

SITE INFORMATION:

ADDRESS: 217 N SPRINGFIELD ROAD, CLIFTON HEIGHTS, PA

CLIENT/OWNER:
UPPER DARBY SCHOOL DISTRICT
4611 BOND ROAD
DREXEL HILL, PA 19026

ENGINEER:
PENNONI
THOMAS J. FRIESE, PE
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103

FLOOD ZONE INFORMATION:

BY GRAPHIC PLOTTING ONLY. SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NO. 42045C0110F. EFFECTIVE DATE NOVEMBER 18, 2009.

GENERAL NOTES:

- A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES ON APRIL 29, 2019.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
 - RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR THE COMMONWEALTH OF PENNSYLVANIA, OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
 - ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- LOCATIONS OF ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
- A. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
B. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
C. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW", THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
D. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
- THIS SITE IS CURRENTLY ZONED IN THE RCD CONSERVATION DISTRICT.
- REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20101162180 IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW" (800-242-1776).
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH INSTRUCTIONS OF THE CLIENT.
- VERTICAL DATUM IS BASED ON NAVD 1988.
- HORIZONTAL COORDINATE DATUM IS IN PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM 1983 BASED ON GPS OBSERVATION.
- BENCHMARK: NJIT - LEICA SMARTNET VIA GPS OBSERVATION.
- PROPERTY BOUNDARY INFORMATION OBTAINED FROM DEED PLOTS PERFORMED BY PENNONI ASSOCIATES ON MAY 13, 2019.
- THE SITE IS SERVED BY PUBLIC SEWER (DELCORA).
- THE SITE IS SERVED BY PUBLIC WATER (AQUA PA).

ADJACENT PROPERTY OWNER INFORMATION			
MAP NUMBER	OWNER NAME	OWNER ADDRESS	ZONING
10-04-026	MATSENGER, KENNETH W. & MATSENGER, CHRISTINA A.	323 N. OAK AVE CLIFTON HEIGHTS, PA 19018	R-1
10-04-049	LANGAN, CAITLIN	272 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-04-048	KAY, CECELIA E. & KAY, PAUL R.	270 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-04-047	BEDROSIAN, CHARLES DAVID	268 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-04-046	PASTORE, FARKH A	266 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-04-045	BARNES, CHRISTOPHER & BARNES, STACEY	264 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-04-44	MULLARKEY, MICHELLE	262 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-05-512	FIGORE, CHRISTOPHER	260 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-05-513	GRAMENZI, CAESAR	258 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-05-514	OLEARY, MAURICE JOSEPH JR. & OLEARY, ELIZABETH	256 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-05-515	GRAHAM, DANIEL & MCATEER, LAUREN	254 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2

10-05-516	CHALLELLA, MICHAEL D	252 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-05-517	MALONE, DESIRE & GORMLEY, MATTHEW J.	250 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-05-518	MORRIS, HARVEY R.	248 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-05-519	BENNETT, DIANE	246 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-02-113	PETERSON, GERALD M. & KAREN	245 REVERE ROAD CLIFTON HEIGHTS, PA 19018	R-2
10-02-105	SCUILLI, EDUARD JR. & ENRICO & SCUILLI, ANTONIO	8 CHESTER PARK DARBY, PA 19023	R-2
10-02-104	GAGLIARDI, ENCO & ROSALIE	236 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-103	TURNER, MICHAEL E.	234 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-102	CAREY, VICTORIA E. VARRASSE	116 CANTERBURY DRIVE WALLINGFORD PA. 19086	R-2
10-02-101	ZAFFIRI, MICHAEL A. & ANITA M.	228 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-100	DORENZO, ELIZABETH M. & WHITTON DENEEN M. & ETAL	226 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-099	SIMPSON CHARLES B. & SIMPSON PATRICIA E.	226 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-098	GE REALITY LLC	204 MILTON DRIVE MALVERN, PA 19355	R-2

10-02-097	WHITTON GREGORY F. & WHITTON DENEEN M.	222 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-096	MCSTRAYOG, MICHAEL PATRICK	220 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-095	VETERANS AFFAIRS	P.O. BOX 99640 MDP 262 PHI CLEVELAND, OH 44199	R-2
10-02-094	MIGNOGNA, DAVID & MARYANN	216 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-093	BAYLISS, THOMAS W. & MONICA	214 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-092	BECHT, WILLIAM J. & THERESA A.	212 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-091	MURPHY, ANDREW R.	210 WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-090	MORAN, DANIEL P. & MORAN, MARGARET M.	208 W WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-2
10-02-089	BARRY, BRIAN F. & BARRY, MARGARET W.	22 W WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-1
10-02-088	BARRATT, MARGIA & BARRATT LAURA	18 W WYNCLIFFE AVE CLIFTON HEIGHTS, PA 19018	R-1
10-02-087	GRICCO, DOMINIC C. & NATALINI, CHRISTOPHER MICHAEL	1241 WOODSVIEW DRIVE GARNET VALLEY, PA 19060	R-1
10-02-124.002	TUMOLO, ANTHONY M. & JANE D.	12 W WYNCLIFFE CLIFTON HEIGHTS, PA 19018	R-1
10-02-124.001	LIMBURG, STEVEN G.	10 W WYNCLIFFE CLIFTON HEIGHTS, PA 19018	R-1

10-02-123	DEUTER, BARBARA C.	234 N SYCAMORE AVE CLIFTON HEIGHTS, PA 19018	R-1
10-02-122	STEFEL, JOHN DAVID & PATTEELE & STEFEL, KATHLYN	232 N SYCAMORE AVE CLIFTON HEIGHTS, PA 19018	R-1
10-02-121	BICKFORD, WAYNE C. & KATHRYN R.	230 N SYCAMORE AVE CLIFTON HEIGHTS, PA 19018	R-1
10-02-120	MCGINNIS, GERARD D. JR.	337 SHARPLESS STREET WEST CHESTER, PA 19382	R-1
10-02-119	POLAO, ROCHELLE	119 JUNIPER ROAD HAVERTOWN, PA 19063	R-1
10-02-118	SMITH, JAMES M. & SMITH, AMY N.	228 N SYCAMORE AVE CLIFTON HEIGHTS, PA 19018	R-1
10-02-117	CALLAGHAN, JEREMIAH & MERCADAS E.	226 N SYCAMORE AVE CLIFTON HEIGHTS, PA 19018	R-1
10-02-116	KANE, WILLIAM E. & KANE, PATRICIA M.	224 N SYCAMORE AVE CLIFTON HEIGHTS, PA 19018	R-1
10-02-115	KING, WILLIAM	505 W CITY PARKWAY STE100 ORANGE, CA 92668	R-1
10-02-114	JONES, JAMES E. & TATIANA	214 N SYCAMORE AVE CLIFTON HEIGHTS, PA 19018	R-1
10-05-590	NGUYEN, AU	210 N SPRINGFIELD ROAD CLIFTON HEIGHTS, PA 19018	RCD

SITE

LOCATION MAP

USGS QUADRANGLE: LANSDOWNE, PA
SCALE: 1" = 100'

- LEGEND
- SANITARY SEWER MANHOLE
 - SANITARY SEWER
 - STORM SEWER MANHOLE
 - STORM SEWER
 - STORM SEWER INLET
 - OVERHEAD COMMUNICATION LINE
 - UNDERGROUND POWER LINE
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 - UTILITY POLE
 - POWER MANHOLE
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 - EXISTING CURB
 - EXISTING SIDEWALK
 - ADJACENT PROPERTY LINE
 - SETBACK LINE
 - SOILS BOUNDARY
 - EXISTING GRADES 20%-25%
 - EXISTING GRADES 25% OR GREATER

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 IRWIN RUN ROAD
WEST MEFTON, PENNSYLVANIA
15122-1078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA!
CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

PARCEL ID: 10000177200
MAP #: 10-05-069.001
LOT 001 BLOCK 069
6.66 ACRES (DEED)
14.26 ACRES (CALCULATED GROSS AREA)
13.89 ACRES (CALCULATED NET AREA)
LANDS N/F
UPPER DARBY SCHOOL DISTRICT
DB: 2635 PG: 1016
SPRINGFIELD ROAD
ZONING DISTRICT: RCD

ISSUED FOR: PRELIMINARY LAND DEVELOPMENT SUBMISSION

UPPER DARBY SCHOOL DISTRICT
CLIFTON HEIGHTS MIDDLE SCHOOL
CLIFTON HEIGHTS BOROUGH DELAWARE COUNTY, PA

REVISIONS	
MARK	DESCRIPTION

EXISTING CONDITIONS PLAN

UPPER DARBY SCHOOL DISTRICT	JOB NO. UDSX19002
4611 BOND ROAD	DATE 05.23.2019
DREXEL HILL, PA 190026	DRAWN BY DDL
	SHEET NO. 2 OF 18

CS0201

SITE INFORMATION:

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CLIFTON HEIGHTS, PA

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4611 BOND AVENUE
DREXEL HILL, PA 19026

ENGINEER: PENNONI
THOMAS J. FRIESE, PE
1900 MARKET STREET, SUITE 300
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- THE SITE IS SERVED BY PUBLIC SEWER (DELCORA).
- THE SITE IS SERVED BY PUBLIC WATER (AQUA PA).
- A PENNDOT HOP PERMIT IS REQUIRED FOR THE SITE IMPROVEMENTS WITHIN THE ROW.
- THE PROPOSED USES ARE PUBLIC SCHOOL AND ACTIVE RECREATION. THE SPRINGFIELD TOWNSHIP AND CLIFTON HEIGHTS BOROUGH JOINT COMPREHENSIVE PLAN DATED JANUARY 2007 INDICATES A LAND USE OF OPEN SPACE.

ZONING REQUIREMENTS - RCD CONSERVATION DISTRICT

BOROUGH OF CLIFTON HEIGHTS ZONING CODE - CHAPTER 340			
PROPOSED DEVELOPMENT AREA: 620,996 SF (14.26 ACRES)			
SECTION	USE REGULATIONS	REQUIRED/ALLOWABLE	PROPOSED
340-35		PUBLIC SCHOOL/PUBLIC RECREATION/OPEN SPACE	PUBLIC SCHOOL/PUBLIC RECREATION
340-38	MINIMUM LOT AREA	6,000 SF	620,996 SF
	MINIMUM LOT FRONTAGE	50 FT	1144 FT
	TOTAL IMPROVEMENT COVERAGE	40%	38.2%
	FRONT YARD SETBACK	25 FT	51.5 FT
	SIDE YARD SETBACK	10 FT	142.0 FT
	REAR YARD SETBACK	25 FT	229.5 FT
	MAXIMUM BUILDING HEIGHT	3 STORIES / 35 FT	LESS THAN 3 STORIES / LESS THAN 35 FT

PARKING REQUIREMENTS

USE	REQUIRED ALLOWABLE	PROPOSED
SCHOOL	3 SPACES / 1 CLASSROOM (58 CLASSROOMS x 3 SPACES = 174 REQUIRED)	174 SPACES

LOADING REQUIREMENTS

USE	REQUIRED ALLOWABLE	PROPOSED
SCHOOL	1 SPACE (14' WIDE X 65' LONG)	1 SPACE

OWNER/DEVELOPER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA COUNTY OF DELAWARE
ON THE _____ DAY OF _____, A.D. 20____, BEFORE ME,
THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA,
RESIDING IN _____, PERSONALLY APPEARED
_____, (NAME OF OFFICER OF THE CORPORATION), WHO
ACKNOWLEDGED (HIMSELF/HERSELF) TO BE THE (PRESIDENT OR SECRETARY), BEING
AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT
SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY
APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT
SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ENGINEER CERTIFICATION:

I, _____, ON THIS DATE _____, HEREBY CERTIFY THAT THIS SITE PLAN MEETS THE DELAWARE COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

BOROUGH SIGNATURES

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CLIFTON HEIGHTS
THIS _____ DAY OF _____, 20____

ATTEST

SECRETARY

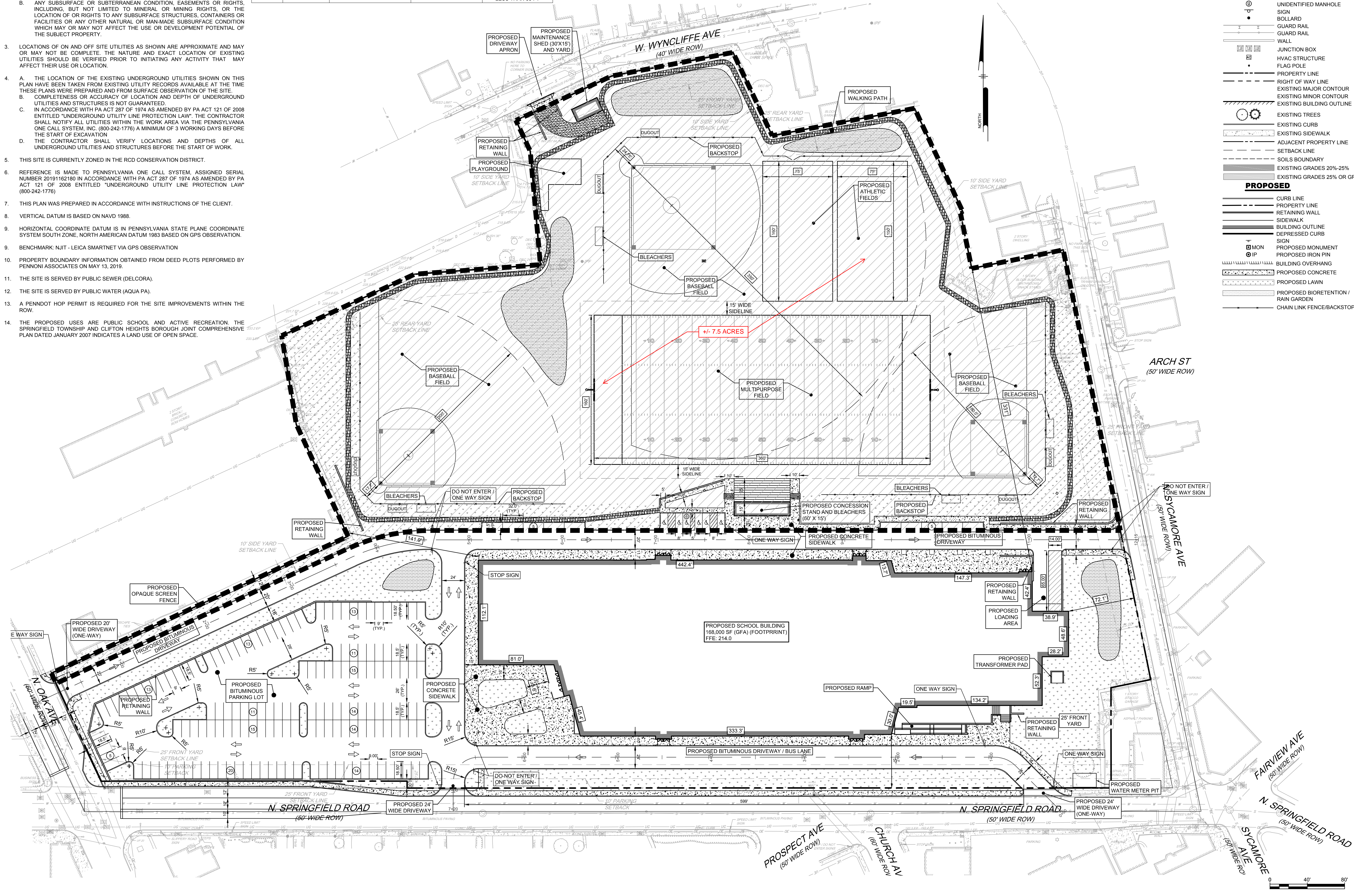
LEGEND

EXISTING

- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER MANHOLE
- STORM SEWER
- STORM SEWER INLET
- OVERHEAD COMMUNICATION LINE
- UNDERGROUND POWER LINE
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- EXISTING TREES
- EXISTING CURB
- EXISTING SIDEWALK
- ADJACENT PROPERTY LINE
- SETBACK LINE
- SOILS BOUNDARY
- EXISTING GRADES 20%-25%
- EXISTING GRADES 25% OR GREATER

PROPOSED

- CURB LINE
- PROPERTY LINE
- RETAINING WALL
- SIDEWALK
- BUILDING OUTLINE
- DEPRESSED CURB
- SIGN
- PROPOSED MONUMENT
- PROPOSED IRON PIN
- BUILDING OVERHANG
- PROPOSED CONCRETE
- PROPOSED LAWN
- PROPOSED BIORETENTION / RAIN GARDEN
- CHAIN LINK FENCE/BACKSTOP



ISSUED FOR: PRELIMINARY LAND DEVELOPMENT SUBMISSION

PDE #xxxx

UPPER DARBY SCHOOL DISTRICT
CLIFTON HEIGHTS MIDDLE SCHOOL
CLIFTON HEIGHTS BOROUGH DELAWARE COUNTY, PA

REVISIONS	DATE	DESCRIPTION

SITE/RECORD PLAN

JOB NO.	UDSDX19002
DATE	05.23.2019
DRAWN BY	DOL
SHEET NO.	4 OF 18

CS1001

KCSA Architects
Eight East Broad Street
Harrisburg, PA
T 717.366.5806
F 717.366.5806
kcsa-architects.com

kcb Architects
CONSULTANTS

Pennoni

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3300 F 215.222.3388