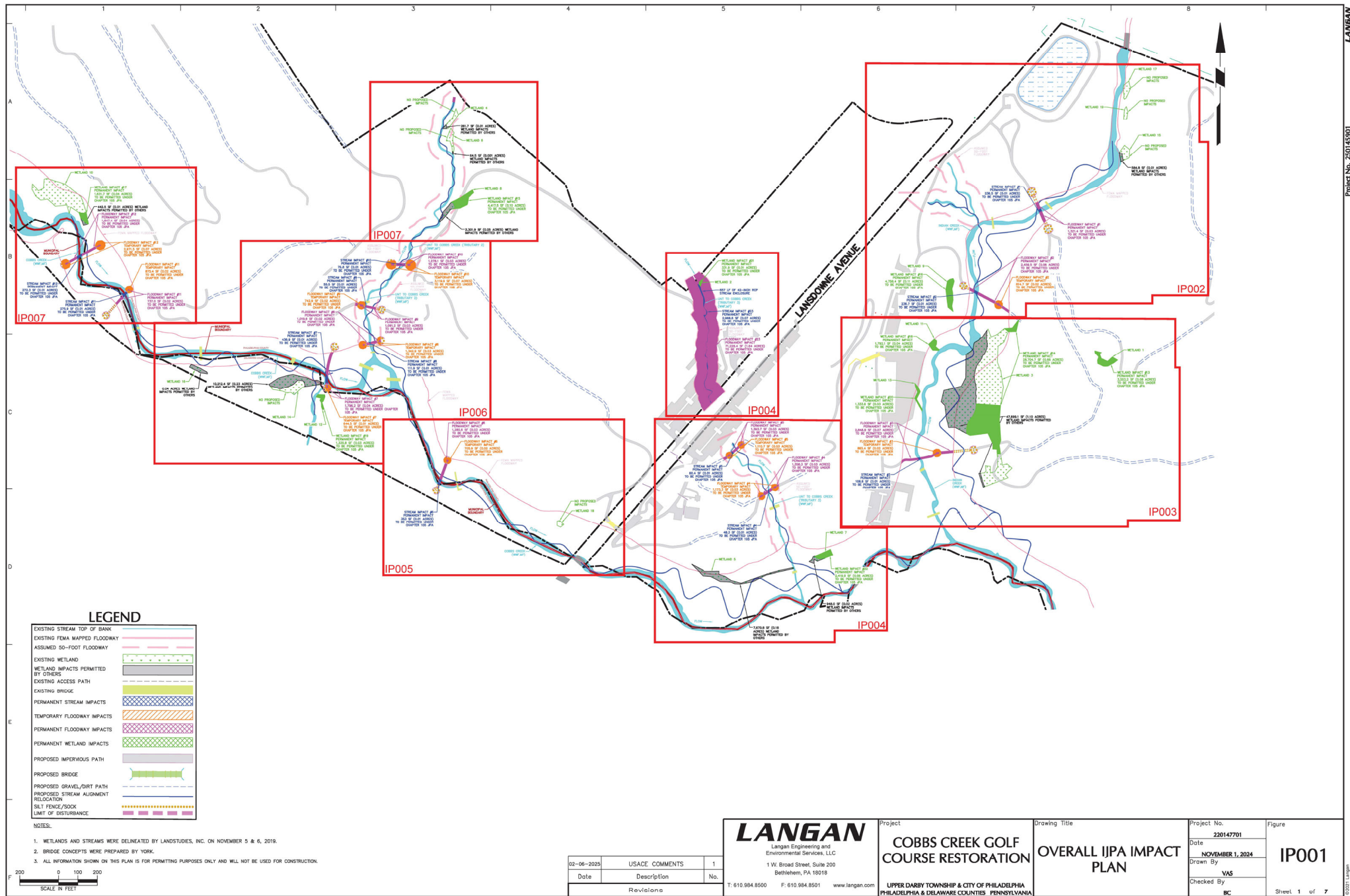




LEGEND

- EXISTING STREAM TOP OF BANK
- EXISTING FEMA MAPPED FLOODWAY
- ASSUMED 50-FOOT FLOODWAY
- EXISTING WETLAND
- WETLAND IMPACTS PERMITTED BY OTHERS
- EXISTING ACCESS PATH
- EXISTING BRIDGE
- PERMANENT STREAM IMPACTS
- TEMPORARY FLOODWAY IMPACTS
- PERMANENT FLOODWAY IMPACTS
- PERMANENT WETLAND IMPACTS
- PROPOSED IMPERVIOUS PATH
- PROPOSED BRIDGE
- PROPOSED GRAVEL/DIRT PATH
- PROPOSED STREAM ALIGNMENT
- RELOCATION
- SILT FENCE/SOCK
- LIMIT OF DISTURBANCE

- NOTES:
1. WETLANDS AND STREAMS WERE DELINEATED BY LANDSTUDIES, INC. ON NOVEMBER 5 & 6, 2019.
 2. BRIDGE CONCEPTS WERE PREPARED BY YORK.
 3. ALL INFORMATION SHOWN ON THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND WILL NOT BE USED FOR CONSTRUCTION.

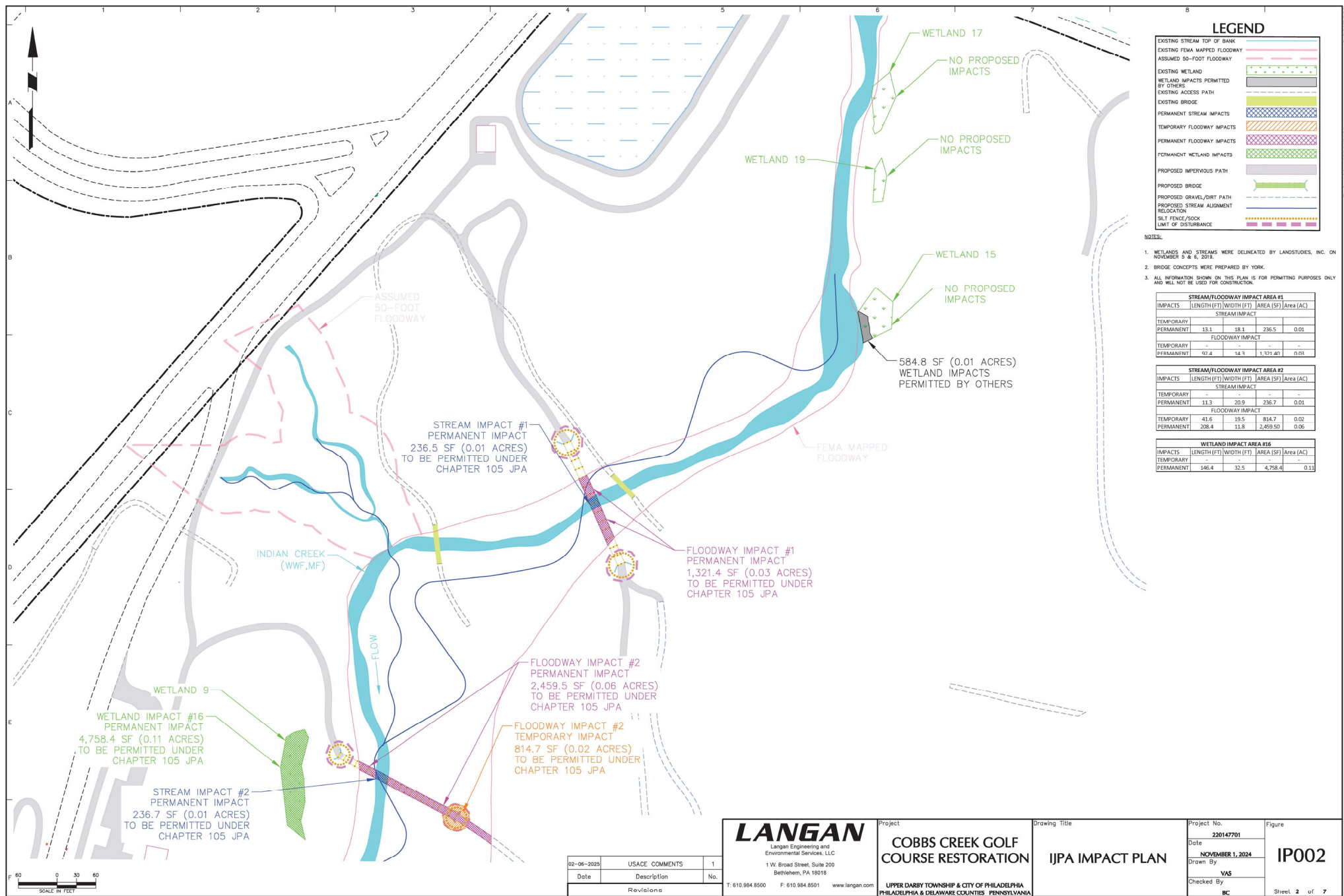
Date	Description	No.
02-06-2023	USACE COMMENTS	1
Revisions		

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Project
**COBBS CREEK GOLF
COURSE RESTORATION**
UPPER DARBY TOWNSHIP & CITY OF PHILADELPHIA
PHILADELPHIA & DELAWARE COUNTIES PENNSYLVANIA

Drawing Title
**OVERALL IIPA IMPACT
PLAN**

Project No. 220147701	Figure IP001
Date NOVEMBER 1, 2024	
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Sheet 1 of 7	



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Drawing Title

IJPA IMPACT PLAN

Project No.

220147701

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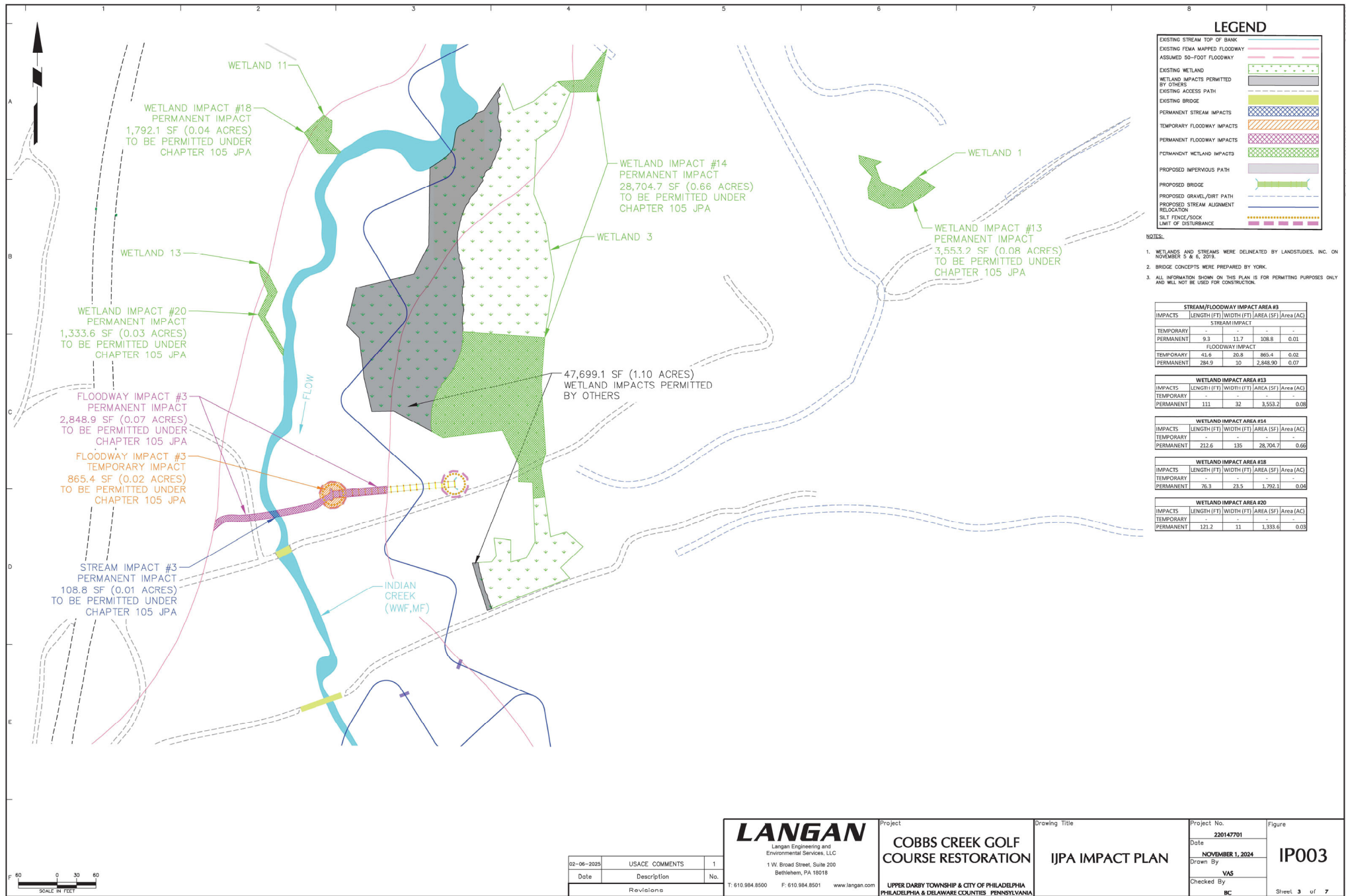
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Figure

IP002

Sheet 2 of 7



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Drawing Title

IJPA IMPACT PLAN

Project No.

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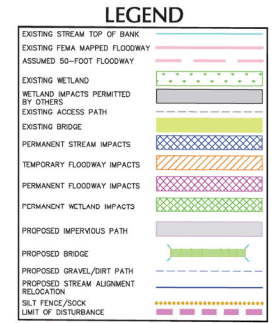
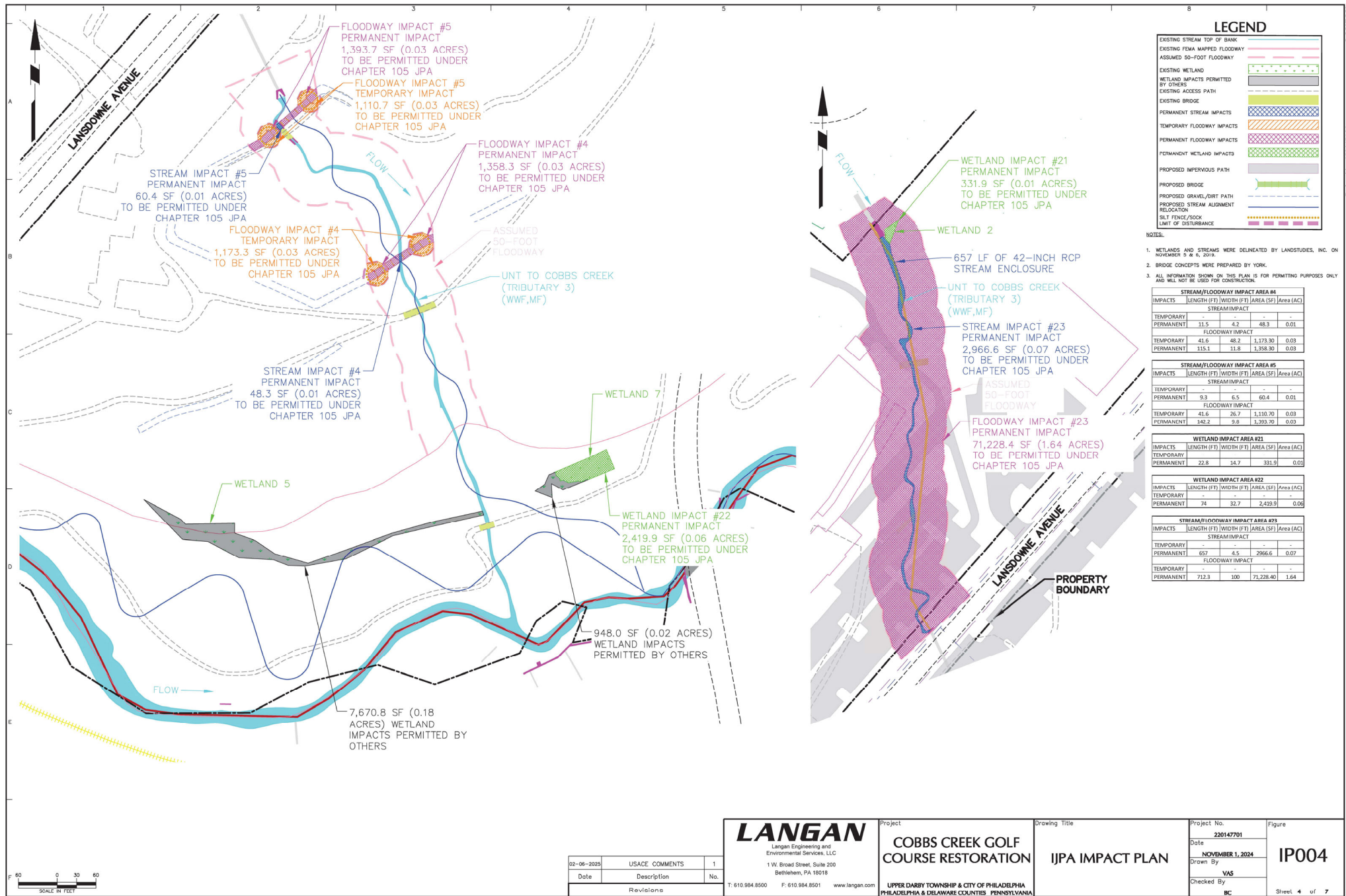
Figure

IP003

Sheet 3 of 7

Date: 2/15/2025 Time: 14:13 User: vachonone Style Table: Langan.stb Layout: IP003 Document Code: F001-20145901-0302-AP102-0101

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- NOTES:
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STREAM/FLOODWAY IMPACT AREA #4					
IMPACTS	LENGTH (FT)	WIDTH (FT)	AREA (SF)	Area (AC)	
STREAM IMPACT					
TEMPORARY	-	-	-	-	-
PERMANENT	11.5	4.2	48.3	0.01	
FLOODWAY IMPACT					
TEMPORARY	41.6	48.2	1,173.30	0.03	
PERMANENT	115.1	11.8	1,358.30	0.03	

STREAM/FLOODWAY IMPACT AREA #5					
IMPACTS	LENGTH (FT)	WIDTH (FT)	AREA (SF)	Area (AC)	
STREAM IMPACT					
TEMPORARY	9.3	6.5	60.4	0.01	
PERMANENT	-	-	-	-	-
FLOODWAY IMPACT					
TEMPORARY	41.6	26.7	1,110.70	0.03	
PERMANENT	142.2	9.8	1,393.70	0.03	

WETLAND IMPACT AREA #21					
IMPACTS	LENGTH (FT)	WIDTH (FT)	AREA (SF)	Area (AC)	
TEMPORARY	-	-	-	-	-
PERMANENT	22.8	14.7	331.9	0.01	

WETLAND IMPACT AREA #22					
IMPACTS	LENGTH (FT)	WIDTH (FT)	AREA (SF)	Area (AC)	
TEMPORARY	-	-	-	-	-
PERMANENT	74	32.7	2,419.9	0.06	

STREAM/FLOODWAY IMPACT AREA #23					
IMPACTS	LENGTH (FT)	WIDTH (FT)	AREA (SF)	Area (AC)	
STREAM IMPACT					
TEMPORARY	-	-	-	-	-
PERMANENT	657	4.5	2,966.6	0.07	
FLOODWAY IMPACT					
TEMPORARY	-	-	-	-	-
PERMANENT	712.3	100	71,228.40	1.64	

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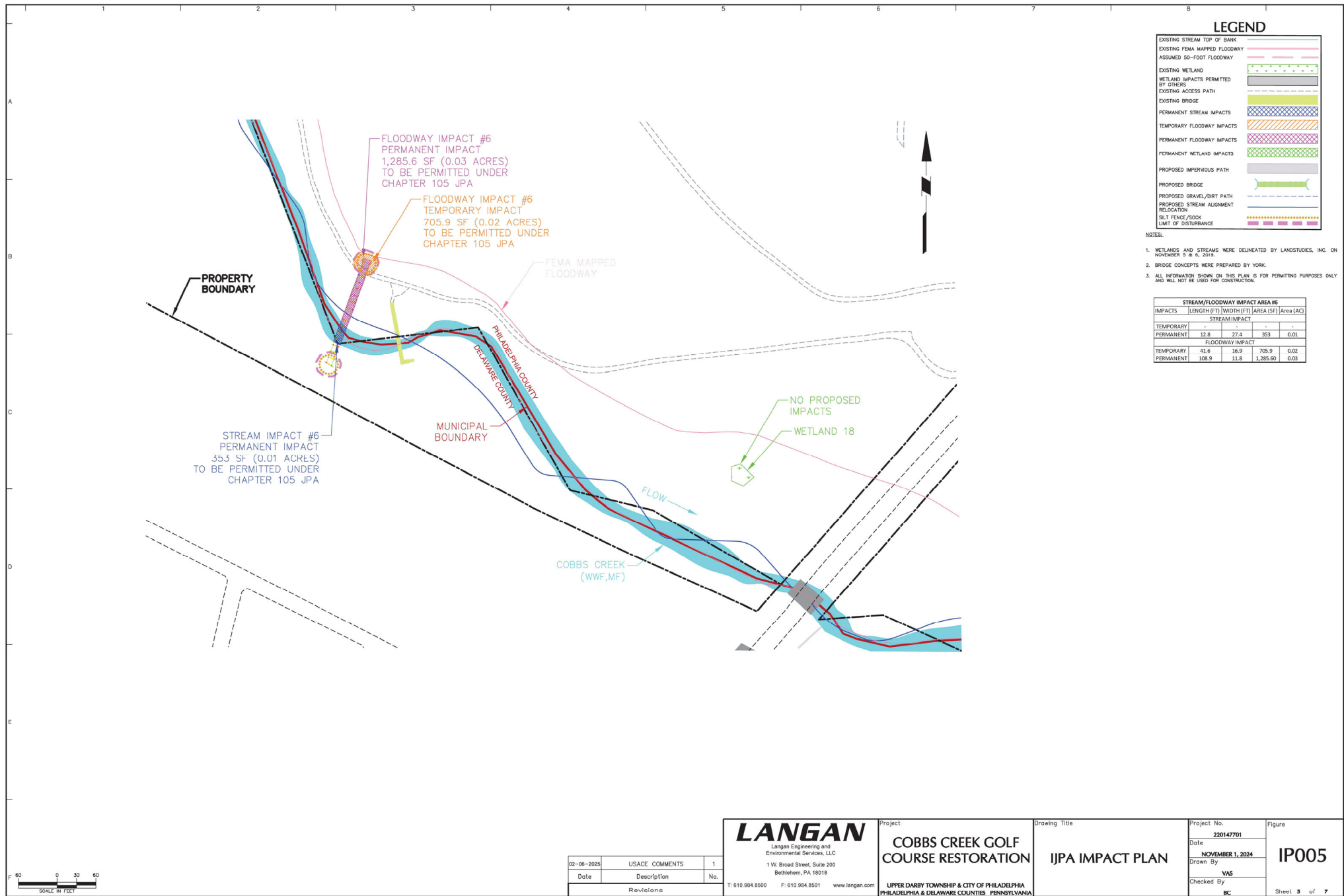
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Project
COBBS CREEK GOLF COURSE RESTORATION

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PHILADELPHIA & DELAWARE COUNTIES PENNSYLVANIA

Drawing Title
IJPA IMPACT PLAN

Project No. 220147701	Figure IP004
Date NOVEMBER 1, 2024	
Drawn By VAS	
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Sheet 4 of 7	



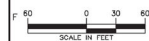
LEGEND

EXISTING STREAM TOP OF BANK	
EXISTING FEMA MAPPED FLOODWAY	
ASSUMED 50-FOOT FLOODWAY	
EXISTING WETLAND	
WETLAND IMPACTS PERMITTED BY OTHERS	
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PERMANENT WETLAND IMPACTS	
PROPOSED IMPERVIOUS PATH	
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PROPOSED STREAM ALIGNMENT	
RELOCATION	
BLT FENCE/DOCK	
LIMIT OF DISTURBANCE	

NOTES:

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STREAM/FLOODWAY IMPACT AREA #6				
IMPACTS	LENGTH (FT)	WIDTH (FT)	AREA (SF)	Area (AC)
STREAM IMPACT				
TEMPORARY	12.8	27.4	353	0.01
PERMANENT				
FLOODWAY IMPACT				
TEMPORARY	41.6	16.9	705.9	0.02
PERMANENT	108.9	11.8	1,285.60	0.03



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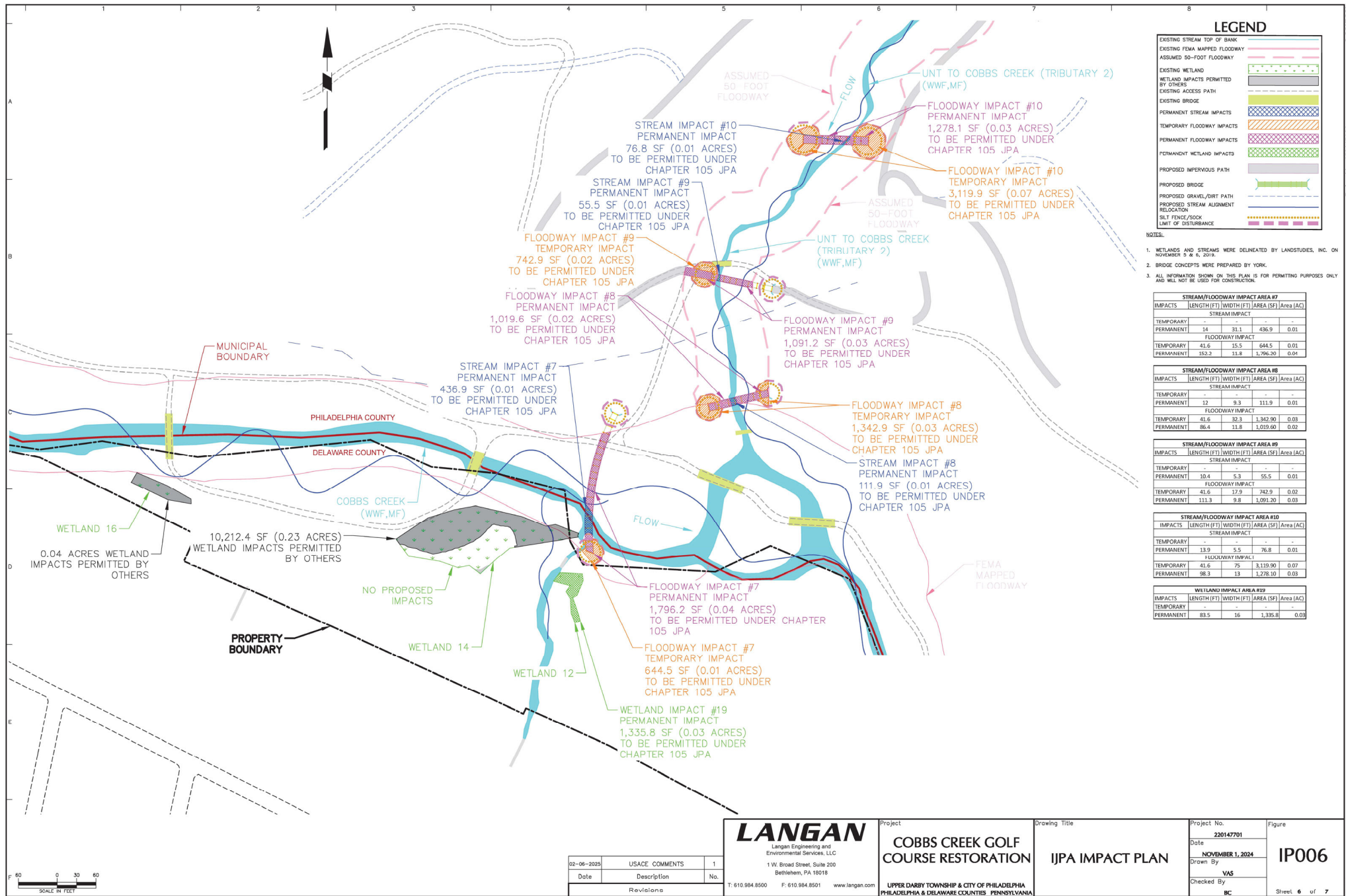
Project
**COBBS CREEK GOLF
COURSE RESTORATION**

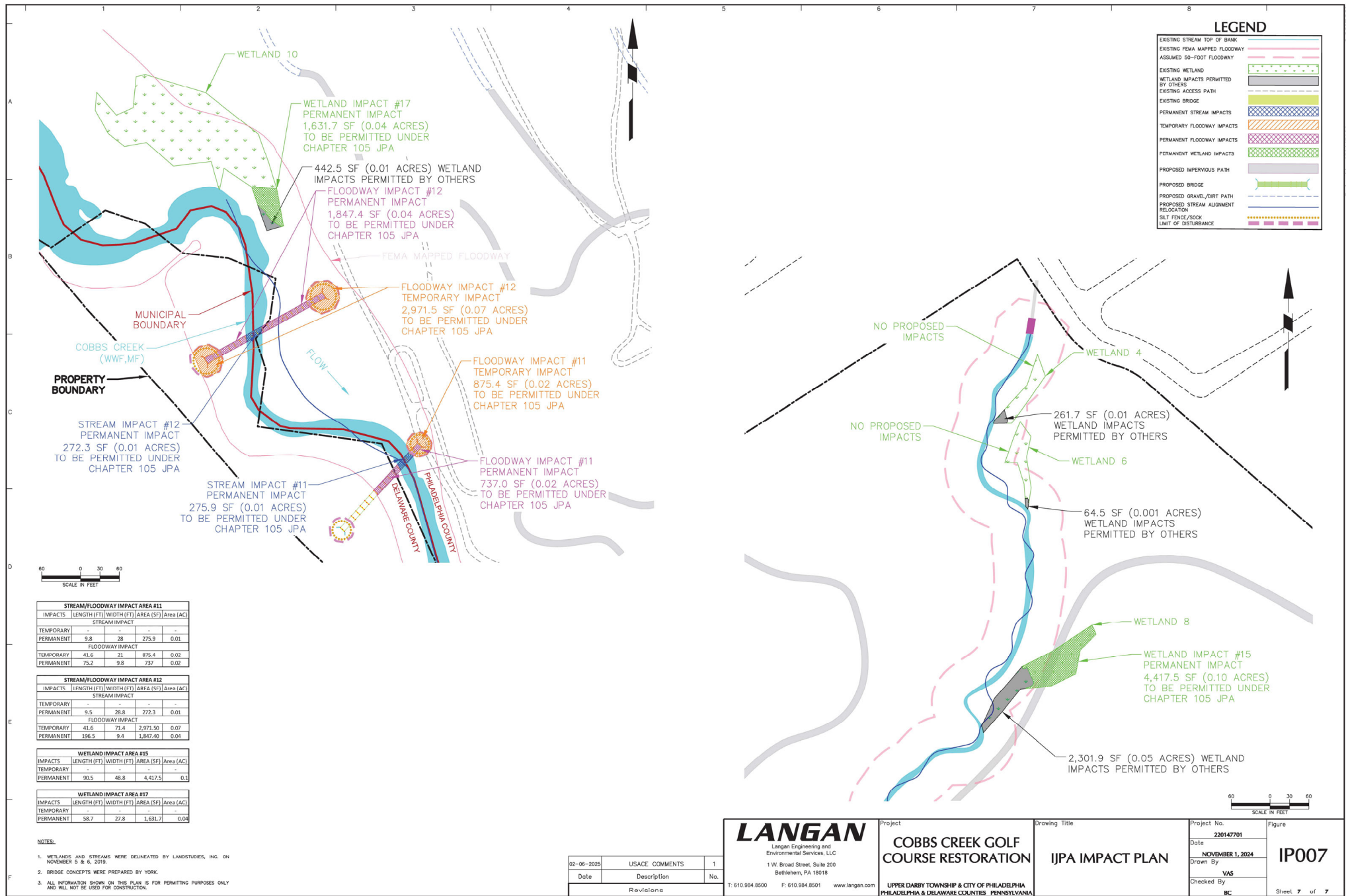
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IJPA IMPACT PLAN

Project No.
220147701
Date
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Figure
IP005
Sheet **3** of **7**





STREAM/FLOODWAY IMPACT AREA #11					
IMPACTS	LENGTH (FT)	WIDTH (FT)	AREA (SF)	Area (AC)	
STREAM IMPACT					
TEMPORARY	-	-	-	-	-
PERMANENT	9.8	28	275.9	0.01	
FLOODWAY IMPACT					
TEMPORARY	41.6	21	875.4	0.02	
PERMANENT	75.2	9.8	737	0.02	

STREAM/FLOODWAY IMPACT AREA #12					
IMPACTS	LENGTH (FT)	WIDTH (FT)	AREA (SF)	Area (AC)	
STREAM IMPACT					
TEMPORARY	-	-	-	-	-
PERMANENT	9.5	28.8	272.3	0.01	
FLOODWAY IMPACT					
TEMPORARY	41.6	71.4	2,971.50	0.07	
PERMANENT	136.5	9.4	1,847.40	0.04	

WETLAND IMPACT AREA #15					
IMPACTS	LENGTH (FT)	WIDTH (FT)	AREA (SF)	Area (AC)	
TEMPORARY					
TEMPORARY	90.5	48.8	4,417.5	0.1	

WETLAND IMPACT AREA #17					
IMPACTS	LENGTH (FT)	WIDTH (FT)	AREA (SF)	Area (AC)	
TEMPORARY					
TEMPORARY	58.7	27.8	1,631.7	0.04	

Date	Description	No.
02-06-2023	USACE COMMENTS	1
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