

GENERAL NOTES:

- APPLICANT / RECORD OWNER: U.S. ARMY CORPS OF ENGINEERS
P.O. BOX 1715
BALTIMORE, MD 21203
- PROPERTY ADDRESS: #900 EAGLE ROAD
HAVERFORD TOWNSHIP, PENNSYLVANIA 19083
- MAP NUMBER: 22-25-118-001
- SOURCE OF TITLE: DEED BOOK 1467-1259
- AREA: 1.5746 ± ACRES
- FOLIO NUMBER: I.D. NO. 22-03-00929-00
- ZONED: ZONED LIN (LIGHT INDUSTRIAL)
- DATE OF SURVEY: SURVEY CONDUCTED BY TRANSITION ENGINEERING SURVEYING ON JANUARY 14, 2020.
- DATUM: PENNSYLVANIA STATE PLANE, SOUTH ZONE,
US FOOT NAD 83, NAVD 88
- BENCHMARKS: AS SHOWN ON PLAN
- PRECISION NOTE: PRECISION OF SPOT ELEVATIONS SHOWN MAY BE
ACCURATE TO THE NEAREST FIVE-HUNDREDTHS (0.05).
- UTILITIES ARE SHOWN ACCORDING TO FIELD LOCATION OF VISIBLE SURFACE EVIDENCE ON
OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF
CONDUCTING THE FIELDWORK, WHICH EVIDENCE MAY INDICATE UTILITIES LOCATED ON,
OVER OR BENEATH THE SURVEYED PROPERTY. EXAMPLES OF SUCH EVIDENCE INCLUDE
MANHOLES AND UTILITY POLES.
- ALL SURVEYS ARE RUN TO AND ALONG THE ORIGINAL TITLE LINE LOCATED WITHIN THE BEDS
OF EAGLE (AND LAWRENCE ROADS) TO THE NORTHWEST OF THIS SITE. THE LINE IN THIS
AREA IS NOT SHOWN AS THE CENTERLINE OF THE ROADWAY RIGHT-OF-WAY, THE
CENTERLINE, THE WIDTH AND THE ACTUAL LOCATION OF THE RIGHT-OF-WAY VARIES
CONSIDERABLE FROM THESE TITLE LINES.
- THE LEGAL RIGHT-OF-WAY WIDTH OF EAGLE ROAD IS SHOWN IN THE TAX MAP AS 50' IN
WIDTH. EAGLE ROAD IS SHOWN ON VARIOUS SURVEYS AT 38' AND 50' IN WIDTH. PENNDOT
RIGHT OF WAY PLANS SHOWN THE RIGHT OF WAY AS 50' IN WIDTH. THE CREATION OF
VARIOUS RECORD PLANS SUCH AS THE OAKMONT PARK PLAN ALSO SHOW THIS RIGHT OF
WAY TO BE 50 FEET IN WIDTH. THE MOST LIKELY WIDTH OF EAGLE ROAD IS 50 FEET. BUT ITS
EXACT LOCATION IS STILL IN DOUBT. LAWRENCE ROAD, SOUTHEAST OF EAGLE ROAD, HAS
BEEN ESTABLISHED AT 50 FEET BY THE RECORDINGS OF SEVERAL RECORD PLANS.
- SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE
CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE
AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 187.
- BY LAW A COPY OF THIS APPROVED PLAN SHALL BE ON-SITE AT ALL TIMES DURING
CONSTRUCTION.
- ANY CONSTRUCTION OR GRADING SHALL BE DONE IN ACCORDANCE WITH TOWNSHIP OF
HAVERFORD EROSION AND SEDIMENT CONTROL ORDINANCE No. 1505.
- EXTREME CARE SHALL BE UNDERTAKEN DURING THE CONSTRUCTION OF THE PROPOSED
DEVELOPMENT IN ORDER TO PROTECT THE HEALTH AND VIGOR OF THE EXISTING TREES
LOCATED WITHIN THE TREE PROTECTION ZONE AS OUTLINED IN HAVERFORD TOWNSHIP
ORDINANCE No. 1680, SECTION II, PARAGRAPH 8.
- PROJECT DOES NOT PROPOSE ANY WORK WITHIN STATE HIGHWAYS.
- SITE DOES NOT CONTAIN ANY FLOOD PLAIN OR FLOOD HAZARD AREAS.
- THE PURPOSE OF THIS SUBDIVISION PLAN IS TO: SHOW THE PROPOSED BUILDING
EXPANSION OF THE EXISTING GROUND WATER TREATMENT BUILDING, ASSOCIATED
PAVEMENT AND REVISION TO THE SOUTHERN STORMWATER CHANNEL.
- AN EROSION AND SEDIMENT CONTROL PERMIT FROM THE TOWNSHIP WILL BE REQUIRED
PRIOR TO CONSTRUCTION.
- ANY SUBSTANDARD OR DAMAGED CURB OR WALK SHALL BE REPLACED IN ACCORDANCE
WITH TOWNSHIP REQUIREMENTS.
- A DRAINAGE PLAN APPLICATION AND CHECKLIST SHALL BE SUBMITTED AT THE TIME OF
GRADING, DRAINAGE, SOIL EROSION AND SEDIMENTATION CONTROL PERMIT APPLICATION.
- ALL ROOF DRAIN PIPES SHALL BE SCHEDULE 40 PVC PIPE OR BETTER.
- THE APPLICANT SHALL PROVIDE FOR THE TOWNSHIP ENGINEER'S INSPECTION OF THE
INSTALLATION OF STORMWATER FACILITIES DURING CONSTRUCTION.
- THERE ARE NO PUBLIC WATER OR SEWER EXTENSION PROPOSED FOR THERE ARE NO
PUBLIC WATER OR SEWER EXTENSION PROPOSED FOR THE ADDITION TO THE EXISTING
FACILITY. ALL WATER REQUIREMENTS WILL BE EXTENDED FROM THE EXISTING FACILITY.
- DUE TO EPA CAP, NO TREES WITH DEEP ROOTS SHALL BE PLANTED.

SITE COVERAGE:

EXISTING BUILDING (TO BE REMOVED)	3,793 SF
PROPOSED BUILDING	9,555 SF
TOTAL BUILDING	9,555 SF
EXISTING IMPERVIOUS	0.72 AC
PROPOSED IMPERVIOUS	0.23 AC
TOTAL IMPERVIOUS	0.95 AC

**ZONING COMPLIANCE TABLE
LIN - REGULATIONS:**

	EXISTING	PROPOSED
LOT SIZE: 1/2 AC. (MIN.)	1.57± AC	1.57± AC
STREET FRONTAGE: 65 FT. (MIN.)	226'	226'
LOT WIDTH AT BLDG. LINE: 75 FT. (MIN.)	545'	545'
BUILDING COVERAGE: 30% (MAX.)	6%	13%
FRONT YARD: 35 FT. (MIN.)	40.4'	40.4'
SIDE YARDS: 25 FT. (MIN.)	143'	115'
35 FT. (MIN. DIST.) ADJACENT TO RESIDENTIAL		
REAR YARD: 35 FT. (MIN.)	57.2'	24.3'
IMPERVIOUS SURFACE RATIO: 60% (MAX.)	46%	61%

ZONING BOARD CASE NO. 22-0-6:
FOR THE LAND DEVELOPMENT OF THE PROPOSED ADDITION TO THE GROUNDWATER TREATMENT
PLANT AT 900 EAGLE ROAD.

- A VARIANCE WAS GRANTED FROM CHAPTER 182 ZONING ARTICLE V REGULATIONS FOR
OFFICE-LABORATORY AND LIGHT INDUSTRIAL DISTRICTS, SECTION 503-C, 2, FOR A REDUCTION IN
SIDE YARD SET BACK FROM THE CODE REQUIRED 25 FEET TO 20 FEET.
- A VARIANCE WAS GRANTED FROM CHAPTER 182 ZONING ARTICLE V REGULATIONS FOR
OFFICE-LABORATORY AND LIGHT INDUSTRIAL DISTRICTS, SECTION 503-C, 2, FOR AN INCREASE IN
THE MAXIMUM ALLOWABLE IMPERVIOUS SITE COVERAGE FROM THE CODE REQUIRED 60%
MAXIMUM IMPERVIOUS COVERAGE TO 65% IMPERVIOUS COVERAGE.

LEGEND

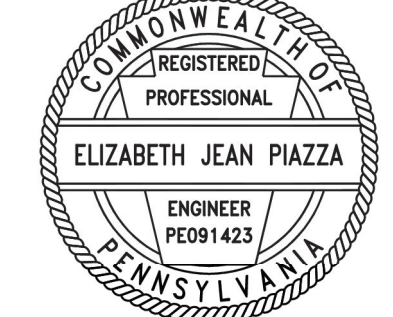
CATCH BASIN COR. ELEV. = 0.00'	STORM MANHOLE COR. ELEV. = 0.00'	STORM DRAIN PIPE	POST (WOOD/METAL)	POWER POLE	WATER METER	PINE TREE WITH SIZE	DECIDUOUS TREE WITH SIZE	CENTER LINE	CURB	DEPRESSED CURB	CONCRETE WALK/PAD/PAVEMENT	STORM SEWER LINE	FENCE	GROUND OR PAVEMENT ELEVATION AT BUILDING CORNER	PAVEMENT ELEVATION	GROUND OR STONE SPOT ELEVATION	MAJOR CONTOUR	MINOR CONTOUR	BOLLARD	ELECTRIC METER	EXISTING BUILDING	PROPOSED BUILDING	PROPERTY BOUNDARY	EXISTING FENCE	EXISTING UNDERGROUND ELECTRIC	EXISTING SANITARY SEWER LINE	EXISTING STORM DRAIN PIPE
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NOTE: CONTOUR DATA OUTSIDE THE PCP GWTP IS BASED ON
AERIAL PHOTOGRAPHY EXPOSED 03/28/02.

ISSUED FOR REVIEW ONLY, JULY, 2021

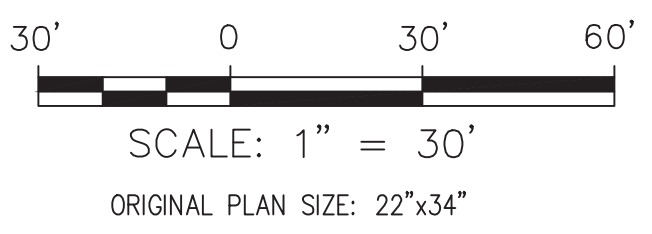
REVISIONS

ISSUE DATES



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PROJECT NUMBER:
112G09230 / 103IG7060

DES/DRAWN BY:	JEC
PROJ. ENGR:	EJP
CHECKED BY:	EJP
APPROVED BY:	HKM as PM
DATE:	JULY 16, 2021
CAD FILE:	SEE PLOT STAMP

**UNITED STATES ENVIRONMENTAL
PROTECTION AGENCY (USEPA)**

**GROUNDWATER TREATMENT
PLANT EXPANSION
HAVERTOWN PCP SITE
PHASE 1 - TCRA CONSTRUCTION**

Delaware County
Havertown, Pennsylvania

**LAND
DEVELOPMENT PLAN**

DRAWING NUMBER: **C-2.0**