

LINETYPE LEGEND	
	PROPERTY LINE
	ROW LINE
	BUILDING SETBACK
	FENCE LINE
	TREE DRIPLINE
	OVERHEAD ELECTRIC
	ELECTRIC LINE
	GAS LINE
	WATER LINE
	SANITARY LINE
	EXISTING STORM PIPES
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED STORM PIPE
	PROPOSED BUILDING
	PROPOSED ASPHALT

SYMBOL LEGEND	
	IRON PIN
	CONCRETE MONUMENT
	LIGHT POLE
	SANITARY MANHOLE
	CLEANOUT
	STORM MANHOLE
	AC UNIT
	ELECTRIC BOX
	FIRE HYDRANT
	EVERGREEN TREE
	STORM INLET
	TELEPHONE BOX
	GAS METER
	POSTED SIGN

- GENERAL NOTES:**
- THE INTENT OF THESE PLANS IS TO ILLUSTRATE THE CONSTRUCTION OF A NEW STEEL POLE BUILDING AND ASSOCIATED GRADING AND STORMWATER MANAGEMENT IMPROVEMENTS.
  - THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
  - THE RESPONSIBILITY OF THE CONTINUED MAINTENANCE AND OPERATION OF THE STORM SEWER SYSTEM AND OTHER FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.
  - THE TOWNSHIP ENGINEER'S OFFICE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
  - THERE SHALL BE NO GRADE CHANGES WITHIN THREE (3') FEET OF THE PROPERTY LINE IN ORDER TO ENSURE TRANSITION TO THE GRADING OF THE ADJOINING PROPERTY.
  - NEWLY GRADED SLOPES OF OVER 25% MUST BE STABILIZED WITH SOD OR JUTE NETTING AND SEED.
  - ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE DRIPLINES.
  - GRADE CHANGES AROUND THE DRIPLINES OF TREES TO BE RETAINED SHALL BE MINIMIZED. TREATMENT OF THE TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED.
  - ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION. TREE LIMBS MUST BE CUT BACK IN PROPORTION TO THE ROOT AREA LOSS.

SOILS INFORMATION				
SYMBOL	NAME	%SLOPE	HYDROLOGIC GROUP	DEPTH TO SH TO WATER BEDROCK
GnB	GLENNVILLE SILT LOAM	3 TO 8 PERCENT SLOPES	D	10+ 29+

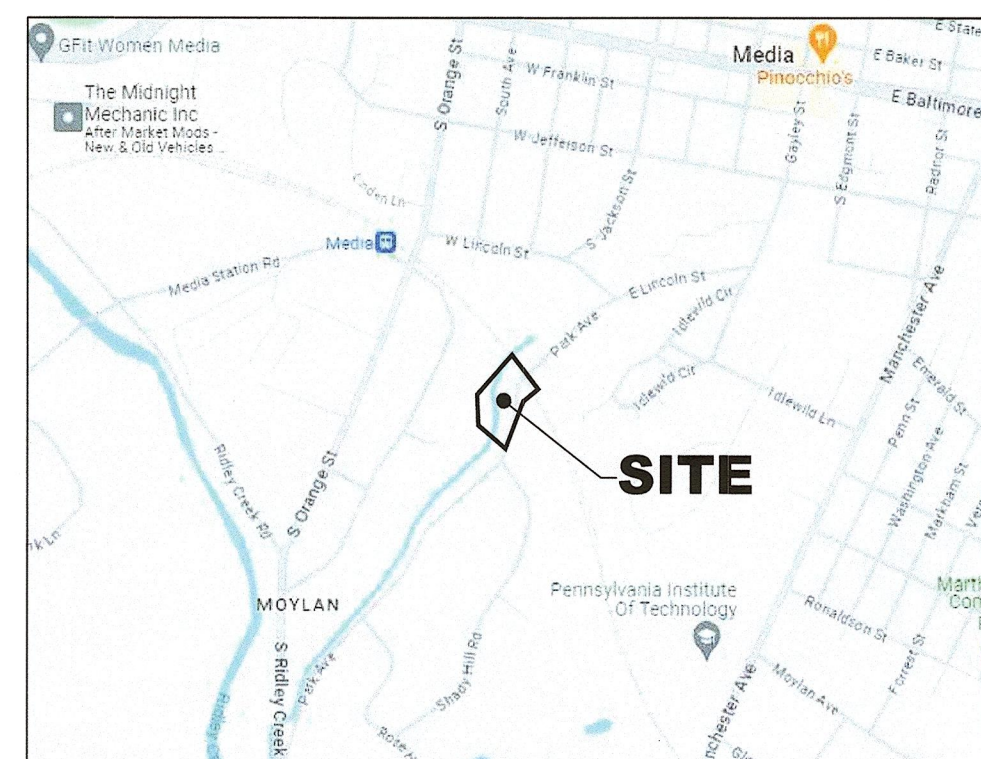
NOTES: IF THE PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND MAINTAINED PROPERLY, NO UNFORESEEN SOIL LIMITATIONS OR PROBLEMS ARE LIKELY. NEVERTHELESS, IF A PROBLEM DOES DEVELOP, THE DEVELOPER MUST TEMPORARILY SEED AND MULCH THE DISTURBED AREA. SUITABLE TOPSOIL SHALL BE IMPORTED TO SITE IF INADEQUATE QUANTITIES OF SUITABLE TOPSOIL EXIST ON SITE. ADEQUACY OF SOIL TO BE DETERMINED BY SITE GEOTECHNICAL ENGINEER IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT. SOIL AMENDMENTS SHALL BE ADDED AS REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF PROPERLY. SITE GEOTECHNICAL ENGINEER SHALL ALSO BE CONSULTED DURING WINTER GRADING OPERATIONS.

ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

STEEP SLOPES LEGEND	
	STEEP SLOPES (15%-25%) - 3,825 SF TOTAL
	VERY STEEP SLOPES (25%-35%) - 3,625 SF TOTAL
	PROHIBITED SLOPES (35%+) - 15,967 SF TOTAL



**LOCATION MAP**  
SCALE: 1" = ±1,000'

- REFERENCE PLAN:**
- BOUNDARY AND TOPOGRAPHIC FEATURES TAKEN FROM A PLAN PREPARED BY WILKINSON AND ASSOCIATES, INC., ENTITLED 600 PARK AVENUE, DATED NOVEMBER 7, 2023, LAST REVISED NOVEMBER 16, 2023. FILE NO. 2023-2608T. PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON THE PREMISES IN NOVEMBER 2023 AND DEPICTS CONDITIONS ON THAT DATE.
  - THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO CONSTRUCTION.
  - THE VERTICAL DATUM SHOWN ON THIS PLAN IS PER NAVD88 BASED ON RTK GPS OBSERVATION.
  - THE HORIZONTAL DATUM SHOWN ON THIS PLAN IS PER NAD83 BASED ON RTK GPS OBSERVATION.
  - THE NOTED SURVEY AND PLAN WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - IN ACCORDANCE WITH FEMA PANEL NUMBER 42045C0092F EFFECTIVE DATE NOVEMBER, 18 2009, PREMISES IS LOCATED IN ZONE B-X. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
  - PA ONE CALL NUMBER FOR THIS SITE IS 20232782526.
  - THIS SITE IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER.

**LOT DATA:**  
600 PARK AVENUE  
MEDIA, PA 19063  
PARCEL I.D. 35000134900  
DEED BOOK 6577 PAGE 4173  
LOT AREA = 81,179 S.F. OR 1.863 ACRES (GROSS)  
**PROPERTY OWNER:**  
MICHAEL F. GIBBONS & BETH GIBBONS  
600 PARK AVENUE  
MEDIA, PA 19063

ZONING DISTRICT B (BUSINESS)			
MIN. SITE AREA	ALLOWED	EXISTING	PROPOSED
N/A	N/A	N/A	N/A
MIN. LOT AREA (GROSS TOTAL)	10,000 SF	81,179 SF	81,179 SF
MIN. SITE WIDTH	N/A	N/A	N/A
MIN. LOT WIDTH	80 FEET	>300 FEET	>300 FEET
MIN. FRONT YARD	40 FEET	12.7 FEET**	12.7 FEET**
MIN. SIDE YARD	10 FEET	>10 FEET	25.8 FEET
MIN. REAR YARD	15 FEET	34.8 FEET	34.8 FEET
MAX. HEIGHT	35 FEET	<35 FEET	<35 FEET
MAX. IMPERVIOUS SURFACE	75%	57.2%	57.2%
MAX. DENSITY (DWELLING UNITS PER ACRE)	(48,413 SF)	(35,368 SF)	(35,368 SF)
MIN. OPEN SPACE	N/A	N/A	N/A
PROP. BLDG AREA W/IN RIPARIAN BUFFER	N/A	N/A	3,600 SF
STEEP SLOPES TO BE DISTURBED	1,147 SF (30%)	0 SF (0%)	0 SF (0%)
VERY STEEP SLOPES TO BE DISTURBED	362 SF (10%)	0 SF (0%)	0 SF (0%)
PROHIBITED SLOPES TO BE DISTURBED	0 SF (0%)	0 SF (0%)	0 SF (0%)

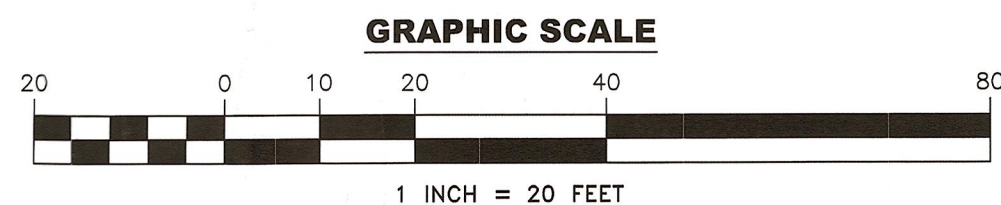
FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO THE ZONING CODE OF UPPER PROVIDENCE TOWNSHIP, LATEST EDITION.

\*THE NET LOT AREA EXCLUDES THE AREAS WITHIN THE ROAD RIGHT OF WAY, THE RAILROAD RIGHT OF WAY AND THE RIPARIAN BUFFER

\*\*EXISTING NON-CONFORMITY

\*\*\*THE INTENDED PURPOSE OF THE BUILDING IS A GARAGE FOR VEHICLES PARKED ON THE PROPERTY

- VARIANCES GRANTED:**
- §1256.02 THE APPLICANT RECEIVED VARIANCE RELIEF FROM THE REQUIREMENT SET FORTH IN THIS SECTION TO CONSTRUCT THE PROPOSED POLE BUILDING ENTIRELY WITHIN THE RIPARIAN BUFFER ON FEBRUARY 28, 2024 FROM THE UPPER PROVIDENCE TOWNSHIP ZONING HEARING BOARD.

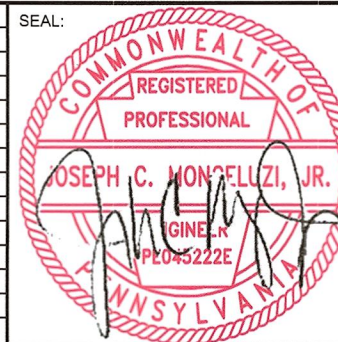


Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

Coordinate your projects via Coordinate PA at [www.pasocal.org](http://www.pasocal.org)

Pennsylvania One Call System Serial Number 20232782526

REV	DATE	DESCRIPTION	BY



PROJECT:  
**600 PARK AVENUE, MEDIA, PA 19063**

UPPER PROVIDENCE TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

PREPARED FOR:  
**TODD GIBIAN GIBIAN, LLC 228 N. JACKSON STREET MEDIA, PA 19063**

PLAN TITLE:  
**PROPOSED STEEL POLE BUILDING**

SHEET TITLE:  
**PROPOSED GRADING & UTILITY PLAN**

PREPARED BY:  
**WILKINSON APEX**  
ENGINEERING GROUP, LLC  
374 CIRCLE OF PROGRESS DRIVE  
POTTSTOWN, PA 19464 / 610-323-3400

DESIGNED	PROJECT #
EHD	2024505
CHECKED (PM)	
JCM	
DATE	SHEET #
05/14/2024	2 OF 4
SCALE	
AS SHOWN	