

Plotted: 5-16-17 @ 12:08pm By: spoul

F:\Projects\Storage\Project Docs\17072\Civil\DWG\C-1 Site.dwg[C-1]



LOCATION MAP 1" = 800'

NOTES
1. THIS PLAN IS BASED ON A TOPO SURVEY FOR PROPERTY OF CEDAR GROVE ASSOCIATES PREPARED BY G.D. HOUTMAN & SON, INC. DATED APRIL 6TH 2017.
2. ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
3. UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

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.

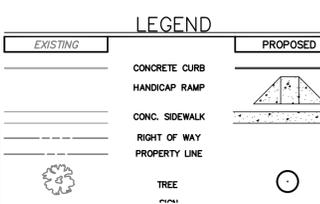
UTILITY NOTES
1. THE CONTRACTOR MUST CALL CONTACT ALL UTILITY PROVIDERS AND LOCATE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR MUST VERIFY LOCATION, SIZE, DEPTH AND MATERIAL OF ALL UNDERGROUND STRUCTURES WITHIN THE LIMIT OF DISTURBANCE PRIOR TO BEGINNING WORK.

PRELIMINARY/FINAL AND LAND DEVELOPMENT PLAN MEDIA SHOPPING CENTER

DRAWING INDEX table with columns SHEET NO. and DESCRIPTION, listing sheets C-1 through C-6.

LAND DEVELOPMENT STATEMENT OF INTENT
THE PURPOSE OF THIS PLAN IS TO SHOW THE REQUIREMENTS NECESSARY TO DEVELOP A 2,400 S.F. RESTAURANT WITH DRIVE THROUGH AND A 2,500 S.F. RETAIL STORE.

ADA CROSSWALK/SIDEWALK NOTES:
1. WHERE SIDEWALK SLOPE EXCEEDS 5% A NON-SLIP SURFACE SHALL BE PROVIDED.
2. ALL CROSSWALK SLOPES SHALL BE IN COMPLIANCE WITH ALL ADA STANDARDS.

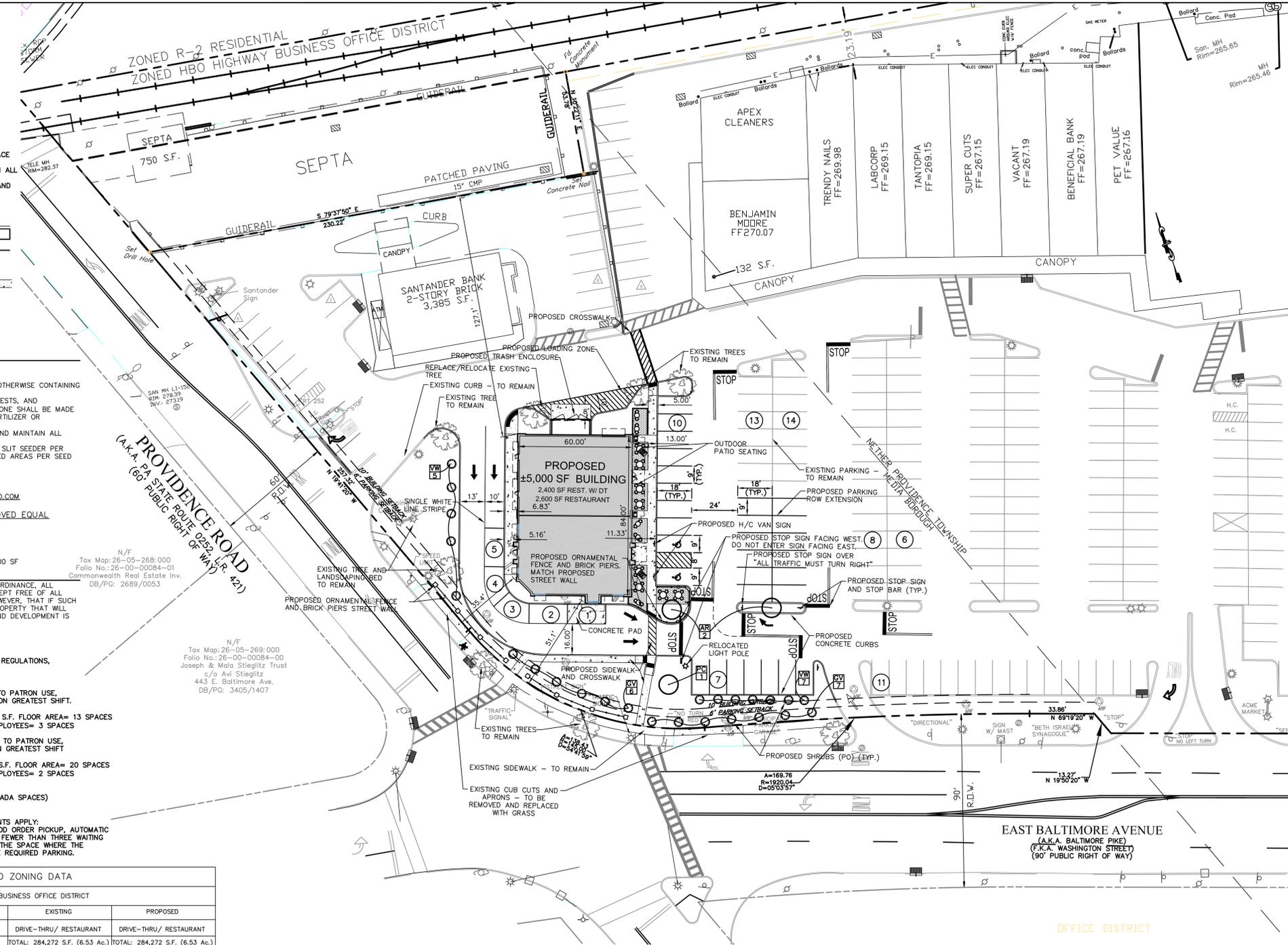


SEEDING NOTES
1. SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE CONTAINING PLANTING BEDS, SIDEWALKS, BUILDINGS, ETC.
2. BEFORE SEEDING, CONTRACTOR SHALL PROVIDE SOIL TESTS, AND APPLICATIONS OF FERTILIZER AND/OR GROUND LIMESTONE SHALL BE MADE PER SOIL TEST RECOMMENDATIONS.

PARKING RATIONAL
PER MEDIA BOROUGH ZONING CODE ARTICLE XIII, PARKING REGULATIONS, § 311-81.E HIGHWAY, BUSINESS-OFFICE DISTRICT (HBO) THE FOLLOWING PARKING RATIOS APPLY:
SIT DOWN RESTAURANT = 1 PER 150 S.F. DEVOTED TO PATRON USE, PLUS 1 PER 3 EMPLOYEES ON GREATEST SHIFT.

PROPOSED ZONING DATA table comparing REQUIRED, EXISTING, and PROPOSED zoning regulations for HBO - HIGHWAY BUSINESS OFFICE DISTRICT.

WAIVER:
MEDIA BOROUGH LD&SO Sect. 257-11 (C), REQUIRING MAJOR LAND DEVELOPMENT SUBMISSIONS TO BE APPROVED BY BOROUGH COUNCIL AS PRELIMINARY PLANS PRIOR TO SUBMITTING AS FINAL PLANS.



PLANT SCHEDULE table with columns QTY, SYM, BOTANICAL NAME, COMMON NAME, SIZE, ROOT, COMMENTS, listing plants like ACER RUBRUM COLUMNARE and PRUNUS CERASIFERA.

POSTED SPEED LIMITS table showing 35 MPH for PROVIDENCE ROAD and 25 MPH for E. BALTIMORE AVENUE.

OWNER/APPLICANT
ECHO MEDIA LLC
560 EPSILON DRIVE
PITTSBURGH, PA 15238

CERTIFICATION OF OWNER AND ACKNOWLEDGEMENT OF LAND DEVELOPMENT PLANS
ON THIS, THE ___ DAY OF ___ 20___ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ___ WHO IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME RECORDED AS SUCH ACCORDING TO LAW.

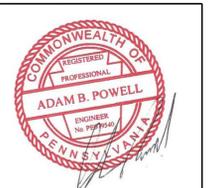
CERTIFICATION OF ENGINEER
I HEREBY CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE ORDINANCES OF THIS BOROUGH, AND HAVE BEEN PREPARED IN ACCORDANCE WITH ACT 367 OF THE COMMONWEALTH OF PENNSYLVANIA, KNOWN AS THE "ENGINEER, LAND SURVEYOR, AND GEOLOGIST REGISTRATION LAW" (P.L. 913, No. 367), AS AMENDED.

DELaware COUNTY PLANNING COMMISSION
DATE: 05/15/17
SCALE: 1"=30'
DRAWN BY: ABP
CHECKED BY:
PROJ. NO.: 17072
SHEET NO. C-1 OF 6

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE.

REVISIONS table with columns NO., DESCRIPTION, DATE, and a grid for tracking changes.

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



ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN

FOR
MEDIA SHOPPING CENTER REDEVELOPMENT
BALTIMORE AVENUE AND PROVIDENCE ROAD
MEDIA BOROUGH,
DELAWARE COUNTY, PA

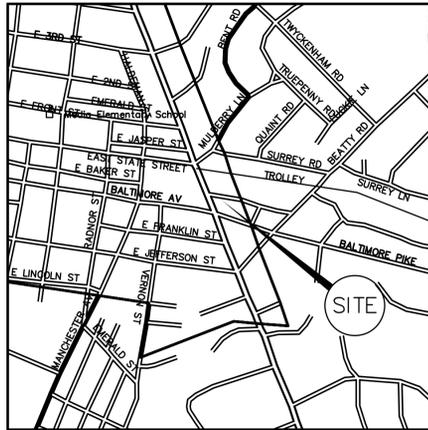
DATE: 05/15/17
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REVISIONS table with columns NO., DESCRIPTION, DATE, and a grid for tracking changes.

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DATE: 05/15/17
SCALE: 1"=30'
DRAWN BY: ABP
CHECKED BY:
PROJ. NO.: 17072
SHEET NO. C-1 OF 6

Plotted: 5-16-17 @ 10:59am By: spoul



LOCATION MAP
1" = 800'

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: 0-8
HYDROLOGIC GROUP: C
BEDROCK DEPTH: 40-72 inches
SEASONAL WATER TABLE: > 60 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: High
SOIL TYPE: CdB-Chester Silt Loam
DRAINAGE CLASS: Well Drained
SLOPE RANGE: 3-8
HYDROLOGIC GROUP: B
BEDROCK DEPTH: > 80 inches
SEASONAL WATER TABLE: > 80 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: High

EXISTING ZONING DATA
HBO - HIGHWAY BUSINESS OFFICE DISTRICT

	REQUIRED	EXISTING
USE:		DRIVE-THRU/ RETAIL CENTER
MINIMUM SITE AREA:	3,850 SF.	TOTAL: 284,272 S.F. (6.53 Ac.) MEDA: 76,778 S.F. (1.76 Ac.)
MINIMUM LOT WIDTH AT BLDG LINE:	35 FT.	600± FT.
MINIMUM SETBACKS:		
FRONT YARD (PER HBO)	10 FT.	35.4 FT.
PARKING SETBACK	6 FT. PARKING BUFFER	9± FT.
SIDE YARD	6 FT. IF DETACHED	N/A
REAR YARD	10 FT./ 25 FT.	-
MAXIMUM BUILDING COVERAGE	75%	4.6% (3,517 S.F.) ^{tt}
MAXIMUM IMPERVIOUS COVERAGE	85%	93.1% (71,464 S.F.) ^{tt} **
MAXIMUM BUILDING HEIGHT	40 FT. (3 STORIES)	< 40 FT.

NOTES:
CALCULATIONS BASED ON LOT AREA WITHIN MEDIA BOROUGH
** EXISTING LEGAL NONCONFORMITY

LAND DEVELOPMENT STATEMENT OF INTENT
THE PURPOSE OF THIS PLAN IS TO SHOW THE REQUIREMENTS NECESSARY TO DEVELOP A 2,400 S.F. RESTAURANT WITH DRIVE THROUGH AND A 2,500 S.F. RETAIL STORE. THE PLAN INCLUDES THE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT SUCH AS GRADING AND LANDSCAPING

OWNER/APPLICANT
ECHO MEDIA LLC
560 EPSILON DRIVE
PITTSBURGH, PA 15238

SITE INFORMATION
ADDRESS:
505-527 BALTIMORE AVE
MEDIA, PA 19063
TAX MAP: 26-05-271:00
FOLIO NO.: 26-00-00082-00
DB/PG: 5919/1390

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 PAPER 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 2871. ET. SEQ.

CHAPTER 93 CLASSIFICATION:

THE PROJECT RECEIVING WATERCOURSE CRUM CREEK. CHAPTER 93 CLASSIFICATION IS TSF, MF.

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.
SERIAL# 20171300921
-800-242-1776
ONE-CALL DATE: 05/10/2017



LINN ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-568-7044
FAX: 610-568-3258

ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN

EXISTING CONDITIONS PLAN

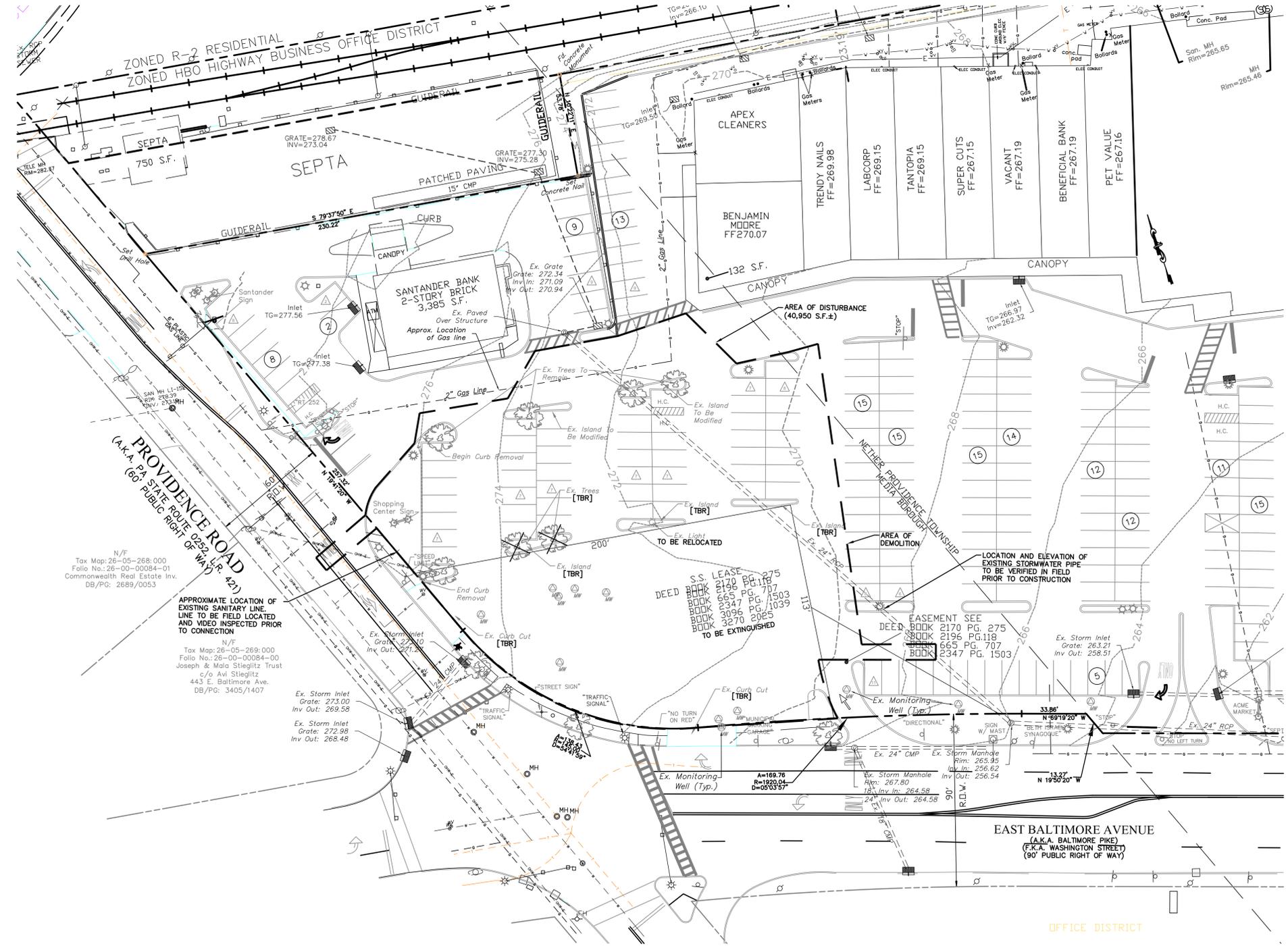
FOR
MEDIA SHOPPING CENTER REDEVELOPMENT
BALTIMORE AVENUE AND PROVIDENCE ROAD
MEDIA BOROUGH, DELAWARE COUNTY, PA

DATE	REVISIONS	DESCRIPTION	DATE
05/15/17 <td>NO. 1<td>SCALE: 1"=30'</td><td></td></td>	NO. 1 <td>SCALE: 1"=30'</td> <td></td>	SCALE: 1"=30'	
	NO. 2	DRAWN BY: ABP	
	NO. 3	CHECKED BY:	
	NO. 4	PROJ. NO.: 17072	

SHEET NO. **C-2** OF 6

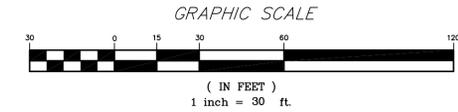
LEGEND

	CONCRETE CURB
	CONC. SIDEWALK
	FENCELINE
	SPOT GRADES
	CONTOURS
	RIGHT OF WAY
	PROPERTY LINE
	IRON PIN
	SANITARY SEWER W/ M.H.
	STORM SEWER W/M.H.
	TYPE 'C' INLET
	WATER LINE
	GAS LINE
	TELEPHONE LINE
	GAS VALVE
	WATER VALVE
	CLEAN-OUT
	GAS METER
	FIRE HYDRANT
	ELECTRIC METER
	OVERHEAD WIRE
	UTILITY POLE
	AREA OF DEMOLITION
	TREE TO BE REMOVED
	ITEM TO BE REMOVED



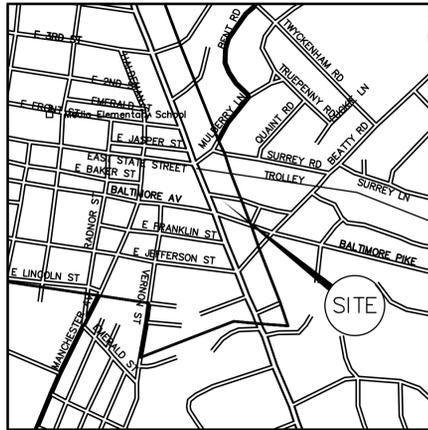
APPROXIMATE LOCATION OF EXISTING SANITARY LINE. LINE TO BE FIELD LOCATED AND VIDEO INSPECTED PRIOR TO CONNECTION
N/F
Tax Map: 26-05-269:000
Folio No.: 26-00-00084-01
Commonwealth Real Estate Inv.
DB/PG: 2689/0053

APPROXIMATE LOCATION OF EXISTING SANITARY LINE. LINE TO BE FIELD LOCATED AND VIDEO INSPECTED PRIOR TO CONNECTION
N/F
Tax Map: 26-05-269:000
Folio No.: 26-00-00084-00
Joseph & Mala Stieglitz Trust
c/o Avi Stieglitz
443 E. Baltimore Ave.
DB/PG: 3405/1407



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Plotted: 5-16-17 @ 11:07am By: spaul



LOCATION MAP
1" = 800'

LEGEND table with columns for EXISTING and PROPOSED symbols for various infrastructure elements like curbs, sidewalks, trees, and utility lines.

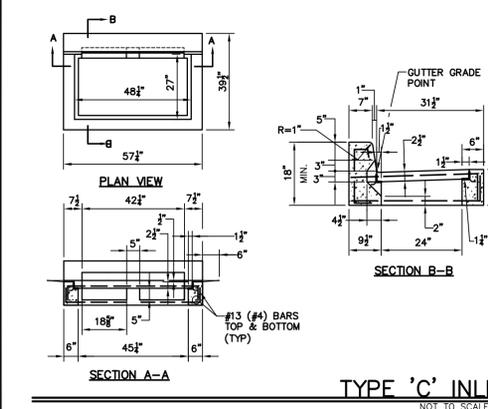
PA ONE CALL INFORMATION table listing contact details for various utility companies such as AT&T, AQUA PENNSYLVANIA INC, and COMCAST CABLE COMMUNICATIONS INC.

SITE INFORMATION table providing address (505-527 BALTIMORE AVE), company name (SANTANDER BANK), and other project details.

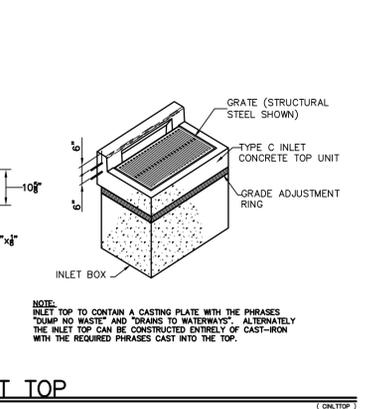
CHAPTER 93 CLASSIFICATION table detailing soil type (Me-Made Land), drainage class (Well Drained), and hydrologic group (B).

ALL INLET AND OUTLET PIPES SHALL BE INSTALLED NO MORE THAN 6" FROM THE BOTTOM OF THE GREASE TRAP. TANK TAPERS TOP TO BOTTOM AND IS TRAPEZOIDAL IN CROSS SECTION.

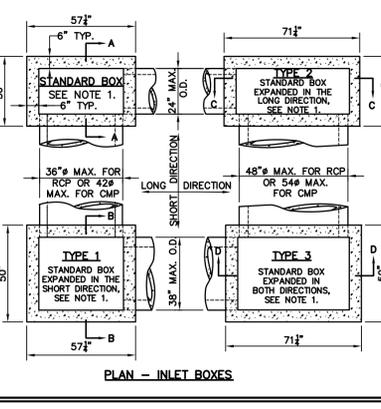
CASTIRON MANHOLE FRAMES & COVERS



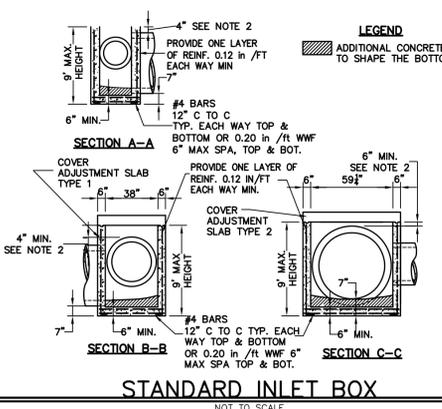
RECTANG. COVER SLAB DETAIL



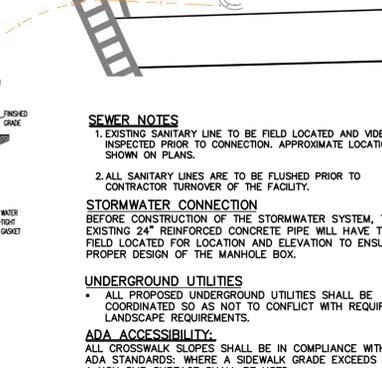
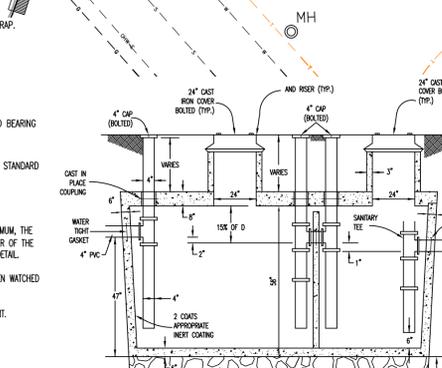
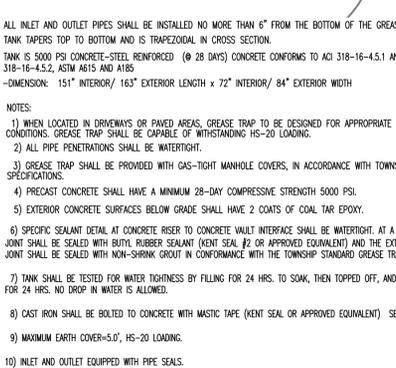
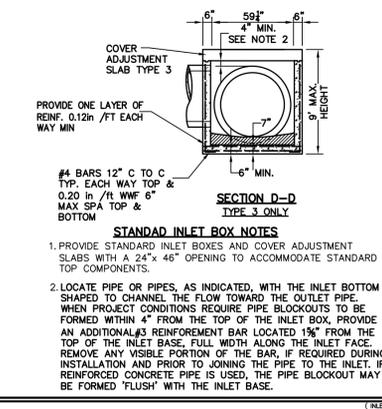
GREASE TRAP



STANDARD INLET BOX

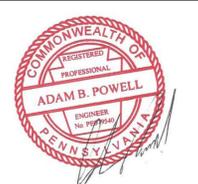


TYPICAL CLEANOUT DETAIL



1 inch = 20 ft.

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE.



ARCHITECTS LINN ARCHITECTS 140 N. PROVIDENCE ROAD MEDIA, PENNSYLVANIA 19063

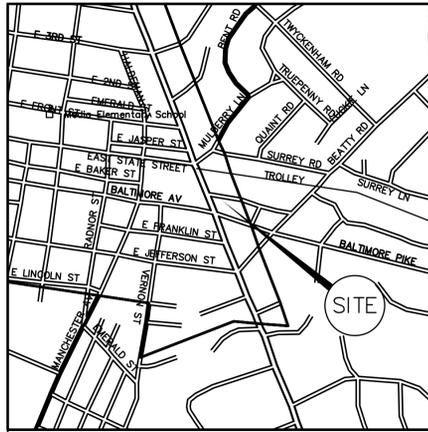
FOR GRADING PLAN FOR MEDIA SHOPPING CENTER REDEVELOPMENT BALTIMORE AVENUE AND PROVIDENCE ROAD DELAWARE COUNTY, PA

REVISIONS table with columns for DATE, REVISIONS, NO., DESCRIPTION, and SCALE.

DATE, SCALE, DRAWN BY, CHECKED BY, PROJ. NO., SHEET NO. table with values: 05/15/17, 1"-20", ABP, 17072, 3 OF 6.

C-3

Plotted: 5-16-17 @ 11:30am By: spaul



LOCATION MAP
1" = 800'

TOPSOIL APPLICATION NOTES

- 1. GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FORM SLIDING DOWN SLOPE.
2. TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM...
3. TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION...

GENERAL SEEDING NOTES

- 1. REDISTRIBUTE 6" OF STOCKPILED TOPSOIL AND PREPARE A GOOD CRUMBLY SEEDBED THAT IS TILLED 6-8 INCHES DEEP, WELL FIRMED AND LEVELED AFTER TILLING.
2. APPLY FERTILIZER AND LIME UNIFORMLY AND WORK INTO THE TOP 3 TO 4 INCHES OF SOIL.
3. AFTER ALL MATERIALS HAVE BEEN WORKED IN, FIRM UP THE SOIL BY ROLLING TO ASSURE THAT NO SOFT SPOTS REMAIN THAT WOULD SETTLE LATER ON.

SEEDING SPECIFICATIONS

TEMPORARY MEASURES: PREPARATIONS - APPLY 1 TON PER ACRE OF AGRICULTURAL GRADE LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES) TO ESTABLISH A PH OF 6.5 TO 6.8. APPLY FERTILIZER @ 150 LBS. PER ACRE USING 10-20-20 OR EQUIVALENT. SEEDING - APPLY 50% ANNUAL RYEGRASS AND 50% WINTER RYEGRASS AT A RATE OF 10 LBS. PER 1,000 SQUARE FEET.

BMP NOTES

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

UTILITIES NOTES

- 1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROTECT ALL EXISTING UTILITIES (SANITARY, WATER, TELECOMMUNICATIONS, AND ELECTRIC, ETC) WITHIN THE WORK ZONE DURING CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE TO MODIFY EXISTING RIM/GRATE/COVERS/ETC. ELEVATIONS AS REQUIRED TO MEET PROVIDED FIELD CONDITIONS.

CHAPTER 93 CLASSIFICATION

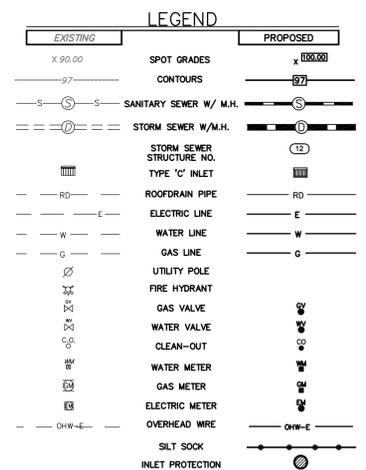
THE PROJECT RECEIVING WATERCOURSE CRUM GREEK. CHAPTER 93 CLASSIFICATION IS TSF, MF.

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.

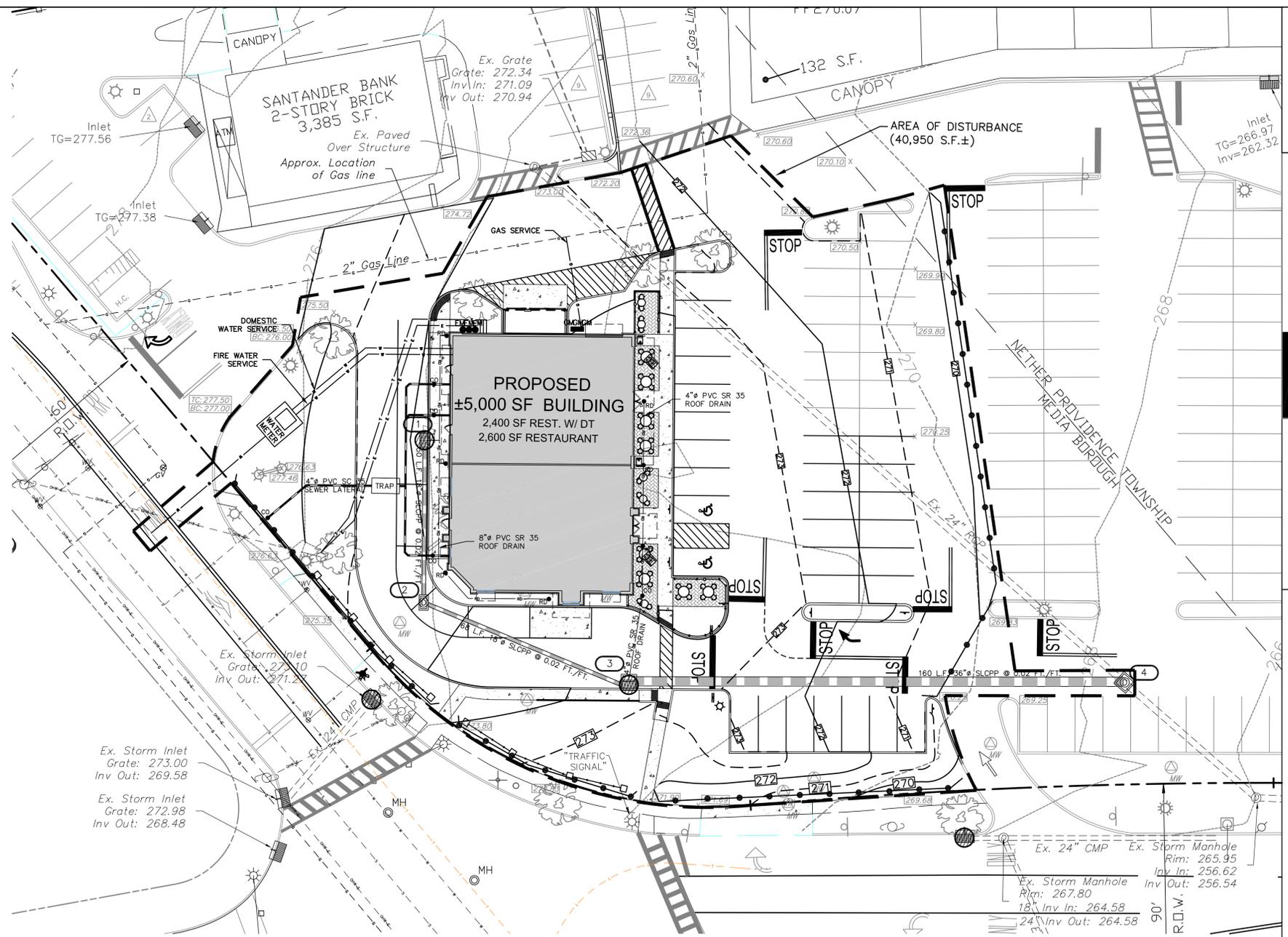
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SOILS TABLE (FROM PENN STATE COLLEGE OF AGRICULTURAL SCIENCES COOPERATIVE EXTENSION SOILMAP VERSION 2) SOIL TYPE: Me-Made Land, schist and gneiss materials DRAINAGE CLASS: Well Drained SLOPE RANGE: 0-8% HYDROLOGIC GROUP: C BEDROCK DEPTH: 40-72 inches SEASONAL WATER TABLE: > 80 inches FLOODING POTENTIAL: None PROFILE PERMEABILITY: High

SITE INFORMATION ADDRESS: 505-527 BALTIMORE AVE MEDIA, PA 19063 TAX MAP: 26-05-271:00 FOLIO NO: 26-00-00082-00 DB/Pg: 5919/1390



SEQUENCE OF CONSTRUCTION

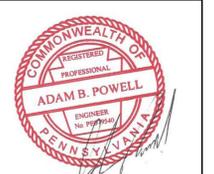
- 1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. UNLESS SPECIFICALLY INDICATED OTHERWISE, EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED.
2. BEGIN ROUGH GRADING ON SITE. ONCE GRADES HAVE BEEN ACHIEVED, PLACE STONE SUBBASE IN THOSE AREAS TO BE PAVED THAT HAVE ATTAINED PAVEMENT SUBGRADE ELEVATION TO STABILIZE EXPOSED EARTH SURFACE AND IMMEDIATELY SEED AND STABILIZE GRASS AREAS PER THE PERMANENT SPECIFICATIONS.
3. CONCURRENTLY INSTALL ON SITE STORMWATER CONVEYANCE SYSTEM (INLETS, MANHOLES, STORM SEWERS) AND IMMEDIATELY INSTALL INLET PROTECTION ON INLETS TO PREVENT SEDIMENT-LADEN RUNOFF FROM ENTERING PROPOSED STORM SEWER AND STREET STORM DRAIN SYSTEM.

GENERAL NOTES

- 1. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
2. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY.
3. 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.

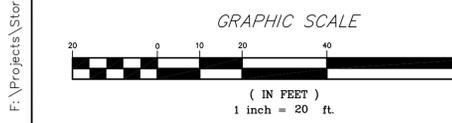
EROSION AND SEDIMENTATION CONTROL PLAN

Table with columns: DATE, REVISIONS, NO., DESCRIPTION, DATE. Includes revision 1: SCALE 1"=20', revision 2: DRAWN BY: ABP, revision 3: CHECKED BY: [blank], revision 4: PROJ. NO.: 17072.



ARCHITECTS LINN ARCHITECTS 140 N. PROVIDENCE ROAD MEDIA, PENNSYLVANIA 19063 TEL: 610-568-7044 FAX: 610-568-3258

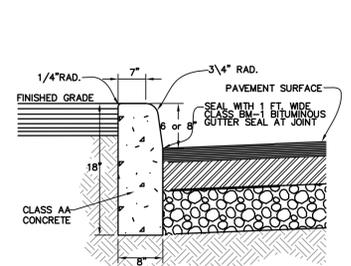
FOR MEDIA SHOPPING CENTER REDEVELOPMENT BALTIMORE AVENUE AND PROVIDENCE ROAD DELAWARE COUNTY, PA MEDIA BOROUGH.



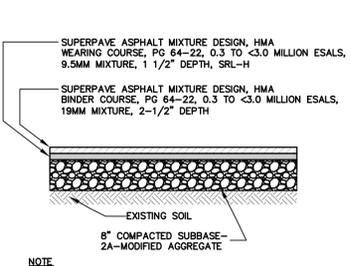
F:\Projects\Storage\Project Docs\17072\Civil\DWG\C-4 E&S.dwg [C-4 E&S]

EROSION CONTROL AND MAINTENANCE NOTES

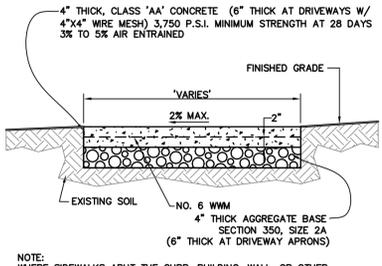
- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARED, THE PCSM PLAN PREPARED, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN.
- 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.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL FROM FILL-GO MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, UNDER UNDISTURBED VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES TO 6 TO 10 INCHES ON COMPACTED SOILS PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- THE PROJECT'S RECEIVING WATERCOURSE IS CRUM CREEK, AND THE CHAPTER 93 CLASSIFICATION IS WWF, MF.



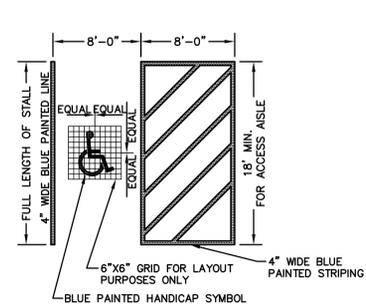
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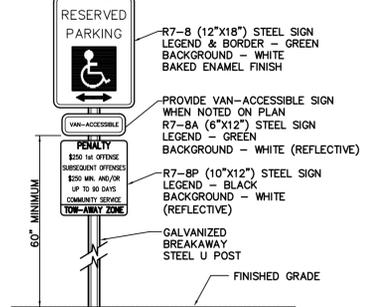
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CONCRETE SIDEWALK SECTION
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VAN ACCESSIBLE HANDICAPPED PAINTED MARKING
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HANDICAPPED PARKING SIGN
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NOT TO SCALE (1:80000)



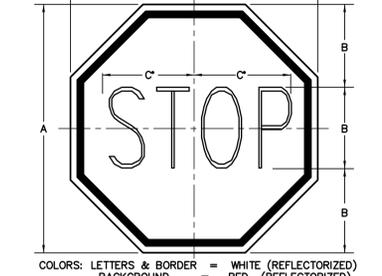
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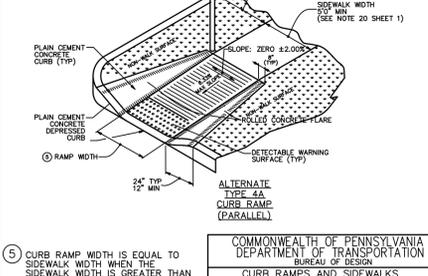
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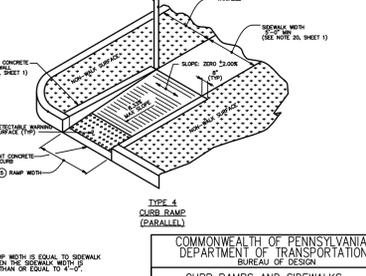
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STOP SIGN DETAIL
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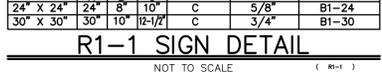
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CURB RAMP DETAIL
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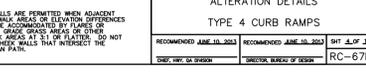
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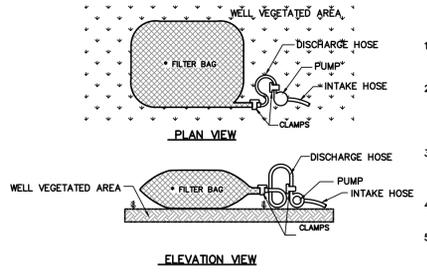
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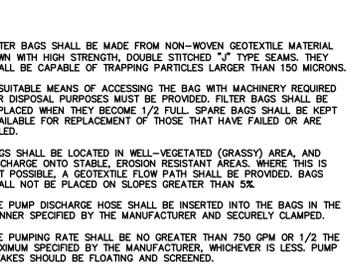
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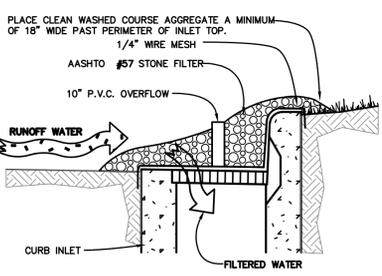
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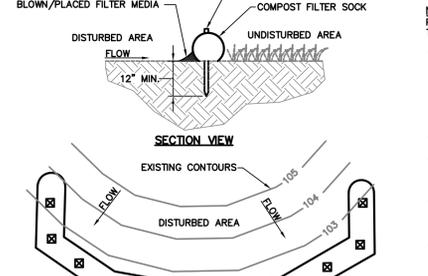
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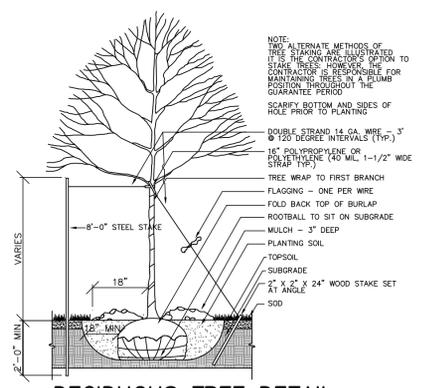
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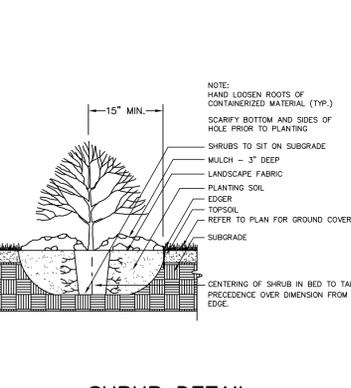
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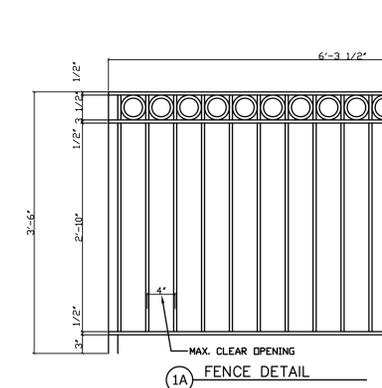
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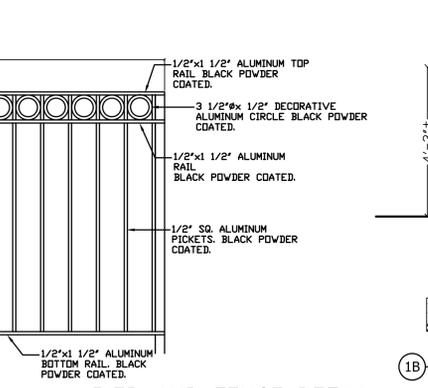
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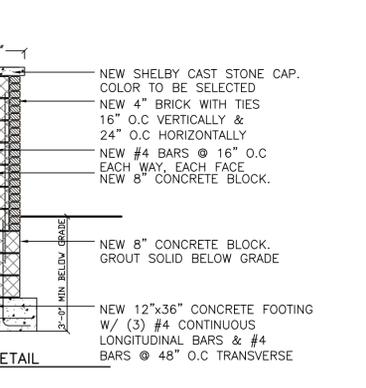
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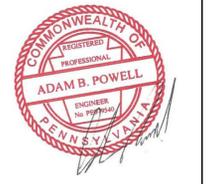
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PIER AND FENCE DETAIL
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PIER DETAIL
NOT TO SCALE (1:80000)



LINN ARCHITECTS
ARCHITECTURE
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INTERIOR DESIGN

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-568-7044
FAX: 610-568-3258

DETAILS FOR

MEDIA SHOPPING CENTER REDEVELOPMENT
BALTIMORE AVENUE AND PROVIDENCE ROAD
MEDIA BOROUGH, DELAWARE COUNTY, PA

DATE	REVISIONS	DESCRIPTION	DATE
05/15/17 <td>NO. 1 <td>SCALE</td> <td></td> </td>	NO. 1 <td>SCALE</td> <td></td>	SCALE	
	NO. 2 <td>DRAWN BY: ABP</td> <td></td>	DRAWN BY: ABP	
	NO. 3 <td>CHECKED BY:</td> <td></td>	CHECKED BY:	
	NO. 4 <td>PROJ. NO. 17072</td> <td></td>	PROJ. NO. 17072	

SHEET NO. **C-5** OF 6

Plotted: 5-16-17 @ 11:17am By: spaul

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