

NOTES

1. BOUNDARY DESCRIPTIONS BASED OFF OF FOUND DEEDS OF RECORD.
2. EXISTING CONDITIONS FROM FIELD SURVEY COMPLETED BY THIS OFFICE ON JUN 22, 2017.
3. UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. 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.
5. ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
6. MAINTENANCE OF SIDEWALKS ON AND DIRECTLY ADJACENT TO THE SUBJECT PROPERTY, WITHIN THE RIGHT-OF-WAY, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
7. THIS PLAN SET IS SUBMITTED AS PART OF THE STORMWATER MANAGEMENT REPORT DATED JANUARY 7, 2019.
8. 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 THE 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.

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.**	3,150 S.F.**
LOT WIDTH	50 FT.	390 FT.	30 FT.	30 FT.
MINIMUM SETBACK				
FRONT YRD.	20 FT.	N/A	16 FT.**	16 FT.**
SIDE YRD.	8 FT. MIN.; 16 FT. AGG.	N/A	0 FT. MIN.; 5 FT. AGG. **	4 FT. MIN.; 12 FT. AGG. **
REAR YRD.	10 FT.	N/A	55 FT.	N/A
MAX HT.	35 FT.	N/A	< 35 FT.	N/A
IMPERVIOUS COVER	40%	12% (4,560 S.F.)	43% (1,360 S.F.)**	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.	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.*	9,183 S.F.*	3,675 S.F.†	3,675 S.F.†
LOT WIDTH	50 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.	16 FT.**	16 FT.**
SIDE YRD.	8 FT. MIN.; 16 FT. AGG.	8 FT. MIN.; 16 AGG.	32 FT.	54 FT.			
REAR YRD.	10 FT.	10 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.
IMPERVIOUS COVER	40%	38.8% (1,942 S.F.)	39% (1,950 S.F.)	39% (1,950 S.F.)	26.4% (2,425 S.F.)	37% (1,360 S.F.)†	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.

REDUCTION OF LEGAL NON-CONFORMITY

*EXISTING LEGAL NON-CONFORMITY

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

DRAWING INDEX	
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

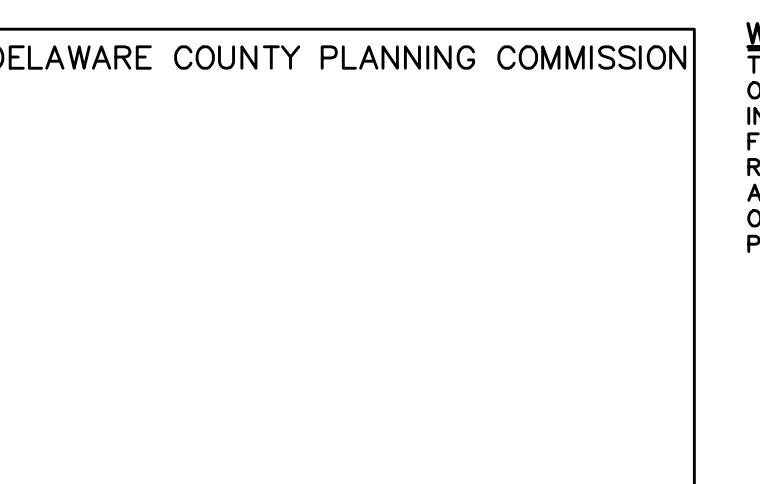
ON THIS, the _____ day of _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, _____, WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES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

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

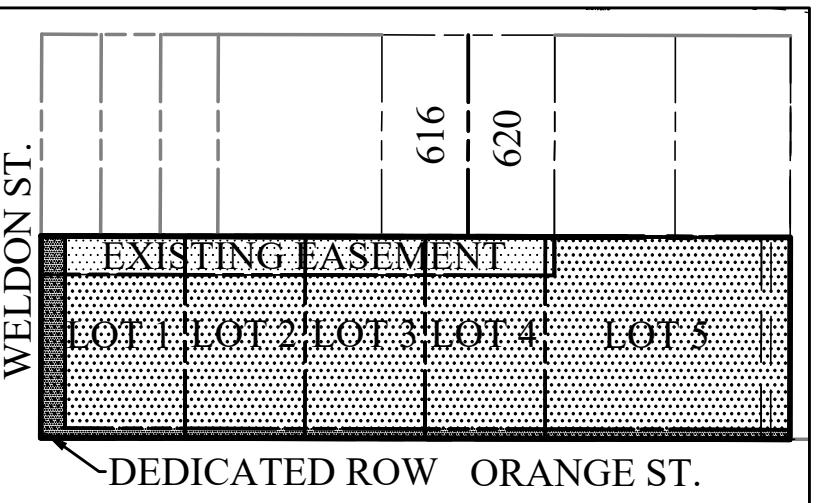
SIGNATURE OF OWNER _____ NOTARY PUBLIC OR OTHER OFFICER _____

PE079540
SIGNATURE OF ENGINEER _____ DATE _____
P.E. LICENSE NUMBER _____
CERTIFICATE FOR APPROVAL BY TOWNSHIP COUNCIL
APPROVED BY RESOLUTION OF THE UPPER PROVIDENCE TOWNSHIP COUNCIL THIS _____ DAY OF _____, 20____.

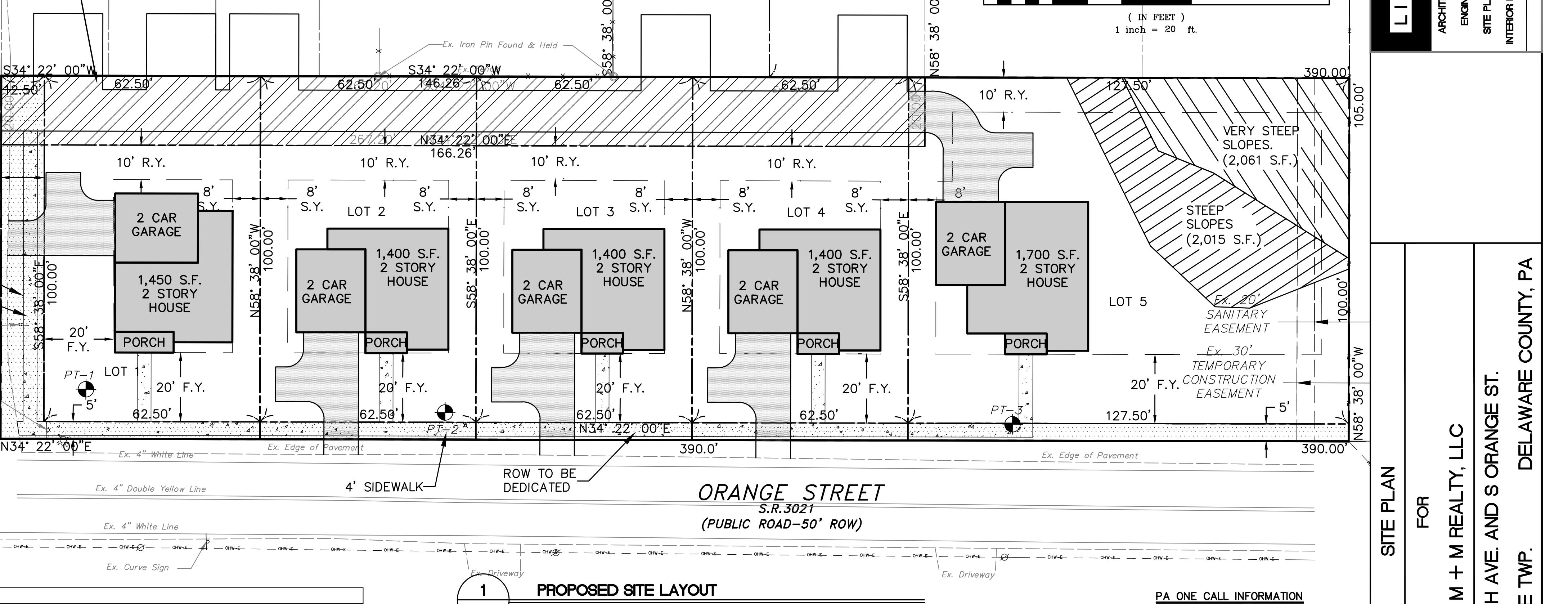
PRESIDENT _____
CERTIFICATE OF REVIEW BY TOWNSHIP ENGINEER
REVIEWED BY THE TOWNSHIP ENGINEER FOR MEDIA
ENGINEER _____ DATE _____
SECRETARY (ATTEST) _____ DATE _____



WAIVER REQUEST
THE APPLICANT REQUESTS A WAIVER FROM ORDINANCE SECTION 12.21.15 REQUIRING THE INSTALLATION OF SIDEWALKS ON THE PROPERTY FRONTAGES DUE TO ORANGE STREET BEING A ROAD UNDER PENNDOT JURISDICTION. THE APPLICANT IS WILLING TO PROVIDE A FEE IN LIEU OF SIDEWALKS IN THE EVENT PENNDOT DOES NOT PERMIT SIDEWALKS.



KEY MAP AFTER SUBDIVISION
PERIMETER SHAPE OF ALL PARCELS AFTER SUBDIVISION/ REVERSE SUBDIVISION



SITE PLAN

FOR

M + M REALTY, LLC

SOUTH AVE. AND S ORANGE ST.

DELAWARE COUNTY, PA

REVISIONS

DATE

DATE

DATE

SHEET NO.

1

2

3

SCALE:

1"=20'

1"=20'

1"=20'

DRAWN BY:

1. REVIEW LETTER AND PC

MTG. COMMENTS

REvised FOR ADDITIONAL DETAILS

DATE:

08-05-19

05-11-22

10-01-22

REVIEWED BY:

1. SANITARY EASEMENT

2. REVERSE SUBDIVISION

3. ADDITIONAL DETAILS

DATE:

02-14-23

10-01-22

10-01-22

CHECKED BY:

1. LANDSCAPING

2. REvised STORMWATER DETAILS

3. PAVEMENT DETAILS

PROJ. NO.:

15280

15280

15280

SHEET 1 OF 6

1

2

3

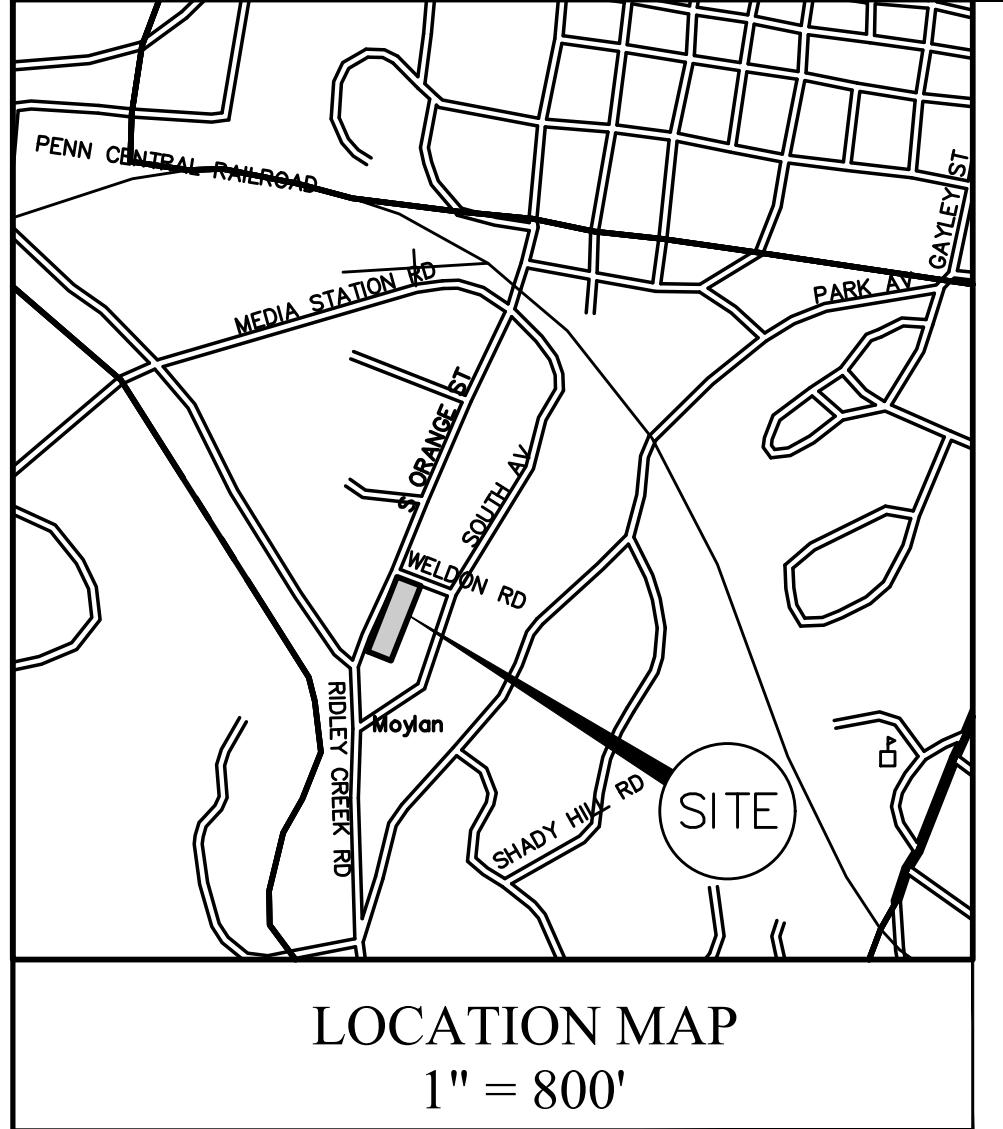
C-1

C-1

C-1

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C-1



LEGEND

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ZONING DATA

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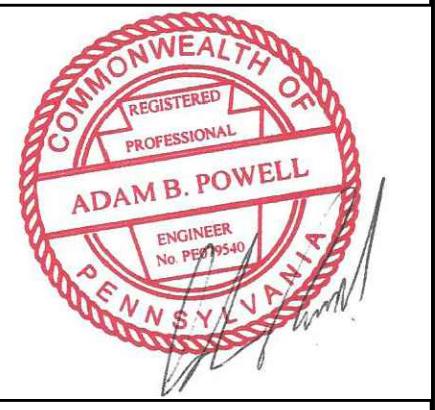
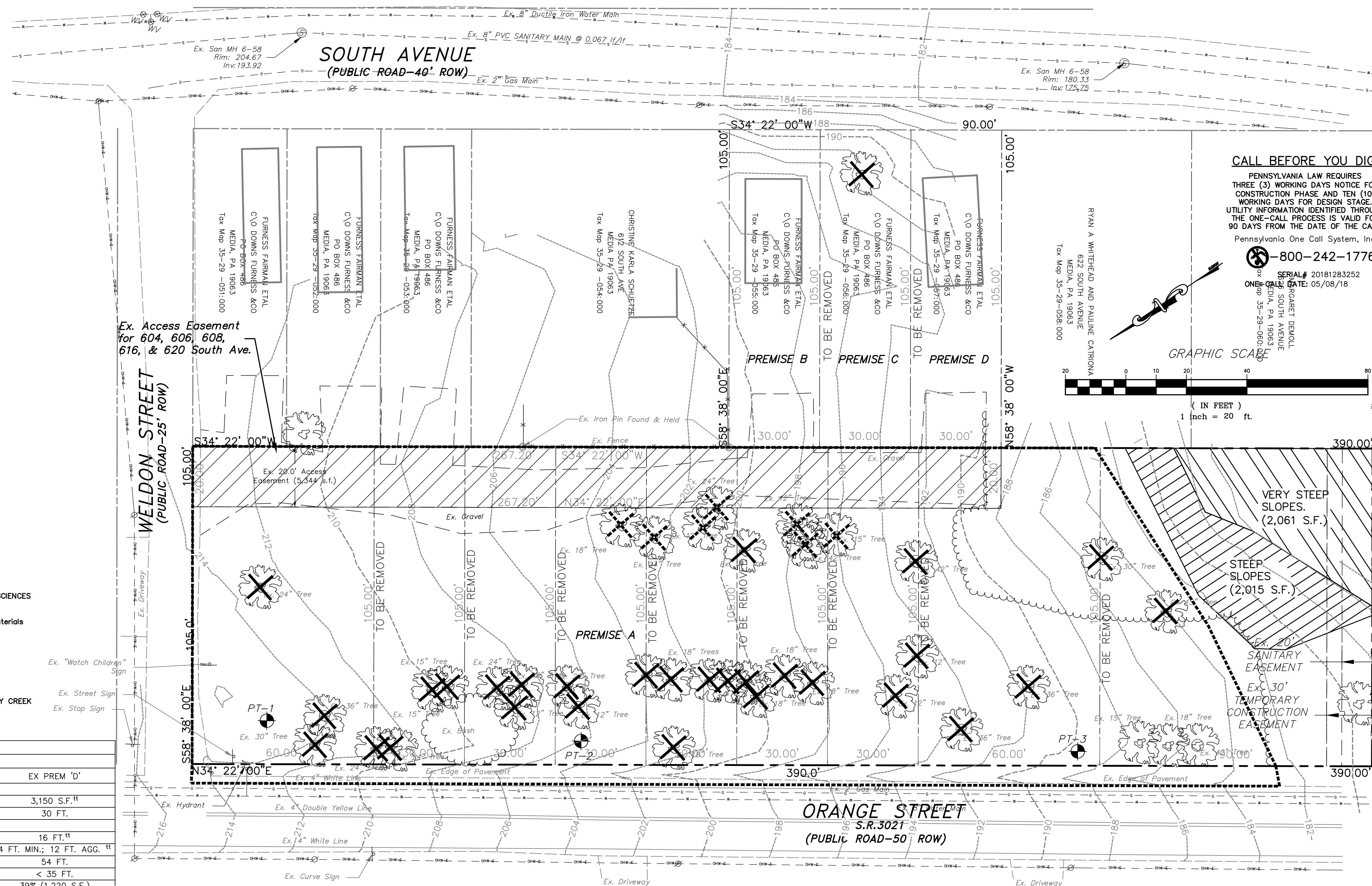
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**REDUCTION OF LEGAL NON-COM confor

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DEMOLITION NOTE

BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PAVEMENT, DRAINAGE PIPE, AND OTHER OBJECTS INTERFERING WITH THE PROPOSED WORK 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 CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRADE 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.



LINN ARCHITECTS

ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN

EXISTING CONDITIONS AND DEMOLITION PLAN

FOR
M + M REALTY, LLC

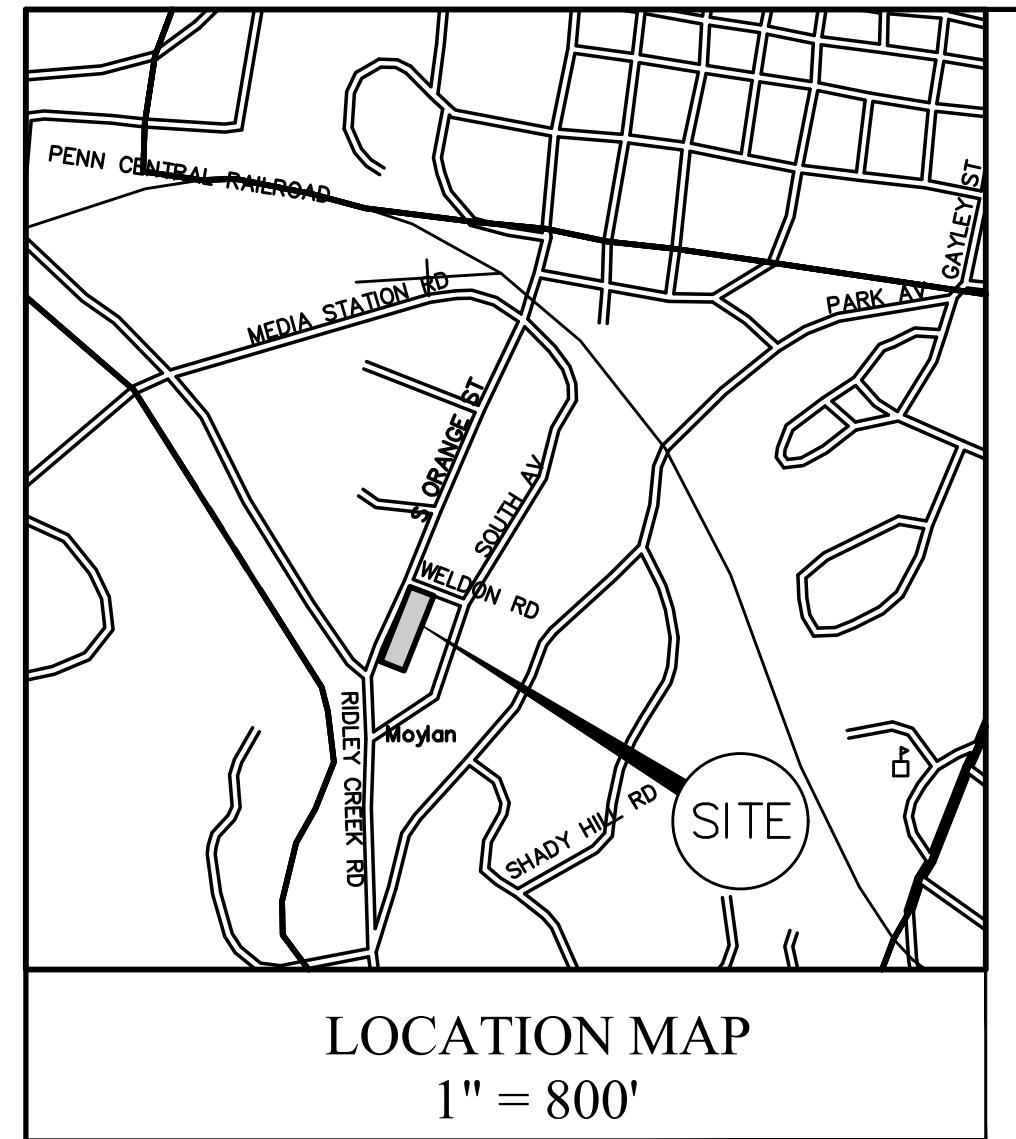
SOUTH AVE. AND S ORANGE ST.

UPPER PROVIDENCE TWP.

DELAWARE COUNTY, PA

DATE:	REVISIONS	REVIEWED PER JULY ENGR.	DATE
07/01/19	1	REVIEW LETTER AND PC	08/05/19
1-20	1	MTG. COMMENTS	
	2	REVIEWED FOR ADDITIONAL SANITARY SEWER DETAILS	05/11/22
	SPP	REVIEWED EXISTING LANDSCAPING	10/01/22
		REVIEWED STORMWATER DETAILS	02/14/23
SHEET NO.			

C-2



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

LEGEND

EXISTING	PROPOSED
FENCELINE	
RIGHT OF WAY	
PROPERTY LINE	
IRON PIN	●
MONUMENT	
SIGN	
SPOT GRADES	000.00
CONTOURS	07
SANITARY SEWER W/M.H.	
STORM SEWER W/M.H.	
TYPE W INLET	
ROOFDRAIN PIPE	RD
ELECTRIC LINE	E
WATER LINE	W
GAS LINE	G
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	

NOTES

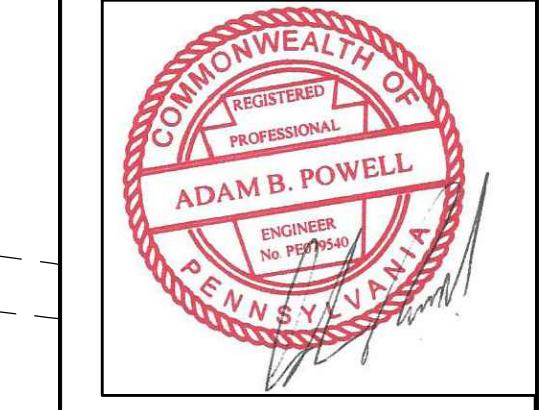
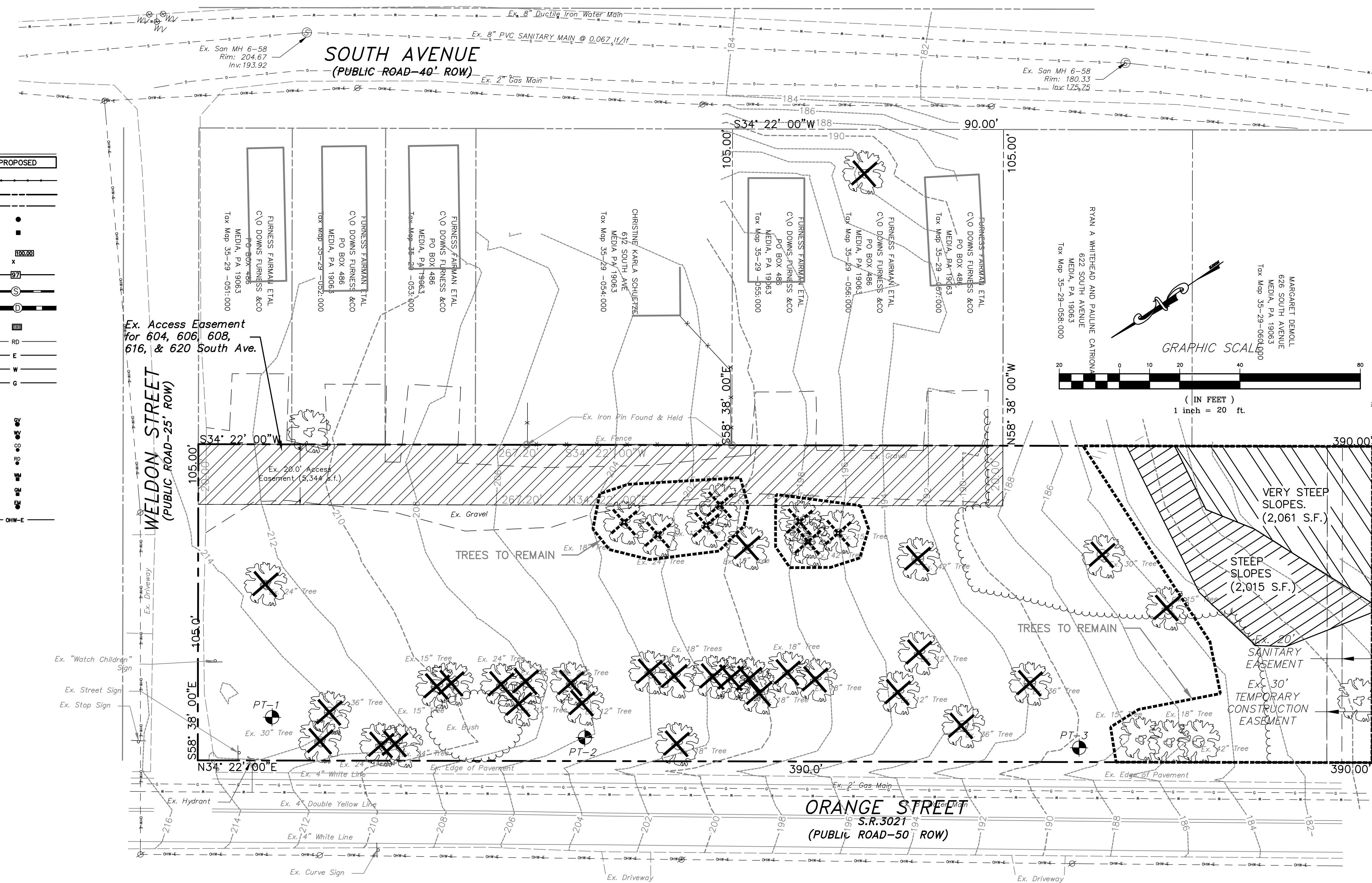
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DEMOLITION NOTE

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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" 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	



LINN ARCHITECTS
1140 N PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-565-7044
FAX: 610-565-3258

CONSERVATION PLAN			
FOR M + M REALTY, LLC			
SOUTH AVE. AND S ORANGE ST. UPPER PROVIDENCE TWP. DELAWARE COUNTY, PA			
DATE: 07.01.19	REVISIONS NO.:	REVIEWED PER JULY ENGR. 1-20'	DATE: 08.05.19
DATE: 07.01.19	REVISIONS NO.:	MTG. COMMENTS 2 SANITARY SEWER DETAILS	DATE: 05.11.22
SHEET NO.:	REVIEWED BY: SFP	REVIEWED EXISTING LANDSCAPING	DATE: 10.1.22
SHEET NO.:	REVIEWED BY: SFP	REVIEWED STORMWATER DETAILS	DATE: 02.14.23

C-3

