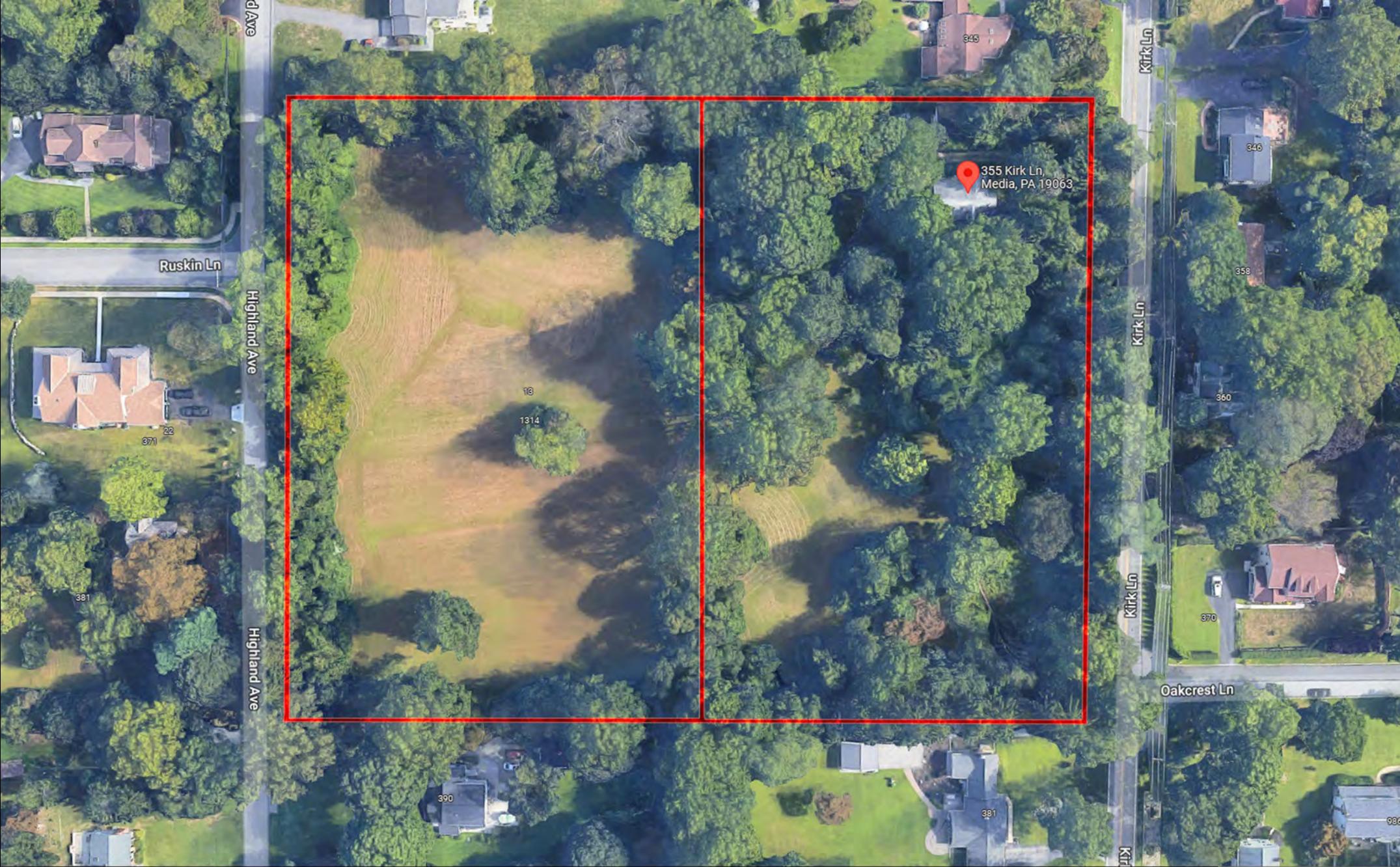


# The Woods at Rose Tree

Planning Commission  
April 2022



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

# 1328

FEBRUARY 2022

**LINN** ARCHITECTS  
MEDIA PENNSYLVANIA



EXISTING ZONING DATA R-3 ZONING DISTRICT		
REQUIREMENT - SHOLE	EXISTING LOT 1	EXISTING LOT 2
LOT AREA (GROSS)	142,700 S.F.	146,250 S.F.
LOT AREA (NET)	121,780 S.F.	125,350 S.F.
MAX. BLDG. HEIGHT	35 FT.	15 FT.
LOT WIDTH	160 FT.	450.0 FT.
BUILDING SETBACKS		
FRONT YARD	15 FT. MIN.	24 FT. FT.
SIDE YARD	15 FT. MIN. AC FT	54.8 FT. MIN. 41.4 FT. ADE
REAR YARD	30 FT. MIN.	150.8 FT. MIN.
IMPERVIOUS COVERAGE	20%	5.074 S.F. (4.0%)
		0 S.F. (0%)

**DEMOLITION NOTE:**  
WALKWAYS, PAVING, CLIMBING TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PAD, GUTTER PIPING AND OTHER OBJECTS INTERFERING WITH THE PROPOSED DEMOLITION AREAS SHALL BE REMOVED BY THE OWNER. ALSO ALL UTILITY SERVICES TO AND ON THE SITE SHALL BE TURNED OFF BY THE UTILITY COMPANY OR AUTHORITY REQUESTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL IMPROVEMENTS TO THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE APPROPRIATE STATE AND LOCAL REGULATIONS. ALL MATERIALS AND WASTES SHALL BE HELD FORWARD PRIOR TO REGULATIONS AT 25 PA CODE DEPARTMENTS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2001 ET SEQ. AND 2017 ET SEQ.

**OWNER'S DUMP NOTE:**  
E-1 DRAINER PUMP SERVING EXISTING RESIDENCE TO BE RELOCATED AND RELOCATED IN ACCORDANCE WITH THE UPPER PROVIDENCE SEWER AUTHORITY.

#### PA ONE CALL INFORMATION

COMPANY: AQUA PENNSYLVANIA INC  
ADDRESS: 765 W LANCASTER AVE  
CITY: WEST CHESTER, PA 19380  
CONTACT: JAMES THORNTON  
EMAIL: JAMES.THORNTON@AQUAAMERICA.COM

COMPANY: CONCAST  
ADDRESS: 110 SPRINGFIELD BOULEVARD  
ASTON, PA 19004  
CONTACT: RICHARD HARRIS  
EMAIL: RICHARD.HARRIS@CONCAST.COM

COMPANY: PECC ENERGY C/O USE  
ADDRESS: 450 S BROAD ST, SUITE B  
CITY: PHILADELPHIA, PA 19105  
CONTACT: NICKI SHAPINS  
EMAIL: NICKI.SHAPINS@PECC.COM

COMPANY: KELLY AND CLOSE ENGINEERS  
ADDRESS: 1720 MILLENTON W CHESTER PK  
CITY: BUCKSBURG, PA 19520  
CONTACT: THOMAS BONNER  
EMAIL: THOMAS.BONNER@KELLYCLOSE.COM

COMPANY: UPPER PROVIDENCE TOWNSHIP  
ADDRESS: 1000 BUCKSBURG ROAD  
CITY: MEDIA, PA 19063  
CONTACT: DAVID PITCHER  
EMAIL: DAVID.PITCHER@UPPT.ORG

COMPANY: VERIZON PENNSYLVANIA LLC  
ADDRESS: YORK, VIRGINIA IP  
CITY: YORK, PA 19034  
CONTACT: CAROLINE LEOPARD JOHNSON

#### LEGEND



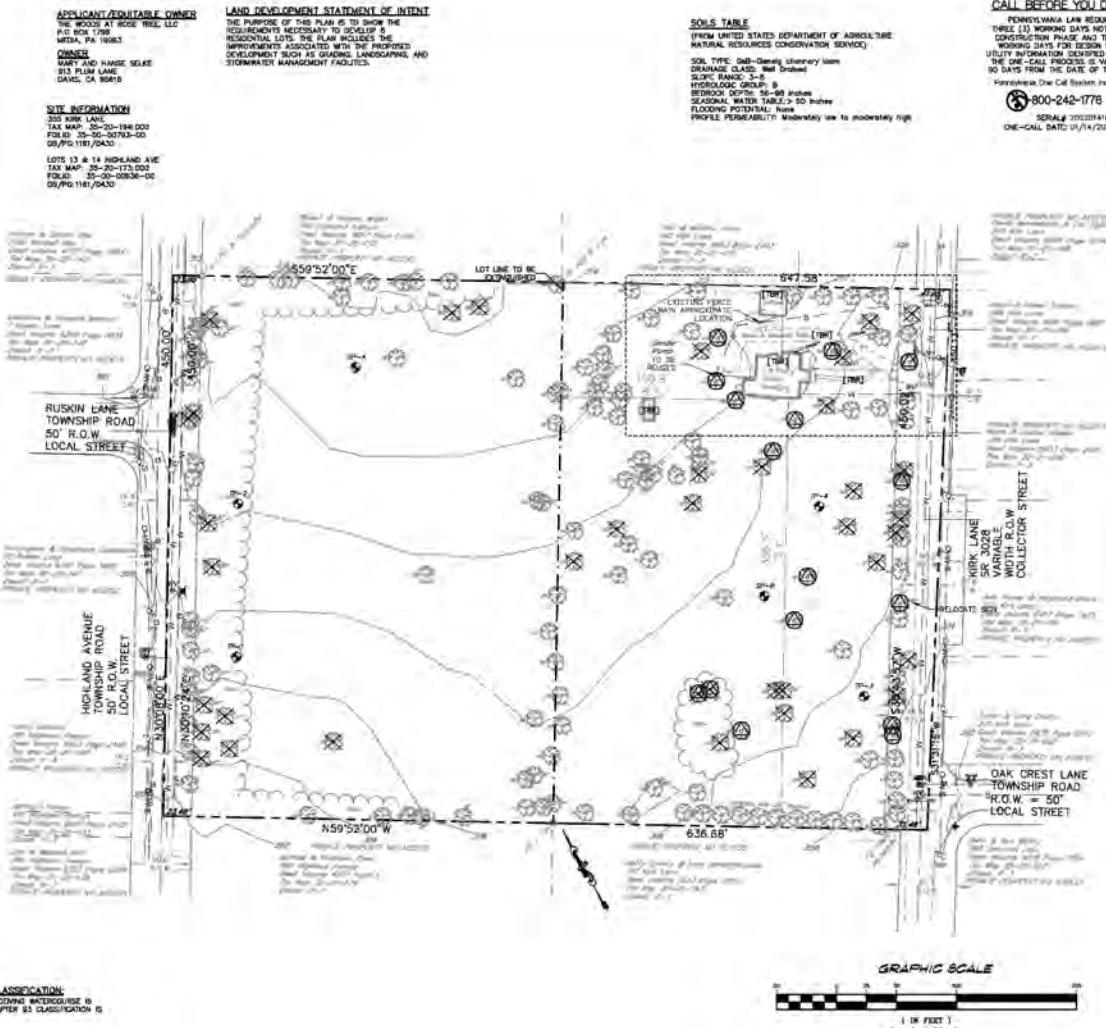
**AVERAGE NET LOT SIZE CALCULATION**

LOT 1:	33,750 S.F.
LOT 2:	33,750 S.F.
LOT 3:	33,750 S.F.
LOT 4:	31,267 S.F.
LOT 5:	31,431 S.F.
LOT 6:	31,094 S.F.
LOT 7:	31,478 S.F.
LOT 8:	31,478 S.F.
AVERAGE:	33,821 S.F.

LOT AREA CALCULATIONS		
LOT 1	142,700 S.F.	LOT 2
GROSS AREA	142,700 S.F.	146,250 S.F.
STORMWATER EASEMENT	0 S.F.	0 S.F.
RIGHT OF WAY	17,350 S.F.	16,430 S.F.
TIFFACE. WATER	0 S.F.	0 S.F.
MARSHES	0 S.F.	0 S.F.
SLOPES 25% OR ABOVE	0 S.F.	0 S.F.
SLOPES 15% - 25%	0 S.F.	0 S.F.
REPARABLE SOILS	0 S.F.	0 S.F.
NET SOILS	0 S.F.	0 S.F.
SHALLOW GROUNDWATER SOILS	0 S.F.	0 S.F.
NET AREA	121,780 S.F.	125,350 S.F.
		130,811 S.F.

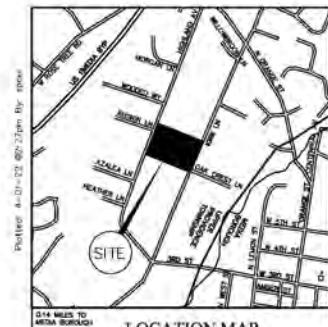
INFILTRATION TEST RESULTS		
	DEPTH	TIME
0'-1'	75 in.	2 MIN
1'-0"	75 in.	2 MIN
2'-0"	75 in.	2 MIN
3'-0"	75 in.	2 MIN

**CHAPTER 93 CLASSIFICATION:**  
THE PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN.  
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DATE: 04/01/2022		REVISIONS:	EXISTING CONDITIONS AND DEMOLITION PLAN	
SCALE:	1"-0"	DESCRIPTION:	DATE:	FOR:
T-SITE	1	RENDERED DRAWING NUMBER:	04/01/22	THE WOODS AT ROSE TREE
DRAWN BY:	2	DRAWN BY:		
CHECKED BY:	3	CHECKED BY:		
SHEET NO.:	4	SHEET NO.:		
SHEET 2 OF 6		SHEET 2 OF 6		
C-2				





### LOCATION MAP 1" = 800'

#### NOTES:

1. THIS PLAN IS BASED ON A PLAN OF PROPERTY OF GEORGE PALOMA, PREPARED BY G.D. HOUTMAN & SON, INC., DATED DECEMBER, 2003.
2. ELEVATIONS REFERRED TO CONTINUED FROM FLOOR SURVEY BASED ON GPS SYSTEM NORTH AMERICAN DATUM OF 1988.
3. ELEVATION FROM A PLAN OF PROPERTY OF GEORGE PALOMA, PREPARED BY G.D. HOUTMAN & SON, INC., DATED DECEMBER, 2003.
4. ADDITIONAL INFORMATION TAKEN FROM CURRENT TAX RECORDS.
5. NEW ADDRESS DESCRIPTIONS TO BE WRITTEN ON RECORDS.
6. UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE, ALL UTILITY LOCATIONS AND DUTHS SHALL BE HELD FORWARDED PRIOR TO CONSTRUCTION.
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'C' OF THE FLOOD INSURANCE RATE MAP, MAP 420020002, COUNTY OF PAULING, PENNSYLVANIA, EFFECTIVE RATE EFFECTIVE 10/01/2002.
8. SOIL SEDIMENTATION LINES TAKEN FROM USA NATIONAL COOPERATIVE SOIL SURVEY THROUGH THE NATURAL RESOURCES CONSERVATION SERVICE AND SOIL SURVEY REPORT FOR THIS PROJECT DATED JANUARY 18, 2002.
9. SITE IS SERVED BY PUBLIC SEWER AND WATER.
10. PER SURFACE EVIDENCE OBSERVED THERE ARE NO INFILTRATION SYSTEMS OR AREAS OR WELLS IN THE PROPOSED INFILTRATION SYSTEM.
11. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ADOPTED BY UPRIGHT PROVIDENCE TOWNSHIP AND SEWER AUTHORITY.
12. SANITARY SEWER FACILITIES MUST BE IN CONFORMANCE WITH "BUDLINS WASTEWATER EXTENSION AGREEMENT" AS AMENDED FROM TIME TO TIME.
13. PUBLIC WATER FACILITIES MUST BE IN CONFORMANCE WITH "BUDLINS WASTEWATER EXTENSION AGREEMENT" AS AMENDED FROM TIME TO TIME.
14. ALL LANDSCAPING AS SHOWN ON THE SUBDIVISION PLAN SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DUST, DIRT, WEEDS, AND TRASH.
15. THIS PLAN SET IS SUBMITTED AS PART OF THE STORMWATER MANAGEMENT REPORT FOR THE WOODS AT ROSE TREE DATED FEBRUARY 04, 2002.
16. A BLANKET EASEMENT IS GRANTED TO UPRIGHT PROVIDENCE TOWNSHIP TO ALLOW THE TOWNSHIP TO MAINTAIN THE PROPERTY IN ACCORDANCE WITH THE HOMEOWNERS PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THESE FACILITIES. AFTER NOTICE TO THE OWNER OF ITS INTENT TO DO SO (WHICH MUST BE IN WRITING AND NOTIFICATION MADE TO THE OWNER), THE TOWNSHIP MAY ENTER THE PROPERTY TO MAINTAIN THE PROPERTY TO PROTECT AND PRESERVE ANY SUCH MAINTENANCE. IN SUCH EVENT, THE TOWNSHIP MAY CHARGE THE HOMEOWNER THE COSTS OF MAINTENANCE, LABOR, EQUIPMENT, MATERIALS, SUPPLIES AND ANY FEES, TO THE OWNER, AND THE COSTS OF COLLECTION AND RECOVERY OF DELINQUENT COSTS THAT REMAIN UNPAID PLUS AND ANY COSTS OF COLLECTION, FEES AND INTEREST.

#### STORMWATER MANAGEMENT AGREEMENT

1. ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FEATURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REPORT FROM THE TOWNSHIP AND A REVISED STORM CONTROL PLAN MUST BE SUBMITTED TO THE COORDINATOR DIRECTOR FOR A DETERMINATION OF ADAPTABILITY.

#### SIGNATURE

DATE

#### ENGINEER'S CERTIFICATION

1. CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPRIGHT PROVIDENCE TOWNSHIP STORMWATER MANAGEMENT

#### SIGNATURE OF ENGINEER

DATE

### PRELIMINARY 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

APPLICANT/EQUITABLE OWNER  
P.O. BOX 118  
MEDIA, PA 19063

OWNER  
MARTIN HANKE SELNE  
105 PLUM LANE  
DAVIS, CA 95834

SITE INFORMATION  
LOT 13 & 14 HIGHLAND AVE  
TAX MAP: 25-25-132-002  
Folio: 30-00-057-00  
SF: 10,000 SF

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LOT 13 & 14 HIGHLAND AVE

# LOT 5

100 ft.

200 ft.

300 ft.

400 ft.



# LOT 8

100 ft.

200 ft.

300 ft.

400 ft.

# LOT 5

North



East



South



LOT 6

North

East

South



LOT 7

North

East

South



LOT 8

North

East

South







# The Woods at Rose Tree



