

Haverford Township - Planning Commission

Meeting: Thursday, April 10, 2025

Time: 7:00 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary

Angelo Capuzzi

Louis D. Montresor

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Jaime Jilozian, Director of Community Development

Regular Meeting Agenda

1. Opening of Meeting

Roll Call

Pledge of Allegiance

2. 2225 Darby Road, CMC Havertown LP- The Crossbar- Preliminary/Final Subdivision and Land Development Plan D.C. Folio Nos. 22-03-00732-00 and 22-03-00731-00

The applicant, CMC Havertown LP, proposes to consolidate two (2) existing lots and construct a 945 square foot building addition. The consolidated lot is proposed to have an area of 4,065 square feet. The property is within the C-3 General Commercial Zoning District. The existing building is served by public water service.

Public Comment / Citizens Forum

3. Review of Minutes

Planning Commission minutes of March 13, 2025.

Adjournment

Haverford Township - Planning Commission

Meeting: Thursday, March 13, 2025

Time: 7:00 p.m.

Location: Commissioners Meeting Room -1014 Darby Rd., Havertown PA, 19083

Minutes

Planning Commission Members:

Maggie Dobbs, Chairperson

E. David Chanin, Vice-Chairperson

Stephen Welsh, Secretary- Absent

Angelo Capuzzi

Louis D. Montresor-Absent

Kim Juszczak

Victor Cortese

Others in Attendance:

Charles Faulkner, Pennoni Associates, Township Engineer

Agenda Items

1. Opening of Meeting-Ms. Dobbs called the meeting to order at 7:01 P.M.

Roll Call

Pledge of Allegiance

2. 800 Coopertown Road, Coopertown Elementary - Preliminary/Final Land Development D.C. Folio No. 22-05-00426-00

The Applicant, Haverford Township School District, proposes to construct three (3) building additions and new play area at Coopertown Elementary School. A new access drive from Coopertown Road and several new parking spaces are also proposed. A subsurface stormwater management system is proposed for stormwater management. The property is located within the INS-Institutional Zoning District and is serviced by public water and sanitary sewer.

Ryan Shuster, K&W Engineers, presented on behalf of the Haverford Township School District, Coopertown Elementary School, Land development second resubmission. Mr. Shuster stated the applicant did not see any problematic comments from the Township Engineer's review letter of February 26, 2025, but would be happy to discuss them. Mr. Shuster described the project and what was added since the last appearance.

Mr. Capuzzi asked if the applicant had been to the Zoning Hearing Board yet. Ken Matthews, C.B. Development Services, Inc., said they had and received relief for loading dock nonconformities, widening it and screening in the dumpsters. Mr. Capuzzi stated the Zoning Hearing Board decision should be added to the record plan. Mr. Matthews confirmed it will be. Ms. Dobbs asked if there were any revisions to the waiver request letter. Mr. Shuster said new requests have been added from §160-5.B(4)(a) to waive construction of curb along Coopertown Road and from §160-5.C(2) and §160-4.C(4) to permit a fee-in-lieu of the required open space in a new nonresidential development. Mr. Capuzzi suggested that the

existing playing fields on the site be designated as open space/recreational area, thereby eliminating the need to pay a fee-in-lieu if (similar to the open space provided at Lynnwood and Chatham Park Elementary Schools).

Ms. Dobbs asked Mr. Faulkner to address his review letter for any outstanding comments. Mr. Faulkner stated his biggest concern was the documentation on the lighting regarding hours of operation and security. Mr. Faulkner stated the rest of the comments are straight forward and can be accomplished without any major revisions to the plan.

Ms. Dobbs acknowledged a letter from the Chief fire Code Official of Haverford Township, Steven Poole. The letter requests a fire hydrant be installed due to the fact that the closest existing hydrant to the site is more than 400 away. The new fire hydrant should be no more than 100 feet away, per the FDC (International Fire Code §912). Mr. Shuster explained a water meter pit is located along Coopertown Road and a fire hydrant will be installed at that site.

Mr. Capuzzi made a motion to recommend approval of the Preliminary/Final Land Development plan for the Coopertown Elementary School additions and renovations subject to addressing the outstanding comments of the Township Engineer's Review letter from February 26, 2025, and the fire hydrant be added as requested by the Townships Fire Official.

Mr. Channin seconds.

All in favor.

3. 223 E. Park Road, Caramanico Homes, LLC. - Preliminary/Final Subdivision and Land Development D.C. Folio Nos. 22-02-01078-00 and 22-02-00893-00

Applicant is proposing to reverse subdivide two (2) existing lots and subdivide into four (4) new lots at the referenced property. A new single-family dwelling are proposed on Lots 1 and 3, and the existing buildings on Lots 2 and 4 are proposed to remain. Individual infiltration beds for each new dwelling are proposed for stormwater management. The property is within the R-4 Residential Zoning District.

James Buckler, Esq., was present representing the applicant. Mr. Buckler explained the proposed reverse subdivision and creation of four new lots and zoning relief to keep the existing house. Mr. Buckler stated the Township Engineer's Review Letter of February 25, 2025, will be addressed in compliance.

Mr. Buckler added there are waivers being requested: §160-5.B(3)(j)(i) from widening the existing right-of-way of Township Line and Park Roads and §160-5.C(4) to provide payment of a fee-in-lieu of providing open space. Mr. Buckler explained the site plan with the proposed orientation of the homes and driveways.

Ms. Dobbs asked for clarification that Lot 2, with the existing home, has no garage, Lot 3 has a single garage proposed and Lot 1 has an attached garage. Mr. Buckler confirmed it was correct, and the attached garage would be a rear entry garage on Lot 1.

Ms. Dobbs asked about the proposed impervious permitted impervious for the 4 lots. Mr. Houtmann, PE, stated Lot 1 is 31.3%, Lot 2 is 38.2%, Lot 3 is 37.7% and Lot 4 is 27.2% where in the R-4 Zoning District 45% is permitted. Ms. Dobbs asked if consideration had been given to the possibility of treating the shared driveway servicing Lots 1&2 as an alley and having a detached garage at the rear of the properties to allow for functional backyards. Mr. Buckler stated his belief is that the garages would take more away from the yards.

Mr. Chanin and Mr. Houtmann discussed the removal of trees and the landscape plans.

Mr. Capuzzi asked that a five-foot wide easement be provided along Township Line Rd. shown to account for the sidewalk being on private property. Mr. Capuzzi said if Aqua does not sign

off on the water service on Lot 1, that there is an option to connect that lot to the existing water main on Township Line Road. Mr. Capuzzi noted the fee-in-lieu of open space would be about \$13,400.

Ms. Juszczak discussed thoughts on the driveways and curb cuts with Mr. Buckler.

Mr. Faulkner said the sidewalk elevations where they meet the driveway, particularly at Lot 3, are rather steep at almost 7%. At the completion of the project, there should be consistency in the elevation of the driveways and sidewalks.

The applicants have not yet gone to the Shade Tree Commission but are scheduled and will comply with their recommendations.

PUBLIC COMMENT:

Michael Sheehan, Llandaff Rd., stated the driveway proposed for the house on Township Line Road that will be accessed from Park Road will be a disruption to the residents of the neighborhood.

Jason Bono, 219 E. Park Road, with his wife Anna, are concerned with the driveway for the house on Township Line Road and the effect on the conditions of the neighborhood. Also concerning are the shade trees being removed, the shade tree and garage on his property being affected during construction.

Jeffrey Gavio, 200 Township Line Road, stated two concerns, the proposed shared driveway would be directly across from his driveway and feels this would increase traffic coming and going, and that there would be significant congestion created by congestion of the construction and vehicles. There are many children in the area. Mr. Gavio feels the 4 homes proposed on a lot that currently has 2 homes will be adding to the congestion of the neighborhood.

Ms. Dobbs explained that the plan does conform to all local ordinances, therefore, a by right plan. Ms. Dobbs stated the Planning Commission is an advisory board to the Board of Commissioners. There is no legal basis for the Planning Commission to provide a denial to the plan. The Planning Commission can provide feedback on some design standards, and it is up to the applicant to accept them. Ms. Dobbs added that the applicant should certify that every precaution will be in place to ensure the protection of the shade tree on the neighbor's property. Ms. Dobbs suggested fencing to buffer for the neighbors.

Mr. Capuzzi suggested that the shared driveway be moved further away from the property line so as to minimize impacts to the existing shade tree of the adjacent property and that the grade of the driveway adjacent to the neighbor's shade tree be raised by 12-inches to minimize disturbance to the existing root system. By moving the driveway over, there may be room to add some shrubs for buffering.

Mr. Capuzzi answered a question from the audience when the plan would go to the Board of Commissioners for approval. The plan will be to the Shade Tree commission and the earliest it would be to the Board of Commissioners is the April meeting.

Ms. Dobbs made a motion to recommend an approval of the Preliminary/Final Subdivision Plan for the four lot subdivision at 223 East Park Road subject to the following conditions: All outstanding comments from the Township Engineer be satisfied to the full and complete satisfaction of the Engineer, that the applicant appear in front of the Shade Tree Commission and obtain all necessary approvals, that the shared driveway be moved at least two feet away from the property line to ensure the protection of the existing shade tree on the adjacent

property, that consideration be given to the installation of a fence or visual buffer between the driveway and the neighboring properties, that an easement for a sidewalk along Township Line Road be added to the plan, and that the Board of Commissioners approve subject to the two waivers being requested by the applicant.

Mr. Capuzzi seconded.

All in favor.

4. Review of Minutes

Mr. Chanin motioned to approve the Planning Commission minutes of January 9, 2024, as submitted.

Ms. Juszczak seconded.

All in favor.

Mr. Capuzzi motioned to adjourn.

Mr. Chanin seconded.

All in favor.

Adjournment-7:52 P.M.

DRAFT



TOWNSHIP OF
HAVERFORD

DELAWARE COUNTY

1014 DARBY ROAD HAVERTOWN, PA 19083

(610) 446-1000

April 11, 2025

Jamie Jilozian, Director of Community Development
Haverford Township
1014 Darby Rd.
Haverford Township, Pa. 19083

RE: Plan Review for Land Development at 2225 Darby Rd.

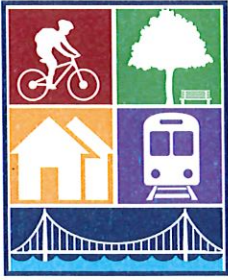
Dear Director Jilozian,

As requested, I have reviewed the plans prepared by Linn Architects for the land development proposed for 2225 Darby Rd. Following my review of the fire hydrant locations, water supply and emergency access I can confirm that the proposed land development currently meets all applicable fire codes and requirements.

Should you have any further questions or comments, please contact me.

Sincerely,

Steven Poole
Chief Fire Code Official
Haverford Township



DELAWARE COUNTY PLANNING DEPARTMENT

2 W. Baltimore Avenue – Suite 202

Media, PA 19063-3740

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

April 15, 2025

Mr. David R. Burman
Haverford Township
1014 Darby Road
Havertown, PA 19083


RE: Title: The Crossbar
Applicant(s): CMC Havertown LP
File Number: 20-8176-25
Meeting Date: 04/17/2025
Municipality: Haverford Township
Location: East side of Darby Road, approximately 50' south
of Campbell Avenue
Received: 03/28/2025

Dear Mr. Burman,

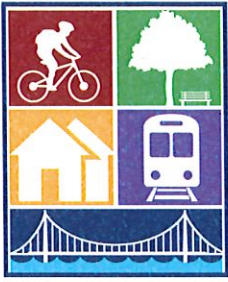
This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Michael Leventry at (610) 891-5215.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,


Michael A. Leventry
Manager, Environmental

cc: CMC Havertown LP
Linn Architects



DELAWARE COUNTY PLANNING DEPARTMENT

2 W. Baltimore Avenue – Suite 202

Media, PA 19063-3740

Phone: (610) 891-5200

Email: planning_department@co.delaware.pa.us

Date: April 18, 2025

File No.: 20-8176-25

PLAN TITLE: The Crossbar

DATE OF PLAN: March 27, 2025

OWNER OR AGENT: CMC Havertown LP

LOCATION: East side of Darby Road,
approximately 50' south of Campbell
Avenue

MUNICIPALITY: Haverford Township

TYPE OF REVIEW: Final Subdivision and Land
Development

ZONING DISTRICT: C-3

SUBDIVISION ORDINANCE: Local

PROPOSAL: Subdivision: Incorporate two lots
totaling 0.09 acre into one lot

Land Development: Further develop
0.09 acre with a 945 sq. ft building
addition

UTILITIES: Public

RECOMMENDATIONS: Subdivision: Approval

Land Development: Approval,
contingent upon obtaining necessary
code relief and with consideration
given to staff comments

STAFF REVIEW BY: Michael A. Leventry

Date: April 18, 2025
File No.: 20-8176-25

REMARKS:

CURRENT PROPOSAL

The plan proposes to consolidate two parcels into one and subsequently construct a building addition onto an existing restaurant along with other site improvements.

SITE CHARACTERISTICS

The site's existing conditions include a restaurant with outdoor dining canopies and parking at the rear of the site. Access is via a shared driveway (shared access easement proposed).

APPLICABLE ZONING

The proposal is located within the C-3 district and is subject to applicable regulations set forth by the Municipal zoning code.

NONCONFORMITIES

Zoning - Existing Nonconformities: The following aspects of the site currently do not comply with zoning requirements: front setback. The above listed existing nonconformity is not exacerbated by the current proposal. Additionally, it should be noted that the following nonconformities are improved and/or cured by the proposal: lot area (improved), street frontage (improved), and impervious coverage (improved).

Zoning - Proposed Addressed Nonconformities: The following proposed aspects of the site do not comply with zoning requirements: building coverage and side yard. It should be noted that the above listed proposed nonconformities have received zoning relief.

Date: April 18, 2025
File No.: 20-8176-25

REMARKS (continued):

SALDO - Proposed Unaddressed Nonconformities:

- 160-4.A To submit as a preliminary/final application
- 160-4.E.5(1) Traffic Impact Study
- 160-4.E.5(e)(4) Requiring depiction of storm, sanitary, and water lines within 400' of the project
- Curbs - requiring an 8" reveal for curbs

Staff notes that according to the project's applicant/representative, SALDO code relief is being sought for the above noted factors.

COMPLIANCE

The proposal appears to comply with the zoning code, however, the proposal must address or obtain code relief for the above listed SALDO nonconformities

HISTORICAL AND ARCHEOLOGICAL SIGNIFICANCE

This project is located in a mixed-use commercial and residential block. It sits in a row of 3 late 19th -early 20th c. brick and wood buildings. It is admirable the owner is retaining the restaurant, which has many architectural features of this locally significant building. Staff recommends that the proposed addition reflect the overall historic character of these mixed-use buildings.

Date: April 18, 2025
File No.: 20-8176-25

REMARKS (continued):

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Municipality should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

STORMWATER MANAGEMENT

The Municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



TOWNSHIP OF
HAVERFORD

DELAWARE COUNTY
1014 DARBY ROAD
HAVERTOWN, PA 19083-2551
(610) 446-1000

Manager 610-446-1000 ext. 2208
Human Resources 610-446-1000 ext. 2233

LARRY HOLMES, ESQ, PRESIDENT
JUDY TROMBETTA, VICE PRESIDENT
DAVID R. BURMAN, TWP MANAGER/SECRETARY
AIMEE CUTHBERTSON, ASS'T TWP. MANAGER
JOHN F. WALKO, ESQ., SOLICITOR
PENNONI ASSOCIATES INC., ENGINEER

WARD COMMISSIONERS
1ST WARD BRIAN D. GONDEK, ESQ
2ND WARD SHERYL FORSTE-GRUPP, PH.D
3RD WARD KEVIN MCCLOSKEY, ESQ
4TH WARD JUDY TROMBETTA
5TH WARD LAURA CAVENDER
6TH WARD LARRY HOLMES, ESQ
7TH WARD CONOR QUINN
8TH WARD GERARD T. HART, MD
9TH WARD MICHAEL MCCOLLUM

April 24, 2025

HAVTT 30265

Jaime Jilozian, Director of Community Development
Haverford Township
1014 Darby Road
Havertown, PA 19083-2251

**RE: Preliminary/Final Subdivision Plan
CMC Havertown LP- The Crossbar**

Dear Ms. Jilozian:

As requested, we have reviewed the following prepared by Linn Architects in connection with the referenced property:

- *"Preliminary/Final Subdivision/Land Development Plan- The Crossbar"* (four sheets) dated March 27, 2025.
- *"Stormwater Management Report for 2225 Darby Road"* dated March 27, 2025.

The applicant, CMC Havertown LP, proposes to consolidate two (2) existing lots (folio no. 22-03-00732-00 and folio no. 22-03-00731-00), and construct a building addition at the referenced property. The consolidated lot is proposed to have an area of 4,065 square feet. The property is within the C-3 General Commercial Zoning District. The existing building is served by public water service.

The applicant has been granted the following relief from the Zoning Hearing Board per case no. Z24-29:

- §182-404.C(3) to permit a building cover of 54% when the maximum is 25%.
- §182-404.C(4) to permit the structure front wall to be five(5) feet from the right-of-way line when 20 feet is required.
- §182-404.C(5) to permit a side yard of three (3) feet when seven (7) feet is required.
- §182-707.A(3)[a] to eliminate the need for a screening buffer.
- §182-707.B to eliminate the need for the required seven (7) parking spaces.
- §182-708.A(1)[a] to eliminate the need for a loading/unloading space.
- §182-708.A(2) to eliminate the need for a loading/unloading space and permit use of off-street parking.
- §182-708.A(3) to eliminate the need for a loading/unloading space for truck maneuvering.
- §182-712 to permit the proposed building to be constructed in the front and side yard setbacks.
- §182-715 to construct the new building such that it does not have conformity with the other existing structures.

The applicant has requested the following waivers:

- From §160-4.A requiring a two-step preliminary/final plan approval procedure.
- From §160-4.E(5) requiring a traffic impact study.
- From §160-4.E(5)[e](4) requiring all storm, sanitary and water lines within 400 feet of the site to be depicted on the plans.
- From the Haverford Township Design Standards requiring an 8-inch curb reveal.

We offer the following comments:

ZONING

1. The required front, side and rear yard setbacks should be indicated on the plan. The proposed building height should also be specified. (§182-404.C)

SUBDIVISION AND LAND DEVELOPMENT

2. After submitting the preliminary plan, the applicant shall be responsible for notifying all property owners within 200 feet of the boundaries of the subject lot that a preliminary plan proposed for the subject lot has been filed, no less than 10 days prior to the first Planning Commission meeting for which the plan has been scheduled for review. (§160.4.E(7)) Notice shall be made by certified mail, return receipt requested, or by other proof of notification satisfactory to the Township. Proof of such notification shall be presented to the Planning Commission at the first meeting for which the plan has been scheduled for review. (§160.4.E(8))
3. The location, names and widths of streets, curbs and pavement (public or private), all property lines and names of owners of tracts or parcels located within 200 feet of the site should be provided. (§160-4.E(5)[e](3))
4. A Sewage Facilities Planning module or exemption will be required. (§160-4.E(5)[d])
5. A signature block for the Township Planning Commission is required. (§160-4.H(1)[e])
6. Shade Trees may be required along the frontage of Darby Road at the discretion of the Shade Tree Commission. (§160-5.B(6))

STORMWATER MANAGEMENT

7. A Drainage Plan Application and Checklist are required to be provided. (§78-26.A(7))
8. A tabulation of existing and proposed impervious surface should be provided on the plan. (§78-25.B(7))
9. Existing and proposed utilities should be indicated on the plan. (§78-26.B(5))
10. The municipal signature block as set forth in §78-26.B(24) is required to be included on the plan.
11. A north arrow is to be provided on the plan. (§78-26.B(13))

12. A BMP maintenance agreement should be executed with the Township to address the perpetual maintenance of the landscaped areas.
13. The applicant should consider the use of amended soils in the proposed landscaped areas to promote infiltration and water quality.


GENERAL

14. The access easement is indicated as proposed. Provide documentation that the easement has been acquired.
15. A note should be added to the plan indicating that any substandard curb and sidewalk is to be replaced.
16. The limit of disturbance appears to be very conservative. It is unclear whether this includes any necessary utility replacement/installation or laydown/stockpiles areas. Please clarify.
17. The proposed ADA accessible space is indicated as "*an area with additional asphalt for drainage from the building*". Provide additional information on what this entails.
18. It may be prudent to re-stripe the parking stalls to ensure that all parking remains within the property.
19. If approved, a Grading, Drainage, Soil Erosion and Sedimentation Control Permit will be required.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

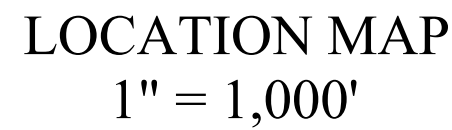
PENNONI



Charles Faulkner, PE
Senior Engineer

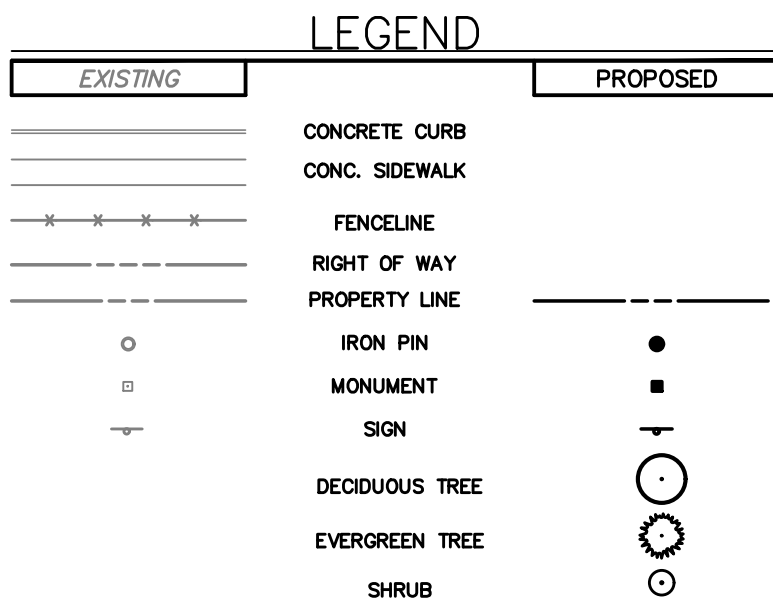
CF/brg

cc: Brendan Cox, CMC Havertown LP
Jeff Gentile, PE, Linn Architects



1. THIS PLAN IS BASED ON A LOT CONSOLIDATION PLAN BY H. GILROY DAMON ASSOCIATES, INC. DATED FEBRUARY 10TH, 2025.
2. BOUNDARIES BASED UPON ABOVE MENTIONED PLAN.
3. ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
4. NEW DEED DESCRIPTIONS TO BE WRITTEN AND RECORDED.
5. UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42045C0106F, COMMUNITY PANEL NO. 0106F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2009.
7. SOIL DELINEATION LINES TAKEN FROM USDA NATIONAL COOPERATIVE SOIL SURVEY THROUGH THE NATURAL RESOURCES CONSERVATION SERVICE. CUSTOM SOIL RESOURCE REPORT FOR THIS PROJECT DATED MARCH 12TH, 2025.
8. SITE IS SERVED BY PUBLIC SEWER AND WATER.
9. ALL LANDSCAPING SHOWN ON THE PLANS SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS.
10. THIS PLAN SET IS SUBMITTED AS PART OF THE STORMWATER MANAGEMENT REPORT.

EXISTING OUTDOOR DINING AREA IS 990 S.F. AND THE PROPOSED DINING AREA IS 926 S.F. THEREFORE THE OVERALL DINING AREA WILL BE REDUCED WHICH WOULD MAKE ANY SUBMISSION REGARDING SEWER, AND HIGHWAY USE PERMIT NONESSENTIAL.



CMC HAVERTOWN LP
2225 E DARBY RD
HAVERTOWN, PA 19083

LOT 1:
TAX MAP: 22-21-836:000
FOLIO: 22-03-00732-00
DB/PG: 4916/0046

LOT 2:
TAX MAP: 22-21-837:000
FOLIO: 22-03-00731-00
DB/PG: 5918/0108

ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED _____,
_____, WHO BEING DULY SWORN ACCORDING TO THE LAW,
DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON
THIS PLAN, AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT
AND PLAN AND DESIRES THE SAME RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

SIGNATURE OF OWNER

NOTARY PUBLIC OR OTHER OFFICER

SIGNATURE OF OWNER

- (1) §182-404.C.(3), TO PERMIT A BUILDING COVER OF 54% WHEN THE MAXIMUM IS 25%;
- (2) §182-404.C.(4), TO PERMIT THE STRUCTURE FRONT WALL TO BE FIVE FEET FROM THE RIGHT-OF-WAY LINE WHEN TWENTY FEET IS REQUIRED;
- (3) §182-404.C.(5), TO PERMIT A SIDE YARD OF THREE FEET WHEN SEVEN FEET IS REQUIRED;
- (4) §182-707.A.(3).(a), TO ELIMINATE THE NEED FOR A SCREENING BUFFER;
- (5) §182-707.B, TO ELIMINATE THE NEED FOR THE REQUIRED SEVEN PARKING SPACES;
- (6) §182-708.A.(1).(a), TO ELIMINATE THE NEED FOR A LOADING AND UNLOADING SPACE;
- (7) §182-708.A.(2), TO ELIMINATE THE NEED FOR A LOADING AND UNLOADING SPACE AND TO PERMIT STREET PARKING;
- (8) §182-708.A.(3), TO ELIMINATE THE NEED FOR A LOADING AND UNLOADING SPACE SO TRUCKS DO NOT NEED TO BACK IN OR OUT OF THE PUBLIC RIGHT-OFF-WAY.
- (9) §182-708.B TO PERMIT THE TAPING OF THE FRONT AND SIDE YARD SETBACKS FROM THE FRONT AND SIDE YARD SETBACKS; AND §182-715, TO CONSTRUCT THE NEW BUILDING SUCH THAT IT DOES NOT HAVE CONFORMITY WITH THE OTHER EXISTING STRUCTURES.

1. **HAVERFORD TOWNSHIP S&D ORD. SECTION 160-4.4A:** REQUIRING PRELIMINARY APPROVAL FROM THE TOWNSHIP PRIOR TO FINAL PLAN SUBMISSION AND APPROVAL. THE APPLICANT IS REQUESTING A WAIVER TO SUBMIT THE PLANS AS A PRELIMINARY/FINAL LAND DEVELOPMENT APPLICATION DUE TO THE SIZE AND SCOPE OF THE PROJECT.
2. **HAVERFORD TOWNSHIP S&D ORD. SECTION 160-4.5(1):** REQUIRING A TRAFFIC IMPACT STUDY FOR LAND DEVELOPMENT PLANS INVOLVING COMMERCIAL OR INDUSTRIAL USES. THE APPLICANT IS REQUESTING A WAIVER TO SUBMIT THE PLANS WITHOUT A TRAFFIC IMPACT STUDY, DUE TO THE SIZE AND SCOPE OF THE PROJECT, WHICH HAS NO ADDED USE EXPANSION.
3. **HAVERFORD TOWNSHIP S&D ORD. SECTION 160-4.5(3)(4):** REQUIRING ALL STORM, SANITARY, AND WATER LINES WITHIN 400 FEET OF THE SITE TO BE DEPICTED ON THE PLANS. THE APPLICANT IS REQUESTING A WAIVER FROM THIS SECTION DUE TO THE SIZE AND SCOPE OF THE PROJECT, AS WELL AS A LACK OF STORMWATER INFRASTRUCTURE WITHIN THE RIGHT OF WAY. ALL APPLICABLE INFRASTRUCTURE AS IT PERTAINS TO THE PROJECT ARE DEPICTED.
4. **HAVERFORD TOWNSHIP DESIGN STANDARDS FOR CURBS:** REQUIRING AN 8-INCH REVEAL FOR CURBS, THE APPLICANT IS REQUESTING A WAIVER TO ALLOW FOR A 6-INCH CURB REVEAL DUE TO THE SIZE AND SCOPE OF THE PROJECT, AND EXISTING SITE TOPOGRAPHY.

*EXISTING LEGAL NON-CONFORMITY
 **REDUCTION OF EXISTING LEGAL NON-CONFORMITY
 ***CONTINUATION OF NON-CONFORMITY

(1) RESTAURANTS ARE A USE-BY-RIGHT IN THE C-3 GENERAL COMMERCIAL ZONING DISTRICT §182-404.B.1.E
 (2) FOR EACH BUILDING OR GROUP OF ATTACHED BUILDINGS §182-404.C.5
 (3) VARIANCE GRANTED TO PERMIT A BUILDING COVER OFF 54% WHEN THE MAXIMUM IS 25%.
 (4) VARIANCE GRANTED TO PERMIT A SIDE YARD OF THREE FEET WHEN SEVEN FEET IS REQUIRED.

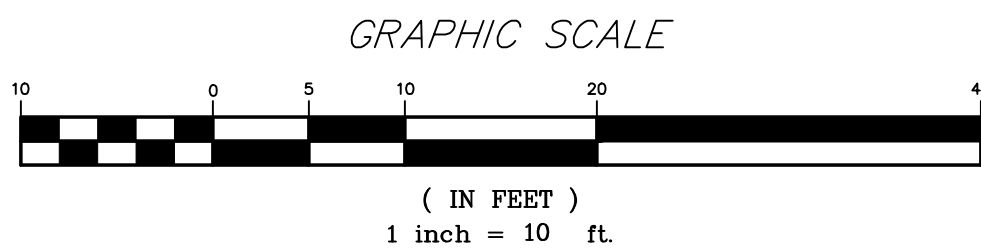
THE PROJECT SITE DRAINS TO NAYLORS RUN, A
NAMED TRIBUTARY OF COBBS CREEK, CHAPTER
93 CLASSIFICATION IS WWF, MF.

BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DEMOLITION, INCLUDING HAZARDOUS MATERIAL, IN ACCORDANCE WITH PAPER REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. AND 287.1 ET. SEQ.

(FROM UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE)

SOIL TYPE: UeB-Urban land, silt and clay substratum
DRAINAGE CLASS: Unknown
SLOPE RANGE: 0-8
HYDROLOGIC GROUP: C
BEDROCK DEPTH: Unknown
SEASONAL WATER TABLE: Unknown
FLOODING POTENTIAL: Unknown
PROFILE PERMEABILITY: Unknown

THE PURPOSE OF THIS PLAN IS TO SHOW THE REQUIREMENTS NECESSARY TO CONSOLIDATE TWO LOTS AND CONSTRUCT AN ADDITION FOR THE CROSSBAR RESTAURANT. THE PLAN INCLUDES IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT.



DELAWARE COUNTY PLANNING COMMISSION



1140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

ZNIL

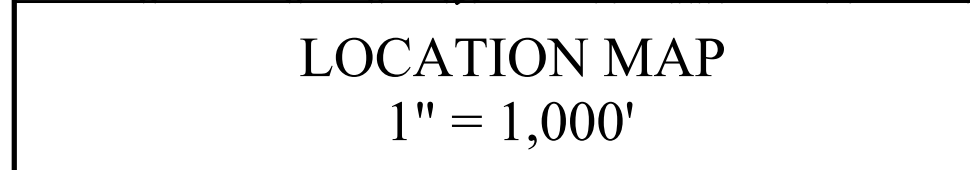
ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN

SITE PLAN


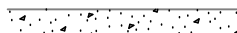














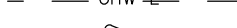




2225 DARBY ROAD

HAVERFORD TOWNSHIP
DELAWARE COUNTY, PA

C-1	SHEET NO.	DATE :	REVISIONS	
		03/27/2025	NO.	DESCRIPTION
		SCALE :	1	
		1"-10'		
		DRAWN BY:	2	
		SDL		
	CHECKED BY:	3		
		PROJ. NO.:		
		22186		
SHEET 1 OF 4				



- | AREA AND BULK REGULATIONS | | | |
|--|--------------------------|--|--|
| C-3 GENERAL COMMERCIAL ZONING DISTRICT | | | |
| USE | REQUIREMENT | EXISTING LOT 1 | EXISTING LOT 2 |
| LOT AREA (NET) | 6,250 S.F. | RESTAURANT ⁽¹⁾
1,884 S.F.* | RESTAURANT ⁽¹⁾
2,181 S.F.* |
| STREET FRONTAGE | 50 FT. MIN | 17.90 FT.* | 20.04 FT.* |
| BUILDING COVERAGE | 25% MAX | 1,280 S.F. (67.9%)* | N/A |
| BUILDING SETBACKS | | | |
| FRONT YARD: | 20 FT. MIN | 2.4 FT.* | N/A |
| SIDE YARD: | 7 FT. MIN ⁽²⁾ | 0 FT.* | N/A |
| REAR YARD: | 15 FT. MIN | 26.5 FT. | N/A |
| IMPERVIOUS COVERAGE | 75% MAX | 1,830 S.F. (97.1%)* | 2,181 S.F. (100.0%)* |
| BUILDING HEIGHT | 45 FT. MAX, 3 STORIES | <45 FT. | <45 FT. |

	CONCRETE CURB
	CONC. SIDEWALK
	FENCELINE
	CONTOURS
	RIGHT OF WAY
	PROPERTY LINE
	SIGN
	IRON PIN
	MONUMENT
	SANITARY SEWER W/ M.H.
	WATER LINE
	GAS LINE
	GAS VALVE
	WATER VALVE
	CLEAN-OUT
	FIRE HYDRANT
	OVERHEAD WIRE
	UTILITY POLE
	AREA OF DEMOLITION
	ITEM TO BE REMOVED
	PERCOLATION TEST LOCATION

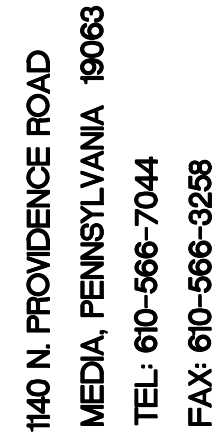
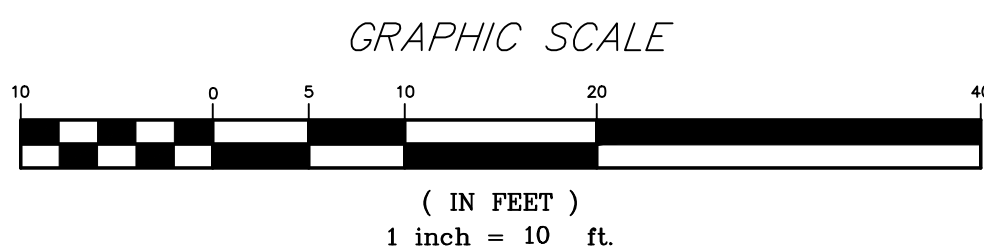
LOT 2:
TAX MAP: 22-21-837:000
FOLIO: 22-03-00731-00
DB/PG: 5918/0108

LAND DEVELOPMENT STATEMENT OF INTENT

THE PURPOSE OF THIS PLAN IS TO SHOW THE REQUIREMENTS NECESSARY TO CONSOLIDATE TWO LOTS AND CONSTRUCT AN ADDITION FOR THE CROSSBAR RESTAURANT. THE PLAN INCLUDES IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT.

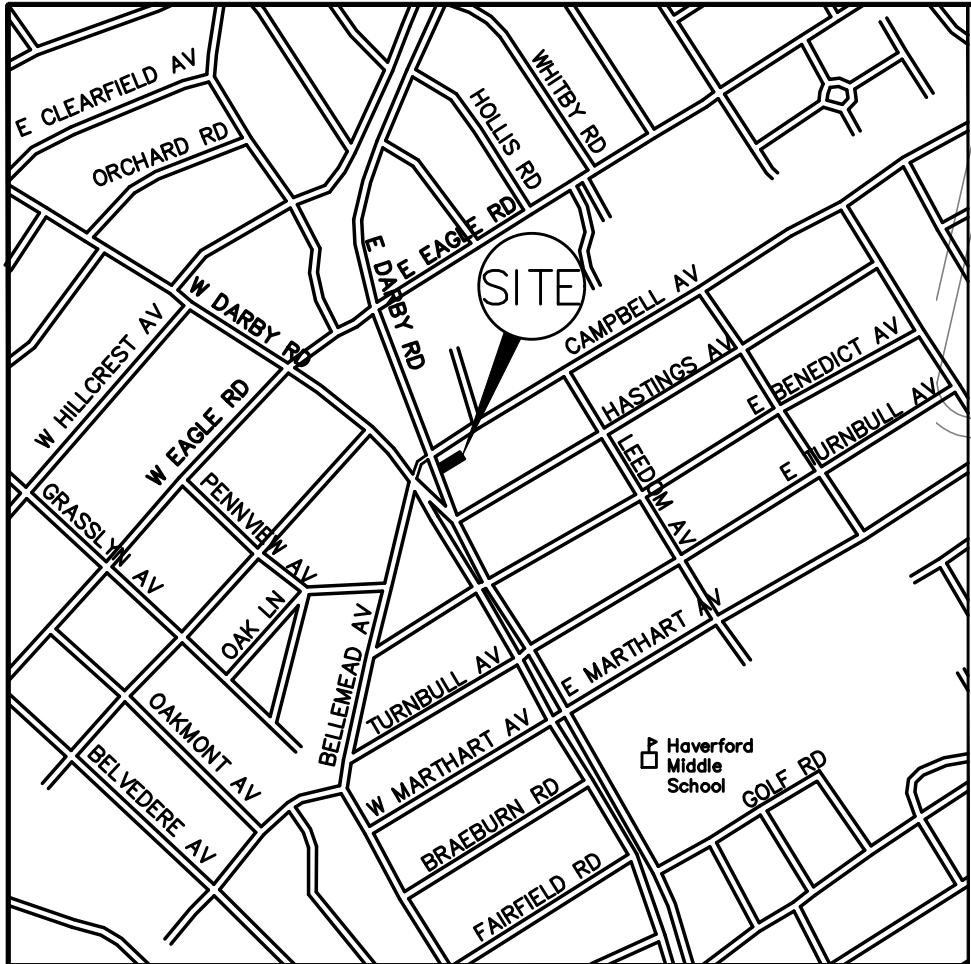
BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIALS REMEDIATION, WITH PAPER REQUIREMENTS. FOR MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE, 260.1 ET. SEQ. AND 287.1 ET. SEQ.

SERIAL# 2025044215
ONE-CALL DATE: 02/11/2025

HAVERFORD TOWNSHIP
DELAWARE COUNTY, PA

SHEET NO.	DATE:	REVISIONS		
	03.27.2025	NO.	DESCRIPTION	DATE
	SCALE :	1		
	DRAWN BY:	2		
	S.D.L			
	CHECKED BY :	3		
	PROJ. NO.:			
	22186			
C-2		SHEET 2 OF 4		

C-2



LOCATION MAP
1" = 1,000'

NOTES

1. THIS PLAN IS BASED ON A LOT CONSOLIDATION PLAN BY H. GILROY DAMON ASSOCIATES, INC. DATED FEBRUARY 10TH, 2025.
2. BOUNDARIES BASED UPON ABOVE MENTIONED PLAN.
3. ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
4. NEW DEED DESCRIPTIONS TO BE WRITTEN AND RECORDED.
5. UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, MAP No. 42045C0106F, COMMUNITY PANEL No. 0106F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2009.
7. SOIL DELINEATION LINES TAKEN FROM USDA NATIONAL COOPERATIVE SOIL SURVEY THROUGH THE NATURAL RESOURCES CONSERVATION SERVICE CUSTOM SOIL RESOURCE REPORT FOR THIS PROJECT DATED MARCH 12TH, 2025.
8. SITE IS SERVICED BY PUBLIC SEWER AND WATER.
9. ALL LANDSCAPING SHOWN ON THE PLANS SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS.
10. THIS PLAN SET IS SUBMITTED AS PART OF THE STORMWATER MANAGEMENT REPORT

LEGEND

EXISTING		PROPOSED
	CONCRETE CURB	
	CONC. SIDEWALK	
	FENCE LINE	
	RIGHT OF WAY	
	PROPERTY LINE	
	IRON PIN	
	MONUMENT	
	SIGN	
	SPOT GRADES	
	CONTOURS	
	SANITARY SEWER W/ M.H.	
	SEWER LATERAL	
	ELECTRIC LINE	
	WATER LINE	
	GAS LINE	
	UTILITY POLE	
	FIRE HYDRANT	
	GAS VALVE	
	WATER VALVE	
	CLEAN-OUT	
	WATER METER	
	GAS METER	
	ELECTRIC METER	
	OVERHEAD WIRE	
	12" SILT SOCK	
LIMIT OF DISTURBANCE		

E. DARBY (S.R.1011) ROAD

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MUNICIPALITY. UNLESS SPECIFICALLY INDICATED OTHERWISE, EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LAND OWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, TO AN ONSITE PRE-CONSTRUCTION MEETING.

AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EXCESS MATERIALS AND WASTE GENERATED DURING THE CLEARING AND GRUBBING OF THIS SITE SHALL BE REMOVED FROM THIS SITE AND RECYCLED OR PROPERLY DISPOSED. WASTE CANNOT BE BURIED ON SITE. EROSION CONTROL FACILITIES (SILT SOCK, ETC.) SHOULD BE REMOVED AND REUSED, IF AND WHEN POSSIBLE, OR REMOVED FOR OFFSITE DISPOSAL.

THE PROJECT SITE IS 0.09 ACRES (4,065 SF). THE AREA OF DISTURBANCE IS 0.03 ACRES (1,193 SF), AND THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE. THE CONTRACTOR IS ADVISED TO BECOME FAMILIAR WITH ALL EROSION CONTROL MEANS AND METHODS OUTLINED IN THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" PUBLISHED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP), MARCH 2012 EDITION. COPIES OF THESE PLANS MUST BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION.

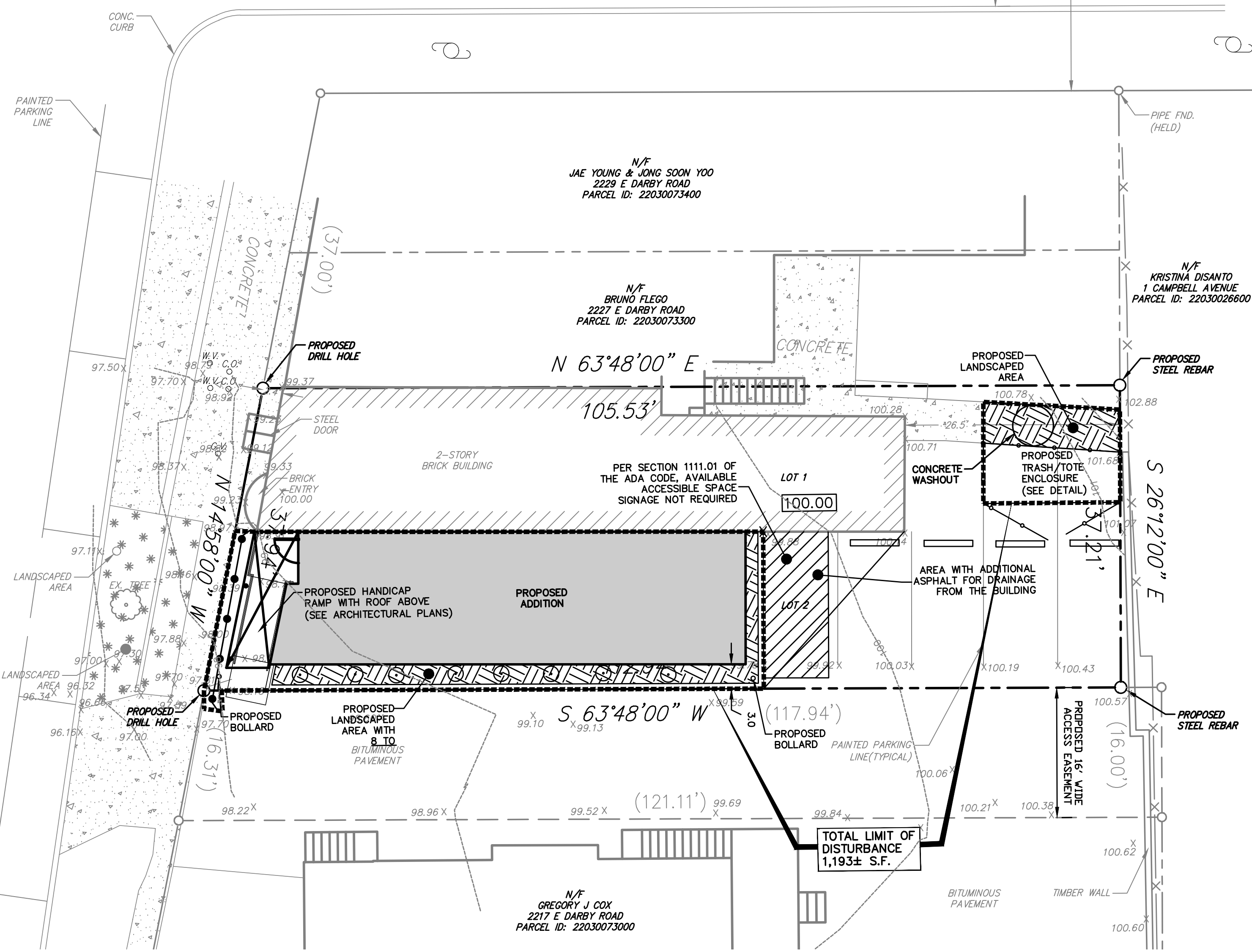
EROSION AND SEDIMENT CONTROL FACILITIES ARE TO CHECKED AND PROPERLY MAINTAINED WEEKLY AND AFTER EACH STORM EVENT. SUFFICIENT QUANTITIES OF SILT SOCK SHOULD BE READILY AVAILABLE FOR REMEDIAL WORK IF REQUIRED.

IT IS REQUIRED THAT THE DESIGN PROFESSIONAL BE PRESENT DURING THE INSTALLATION OF ALL CRITICAL STAGES OF CONSTRUCTION.

ALL DISTURBED AREAS THAT CANNOT BE STABILIZED PER THE TEMPORARY STABILIZATION SPECIFICATIONS DUE TO ONGOING EARTHMOVING AND OTHER TRAFFIC SHALL RECEIVE AN APPLICATION OF WOOD CHIP MULCH (4 TO 6 TONS PER ACRE) OR A HAY OR STRAW MULCH (3 TONS PER ACRE). ALL OTHER DISTURBED AREAS REMAINING OPEN SHALL BE TEMPORARILY SEEDED AND MULCHED.

ANTICIPATED START DATE _____ ANTICIPATED END DATE _____

CAMPBELL N 63°48'00" E AVENUE



SEEDING SPECIFICATIONS

TEMPORARY MEASURES:
PREPARATIONS – APPLY 1 TON PER ACRE OF AGRICULTURAL GRADE LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES) TO ESTABLISH A PH OF 6.5 TO 6.8

APPLY FERTILIZER @ 150 LBS. PER ACRE USING 10–20–20 OR EQUIVALENT.

SEEDING – APPLY 50% ANNUAL RYEGRASS AND 50% WINTER RYEGRASS AT A RATE OF 10 LBS. PER 1,000 SQUARE FEET. MULCH TEMPORARY SEEDING AT A RATE OF 3 TONS PER ACRE. DURING NON–GERMINATION PERIODS APPLY A TACKING AGENT WITH THE MULCH.

PERMANENT MEASURES:
PREPARATIONS – APPLY 4 TONS PER ACRE OF AGRICULTURAL GRADE LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES) TO ESTABLISH A PH OF 6.5 TO 6.8

APPLY FERTILIZER @ 930 LBS. PER ACRE USING 10–20–20 OR EQUIVALENT.

SEEDING – 10% PERENNIAL RYEGRASS, 60% KENTUCKY 31 TALL FESCUE, AND 30% REDTOP AT A RATE OF 220 LBS. PER ACRE. MULCH AT A RATE OF 3 TONS PER ACRE. APPLY JUTE NETTING WITH PEGS AT 4 FOOT INTERVALS INTERLACED WITH TWINE ON ALL SLOPES EXCEEDING 4:1.

1. SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE CONTAINING PLANTING BEDS, SIDEWALKS, BUILDINGS, ETC.
2. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS, AND APPLICATIONS OF FERTILIZER AND/OR GROUND LIMESTONE SHALL BE MADE PER SOIL TEST RECOMMENDATIONS. INCORPORATE FERTILIZER OR LIMESTONE INTO TOPSOIL TO A 2" DEPTH.
3. MULCH SEEDED AREAS WITH CLEAN STRAW. WATER AND MAINTAIN ALL LAWN AREAS.
4. SEED MIXES SHALL INSTALLED WITH HYDROSEEDER OR SLIT SEEDER PER MANUFACTURER RECOMMENDATION. MAINTAIN ALL SEED AREAS PER SEED MANUFACTURER'S RECOMMENDATION.

ERNST CONSERVATION SEEDS
9006 MERCER PIKE, MEADVILLE, PA 16335
(800) 873–3321 FAX (814) 336–5191 WWW.ERNSTSEED.COM

SEED MIX:
CONSERVATION MIX (ERNMX–114) OR APPROVED EQUAL
50% KENTUCKY BLUEGRASS
30% CREEPING RED FESCUE
10% PERENNIAL RYEGRASS
10% ANNUAL RYEGRASS

APPLIED 100–200 LB PER ACRE, OR 3–5 LB PER 1000 SF

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
THREE (3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND TEN (10)
WORKING DAYS FOR DESIGN STAGE.
UTILITY INFORMATION IDENTIFIED THROUGH
THE ONE–CALL PROCESS IS VALID FOR
90 DAYS FROM THE DATE OF THE CALL.

Pennsylvania One Call System, Inc.

☎–800–242–1776

SERIAL# 202504421505
ONE–CALL DATE: 02/11/2025

PLANT SCHEDULE:

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
8	TO	THUJA ORIENTALIS 'ARUREA'	DWARF GOLDEN ARBORVITAE	30-36" TALL	POT	PARKING LOT

UTILITY NOTES

1. THE CONTRACTOR MUST CALL CONTACT ALL UTILITY PROVIDERS AND LOCATE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR MUST VERIFY LOCATION, SIZE, DEPTH AND MATERIAL OF ALL UNDERGROUND STRUCTURES WITHIN THE LIMIT OF DISTURBANCE PRIOR TO BEGINNING WORK. NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. THIS PLAN INDICATES IDENTIFIED UTILITIES AND UTILITY COMPANY STRUCTURES BASED ON VISUAL SURVEY AND EXISTING UTILITY COMPANY PLANS. CONTRACTOR IS CAUTIONED THAT OTHER UTILITIES NOT SHOWN MAY EXIST WITHIN THE PROJECT LIMITS. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES.

SOILS TABLE

(FROM UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE)

SOIL TYPE: UeB–Urban land, silt and clay substratum
DRAINAGE CLASS: Unknown
SLOPE RANGE: 0–5
HYDROLOGIC GROUP: C
BEDROCK DEPTH: Unknown
SEASONAL WATER TABLE: Unknown
FLOODING POTENTIAL: Unknown
PROFILE PERMEABILITY: Unknown

LAND DEVELOPMENT STATEMENT OF INTENT

THE PURPOSE OF THIS PLAN IS TO SHOW THE REQUIREMENTS NECESSARY TO CONSOLIDATE TWO LOTS AND CONSTRUCT AN ADDITION FOR THE CROSSBAR RESTAURANT. THE PLAN INCLUDES IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT.

CHAPTER 93 CLASSIFICATION:

THE PROJECT SITE DRAINS TO NAYLORS RUN, A NAMED TRIBUTARY OF COBBES CREEK. CHAPTER 93 CLASSIFICATION IS WWF, MF.

DEMOLITION NOTE

BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO ADJACENT ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PADEP REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. AND 287.1 ET. SEQ.

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

PROPOSED UTILITY NOTE:

PROPOSED BUILDING WILL CONTINUE TO UTILIZE EXISTING BUILDINGS UTILITY CONNECTIONS FOR WATER, SEWER, GAS, AND ELECTRIC.

GENERAL UTILITIES NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROTECT ALL EXISTING UTILITIES (SANITARY, WATER, TELECOMMUNICATIONS, AND ELECTRIC, ETC) WITHIN THE WORK ZONE DURING CONSTRUCTION.

EXISTING UTILITIES NOTE:

HAND DIGGING IS REQUIRED ABOVE EXISTING UNDERGROUND UTILITIES AND PIPES WHEN DEPTH IS UNKNOWN. CONCRETE ENCASUREMENT MAY BE REQUIRED ON EXISTING UTILITIES WITH INADEQUATE DEPTH OF COVER, IF ENCOUNTERED DURING CONSTRUCTION.

EXISTING SANITARY LATERAL

EXISTING SANITARY LATERAL TO BE TELEVIEWED AND INSPECTED TO CONFIRM WATER TIGHT CONDITION. IN THE EVENT THE LATERAL IS FOUND TO BE INSUFFICIENT OR DAMAGED THE LINE IS TO BE REPAIRED OR REPLACED AS REQUIRED.

OWNER

CMC HAVERTOWN LP
2225 E DARBY RD
HAVERTOWN, PA 19083

SITE INFORMATION

TAX MAP: 22–21–836:000
FOUO: 22–03–00732–00
DB/PG: 4916/0046

LOT 2:

TAX MAP: 22–21–837:000
FOUO: 22–03–00731–00
DB/PG: 5918/0108



ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063

TEL: 610-566-7044
FAX: 610-566-3258

ARCHITECTURE

ENGINEERING

SITE PLANNING

INTERIOR DESIGN

GRADING AND UTILITY PLAN

BUILDING ADDITION FOR

THE CROSSBAR

2225 DARBY ROAD

DELAWARE COUNTY, PA

HAVERTOWN TOWNSHIP

DATE :

08/27/2025

REVISIONS

DESCRIPTION

NO.

1

2

3

4

DATE :

08/27/2025

SCALE :

1"=10'

DRAWN BY :

SD

CHECKED BY :

SD

PROJ. NO. :

22186

SHEET NO.

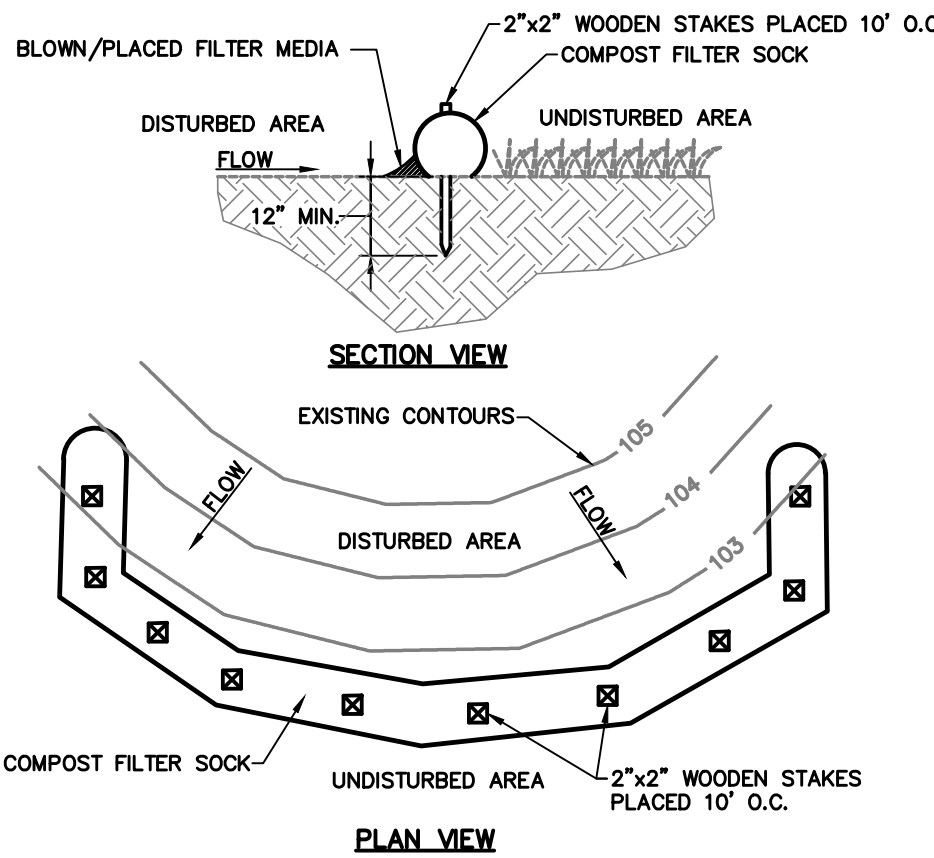
C-3

SHEET

3 OF 4

EROSION CONTROL AND MAINTENANCE NOTES

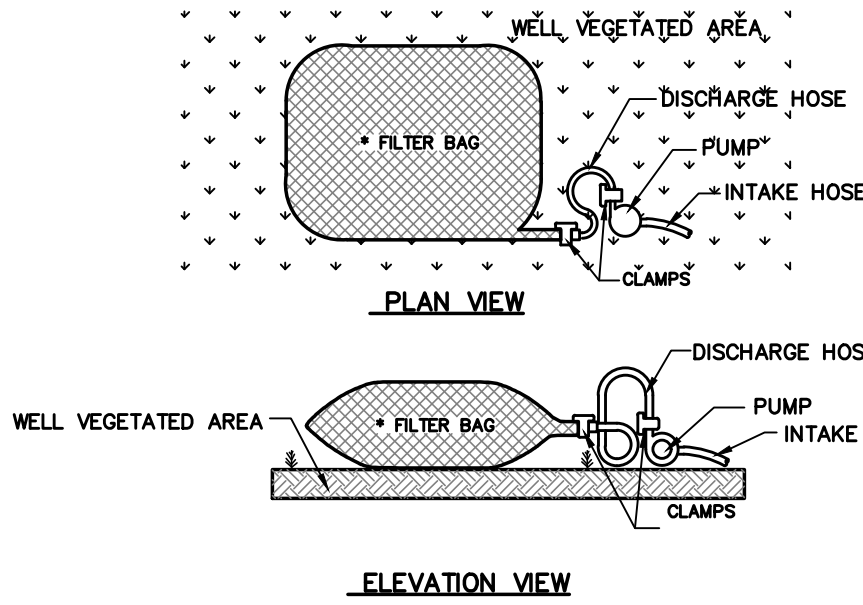
- THE DEVELOPER SHALL INFORM ALL CONTRACTORS ASSOCIATED WITH THIS PROJECT TO STAY WITHIN THE DESIGNATED CONSTRUCTION AREA AND TO FOLLOW PROPER EROSION CONTROL METHODS.
- EACH SITE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE CONTRACTOR SHALL ENSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATION.
- PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
- THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
- SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT.
- ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO CONSTRUCT BASIN(S), TRAP(S), AND OTHER EROSION CONTROLS.
- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
- TOPSOIL AND TREES, INCLUDING ROOTS, SHALL BE REMOVED FROM AREAS PROPOSED FOR GRADING. IT SHALL BE STOCKPILED AND TEMPORARILY SEEDED UNTIL AREAS HAVE BEEN GRADED. ONCE THE AREA HAS REACHED FINAL GRADE THE TOPSOIL CAN BE REDISTRIBUTED FOR APPLICATION OF PERMANENT SEEDING.
- THE DEFINITIONS FOR THE FOLLOWING TERMS ARE LISTED AND ARE TAKEN FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT SUMMARY SHEET ON PAGE 6.
CLEAN FILL: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECONSIDERABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT THAT HAS BEEN PROCEEDED FOR RE-USE.)
ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
- TRAP(S) AND BASIN(S) SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL TO INSURE ITS PROPER FUNCTIONING.
- ANY SILT SOCK THAT HAS BEEN OVERTOPPED OR UNDERMINED SHALL BE REMOVED AND REPLACED WITH A ROCK FILTER IMMEDIATELY, AND SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MAY BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.
- STORMWATER INLETS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM EVENT.
- DIVERSIONS, CHANNELS, SEDIMENT TRAPS, AND STOCKPILES MUST BE STABILIZED IMMEDIATELY.
- ALL NECESSARY SOIL EROSION AND SEDIMENT CONTROL MEASURES INSTALLED (SILT FENCES, STONE FILTERS, SEDIMENT TRAPS, ETC.) SHALL BE ADEQUATELY MAINTAINED BY THE SITE CONTRACTOR.
- WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, RE-GRADING OR DEVELOPMENT IN GENERAL, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE SEDIMENT FROM ALL ADJOINING PROPERTIES, SURFACES, DRAINAGE SYSTEMS AND WATER COURSES IMMEDIATELY.
- ALL SURROUNDING STREETS ARE TO BE KEPT CLEAN OF ALL SEDIMENT.
- ALL SEEDED AREAS WHICH HAVE BEEN WASHED AWAY WILL BE FILLED, RE-SEEDED AND MULCHED IMMEDIATELY.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE. THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME, AND NAME OF THE PERSON CONDUCTING THE INSPECTION WILL BE LOGGED. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
WHERE BMPs ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION, THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:
A. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
B. ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REOCCURENCE OF THE NON-COMPLIANCE.
C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 270.1 ET SEQ., AND 280.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR TO AN APPROVED DISPOSAL SITE.
- THE PROJECT'S RECEIVING WATERCOURSE IS NAYLORS RUN, A NAMED TRIBUTARY OF COBBS CREEK WITH A PADEP CHAPTER 93 CLASSIFICATION OF WWF, MF.



COMPOST FILTER SOCK DETAIL

NOT TO SCALE

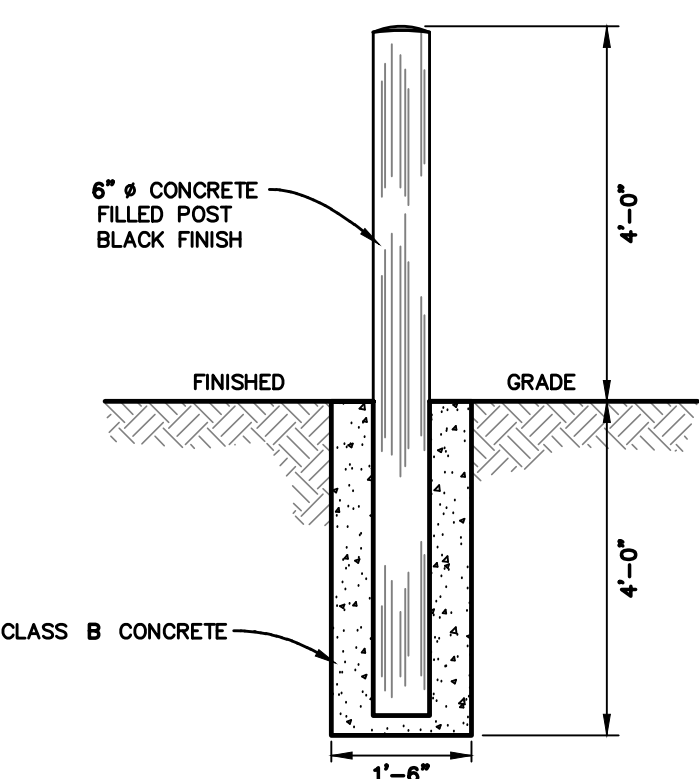
- PER PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL
TECH. GUIDANCE No. 363-2134-008
- SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
 - TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 - SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 - BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR.
 - POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



SEDIMENT FILTER BAG FOR PUMPED WATER DETAIL

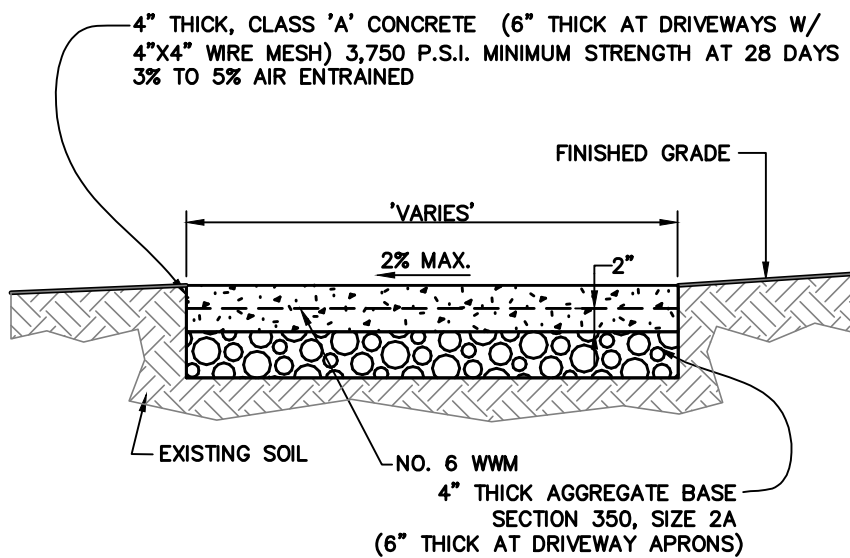
NOT TO SCALE

- FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
- BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.
- THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.



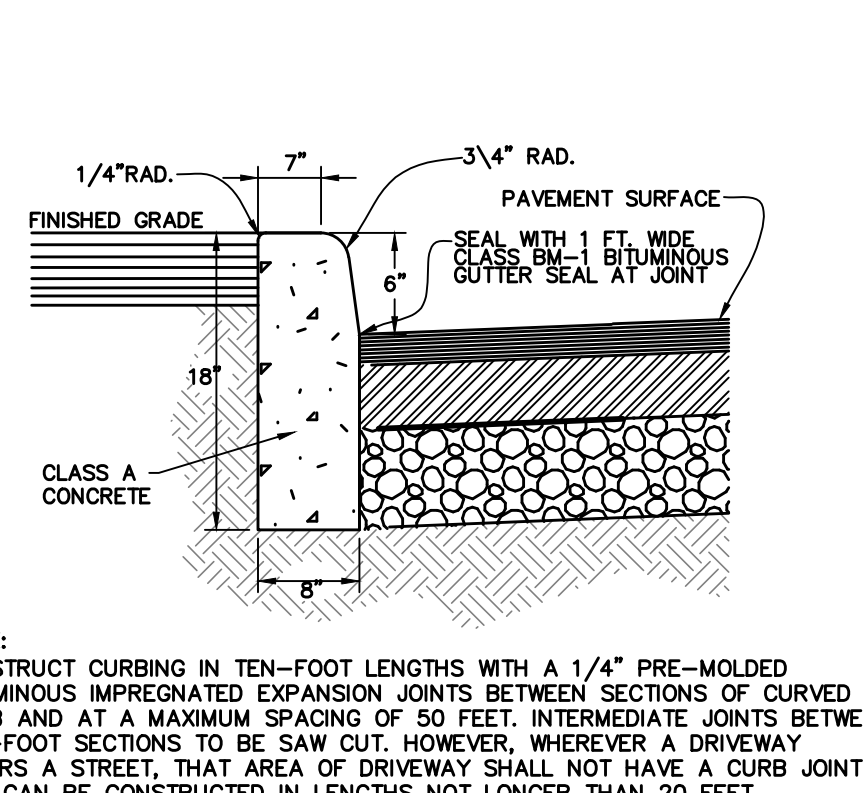
TYPICAL BOLLARD DETAIL

N.T.S. (BOLLARD)



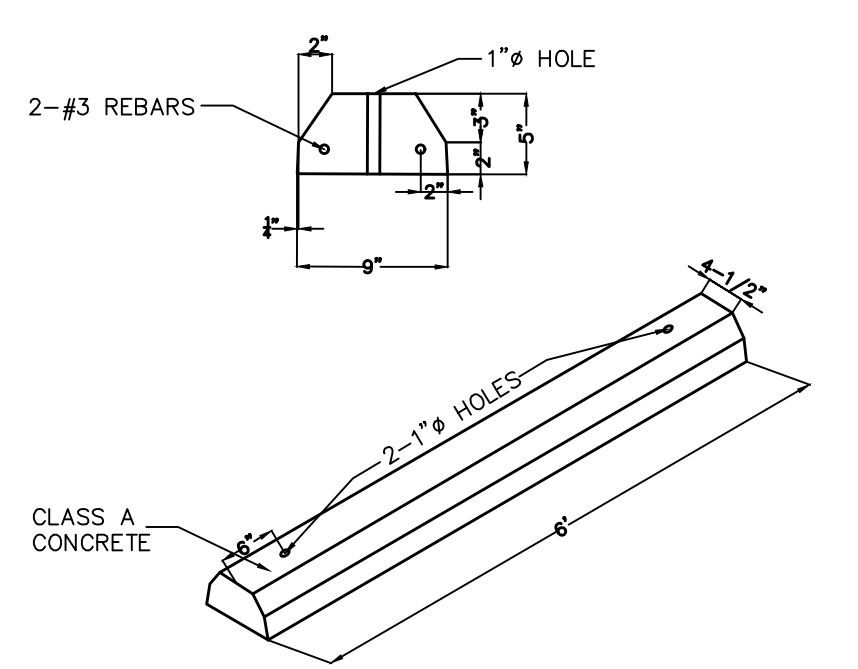
CONCRETE SIDEWALK SECTION

NOT TO SCALE (SIDEWALK)



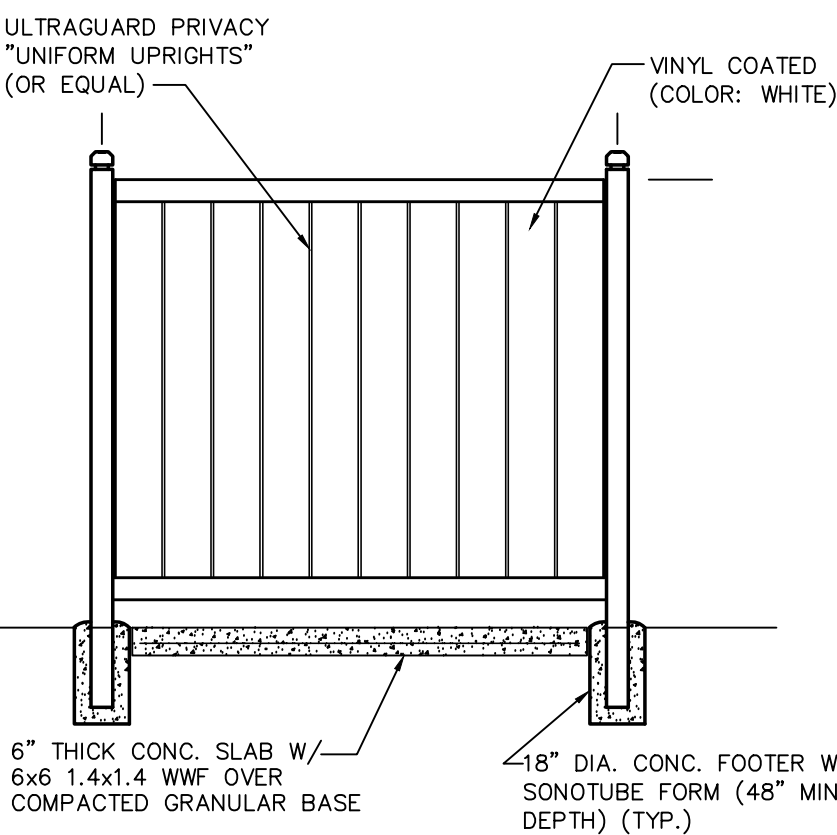
CONCRETE CURB DETAIL

NOT TO SCALE (CURB)



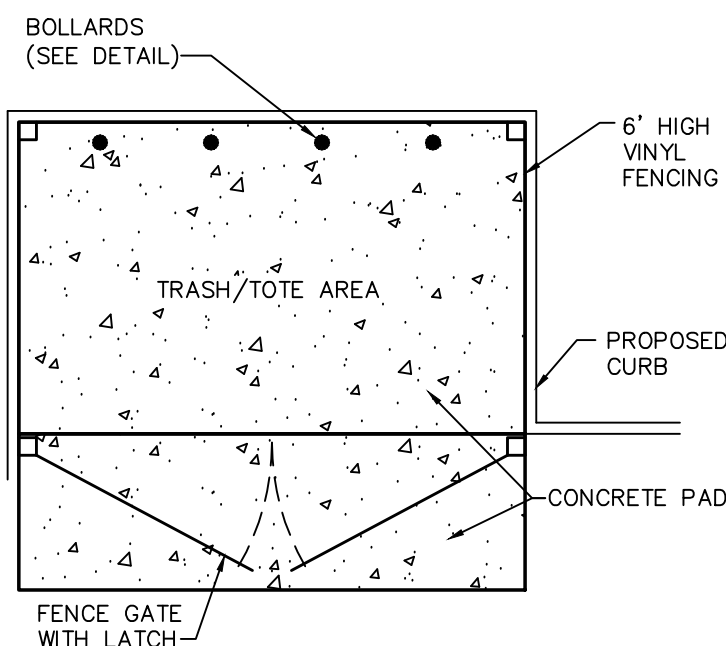
PRECAST CONCRETE WHEEL STOP DETAIL

NOT TO SCALE (WHEEL STOP)

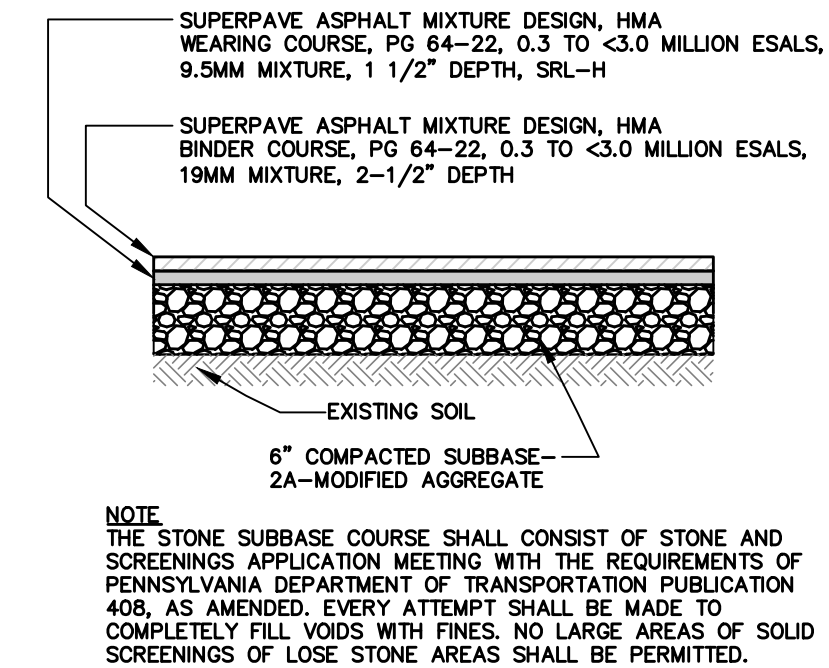


TRASH ENCLOSURE DETAIL - FENCE AND CONCRETE PAD DETAIL

NOT TO SCALE (TRASH ENCLOSURE)

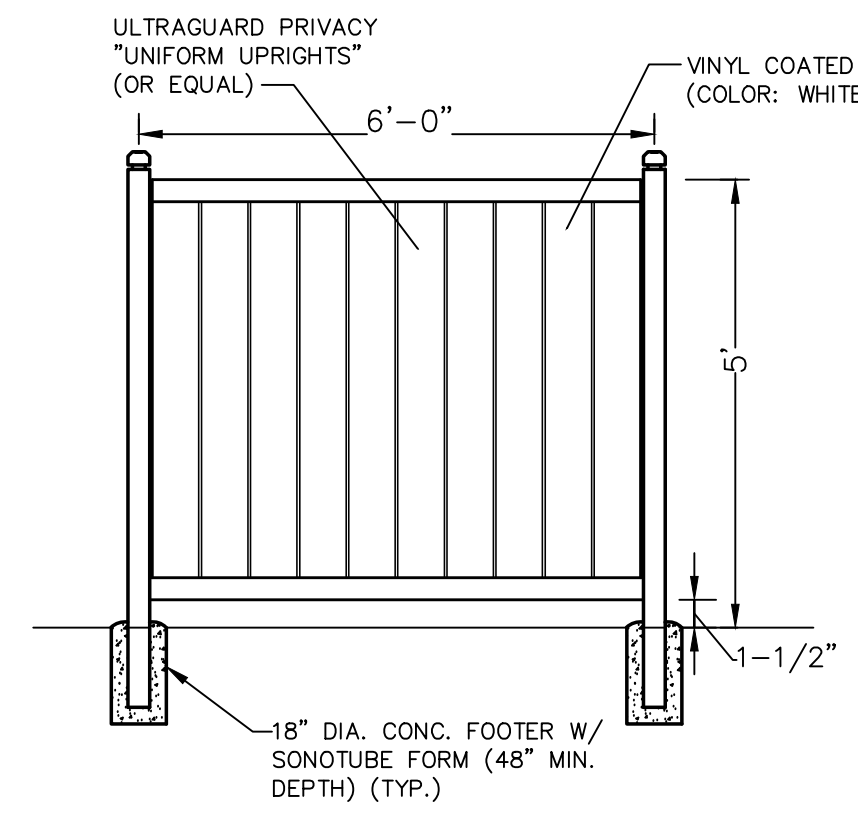


- NOTE:
- DUMPSTER HEIGHT TO BE BETWEEN 5'-6" AND 6'-0".
 - DUMPSTER SHALL BE CLOSED, RIGID, AND VERMIN-PROOF.



DRIVEWAY PAVING SECTION DETAIL

NOT TO SCALE (SITE-PAV)



VINYL FENCE DETAIL

NOT TO SCALE



LINN ARCHITECTS

ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 810-566-3258

DETAILS

BUILDING ADDITION FOR

THE CROSSBAR

2225 DARBY ROAD

HAVERFORD TOWNSHIP

DELAWARE COUNTY, PA

DATE :	REVISIONS	DESCRIPTION	DATE	SHEET NO.	
03/27/2025	1	1'-0"		4	22186
	2	SD		4	
	3	CHECK BY:		4	
	4	PROJ. NO.:		4	

C-4

SHEET 4 OF 4