

**TYPICAL FLOOR PLAN (2ND-4TH FLOORS)**  
NOT TO SCALE

1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPLICABLE BY ALL APPLICABLE PERMITS AND AUTHORITIES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIST PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. DEBRIS, UNSUITABLE SOIL AND DEMOLITION MATERIAL SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE SOIL AND DEMOLITION MATERIAL, DEBRIS AND ANY OTHER WASTE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS, REGULATIONS AND CODES SITE (CRUSHED STONE/CONCRETE CERTIFIED AND USED AS CLEAN FILL SHALL BE EXCLUDED).
4. ALL DIMENSIONS AND RADI ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL PROPOSED RADI ARE 5.0' UNLESS OTHERWISE NOTED.
5. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. AS APPLICABLE, THESE PLANS DEPICT THE MINIMUM AREAS OF MILL/OVERLAY REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE OWNER ON ADDITIONAL MILL/OVERLAY REQUIREMENTS.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED, AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. FOR MATERIALS AND/OR SPECIFICATIONS NOT SPECIFICALLY REFERENCED ON THESE PLANS OR STATE AND LOCAL REQUIREMENTS THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT PUB 40B AS LAST REVISED.
8. PENNDOT HIGHWAY OCCUPANCY PERMIT SHALL BE REQUIRED FOR THIS SITE.
9. THIS SITE IS EXEMPT FROM THE UPPER DASHBOARD STORMWATER MANAGEMENT REQUIREMENTS WITHIN CHAPTER 465.
10. THE USE PROPOSED IN THE MUNICIPAL COMPREHENSIVE PLAN THAT PERTAINS TO THIS TRACT.
11. AQUA WATER AUTHORITY WILL PROVIDE DOMESTIC AND FIRE FOR THE PROPOSED RESIDENTIAL AND COMMERCIAL USES.
12. THE OWNER OF THE BUILDING/TRACT PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE NECESSARY FOR THE USE OF THE BUILDING.
13. THE OWNER OF THE BUILDING/TRACT PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR OF ANY BROKEN OR DAMAGE SIDEWALK OR ANY SIDEWALK THAT PRESENTS A TRIPPING HAZARD AS INDICATED BY THE TOWNSHIP.
14. THE PROPOSED PROJECT WILL INCLUDE THE RENOVATION AND ADDITION OF AN ADDITIONAL RESIDENTIAL FLOOR LEVEL TO THE EXISTING BUILDING LOCATED ON THE PROPERTY. THE GROUND FLOOR LEVEL WILL CONSIST OF A 12 SPACE PARKING GARAGE WITH BUILDING UTILITIES, REFUSE AREA, STAIRS, ELEVATOR AND 2 PROPOSED RETAIL SPACES. THE SECOND FLOOR THROUGH THE NEWLY PROPOSED FOURTH FLOOR WILL CONSIST OF 27 DWELLING UNITS.
15. ALL OTHER UTILITY LINES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND PUBLIC UTILITY CONCERNED. RENEWABLE ENERGY SYSTEMS SUCH AS GEOTHERMAL HEATING AND COOLING, SOLAR ENERGY GENERATION, AND WIND POWER GENERATION ARE ALSO ENCOURAGED, AND SHOULD BE IMPLEMENTED IN ACCORDANCE WITH ANY APPLICABLE STATE, FEDERAL AND LOCAL REGULATIONS
16. UPPER DASHBOARD TOWNSHIP PENNSYLVANIA IS TO BE CONTACTED ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, AND 72 HOURS PRIOR TO EXCAVATING NEAR OR CONNECTING TO ANY EXISTING SEWER FACILITIES. METER PIT TO BE PROVIDED IN ACCORDANCE WITH AQUA PENNSYLVANIA STANDARDS. THIS SHALL BE COORDINATED WITH MEP DESIGN PROFESSIONAL.

1. § 550-33.c(1)(d) - TO USE THE TRANSIT ACCESS CREDIT TO REDUCE THE REQUIRED PARKING BY (11) SPACES.

1. §550-8.A. & §550-21.B. MULTIFAMILY RESIDENTIAL IS NOT A PERMITTED USE IN THE C-1 DISTRICT.  
MULTIFAMILY RESIDENTIAL IS PROPOSED.

2. ~~§550-8.B. PERMITS NO MORE THAN ONE PERMITTED PRINCIPAL USE ON A LOT. (THERE IS AN EXCEPTION FOR CERTAIN USES PERMITTED ONLY ON THE FIRST FLOOR OF A MULTIFAMILY APARTMENT BUILDING. - NOT SURE IF THIS APPLIES)~~  
~~TWO PRINCIPAL USES ARE PROPOSED.~~
3. ~~§550-33.A. REQUIRING A TOTAL OF 44 PARKING SPACES.~~  
~~A TOTAL OF 23 SPACES ARE PROPOSED 13 ON SITE, 10 LEASED OFF SITE).~~

1. APPLICANT SHALL MAINTAIN A LEASE FOR TEN (10) OFF-SITE PARKING SPACES.
2. APPLICANT SHALL INVESTIGATE AND PERFORM ANY APPLICABLE REMEDIATION RELATED TO THE PRIOR USES OF THE SUBJECT PROPERTY.
3. APPLICANT SHALL MAKE A CONTINUING EFFORT TO SECURE SEVEN (7) ADDITIONAL OFF-SITE PARKING SPACES.

ZONED: C-1 - TRADITIONAL NEIGHBORHOOD COMMERCIAL DISTRICT  
PROPOSED USE: MULTI-FAMILY DWELLING/APARTMENTS (NOT PERMITTED)<sup>(5)</sup>  
RETAIL (PERMITTED)

		PROPOSED	
RETAIL STORE # 1		920 SF	
RETAIL STORE # 2		920 SF	
MIN. STREET FRONTAGE	REQUIRED 20 FT.	EXISTING 50 FT.	PROPOSED 50 FT.
MIN. YARDS			
FRONT	0 FT.	0 FT.	0 FT.
SIDE	0 FT. <sup>(1)</sup>	0 FT.	0 FT.
REAR	0 FT. <sup>(2)</sup>	0 FT. <sup>(5)</sup>	0 FT. <sup>(5)</sup>
MAX. BUILDING HEIGHT	35 FT.	TBD <sup>(3)</sup>	44 FT. <sup>(6)</sup>
MAX. IMPRV. COVERAGE	80%	100% <sup>(3)</sup>	100% <sup>(6)</sup>
MAX. BUILDING FOOTPRINT	20,000 SF	8,274 SF±	8,274 SF±

- (1) 10 FEET FOR ATTACHED STRUCTURES; OTHERWISE, 15 FEET MINIMUM FOR EACH SIDE; 25 FEET WITH A DRIVEWAY
- (2) 5 FEET; 25 FEET WHEN ADJOINING A RESIDENTIAL DISTRICT
- (3) EXISTING NONCONFORMITY
- (4) GROUPS OF BUILDINGS, ATTACHED OR DETACHED, MAY NOT EXCEED 30,000 SF TOTAL; GROUPS OF ATTACHED STRUCTURES MAY NOT EXCEED 124 FEET IN LENGTH.
- (5) VARIANCE GRANTED - WRITTEN DECISION OF 5/23/23
- (6) EXISTING NONCONFORMITY TO REMAIN

REQUIRED:  
RESIDENTIAL (ALL 1-BEDROOM APARTMENTS):  
1.5 OFF-STREET SPACES PER DWELLING UNIT  
27 D.U. x 1.5 = 40.5 (41) SPACES

COMMERCIAL (RETAIL):  
1 OFF-STREET SPACE PER 250 SF  
3,381 SF/250 SF = 13.5 (14) SPACES

TOTAL REQUIRED 55

PER X.O. SECTION 55-33.c(1)(i)  
EXCEPTION TO PERMIT 20% PARKING  
REDUCTION FOR LIMITED ACCESS CREDIT  
WHEN WITHIN 200 FEET OF TRANSIT STOP  
CAN BE ACCESSSED SAFELY.

55 x 20% = 11  
55 - 11 = 44 SPACES REQUIRED  
PROPOSED SITE = 13 PARKING SPACES  
(10 SPACES TO BE LEASED OFF-SITE)

\* OFF-SITE PARKING SHALL BE  
COORDINATED AND AGREED UPON  
WITH THE TOWNSHIP.

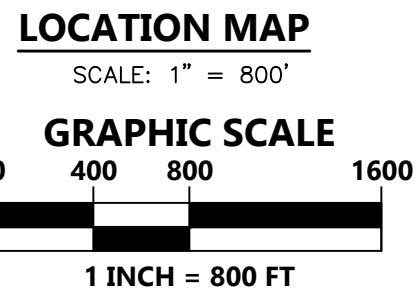
\*25% PARKING SPACES WITHIN THE  
GARAGE WILL BE IDENTIFIED AS  
COMPACT CAR PARKING ONLY.

NEW HOPE PROPERTY LLC  
802 GARRETT ROAD  
UPPER DARBY, PA 19082

SITE ADDRESS:  
600 GARRETT ROAD  
UPPER DARBY, PA 19082

BLOCK 17A UNIT 41 (PARID: 16-04-00593-00)  
(DEED) DEED BOOK 3009 PAGE 1394

8,252 SQ. FT. OR 0.189 ACRES (GROSS)  
8,252 SQ. FT. OR 0.189 ACRES (NET)



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF: \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE  
UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO  
ACKNOWLEDGED HIM/HERSELF TO THE \_\_\_\_\_ OF  
\_\_\_\_\_, A CORPORATION, AND THAT HE/SHE AS SUCH  
\_\_\_\_\_, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING  
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF  
THE CORPORATION BY HIM/HERSELF AS \_\_\_\_\_

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

I, SAMUEL D. COSTANZO HEREBY CERTIFY, THE PLAN SHOWN AND DESCRIBED HEREON, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED IN ACCORDANCE WITH THE MUNICIPAL ORDINANCE, ACT 367 OF 1945, AND ACCEPTED ENGINEERING PRACTICES.

\_\_\_\_\_, PE  
SIGNATURE \_\_\_\_\_  
PENNSYLVANIA LICENSE No. \_\_\_\_\_  
\_\_\_\_\_  
DATE \_\_\_\_\_ VAN CLEEF ENGINEERING ASSOCIATES, LLC  
501 NORTH MAIN STREET, DOYLESTOWN PA 18901

AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE  
UPPER DARBY TOWNSHIP COUNCIL BY MOTION APPROVED THE PRELIMINARY/FINAL  
PLAN, AS SHOWN AND DESCRIBED HEREON.

UPPER DARBY TOWNSHIP MAYOR	DATE
CHIEF ADMINISTRATIVE OFFICER	DATE

THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE DELAWARE  
COUNTY PLANNING COMMISSION ON \_\_\_\_\_, 20\_\_\_\_.

DCPD# \_\_\_\_\_ DIRECTOR

\_\_\_\_\_, UNDERSIGNED, DULY AUTHORIZED BY OWNER,  
\_\_\_\_\_, HAS LAID OUT UPON OWNER'S LAND SITUATED IN  
\_\_\_\_\_, TOWNSHIP, \_\_\_\_\_ COUNTY, PENNSYLVANIA.  
CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLANS WHICH  
ARE INTENDED TO BE RECORDED.

OWNER: \_\_\_\_\_

PRESIDENT: \_\_\_\_\_

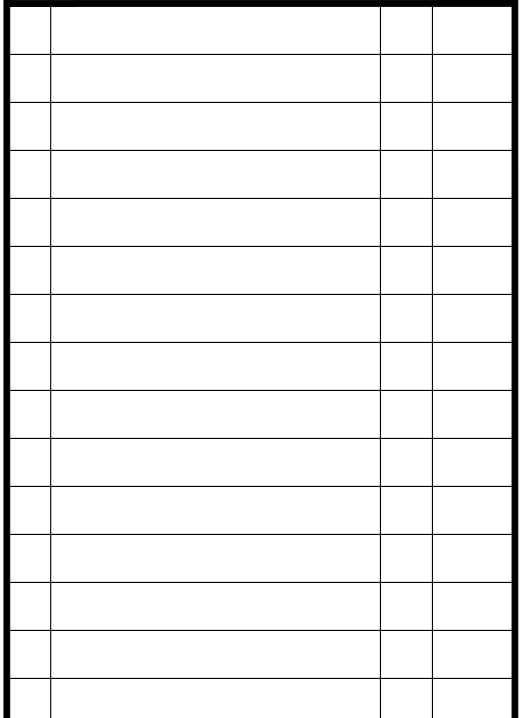
DATE: \_\_\_\_\_

REVIEWED BY THE TOWNSHIP OF UPPER DARBY ENGINEER.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

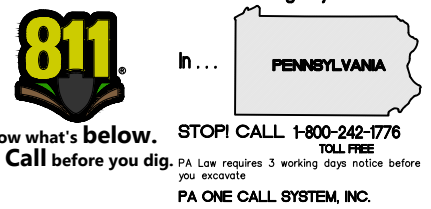
I, \_\_\_\_\_, ON THIS DATE \_\_\_\_\_, HEREBY CERTIFY TO THE  
BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN  
STANDARDS AND CRITERIA OF THE UPPER DARBY TOWNSHIP STORMWATER  
MANAGEMENT ORDINANCE, ADOPTED ON \_\_\_\_\_

ENGINEER: \_\_\_\_\_



SERIAL NO.20222210954

## Before You Dig Anywhere



**PLAN NOTATION**  
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

**SAMUEL D. COSTANZO, P.E.** **DATE**  
PENNSYLVANIA PROFESSIONAL  
ENGINEER NUMBER PE-041557-R



**VAN CLEEF ENGINEERING ASSOCIATES, LLC**  
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901  
WEB: [WWW.VANCLEEFENGINEERING.COM](http://WWW.VANCLEEFENGINEERING.COM)  
PHONE (215) 345-1876

**SITE PLAN  
(TO BE RECORDED)**

FOR

**NEW HOPE  
PROPERTY, LLC**

DATE:	MAY 8, 2024
SCALE:	1"=20'
DESIGNED BY:	SDC
DRAWN BY:	ENP
CHECKED BY:	JB
JOB NUMBER:	2201-UD

PARID 16-04-00593-00  
BLOCK 17A UNIT 41

**UPPER DARBY TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA**