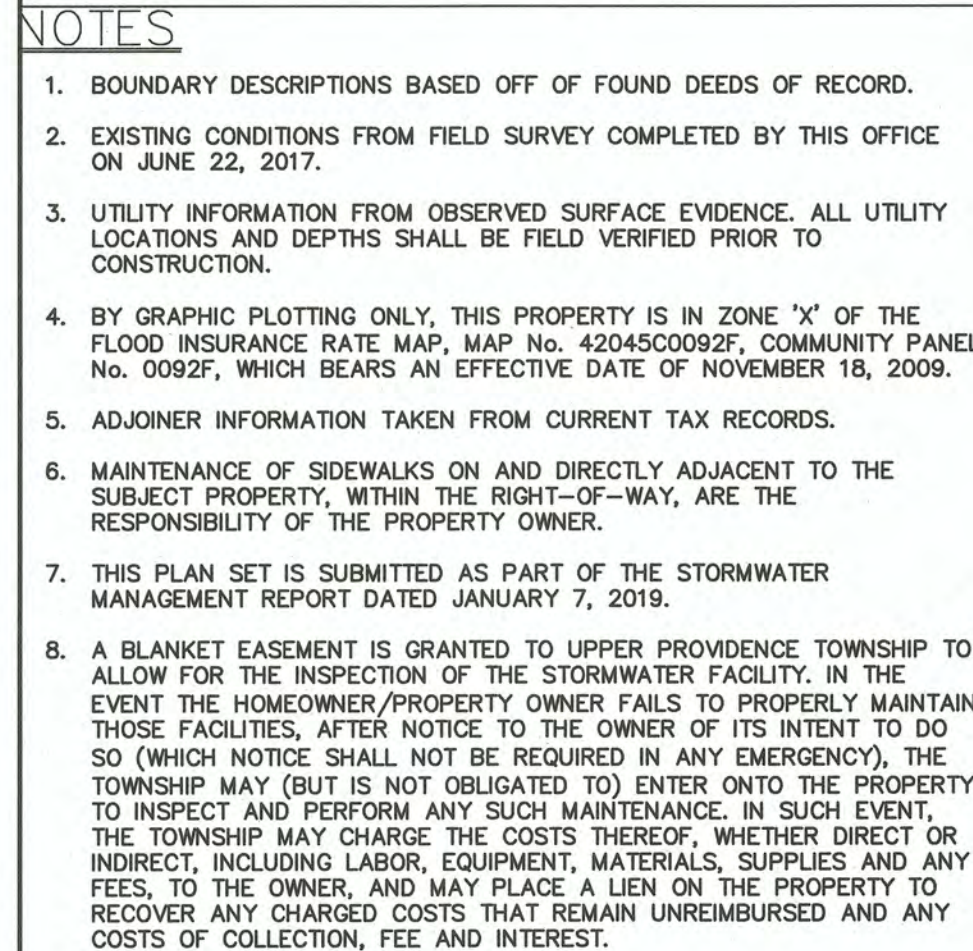




ZONING DATA						
R-5 ZONING DISTRICT; B-1 SINGLE DETACHED						
	REQUIRED	EX. PREM 'A'	EX PREM 'B'	EX. PREM 'C'	EX PREM 'D'	
LOT AREA (GROSS)	5,000 S.F.	40,949 S.F.				
LOT AREA (NET)	5,000 S.F.	37,477 S.F.*	3,150 S.F. ^{tt}	3,150 S.F. ^{tt}	3,150 S.F. ^{tt}	
LOT WIDTH	50 FT.	390 FT.	30 FT.	30 FT.	30 FT.	
MINIMUM SETBACK						
FRONT YRD.	20 FT.	N/A	16 FT. ^{tt}	N/A	16 FT. ^{tt}	
SIDE YRD.	8 FT. MIN.; 16 FT. AGG.	N/A	0 FT. MIN.; 5 FT. AGG. ^{tt}	N/A	4 FT. MIN.; 12 FT. AGG. ^{tt}	
REAR YRD.	10 FT.	N/A	55 FT.	N/A	54 FT.	
MAX HT.	35 FT.	N/A	< 35 FT.	N/A	< 35 FT.	
IMPERVIOUS COVER	40%	12% (4,560 S.F.)	43% (1,360 S.F.) ^{tt}	N/A	39% (1,220 S.F.)	

^{tt}EXISTING LEGAL NON-CONFORMITY

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 UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL WORKS INCLUDING, BUT NOT LIMITED TO, 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 2601.1 ET. SEQ. AND 287.1 ET. SEQ.

LINN ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

EXISTING CONDITIONS AND DEMOLITION PLAN

FOR
M + M REALTY, LLC

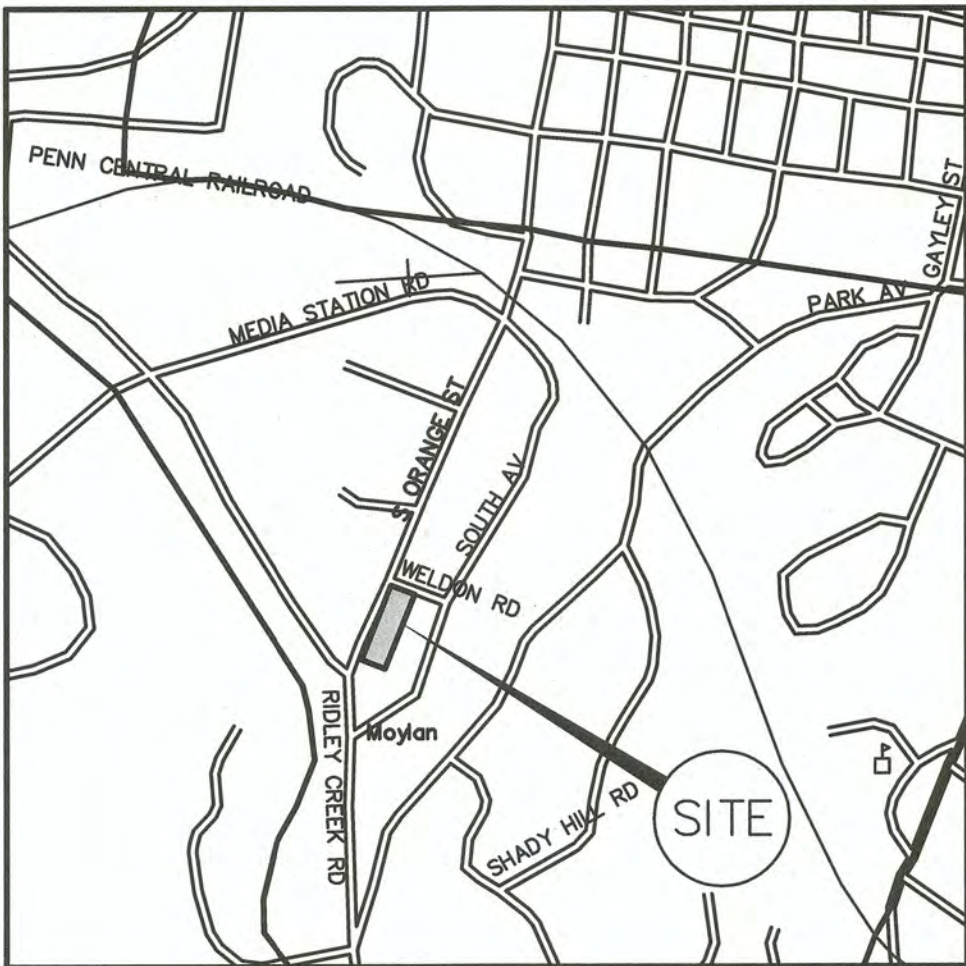
SOUTH AVE. AND S ORANGE ST.

UPPER PROVIDENCE TWP.

DATE:		REVISIONS	
NO.	DESCRIPTION	DATE	
1	REVISED PER JULY ENGR. COMMENTS	08.05.19	
2	REVISED FOR ADDITIONAL SANITARY SEWER DETAILS	05.11.22	

C-2

SHEET 2 OF 2



LOCATION MAP
1" = 800'

NOTES

- BOUNDARY DESCRIPTIONS BASED OFF OF FOUND DEEDS OF RECORD.
- EXISTING CONDITIONS FROM FIELD SURVEY COMPLETED BY THIS OFFICE ON JUNE 22, 2017.
- UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, MAP NO. 4204500027, COMMUNITY PANEL NO. 0092F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2009.
- ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
- MAINTENANCE OF SIDEWALKS ON AND DIRECTLY ADJACENT TO THE SUBJECT PROPERTY, WITHIN THE RIGHT-OF-WAY, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS PLAN SET IS SUBMITTED AS PART OF THE STORMWATER MANAGEMENT REPORT DATED JANUARY 7, 2019.
- 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 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 THAT REMAIN UNREIMBURSED AND ANY COSTS OF COLLECTION, FEE AND INTEREST.

DEMOLITION NOTE

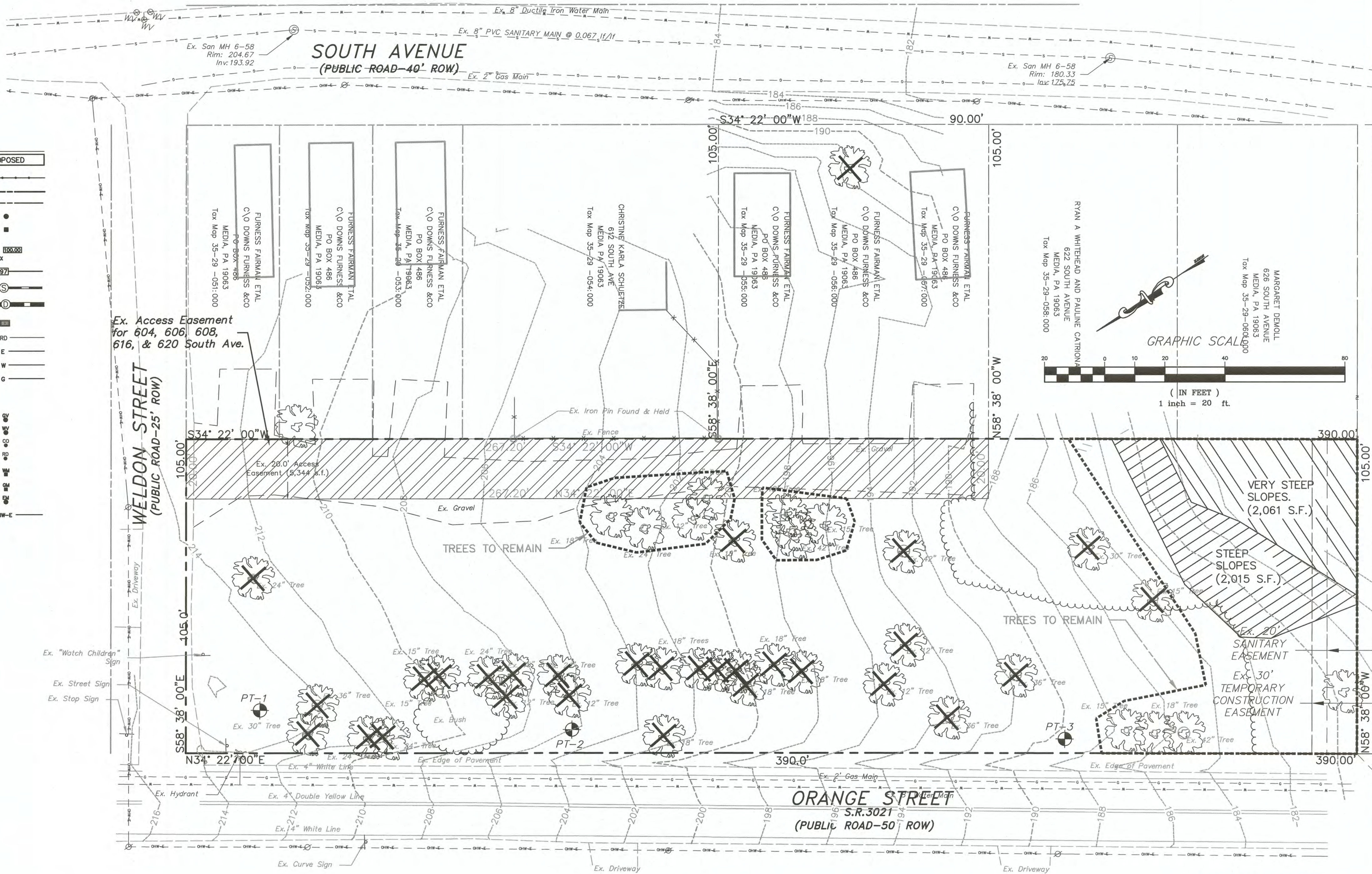
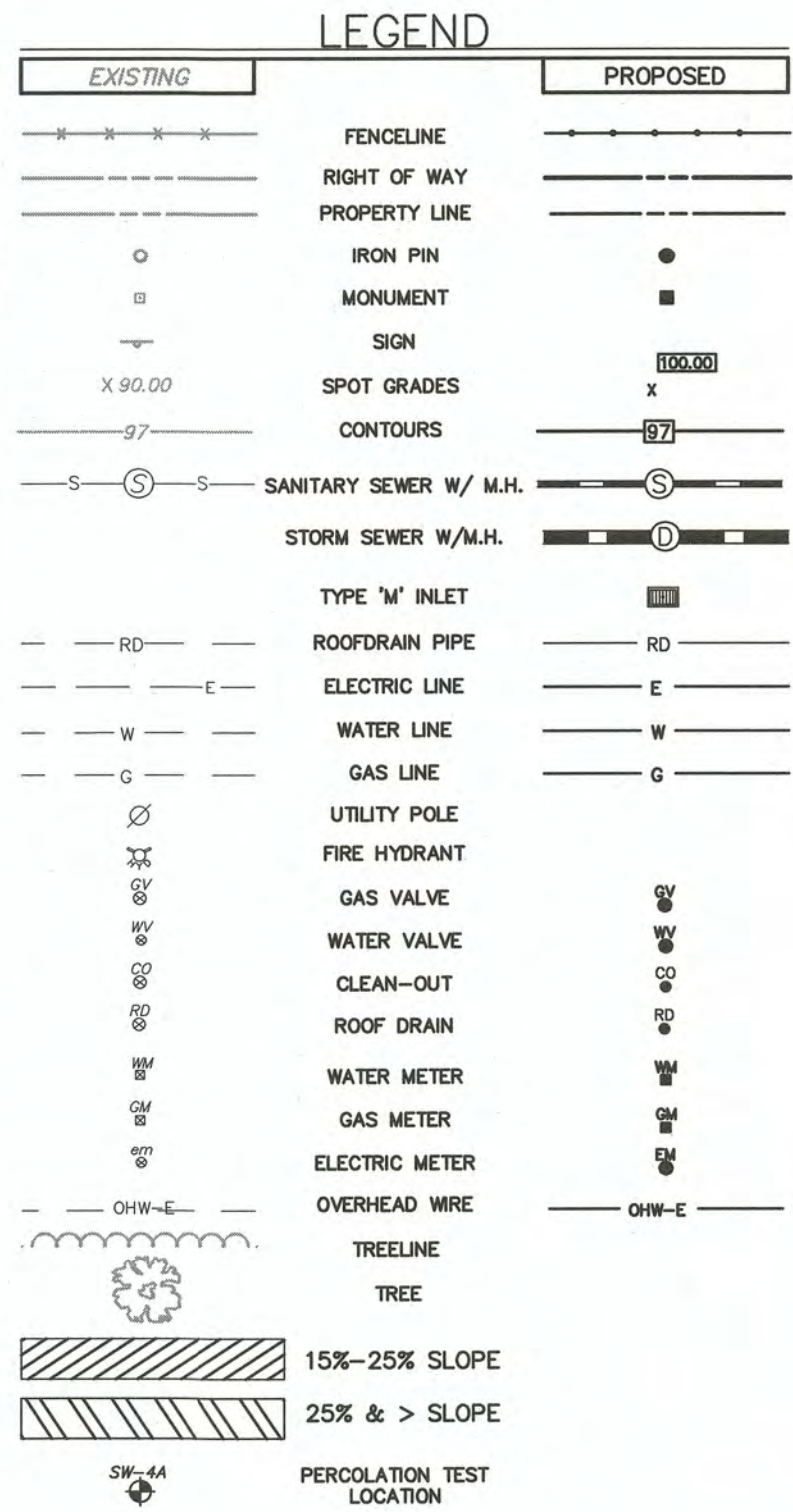
BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING 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.

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	8	8
18" TO 24"	2	14	28
24" TO 36"	3	6	18
36" OR GREATER	4	1	4
			58



1 CONSERVATION LAYOUT

SCALE: 1"=20'

PA ONE CALL INFORMATION

COMPANY: AT&T
ADDRESS: 2315 SALEM RD F11
CONYERS, GA. 30013
CONTACT: NANCY SPENCE
EMAIL: nspence@ems.att.com

COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 782 W LANCASTER AVE
BRYN MAWR, PA. 19010
CONTACT: STEVE PIZZI
EMAIL: sbpizzi@aquamerica.com

COMPANY: COMCAST CABLE COMMUNICATIONS INC
ADDRESS: 110 SPRINGBROOKE BLVD
ASTON, PA. 19014
CONTACT: RICHARD KAIN
EMAIL: richard_kain@cable.comcast.com

COMPANY: USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: GAVIN HEWITT
EMAIL: gavinhe Witt@usicnc.com

COMPANY: LEVEL 3 COMMUNICATIONS LLC
ADDRESS: 1025 ELDERADO BLVD BLDG
BROOMFIELD, CO. 80021
CONTACT: LEVEL 3 OPERATOR PERSONNEL
EMAIL: RELO@LEVEL3.COM

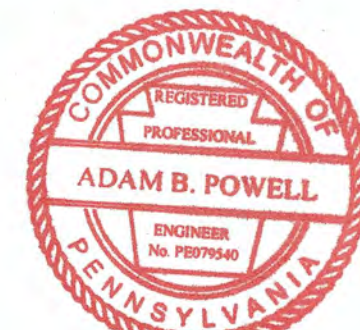
COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 782 W LANCASTER AVE
BRYN MAWR, PA. 19010
CONTACT: MEDIA STP SUPERINTENDENT

COMPANY: VERIZON PENNSYLVANIA INC
ADDRESS: 180 SHERFF BLVD
SUITE 2100
EXTON, PA. 19341
CONTACT: KELLY BLOUNT
EMAIL: suzette.e.walker@verizon.com.

COMPANY: MEDIA BOROUGH
ADDRESS: 301 NORTH JACKSON STREET
MEDIA, PA. 19063
CONTACT: JEFF SMITH

COMPANY: UP TOWNSHIP SEWER AUTHORITY
ADDRESS: 935 N PROVIDENCE ROAD
MEDIA, PA. 19063
CONTACT: RICHARD SPIELMAN, JR

COMPANY: NP TOWNSHIP SEWER AUTHORITY
ADDRESS: 214 SYKES LANE
WALLINGFORD, PA. 19083
CONTACT: ANDREW PENNONI



LINN ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN

CONSERVATION PLAN

FOR

M + M REALTY, LLC

SOUTH AVE. AND S ORANGE ST.

UPPER PROVIDENCE TWP. DELAWARE COUNTY, PA

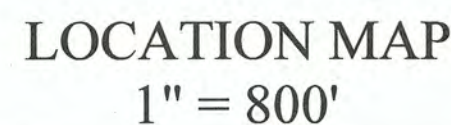
REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER JULY ENGR. REVIEW LETTER AND PC MTG. COMMENTS	08.05.19
2	REVISED FOR ADDITIONAL SANITARY SEWER DETAILS	05.11.22

SHEET NO.

C-3

SHEET 3 OF 6



1. BOUNDARY DESCRIPTIONS BASED OFF OF FOUND DEEDS OF RECORD.
2. EXISTING CONDITIONS FROM FIELD SURVEY COMPLETED BY THIS OFFICE ON JANUARY 22, 2019.
3. UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE, ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. BY GRAPHIC PLOTTING INFO, 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, THE 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 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 THAT 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 UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL WORKS. PERMITS INCLUDE: 1.0000000000 MATERIALS HANDLING AND PADET 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.

COMPANY: AT&T
ADDRESS: 2315 SALEM RD F11
CONYERS, GA. 30013
CONTACT: NANCY SPENCE
EMAIL: nspence@ems.att.com

COMPANY: AQUA PENNSYLVANIA IN
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA. 19010
CONTACT: STEVE PIZZI
EMAIL: sbpizzi@aquaamerica.com

COMPANY: COMCAST CABLE COMMUNICATIONS INC
ADDRESS: 110 SPRINGBROOKE BLVD
ASTON, PA. 19014
CONTACT: RICJ KAIN
EMAIL: richard_kain@cable.comcast.com

COMPANY: USIC
ADDRESS: 450 S HENDERSON RD SUITE E
KING OF PRUSSIA, PA. 19406
CONTACT: GAVIN HEWITT
EMAIL: gavinhe Witt@usicinc.com

COMPANY: LEVEL 3 COMMUNICATIONS LLC.
ADDRESS: 1025 ELDORADO BLVD BLDG
BROOMFIELD, CO. 80021
CONTACT: LEVEL 3 OPERATOR PERSONNEL
EMAIL: RELOC@LEVEL3.COM

COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA. 19010
CONTACT: MEDIA STP SUPERINTENDENT

COMPANY: VERIZON PENNSYLVANIA INC
ADDRESS: 180 SHERFF BLVD
SUITE 2100

CONTACT: KELLY BLOUNT
EMAIL: suzette.e.walker@verizon.com

COMPANY: MEDIA BOROUGH
ADDRESS: 301 NORTH JACKSON STREET
MEDIA, PA. 19063

COMPANY: UP TOWNSHIP SEWER AUTHORITY
ADDRESS: 935 N PROVIDENCE ROAD
MEDIA, PA. 19063
CONTACT: RICHARD SPIELMAN, JR

COMPANY: NP TOWNSHIP SEWER AUTHORITY
ADDRESS: 214 SYKES LANE
WALLINGFORD, PA. 19083
CONTACT: ANDREW PENNONI

INSPECT AFTER STORM EVENTS WITH GREATER THAN 3 INCHES OF RAINFALL IN A 24 HOUR PERIOD, CLEANING AT LEAST TWICE A YEAR.

OWNER
M&M REALTY, LLC
C/O TODD MCKENNEY
22 LITTLE LN.
MEDIA, PA 19063

TAX MAP: 35-29-036:00
FOLIO NO.: 35-00-01199-00
DB/PG: UNKNOWN

1. THE OWNER AND/OR OPERATOR OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.

2. STORMWATER FACILITIES SHALL BE INSPECTED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA ON BEHALF OF THE APPLICANT OR RESPONSIBLE ENTITY (INCLUDING THE BOROUGH ENGINEER FOR DEDICATED FACILITIES) ON THE FOLLOWING BASIS:

- (1) ANNUALLY FOR THE FIRST FIVE YEARS.
- (2) ONCE EVERY THREE YEARS THEREAFTER.
- (3) DURING OR IMMEDIATELY AFTER THE CESSATION OF A ONE-HUNDRED-YEAR OR GREATER STORM EVENT.

3. THE PROFESSIONAL ENGINEER CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT A WRITTEN REPORT TO THE BOROUGH WITHIN ONE MONTH FOLLOWING COMPLETION OF THE INSPECTION. THE REPORT WILL PRESENT DOCUMENTATION AND INCLUDE PICTURES REGARDING THE CONDITION OF THE FACILITY AND RECOMMEND NECESSARY REPAIRS, IF NEEDED. ANY NEEDED REPAIRS SHALL BE IMPLEMENTED BY THE OWNER WITHIN ONE MONTH OF THE REPORT ISSUANCE DATE.

I ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY.

SIGNATURE OF OWNER

8/31/22
DATE

ENGINEER'S CERTIFICATION
I, ADAM B. POWELL, P.E., ON THIS DATE 2/20/22, HEREBY
CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA
OF THE MUNICIPAL STORMWATER MANAGEMENT ORDINANCE.

SIGNATURE OF ENGINEER

PF079540

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

SERIAL# 20181283252

LINN ARCHITECTS

ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN

1140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

IMPROVEMENT AND PCSM PLAN

FOR
M + M REALTY, LLC

SOUTH AVE. AND S ORANGE ST.
DENCE TWP. DELAWARE

UPPER PROVIDENCE TWP.

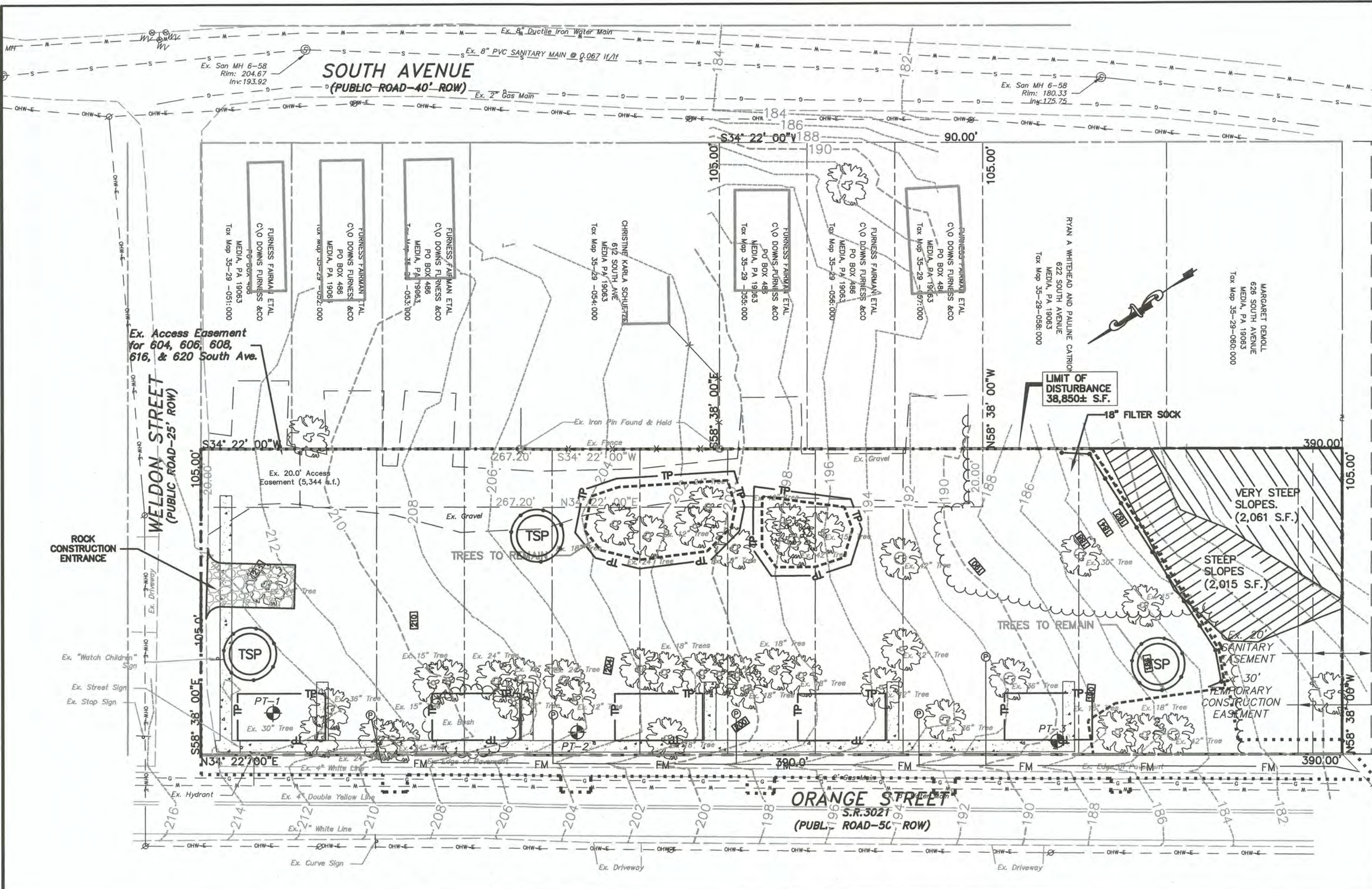
REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED PER JULY ENGR. REVIEW LETTER AND PC MTG. COMMENTS	08.05.19
2	REVISED FOR ADDITIONAL SANITARY SEWER DETAILS	05.11.22

DATE:	07.01.19
SCALE:	1"=20'

SHEET NO.

C-4

SHEET 4 OF 6



1 PRELIMINARY EROSION CONTROL PLAN
C-5 SCALE: 1"=30'

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

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

BMP NOTES
AS-BUILT PLANS: 15-BUILT PLANS AND ALL EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTIONS PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM BMP'S.

CHAPTER 93 CLASSIFICATION:
THE PROJECT'S RECEIVING WATERCOURSE IS R1 AND THE CHAPTER 93 CLASSIFICATION IS TSP.

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE MUNICIPALITY OR BY THE PREPARER PRIOR TO IMPLEMENTATION. UNLESS SPECIFICALLY INDICATED OTHERWISE, EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LAND OWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, AND THE PCSM PLAN PREPARER TO AN ONSITE PRE-CONSTRUCTION MEETING.

UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMP'S AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE MUNICIPALITY OR PREPARER.

AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EXCESS MATERIALS AND WASTE GENERATED DURING THE CLEARING AND GRUBBING OF THIS SITE SHALL BE REMOVED FROM THIS SITE AND RECYCLED OR PROPERLY DISPOSED. WASTE COMPOSITION OF WOOD CHIP MULCH (4 TO 6 TONS PER ACRE) OR A HAY OR STRAW MULCH (3 TONS PER ACRE), ALL OTHER DISTURBED AREAS REMAINING OPEN SHALL BE TEMPORARILY SEEDED AND MULCHED.

THE PROJECT SITE IS 0.89 ACRES. THE AREA OF DISTURBANCE IS 0.89 ACRES. AND THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE. THE CONTRACTOR IS ADVISED TO BECOME FAMILIAR WITH ALL EROSION CONTROL MEANS AND METHODS OUTLINED IN THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" PUBLISHED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP), MARCH 2000 EDITION. COPIES OF THESE PLANS MUST BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE THAT NO SEDIMENT-LADEN RUNOFF SHALL BE ALLOWED TO FLOW TO THE PROPOSED UNDERGROUND INFILTRATION SYSTEM. ALL FLOW INTO THE INFILTRATION SYSTEM SHALL BE BLOCKED UNTIL ALL SITE AREAS ARE STABILIZED.

EROSION AND SEDIMENT CONTROL FACILITIES ARE TO CHECKED AND PROPERLY MAINTAINED WEEKLY AND AFTER EACH STORM EVENT. SUFFICIENT QUANTITIES OF SILT FENCING, CRUSHED STONE, STRAW BALES, SEEDING AND MULCHING SHOULD BE READILY AVAILABLE FOR REMEDIAL WORK IF REQUIRED.

IT IS REQUIRED THAT THE DESIGN PROFESSIONAL BE PRESENT DURING THE INSTALLATION OF ALL CRITICAL STAGES OF CONSTRUCTION.

ALL DISTURBED AREAS THAT CANNOT BE STABILIZED PER THE TEMPORARY STABILIZATION SPECIFICATIONS DUE TO ONGOING EARTHMOVING AND OTHER TRAFFIC SHALL RECEIVE AN APPLICATION OF WOOD CHIP MULCH (4 TO 6 TONS PER ACRE) OR A HAY OR STRAW MULCH (3 TONS PER ACRE), ALL OTHER DISTURBED AREAS REMAINING OPEN SHALL BE TEMPORARILY SEEDED AND MULCHED.

PRELIMINARY EROSION CONTROL

- STAKE OUT LIMIT OF DISTURBANCE AS INDICATED ON PLANS.
- INSTALL SUPER SILT SOCK AS INDICATED ON THE PLANS.
- INSTALL TREE PROTECTION FENCING (ORANGE CONSTRUCTION FENCING) AROUND PERIMETER OF UNDERGROUND INFILTRATION BEDS (AS SHOWN ON PLANS) TO PROTECT AREA FROM COMPACTION AND AROUND TREES TO REMAIN.
- PROCEED WITH DEMOLITION OF EXISTING FEATURES TO BE REMOVED, THEN INSTALL 18" SILT FENCE (TOP SOIL STOCKPILE) AND INSTALL TREE PROTECTION FENCING (ORANGE CONSTRUCTION FENCING) AROUND PERIMETER OF UNDERGROUND BEDS (AS SHOWN ON PLANS) TO PROTECT AREA.
- CLEAR AND GRUB SITE. STRIP TOPSOIL AND STOCKPILE WHERE INDICATED ON THE PLAN. IMMEDIATELY STABILIZE STOCKPILE AND PLACE SILT SOCK PER THE PLANS AND SPECIFICATIONS. IN THE AREA OF PROPOSED UNDERGROUND STORMWATER INFILTRATION BEDS AVOID TRACKING HEAVY EQUIPMENT OVER BED AREAS TO PREVENT OVERCONSOLIDATION OF UNDERLYING SOILS.
- CRITICAL STAGE** INSTALL SEEPAGE BEDS IN ACCORDANCE WITH THE SEEPAGE BED CONSTRUCTION NOTES AND DETAILS. EXCAVATE BED TO BOTTOM ELEVATION BY HAVING EXCAVATORS DIG FROM OUTSIDE THE BED FOOTPRINT. ONCE BOTTOM GRADES ARE ACHIEVED PROCEED WITH INSTALLING FABRIC, STONE, AND PIPE WITHIN BED FOOTPRINT. ONCE BED COMPONENTS ARE INSTALLED, IMMEDIATELY SEAL AT-GRADE OPENINGS (INLETS, MANHOLE COVERS) TO PREVENT SEDIMENT-LADEN RUNOFF FROM ENTERING UNDERGROUND INFILTRATION BED.
- FINAL EROSION CONTROL**
BEGIN ROUGH GRADING, ONCE GRADES HAVE BEEN ACHIEVED, PLACE STONE SUBBASE IN THOSE AREAS TO BE PAVED THAT HAVE ATTAINED PAVEMENT SUBGRADE ELEVATION TO STABILIZE EXPOSED EARTH SURFACE AND PROTECT IT FROM EROSION. STABILIZE GRASS AREAS PER THE PERMANENT SPECIFICATIONS. USE SEDIMENT FILTER BAGS AS NEEDED TO DRAIN RUNOFF.
- INSTALL UNDERGROUND UTILITY SERVICE LINES, INCLUDING ELECTRIC, COMMUNICATIONS (PHONE/FIBER), GAS, WATER, AND SANITARY LATERAL TO BUILDING ENVELOPE.
- MODIFY SUPER SILT FENCE LOCATION AS REQUIRED.
- BRINGING STONE BASE IN PARKING AREA, ROADS, AND ALLEYS TO FINISH GRADE. INSTALL ASPHALT BASE COURSE AS SOON AS POSSIBLE, WHICH MAY BE CONCURRENT WITH BUILDING CONSTRUCTION. MODIFY THE INLET PROTECTION, AS THE BASE COURSE IS PLACED.
- INSTALL BUILDING FOUNDATION, AND CONNECT UNDERGROUND UTILITY SERVICE LINES TO BUILDING. BACKFILL AGAINST BUILDING FOUNDATION AND PROCEED WITH BUILDING CONSTRUCTION. ROOF DRAINAGE FROM BUILDING TO DISCHARGE TO STORMWATER INFILTRATION BED VIA RAIN WATER COLLECTOR PIPES CONNECTED TO STRUCTURES IN BED, IT IS UNDERSTOOD THAT BUILDING WILL BE CONSTRUCTED IN MULTIPLE PHASES AS DICTATED BY MARKET DEMANDS.
- FINISH GRADE ALL DISTURBED AREAS. SPREAD TOPSOIL ON THOSE AREAS

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 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 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.

THAT ARE TO BE LANDSCAPED AS THEY REACH FINAL GRADE AND STABILIZE IMMEDIATELY ACCORDING TO THE PERMANENT STABILIZATION SPECIFICATIONS.

ONCE ALL DISTURBED AREAS OF SITE HAVE BEEN STABILIZED IN ACCORDANCE WITH THE FINAL STABILIZATION REQUIREMENTS, REMOVE ANY REMAINING EROSION CONTROL MEASURES. IMMEDIATELY STABILIZE ALL AREAS DISTURBED BY THIS OPERATION.

GENERAL NOTES
STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE TOWNSHIP COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADE, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DESIGN ENGINEER.

THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL, AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.

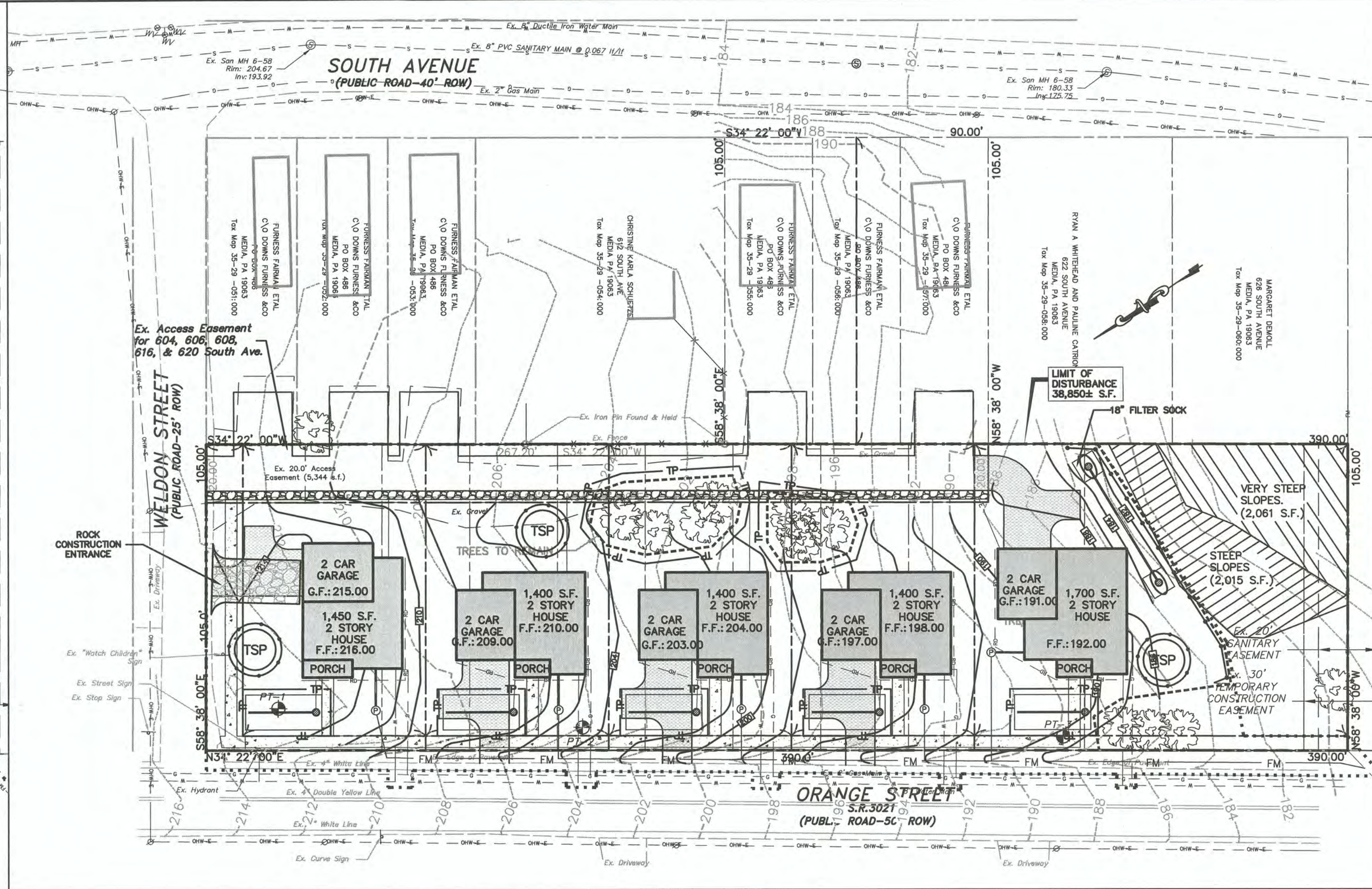
THE OPERATOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 6A, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.

EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE



2 FINAL EROSION CONTROL PLAN
C-5 SCALE: 1"=30'

SOILS TABLE
(FROM PENN STATE COLLEGE OF AGRICULTURAL SCIENCES COOPERATIVE EXTENSION SOILMAP VERSION 2)
SOIL TYPE: Me-Made Land, schist and gneiss materials
DRAINAGE CLASS: Well Drained
SLOPE RANGE: 0-15
HYDROLOGIC GROUP: B
BEDROCK DEPTH: Very Deep
SEASONAL WATER TABLE: > 60 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: Moderate

OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, AND THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

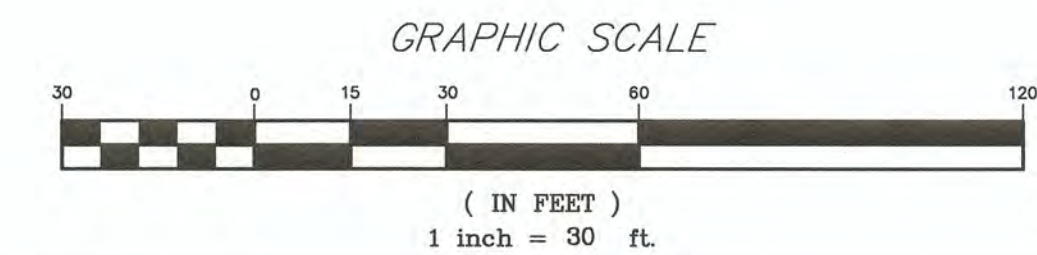
AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

SEDIMENT MUST BE REMOVED FROM INLET WATER QUALITY INSERTS AFTER EACH RUNOFF EVENT.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGARDING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.



LINN ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN
TEL: 610-566-7044
FAX: 610-566-0258

EROSION CONTROL PLAN
FOR
M + M REALTY, LLC
SOUTH AVE. AND S ORANGE ST.
UPPER PROVIDENCE TWP. DELAWARE COUNTY, PA

DATE: 07.01.19
REVISIONS
NO. DESCRIPTION DATE
1 REVIEW LETTER AND PC 08.05.19
2 SANITARY SEWER DETAILS 05.11.22
DRAWN BY: SFP
CHECKED BY: SFP
PROJ. NO.: 15280
SHEET NO. 5 OF 6

C-5

