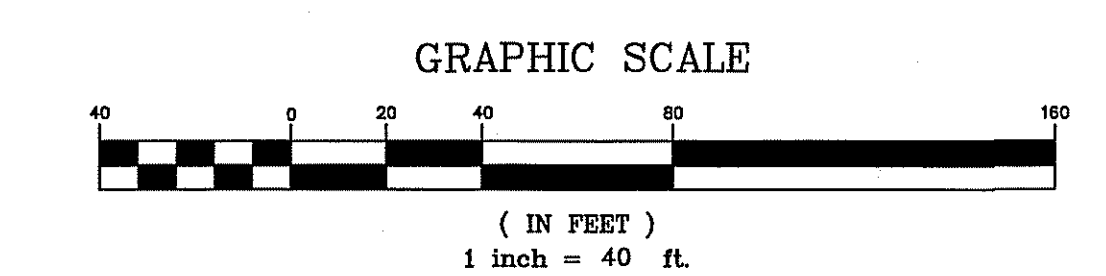
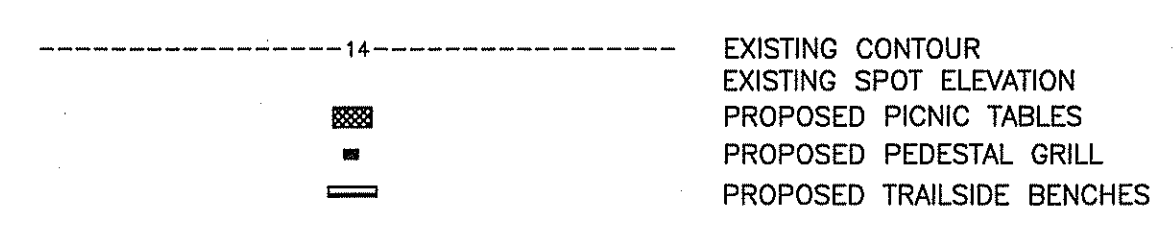


- NOTES:
- TOTAL SITE AREA: 313,658 S.F. = 7.2006 Ac.
 - SITE IS ZONED RESIDENTIAL.
SINGLE FAMILY DETACHED DWELLING:
REGULATIONS: LOT AREA: 3,200 S.F. (MIN.)
STREET FRONTAGE: 40 FT. (MIN.)
BUILDING COVERAGE: 50% (MAX.)
FRONT YARD: 15 FT. (MIN.)
10 FT. (MIN. ON OTHER STREET CORNER LOT)
SIDE YARD: 7 FT. (MIN. EACH)
REAR YARD: 15% OF LOT DEPTH / 15 FT. (MIN.)
HEIGHT: 40 FT. OR THREE STORIES (MAX.)
 - SITE IS SERVICED BY PUBLIC WATER AND SEWER.
 - BENCHMARK REFERENCE: INV. TINICUM MANHOLE E-78 TAYLOR AVENUE AND SECOND STREET: ELEVATION = 10.63 NAVD-29
 - EXISTING SOIL TYPE: Me-MADE LAND, SCHIST AND GNEISS MATERIALS.
 - PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 187.
 - LEGEND



EXCAVATION, TRENCHING, AND SHORING
 ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) PUBLICATIONS OR THE LATEST REVISIONS.

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

Pennsylvania One Call System, Inc.
 1-800-242-1776

REVISION	DATE
GRADING AND EROSION CONTROL PLAN FOR GOVERNOR PRINTZ PARK IMPROVEMENTS SECOND STREET AND TAYLOR AVENUE FOR THE TOWNSHIP OF TINICUM	
TINICUM TOWNSHIP	DELAWARE COUNTY, PA.
SCALE: 1"=40'	FEBRUARY 14, 2017
HERBERT E. MacCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. P.O. BOX 118 BROOMALL, PA. 19008	
SHEET 1 OF 5	SDSK FILE: GOVPRPK TINICUM FILE #398