

- GENERAL NOTES**
- OWNER/APPLICANT: SAINT NORBERT ROMAN CATHOLIC CHURCH, 50 LEOPARD ROAD, PAOLI, PA 19301, PHONE: 610-644-1655
  - THE INTENT OF THIS PLAN IS TO ADD A NEW CHAPEL ADJACENT TO THE EXISTING CHURCH, AND TO CONSTRUCT A NEW CHURCH ADDITION AT THE NORTH END OF THE EXISTING SCHOOL BUILDING. THE EXISTING PARKING LOT WILL BE EXPANDED WITH NEW PARKING SPACES. THE ADDITION OF CURBING, LIGHTING AND LANDSCAPING IMPROVEMENTS AND THE CONSTRUCTION OF STORMWATER COLLECTION AND MANAGEMENT IMPROVEMENTS.
  - TAX PARCEL NUMBERS: 55-02N-0004, 55-02N-0008, 55-02N-0009 & 55-01R-0002
  - BOUNDARY AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF SAINT NORBERT R.C. CHURCH" PREPARED BY MOMENEE SURVEY GROUP INC. DATED SEPTEMBER 5, 2001. VERTICAL DATUM: APPROXIMATE USGS.
- REFERENCE PLANS:**
- TOPOGRAPHIC SURVEY PLAN OF SAINT NORBERT ROMAN CATHOLIC CHURCH PREPARED BY SERDY AND BURSICH, INC. FRASER-POTTSTOWN PA DATED 8/25/1980.
  - AS BUILT SITE PLAN PREPARED BY MOMENEE AND ASSOCIATES BRYN MAWR PA DATED 12/10/1990 LAST REVISED 9/9/1992 FILE NO. 90-47.
  - 14" PRODUCTS PIPELINE TWIN OAKS-NEWARK STA. 731+65 TO 780+60 PREPARED BY SUN PIPE LINE COMPANY PLOTTED 6/28/2001.
  - SOIL INFORMATION TAKEN FROM THE SOIL SURVEY FOR CHESTER AND DELAWARE COUNTIES PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
  - FLOOD PLAIN LIMIT TAKEN FROM THE FLOOD INSURANCE STUDY FOR THE TOWNSHIP OF EASTTOWN PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION. BASED ON FEMA FLOOD INSURANCE RATE MAP THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN).
  - OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR THE STORMWATER MANAGEMENT FACILITIES IS THAT OF THE LOT OWNER.
  - THIS SITE IS SERVED BY PUBLIC WATER SUPPLY AND SEWAGE COLLECTION FACILITIES.
  - ON AUGUST 12, 2003, THE EASTTOWN TOWNSHIP ZONING HEARING BOARD AS PART OF APPEAL No. 394 GRANTED A VARIANCE FROM THE PROVISIONS OF §402, SIDE YARD AND IMPERVIOUS LOT COVERAGE FOR THE EXPANSION OF THE SANCTUARY AND SCHOOL BUILDINGS. THE ZHB ALLOWED A MAXIMUM IMPERVIOUS COVER OF 40% FOR THE SITE. THE CONDITIONS OF APPROVAL AS SET FORTH IN THE ZHB RULING ARE AS FOLLOWS:
    - ALL REPRESENTATIONS OF THE APPLICANT ON THE RECORD AT THE HEARING OF AUGUST 12, 2003, WITH RESPECT TO THE PROPERTY AND THIS APPLICATION BEFORE THE BOARD SHALL BE BINDING AS CONDITIONS TO THE APPROVAL.
    - THE APPLICANT SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS AS REQUIRED BY APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, ORDINANCES, STATUTES AND LAWS.
    - THE APPLICANT SHALL COMPLY WITH THE TERMS OF ANY OTHER APPROVAL, PERMIT OR REVIEW LETTER GRANTED BY EASTTOWN TOWNSHIP.
    - UPON REQUEST OF THE TOWNSHIP, THE APPLICANT WILL EXECUTE DOCUMENTS NECESSARY TO RECORD THESE CONDITIONS IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR CHESTER COUNTY, PENNSYLVANIA.
    - THE APPLICANT SHALL HAVE EIGHTEEN (18) MONTHS TO OBTAIN BUILDING PERMITS FROM THE DATE OF ITS RECEIPT OF THE APPROVAL.
    - THE APPLICANT SHALL NOT BE REQUIRED TO CONSTRUCT ISLANDS IN THE PARKING LOT.
    - THE APPLICANT SHALL PROVE TO THE SATISFACTION OF THE TOWNSHIP ENGINEER THAT THE QUANTITY AND QUALITY OF THE STORMWATER RUNOFF EXITING THE SITE IS NOT DIMINISHED BY THE INCREASE IN IMPERVIOUS COVER THAT THIS VARIANCE PERMITS.
  - A WAIVER IS REQUESTED FROM SECTION 625 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO PERMIT THE USE OF CORRUGATED METAL PIPE IN LIEU OF CONCRETE.
  - ALL SITE LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OUTLINED IN SECTION 1605.2 OF THE TOWNSHIP ZONING ORDINANCE.
  - THE CONTRACTOR SHALL REMOVE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL WASTES AT THE SITE.
  - THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROPOSAL WAS DESIGNED FOR THE MAXIMUM PERMITTED IMPERVIOUS COVER OF 40%.
  - THE SERVICES OF A GEOTECHNICAL ENGINEER MUST BE SECURED FOR THE PROPOSED CONSTRUCTION ON THE SITE. THE GEOTECHNICAL ENGINEER SHALL SUPERVISE IN COORDINATION WITH THE TOWNSHIP ENGINEER ALL EARTHWORK ASSOCIATED WITH STORMWATER MANAGEMENT FACILITIES, PARKING LOTS AND DRIVEWAYS. UPON COMPLETION, CERTIFICATION OF THE STRUCTURAL INTEGRITY AND COMPLIANCE WITH THE PLANS SHALL BE PROVIDED TO EASTTOWN TOWNSHIP.

**LIST OF PLANS:**

SHEET#	PLAN SHEET	DATE	LAST REVISED
1	ILLUSTRATIVE SITE PLAN	11/11/2003	04/15/2004
2	INDEX PLAN	11/11/2003	04/15/2004
3	CONSERVATION PLAN	11/10/2003	04/15/2004
4	LAND DEVELOPMENT PLAN	11/11/2003	04/15/2004
5	GRADING/UTILITY PLAN - SCHOOL	11/11/2003	04/15/2004
6	GRADING/UTILITY PLAN - CHURCH	11/11/2003	04/15/2004
7	EROSION & SEDIMENTATION CONTROL PLAN - SCHOOL	11/11/2003	04/15/2004
8	EROSION & SEDIMENTATION CONTROL PLAN - CHURCH	11/11/2003	04/15/2004
9	DIMENSION - LAYOUT PLAN	02/16/2004	04/15/2004
10	LIGHTING PLAN	11/11/2003	04/15/2004
11	STORM SEWER PLAN & PROFILE	11/11/2003	04/15/2004
12	EROSION CONTROL DETAILS	11/11/2003	04/15/2004
13	EROSION CONTROL DETAILS	11/11/2003	04/15/2004
14	CONSTRUCTION DETAILS	11/11/2003	04/15/2004
15	CONSTRUCTION DETAILS	11/11/2003	04/15/2004
16	LANDSCAPE PLAN - SCHOOL	02/16/2004	04/15/2004
17	LANDSCAPE PLAN - CHURCH	03/16/2004	04/15/2004

**SITE DATA:**  
 GROSS LOT AREA = 457,132 SF (10.494 AC)  
 NET LOT AREA = 419,749 SF (9.637 AC)  
 ERROR OF CLOSURE = 1:100,000

**EXISTING IMPERVIOUS COVERAGE:**

BUILDINGS:	AREA (SF)
CHURCH	10,528
SCHOOL	20,511
OFFICE	3,120
HOUSE	2,183
BELL TOWER	173
PAVING, CURBS, RETAINING WALLS	95,511
WALKS	7,050
PATIO	222
OTHER	472
<b>TOTAL</b>	<b>139,770 SF (33.3%)</b>

**PROPOSED IMPERVIOUS COVERAGE:**

BUILDINGS:	AREA (SF)
CHURCH	14,067
SCHOOL	23,431
OFFICE	3,120
HOUSE	2,183
BELL TOWER	173
PAVING, CURBS, RETAINING WALLS	106,436
WALKS	8,009
PATIO	222
OTHER	540
<b>TOTAL</b>	<b>158,181 SF (37.7%)</b>

**PARKING REQUIREMENT TABULATION:**  
 EXISTING PARKING COUNT: 217 SPACES

EXISTING CHURCH	EXISTING PARISH ACTIVITY CENTER	CHAPEL ADDITION
12 SPACES/1,000 SF OF ASSEMBLY AREA ASSEMBLY AREA = 8,400 SF 8,400 SF/1,000 x 12 =	12 SPACES/1,000 SF OF ASSEMBLY AREA ASSEMBLY AREA = 7,200 SF 7,200 SF/1,000 x 12 =	12 SPACES/1,000 SF OF ASSEMBLY AREA ASSEMBLY AREA = 2,400 SF 2,400 SF/1,000 x 12 =
101 SPACES	87 SPACES	28 SPACES
<b>TOTAL PARKING REQUIRED: 217 SPACES</b>		
<b>TOTAL PARKING PROPOSED: 248 SPACES</b>		

**ZONING DISTRICT R-1 (RESIDENCE DISTRICT)**  
 LOT AREA 43,560 SF MIN.  
 LOT WIDTH @ BLDG LINE 120' MIN.  
 FRONT YARD 60' MIN.  
 SIDE YARD 20' MIN., 50' AGG.  
 REAR YARD 40' MIN.  
 IMPERVIOUS SURFACES 15% MAX.  
 BUILDING HEIGHT 35' MAX.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF EASTTOWN TOWNSHIP, LATEST EDITION.

**SUMMARY OF BASIN DISCHARGES**

**WESTERN DRAINAGE AREA (SCHOOL)**  
 SUMMARY OF SITE RUNOFF:  
 PRE-DEVELOPMENT CONDITIONS\*

	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
Basin Discharge	0.56	1.08	1.55	1.97	2.17	2.39
100 Year Runoff Increase	2,605 CF					
100 Year Recharge Volume Required	2,605 CF					
100 Year Recharge Provided	3,680 CF (BASED ON 40% VOID RATIO)					

\* NOTE: PRE-DEVELOPMENT RUNOFF VALUES WERE TAKEN FROM HYDROLOGIC STUDY COMPLETED FOR PREVIOUS PARKING LOT ADDITION IN 1998 BY MOMENEE AND ASSOCIATES, DATED 03-07-1998

**EASTERN DRAINAGE AREA (CHURCH)**  
 SUMMARY OF SITE RUNOFF:  
 PRE-DEVELOPMENT CONDITIONS

	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
Basin Discharge	1.66	2.84	3.84	4.89	5.87	6.87
100 Year Runoff Increase	6,981 CF					
100 Year Recharge Volume Required	6,981 CF					
100 Year Recharge Provided	7,140 CF (BASED ON 40% VOID RATIO)					

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN REVIEWED BY EASTTOWN TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF EASTTOWN.

DATE \_\_\_\_\_ TOWNSHIP ENGINEER

THIS IS TO CERTIFY THAT THIS SUBMISSION PLAN HAS BEEN REVIEWED BY THE TOWNSHIP PLANNING COMMISSION ON:

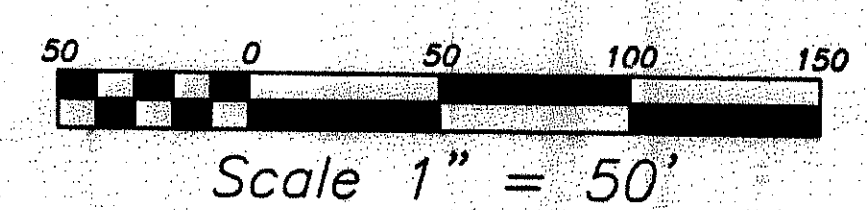
DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE BOARD OF TOWNSHIP SUPERVISORS ON:

DATE \_\_\_\_\_ COUNTY OFFICIAL

THIS IS TO CERTIFY THAT THIS SUBMISSION PLAN HAS BEEN APPROVED BY THE CHESTER COUNTY PLANNING COMMISSION ON:

DATE \_\_\_\_\_ COUNTY OFFICIAL



I HEREBY CERTIFY THAT HIS PLAN WAS MADE UNDER MY IMMEDIATE SUPERVISION, THE PROPOSED DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES & REQUIREMENTS APPLICABLE THERE TO.

DATE: \_\_\_\_\_  
 SIGNATURE OF OWNER: \_\_\_\_\_  
 NOTARY PUBLIC OR OTHER OFFICER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

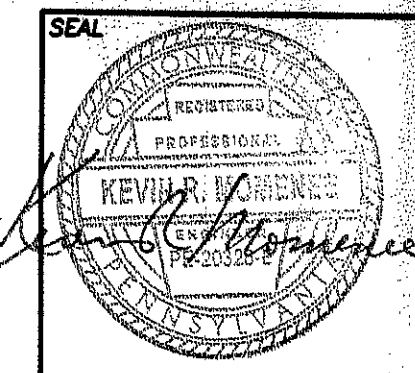
**THIS PLAN TO BE RECORDED**

**DEVELOPMENT PLAN**

**PROPOSED ADDITIONS TO THE SAINT NORBERT R.C. CHURCH**  
 EASTTOWN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

**MOMENEE AND ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 924 COUNTY LINE ROAD BRYN MAWR, PA 19010 (610) 527-3030

REVISIONS  
 DATE: NOVEMBER 11, 2003  
 SHEET 4 OF 17  
 SCALE: 1" = 40'  
 FILE NO: 00-190



Application for Zoning Hearing Board

**LEGEND**

---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
---	PROPERTY LINE
- - -	GAS MAIN
- - -	WATER MAIN
- - -	SANITARY SEWER
- - -	ELECTRIC (OVERHEAD LINES)
○	FENCE
○	GAS METER
○	GAS VALVE
○	SAN. MH
○	SANITARY MANHOLE
○	STORM MH
○	STIM MH
○	WATER VALVE
○	EXISTING LIGHT FIXTURE
○	MARBLE MONUMENT FOUND
○	CONCRETE MONUMENT FOUND
○	IRON PIN SET
○	CATCH BASIN
○	ELECTRIC MANHOLE
○	FLOOR DRAIN
○	POWER POLE
○	EXISTING SPOT ELEVATION
○	PROPOSED PARKING SPACES
○	TREES TO BE REMOVED
○	TREES TO BE TRANSPLANTED
○	PROPOSED LIGHT FIXTURE

**TREE IDENTIFICATION**

AP	APPLE	LN	LINDEN
BE	BEECH	MA	MACHOLA
BR	BIRCH	MP	MULBERRY
CA	CANADIAN	OC	OSCODENHUS
CE	CEDAR	PA	PAULOWNIA
CH	CHERRY	PP	PEAR
CO	COTONWOOD	PN	PINE
CR	CROOKED	RD	REDWOOD
DO	DORRWOOD	SC	SASSAPARILLA
DR	DWARF	SH	SHUMAC
HA	HACKBERRY	SG	SWEET GUM
HE	HICKORY	SK	SKIMMIP
HO	HORSE	SP	SPRUCE
HL	HOLLY	WH	WALNUT
HC	HORSE CHESTNUT	WO	WILLOW
LO	LOCUST		