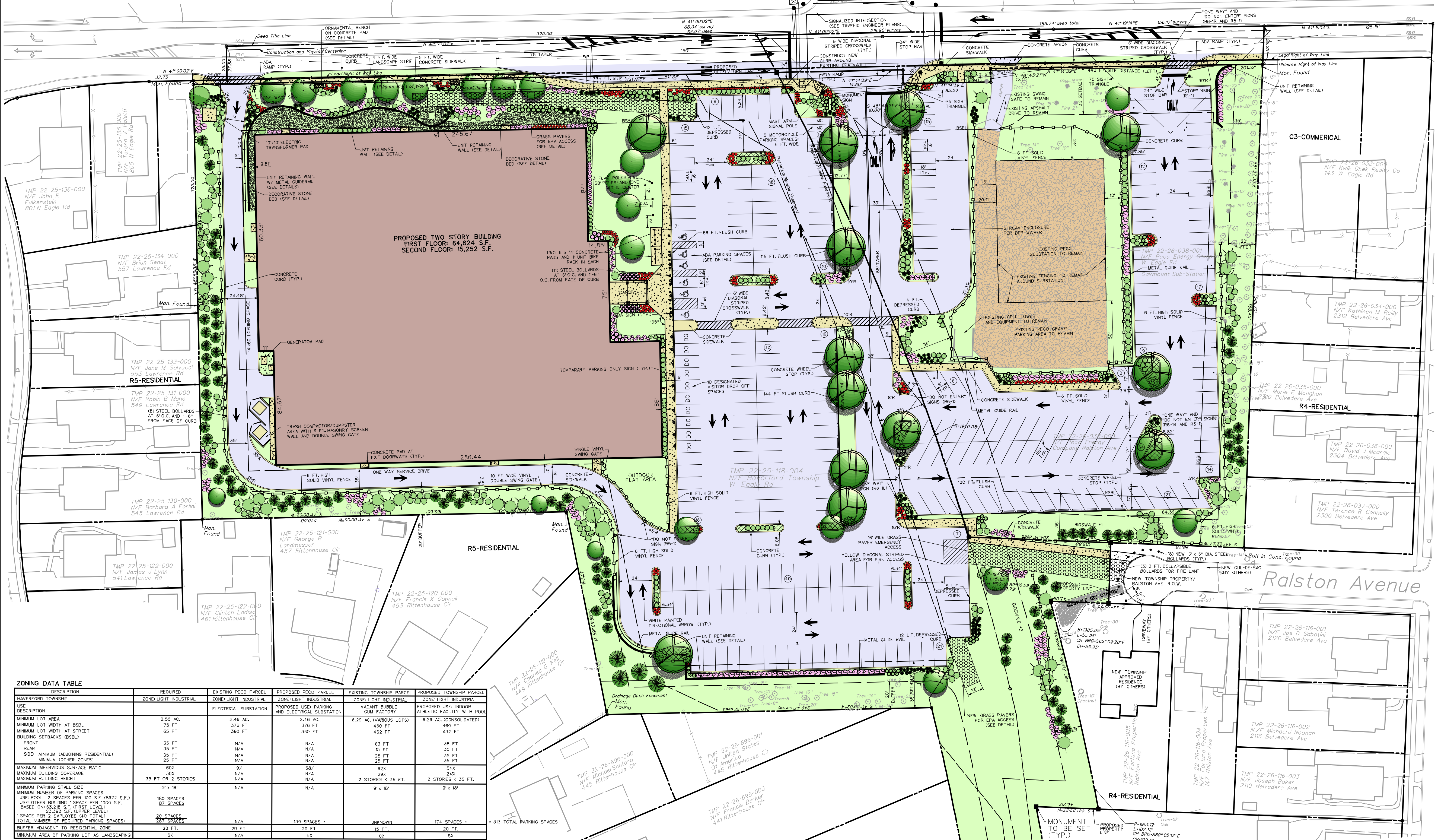
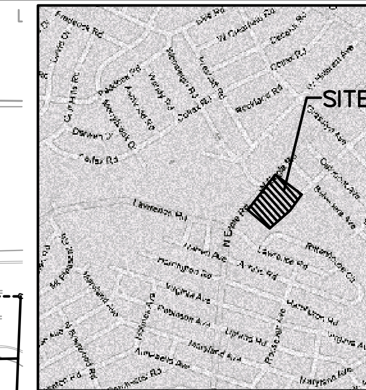
General Notes

1. The site suvey information is a composite of the following sources:
   - 2002 aerial topographic survey supplied by Tetratech Engineers, 240 Centennial Drive, Newark, DE 19713
   - Supplemental field survey performed by Eustace Engineering, 447 West Moreland Road, Willow Grove, PA 19090.
2. Utility information shown is a composite of information obtained from reference information, the Pennsylvania One Call System and field locations by Eustace Engineering. Locations are only shown approximate and where information was readily available. There is no guarantee as to the exact locations and existence of others that may not be shown.
3. Prior to any site improvement activity, it is the end user's responsibility to contact the utility companies in accordance with Act 287 and verify existing conditions for compatibility.
4. Boundary information compiled from a field survey by Eustace Engineering. Ref. Info.: Deed Descriptions, Tax Maps, Easement Exhibit prepared by TetraTech, Plans of Oakmont Park Subdivision.
5. There are no wetlands identified on the subject property as verified by a field survey by Marathon Environmental Services Inc. of Swedesboro, NJ, performed on April 30, 2010.
6. Site is located outside the 100 year floodplain per FEMA Panel 102 of 250, FIRM # 42045C0102F, Revised Nov. 18, 2009.
7. Horizontal datum based on NAD83 PA State Plane, South, Feet. Vertical datum based on NAVD88, Feet.
8. Site Benchmark: Sanitary Manhole Rim at the intersection of West Eagle Road and West Hillcrest Avenue Elev.: 300.67
9. This plan reflects site conditions as of June 2010.
10. This plan was prepared without the benefit of a current Title Report and is subject to all easements, restrictions, and agreements of record that may apply.
11. Locations of adjoining property lines are graphic depictions only and may not reflect actual locations.
12. This Property is know as: 891 West Eagle Road, Haverford, PA.
13. All proposed curb radii are 5 ft. unless otherwise noted.
14. The applicant shall provide an approved Highway Occupancy Permit for improvements within the PA State highway right-of-way (Eagle Road).





Location Map
Scale: 1" = 1000'

Legend

- Existing Right-of-Way
- Existing Property Line
- Existing Easements
- Existing Setback line (BSBL)
- Existing Building
- Existing Edge of Pavement (EOP)
- Existing Edge of Stream
- Existing Single Dashed Yellow Line (SDYL)
- Existing Single Solid Yellow Line (SSYL)
- Existing Single Solid White Line (SSW)
- Existing Guiderail
- Existing Fence
- Existing Curb
- Existing Sign
- Existing Light Pole
- Existing Concrete
- Existing Gravel
- Existing Easement Areas
- Proposed Screen Fence
- Proposed Chain Link Fence
- Proposed Curb
- Proposed Wood Guiderail
- Proposed Retaining Wall
- Proposed ADA Parking Space
- Proposed Parking Stall Count
- Proposed Concrete Paving
- Proposed Grass Pavers
- Proposed Single Solid White Line (SSW) (SWL)
- Proposed Double White Line (DWL)
- Proposed White Painted Direction Arrow
- Proposed Sign on Post
- Proposed Drop Off Parking Space (DD)
- Proposed Motorcycle Parking Space (MC)
- Proposed Building
- Proposed Future Expansion
- Monument To Be Set

Site Data:

Zoned: LIN Light Industrial
Lot Areas:
Total Lot Combined Area (Township and PECO):
9.0187 Ac. to Deed Title Line
8.5082 Ac. to Deed R.O.W.

Total Consalidated Township Lot Area:
6.5590 Ac. to Deed Title Line
6.3012 Ac. to Deed R.O.W.
(Vacated Road Area: 0.2644 Ac.)

PECO Lot Area:
2.4597 Ac. to Deed Title Line
2.2069 Ac. to R.O.W.

Lessee/Developer:

YMCA of Philadelphia
2000 Market Street, Suite 750
Philadelphia, PA 19103-3214

Property Owners:

PECO Energy Co.: TMP 22-26-038-001
TMP: 22-26-038-000
Township of Haverford: TMP 22-25-118-004, TMP 22-26-116-006 and TMP 22-25-132-000

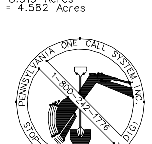
30 0 30 60
GRAPHIC SCALE 1" = 30'

ZONING DATA TABLE

DESCRIPTION	REQUIRED	EXISTING PECO PARCEL	PROPOSED PECO PARCEL	EXISTING TOWNSHIP PARCEL	PROPOSED TOWNSHIP PARCEL
HAVERFORD TOWNSHIP	ZONE: LIGHT INDUSTRIAL	ZONE: LIGHT INDUSTRIAL	ZONE: LIGHT INDUSTRIAL	ZONE: LIGHT INDUSTRIAL	ZONE: LIGHT INDUSTRIAL
USE DESCRIPTION		ELECTRICAL SUBSTATION	PROPOSED USE: PARKING AND ELECTRICAL SUBSTATION	VACANT BUBBLE GUM FACTORY	PROPOSED USE: INDOOR ATHLETIC FACILITY WITH POOL
MINIMUM LOT AREA	0.50 AC.	2.46 AC.	2.46 AC.	6.29 AC. (VARIOUS LOTS)	6.29 AC. (CONSOLIDATED)
MINIMUM LOT WIDTH AT BSBL	75 FT	376 FT	376 FT	460 FT	460 FT
MINIMUM LOT WIDTH AT STREET	65 FT	360 FT	360 FT	432 FT	432 FT
BUILDING SETBACKS (BSBL)					
FRONT	35 FT	N/A	N/A	63 FT	38 FT
REAR	35 FT	N/A	N/A	15 FT	35 FT
SIDE: MINIMUM (ADJOINING RESIDENTIAL)	35 FT	N/A	N/A	25 FT	35 FT
MINIMUM (OTHER ZONES)	25 FT	N/A	N/A	25 FT	35 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	60%	9%	58%	62%	54%
MAXIMUM BUILDING COVERAGE	30%	N/A	N/A	29%	24%
MAXIMUM BUILDING HEIGHT	35 FT OR 2 STORIES	N/A	N/A	2 STORIES < 35 FT.	2 STORIES < 35 FT.
MINIMUM PARKING STALL SIZE	9' x 18'	N/A	N/A	9' x 18'	9' x 18'
MINIMUM NUMBER OF PARKING SPACES					
USE: POOL 2 SPACES PER 100 S.F. (8972 S.F.)	180 SPACES				
USE: OTHER BUILDING 1 SPACE PER 1000 S.F. BASED ON: 63,218 S.F. (FIRST LEVEL) 23,392 S.F. (UPPER LEVEL)	87 SPACES				
1 SPACE PER 2 EMPLOYEE (40 TOTAL)	20 SPACES				
TOTAL NUMBER OF REQUIRED PARKING SPACES:	287 SPACES	N/A	139 SPACES *	UNKNOWN	174 SPACES *
BUFFER ADJACENT TO RESIDENTIAL ZONE	20 FT.	20 FT.	20 FT.	15 FT.	20 FT.
MINUMUM AREA OF PARKING LOT AS LANDSCAPING	5%	N/A	5%	0%	5%

* 313 TOTAL PARKING SPACES

NOTE: Combined Township and PECO Parcels Impervious Area Calculations (0.193 Acre PECO Substation Parcel excluded)
Combined Site Area: 8.508 - 0.193 = 8.315 Acres
Total Impervious Area: 4.775 - 0.193 = 4.582 Acres
4.582 Ac./8.315 Ac. = 55%



Serial Number: 20101161165

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Owner's Certification:

To all to whom these presents may come, know ye that I(we) ________ ____________ have laid out upon my (our) land, situated in the Township of Haverford, Delaware County, Commonwealth of Pennsylvania, certain lots according to this plan, which is herewith intended to be recorded. Witness my (our) hand and seal this ________ day of __________ 20___.

Owner Signature Owner Signature

Notary:

Commonwealth of Pennsylvania, County of Delaware, on the ______ day of ____ 20___, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared ______, who acknowledged this plan to be the official plan of property shown thereon, situated in the Township of Haverford, County of Delaware, Commonwealth of Pennsylvania and desired that this plan be recorded according to the law.

Notary Public
My commission expires on the _____ day of _____ 20___.
Seal

Township Planning Commission Approval:

Approved by the Township of Haverford Planning Commission on the _____ day of _____, 20___.
Member: ____________________
Member: ____________________

Township Council Approval:

Approval by the Haverford Township Council and Township Secretary on this ____ day of ______, 20___.

Secretary Chairperson of Council

Township Engineer Review:

Reviewed by the Haverford Township Engineer this: ____ day of ______, 20___. That this plan complies with all conditions and approval.

Township Engineer Signature

DESIGN WAIVERS REQUESTED

1. Resolution No.1682-2008, Exhibit A: 35 ft. minimum radius at State roadways. 20 ft. proposed at northern egress only driveway and at southern truck ingress driveway.
2. Section 157-1: 6 ft. minimum sidewalk width along public highways. 5ft. width proposed to match existing.
3. Section 157-11A: 8" curb reveal required. 6" curb reveal proposed.
4. Section 157: Maximum of 20 parking spaces in a row without interuption by landscape island. 21 spaces proposed in row.
5. Section 160-4.E.5(e)4: Plans shall include all storm drainage, sanitary sewer and public water supply lines within 400 ft. of the site.
6. Section 160-4.A: Separate submissions are required for Prelimanary and Final Land Development Plans. A single submission is being submitted.
7. Chapter 78.35.D Article II: Water Quality requirements.

Recorded in office of the Recorder of Deeds in Media, PA in Plan Book ________ Page_______ on the ____ day of _______________, _______.

DELAWARE COUNTY PLANNING COMMISSION
FILE NO. 20-6815-10

Delaware County Planning Commission Review:

DCPC No. 20-6815-10 Processed and Reviewed. Report prepared by the Delaware County Planning Commission in accordance with the Pa. Municipalities Planning Code.

Certified this date ________ For the Director

03-31-11	TDG	REVISED PER TOWNSHIP REVIEW LETTER DATED 09-17-10

Land Development Plan

YMCA

891 WEST EAGLE ROAD
HAVERFORD TOWNSHIP, DELAWARE COUNTY, PA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III 048891-E

EUSTACE ENGINEERING
447 West Moreland Road
3rd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

Martin J. Eustace, III, P.E.

DRAWN BY TDG
CHECKED BY MJE, III
DATE 08-10-10
DRAWING No. D 2196 03 03