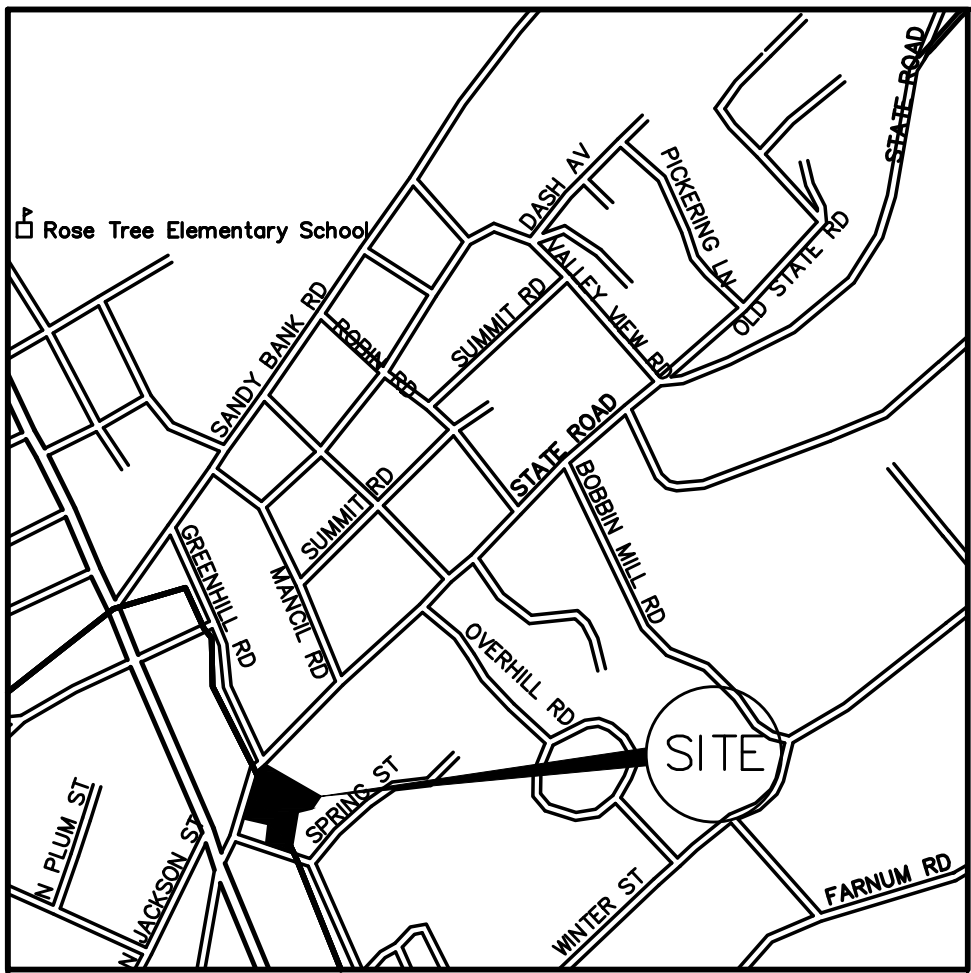




LOCATION MAP
1" = 800'

NOTES

- THIS PLAN IS BASED ON A ALTA/NSPS LAND TITLE SURVEY FOR MEDIPLEX MEDIA, INC AND MEDIPLEX MEDIA RESIDENTIAL, LLC PREPARED BY CHESTER VALLEY ENGINEERS, INC. DATED JUNE 2ND 2017.
- ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
- UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, MAP No. 42045C0092F, COMMUNITY PANEL No. 0092F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2009.
- SOIL DELINEATION LINES TAKEN FROM PENN STATE COLLEGE OF AGRICULTURAL SCIENCES COOPERATIVE EXTENSION SOIL MAP VERSION 2.
- SITE IS SERVICED BY PUBLIC SEWER AND WATER.
- PER SURFACE EVIDENCE OBSERVED THERE ARE NO SEWAGE INFILTRATION AREAS OR WELLS IN THE VICINITY OF THE PROPOSED INFILTRATION SYSTEM.
- SANITARY SEWAGE FACILITIES MUST BE IN CONFORMANCE WITH AQUA PENNSYLVANIA "BUILDER'S WASTEWATER EXTENSION AGREEMENT", AS AMENDED FROM TIME TO TIME.
- PUBLIC WATER FACILITIES MUST BE IN CONFORMANCE WITH AQUA PENNSYLVANIA "BUILDER'S WATER EXTENSION AGREEMENT", AS AMENDED FROM TIME TO TIME.
- ALL LANDSCAPING AS SHOWN ON LANDSCAPE PLAN SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS.
- MAINTENANCE OF SIDEWALKS ON AND DIRECTLY ADJACENT TO THE SUBJECT PROPERTY, WITHIN THE RIGHT-OF-WAY, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS PLAN SET IS SUBMITTED AS PART OF THE STORMWATER MANAGEMENT REPORT FOR "PROPOSED HOTEL" DATED MARCH 4, 2019.
- A BLANKET EASEMENT IS GRANTED TO UPPER PROVIDENCE TOWNSHIP TO ALLOW FOR THE INSPECTION OF THE STORMWATER FACILITY. IN THE EVENT THE HOMEOWNER/PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THOSE FACILITIES, AFTER NOTICE TO THE OWNER OF ITS INTENT TO DO SO (WHICH NOTICE SHALL NOT BE REQUIRED IN ANY EMERGENCY), THE TOWNSHIP MAY (BUT IS NOT OBLIGATED TO) ENTER ONTO THE PROPERTY TO INSPECT AND PERFORM ANY SUCH MAINTENANCE. IN SUCH EVENT, THE TOWNSHIP MAY CHARGE THE COSTS THEREOF, WHETHER DIRECT OR INDIRECT, INCLUDING LABOR, EQUIPMENT, MATERIALS, SUPPLIES AND ANY FEES, TO THE OWNER, AND MAY PLACE A LIEN ON THE PROPERTY TO RECOVER ANY CHARGED COSTS THAT REMAIN UNREIMBURSED AND ANY COSTS OF COLLECTION, FEE AND INTEREST.

UNDERGROUND UTILITIES

- ALL PROPOSED UNDERGROUND UTILITIES SHALL BE COORDINATED SO AS NOT TO CONFLICT WITH REQUIRED LANDSCAPE REQUIREMENTS.

ADA ACCESSIBILITY

- ALL CROSSWALK SLOPES SHALL BE IN COMPLIANCE WITH ADA STANDARDS: WHERE A SIDEWALK GRADE EXCEEDS 5%, A NON SLIP SURFACE SHALL BE USED.

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# 20172981034
ONE-CALL DATE: 10/25/2017

CHAPTER 93 CLASSIFICATION:

THE PROJECT IS SITUATED IN TWO WATERSHEDS: THE RECEIVING WATERCOURSES ARE RIDLEY

SOILS TABLE

(FROM PENN STATE COLLEGE OF AGRICULTURAL SCIENCES COOPERATIVE EXTENSION SOILMAP VERSION 2)

SOIL TYPE: Me-Made Land, schist and gneiss materials
DRAINAGE CLASS: Well Drained
SLOPE RANGE: 0-8
HYDROLOGIC GROUP: C
BEDROCK DEPTH: 40-72 inches
SEASONAL WATER TABLE: > 60 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: High

SOIL TYPE: Mc-Made land silt, and clay materials
DRAINAGE CLASS: Well Drained
SLOPE RANGE: 0-8
HYDROLOGIC GROUP: C
BEDROCK DEPTH: > 80 inches
SEASONAL WATER TABLE: > 60 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: Low

LEGEND

EXISTING	PROPOSED
	CONCRETE CURB
	CONC. SIDEWALK
	RIGHT OF WAY
	PROPERTY LINE
	IRON PIN
	FENCELINE
	TREE
	SIGN
	LIGHT POLE
	SPOT GRADES
	CONTOURS
	SANITARY SEWER W/ M.H.
	STORM SEWER W/M.H.
	TYPE 'C' INLET
	ROOFRAIN PIPE
	ELECTRIC LINE
	WATER LINE
	GAS LINE
	UTILITY POLE
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	CLEAN-OUT
	WATER METER
	GAS METER
	ELECTRIC METER
	OVERHEAD WIRE

PA ONE CALL INFORMATION

COMPANY: AT&T
ADDRESS: 2315 SALEM RD F11
CONYERS, GA. 30013
CONTACT: NANCY SPENCE
EMAIL: nspence@ems.att.com

COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA. 19010
CONTACT: STEVE PIZZI
EMAIL: sbpizzi@aquamerica.com

COMPANY: COMCAST CABLE COMMUNICATIONS INC
ADDRESS: 110 SPRINGBROOKE BLVD
ASTON, PA. 19014
CONTACT: RICJ KAIN
EMAIL: richard_kain@cable.comcast.com

COMPANY: USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: GAVIN HEWITT
EMAIL: gavinhe Witt@usicinc.com

COMPANY: LEVEL 3 COMMUNICATIONS LLC.
ADDRESS: 1025 ELDORADO BLVD BLDG
BROOMFIELD, CO. 80021
CONTACT: LEVEL 3 OPERATOR PERSONNEL
EMAIL: RELO@LEVEL3.COM

COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA. 19010
CONTACT: MEDIA STP SUPERINTENDENT

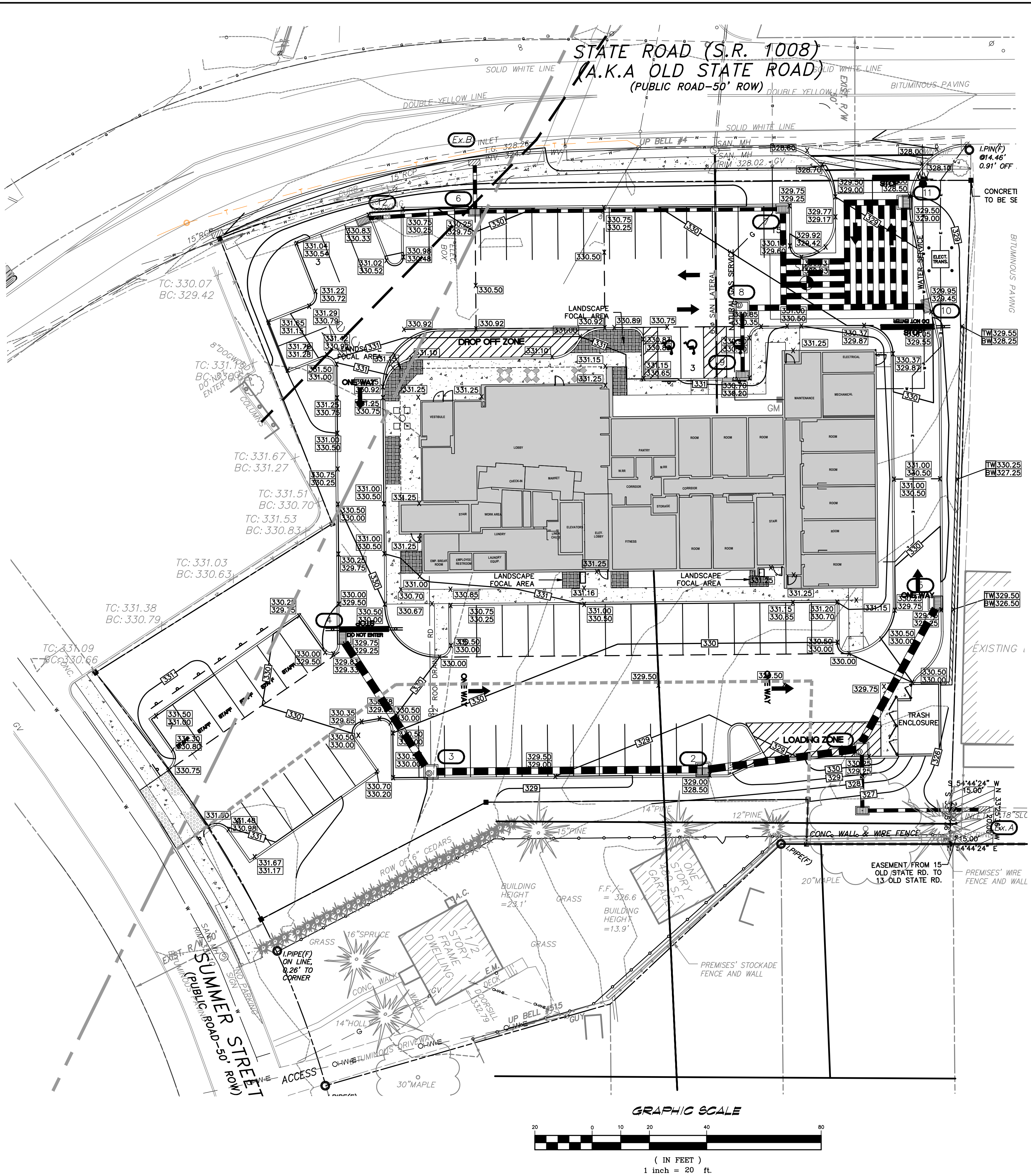
COMPANY: VERIZON PENNSYLVANIA INC
ADDRESS: 180 SHERIFF BLVD
SUITE 2100
EXTON, PA. 19341
CONTACT: KELLY BLOUNT
EMAIL: suzette.e.walker@verizon.com.

COMPANY: MEDIA BOROUGH
ADDRESS: 301 NORTH JACKSON STREET
MEDIA, PA. 19063
CONTACT: JEFF SMITH

SITE INFORMATION

ADDRESSES:

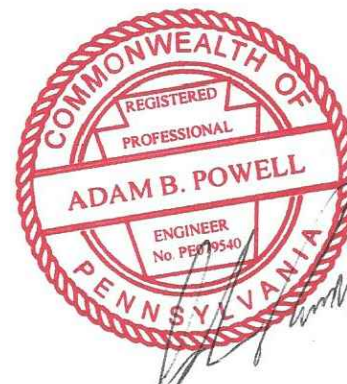
- 7,913 OLD STATE RD. & 719,721 SUMMIT MEDIA, PA 19063
- *PREMISES A* - 7 OLD STATE ROAD
TAX MAP: 35-22-275-00
FOLIO NO: 35-00-02108-00
DB/Pg: 6061/0221
- *PREMISES B* - 9 OLD STATE ROAD
TAX MAP: 35-22-274-00
FOLIO NO: 35-00-02135-00
DB/Pg: 6061/0221
- *PREMISES C* - 13 OLD STATE ROAD
TAX MAP: 35-22-273-00
FOLIO NO: 35-00-02109-00
DB/Pg: 6061/0221
- *PREMISES D* - 719 SUMMER STREET
TAX MAP: 35-22-277-00
FOLIO NO: 35-00-02185-00
DB/Pg: 6061/0221
- *PREMISES E* - 721 SUMMER STREET
TAX MAP: 35-22-276-00
FOLIO NO: 35-00-02186-00
DB/Pg: 6061/0221



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN
TEL: 610-566-7044
FAX: 610-566-3258

NOT FOR CONSTRUCTION

IMPROVEMENT PLAN

FOR

PROPOSED HOTEL

7-13 STATE ROAD

UPPER PROVIDENCE TOWNSHIP DELAWARE COUNTY, PA

REVISIONS

DESCRIPTION

DATE

NO.

1

2

DATE:

10.07.19

SCALE:

1"=20'

DRAWN BY:

SFP

CHECKED BY:

ABP

PROJ. NO.:

17294

SHEET NO.:

4

OF

13

C-4