State of Pennsylvania, County of ____________

On the ________ day of ________ Anno Domini 2015, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of __________, personally appeared

Secretary of
who being duly sworn according to law, says that he was personally present at the execution of the within Plan and saw the common or corporate seal of the said Corporation duly affixed thereto, that the seal so affixed is the common or corporate seal of the said corporation; that the said Plan was duly sealed and delivered by, President of the said Corporation as and for the act and deed of said Corporation for the uses and purposes therein mentioned, that the Corporation is the owner (or equitable owner) of the property shown on this plan or the sub-division thereof, and that the names of this deponent as Secretary and of as President of the said Corporation, subscribed to the within Plan in attestation of its due execution and delivery, are in their and each of their respective handwritings.

Sworn and subscribed before me, the day and year aforesaid, WITNESS my hand and Notarial Seal.

President

Notary Public Secretary

My Commission Expires

The boundary survey plan was provided by the Owen J. Roberts School District (Refer to Note 6 under the General Notes for reference plan). We hereby certify that the closure of the boundary, as presented, meets the "Minimum Standards of practice for professional land surveyors in the Commonwealth of Pennsylvania" as adopted by the Pennsylvania Society of Land Surveyors". Monuments as illustrated on plans will be set by a licensed surveyor.

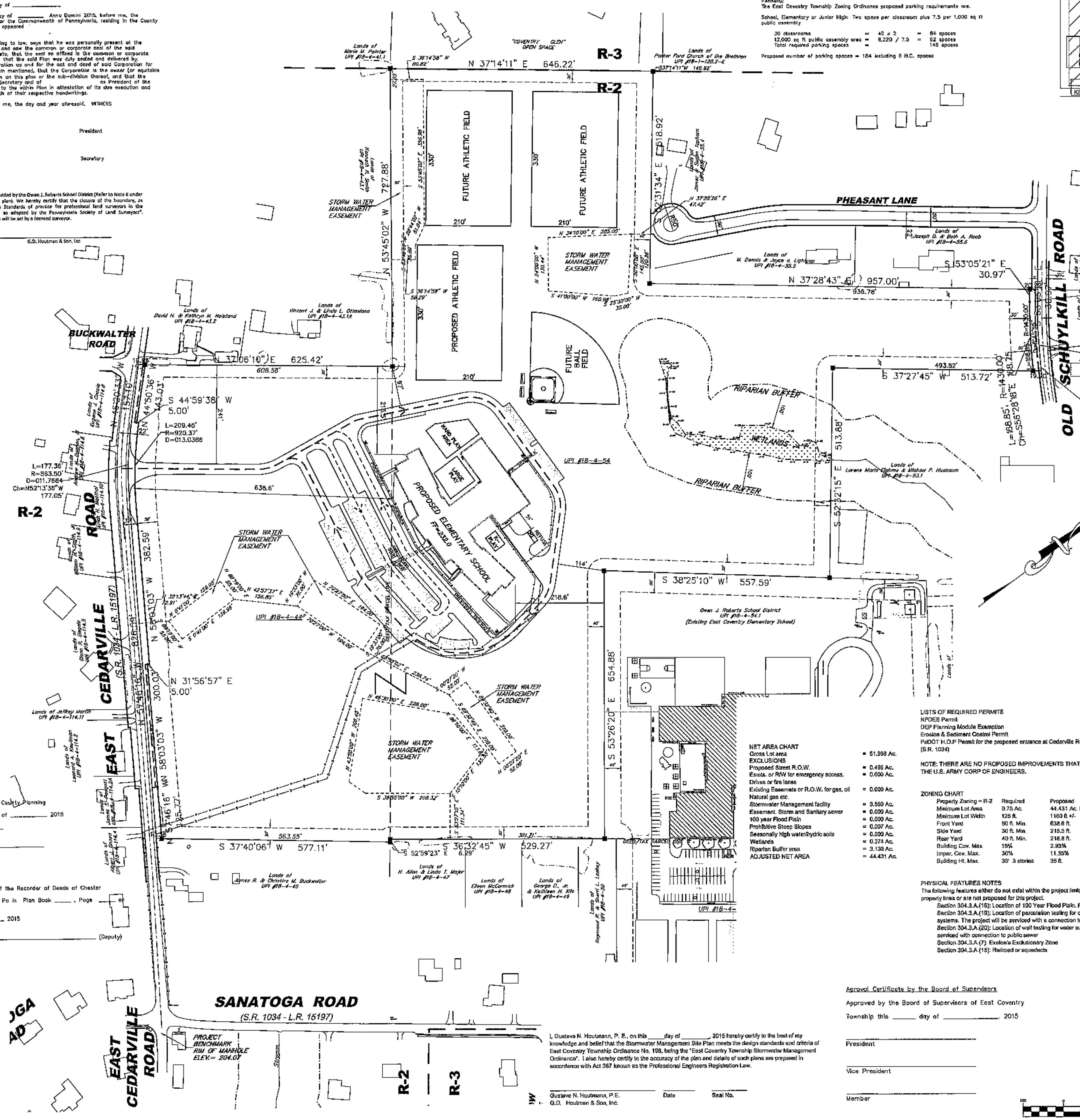
G.D. Houtman & Son, Inc

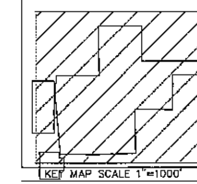
PARKING:
The East Coventry Township Zoning Ordinance proposed parking requirements are.

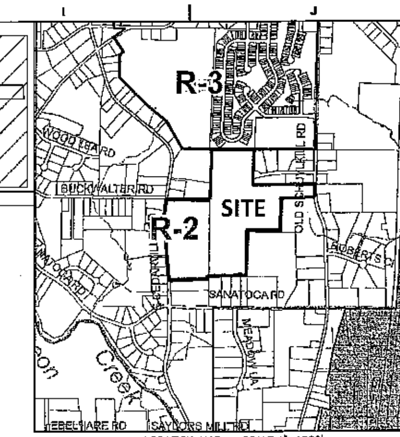
School, Elementary or Junior High: Two space per classroom plus 7.5 per 1,000 sq ft public assembly

30 classrooms	= 42 x 2	=	84 spaces
12,000 sq ft public assembly area	= 8,220 / 7.5	=	62 spaces
Total required parking spaces	=		146 spaces

Proposed number of parking spaces = 184 including 6 H.C. spaces







MAROTTA/MAIN ARCHITECTS

WWW.MAROTTAMAIN.COM

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT MAY NOT BE PRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

SEAL:

CONSULTANT:

G.D. HOUTMAN & SON, INC.
CIVIL ENGINEERS–LAND SURVEYORS
LAND PLANNERS
139 EAST BALTIMORE PIKE MEDIA, PA 19063
(610)565-5363

GENERAL NOTES

The purpose of this Plan set is to allow for the construction of the new East Coventry Elementary school building, associated parking areas, play areas and athletic fields. The property is currently comprised of two folio numbers - UPI 18-4-44, UPI 18-4-54. The applicant is proposing the merging of these two parcels in order to create one contiguous lot.

1. Total Area = 51.998 Ac. 2,265,032 Sf Gross
   51.502 Ac. 2,243,427 Sf Net (Excludes Existing Road R.O.W.'s)
   44.431 Ac. 1,935,420 Sf Adjusted Net (See Net Area Chart)
2. Property Zoning = R-2
   - Minimum Lot Area = 0.75 Ac.
   - Minimum Lot Width = 125 ft.
   - Front Yard = 50 ft. Min.
   - Side Yard = 30 ft. Min.
   - Rear Yard = 40 ft. Min.
   - Building Cov. Max = 15%
   - Imper. Cov. Max. = 30%
   - Building Ht. Max. = 35' not exceeding 3 stories
3. Owner of Record & Applicant: Owen J Roberts School District
   901 Ridge Road
   Pottstown, PA 19465
   (610) 469-5100
4. UPI #18-4-44 & #18-4-54
5. Deed of Record - Book 7891, Page325
6. Reference Plan:
   Site Plan of East Coventry Elementary School for Owen J. Roberts School District by Bercek and Smith Engineering, Inc. dated April 12, 2015.
7. Topography compiled by photogrammetric methods from aerial photography exposed 02/20/12 performed by Land & Mapping Services, 300 North Second Street, Clearfield, PA 16830. Areas outlined as obscured may not meet accuracy standards. Control by GPS. Datum is PA State Plane. Project Bench Mark Rim of Sanitary sewer manhole located in East Cedarville Road east of Sanatoga Road. Rim Elevation 204.09.
8. Boundary information from reference plan. The preliminary title report furnished by the Owner did not indicate any easements or restrictions associated with the property.
9. Site Address: #2461 East Cedarville Road
10. Soils per the Soils Survey prepared for Chester and Delaware Counties, Series 1959, No. 19, issued may 1963.
    - PeB - Penn silt loam, 3 to 8 percent slopes.
    - PeC - Penn silt loams, 8 to 15 percent slopes.
    - PeD - Penn silt loams, 15 to 25 percent slopes.
    - ReA - Readington silt loams, 0 to 3 percent slopes
11. There is no 100-Year Flood Plain on this site as shown on the Flood Insurance Rate Map (FIRM), Chester County, Pennsylvania, Panel 20 of 380, Map Number 42029C0020F, Map Revised September 29, 2006.
12. A wetlands evaluation of this property was completed by McCREA RESEARCH, INC., 20 Terrace Avenue, Stevens, PA 17578 in February, 2012, field located by Bercek and Smith Engineering, Inc. Any development or activity planned within any wetland area shall not be conducted without prior consultation with and approval from applicable government agencies including, but not limited to, the Commonwealth of Pennsylvania, Department of Environmental Protection; the County Conservation District; the United States Department of the Interior, Fish and Wildlife Service; and/or U.S. Army Corps of Engineers.
13. Public water, gas and sanitary sewage disposal is to be provided by service main extensions from facilities located at the intersection of East Cedarville and Sanatoga Roads.
14. Error of Closure (1 in 818,912)
15. This Plan and site is consistent with the Township Comprehensive Plan, Township Open Space, Recreation and Environmental Resources Plan and the Pottstown Metropolitan Regional Comprehensive Plan.
16. There are no Covenants or Restrictions proposed with this Land Development application.
17. This project is proposed to be constructed in One Phase.
18. The site is currently used for agricultural purposes. The portions of the site that do not contain improvements or landscaping will be generally converted to lawn conditions.
19. The Township reserves the right to enter the site from time to time until the expiration of the maintenance period and to review installed improvements.
20. ■ Indicates proposed concrete monument to be set.
21. The required number of Fire Hydrants and locations will be obtained from the Fire Marshall and added to the Plan set prior to Final Plan submission.
22. All utilities servicing the site will be placed underground.
23. The proposed School is to be serviced by Public Water and public sanitary sewage disposal provided by Pennsylvania American Water and East Coventry Township respectively. PECO will provide electrical and gas service to the site.
24. Proposed Building Coverage = 56,820 Sf - 2.93% (Includes Refuse Enclosure)
25. Proposed Impervious Coverage = 219,730 Sf - 11.35%
26. Proposed Building Height = 35'
27. Project Architect:
    Marotta - Main Architects
    103 S. Duke Street
    Lancaster, PA 17602
    (717) 393-3211
28. There are no existing structures located on the site.
29. There are no public parks, public playgrounds, trails or other dedicated open space reserved for public use (all facilities to be owned and maintained by Owen J. Roberts School District)
30. No topsoil shall be disposed of, by sale or otherwise, off the construction site without approval by the Township.
31. A long term maintenance plan for street trees, landscape screen, and parking lot landscaping is required.
32. There is no construction of any structure or any subsurface sewage system proposed within the Readington soil classification, ReA (seasonal high water table soil)

WAIVER REQUESTS:

1. Section 304.3.B(5): The maximum permitted Plan size is 24" X 36". The plans are prepared on Sheets 30" x 42".

2. Section 428 landscaping, Screening and Buffering. A partial waiver for the total number of required trees is requested.

	Required	Proposed
Shade Trees	225	51
Evergreen Trees	141	187
Deciduous Shrubs	478	*0
Evergreen Shrubs	601	*0

SPECIAL EXCEPTION
A special exception granted by the East Coventry Township Zoning Hearing Board is required for the proposed public educational use (702.3.B)

NET AREA CHART

Gross Lot area	= 51.998 Ac.
EXCLUSIONS	
Proposed Street R.O.W.	= 0.496 Ac.
Esmts. or R/W for emergency access, Drives or fire lanes	= 0.000 Ac.
Existing Easemets or R.O.W. for gas, oil Natural gas etc.	= 0.000 Ac.
Stormwater Management facility	= 3.560 Ac.
Easement. Storm and Sanitary sewer	= 0.000 Ac.
100 year Flood Plain	= 0.000 Ac.
Prohibitive Steep Slopes	= 0.007 Ac.
Seasonally high water/hydric soils	= 0.000 Ac.
Wetlands	= 0.374 Ac.
Riparian Buffer area	= 3.130 Ac.
ADJUSTED NET AREA	= 44.431 Ac.

LISTS OF REQUIRED PERMITS
NPDES Permit
DEP Planning Module Exemption
Erosion & Sediment Control Permit
PaDOT H.O.P Permit for the proposed entrance at Cedarville Road (S.R. 1034)

NOTE: THERE ARE NO PROPOSED IMPROVEMENTS THAT REQUIRE A PERMIT FROM THE U.S. ARMY CORP OF ENGINEERS.

ZONING CHART

Property Zoning = R-2	Required	Proposed
Minimum Lot Area	0.75 Ac.	44.431 Ac. Net
Minimum Lot Width	125 ft.	1160 ft +/-
Front Yard	50 ft. Min.	638.6 ft.
Side Yard	30 ft. Min.	215.5 ft.
Rear Yard	40 ft. Min.	218.8 ft.
Building Cov. Max	15%	2.93%
Imper. Cov. Max.	30%	11.35%
Building Ht. Max.	35' 3 stories	35 ft.

PHYSICAL FEATURES NOTES
The following features either do not exist within the project limits or required distance from all property lines or are not proposed for this project.
- Section 304.3.A.(16): Location of 100 Year Flood Plain, Rock outcroppings
- Section 304.3.A.(19): Location of percolation testing for on-site sewage disposal systems. The project will be serviced with a connection to the public sanitary sewers.
- Section 304.3.A.(20): Location of well testing for water supply. The project will be serviced with connection to public sewer
- Section 304.3.A.(7): Exelon's Exclusionary Zone
- Section 304.3.A.(15): Railroad or aqueducts

Reviewed by the Chester County Planning

Commission this ___ day of ________ 2015

CCPC File# ________

Secretary

RECORDED in the office of the Recorder of Deeds of Chester

County at West Chester, Pa in Plan Book _____, Page ___ on this

_____ day of ________ 2015

Recorder of Deeds (Deputy)

I, Gustave N. Houtmann, P. E., on this _____ day of ________, 2015 hereby certify to the best of my knowledge and belief that the Stormwater Management Site Plan meets the design standards and criteria of East Coventry Township Ordinance No. 198, being the "East Coventry Township Stormwater Management Ordinance". I also hereby certify to the accuracy of the plan and details of such plans are prepared in accordance with Act 367 known as the Professional Engineers Registration Law.

Gustave N. Houtmann, P.E. Date Seal No.
G.D. Houtman & Son, Inc.

Aproval Certificate by the Board of Supervisors

Approved by the Board of Supervisors of East Coventry

Township this _____ day of ____________, 2015

President

Vice President

Member

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

One Call Serial # 20151861227

PRELIMINARY PLAN

NEW CONSTRUCTION OF
EAST COVENTRY
ELEMENTARY SCHOOL
OWEN J ROBERTS SCHOOL DISTRICT
901 RIDGE ROAD POTTSTOWN, PA 19465

ISSUED: NO.	DATE:	DRAWN BY:	CHECKED BY:	DESCRIPTION:
	8/26/2015	-	-	DESIGN PHASE

PROJECT #: PROJECT NAME

SHEET TITLE:

LAND DEVELOPMENT PLAN

SHEET NUMBER:

C-1

PLAN CON B

K:\Acad 2000\East Coventry\37411-OJR-EastCoventryElem\DWG\37411-R7.dwg, 8/25/2015 2:16:52 PM