

- LEGEND**
- BOUNDARY LINE
  - - - ADJOINER BOUNDARY LINE
  - - - LEGAL RIGHT-OF-WAY LINE
  - SETBACK LINE
  - EXISTING CURB
  - EXISTING EDGE OF PAVING
  - EXISTING STORM SEWER
  - EXISTING SANITARY SEWER
  - EXISTING WATER LINE
  - EXISTING GAS LINE
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING FENCE LINE
  - EXISTING WETLANDS
  - EXISTING STREAM
  - EXISTING FEMA FLOODPLAIN
  - EXISTING RIPARIAN BUFFER LINE
  - EXISTING 2' CONTOURS
  - EXISTING 10' CONTOURS
  - EXISTING TREE LINE
  - EXISTING SOILS LINE
  - EXISTING IRON PIN
  - EXISTING CONCRETE MONUMENT
  - EXISTING SIGN
  - EXISTING STORMWATER INLET
  - EXISTING STORMWATER MANHOLE
  - EXISTING SANITARY MANHOLE
  - EXISTING WATER VALVE
  - EXISTING WATER METER
  - EXISTING FIRE HYDRANT
  - EXISTING GAS VALVE
  - EXISTING UTILITY POLE
  - x 402.7 EXISTING SPOT ELEVATIONS
  - △ TP#1 TEST PIT LOCATION
  - 400 PROPOSED CONTOUR
  - ▭ PROPOSED BUILDING
  - FLOW ARROW
  - ▭ PROP. SUBSURFACE INFILTRATION BASIN
  - ▭ PROPOSED SOLID PIPE
  - ▭ PROPOSED CONCRETE FOOTWAY/SIDEWALK REPLACEMENT
  - ▭ PROPOSED FULL DEPTH REPAVING
  - ▭ PROPOSED ASPHALT MILL AND OVERLAY
  - ▭ PROPOSED LANDSCAPE PRESERVATION AREA
  - ▭ PROPOSED DOWNSPOUT DISCONNECT
  - ▭ PROPOSED OUTLET PROTECTION
  - ▭ PROPOSED LIMIT OF DISTURBANCE
  - ▭ PROPOSED DRAINAGE AREA BOUNDARY
  - ▭ PROPOSED BYPASS DRAINAGE AREA
  - ▭ TRADE GROUND LEVEL IMPERVIOUS TO SMP

**POST CONSTRUCTION REQUIREMENTS:**  
 AS-BUILT PLAN OF THE STORMWATER BMP'S SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PA REGISTERED PROFESSIONAL ENGINEER.

A NOTICE OF TERMINATION (N.O.T.) WILL BE REQUIRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS-BUILT PLANS. PRIOR TO ACCEPTING THE N.O.T., THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A FINAL INSPECTION TO ENSURE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND FUNCTION OF STORMWATER BMP'S.

- UTILITY TRENCH EXCAVATION**
- LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO BE A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
  - WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
  - LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
  - ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
  - WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING WATER SHALL BE DISCHARGED DOWNSLOPE INTO THE ROCK FILTER.

**DRAINAGE AREA SUMMARY TABLE**

NEW FULL DEPTH ASPHALT DISTURBANCE	=	22,404 SF
NEW BUILDING DISTURBANCE	=	37,358 SF
TOTAL NEW IMPERVIOUS DISTURBANCE	=	59,762 SF
TOTAL GROUND LEVEL IMPERVIOUS TO SMPs	=	26,156 SF
TOTAL ROOF IMPERVIOUS TO SMPs	=	37,358 SF
TOTAL MANAGED IMPERVIOUS TRADE AREA	=	12,465 SF
TOTAL GRASS BYPASS	=	6,330 SF
TOTAL IMPERVIOUS BYPASS	=	12,318 SF
TOTAL DRAINAGE AREA TO SMP 1	=	27,414 SF
DISTURBED GROUND LEVEL IMPERVIOUS TO SMP 1	=	4,837 SF
ROOF IMPERVIOUS TO SMP 1	=	16,176 SF
TRADE GROUND LEVEL IMPERVIOUS TO SMP 1	=	6,307 SF
GRASS TO SMP 1	=	94 SF
TOTAL DRAINAGE AREA TO SMP 2	=	32,589 SF
DISTURBED GROUND LEVEL IMPERVIOUS TO SMP 2	=	5,249 SF
ROOF IMPERVIOUS TO SMP 2	=	21,182 SF
TRADE GROUND LEVEL IMPERVIOUS TO SMP 2	=	6,158 SF
GRASS TO SMP 2	=	0 SF

**PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE**  
 ACT 287 SERIAL NUMBER: 20170940338 & 20170940339

J.M.R. ENGINEERING, L.L.C. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS; NOR DOES JMR ENGINEERING, LLC GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

**UTILITIES NOTIFIED (20170940338):**  
 AT&T ATLANTA  
 MONROE ENERGY LLC  
 PECO ENERGY C/O USIC  
 PHILADELPHIA CITY DEPARTMENT OF STREETS  
 PHILADELPHIA CITY WATER DEPARTMENT  
 PHILADELPHIA GAS WORKS  
 VERIZON PENNSYLVANIA LLC

**UTILITIES NOTIFIED (20170940339):**  
 COMCAST  
 MONROE ENERGY LLC  
 PECO ENERGY C/O USIC  
 PHILADELPHIA CITY DEPARTMENT OF STREETS  
 PHILADELPHIA CITY WATER DEPARTMENT  
 PHILADELPHIA GAS WORKS  
 VERIZON PENNSYLVANIA LLC

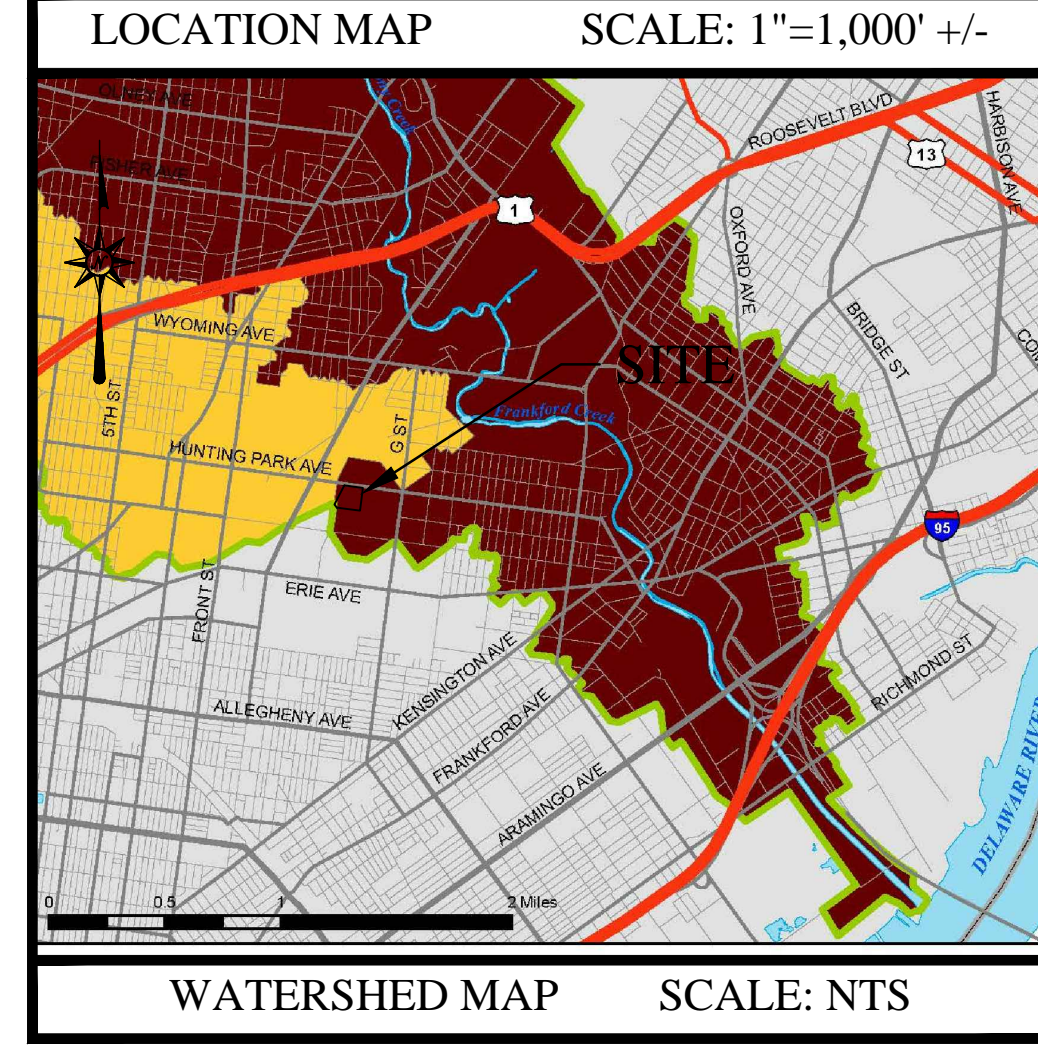
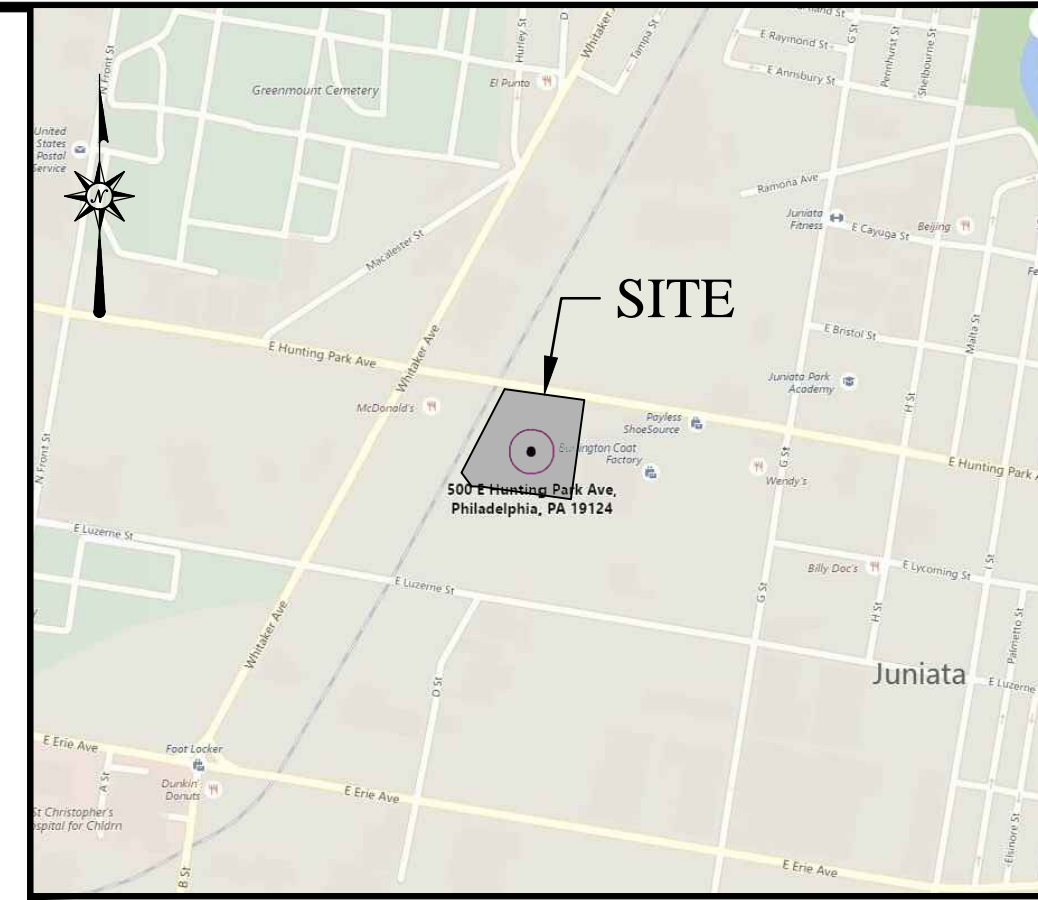
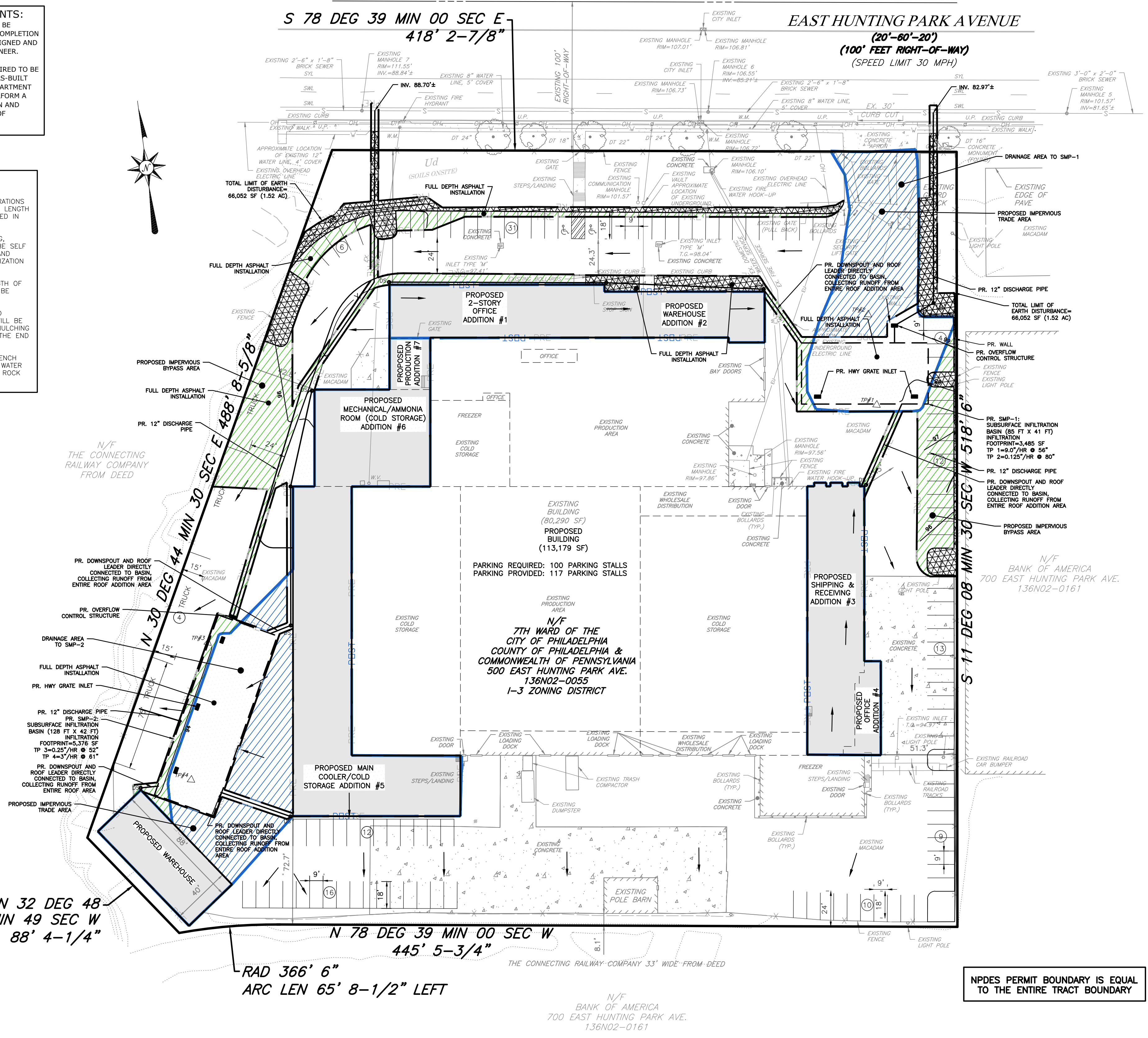


**PROPOSED STORMWATER MANAGEMENT PLAN - SUMMARY**

SYSTEM	DCIA (SF)	FOOTPRINT (SF)	LOADING RATIO	TYPE
SMP-1	27,320	3,444	8 : 1	SUBSURFACE INFILTRATION BASIN
SMP-2	32,589	4,080	8 : 1	SUBSURFACE INFILTRATION BASIN

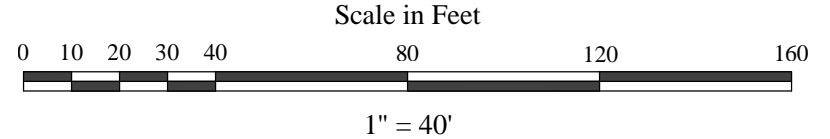
THE PROJECT AREA IS LOCATED WITHIN THE FRANKFORD CREEK WATERSHED, WHICH IS CLASSIFIED AS A WARM WATER FISH-MIGRATORY FISH (WWF-MF) WATERSHED UNDER TITLE 25, CHAPTER 93.

SEE SHEET 6 FOR ADDITIONAL PCSWM NOTES & DETAILS



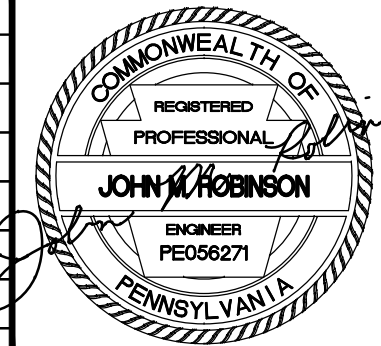
- GENERAL NOTES:**
- SITE INFO:  
520 EAST HUNTING PARK AVENUE, PHILADELPHIA, PA 19124  
ZONING MAP #136N02-0055  
GROSS LOT AREA = 6.05610 ACRES (263,804 SQ.FT.)
  - EXISTING FEATURES AND TOPOGRAPHIC INFORMATION ARE FROM A FIELD SURVEY PERFORMED BY DIENER SURVEYING SERVICES, LLC OF ROBESONIA, PENNSYLVANIA ON MARCH 23, 2017.
  - BOUNDARY SURVEY TO BE PERFORMED BY THE CITY OF PHILADELPHIA, FIFTH SURVEY DISTRICT.
  - FEMA FLOOD MAP NUMBER 4207570113G, EFFECTIVE ON 01/17/2007 INDICATES THAT THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
  - THE SITE IS LOCATED WITHIN THE FRANKFORD CREEK WATERSHED WHICH IS DESIGNATED AS WARM WATER FISH-MIGRATORY FISH (WWF-MF) IN DEP CODE TITLE 25, CHAPTER 93.
  - AS PER THE NATIONAL WETLANDS INVENTORY, THERE ARE NO WETLANDS ONSITE.
  - THE LOT IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.

PWD TRACKING NUMBER: FY18-PHIL-4862-01



A COPY OF THESE EROSION AND SEDIMENTATION CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE AT ALL TIMES IN ACCORDANCE WITH STATE LAW.

**APPLICANT/OWNER:**  
 PHILADELPHIA CHEESESTEAK CO.  
 520 EAST HUNTING PARK AVE  
 PHILADELPHIA, PA 19124  
 ATTN: MR. DREW MATTIS



NO.	DATE	REVISION
3	12/7/17	REVISED PER PWD CONCEPTUAL REVIEW
2	10/31/17	REVISED PER PWD CONCEPTUAL REVIEW
1	10/26/17	REVISED PER PWD CONCEPTUAL REVIEW

**GRADING, UTILITIES & PCSWM PLAN**

**PLAN OF PROPERTY**  
 FOR  
**PHILADELPHIA CHEESESTEAK CO.**

CITY OF PHILADELPHIA PHILADELPHIA COUNTY, PA

**J.M.R. ENGINEERING, LLC**  
 PROJECT #1197  
 DATE: 10/11/2017  
 SCALE: 1"=40'  
 DRAWN: J.L.S.  
 CHECKED: J.M.R.  
 SHEET: 2 OF 7

55 COUNTRY CLUB DRIVE, SUITE 201  
 DOWNTOWN, PA 19335  
 PHONE: (484) 880-7342  
 EMAIL: admin@jmrengineering.com

PLOTTED: 2/13/2018 FILE: 3 GRADING, UTILITIES, & PCSWM PLAN.DWG