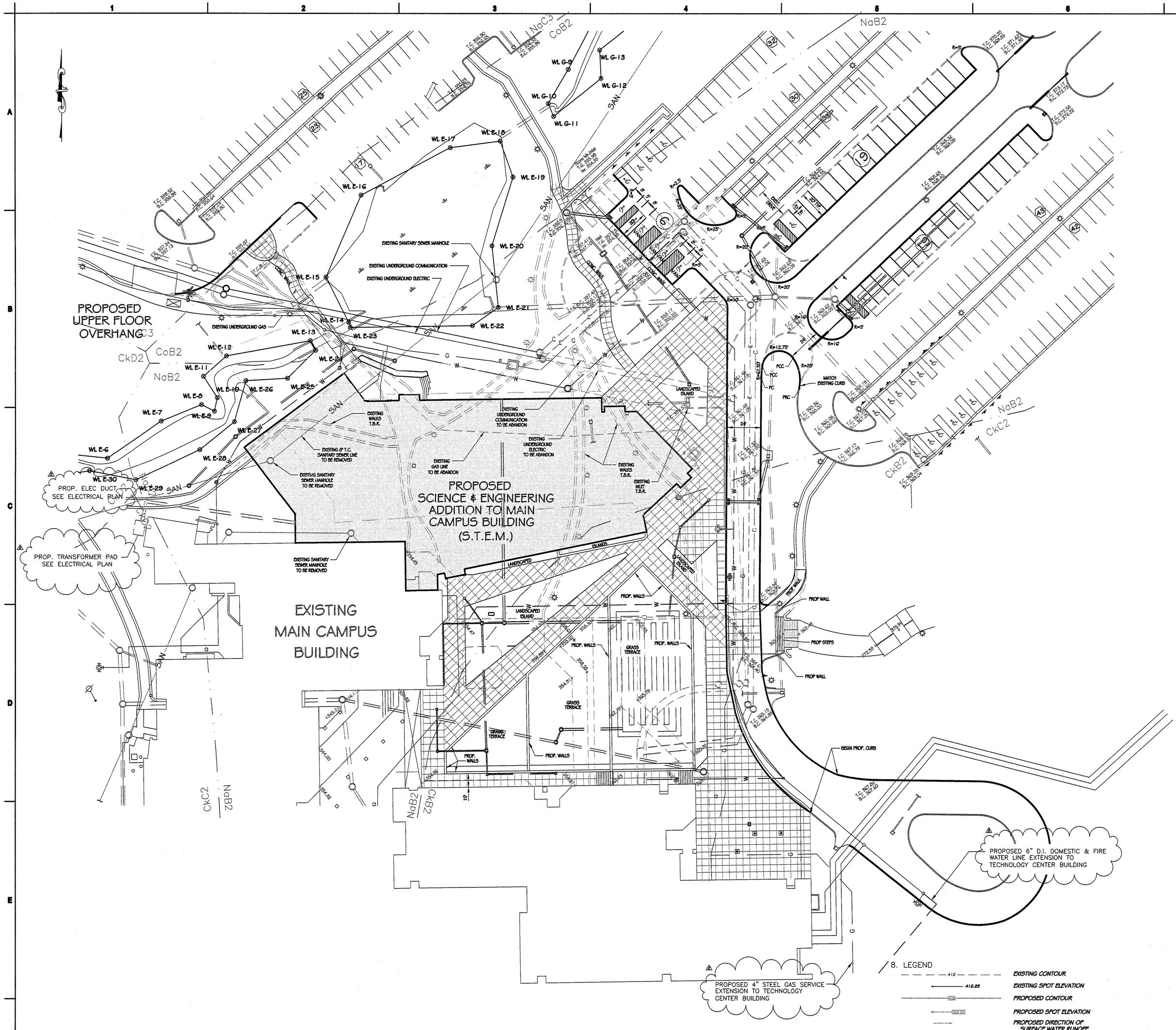

NOTES:

1. TOTAL SITE AREA: 5,351,940 S.F.; 122.8636 Ac.
   AREA IN R.O.W.: MEDIA LINE ROAD: 37,750 S.F.; 0.8666 AC.
   CEDAR GROVE ROAD: 16,697 S.F.; 0.3833 AC.
   OLD CEDAR GROVE ROAD: 8,258 S.F.; 0.1896 AC.
   NET SITE AREA: 5,289,235 S.F.; 121.4241 Ac.
2. SITE IS ZONED INS – INSTITUTIONAL
   STANDARDS: TRACT AREA: 175,000 S.F. (MIN.)
   TRACT FLOOR–AREA RATIO: 0.6 (MAX.)
   BUILDING COVERAGE: 25% (MAX.)
   IMPERVIOUS COVERAGE: 65% (MAX.)
   CENTRAL WATER & SEWER FACILITIES REQUIRED: YES
   PRINCIPAL STRUCTURE HEIGHT: 55 FT.(MAX.)
   ACCESSORY STRUCTURE HEIGHT: 50% HEIGHT OF TALLEST PRINCIPAL STRUCTURE (MAX.)
   LOT WIDTH AT R.O.W. LINE: 120 FT.(MIN.)
   SETBACKS FROM STREETS:
   ANY BUILDING FACE TO ARTERIAL STREET ULTIMATE RIGHT–OF–WAY: 60 FT. (MIN.)
   ANY BUILDING FACE TO COLLECTOR OR LOCAL STREET ULTIMATE RIGHT–OF–WAY: 40 FT. (MIN.)
   ANY BUILDING FACE TO COMON PARKING AREA: 5 FT. (MIN.)
   SURFACE PARKING AREAS TO ARTERIAL STREET ULTIMATE RIGHT–OF–WAY: 20 FT. (MIN.)
   SURFACE PARKING AREAS TO COLLECTOR OR LOCAL STREET ULTIMATE RIGHT–OF–WAY: 10 FT. (MIN.)
   PRINCIPAL STRUCTURE SETBACKS FROM TRACT PERIMETER:
   FROM OTHER LIKE–ZONED TRACTS: 20 FT. (40 FT.*) (MIN.)
   FROM ANY RESIDENTIAL DISTRICT BOUNDARY LINE: 50 FT. (MIN.)
   FROM OTHER DISTRICT BOUNDARY LINES: 25 FT. (45 FT.*) (MIN.)
   * WHERE A BUILDING IN QUESTION IS GREATER THAN 35 FEET IN HEIGHT FOR EVERY ADDITIONAL FOOT OF HEIGHT ABOVE 35 FEET, ADD A CORRESPONDING FOOT TO THE REQUIRED MINIMUM SETBACKS.
   ACCESSORY STRUCTURE SETBACKS FROM TRACT PERIMETER:
   FROM OTHER LIKE–ZONED TRACTS: 10 FT. (MIN.)
   FROM ANY RESIDENTIAL DISTRICT BOUNDARY LINE: 35 FT. (MIN.)
   FROM OTHER DISTRICT BOUNDARY LINES: 20 FT. (MIN.)
   SURFACE PARKING AREAS, DRIVEWAYS, & INTERIOR ROADWAYS SETBACKS FROM TRACT PERIMETER:
   FROM OTHER LIKE–ZONED TRACTS: 10 FT. (MIN.)
   FROM ANY RESIDENTIAL DISTRICT BOUNDARY LINE: 30 FT. (MIN.)
   FROM OTHER DISTRICT BOUNDARY LINES: 15 FT. (MIN.)
3. SITE IS NOT LOCATED IN FLOOD HAZARD AREA.
4. SITE IS SERVICED BY PUBLIC WATER AND SEWER.
5. BENCHMARK REFERENCE: ARROW ON TOP OF FIRE HYDRANT LOCATED AT THE NORTHWESTERLY CORNER OF THE CAMPUS BUILDINGS FROM AERIAL SURVEY PROVIDED BY THE DELAWARE COUNTY COMMUNITY COLLEGE. ELEVATION = 348.51
6. EXISTING SOIL TYPES:
   CaB – CALVERT SILT LOAM, 3% TO 8% SLOPES
   CkB2 – CHROME GRAVELLY SILTY CLAY LOAM, 3% TO 8% SLOPES, MODERATELY ERODED
   CkC2 – CHROME GRAVELLY SILTY CLAY LOAM, 8% TO 15% SLOPES, MODERATELY ERODED
   CkC3 – CHROME GRAVELLY SILTY CLAY LOAM, 8% TO 15% SLOPES, SEVERELY ERODED
   CkD2 – CHROME GRAVELLY SILTY CLAY LOAM, 15% TO 25% SLOPES, MODERATELY ERODED
   CkD3 – CHROME GRAVELLY SILTY CLAY LOAM, 15% TO 25% SLOPES, SEVERELY ERODED
   GnB2 – GLENVILLE SILT LOAM, 8% TO 15% SLOPES, MODERATELY ERODED
   Me – MADE LAND, SCHIST AND GNEISS MATERIALS
   MgB2 – MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED
   MgC2 – MANOR LOAM, 8% TO 15% SLOPES, MODERATELY ERODED
   MgC3 – MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED
   MrnD – MANOR VERY STONY LOAM, 8% TO 25% SLOPES
   NAB2 – NESHAMINY GRAVELLY SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED
   NAC3 – NESHAMINY GRAVELLY SILT LOAM, 8% TO 15% SLOPES, SEVERELY ERODED
   NsB – NESHAMINY VERY STONY LOAM, 0% TO 8% SLOPES
   NsD – NESHAMINY VERY STONY LOAM, 8% TO 25% SLOPES
   NsF – NESHAMINY VERY STONY LOAM, 25% TO 45% SLOPES
7. PRIOR TO THE START OF ANY CONSTRUCTION THE CONTRACTOR SHALL HAVE THE LOCATION OF ANY UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA ACT 187 OF 1996.
8. LEGEND

EXISTING CONTOUR
EXISTING SPOT ELEVATION
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED DIRECTION OF SURFACE WATER RUNOFF
PROPOSED WATER LINE
PROPOSED GAS LINE
PROPOSED ELECTRIC LINE
PROPOSED COMMUNICATION LINE
SOIL TYPE DELINEATION
PROPOSED SUPER SILT FENCE
WETLAND BOUNDARY
SCORED CONCRETE PAVEMENT
PROPOSED STEM BUILDING FOOTPRINT
PROPOSED BRIDGE & CONNECTING WALK

REVISED PER TOWNSHIP ENGINEER'S COMMENTS 11/15/07
REVISION DATE

PARTIAL LAND DEVELOPMENT PLAN
PROPOSED SCIENCE & ENGINEERING CENTER
FOR
DELAWARE COUNTY COMMUNITY COLLEGE
ROUTE 252 AND MEDIA LINE ROAD

MARPLE TOWNSHIP DELAWARE COUNTY, PA.
SCALE:1"=30' OCTOBER 15, 2007

HERBERT E. MacCOMBIE, JR., P.E.
CONSULTING ENGINEERS AND SURVEYORS, INC.
P.O. BOX 118
BROOMALL, PA. 19008

SHEET 2 OF 21
CAD FILE "DCCC" MARPLE FILE #561

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES W. MacCOMBIE ENGINEER No. 31535-E
1/3/08

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DELAWARE COUNTY COMMUNITY COLLEGE

NEW S.T.E.M. COMPLEX - TECHNOLOGY BUILDING AND SITEWORK

901 Media Line Rd. Media, PA 19063

Revisions

No.	Date	By	Description
	12.10.07		Addendum #1
2	1.3.08		Addendum #3

Date October 31, 2007

Drawing Name

Partial Land Development Plan Proposed S.T.E.M. Building

Project Number 0790400

Drawing Number

C-2