

1. THIS PLAN IS BASED ON A PLAN OF, PROPERTY OF GEORGE PALOMBA, PREPARED BY G.D. HOUTMAN & SON, INC., DATED DECEMBER, 2021.
2. ELEVATIONS REFER TO CONTOURS FROM FIELD SURVEY BASED ON GPS SYSTEM, NORTH AMERICAN DATUM OF 1988.
3. BOUNDARY FROM A PLAN OF, PROPERTY OF GEORGE PALOMBA, PREPARED BY G.D. HOUTMAN & SON, INC., DATED DECEMBER, 2021.
4. ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
5. NEW DEED DESCRIPTIONS TO BE WRITTEN AND RECORDED.
6. UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
7. BY GRAPHIC FLOTTING 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.
8. SOIL DELINEATION LINES TAKEN FROM PENN STATE COLLEGE OF AGRICULTURAL SCIENCES COOPERATIVE EXTENSION SOIL MAP VERSION 2.
9. SITE IS SERVICED BY PUBLIC SEWER AND WATER.
10. PER SURFACE EVIDENCE OBSERVED THERE ARE NO SEWAGE INFILTRATION AREAS OR WELLS IN THE VICINITY OF THE PROPOSED INFILTRATION SYSTEM.
11. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY UPPER PROVIDENCE TOWNSHIP AND SEWER AUTHORITY.
12. SANITARY SEWAGE FACILITIES MUST BE IN CONFORMANCE WITH "BUILDER'S WASTEWATER EXTENSION AGREEMENT", AS AMENDED FROM TIME TO TIME.
13. PUBLIC WATER FACILITIES MUST BE IN CONFORMANCE WITH "BUILDER'S WATER EXTENSION AGREEMENT", AS AMENDED FROM TIME TO TIME.
14. ALL LANDSCAPING AS SHOWN ON LANDSCAPE PLAN SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS.
15. THIS PLAN SET IS SUBMITTED AS PART OF THE STORMWATER MANAGEMENT REPORT FOR THE 'WOODS AT ROSE TREE' DATED FEBRUARY 04, 2022.
16. 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 IS NOT REQUIRED TO BE IN WRITING), 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 RECOVER 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 TO REMAIN UNREIMBURSED AND ANY COSTS OF COLLECTION, FEE AND INTEREST.

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 THE UTILITIES DEPARTMENT'S REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR 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.

E-1 GRINDER PUMP SERVICING EXISTING RESIDENCE  
TO BE REUSED AND RELOCATED IN ACCORDANCE  
WITH THE UPPER PROVIDENCE SEWER AUTHORITY.

COMPANY: AQUA PENNSYLVANIA INC  
ADDRESS: 762 W LANCASTER AVE  
BRYN MAWR, PA 19010  
CONTACT: JAMES THORNTON  
EMAIL: JDTHORNTON@AQUAAMERICA.COM

COMPANY: COMCAST  
ADDRESS: 110 SPRINGBROOKE BOULEVARD  
ASTON, PA. 19014  
CONTACT: RICH KAIN  
EMAIL: richard\_kain@cable.comcast.com

COMPANY: PECO ENERGY C/O USIC  
ADDRESS: 450 S HENDERSON RD SUITE B  
KING OF PRUSSIA, PA. 19406  
CONTACT: NIKKIA SIMPKINS  
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: KELLY AND CLOSE ENGINEERS  
ADDRESS: 1786 WILMINGTON W CHESTER PIKE  
GLEN MILLS, PA. 19342  
CONTACT: THOMAS BONNER  
EMAIL: [tbonner@kellyengineers.com](mailto:tbonner@kellyengineers.com)

COMPANY: UPPER PROVIDENCE TOWNSHIP  
ADDRESS: 935 NORTH PROVIDENCE ROAD  
MEDIA, PA. 19063  
CONTACT: DAVE PYSHER  
EMAIL: [dpyshe@upperprovidence.org](mailto:dpyshe@upperprovidence.org)

COMPANY: VERIZON PENNSYLVANIA LLC  
ADDRESS: 1050 VIRGINIA DR  
FORT WASHINGTON, PA. 19034  
CONTACT: DARLINE LEPPERD JOHNSON

	CONCRETE CURB
	CONC. SIDEWALK
	FENCE LINE
	SPOT GRADES
	CONTOURS
	RIGHT OF WAY
	PROPERTY LINE
	IRON PIPE
	SANITARY SEWER W/ M.H.
	STORM SEWER W/ M.H.
	TYPE 'C' INLET
	WATER LINE
	GAS LINE
	TELEPHONE LINE
	SEWER LATERAL
	GAS VALVE
	WATER VALVE
	CLEAN-OUT
	GAS METER
	FIRE HYDRANT
	ELECTRIC METER
	OVERHEAD WIRE
	UTILITY POLE
	AREA OF DEMOLITION
	ITEM TO BE REMOVED
	PERCOLATION TEST LOCATION
	SOIL TEST LOCATION
	TREE
	DEAD/HAZARD TREE
	REMOVE FOR DEVELOPMENT

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

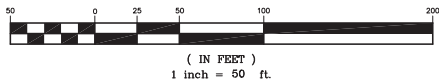
**APPLICANT/EQUITABLE OWNER**  
THE WOODS AT ROSE TREE, LLC  
P.O BOX 1798  
MEDIA, PA 19063

**OWNER**  
MARY AND HANSE SELKE  
913 PLUM LANE  
DAVIS, CA 95616

THE PURPOSE OF THIS PLAN IS TO SHOW THE REQUIREMENTS NECESSARY TO DEVELOP 8 RESIDENTIAL LOTS. THE PLAN INCLUDES THE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT SUCH AS GRADING, LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES.

355 KIRK LANE  
TAX MAP: 35-20-194:000  
FOILIO: 35-00-00793-00  
DB/PG: 1161/0430

LOTS 13 & 14 HIGHLAND AVE  
TAX MAP: 35-20-173:000  
FOILIO: 35-00-00636-00  
DB/PG:1161/0430



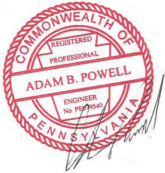
PENNSYLVANIA LAW REQUIRES  
THREE (3) WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND TEN (10)  
WORKING DAYS FOR DESIGN STAGE.  
UTILITY INFORMATION IDENTIFIED THROUGH  
THE ONE-CALL PROCESS IS VALID FOR  
90 DAYS FROM THE DATE OF THE CALL.

Pennsylvania One Call System, Inc.

-800-242-1776

SERIAL# 20220141671

ONE-CALL DATE: 01/14/2022



LINN ARCHITECTS

ARCHITECTURE  
ENGINEERING  
INTERIOR PLANNING  
INTERIOR DESIGN

## EXISTING CONDITIONS AND DEMOLITION PLAN

FOR

# THE WOODS AT ROSE TREE

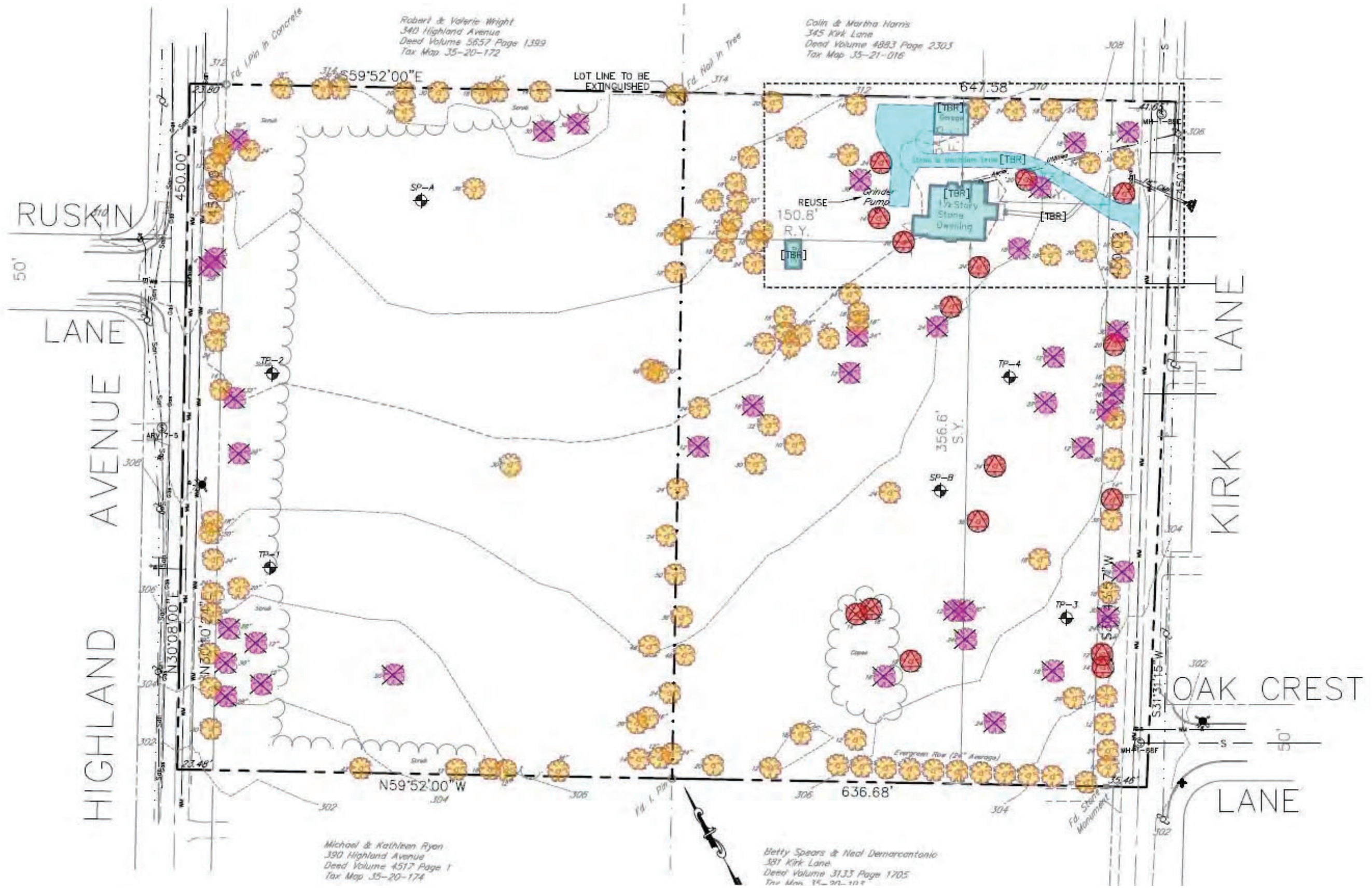
355 KIRK LANE AND LOT No. 13 + 14 HIGHLAND AVENUE

UPPER PROVIDENCE TOWNSHIP DELAWARE COUNTY, PA

<div style="text-align: center;"> <h1>C-2</h1> </div>	SHEET NO.		DATE	REVISIONS	DATE
			02.04.2022		
			SCALE: 1"=50'		
			DRAWN BY: ABP		
			CHECKED BY: 3		
SHEET OF 8		PROJ. NO. 21328			

C-2

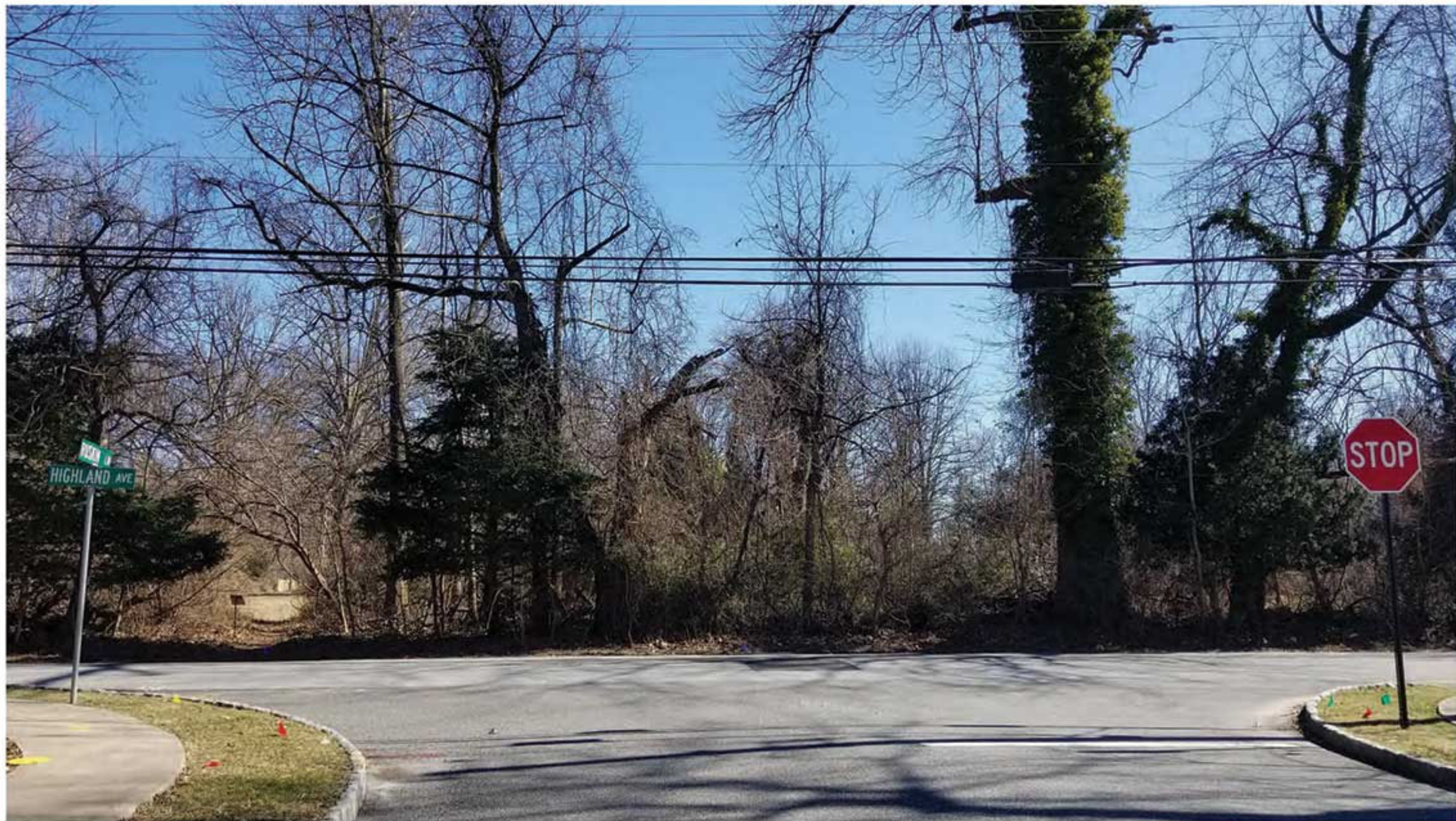
















































































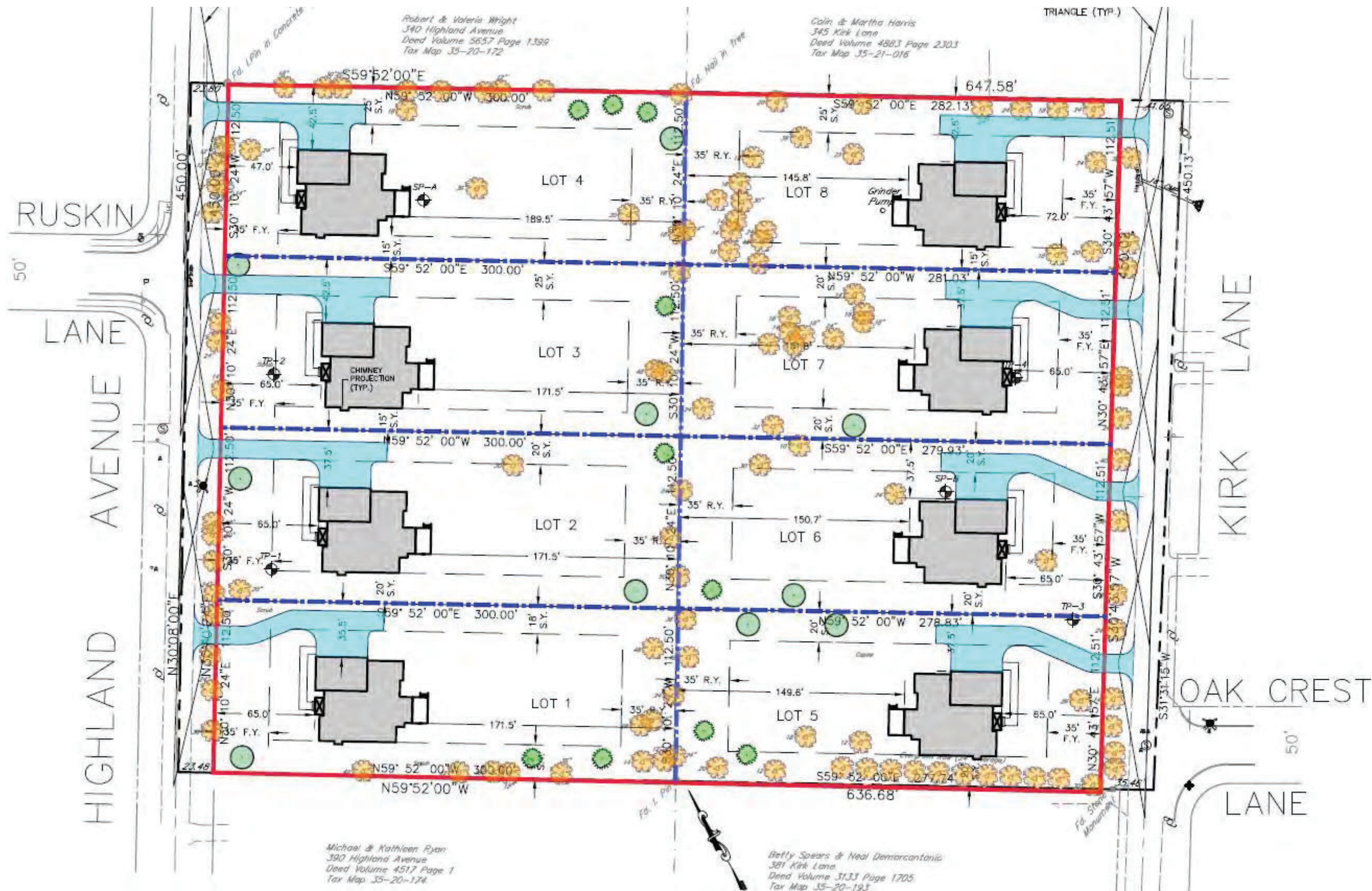














Plotted: 2-04-22 @12:08pm By: slinn

F:\Projects\Storage\Project Docs\21228\Civil\DWG\C-5 Landscape.dwg[C-5 Landscape]

- LANDSCAPE NOTES**
1. ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN STRICT CONFORMANCE WITH USDA STANDARDS FOR NURSERY STOCK AND THE "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION," LATEST EDITION.
  2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.
  3. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
  4. ALL PLANTS SHALL BE NURSERY GROWN.
  5. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  6. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.
  7. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITH A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR IF APPROVED BY THE LANDSCAPE ARCHITECT AND UPPER PROVIDENCE TOWNSHIP.
  8. ALL AREAS TO BE SHOWN AS LAWN SHALL BE GRASSED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
  9. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF PROPOSED UTILITIES.
  10. ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH AS SHOWN ON DETAILS.
  11. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
  12. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
  13. ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
  14. PREPARATION OF PLANTING: CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
  15. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
  16. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR HIS/HER EQUAL.
  17. ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
  18. ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRIFLINE SHALL NOT BE TRAVELLED ACROSS BY CONSTRUCTION TRAFFIC.
  19. TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6'.
  20. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
  21. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
  22. THE CONTRACTOR SHALL LAYOUT WITH IDENTIFIABLE STAKES INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING ALONG WITH THE ARRANGEMENTS AND OUTLINE OF PLANTING BEDS AS INDICATED ON DRAWINGS. THE LAYOUT OF PLANTING WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.
  23. AT PLANTING TIME, ALL PLANT MATERIAL SHALL BE THINNED BY REMOVING BROKEN AND/OR DEAD VEGETATIVE MATERIAL.
  24. ALL PLANTS SHALL BE INSTALLED AS PER DETAIL AND THE CONTRACT SPECIFICATIONS.
  25. ALL PLANTS SHALL BE STAKED AND PLUMB UNLESS OTHERWISE SPECIFIED.
  26. ALL PLANTS SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON. WATERING FOR THE PLANTS IS THE CONTRACTOR'S RESPONSIBILITY UNTIL THE PROPERTY IS TURNED OVER AND WATERING THE LANDSCAPING IS THE OWNER'S RESPONSIBILITY.
  27. WARRANT TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER WRITTEN DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CONSTRUCTION MANAGER AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE ONE YEAR WARRANTY PERIOD AND NOTIFY THE OWNER IF PROBLEMS DEVELOP. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REPLACED IMMEDIATELY. REPLACEMENTS SHALL BE PLACED UNDER WARRANTY FOR AN ADDITIONAL 12 MONTHS PERIOD.
  28. CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
  29. MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.

**PLANTING NOTES**

1. ALL LANDSCAPING AS SHOWN ON THE APPROVED PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL BE PERPETUALLY MAINTAINED AND REPLACED AS NECESSARY.
2. ALL PLANT LOCATIONS SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. TOPSOIL WITH A QUALITY ORGANIC SOIL AMENDMENT SHALL BE USED FOR ALL PLANTING AND SEEDING OPERATIONS.
4. NOTIFY ALL UTILITY COMPANIES AND LOCATE ALL UTILITIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES.
5. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANTING SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
6. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK QUALITY AS DEFINED BY THE AMERICAN STANDARDS FOR NURSERY AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL PLANT MATERIAL SHALL BE GUARANTEED TO LIVE AT LEAST 12 MONTHS FOLLOWING INSTALLATION. REPLACEMENTS SHALL BE PLACED UNDER WARRANTY FOR AN ADDITIONAL 12 MONTHS PERIOD.
7. ALL NON-BIODEGRADABLE ROOT WRAPPING TO BE REMOVED COMPLETELY BEFORE PLANTING.
8. ALL SHADE TREES TO BE PRUNED OF SIDE BRANCHES TO A HEIGHT OF 6' ABOVE GRADE EXCEPT WHERE NOTED IN PLANT SCHEDULE.
9. ALL PLANT MATERIAL SHALL BE APPROVED UPON ARRIVAL TO THE SITE, UNLESS OTHERWISE NOTIFIED.
10. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED BY SIMILAR PLANTS PRIOR TO INSTALLATION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND UPPER PROVIDENCE TOWNSHIP.
11. DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO WORK AREA. CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING OF ALL DISTURBED AREAS.
12. ALL PLANTS SPACED 6' O.C. OR CLOSER SHALL BE IN CONTINUOUS MULCHED BEDS.
13. SEED ALL DISTURBED AREAS WITH REQUIRED SEED MIX (SEE PLAN & SEEDING NOTES).

**SEEDING NOTES**

1. SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE CONTAINING PLANTING BEDS, SIDEWALKS, BUILDINGS, ETC.
2. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS, AND APPLICATIONS OF FERTILIZER AND/OR GROUND LIME/STONE SHALL BE MADE PER SOIL TEST RECOMMENDATIONS. INCORPORATE FERTILIZER OR LIME/STONE INTO TOPSOIL TO A 2" DEPTH.
3. MULCH SEEDED AREAS WITH CLEAN STRAW. WATER AND MAINTAIN ALL LAWN AREAS.
4. SEED MIXES SHALL BE INSTALLED WITH HYDROSEEDER OR SEED SEEDER PER MANUFACTURER RECOMMENDATION. MAINTAIN ALL SEED AREAS PER SEED MANUFACTURER'S RECOMMENDATION.

ERNST CONSERVATION SEEDS  
9006 MERCER PIKE, MEADVILLE, PA 16355  
(800) 873-3321 FAX (814) 336-5191 [WWW.ERNSTSEED.COM](http://WWW.ERNSTSEED.COM)

**SEED MIX:**

CONSERVATION MIX (ERNMX-114) OR APPROVED EQUAL  
50% KENTUCKY BLUEGRASS  
30% CREEPING RED FESCUE  
10% PERENNIAL RYEGRASS  
10% ANNUAL RYEGRASS

APPLIED 100-200 LB PER ACRE, OR 3-5 LB PER 1000 SF

**MAINTENANCE REQUIREMENTS:**

ALL LANDSCAPED PLANTING AREAS SHALL BE MAINTAINED AND KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS; PROVIDED, HOWEVER, THAT IF SUCH AREA IS PART OF A NATURALLY WOODED AREA ON THE PROPERTY THAT WILL REMAIN AT LEAST 20 FEET WIDE AFTER THE PROPOSED LAND DEVELOPMENT IS COMPLETED, IT MAY CONTINUE IN ITS NATURAL STATE.

**UTILITY NOTES**

1. THE CONTRACTOR MUST CALL CONTACT ALL UTILITY PROVIDERS AND LOCATE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR MUST VERIFY LOCATION, SIZE, DEPTH AND MATERIAL OF ALL UNDERGROUND STRUCTURES WITHIN THE LIMIT OF DISTURBANCE PRIOR TO BEGINNING WORK. NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
3. THIS PLAN INDICATES IDENTIFIED UTILITIES AND UTILITY COMPANY STRUCTURES BASED ON VISUAL SURVEY AND EXISTING UTILITY COMPANY PLANS. CONTRACTOR IS CAUTIONED THAT OTHER UTILITIES NOT SHOWN MAY EXIST WITHIN THE PROJECT LIMITS. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES.

**APPLICANT/EQUITABLE OWNER**

THE WOODS AT ROSE TREE, LLC  
P.O. BOX 1798  
MEDIA, PA 19063

**OWNER**

MARY AND HANSE SELKE  
913 PLUM LANE  
DAVIS, CA 95616

**SITE INFORMATION**

355 KIRK LANE  
TAX MAP: 35-20-194-000  
FOLIO: 35-00-00793-00  
DB/PG: 1161/0430

LOTS 13 & 14 HIGHLAND AVE  
TAX MAP: 35-20-173-000  
FOLIO: 35-00-00636-00  
DB/PG: 1161/0430

**PA ONE CALL INFORMATION**

COMPANY: AQUA PENNSYLVANIA INC  
ADDRESS: 762 W LANCASTER AVE  
BRYN MAWR, PA 19010  
CONTACT: JAMES THORNTON  
EMAIL: JTHORNTON@AQUAAMERICA.COM

COMPANY: COMCAST  
ADDRESS: 110 SPRINGBROOKE BOULEVARD  
ASTON, PA 19014  
CONTACT: RICH KAIN  
EMAIL: richard\_kain@comcast.com

COMPANY: PECO ENERGY C/O USIC  
ADDRESS: 450 S HENDERSON RD SUITE B  
KING OF PRUSSIA, PA 19406  
CONTACT: NIKKIA SIMPKINS  
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: KELLY AND CLOSE ENGINEERS  
ADDRESS: 1786 WILMINGTON W CHESTER PIKE  
GLEN MILLS, PA 19342  
CONTACT: THOMAS BONNER  
EMAIL: tbonner@kellyengineers.com

COMPANY: UPPER PROVIDENCE TOWNSHIP  
ADDRESS: 935 NORTH PROVIDENCE RD  
MEDIA, PA 19063  
CONTACT: DAVE PYSHER  
EMAIL: dypsher@upperprovidence.org

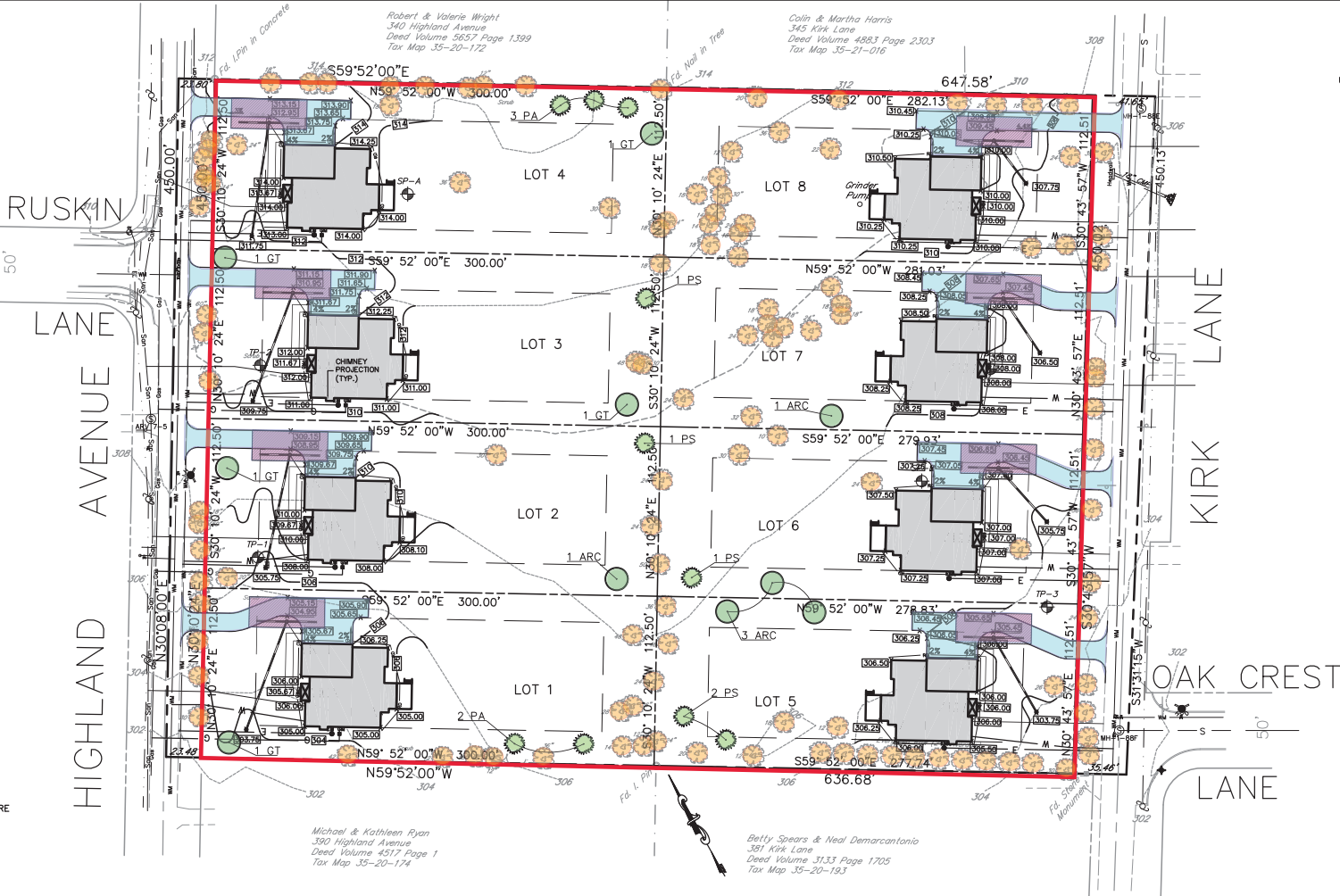
COMPANY: VERIZON PENNSYLVANIA LLC  
ADDRESS: 1050 VIRGINIA DR  
FORT WASHINGTON, PA 19034  
CONTACT: DARLINE LEPPERD JOHNSON

**SOILS TABLE**

(FROM UNITED STATES DEPARTMENT OF AGRICULTURE  
NATURAL RESOURCES CONSERVATION SERVICE)

SOIL TYPE: GeB-Glenelig channery loam  
DRAINAGE CLASS: Well Drained  
SLOPE RANGE: 3-8  
HYDROLOGIC GROUP: B  
BEDROCK DEPTH: 56-98 inches  
SEASONAL WATER TABLE: > 60 inches  
FLOODING POTENTIAL: None  
PROFILE PERMEABILITY: Moderately low to moderately high

LEGEND	
EXISTING	PROPOSED
	CONCRETE CURB
	HANDICAP RAMP
	CONC. SIDEWALK
	FENCELINE
	RIGHT OF WAY
	PROPERTY LINE
	IRON PIN
	MONUMENT
	TREE
	EVERGREEN TREE
	DEAD/HAZARD TREE
	REMOVE FOR DEVELOPMENT
	PERCOLATION TEST LOCATION
	SOIL TEST LOCATION



**REQUIRED STREET TREE CALCULATION:**

PER UPPER PROVIDENCE TOWNSHIP SALDO SECTION 1230.18-D(3) ONE STREET TREE SHALL BE PROVIDED FOR EVERY 50 FEET OF FRONTAGE OR A FRACTION THEREOF.

STREET	FRONTAGE	TREES REQUIRED	TREES PROVIDED
KIRK	450.02'	9 TREES	12 TREES
HIGHLAND	450.00'	9 TREES	19 TREES
TOTAL	900.02'	18 TREES	31 TREES
		31 EXISTING	

**REQUIRED TREE REPLACEMENT CALCULATION:**

PER UPPER PROVIDENCE TOWNSHIP SALDO SECTION 1230.18-C(3)(a) REPLACEMENT TREES ARE REQUIRED BASED ON SPECIFIC TREE REMOVAL. THE CALCULATION REQUIRES 1 INCH OF NEW TREE CALIPER TO BE PROVIDED FOR A SPECIFIC NUMBER OF INCHES OF EXISTING TREE DIAMETER TO BE REMOVED BASED ON THE DIAMETER OF THE EXISTING TREE TO BE REMOVED.

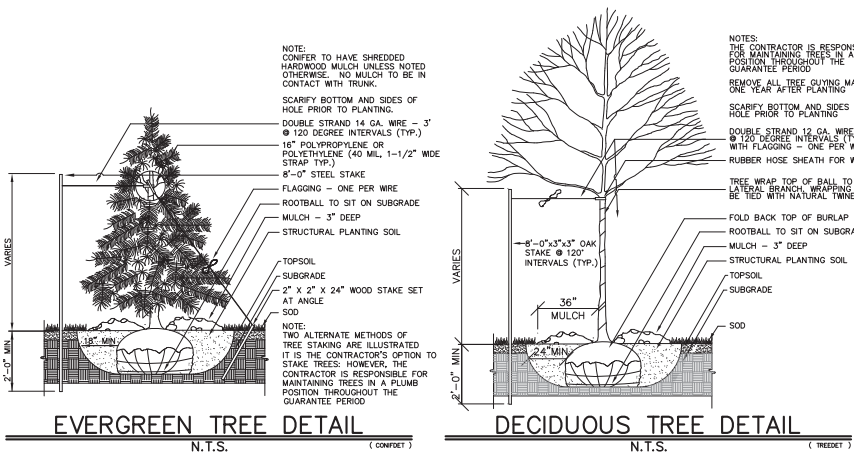
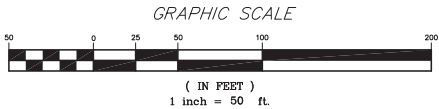
TREES REMOVED	DIAMETER	REQUIREMENT	REPLACEMENT TREES
13	12" TO 24"	1" FOR 6"	10 - 3.5" TREES
3	24" TO 48"	1" FOR 3"	10 - 3.5" TREES
0	48" OR GREATER	1" FOR 1"	0 - 3.5" TREES
		TOTAL REPLACEMENT REQUIRED: 20 - 3.5" TREES	

TOTAL NEW STREET TREE REQUIRED: 0 - 3.5" TREES  
TOTAL REPLACEMENT REQUIRED: 20 - 3.5" TREES  
TREES PROVIDED ON SITE: 20 - 3.5" TREES

EXISTING TREE DATA		TREE REPLACEMENT	
EXISTING TREE COUNT	No.	DBH	
TREES DEAD / HAZARD	173		
12"-24"	21	368"	
24"-48"	15	420"	
48" OR GREATER	1	50"	
TOTAL:	37		
TREES TO BE REMOVED			
12"-24"	13	214"	214" x 1" FOR 6" = 35" OR 10 TREES
24"-48"	3	92"	92" x 1" FOR 3" = 32" OR 10 TREES
48" OR GREATER	0	0"	0" x 1" FOR 1" = 0" OR 0 TREES
TOTAL:	16	310"	20 3.5" TREES REQUIRED
TREES TO REMAIN	120		

**PLANT SCHEDULE:**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
5	ARC	ACER RUBRUM COLUMNARE	COLUMNAR RED MAPLE	3" - 3 1/2" CAL.	B&B	
5	GT	GLEDITSIA TRACANTHOS	THORNLESS HONEYLOCUST	3" - 3 1/2" CAL.	B&B	
5	PA	PICEA ABIES	NORWAY SPRUCE	3" - 3 1/2" CAL.	B&B	
5	PS	PINUS STROBUS	EASTERN WHITE PINE	3" - 3 1/2" CAL.	B&B	



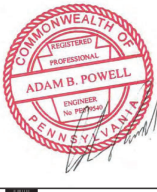
**CALL BEFORE YOU DIG!**

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# 20220141671

ONE-CALL DATE: 01/14/2022



LANDSCAPE PLAN FOR

THE WOODS AT ROSE TREE

355 KIRK LANE AND LOT No. 13 + 14 HIGHLAND AVENUE

UPPER PROVIDENCE TOWNSHIP DELAWARE COUNTY, PA

LANDSCAPE PLAN FOR

THE WOODS AT ROSE TREE

355 KIRK LANE AND LOT No. 13 + 14 HIGHLAND AVENUE

UPPER PROVIDENCE TOWNSHIP DELAWARE COUNTY, PA

REVISIONS		DATE	
NO.	DESCRIPTION	DATE	DESCRIPTION
1	SCALE 1"=50'	02/04/2022	
2	DRAWN BY ABP		
3	CHECKED BY		
4	PROJ. NO. 20228		
SHEET NO. 8		C-5	
SHEET OF 5			



CALL

PEN  
THREE (3)  
CONSTR  
WORKIN  
UTILITY IN  
THE ONE  
90 DAYS

Pennsyl



ONE-

