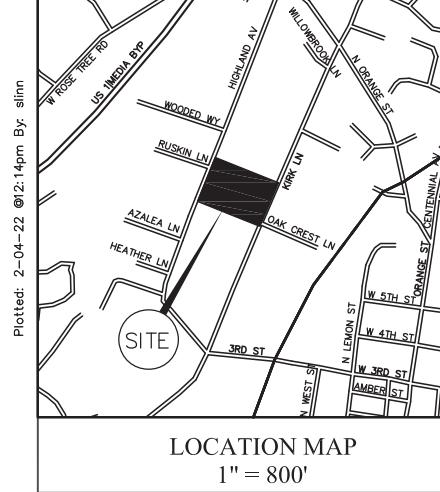


#21328

EXISTING AERIAL  
THE WOODS AT ROSE TREE  
UPPER PROVIDENCE TOWNSHIP, PENNSYLVANIA

FEBRUARY 2022  
LINN  
MEDIA  
ARCHITECTS  
PENNSYLVANIA



Plotted: 2-04-22 @12:14pm By: slmn

EXISTING ZONING DATA		
R-3 ZONING DISTRICT		
REQUIREMENT - SINGLE	EXISTING LOT 1	EXISTING LOT 2
LOT AREA (GROSS)	142,709 S.F.	146,250 S.F.
LOT AREA (NET)	21,780 S.F.	125,358 S.F.
MAX. BLDG. HEIGHT	35 FT.	15 FT.
LOT WIDTH	100 FT.	450.0 FT.
BUILDING SETBACKS		
FRONT YARD:	35 FT. MIN 73.1 FT.	N/A
SIDE YARD:	15 FT. MIN, 40 FT. AGG 54.8 FT. MIN, 411.4 FT. AGG	N/A
REAR YARD	35 FT. MIN 150.8 FT. MIN	N/A
IMPERVIOUS COVERAGE	20%	5,074 SF. (4.0%)
	0 S.F. (0.0%)	

## DEMOLITION NOTE

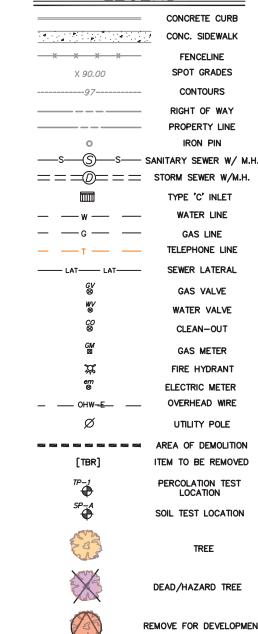
BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO, UTILITIES SERVING THE PROPERTY SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING, BUT NOT LIMITED TO, PERMITS FOR DEMOLITION, WASTE MANAGEMENT, 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.

## GRINDER PUMP NOTE

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

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 PLOTTING ONLY. THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42045CL0092F, 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 SERVED 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 SEWERAGE 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 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 SHALL NOT BE REQUIRED IN AN EMERGENCY), THE TOWNSHIP MAY BE AUTHORIZED TO TAKE SUCH ACTION AS IS NECESSARY TO TOWNSHIP 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, WHICH SHALL REMAIN UNREIMBURSED AND ANY COSTS OF COLLECTION, FEE AND INTEREST.

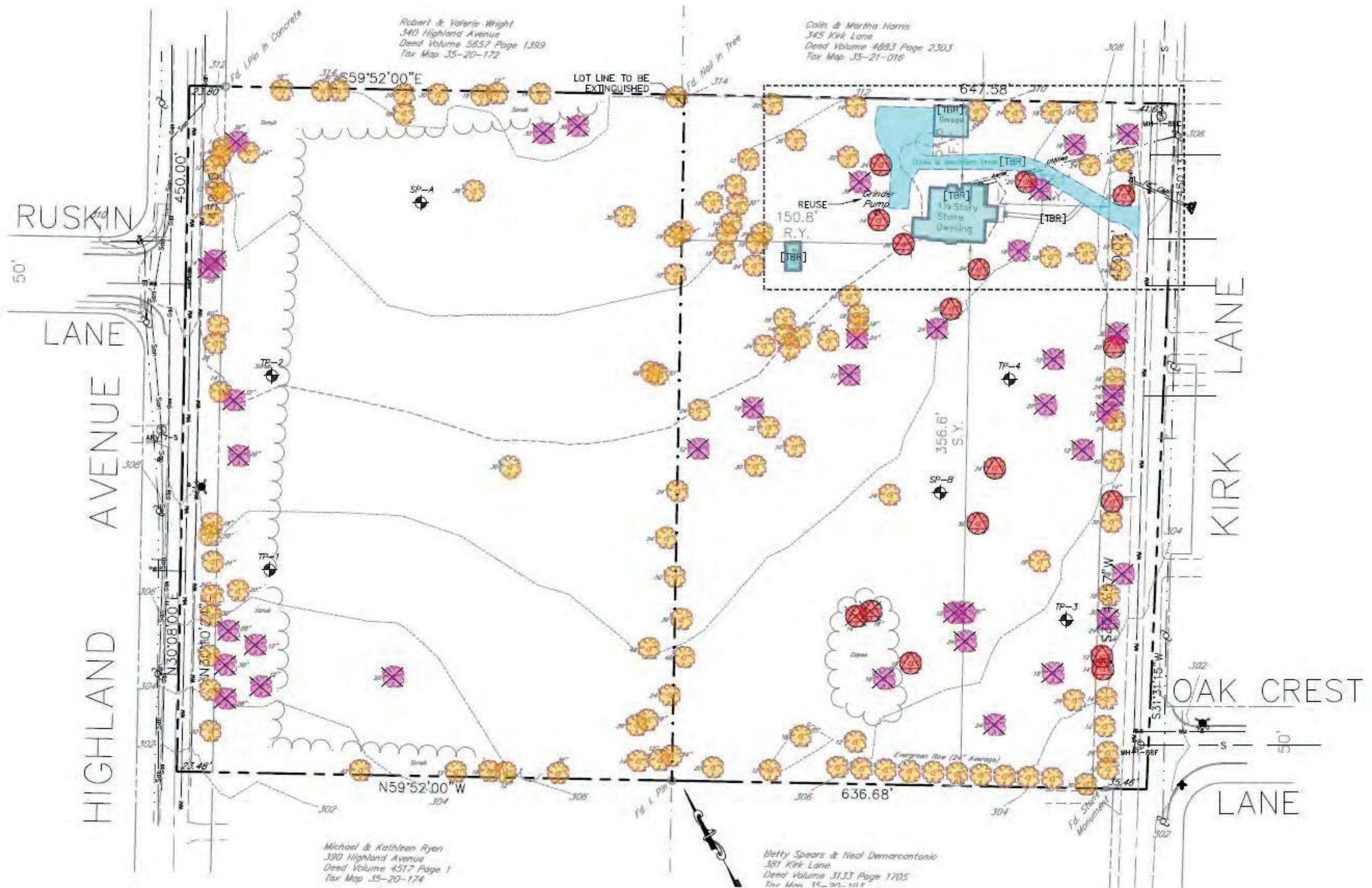
## LEGEND



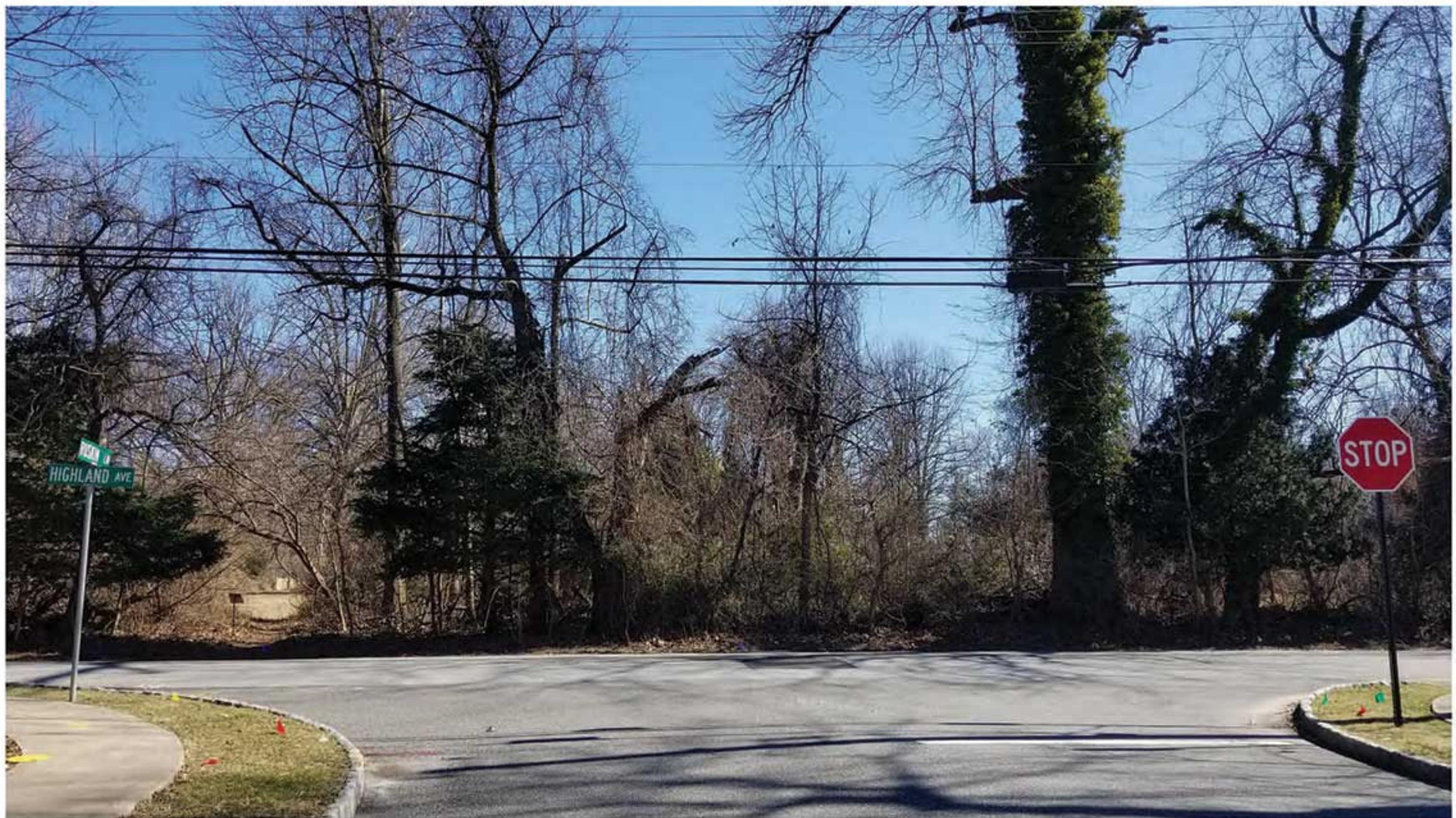
REVISIONS

DESCRIPTION

DATE























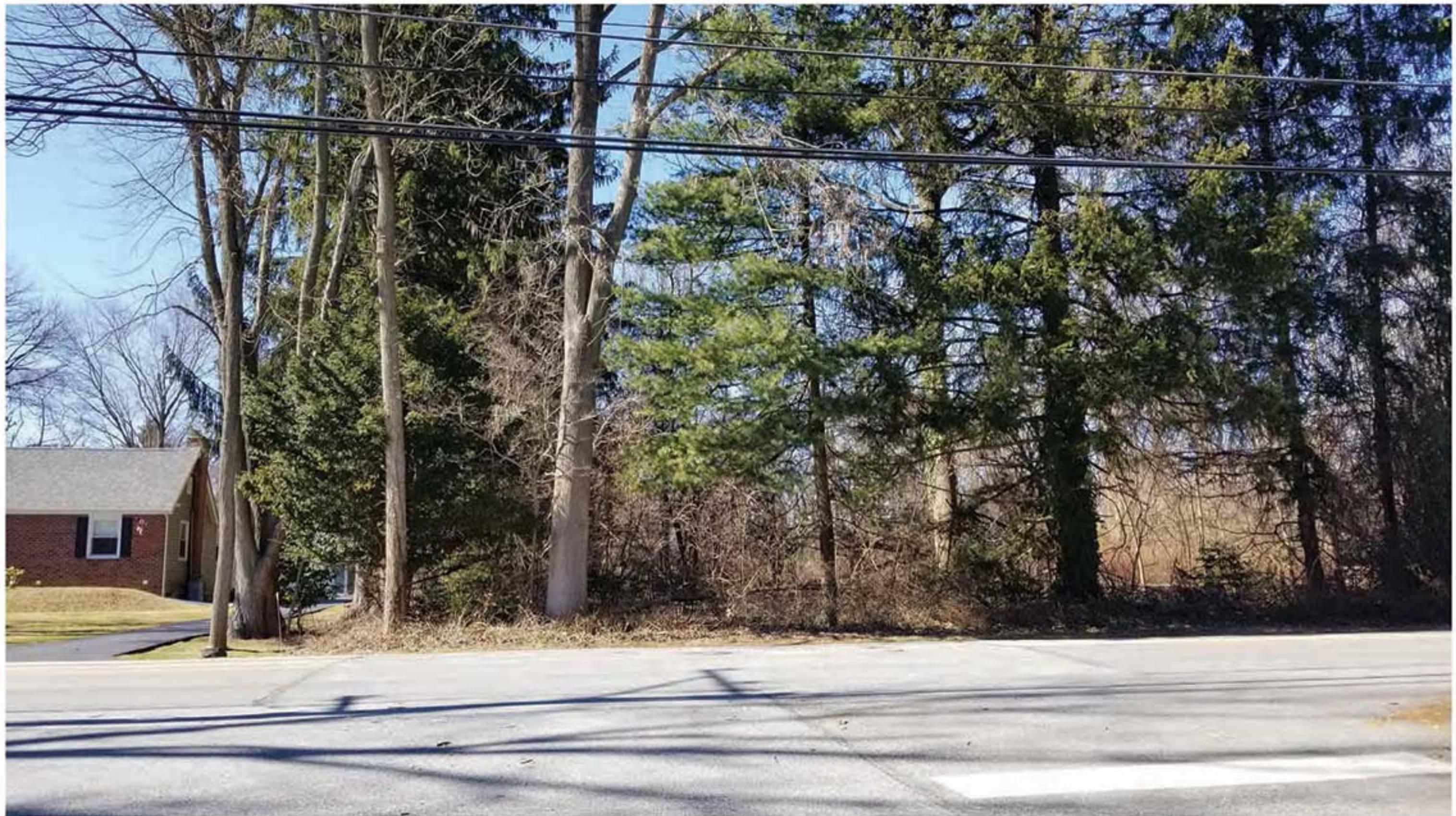




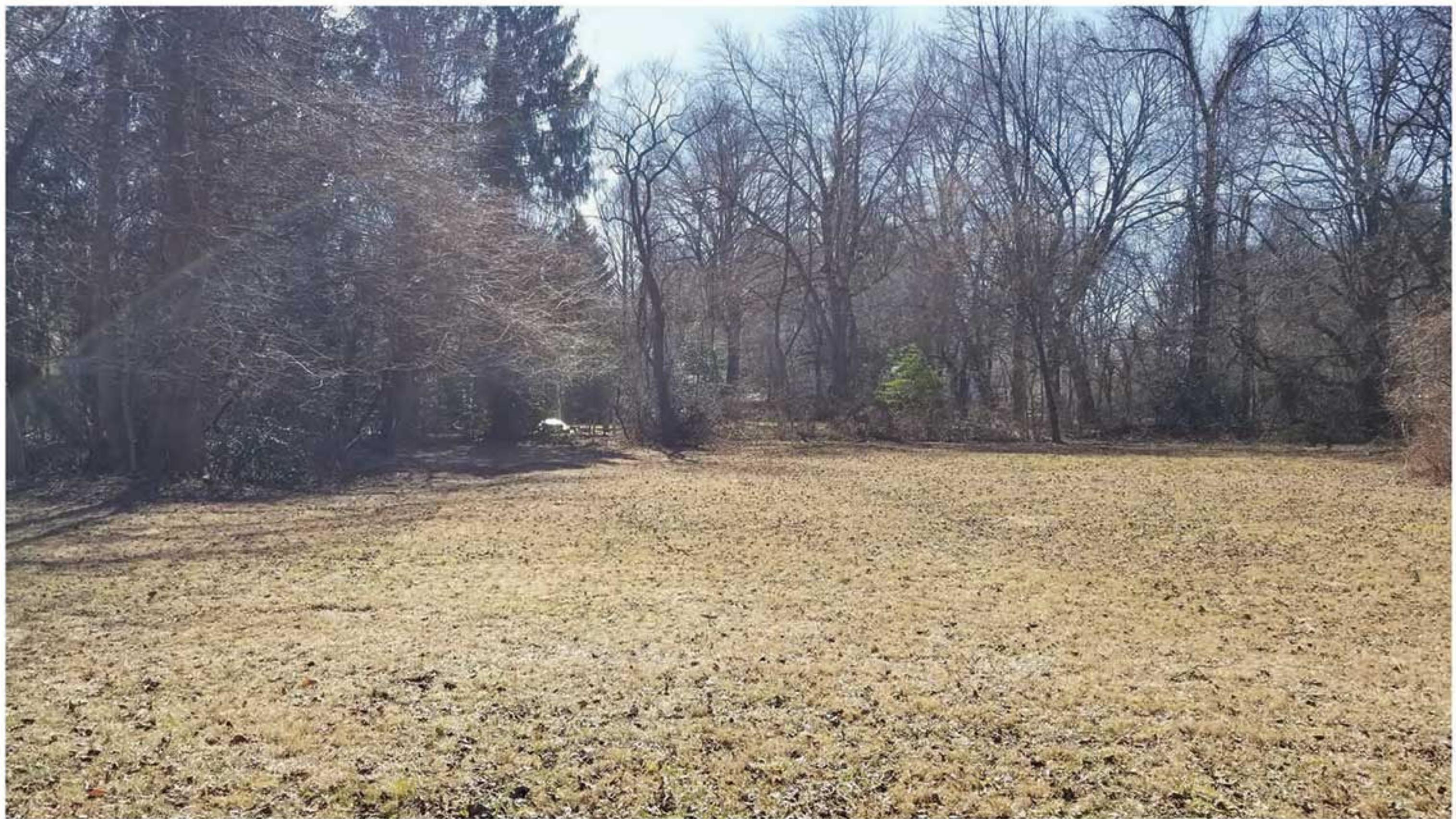












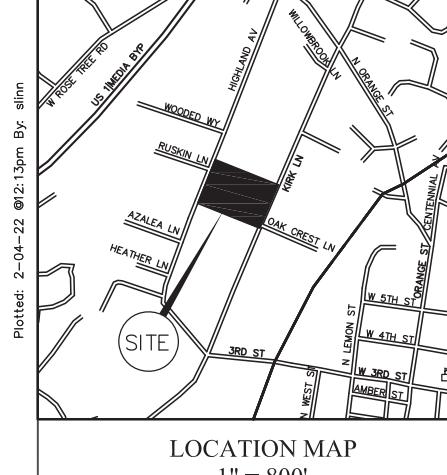




#21328

CONCEPT AERIAL  
THE WOODS AT ROSE TREE  
UPPER PROVIDENCE TOWNSHIP, PENNSYLVANIA

FEBRUARY 2022  
LINN  
MEDIA  
ARCHITECTS  
PENNSYLVANIA



LOCATION MAP  
1" = 800'

NOTES

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.
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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 PLOTTING ONLY. THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP. MAP NO. 42045CL0092F, 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 SERVED 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 SEWERAGE 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.
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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 SHALL NOT BE REQUIRED IN AN EMERGENCY), THE TOWNSHIP MAY (BUT IS NOT REQUIRED TO) ENTER THE PROPERTY TO REPAIR 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, WHICH SHALL REMAIN UNREIMBURSED AND ANY COSTS OF COLLECTION, FEE AND INTEREST.

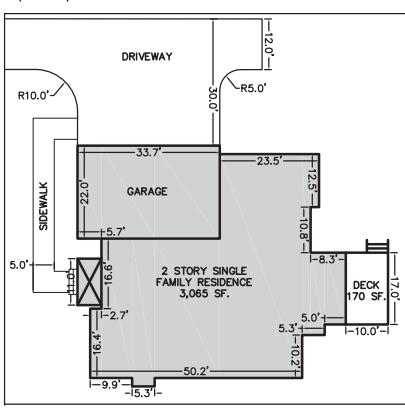
STORMWATER MANAGEMENT AGREEMENT

I ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP AND A REVISED EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

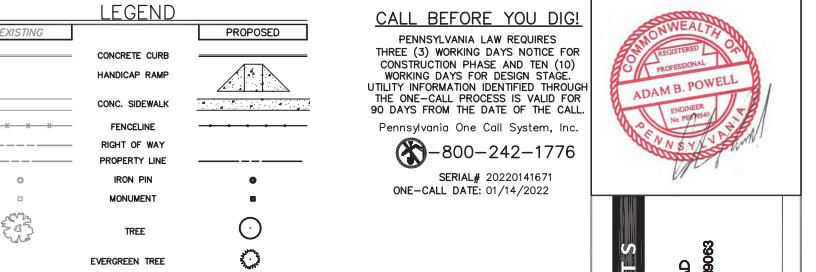
APPLICANT/EQUITABLE OWNER  
THE WOODS AT ROSE TREE, LLC  
P.O. BOX 1798  
MEDIA, PA 19063  
OWNER  
MARY AND HANSE SELKE  
913 PLUM LANE  
DAVIS, CA 95616  
SITE INFORMATION  
355 KIRK LANE  
TAX MAP: 35-20-194:000  
Folio: 35-00-00793-00  
DB/PG:1161/04/30  
LOTS 13 & 14 HIGHLAND AVE  
TAX MAP: 35-20-173:000  
Folio: 35-00-00636-00  
DB/PG:1161/04/30

PROPOSED ZONING DATA OPTION 1 R-3 ZONING DISTRICT								
REQUIREMENT - SINGLE	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 8	
LOT AREA (NET)	21,780 S.F.	33,750 S.F.	33,750 S.F.	33,750 S.F.	31,307 S.F.	31,431 S.F.	31,554 S.F.	
MAX. BLDG. HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.	
LOT WIDTH	100 FT.	112.5 FT.	112.5 FT.	112.5 FT.	112.5 FT.	112.5 FT.	112.5 FT.	
BUILDING SETBACKS								
FRONT YARD	35 FT. MIN 65.0 FT.	65.0 FT.	65.0 FT.	47.0 FT.	65.0 FT.	65.0 FT.	72.0 FT.	
SIDE YARD	15 FT. MIN 40 FT. 15 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT.	15 FT. MIN 40 FT. 15 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT.	15 FT. MIN 40 FT. 15 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT.	15 FT. MIN 40 FT. 15 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT.	15 FT. MIN 40 FT. 15 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT.	15 FT. MIN 40 FT. 15 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT.	15 FT. MIN 40 FT. 15 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT. 20.0 FT. MIN 57.5 FT. 15.0 FT. MIN 59.5 FT.	
REAR YARD	35 FT. MIN 171.5 FT. MIN 171.5 FT. MIN 189.5 FT. MIN 149.6 FT. MIN 150.7 FT. MIN 151.8 FT. MIN 145.8 FT. MIN	171.5 FT. MIN 171.5 FT. MIN 189.5 FT. MIN 149.6 FT. MIN 150.7 FT. MIN 151.8 FT. MIN 145.8 FT. MIN	171.5 FT. MIN 171.5 FT. MIN 189.5 FT. MIN 149.6 FT. MIN 150.7 FT. MIN 151.8 FT. MIN 145.8 FT. MIN	171.5 FT. MIN 171.5 FT. MIN 189.5 FT. MIN 149.6 FT. MIN 150.7 FT. MIN 151.8 FT. MIN 145.8 FT. MIN	171.5 FT. MIN 171.5 FT. MIN 189.5 FT. MIN 149.6 FT. MIN 150.7 FT. MIN 151.8 FT. MIN 145.8 FT. MIN	171.5 FT. MIN 171.5 FT. MIN 189.5 FT. MIN 149.6 FT. MIN 150.7 FT. MIN 151.8 FT. MIN 145.8 FT. MIN	171.5 FT. MIN 171.5 FT. MIN 189.5 FT. MIN 149.6 FT. MIN 150.7 FT. MIN 151.8 FT. MIN 145.8 FT. MIN	171.5 FT. MIN 171.5 FT. MIN 189.5 FT. MIN 149.6 FT. MIN 150.7 FT. MIN 151.8 FT. MIN 145.8 FT. MIN
IMPERVIOUS COVERAGE	20%	5,026 SF. (14.9%)	5,002 SF. (14.8%)	4,785 SF. (14.2%)	5,047 SF. (16.1%)	5,032 SF. (15.9%)	5,094 SF. (16.1%)	

\*1258.02.E EXCEPTIONS TO AREA, BULK AND DIMENSIONAL STANDARDS - ALLOWS FOR CORNICES, EAVES, GUTTERS, CHIMNEYS, AND OTHER SIMILAR FEATURES PROJECTING NOT MORE THAN TWO FEET INTO A REQUIRED YARD.



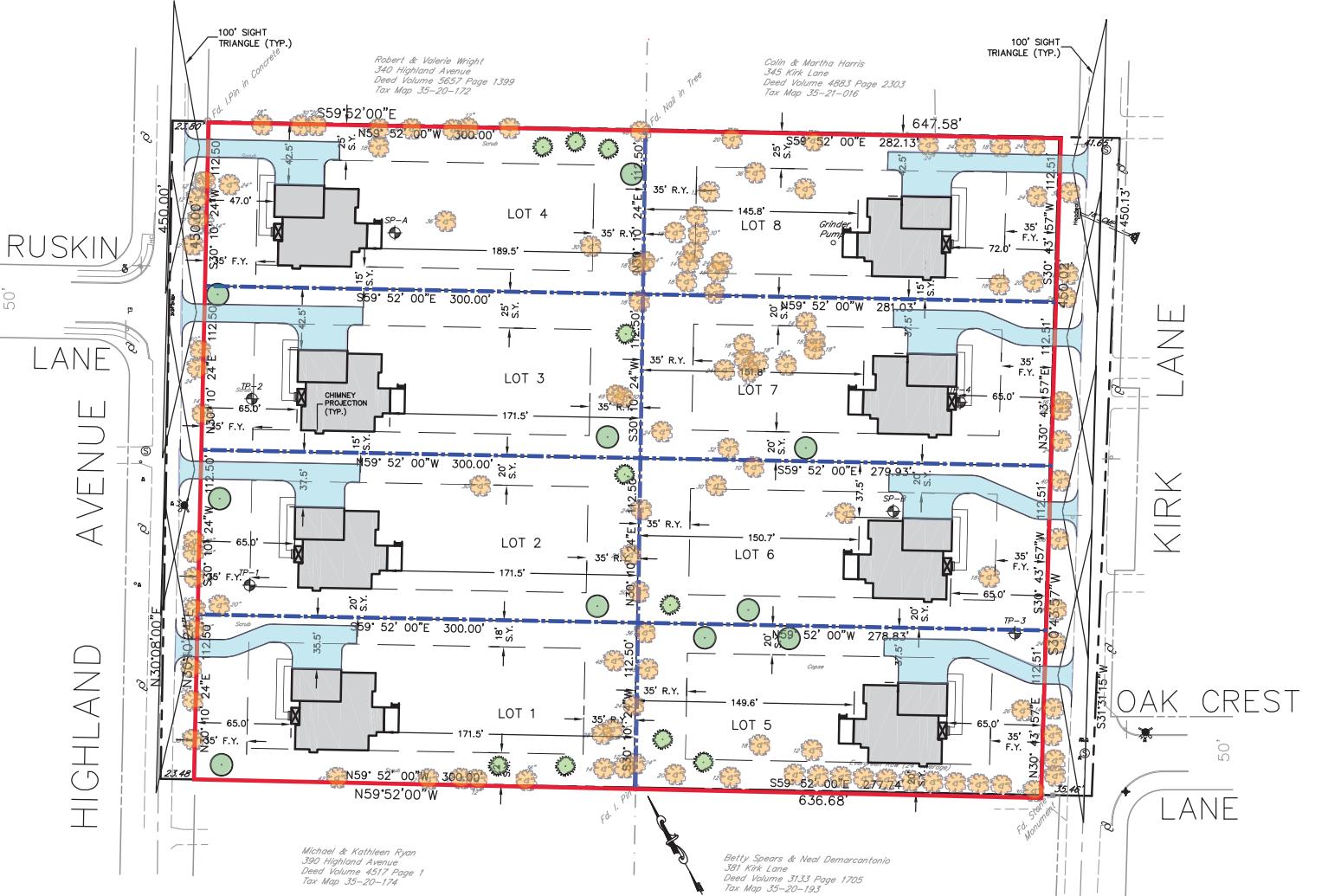
TYPICAL HOUSE DIMENSIONS  
1' = 20'



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.  
800-242-1776  
SERIAL # 20220141671  
ONE-CALL DATE: 01/14/2022



LINN ARCHITECTS  
1140 N PROVIDENCE ROAD  
MEDIA, PENNSYLVANIA 19063  
TEL: 610-568-7044  
FAX: 610-568-3258



SITE AND SUBDIVISION PLAN  
FOR  
THE WOODS AT ROSE TREE  
355 KIRK LANE AND LOT No. 13 + 14 HIGHLAND AVENUE  
UPPER PROVIDENCE TOWNSHIP DELAWARE COUNTY, PA

REVISIONS	DESCRIPTION	DATE
0	1	01/04/2022
1	2	01/04/2022
2	3	01/04/2022
3	4	01/04/2022

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 DISMANTLED AND REMOVED OFF THE PROPERTY 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 2601 ET. SEQ. AND 287.1 ET. SEQ.

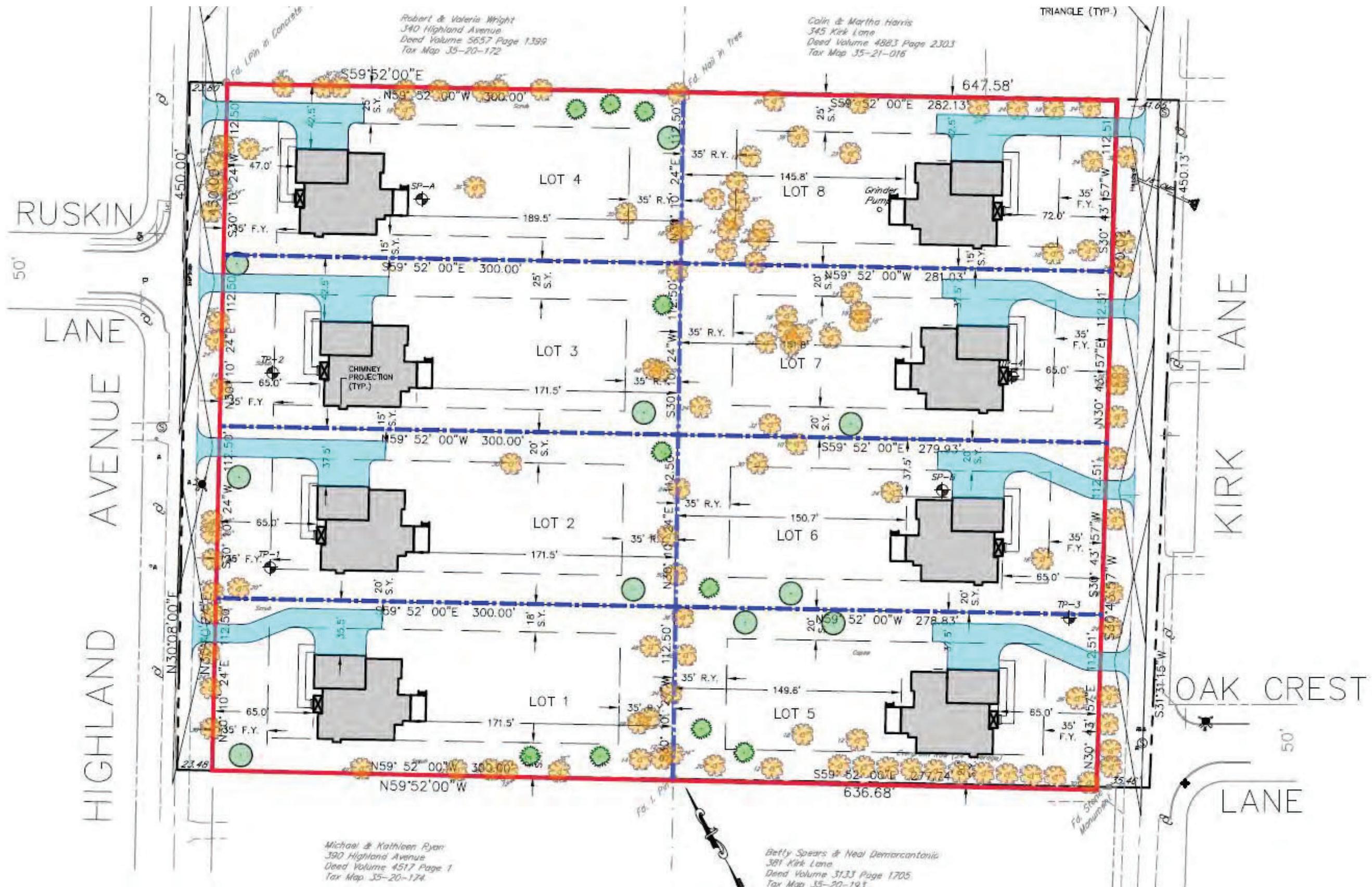
DELAWARE COUNTY PLANNING COMMISSION  
SHEET NO. C-1  
DATE 01/04/2022  
SCALE 1"-50'  
DRAWN BY ABP  
CHECKED BY 3  
PROJ. NO. 2328  
SHEET 1 OF 8

C-1

SUBDIVISION/ LAND DEVELOPMENT PLAN  
THE WOODS AT ROSE TREE

DRAWING INDEX

SHEET NO.	DESCRIPTION
C-1	SITE AND SUBDIVISION PLAN
C-2	EXISTING CONDITIONS AND DEMOLITION PLAN
C-3	CONSERVATION PLAN
C-4	GRADING AND UTILITY PLAN
C-5	LANDSCAPE PLAN
C-6	EROSION AND SEDIMENTATION CONTROL PLAN
C-7	CONSTRUCTION DETAILS AND NOTES
C-8	POST CONSTRUCTION STORMWATER MANAGEMENT





CALL  
PEN  
THREE (CONSTR  
WORKIN  
UTILITY IN THE ONE  
90 DAYS  
Pennsyl  
  
ONE-



#21328

CONCEPT AERIAL  
THE WOODS AT ROSE TREE  
UPPER PROVIDENCE TOWNSHIP, PENNSYLVANIA

FEBRUARY 2022  
LINN  
MEDIA  
ARCHITECTS  
PENNSYLVANIA