

EQUITABLE OWNER & APPLICANT: (ALL PROPERTIES) 110 Park Avenue Owner, LLC
 938 Lincoln Avenue
 Springfield, PA 19064
 Cell: 610-328-5353

EXISTING PROPERTY OWNERS:

110 PARK AVENUE: 110 Park Avenue Partners, LLC
 (UNITS 1-4) 938 Lincoln Avenue
 Springfield, PA 19064

112 PARK AVENUE: 112 Park Avenue LP
 (UNIT 5) 621 N. Chester Road
 Swarthmore PA 19081

102 PARK AVENUE: Richardson & Lee Greenwood
 114 Cornell Avenue
 Swarthmore PA 19081

PROPERTY AREAS:

TAX MAP #42-06-054 12,800 SQ.FT.
 TAX MAP #42-06-055 12,800 SQ.FT.
 TOTAL 25,600 SQ.FT.

PROPERTY ZONED: TC TOWN CENTER DISTRICT

REQUIRED DIMENSIONAL STANDARDS	REQUIRED	PROVIDED
SETBACK FROM STREET:	0 FEET MIN 5 FEET MAX	0 FEET 3 FEET
SIDE YARD:	0 FEET	3 FEET
SIDE YARD DISTANCE BETWEEN BUILDINGS	3 FEET	15 FEET
REAR YARD:	0 FEET	3 FEET
LOT COVERAGE:	100 %	97.0 %
FLOOR AREA RATIO:	4.0	3.91
BUILDING HEIGHT:	65 FEET * 5 STORIES	65 FEET * 5 STORIES

* A 10 foot-setback (on average) shall be provided from the principal front facade above 35 feet.

CERTIFICATION

I hereby declare to the best of my knowledge that this plan is correct and that the plan has been prepared to the accuracy in accordance with ACT 237, known as the Professional Engineers Registration Law, (P.L.913, No.367), (63 P.S., Section 151), as amended and that it is in conformance with the Engineering, Zoning, Subdivision, Building, Sanitation and other applicable ordinances and regulations.

David P. Damon, P.E.
 PA License No: 33239-E

State of Pennsylvania
 County of Delaware

On the _____ day of _____, before me,

the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, and _____, managing members trading as "110 Park Avenue Owner, LLC" who being duly sworn according to law, depose and say that they are the owners or equitable owners of the property shown on this plan, that the plan thereof was made at their direction and that they acknowledge the same to be their act and plan and desire the same be duly recorded as such according to law.

Signature _____
 Notary Public _____
 My Commission Expires _____

APPROVED THIS _____ DAY OF _____, 20____

BY THE SWARTHMORE BOROUGH COUNCIL, DELAWARE COUNTY, PENNSYLVANIA.

AND EXECUTED THIS _____ DAY OF _____, 20____

PRESIDENT OF COUNCIL _____

BOROUGH SECRETARY _____ (ATTEST)

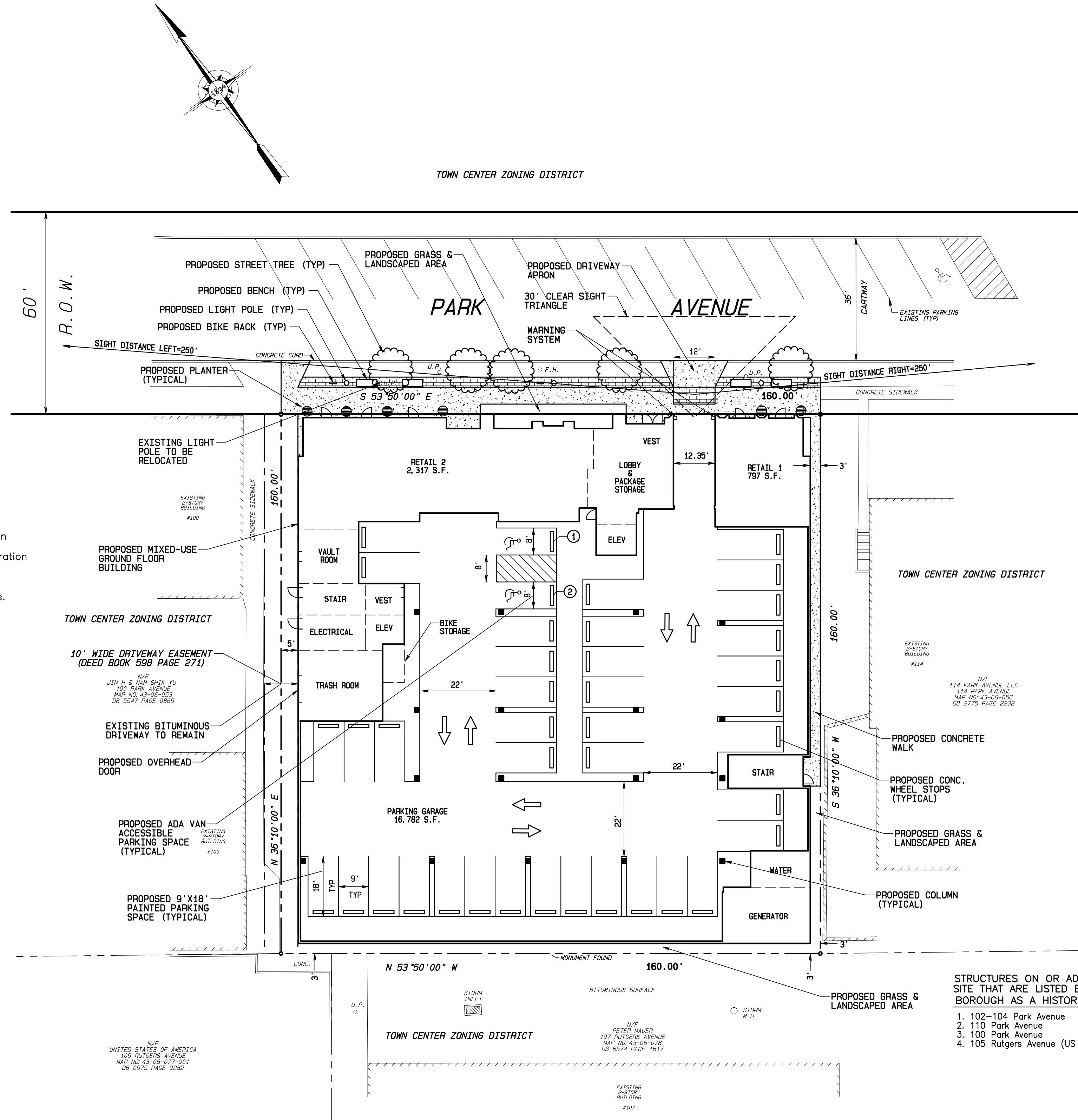
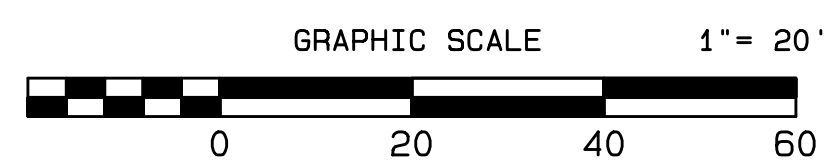
REVIEWED BY THE DELAWARE COUNTY PLANNING COMMISSION

DATE: _____ / _____ / _____
 (month) (day) (year)

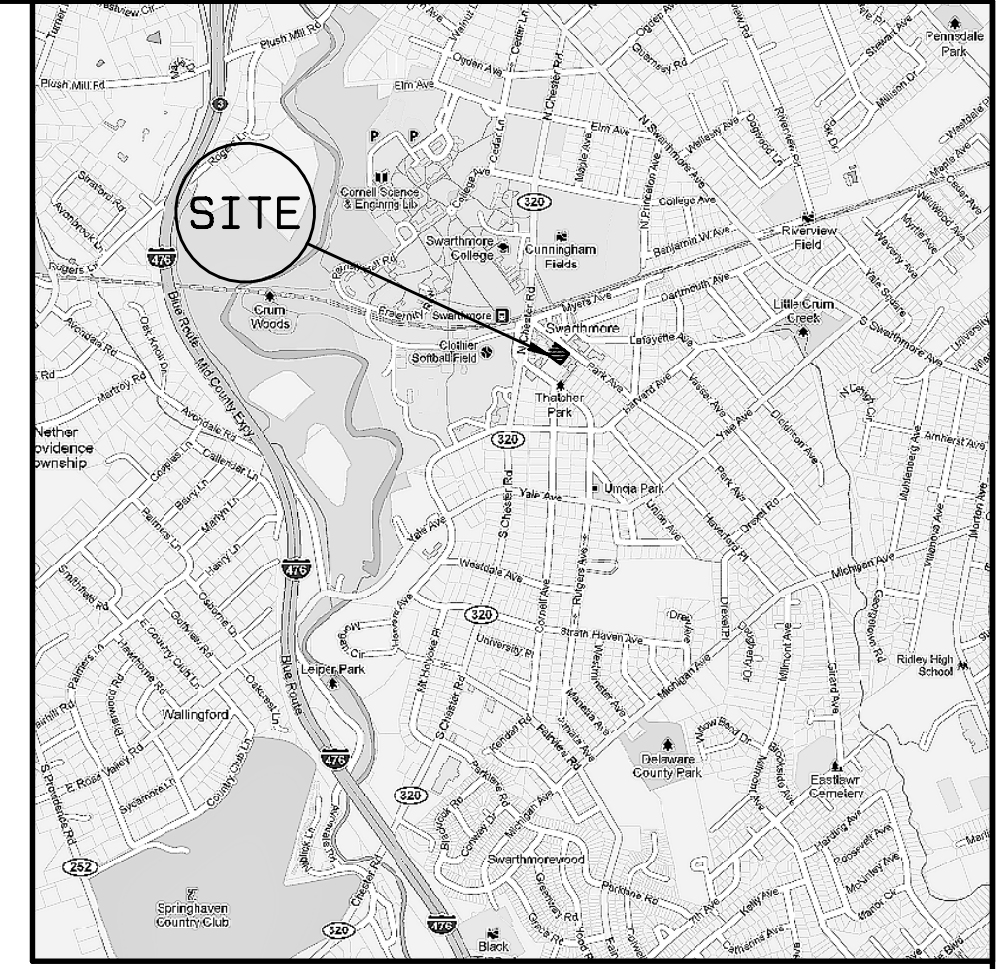
ATTEST: _____
 (DIRECTOR)

DCPD NO: _____

- LEGEND**
- PROPERTY LINE W.V. WATER VALVE
 - BUILDING LINE L.P. LIGHT POLE
 - - - 100 - - - EXISTING CONTOUR H.C. HANDICAPPED PARKING
 - G - EXISTING GAS LINE U.P. UTILITY POLE
 - S - EXISTING SAN. SEWER F.H. FIRE HYDRANT
 - SS - EXISTING STORM SEWER M.H. MANHOLE
 - W - EXISTING WATER MAIN C.O. CLEANOUT
 - E - UNDERGROUND ELECTRIC
 - OH - OVERHEAD UTILITIES
 - ① R-7-8-MOD ADA ACCESSIBLE VAN SIGN 12" X 18" (60" HIGH)
 - ② R-7 ADA ACCESSIBLE SIGN 12" X 18"



- STRUCTURES ON OR ADJACENT TO THE SITE THAT ARE LISTED BY SWARTHMORE BOROUGH AS A HISTORICAL RESOURCE**
- 102-104 Park Avenue
 - 110 Park Avenue
 - 100 Park Avenue
 - 105 Rutgers Avenue (US Post Office)



SITE LOCATION MAP

- GENERAL NOTES**
- The intent of this Land Development plan is to present the proposed redevelopment of 102, 110, & 112 Park Avenue with a mixed used development consisting of 3,114 sq. ft. of ground level retail and 36 unit residential condominium above.
 - The existing properties are proposed to be combined into one lot as shown on the accompanying preliminary lot consolidation plan.
 - The properties have the following Delaware County Identification Numbers:
 Tax Map No. Tax Identification No.
 43-08-054 43-00-0850-00
 43-06-055 43-00-0851-00
 43-00-0851-01
 43-00-0851-02
 43-00-0851-03
 43-00-0851-04
 - The boundary and topography is from a field survey by H. Gilroy Damon Associates, Inc. performed in August, 2021. Benchmark: Rim of Sanitary Manhole located in Park Avenue 50' east of the site. Elevation is 130.95 Borough of Swarthmore Sewer Plan datum.
 - Existing utilities are shown in accordance with the best available information. Completeness or correctness thereof is not guaranteed. The Underground Utility Protection Law (PA Act 287 as amended by PA Act 187 of 1996) states anyone planning to excavate within the commonwealth is required to request the location and type of facility owner lines of each site by notifying the facility owner through the Pennsylvania One Call System. A three working day notice is required in advance of beginning excavation or demolition. Call 1-800-242-1776, Serial No. 20212281095
 - Public water and sanitary sewer service are to be provided.
 - A storage area for trash is proposed within the building.
 - A demolition permit approved by Borough Council in accordance with the Conditional Use application procedures is required to demolish the existing buildings.
 - The project shall comply with the Design Standards of Section 1256.04.
 - The pre-development streetscape shall be recreated. Street trees, plantings, planters, and street furniture shall be provided.
 - All wall mounted mechanical equipment shall be screened from public view. Rooftop equipment shall be screened visually and acoustically.
 - The floor area used to calculate the FAR is 97,918 sq.ft.
 - A blanket easement in favor of Swarthmore Borough providing access to the Stormwater Management Facilities shall be provided.

- OFF-STREET PARKING**
- Parking for the proposed 36 dwelling units requires 0.75 space/unit or a total of 27 spaces.
 - The retail use requires 1 space /400 Sq. Ft. of usable floor area. The usable floor area is a maximum of 3,114 Sq. Ft. which requires 8 spaces.
 - A total of 40 off-street parking spaces are proposed.
- STREET TREES**
- One 2-1/2" caliper street tree is required per 35' of frontage. 5 street trees are required, and 5 new street trees shall be provided.
- SITE SOILS**
- Site soils are mapped as Mc - Made Land silt and clay materials, Hydrologic soil group C, as shown on the web soil survey by the USDA/NRCS.

IMPERVIOUS COVERAGE

EXISTING IMPERVIOUS SURFACES		PROPOSED IMPERVIOUS SURFACES	
STRUCTURE	AREA (SQ.FT.)	STRUCTURE	AREA (SQ.FT.)
BUILDINGS:	8,610	BUILDINGS:	23,560
WALKS & DRIVEWAY:	9,890	WALKS & DRIVEWAY:	1,320
TOTAL:	18,500	TOTAL:	24,880

PRELIMINARY

110 PARK AVENUE OWNER, LLC
 102 & 110 PARK AVENUE
 SWARTHMORE BOROUGH, DELAWARE COUNTY, PA

LAND DEVELOPMENT PLAN March 29, 2022
 REVISIONS

H. GILROY DAMON ASSOCIATES, INC.
 Consulting Civil Engineers and Land Surveyors
 Providing Professional Services Since 1894

1343 Chester Pike
 P.O. Box 1158
 Sharon Hill, PA 19079
 P: 610-583-4100

www.damonengineers.com

Scale: 1" = 20' November 24, 2021 File No: E-56

C-2