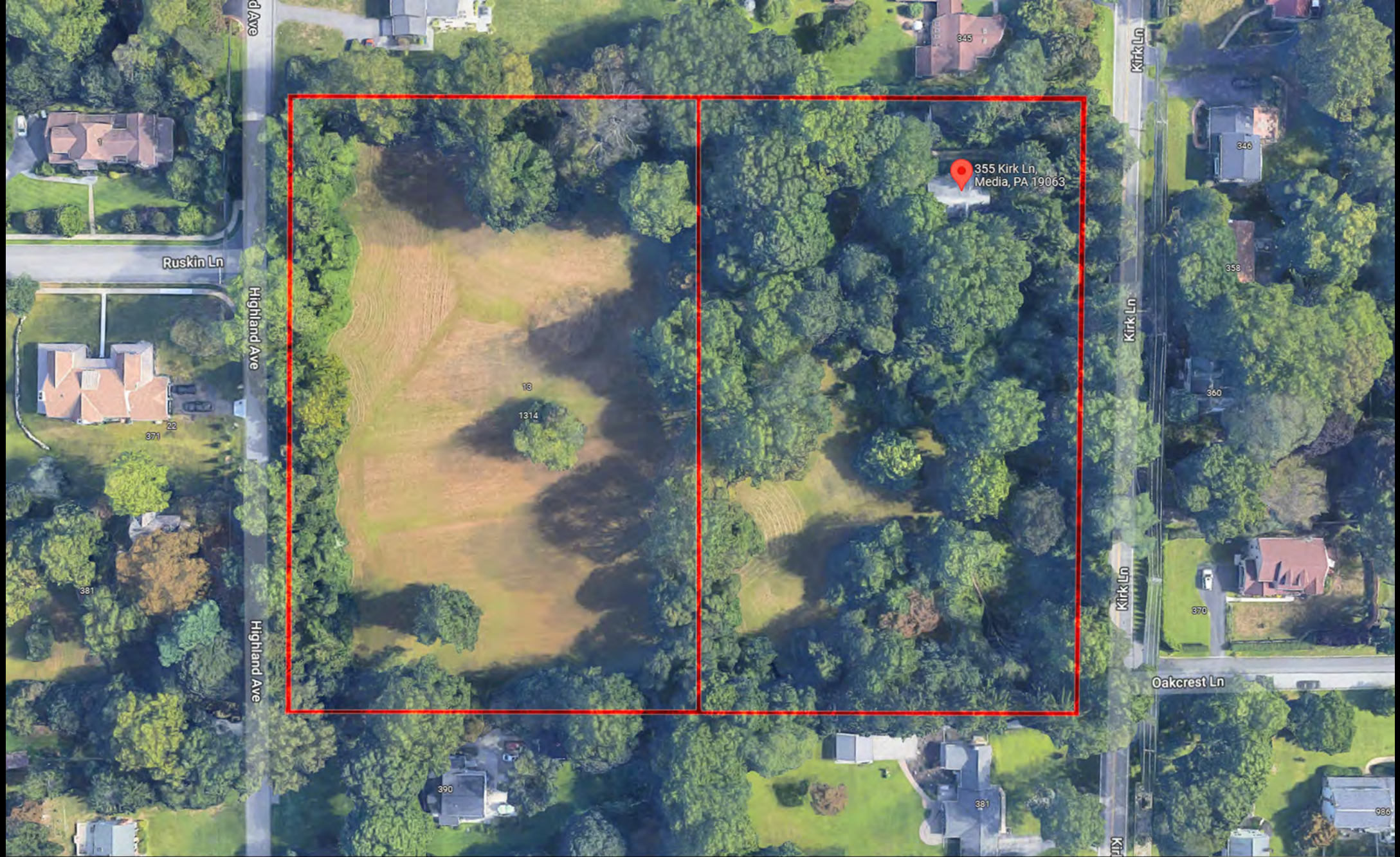


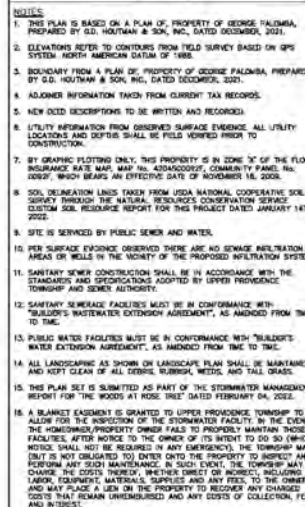
The Woods at Rose Tree

Planning Commission

April 2022

LINN ARCHITECTS





LOT AREA CALCULATIONS		
	LOT 1	LOT 2
GROSS AREA	142,709 S.F.	146,250 S.F.
STORMWATER CESSPOOL	0 S.F.	0 S.F.
RIGHT OF WAY	17,301 S.F.	16,630 S.F.
SURFACE WATER	0 S.F.	0 S.F.
WETLANDS	0 S.F.	0 S.F.
SLOPES 3:1 OR ABRUPT	0 S.F.	0 S.F.
SLOPES 1:1 - 2:1	0 S.F.	0 S.F.
ISIPARM BUFFERS	0 S.F.	0 S.F.
WETLAND BUFFERS	0 S.F.	0 S.F.
SHALLOW UNCONSOLIDATED SOILS	0 S.F.	0 S.F.
NET AREA	125,408 S.F.	130,819 S.F.

DEMOLITION NOTE
BRICKLAGE, 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 SERVED TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AGENCY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DETAILING AND REMOVAL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PAIDR REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2801.17, 28.02 AND 28.01 ET. SEQ.

GRINDER PUMP NOTE
E-1 GRINDER PUMP SERVING EXISTING RESIDENCE TO BE REUSED AND RELOCATED IN ACCORDANCE WITH THE UPPER PROVIDENCE TOWN ENGINEERING DEPARTMENT.

LEGEND

	CONCRETE CURB
	CONC. SIDEWALK
	FENCELINE
	DRIVEWAY
	RIGHT OF WAY
	PROPERTY LINE
	DRAIN
	FIRE PIT
	MANOMETER
	SANITARY SEWER A/J
	WATER LINE
	GAS LINE
	GAS VALVE
	WATER VALVE
	CLEAN-OUT
	FIRE HYDRANT
	OVERHEAD WIRE
	UTILITY POLE
	AREA OF EXCAVATION
	TREE TO BE REMOVED
	REFORESTATION TEST LOCATION
	SOIL TEST LOCATION
	TREE
	DEAD/MISSING TREE
	AREA FOR DEVELOPMENT

CHAPTER 93 CLASSIFICATION:
THE PROJECT'S RECEIVING WATERCOURSE IS
RELLEY CREEK. CHAPTER 93 CLASSIFICATION IS
HQ-TSF, NF.

	DEPTH	DATE
2H-1	75 IN.	2 MAR
2H-6	75 IN.	2 MAR
2H-5	75 IN.	2 MAR
2H-4	75 IN.	2 MAR

PLAT MAP OF A PORTION OF TOWNSHIP 36 NORTH, RANGE 12 WEST, SECTION 35

Section 35 is divided into four quarters. The map shows a grid of sections with various features labeled. Key roads include Ruskin Lane, Township Road, 50' R.O.W. Local Street, and Holland Avenue. The map also shows a 50' R.O.W. Local Street running vertically. The map is oriented with North at the top. The map is titled 'PLAT MAP OF A PORTION OF TOWNSHIP 36 NORTH, RANGE 12 WEST, SECTION 35'.

[illegible]

EXISTING CONDITIONS AND DEMOLITION PLAN

FOR
THE WOODS AT ROSE TREE

355 KIRK LANE AND LOT No. 13 + 14 HIGHLAND AVENUE
IPPER PROVIDENCE TOWNSHIP DEL AWARE COUNTY PA

DATE		REVISIONS	
DATE	NO	DESCRIPTION	DATE
02/04/2022	1	REMOVED PER DISCUSS REVIEW LEADIN DATE 02/23/2022	04/01/22
	2	DRAWN BY T-007	
	3	APP	
	4	DRAWN BY PROJ. NO. 20208	

SHEET NO. C-2

SHEET OF 6

C-2

LOT 5

100 ft.

200 ft.

300 ft.

400 ft.

LOT 8

100 ft.

200 ft.

300 ft.

400 ft.



North



LOT 5

East



South

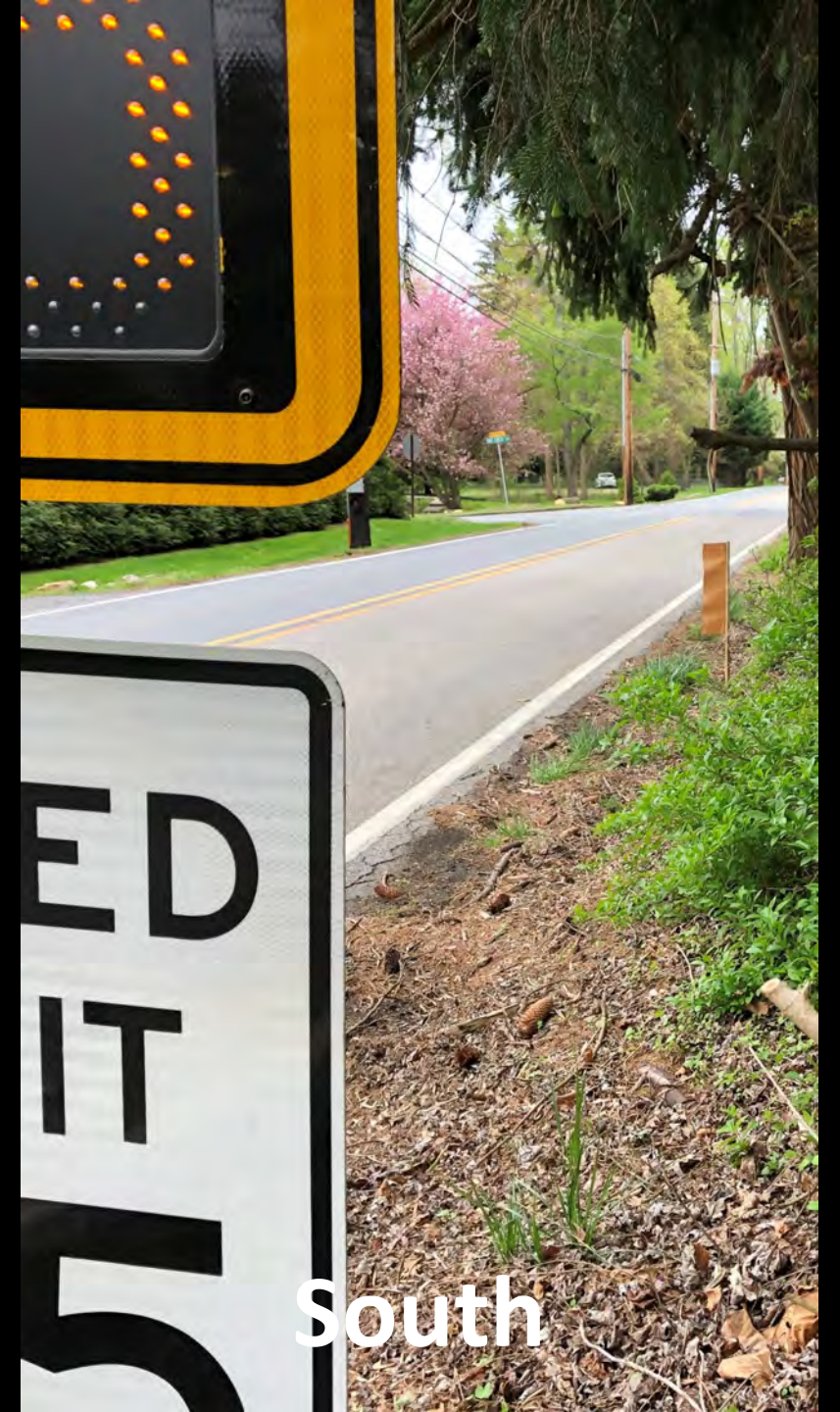


North



LOT 6

East



ED
IT
5

South



North



LOT 7

East



South



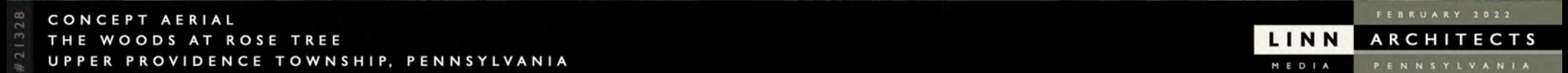
North



East



South



The Woods at Rose Tree

