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May 23, 2019

VIA HAND DELIVERY

John Perfetti, Borough Manager
Borough of Clifton Heights
30 S. Springfield Road
Clifton Heights, PA 19018

Re: 217 North Springfield Road, Clifton Heights Borough, Delaware County; Tax Parcel No. 10-00-01772-00

Dear John:

This office represents Upper Darby School District ("UDSD"), who is the owner of the above-referenced property, in connection with UDSD's proposal to develop this property for use as a new public middle school (the "Project"). The subject property consists of approximately 14.07 acres and is bounded by N. Springfield Road, N. Sycamore Avenue, N. Oak Avenue and W. Wyncliffe Avenue. This letter and the enclosed documents constitute an application to the Borough for land development approval for the Project.

In connection therewith, enclosed please find the following:

1. Eight (8) copies of the Borough of Clifton Heights Application for zoning/land development approval, along with:
 - a. One (1) check in the amount of \$75 for filing fee per the Borough's Fee Schedule we obtained from the Borough website.
 - b. One (1) check in the amount of \$5,000 representing the escrow fee; notwithstanding the fact that the Fee Schedule did not contain any escrow requirements. These Funds should be held by the Borough, in escrow, and used

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to reimburse the Borough professionals with their work to process this land development application as per attached under the MPC.

We did not find a separate land development application on the Borough's website. If you have one, please send it to us and we will complete it and send it back to you.

2. Eight (8) copies of the completed Delaware County Planning Commission Application for Act 247 Review, along with a copy of the completed Preliminary Subdivision and/or Land Development Plan Checklist and the current deed for the subject property.
3. Eight (8) full sized copies of the Preliminary Subdivision and Land Development Plans for UDSD, prepared by Pennoni Associates Inc. ("Pennoni"), dated May 22, 2019, consisting of 8 sheets. Three (3) copies to be sent to the Delaware County Planning Commission.
4. Eight (8) copies of Exterior Elevations plan, prepared by KCBA Architects, dated May 21, 2019.
5. Eight (8) copies of Rendering Booklet prepared by KCBA Architects, dated May 17, 2019, consisting of 14 sheets.
6. Eight (8) copies of the Environmental Impact Statement, prepared by Pennoni, dated May 22, 2019, consisting of 34 pages with 4 Appendixes consisting of Photo Log, Biological Resources Map, Soil Map and Encroachment Maps.
7. Eight (8) copies of the Erosion and Sediment Control Report prepared by Pennoni, dated May 22, 2019.
8. Eight (8) copies of the Post-Construction Stormwater Management Calculations prepared by Pennoni, dated May 22, 2019.
9. Eight (8) copies of a Traffic Impact Study, prepared by Pennoni, dated May 2019.
10. Eight (8) copies of the Will-Serve Letter from Aqua Pennsylvania, Inc., dated May 2, 2019.
11. Eight (8) copies of a Memorandum from the Upper Darby School District describing their proposal as to the use of the proposed athletic fields by the community.
12. One (1) copy of the Sewer Module Exception, to be executed by the Borough Manager and sent to DEP after we obtain the required sewage treatment and conveyance letter, confirming adequate capacity, from the Darby Creek Joint Authority.

Please be advised that, pursuant to Section 105 of the Delaware County Planning Department Fee Schedule, no fee is required to be paid to Delaware County when the applicant is a school district, as is the case here. Additionally, no waivers are being requested pursuant to the Delaware County Planning Subdivision and Land Development Ordinance and the Borough of Clifton Heights Subdivision and Land Development Ordinance.



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Please forward an application packet containing a fully completed County Application for Act 247 Review Form, a completed checklist and three (3) sets of the plans to the Delaware County Planning Commission and copy me on the transmittal. If you require us to transport the submission from the Borough to the Delaware County Planning Commission, please contact me and we will arrange to do so. We have copied Linda Hill, Director of the Delaware County Planning Commission, on this letter to inform her of the submission.

Please schedule this matter for discussion with the Borough of Clifton Heights Planning Commission at their next scheduled meeting and advise us as to the date of the meeting. Separately, the UDSD plans to schedule meetings with the community as to the Project.

Please feel free to contact me should you have any questions or require additional information in order to process this subdivision and land development application.

Sincerely,

Robert W. Gundlach, Jr.

RWG:kr

cc: Linda Hill, Director, Delaware County Planning Commission
Dr. Daniel McGarry, Superintendent, Upper Darby School District
Kyle Berman, Esquire, Solicitor, Upper Darby School District
Francis J. Catania, Esquire, Borough Solicitor
J.P. Kelly P.E., Clifton Heights Borough Engineer
Thomas J. Frieze PE, Pennoni Associates Inc.
Jason Sheridan PE, Pennoni Associates Inc.
Joshi Abhishek PE, Pennoni Associates Inc.
Mark A. Marella, RA, KCBA Architects
Mike Kelly RA, KCBA- Architects