNSHIP, DELAWARE COUNTY, PA

project no.	drawn by:
2014-123.00	MMB
date:	chk'd by:
2/X/16	JPB
scale:	approv. by:
1" = 30'	GCN

sheet no.

C3.1

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