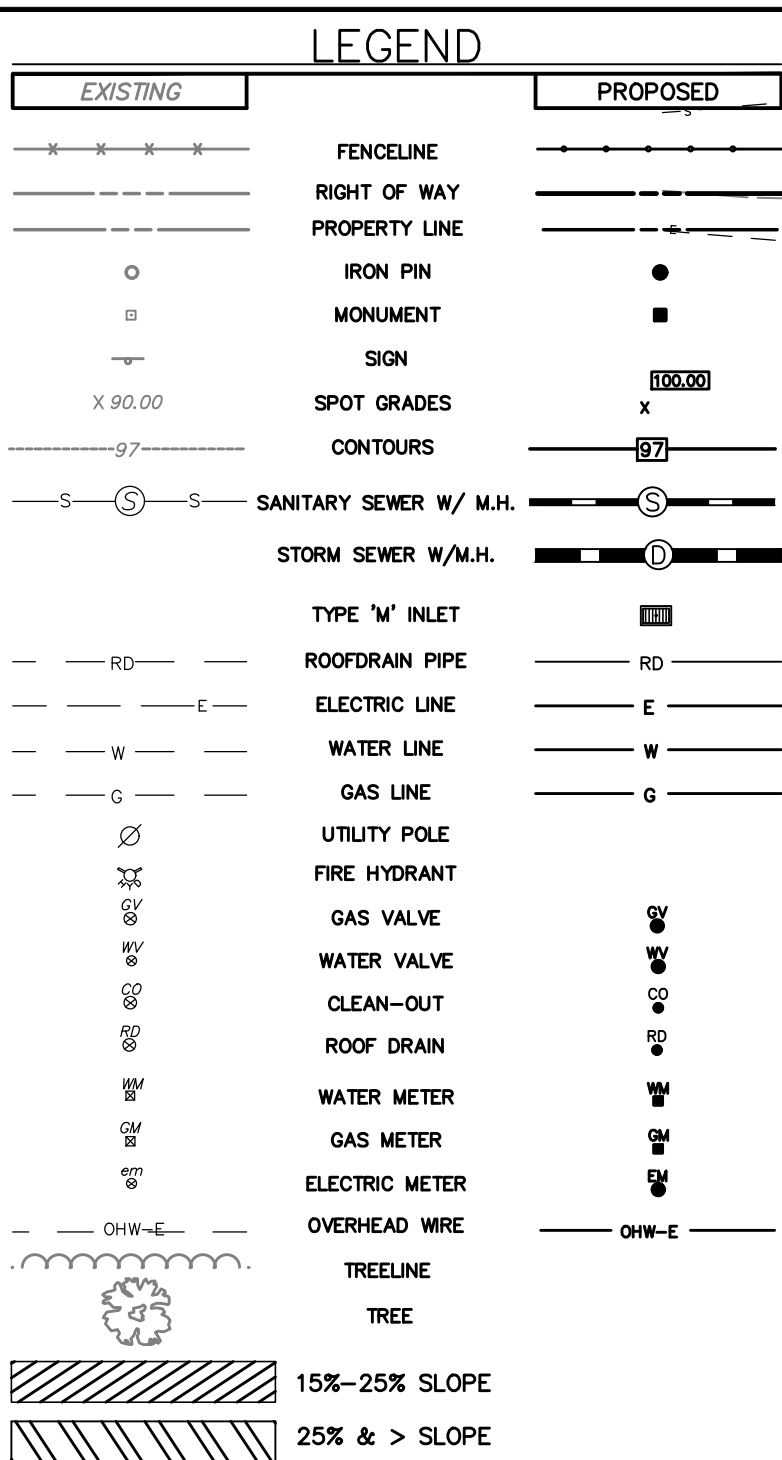
LOCATION MAP
1" = 800'

NOTES

- BOUNDARY DESCRIPTIONS BASED OFF OF FOUND DEEDS OF RECORD.
- EXISTING CONDITIONS FROM FIELD SURVEY COMPLETED BY THIS OFFICE ON JUNE 22, 2017.
- 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. 4204500092F, COMMUNITY PANEL No. 0092F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 16, 2009.
- ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
- 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 DATED JANUARY 7, 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.



OWNER:
M&M REALTY, LLC
C/O TODD MCKENNEY
22 LITTLE LN.
MEDIA, PA 19063

SITE INFORMATION
TAX MAP: 35-29-036:00
FOLIO NO.: 35-00-01199-00
DB/PG: UNKNOWN

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: 0-15
HYDROLOGIC GROUP: B
BEDROCK DEPTH: Very Deep
SEASONAL WATER TABLE: > 60 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: Moderate

CHAPTER 93 CLASSIFICATION:

THE PROJECT'S RECEIVING WATERCOURSE IS RIDLEY CREEK AND THE CHAPTER 93 CLASSIFICATION IS TSF, MF.

EXISTING ZONING DATA
R-5 ZONING DISTRICT; B-1 SINGLE DETACHED

	REQUIRED	EX. PREM 'A'	EX. PREM 'B'	EX. PREM 'C'	EX. PREM 'D'
LOT AREA (GROSS)	5,000 S.F.	40,949 S.F.			
LOT AREA (NET)	5,000 S.F.	37,477 S.F.*	3,150 S.F. ¹¹	3,150 S.F. ¹¹	3,150 S.F. ¹¹
LOT WIDTH	50 FT.	390 FT.	30 FT.	30 FT.	30 FT.
MINIMUM SETBACK					
FRONT YRD.	20 FT.	N/A	16 FT. ¹¹	N/A	16 FT. ¹¹
SIDE YRD.	8 FT. MIN.; 16 FT. AGG.	N/A	0 FT. MIN.; 5 FT. AGG. ¹¹	N/A	4 FT. MIN.; 12 FT. AGG. ¹¹
REAR YRD.	10 FT.	N/A	55 FT.	N/A	54 FT.
MAX HT.	35 FT.	N/A	< 35 FT.	N/A	< 35 FT.
IMPERVIOUS COVER	40%	12% (4,560 S.F.)	43% (1,360 S.F.) ¹¹	N/A	39% (1,220 S.F.)

PROPOSED ZONING DATA
R-5 ZONING DISTRICT; B-1 SINGLE DETACHED

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	616 SOUTH AVE.	620 SOUTH AVE.
LOT AREA (GROSS)	5,000 S.F.	7,874 S.F.	6,562 S.F.	6,562 S.F.	6,562 S.F.	13,387 S.F.	4,724 S.F.	4,724 S.F.
LOT AREA (NET)	5,000 S.F.	5,000 S.F.*	5,000 S.F.*	5,000 S.F.*	5,000 S.F.*	9,183 S.F.*	3,675 S.F. ¹	3,675 S.F. ¹
LOT WIDTH	50 FT.	62.5 FT.	62.5 FT.	62.5 FT.	62.5 FT.	127.50 FT.	45 FT.	45 FT.
MINIMUM SETBACK								
FRONT YRD.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	16 FT. ¹¹	16 FT. ¹¹
SIDE YRD.	8 FT. MIN.; 16 FT. AGG.	8 FT. MIN; 16 AGG.	8 FT. MIN; 16 AGG.	8 FT. MIN; 16 AGG.	8 FT. MIN; 16 AGG.	8 FT. MIN; 16 AGG.	8 FT. MIN; 16 AGG.	8 FT. MIN; 16 AGG.
REAR YRD.	10 FT.	10 FT.	22 FT.	22 FT.	22 FT.	32 FT.	55 FT.	54 FT.
MAX HT.	35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.	< 35 FT.
IMPERVIOUS COVER	40%	38.8% (1,942 S.F.)	39% (1,950 S.F.)	39% (1,950 S.F.)	39% (1,950 S.F.)	26.4% (2,425 S.F.)	37% (1,360 S.F.) ¹	32% (1,220 S.F.)

*NET LOT AREA WITH 100% SLOPES 25% OR GREATER, 70% SLOPES BETWEEN 15% AND 25%, AND EXISTING ACCESS EASEMENT AREAS REMOVED.

** NET LOT AREA WITH 100% SLOPES 25% OR GREATER, 70% SLOPES BETWEEN 15% AND 25%, DEDICATED RIGHT OF WAYS REMOVED, AND EXISTING ACCESS EASEMENT AREAS REMOVED.

¹REDUCTION OF LEGAL NON-CONFORMITY

¹¹EXISTING LEGAL NON-CONFORMITY

FINAL
LAND DEVELOPMENT AND SUBDIVISION PLAN
SOUTH AVE. AND ORANGE ST.

SHEET NO.	DESCRIPTION
C-1	SITE PLAN
C-2	EXISTING CONDITIONS/DEMOLITION PLAN
C-3	CONSERVATION PLAN
C-4	IMPROVEMENT AND PCSM PLAN
C-5	EROSION CONTROL PLAN
C-6	DETAILS

ENGINEER'S CERTIFICATION

ADAM B. POWELL, P.E., ON THIS DATE CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL STORMWATER MANAGEMENT ORDINANCE.

HEREBY

SIGNATURE OF ENGINEER

PE079540

CERTIFICATION OF OWNER AND
ACKNOWLEDGEMENT OF LAND DEVELOPMENT PLANS

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

SIGNATURE OF OWNER

NOTARY PUBLIC OR OTHER OFFICER

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE ORDINANCES OF THIS BOROUGH, AND HAVE BEEN PREPARED IN ACCORDANCE WITH ACT 367 OF THE COMMONWEALTH OF PENNSYLVANIA, KNOWN AS THE "ENGINEER, LAND SURVEYOR, AND GEOLOGIST REGISTRATION LAW" (P.L. 915, No. 367), AS AMENDED.

SIGNATURE OF ENGINEER

079540

P.E. LICENSE NUMBER

CERTIFICATE FOR APPROVAL BY TOWNSHIP COUNCIL

APPROVED BY RESOLUTION OF THE UPPER PROVIDENCE TOWNSHIP COUNCIL THIS _____ DAY OF _____, 20____.

PRESIDENT

CERTIFICATE OF REVIEW BY TOWNSHIP ENGINEER

REVIEWED BY THE TOWNSHIP ENGINEER FOR MEDIA

ENGINEER

DATE

SECRETARY (ATTEST)

DATE

SOUTH AVENUE
(PUBLIC ROAD-40' ROW)

Ex. Access Easement
for 604, 606, 608,
616, & 620 South Ave.

WELDON STREET
(PUBLIC ROAD-25' ROW)

ROW TO BE
DEDICATED

4' SIDEWALK

Ex. "Watch Children" Sign

Ex. Street Sign

Ex. Stop Sign

PROPOSED LOT LINE

C/O DOWNS FURNESS & CO
MEDIA, PA 19063
Tax Map 35-29-054:000

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Tax Map 35-29-054:000

STATEMENT OF INTENT
THE PURPOSE OF THIS PLAN IS TO
SHOW THE IMPROVEMENTS NECESSARY
TO SUBDIVIDE THE PROPERTY INTO 5
RESIDENTIAL LOTS.

HIGHWAY OCCUPANCY PERMIT

A PENNDOT HIGHWAY OCCUPANCY PERMIT IS
REQUIRED FOR THE PROPOSED ROAD
IMPROVEMENTS IN THE RIGHT-OF-WAY.
PURSUANT TO SECTION 420 OF THE ACT OF
JUNE 1, 1945 (P.L. 1242, No. 428, KNOWN
AS THE STATE HIGHWAY LAW).

LEAH AND PAULINE CARRION
35-29-054:000
Map 35-29-054:000

35-29-054:000
Map 35-29-054:000

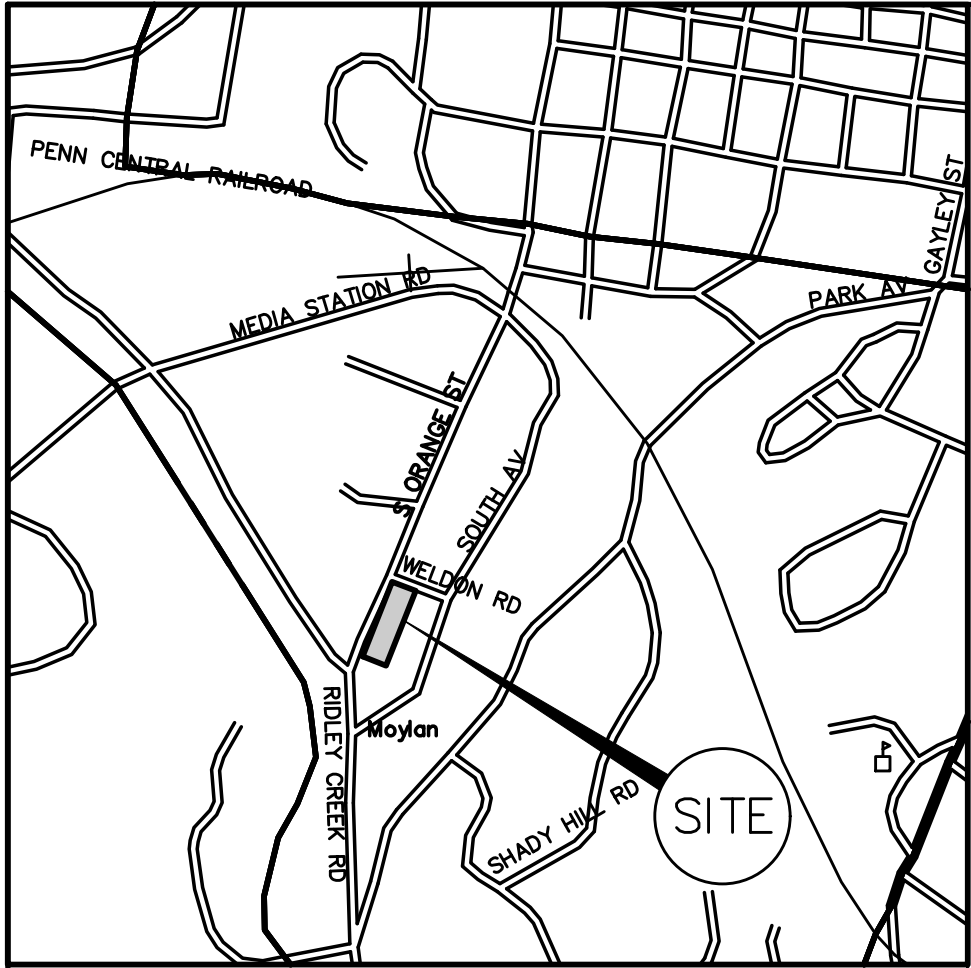
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LOCATION MAP
1" = 800'

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LEGEND

EXISTING

- FENCELINE
- RIGHT OF WAY
- PROPERTY LINE
- IRON PIN
- MONUMENT
- SIGN
- SPOT GRADES
- CONTOURS
- SANITARY SEWER W/ M.H.
- STORM SEWER W/M.H.
- TYPE 'W' INLET
- ROOFDRAIN PIPE
- ELECTRIC LINE
- WATER LINE
- GAS LINE
- UTILITY POLE
- FIRE HYDRANT
- GAS VALVE
- WATER VALVE
- CLEAN-OUT
- ROOF DRAIN
- WATER METER
- GAS METER
- ELECTRIC METER
- OVERHEAD WIRE
- TREELINE
- TREE
- 15%-25% SLOPE
- 25% & > SLOPE
- PERCOLATION TEST LOCATION
- AREA OF DEMOLITION
- 36" Tree

OWNER
M&M REALTY, LLC
C/O TODD MCKENNEY
22 LITTLE LN.
MEDIA, PA 19063

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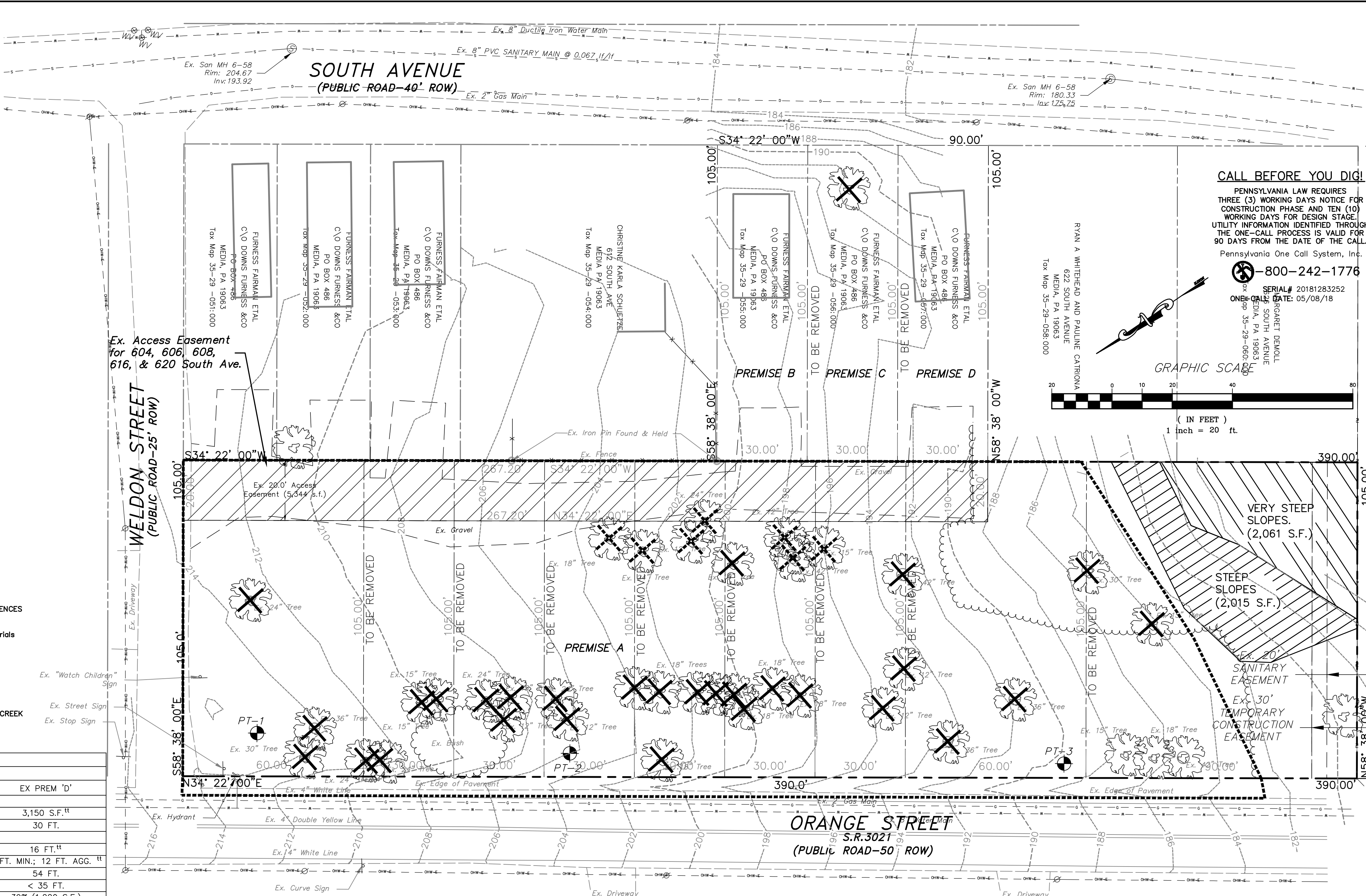
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**REDUCTION OF LEGAL NON-CONFORMITY

***EXISTING LEGAL NON-CONFORMITY

DEMOLITION NOTE

BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PADEP REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. AND 287.1 ET. SEQ.



1
C-2

EXISTING CONDITIONS

SCALE: 1"=20'

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.

1-800-242-1776

SERIAL: 20181283252

DATE: 05/08/18

ONE-CALL REQUEST DETAILS

PROJECT: SOUTH AVENUE

LOCATION: SOUTH AVENUE

DATE: 05/08/18

TIME: 08:00 AM

TIME: 08:00 AM

TIME: 08:00 AM

TIME: 08:00 AM

TIME: 08:00 AM

TIME: 08:00 AM

TIME: 08:00 AM

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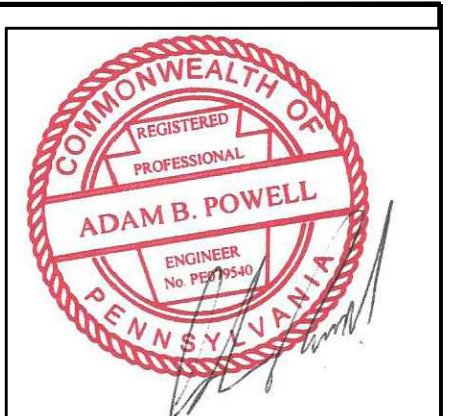
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ARCHITECTS

ARCHITECTURE

ENGINEERING

SITE PLANNING

INTERIOR DESIGN

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

EXISTING CONDITIONS AND DEMOLITION PLAN

FOR

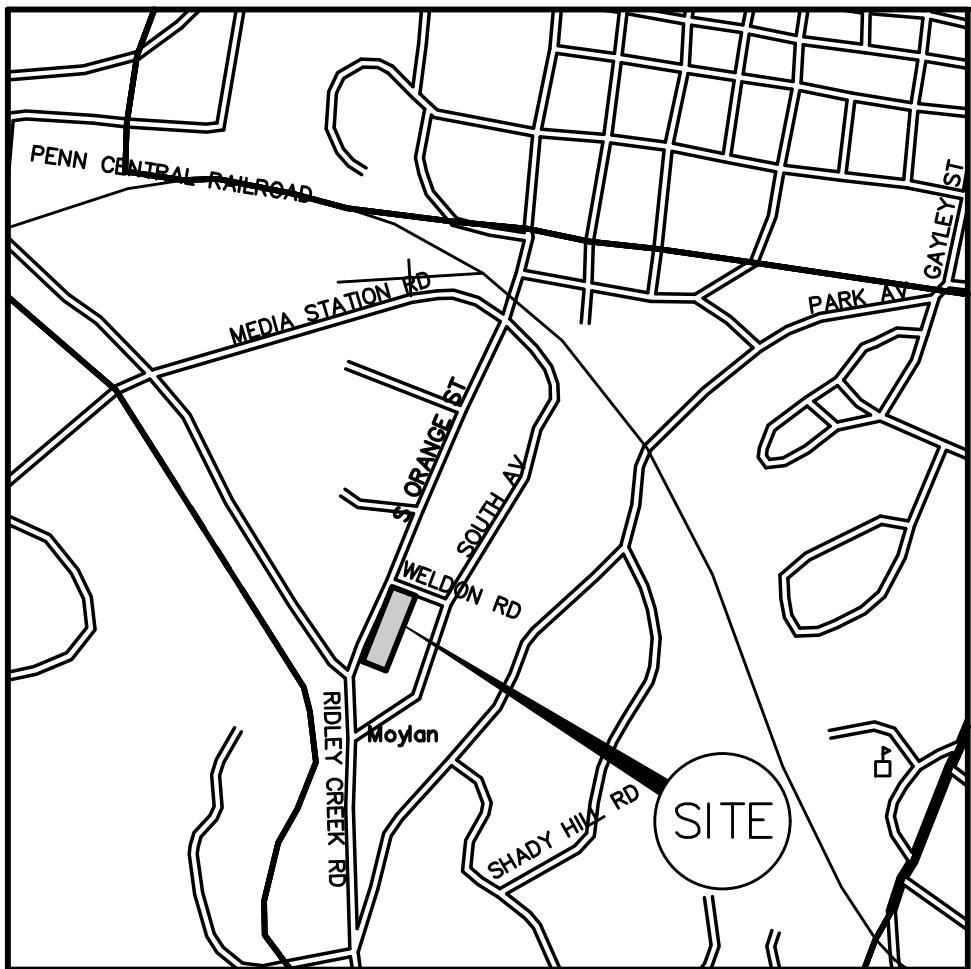
M + M REALTY, LLC

SOUTH AVE. AND S ORANGE ST.

UPPER PROVIDENCE TWP.

DELAWARE COUNTY, PA

NO.	REVISIONS	DATE
1	REVISED PER JULY ENGR. REVIEW LETTER AND PC COMMENTS	08.05.19
2	REVISED FOR ADDITIONAL SANITARY SEWER DETAILS	05.11.22
	REVISED EXISTING LANDSCAPING	10.10.22
	REVISED STORMWATER DETAILS AND PAVEMENT	02.14.23



LOCATION MAP
1" = 800'

NOTES

- BOUNDARY DESCRIPTIONS BASED OFF OF FOUND DEEDS OF RECORD.
- EXISTING CONDITIONS FROM FIELD SURVEY COMPLETED BY THIS OFFICE ON JUNE 22, 2017.
- 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. 420460092F, COMMUNITY PANEL No. 0092F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2009.
- ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
- 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 DATED JANUARY 7, 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.

DEMOLITION NOTE

BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PADEP REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. AND 287.1 ET. SEQ.

OWNER:
M&M REALTY, LLC
C/O TODD MCKENNEY
22 LITTLE LN.
MEDIA, PA 19063
SITE INFORMATION
TAX MAP: 35-29-036:00
FOLIO NO.: 35-00-01199-00
DB/PG: UNKNOWN

TREES TO BE REMOVED TABLE			
SIZE	NUMBER OF 3 1/4" TREES REQUIRED	NUMBER OF TREE REMOVED	NUMBER OF TREES REPLACED
8" TO 16"	1	11	11
18" TO 24"	2	17	34
24" TO 36"	3	6	18
36" OR GREATER	4	2	8
			71

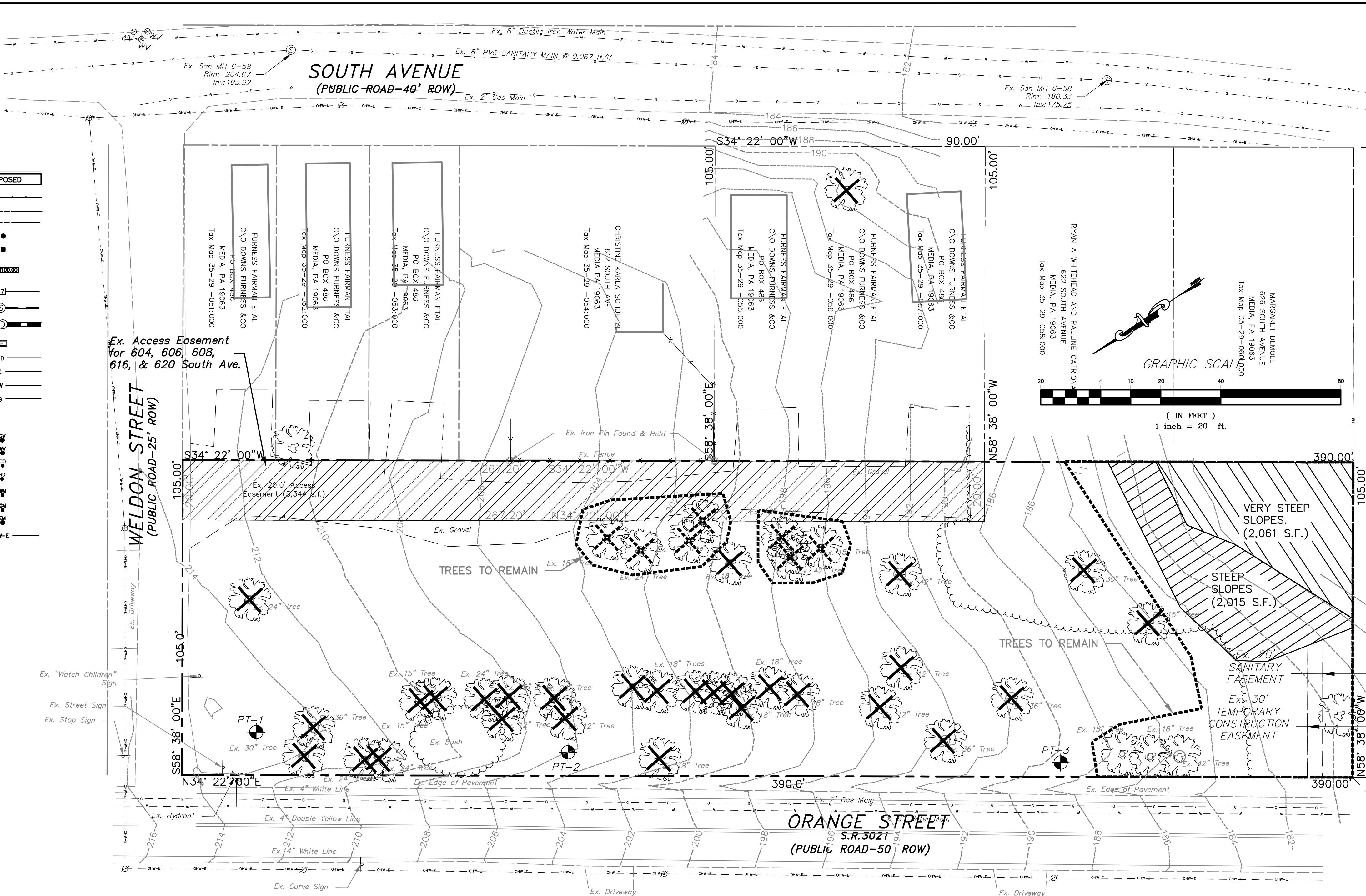
CALL BEFORE YOU DIG!

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# 20181283252
ONE-CALL DATE: 05/08/18

EXISTING	PROPOSED



1
C-2

CONSERVATION LAYOUT

SCALE: 1"=20'

PA ONE CALL INFORMATION

COMPANY: AT&T
ADDRESS: 2315 SALEM RD F11
CONYERS, GA. 30013
CONTACT: NANCY SPENCE
EMAIL: nspence@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: RICU 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 ELDERADO BLVD BLDG
BROOMFIELD, CO. 80021
CONTACT: LEVEL 3 OPERATOR PERSONNEL
EMAIL: RELO@LEVEL3.COM

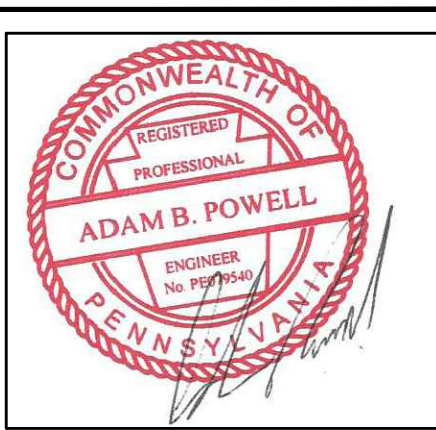
COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA. 19010
CONTACT: MEDIA STP SUPERINTENDENT

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

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

COMPANY: UP TOWNSHIP SEWER AUTHORITY
ADDRESS: 935 N PROVIDENCE ROAD
MEDIA, PA. 19063
CONTACT: RICHARD SPIELMAN, JR

COMPANY: NP TOWNSHIP SEWER AUTHORITY
ADDRESS: 214 SYKES LANE
WALLINGFORD, PA. 19083
CONTACT: ANDREW PENNONI



ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

ARCHITECTURE

ENGINEERING
SITE PLANNING
INTERIOR DESIGN

CONSERVATION PLAN

FOR

M + M REALTY, LLC

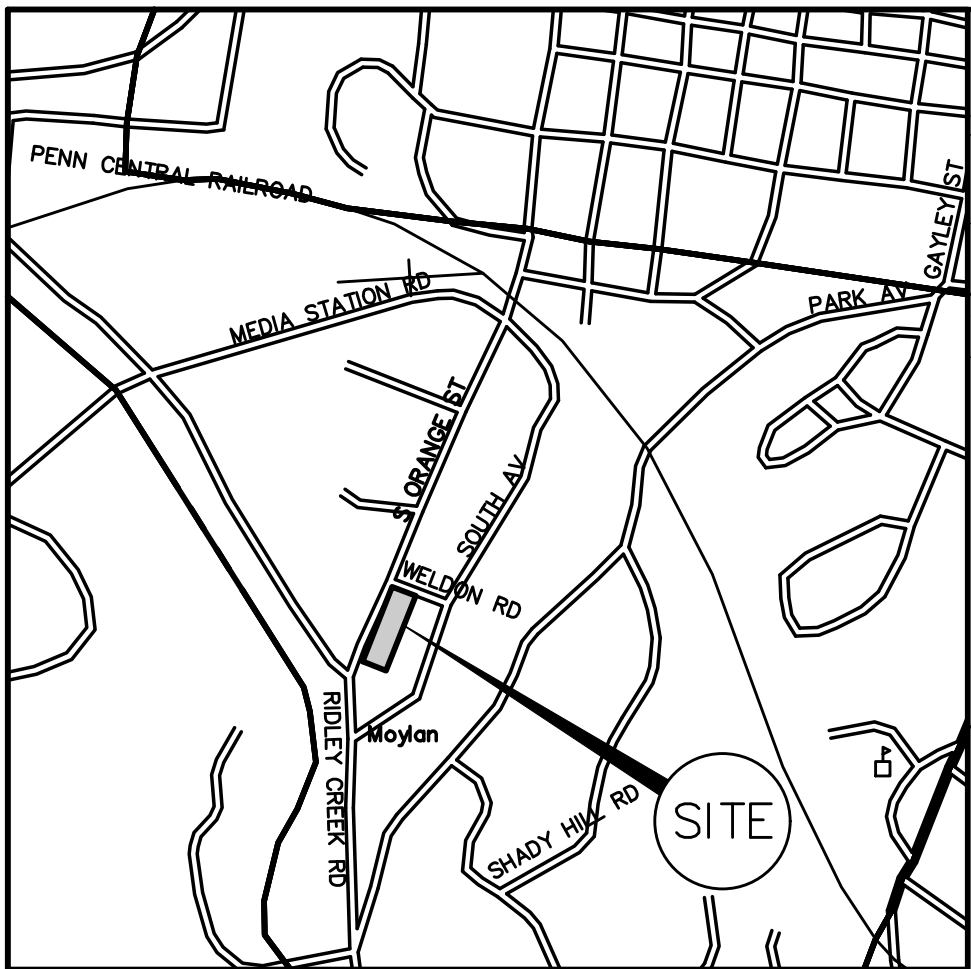
SOUTH AVE. AND S ORANGE ST.

UPPER PROVIDENCE TWP. DELAWARE COUNTY, PA

DATE	NO.	DESCRIPTION	DATE	REVISIONS
07/01/19	1	REVISED PER JULY ENGR. REVIEW LETTER AND PC MTG. COMMENTS	08.05.19	
1-20	2	REVISED FOR ADDITIONAL SFP SANITARY SEWER DETAILS	05.11.22	
		CHECKED BY: SFP	10.10.22	
		PROJ. NO.: 15280	02.14.23	
		SHEET OF 6		

C-3

Plotted: 2-17-23 @3:44pm By: slinn



LOCATION MAP
1" = 800'

NOTES

- BOUNDARY DESCRIPTIONS BASED OFF OF FOUND DEEDS OF RECORD.
- EXISTING CONDITIONS FROM FIELD SURVEY COMPLETED BY THIS OFFICE ON JUNE 22, 2017.
- 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. 4204500092F, COMMUNITY PANEL No. 0092F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2009.
- ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
- 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 DATED JANUARY 7, 2019.
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DEMOLITION NOTE

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LEGEND	
EXISTING	PROPOSED
	FENCELINE
	RIGHT OF WAY
	PROPERTY LINE
	IRON PIN
	MONUMENT
	SIGN
	SPOT GRADES
	CONTOURS
	SANITARY SEWER W/ M.H.
	STORM SEWER W/ M.H.
	TYPE 'M' INLET
	ROOF DRAIN PIPE
	ELECTRIC LINE
	WATER LINE
	GAS LINE
	UTILITY POLE
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	CLEAN-OUT
	ROOF DRAIN
	WATER METER
	GAS METER
	ELECTRIC METER
	OVERHEAD WIRE
	TREELINE
	TREE
	15%-25% SLOPE
	25% & > SLOPE
	PERCOLATION TEST LOCATION

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
ASTON, PA. 19014
CONTACT: STEVE PIZZI
EMAIL: sbpizzi@aquamerica.com

COMPANY:COMCAST CABLE COMMUNICATIONS INC
ADDRESS: 110 SPRINGBROOK 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 ELIZABETH BLVD BLDG
BROOMFIELD, CO. 80021
CONTACT: LEVEL 3 OPERATOR PERSONNEL
EMAIL: RELO@LEVEL3.COM

COMPANY:AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
ASTON, PA. 19014
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

COMPANY:UP TOWNSHIP SEWER AUTHORITY
ADDRESS: 935 N PROVIDENCE ROAD
MEDIA, PA. 19063
CONTACT: RICHARD SPIELMAN, JR

COMPANY:NP TOWNSHIP SEWER AUTHORITY
ADDRESS: 214 SYKES LANE
WALLINGFORD, PA. 19083
CONTACT: ANDREW PENNONI

ROOF DRAINS

INSPECT AFTER STORM EVENTS WITH GREATER THAN 3 INCHES OF RAINFALL IN A 24 HOUR PERIOD, CLEANING AT LEAST TWICE A YEAR.

OWNER

MCM REALTY, LLC
C/O TODD MCKENNEY
22 LITTLE LN.
MEDIA, PA 19063

SITE INFORMATION

TAX MAP: 35-29-036:00
FOLIO NO: 35-00-01199-00
DB/PG: UNKNOWN

MAINTENANCE NOTES STORMWATER MANAGEMENT:

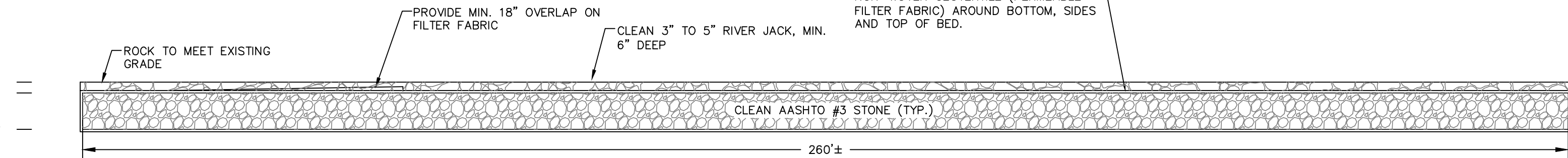
- THE OWNER AND/OR OPERATOR OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.
- STORMWATER FACILITIES SHALL BE INSPECTED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA ON BEHALF OF THE APPLICANT OR RESPONSIBLE ENTITY (INCLUDING THE BOROUGH ENGINEER FOR DEDICATED FACILITIES) ON THE FOLLOWING BASIS:
 - ANNUALLY FOR THE FIRST FIVE YEARS.
 - ONCE EVERY THREE YEARS THEREAFTER.
 - DURING OR IMMEDIATELY AFTER THE CESSATION OF A ONE-HUNDRED-YEAR OR GREATER STORM EVENT.
- THE PROFESSIONAL ENGINEER CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT A WRITTEN REPORT TO THE BOROUGH WITHIN ONE MONTH FOLLOWING COMPLETION OF THE INSPECTION. THE REPORT WILL PRESENT DOCUMENTATION AND INCLUDE PICTURES REGARDING THE CONDITION OF THE FACILITY AND RECOMMEND NECESSARY REPAIRS, IF NEEDED. ANY NEEDED REPAIRS SHALL BE IMPLEMENTED BY THE OWNER WITHIN ONE MONTH OF THE REPORT ISSUANCE DATE.

UNDERGROUND INFILTRATION BEDS

MAINTENANCE TO INCLUDE REMOVING SEDIMENT AND DEBRIS AFTER STORM EVENTS WITH GREATER THAN 3 INCHES OF RAINFALL IN A 24 HOUR PERIOD, INSPECTING AND CLEANING CATCH BASINS AT LEAST THREE TIMES A YEAR, AND CLEANING PIPE INVERTS IN BED WHEN SEDIMENT REACHES 1 INCH DEPTH.

1.75
1.25
0.00

A

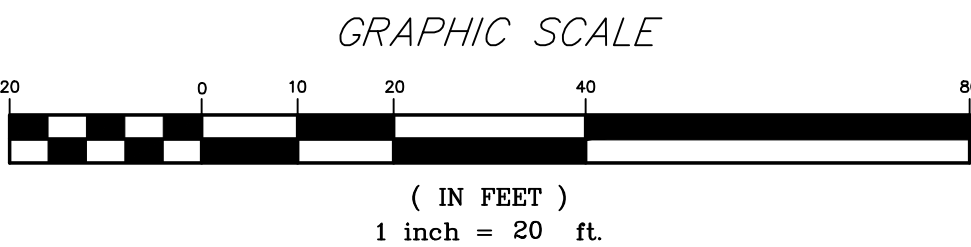


- NOTES
- NON-WOVEN GEOTEXTILE (PERMEABLE FILTER FABRIC) AROUND BOTTOM, SIDES AND TOP OF TRENCH. STAKE FABRIC ON DOWNHILL SIDE EVERY 12 FEET.
 - CLAY PLUG DETAIL SHALL BE INCORPORATED INTO BED LAYOUT. A CLAY PLUG SHALL BE INSTALLED AT APPROXIMATELY EVERY 30 FEET OF TRENCH LENGTH.

A

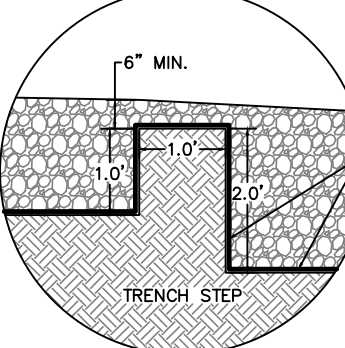
STORM TRENCH PLAN VIEW
NOT TO SCALE

ORANGE STREET
S.R. 3021
(PUBLIC ROAD-50' ROW)



Ex. 20' SANITARY EASEMENT

Ex. San MH 5-34
Rim: 176.96
Inv: 174.04

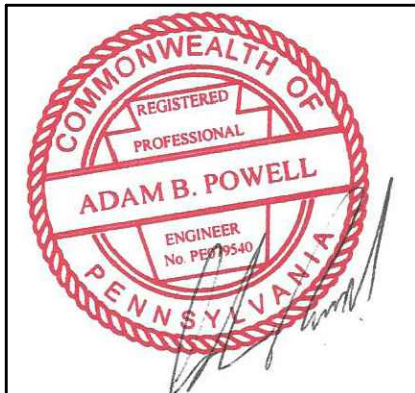


CALL BEFORE YOU DIG!

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# 20181283252
ONE-CALL DATE: 05/08/18



ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

IMPROVEMENT AND PCSM PLAN

FOR

M + M REALTY, LLC

SOUTH AVE. AND S ORANGE ST.

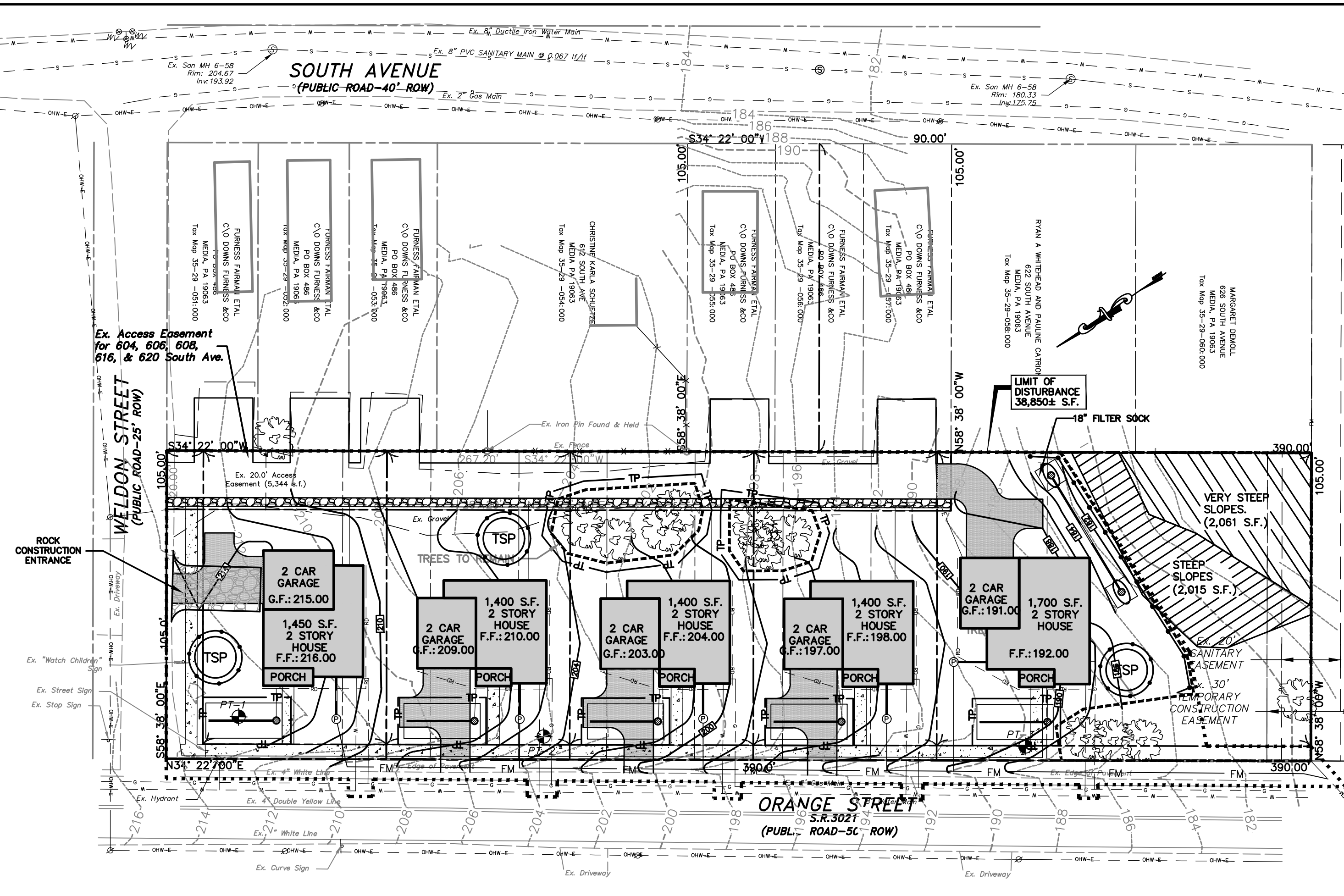
UPPER PROVIDENCE TWP. DELAWARE COUNTY, PA

NO.	REVISIONS	DESCRIPTION	DATE	NO.	REVISIONS	DESCRIPTION	DATE
1	REVISED PER JULY ENGR. LETTER AND PC	08.05.19		2	REVISED FOR ADDITIONAL MTG. COMMENTS	05.11.22	
2	SANITARY SEWER DETAILS	10.10.22			REVISED EXISTING LANDSCAPING	10.10.22	
					REVISED STORMWATER DETAILS AND PAVEMENT	02.14.23	

SHEET NO.

C-4

OF 6



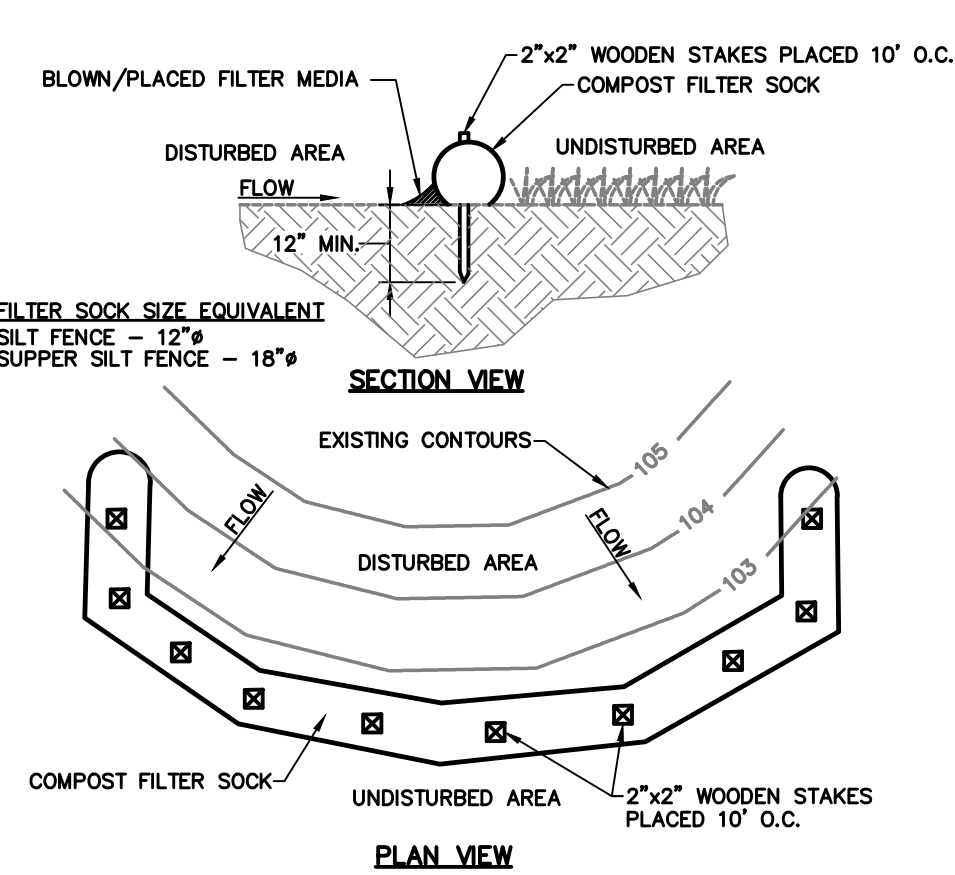
PROJ. N	15000
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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

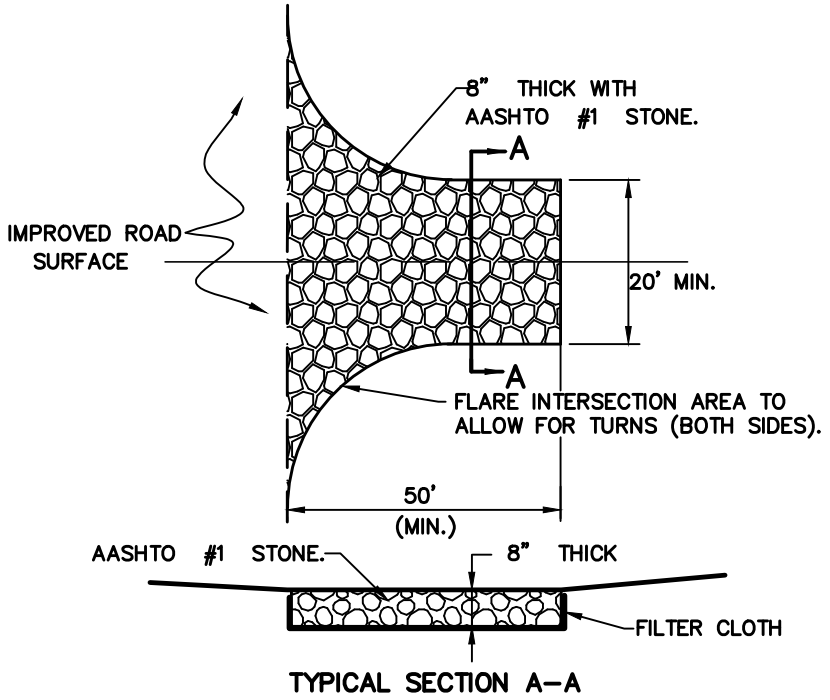
EROSION CONTROL AND MAINTENANCE NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 280.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM PP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL OR TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND REMEDIATION MUST BE PERFORMED IMMEDIATELY IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 10 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- THE PROJECT'S RECEIVING WATERCOURSE IS RIDLEY CREEK, AND THE CHAPTER 93 CLASSIFICATION IS TIF, MF.



COMPOST FILTER SOCK DETAIL - ALTERNATE

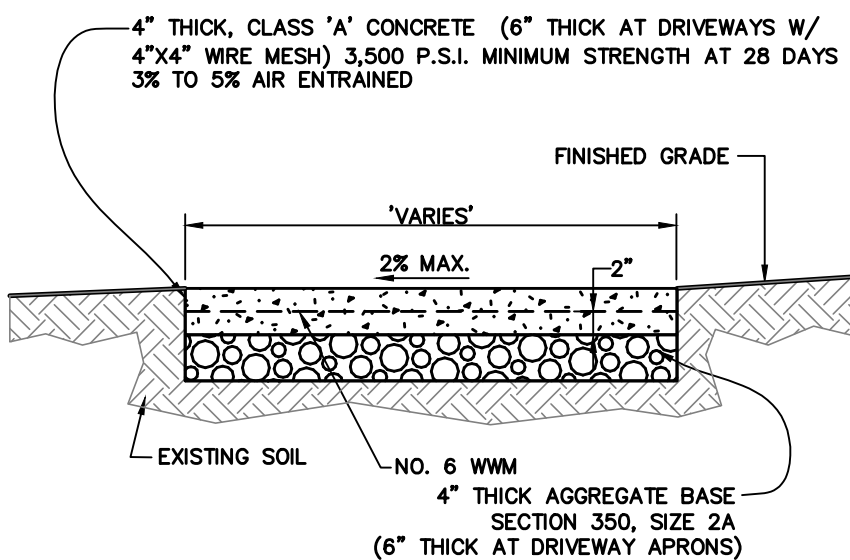
NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

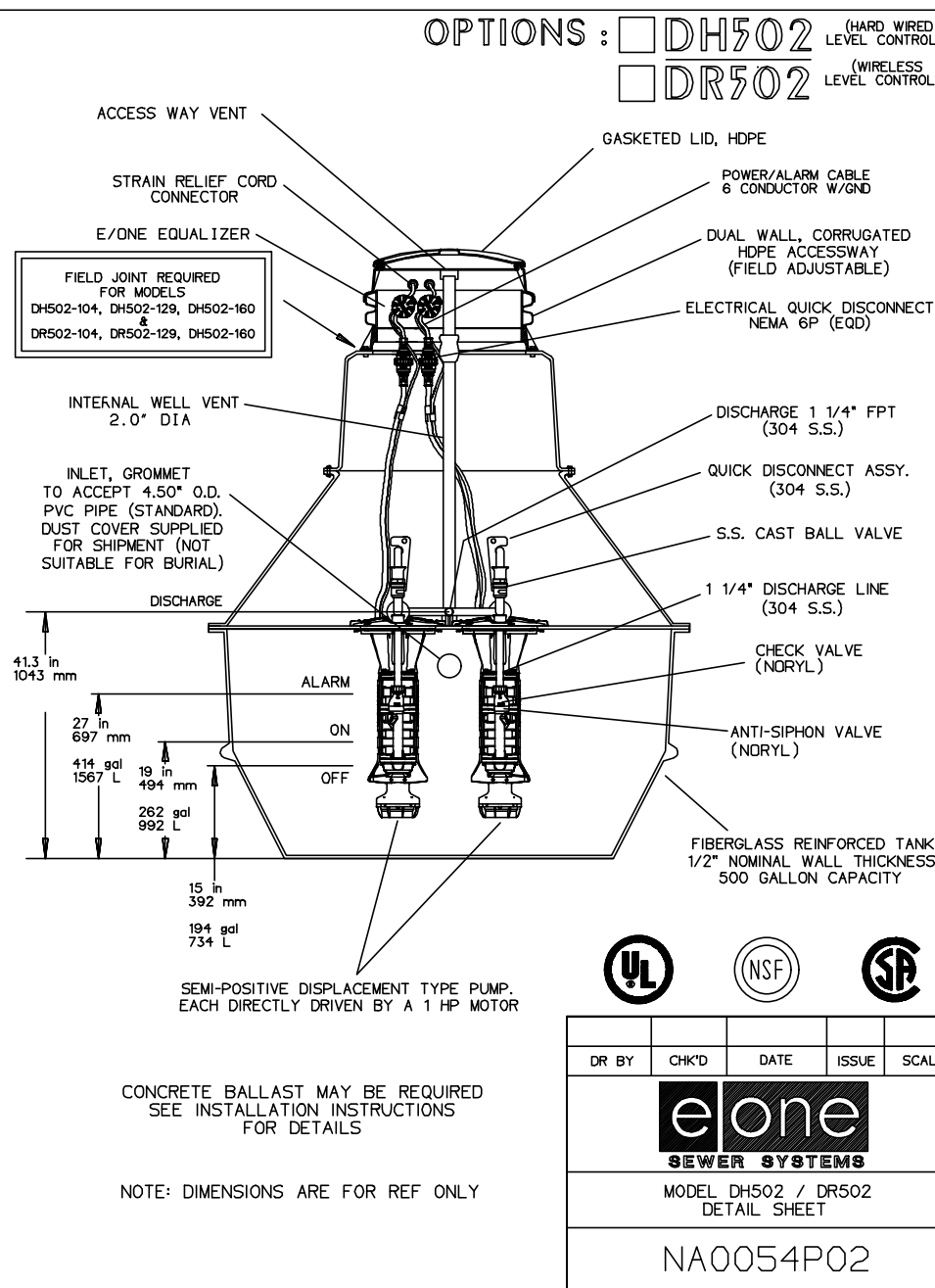
ROCK CONSTRUCTION ENTRANCE

(P&C)



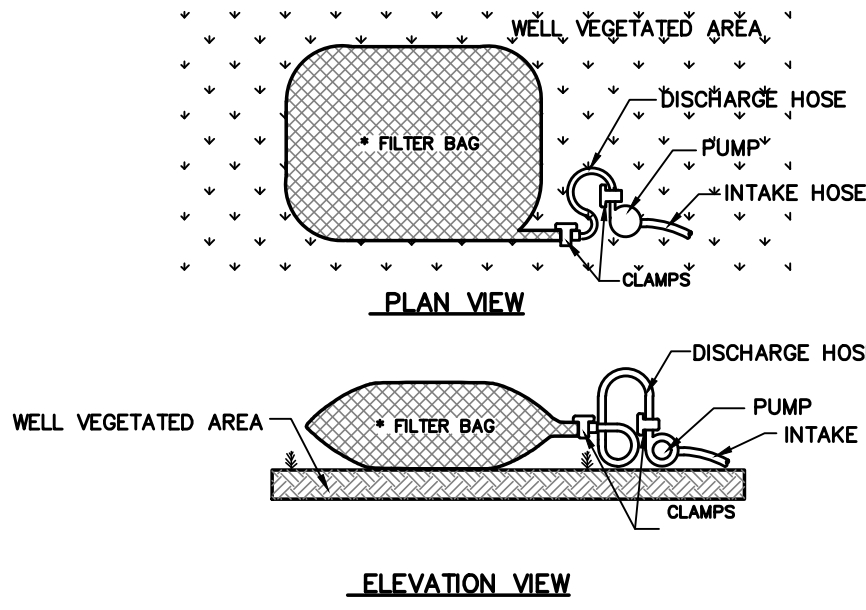
CONCRETE SIDEWALK SECTION

NOT TO SCALE



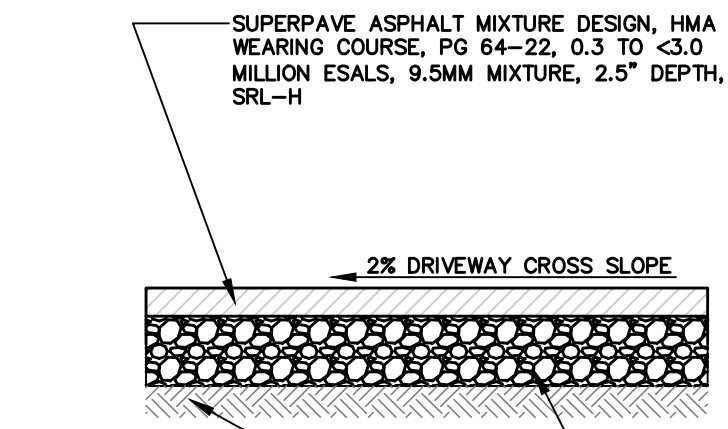
NOTES:
PER PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL
TECH. GUIDANCE NO. 363-2134-008

- SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR.
- POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
- **FILTER SOCK TO BE USED AS AN ALTERNATE TO SILT FENCE AROUND DISTURBED AREAS



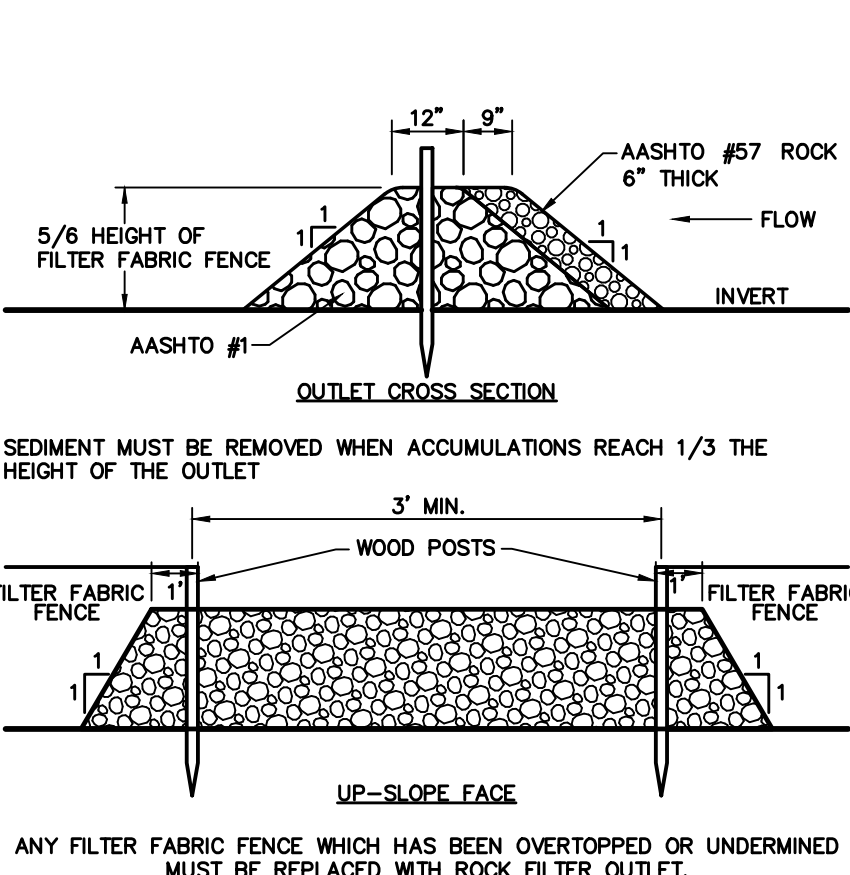
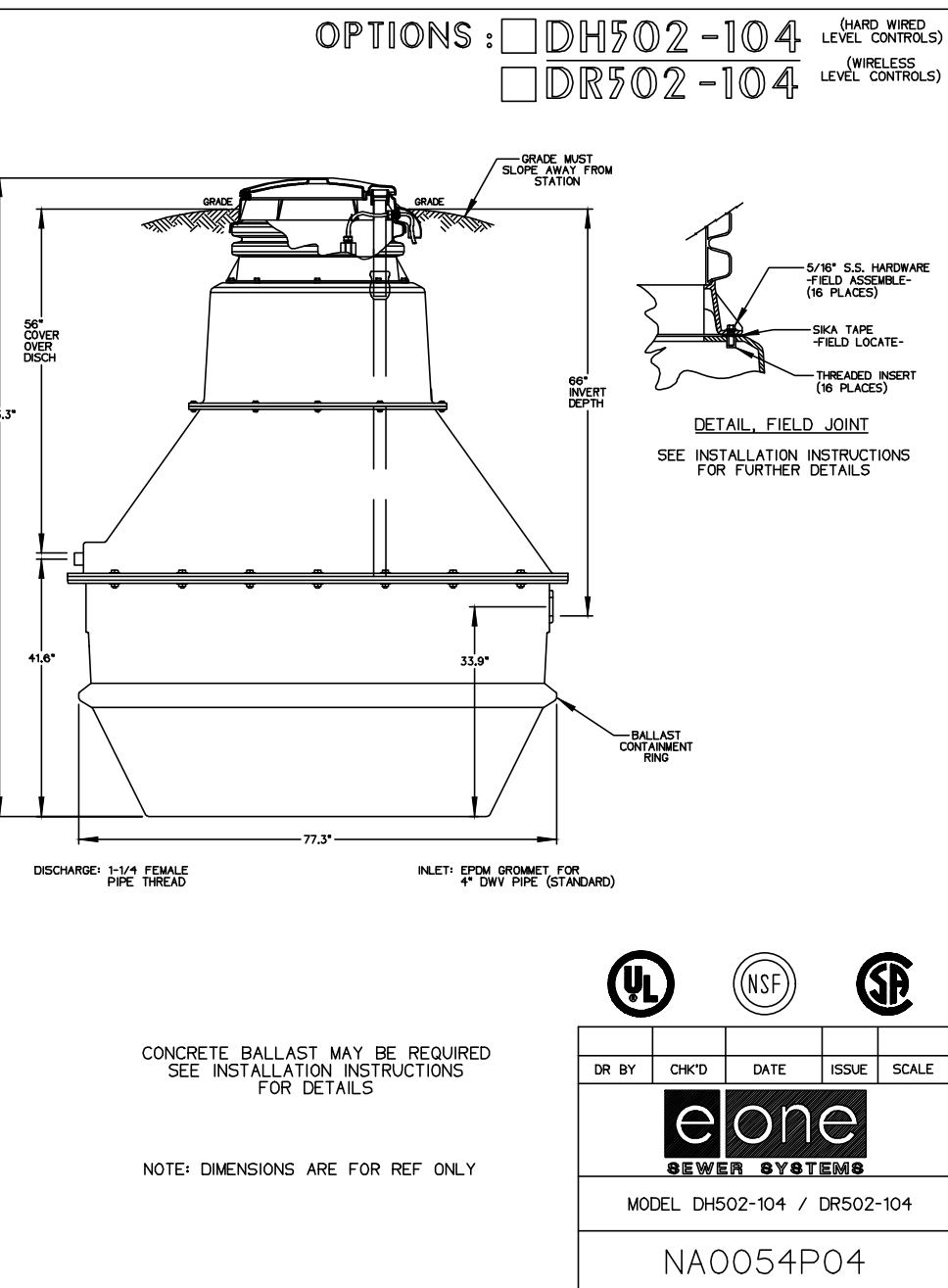
SEDIMENT FILTER BAG FOR PUMPED WATER DETAIL

NOT TO SCALE



RESIDENTIAL DRIVEWAY PAVING SECTION DETAIL

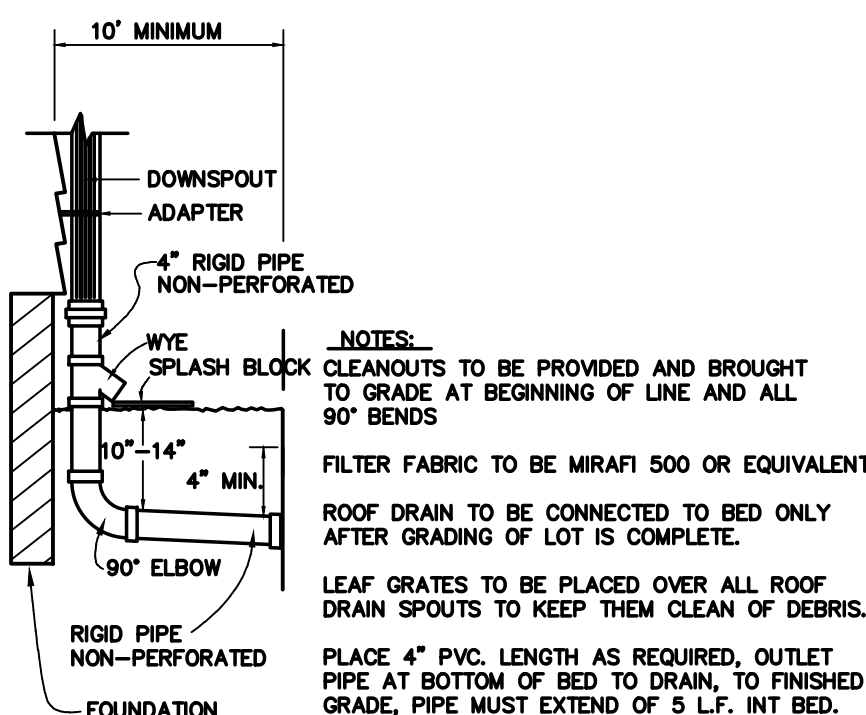
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ROCK FILTER OUTLET DETAIL

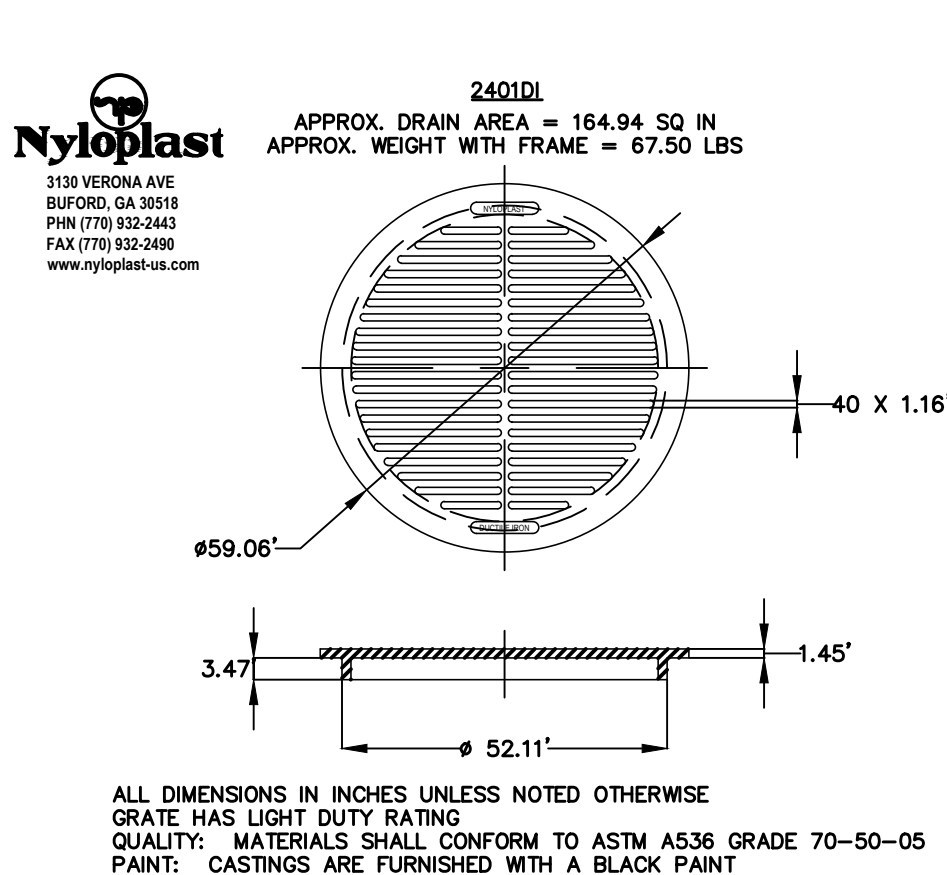
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- FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
- BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.
- THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.



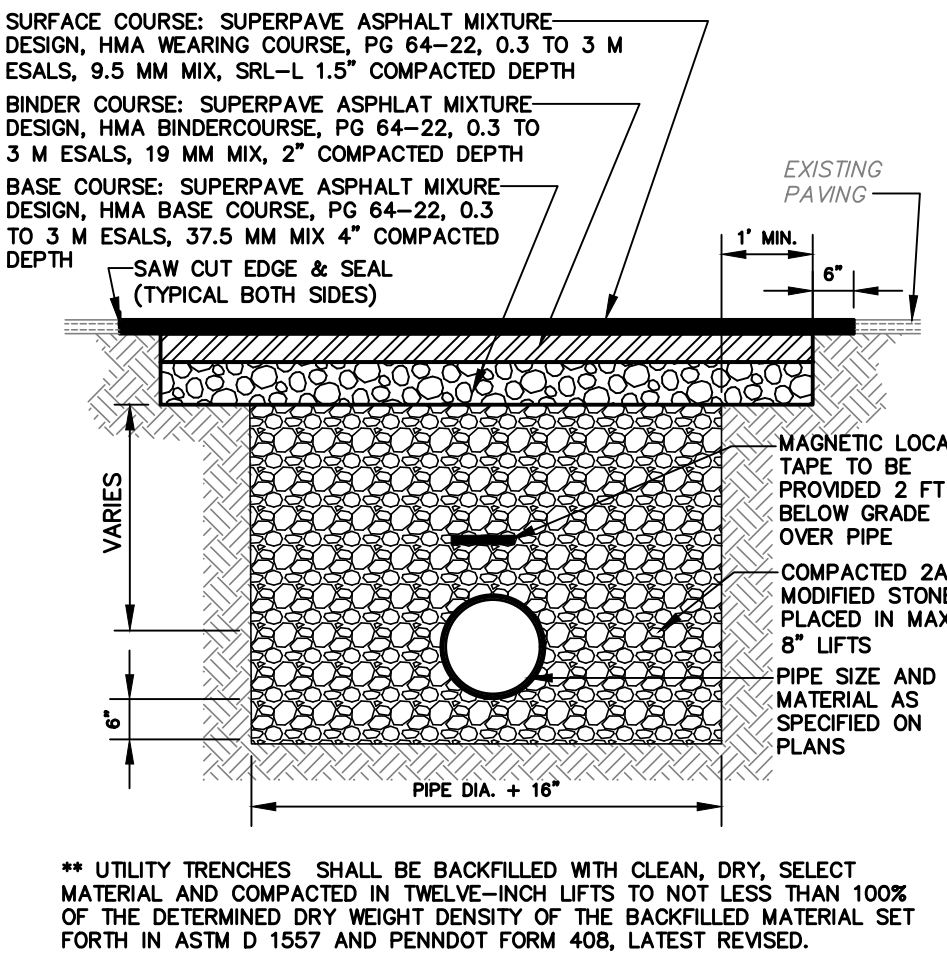
DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



24" DROP-IN STORM GRATE

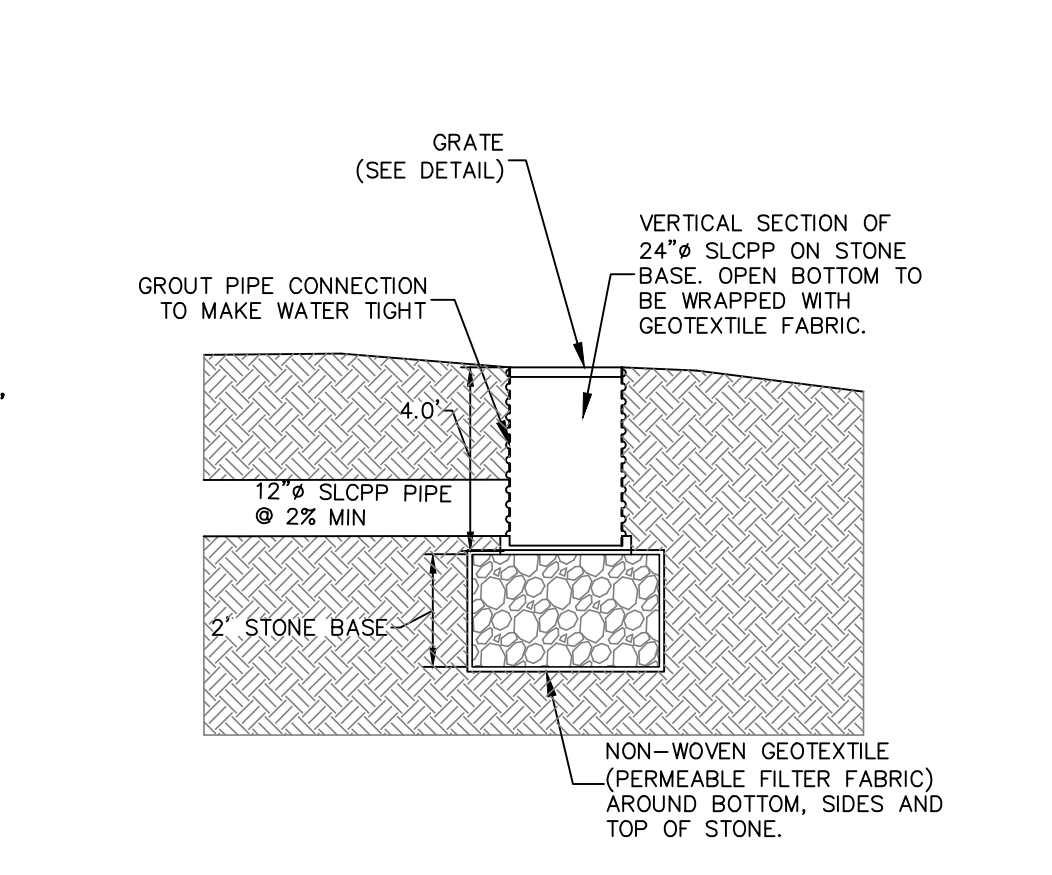
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UTILITY TRENCH ROADWAY RESTORATION

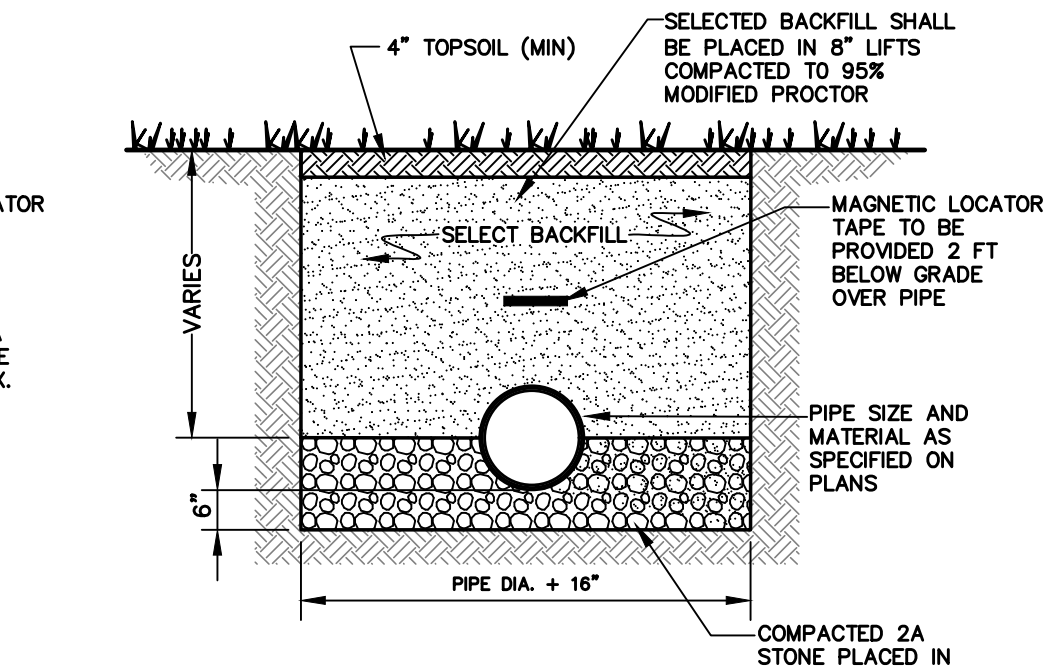
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INFILTRATION BED INVERT DATA				
LOT No.	A	B	C	D
1	215.00	213.50	209.50	208.50
2	208.00	206.50	202.50	201.50
3	202.00	200.50	196.50	195.50
4	196.00	194.50	190.50	189.50
5	190.00	188.50	184.50	183.50



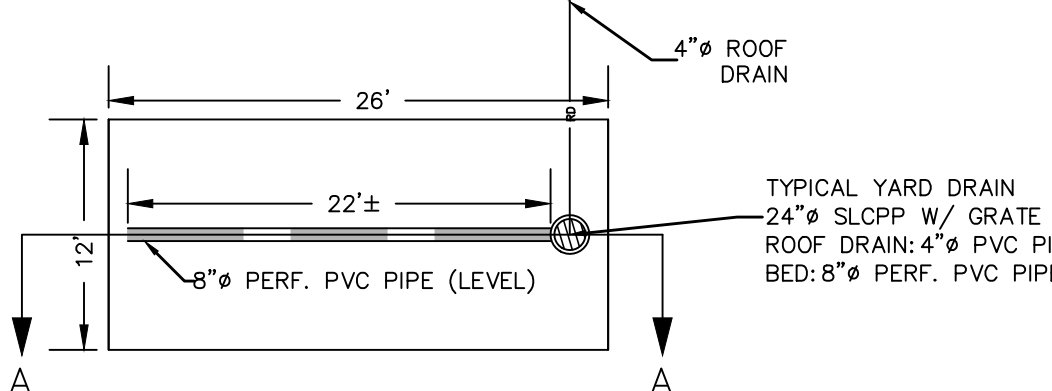
24" YARD DRAIN

NOT TO SCALE

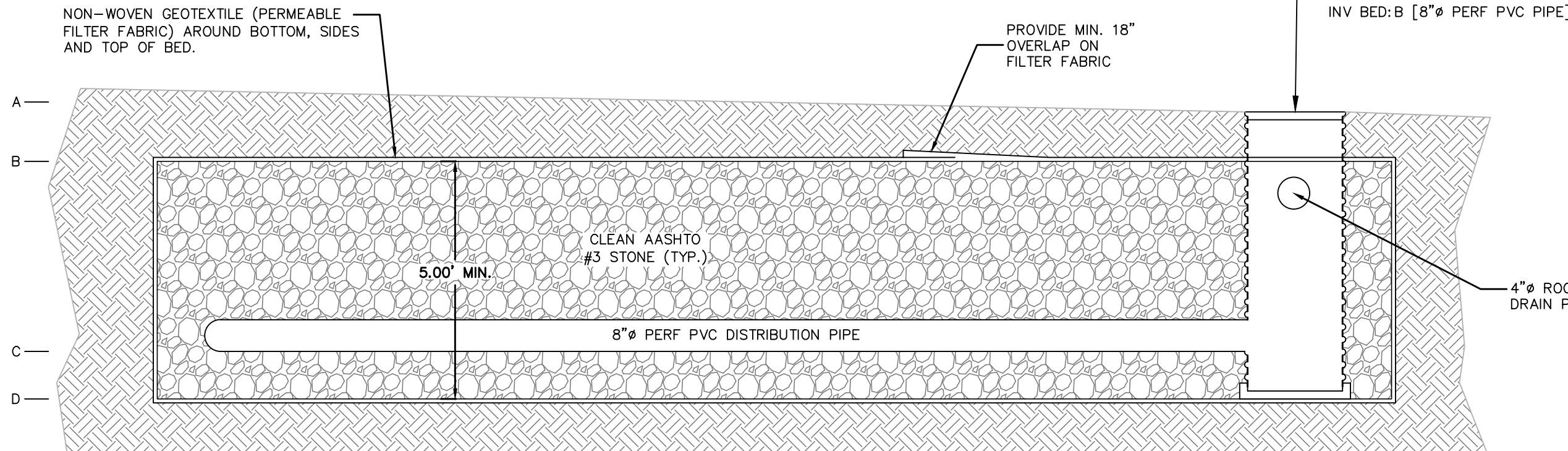


UTILITY TRENCH RESTORATION

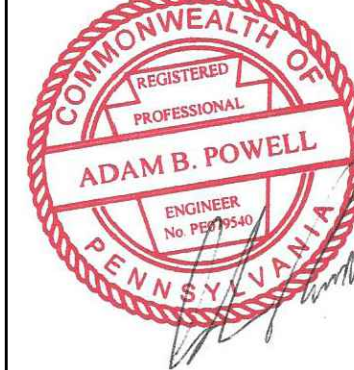
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TYPICAL INFILTRATION BED PLAN VIEW



TYPICAL INFILTRATION BED CROSS SECTION [A-A]



ARCHITECTS

ARCHITECTURE

ENGINEERING

SITE PLANNING

INTERIOR DESIGN

FOR

M + M REALTY, LLC

SOUTH AVE. AND S ORANGE ST.

UPPER PROVIDENCE TWP.

DELAWARE COUNTY, PA

EROSION AND CONSTRUCTION DETAILS

NO.	DESCRIPTION	DATE	REVISIONS
1	REVIEW PER JULY ENGR. LETTER AND PC COMMENTS	08.05.19	
2	REVISED FOR ADDITIONAL SANITARY SEWER DETAILS	05.11.22	
3	REVISED EXISTING LANDSCAPING	10.10.22	
4	REVISED STORMWATER DETAILS AND PAVEMENT	02.14.23	

DATE: 07/01/19

SCALE: N.T.S.

DRAWN BY: SFP

CHECKED BY:

PROJ. NO.: 15280

SHEET NO.

C-6

SHEET 6 OF 6