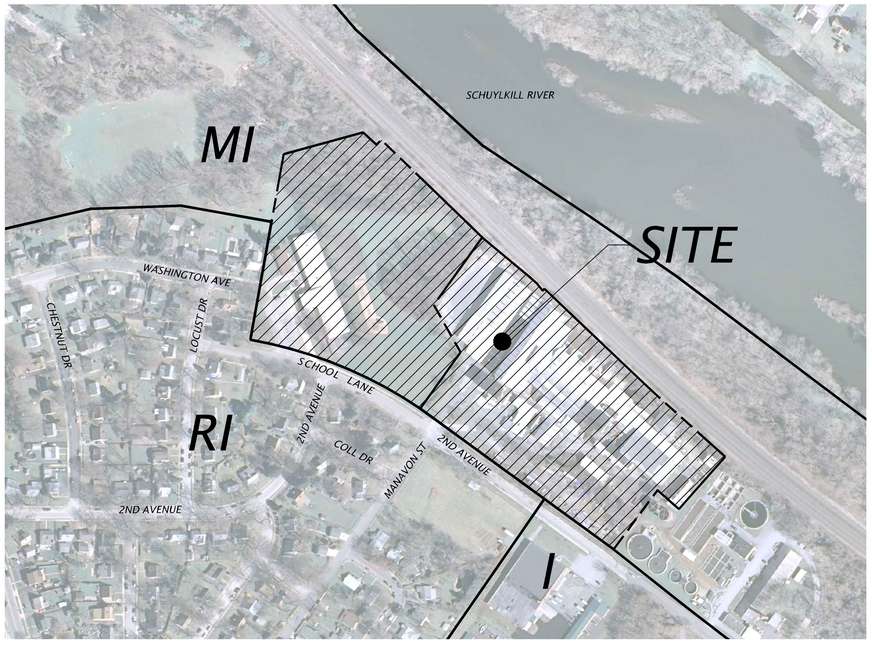
PRELIMINARY/FINAL SUBDIVISION PLANS
KINDERGARTEN CENTER

UPI #15-10-123 AND UPI #15-14-404
100 SCHOOL LANE/41 2nd AVENUE
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE: 1"=200'

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

OWNERS:

SCHOOL DISTRICT OF PHOENIXVILLE BOROUGH
386 CITY LINE AVENUE
PHOENIXVILLE, PA. 19460
484-927-5010

BROOK VENTURE LTD
c/o JAMES M. PIERCE, ESQ.
125 STAFFORD AVENUE, SUITE 110,
WAYNE, PA. 19087
610-688-2626
ATTN: JAMES M PIERCE, ESQ.

EQUITABLE OWNER AND APPLICANT:

TOLL MID-ATLANTIC, L.P. COMPANY, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
(215) 938-8000
ATTN: MICHAEL A. DOWNS, SR. V.P.

ENGINEER, SURVEYOR, PLANNER, LANDSCAPE ARCHITECT

ESE CONSULTANTS, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
(215) 914-2050

CONTACT:
JEFF MADDEN, P.E.
PROJECT ENGINEER

JUSTIN BARNETT, RLA, AICP
PLANNER & LANDSCAPE ARCHITECT

THOMAS B. HENDRICKS, PLS
DIRECTOR OF FIELD OPERATIONS

ARCHITECT:

TOLL ARCHITECTURE
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
(215) 938-8000

ATTORNEY:

ALYSON M. ZARRO, ESQ
RILEY RIPER HOLLIN & COLAGRECO
717 CONSTITUTION DRIVE, SUITE 201
EXTON, PA 19341
(610) 458-4400 EXT. 202

LUMEN FORMERLY LEVEL 3	877-453-8353 OPT 1
PECO AN EXELON COMPANY	484-681-5720
PHOENIXVILLE BOROUGH SEWER	610-933-8801
PHOENIXVILLE BOROUGH WATER	610-935-1801
VERIZON BUSINESS FORMERLY MCI	855-400-1988

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP - CALL BEFORE YOU DIG

THIS MAP DEPICTS PHYSICAL FEATURES VISIBLE ON THE SURFACE. BELOW GROUND STRUCTURES ARE SHOWN FOR GRAPHIC REPRESENTATION PURPOSES ONLY. ALTHOUGH EFFORTS HAVE BEEN MADE TO ACCURATELY DEPICT THE BELOW GROUND STRUCTURES, EXACT LOCATIONS ARE TO BE VERIFIED BY AND ARE THE RESPONSIBILITY OF PERSON(S) USING THIS MAP.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS AMENDED ON DECEMBER 12, 1986, P.L. 1574, NO. 172. PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES ONLY.

PA ONE CALL WAS INITIATED 10/01/2024
SERIAL NO. 20242754104, 20242754110 AND 20242754115.

SHEET INDEX

SUBDIVISION PLANS

SHEET NO.	REFERENCE NO.	DESCRIPTION
1	SD01.01	COVER SHEET
2-4*	RP50.01 - RP50.03	RECORD PLANS
5	SD02.01	GENERAL NOTES
6	SD03.01	EXISTING FEATURES PLANS
6A	SD03.02	DEMOLITION PLAN
7	SD03.03	AREIAL MAP
8	SD04.01	OVERALL SITE PLAN
9-16	SD05.00 - SD05.07	GRADING PLANS
17-24	SD07.00 - SD07.07	UTILITY PLANS
25-29	SD08.01 - SD08.05	ROAD PLAN & PROFILE
32	SD08.06 - SD08.07	EASEMENT PROFILES
33-34	SD08.08 - SD08.09	OFF-SITE PLAN & PROFILES
35-38	SD09.01 - SD09.03	CONSTRUCTION DETAILS
39-40	SD09.04 - SD09.05	SANITARY SEWER DETAILS
41-42	SD09.06 - SD09.07	WATER DETAILS
43-46	SD09.08 - SD09.11	BASIN DETAILS
47-54	SD10.00 - SD10.07	LANDSCAPE & LIGHTING PLANS
55-56	SD10.08 - SD10.09	LANDSCAPE & LIGHTING DETAILS & NOTES
57	SD10.10	TREE REMOVAL PLAN
58-65	SD11.00 - SD11.07	SIGNING & STRIPING PLAN

*TO BE RECORDED

SHEET INDEX

EROSION & SEDIMENT PLANS

SHEET NO.	REFERENCE NO.	DESCRIPTION
1	ES01.01	COVER SHEET
2	ES20.00	EROSION AND SEDIMENT CONTROL OVERALL SITE PLAN
3 - 9	ES20.01 - ES20.07	EROSION AND SEDIMENT CONTROL PLAN
10 - 13	ES20.08 - ES20.11	EROSION AND SEDIMENT CONTROL DETAILS
14 - 16	ES20.12 - ES20.14	EROSION AND SEDIMENT CONTROL NOTES
17	ES20.15	EROSION AND SEDIMENT CONTROL REMEDIATION PLAN

SHEET INDEX

POST CONSTRUCTION STORMWATER MANAGEMENT PLANS

SHEET NO.	REFERENCE NO.	DESCRIPTION
1*	PC01.01	PCSM COVER SHEET
2-4*	PC02.01-PC02.03	PCSM NOTES
5*	PC03.01	EXISTING FEATURES PLANS
6*	PC03.02	PCSM REMEDIATION PLAN
7*	PC04.01	PCSM OVERALL SITE PLAN
8*	PC40.01	PRE-DEVELOPED DRAINAGE PLAN
9*	PC40.02	POST-DEVELOPED DRAINAGE PLAN
10-16*	PC05.01 - PC05.07	PCSM GRADING PLANS
17-20*	PC09.01 - PC09.04	PCSM DETAILS

*TO BE RECORDED

STREET INDEX

PLAN IDENTIFICATION	STREET NAME
ROAD "A"	---
ROAD "B"	---
ROAD "C"	---
ROAD "D"	---
ALLEY "AB"	---
ALLEY "BC"	---
ALLEY "C"	---
ALLEY "D"	---

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. MADDEN 083501 — Jeff Madden

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

COVER SHEET

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-01-COVER
REF. NO.: SD01.01	
SHEET NO.: 1 OF 65	

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGEPT\DRAWINGS\8618 S-01-COVER.DWG - Jeff Madden - 9/17/2025 1:41 PM

PRELIMINARY/FINAL SUBDIVISION PLANS
KINDERGARTEN CENTER

UPI #15-10-123 AND UPI #15-14-404
100 SCHOOL LANE/41 2nd AVENUE
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

OVERALL INDEX PLAN

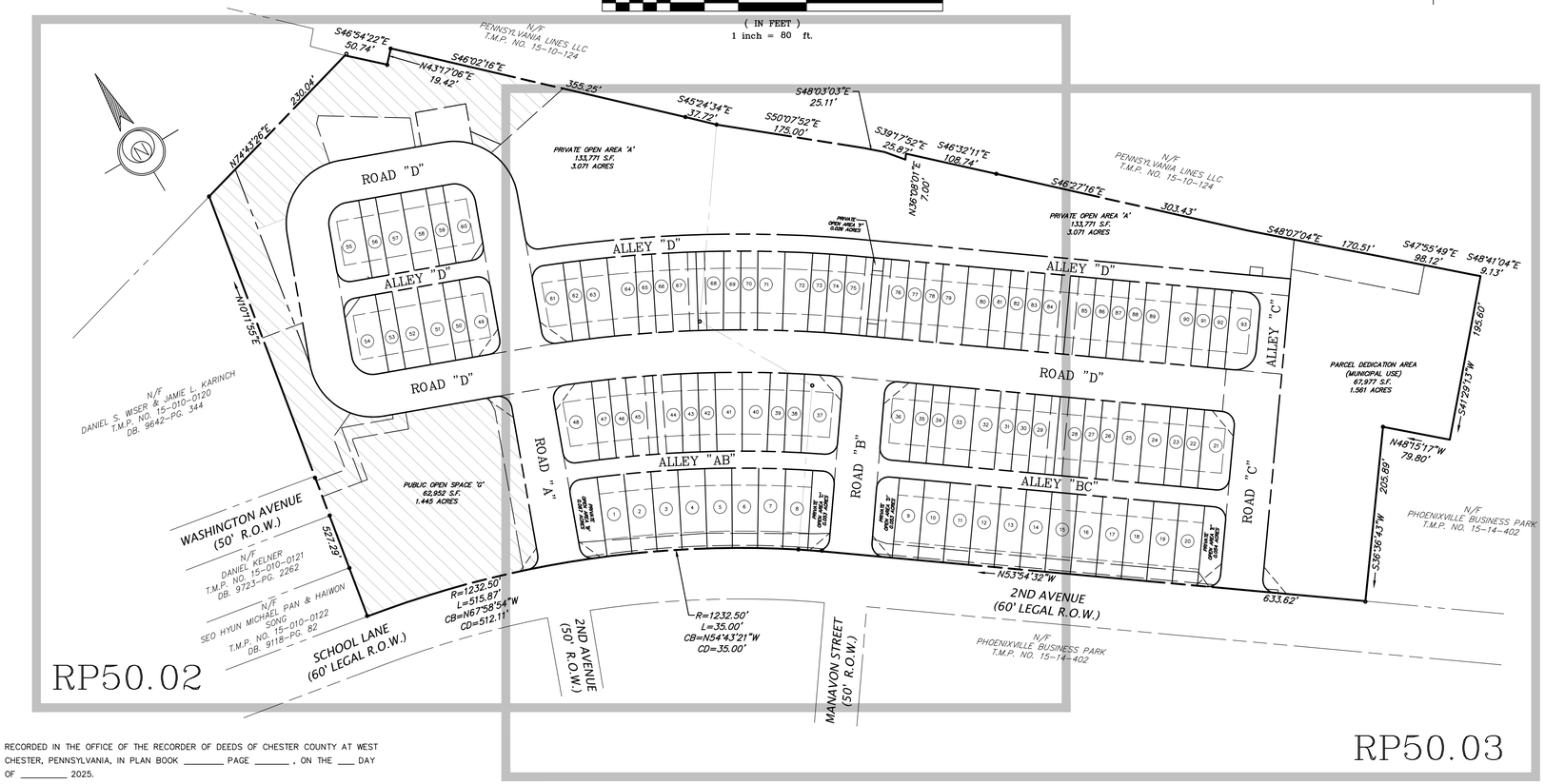
GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

LEGEND:

- IRON PIN SET
- MONUMENT TO BE SET
- MONUMENT FOUND
- IRON PIN/PIPE FOUND
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED R.O.W.
- OUTBOUND LINE
- EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- BOROUGH OPEN SPACE (PER ORDINANCE)



RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ , ON THE ___ DAY OF _____ 2025.

_____
(DEPUTY) RECORDER OF DEEDS

I HEREBY CERTIFY THAT THE BOROUGH OF PHOENIXVILLE PLANNING COMMISSION REVIEWED THIS PLAN AND ISSUED ITS COMMENTS TO BOROUGH COUNCIL PRIOR TO COUNCIL'S ADOPTION RESOLUTION 2025-_____, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____
CATHERINE BIANCO
PLANNING COMMISSION CHAIRPERSON

AREA TABULATION - KINDERGARTEN CENTER

		AREA TO BE COUNTED FOR BOROUGH OPEN SPACE CALCULATION FOR SALDO 22.501.1 CRITERIA
TOTAL SITE AREA:	669,148 SQ. FT. OR 15.362 ACRES	
PROPOSED 73 TOWNHOUSE LOTS:	180,010 SQ. FT. OR 4.132 ACRES	
PROPOSED 20 TWIN LOTS:	54,052 SQ. FT. OR 1.241 ACRES	
ROAD "A" ROW AREA:	10,497 SQ. FT. OR 0.241 ACRES	
ROAD "B" ROW AREA:	10,534 SQ. FT. OR 0.242 ACRES	
ROAD "C" ROW AREA:	13,757 SQ. FT. OR 0.316 ACRES	
ROAD "D" ROW AREA:	84,716 SQ. FT. OR 1.945 ACRES	
ALLEY "AB" ROW AREA:	6,514 SQ. FT. OR 0.150 ACRES	
ALLEY "BC" ROW AREA:	8,405 SQ. FT. OR 0.193 ACRES	
ALLEY "C" ROW AREA:	3,207 SQ. FT. OR 0.074 ACRES	
ALLEY "D" ROW AREA:	21,719 SQ. FT. OR 1.776 ACRES	
PRIVATE OPEN AREA 'A' AREA:	133,771 SQ. FT. OR 3.071 ACRES	0.410 ACRES
PRIVATE OPEN AREA 'B' AREA:	2,934 SQ. FT. OR 0.067 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'C' AREA:	2,302 SQ. FT. OR 0.053 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'D' AREA:	2,306 SQ. FT. OR 0.053 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'E' AREA:	2,346 SQ. FT. OR 0.054 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'F' AREA:	1,149 SQ. FT. OR 0.026 ACRES	0.000 ACRES
PUBLIC OPEN SPACE 'G' AREA:	62,952 SQ. FT. OR 1.445 ACRES	1.445 ACRES
PARCEL DEDICATION AREA:	67,977 SQ. FT. OR 1.561 ACRES	0.000 ACRES
TOTAL OPEN SPACE AREA:	275,737 SQ. FT. OR 6.330 ACRES	

BOROUGH ENGINEER'S CERTIFICATION:

I, OWEN M. HYNE, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY BOROUGH RESOLUTION_____, AND THAT, BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____,P.E.
OWEN M. HYNE

DATE:

PROFESSIONAL ENGINEER CERTIFICATION:

I, JEFFREY M. MADDEN, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

_____
JEFFREY M. MADDEN, P.E. PENNSYLVANIA LICENSE No. PE070760

PROFESSIONAL SURVEYOR CERTIFICATION:

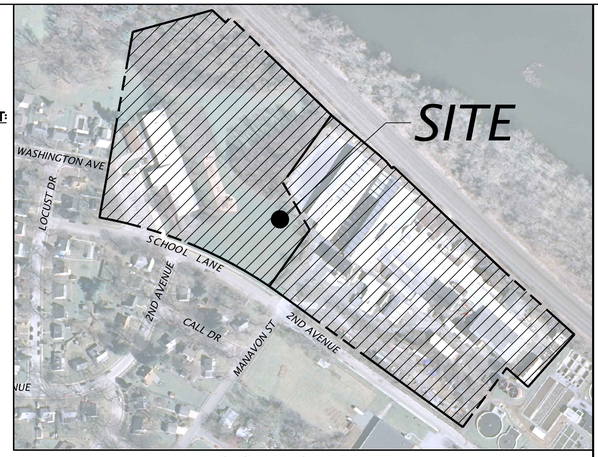
I, THOMAS B. HENDRICKS, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT LOT LINES, STREET, RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THAT THE ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

_____
THOMAS B. HENDRICKS, P.L.S. PENNSYLVANIA LICENSE No. SU-044552-E

OWNER:
PHOENIXVILLE AREA SCHOOL DISTRICT
386 CITY LINE AVENUE
PHOENIXVILLE, PA. 19460

BROOK VENTURE LTD
c/o JAMES M. PIERCE, ESQ.
125 STAFFORD AVENUE, SUITE 110,
P.O. BOX 312
WAYNE, PA. 19087

EQUITABLE OWNER AND APPLICANT:
TOLL MID-ATLANTIC, L.P. COMPANY, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
(215) 938-8000



LOCATION MAP
SCALE: 1"=200'

AFFIDAVIT OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF_____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED _____, TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):

BROOK VENTURE LTD, WHICH IS A LIMITED LIABILITY CORPORATION AND IS THE RECORD OWNER OF THE PROPERTY UPI NO. 15-14-404 TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH IS NECESSARY TO IMPLEMENT THIS PLAN.THE SOURCE OF BROOK VENTURE LTD TITLE TO THE PROPERTY IS THE DEED RECORDED, WITH THE OFFICE OF THE RECORDER OF DEEDS IN THE CHESTER COUNTY, PENNSYLVANIA IN RECORD BOOK 4677, BEGINNING AT PAGE 1811. THIS PLAN IS BROOK VENTURE LTD ACT AND DEED AND IS AUTHORIZED BY BROOK VENTURE LTD TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. JAMES M. PIERCE, ESQ, IS AUTHORIZED BY SAID BROOK VENTURE LTD TO MAKE THIS AFFIDAVIT.

BROOK VENTURE LDT

BY:_____
JAMES M. PIERCE

SWORN AND SUBSCRIBED TO ME BEFORE THIS_____DAY OF_____ 2025.

_____
NOTARY PUBLIC

AFFIDAVIT OF EQUITABLE OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF_____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED _____TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):

TOLL MID-ATLANTIC, L.P. COMPANY, INC, WHICH IS A LIMITED PARTNERSHIP. TOLL MIDOATLANTICE, L.P. COMPANY, INC., IS THE EQUITABLE OWNER OF ALL THE PROPERTY, TO WHICH THIS PLAN APPLIES, AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. THIS PLAN IS TOLL MID-ATLANTIC, L.P. COMPANY, INC., ACT AND DEED IS AUTHORIZED BY TOLL MID-ATLANTIC, L.P. COMPANY, INC., TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. MICHAEL A. DOWNS, SENIOR VICE PRESIDENT IS AUTHORIZED BY SAID TOLL MID-ATLANTIC, L.P. COMPANY, INC., TO MAKE THIS AFFIDAVIT.

TOLL MID-ATLANTIC, L.P. COMPANY, INC.

BY: _____
MICHAEL A. DOWNS, SENIOR VICE PRESIDENT

SWORN AND SUBSCRIBED TO ME BEFORE THIS_____DAY OF_____ 2025.

_____
NOTARY PUBLIC

AFFIDAVIT OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF_____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED _____, TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):

SCHOOL DISTRICT OF PHOENIXVILLE BOROUGH, WHICH IS A NON PROFIT CORPORATION AND IS THE RECORD OWNER OF THE PROPERTY UPI NO. 15-10-123 TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH IS NECESSARY TO IMPLEMENT THIS PLAN.THE SOURCE OF SCHOOL DISTRICT OF PHOENIXVILLE BOROUGH TITLE TO THE PROPERTY IS THE DEED RECORDED, WITH THE OFFICE OF THE RECORDER OF DEEDS IN THE CHESTER COUNTY, PENNSYLVANIA IN RECORD BOOK_____, BEGINNING AT_____. THIS PLAN IS SCHOOL DISTRICT OF PHOENIXVILLE BOROUGH ACT AND DEED AND IS AUTHORIZED BY SCHOOL DISTRICT OF PHOENIXVILLE BOROUGH TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. JAMES M. PIERCE, ESQ, IS AUTHORIZED BY SAID BROOK VENTURE LDT TO MAKE THIS AFFIDAVIT.

SCHOOL DISTRICT OF PHOENIXVILLE BOROUGH

BY:_____

SWORN AND SUBSCRIBED TO ME BEFORE THIS_____DAY OF_____ 2025.

_____
NOTARY PUBLIC

WE HEREBY CERTIFY THAT THE BOROUGH COUNCIL OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 2025-_____, ADOPTED, 2025, APPROVED THIS PLAN AS A FINAL SUBDIVISION AND/OR LAND DEVELOPMENT PLAN, PURSUANT TO THE BOROUGH'S THEN CURRENT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THAT THE BOROUGH, ON_____, 2025, HEREBY AUTHORIZES THIS PLAN FOR RECORDING.___ 2025

_____
E. JEAN KRACK
BOROUGH MANAGER

_____
JONATHAN M. EWALK
COUNCIL PRESIDENT

THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON,_____.

CCPC# _____

_____
SECRETARY

THOMAS B. HENDRICKS
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-044552-E

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

REV.	DATE	DESCRIPTION	DRAWN
3	9/19/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	KMS
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	KMS

RECORD PLAN
(RECORD SHEET 1 OF 3)

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

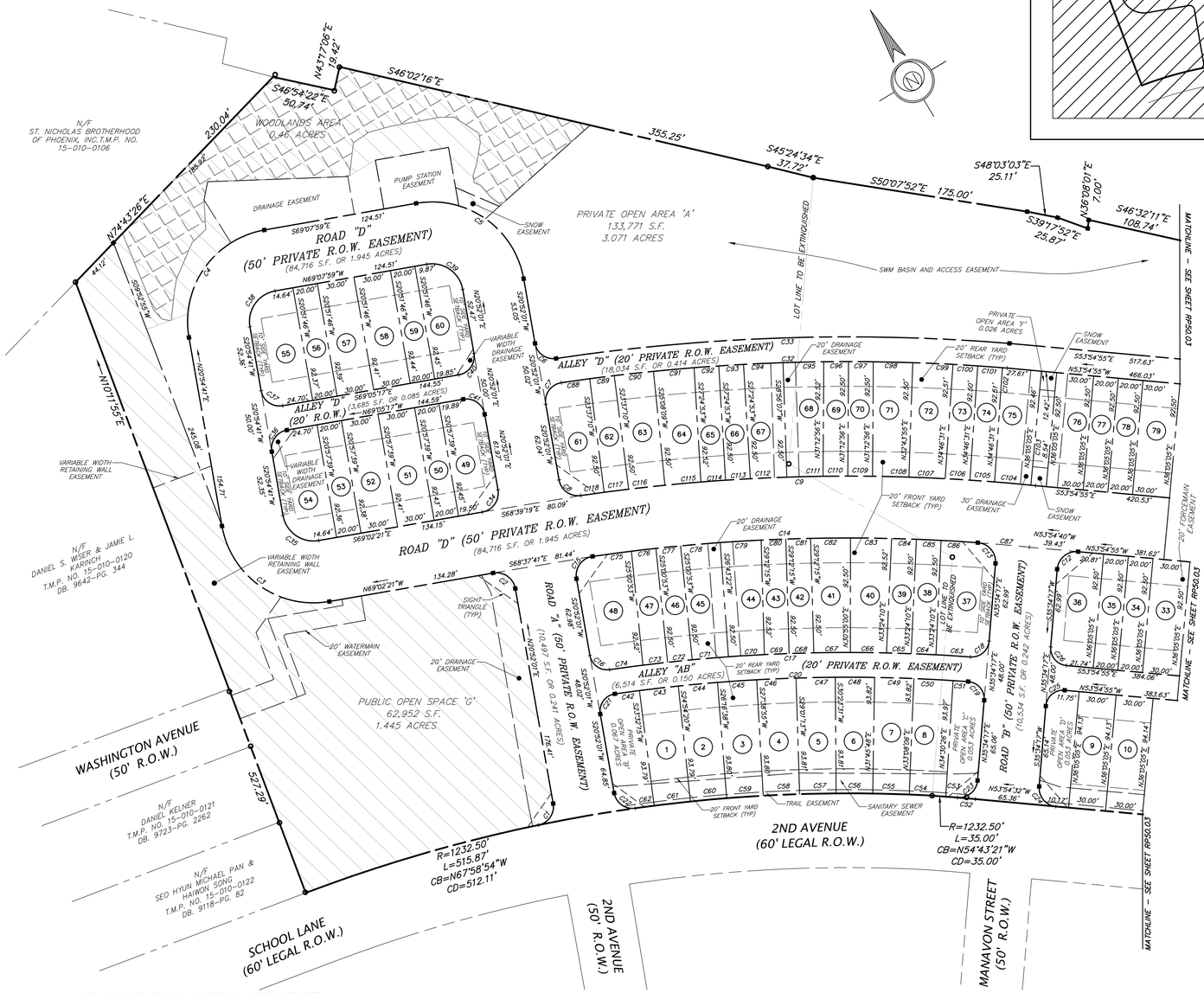
DATE: 12/06/24	SCALE: AS NOTED
DESIGN: JMM	DRAWN: KMS
JOB NO.: 8618	FILE NAME: RP50.01
REF. NO.: RP50.01	
SHEET NO.: 2 OF 65	

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.00'	23.11'	20.89'	S65°00'26"W
C2	15.50'	24.32'	21.90'	S24°05'10"E
C3	75.00'	117.74'	106.02'	S24°03'50"E
C4	75.00'	117.75'	106.02'	S65°53'21"W
C5	75.00'	117.81'	106.07'	N24°07'59"W
C6	15.00'	23.17'	20.93'	N23°22'54"W
C7	15.00'	23.97'	21.50'	N66°38'33"E
C8	15.50'	23.91'	21.61'	N23°18'58"W
C9	1489.00'	368.53'	367.59'	N60°24'31"W
C10	24.00'	37.70'	33.94'	N81°05'05"E
C11	15.50'	24.35'	21.92'	N08°54'55"W
C12	15.50'	24.49'	22.02'	N80°49'41"E
C13	15.50'	24.50'	22.03'	S09°42'25"E
C14	1439.00'	311.95'	311.34'	S61°11'44"E
C15	15.50'	24.81'	22.25'	N66°43'50"E
C16	14.00'	21.57'	19.50'	N23°15'40"W
C17	1346.50'	292.38'	291.81'	N61°10'07"W
C18	14.00'	21.86'	19.71'	S80°18'43"W
C19	14.00'	22.12'	19.89'	N09°41'52"W
C20	1326.50'	286.13'	285.57'	S61°08'46"E
C21	14.00'	22.43'	20.11'	N66°46'15"E
C22	15.00'	23.05'	20.85'	S23°09'19"E
C23	15.00'	23.52'	21.18'	S80°29'42"W
C24	15.00'	23.43'	21.12'	S09°10'08"E
C25	14.00'	22.12'	19.89'	S80°49'41"W
C26	14.00'	21.87'	19.71'	S09°10'19"E
C27	14.00'	21.99'	19.80'	S81°05'05"W
C28	14.00'	21.99'	19.80'	S08°54'55"E
C29	15.00'	23.56'	21.21'	N81°05'17"E
C30	15.00'	23.56'	21.21'	N08°54'43"W
C31	19.00'	29.85'	26.87'	S08°54'55"E
C32	1581.50'	361.25'	360.47'	S61°02'16"E
C33	1601.50'	367.26'	366.46'	N61°03'37"W
C34	15.50'	24.37'	21.94'	N63°54'50"E
C35	25.00'	39.25'	35.34'	S24°03'50"E
C36	15.00'	23.56'	21.21'	S65°54'42"W
C37	15.00'	23.56'	21.21'	S24°05'18"E
C38	25.00'	39.25'	35.34'	S65°53'21"W
C39	25.00'	39.27'	35.36'	S24°07'59"E
C40	15.00'	23.57'	21.22'	N65°53'22"E
C41	15.00'	23.55'	21.20'	N24°06'38"W
C42	1326.50'	19.98'	19.98'	N66°53'38"W
C43	1326.50'	31.67'	31.67'	N65°46'42"W
C44	1326.50'	31.75'	31.75'	N64°24'31"W
C45	1326.50'	31.75'	31.75'	N63°02'13"W
C46	1326.50'	31.75'	31.75'	N61°39'56"W
C47	1326.50'	31.75'	31.75'	N60°17'38"W
C48	1326.50'	31.75'	31.75'	N58°55'21"W
C49	1326.50'	31.75'	31.75'	N57°33'03"W
C50	1326.50'	31.77'	31.77'	N56°10'44"W
C51	1326.50'	12.18'	12.18'	N55°13'47"W
C52	1232.50'	14.46'	14.46'	S54°14'43"E
C53	1232.50'	9.60'	9.60'	S54°48'17"E
C54	1232.50'	18.59'	18.59'	S56°25'23"E
C55	1232.50'	29.51'	29.51'	S57°32'28"E
C56	1232.50'	29.51'	29.51'	S58°54'47"E
C57	1232.50'	29.51'	29.51'	S60°17'05"E
C58	1232.50'	29.51'	29.51'	S61°39'23"E
C59	1232.50'	29.51'	29.51'	S63°01'42"E
C60	1232.50'	29.51'	29.51'	S64°24'00"E
C61	1232.50'	29.43'	29.43'	S65°46'12"E
C62	1232.50'	15.56'	15.56'	S66°48'57"E
C63	1346.50'	27.98'	27.98'	S55°32'35"E
C64	1346.50'	20.00'	20.00'	S56°33'51"E
C65	1346.50'	20.00'	20.00'	S57°24'54"E
C66	1346.50'	29.20'	29.20'	S58°27'43"E
C67	1346.50'	29.46'	29.46'	S59°42'37"E
C68	1346.50'	20.00'	20.00'	S60°45'45"E
C69	1346.50'	20.00'	20.00'	S61°36'49"E
C70	1346.50'	29.10'	29.10'	S62°39'30"E
C71	1346.50'	29.35'	29.35'	S63°54'07"E
C72	1346.50'	20.00'	20.00'	S64°57'07"E
C73	1346.50'	20.00'	20.00'	S65°48'11"E
C74	1346.50'	27.28'	27.28'	N66°48'32"W
C75	1439.00'	31.58'	31.58'	N66°46'12"W
C76	1439.00'	20.00'	20.00'	N65°45'01"W
C77	1439.00'	20.00'	20.00'	N64°57'15"W
C78	1439.00'	32.11'	32.11'	N63°55'00"W
C79	1439.00'	33.10'	33.10'	N62°37'06"W
C80	1439.00'	20.00'	20.00'	S61°33'40"E
C81	1439.00'	20.00'	20.00'	S60°45'53"E
C82	1439.00'	32.23'	32.23'	N59°43'30"W
C83	1439.00'	33.22'	33.22'	N58°25'19"W
C84	1439.00'	20.00'	20.00'	N57°21'45"W
C85	1439.00'	20.00'	20.00'	S56°33'58"E
C86	1439.00'	29.71'	29.71'	N55°34'36"W
C87	1439.00'	41.87'	41.86'	S54°09'06"E
C88	1581.50'	23.16'	23.16'	N67°09'45"W
C89	1581.50'	20.00'	20.00'	N66°22'50"W
C90	1581.50'	31.86'	31.86'	N65°26'29"W
C91	1581.50'	32.90'	32.90'	N64°16'06"W
C92	1581.50'	20.00'	20.00'	N63°18'36"W
C93	1581.50'	20.00'	20.00'	N62°35'07"W
C94	1581.50'	31.98'	31.97'	N61°38'38"W
C95	1581.50'	32.94'	32.94'	S60°28'05"E
C96	1581.50'	20.00'	20.00'	N59°30'32"W
C97	1581.50'	20.00'	20.00'	N58°47'04"W
C98	1581.50'	31.85'	31.85'	N57°50'42"W
C99	1581.50'	32.57'	32.57'	N56°40'41"W
C100	1581.50'	20.00'	20.00'	N55°43'32"W
C101	1581.50'	20.00'	20.00'	N55°00'04"W
C102	1581.50'	3.99'	3.99'	N54°34'00"W
C103	1489.00'	3.89'	3.89'	S53°23'35"E
C104	1489.00'	29.48'	29.48'	S54°02'06"E
C105	1489.00'	20.00'	20.00'	S54°59'14"E
C106	1489.00'	20.00'	20.00'	S55°45'24"E
C107	1489.00'	29.27'	29.27'	S56°42'27"E
C108	1489.00'	29.41'	29.41'	S57°50'01"E
C109	1489.00'	20.00'	20.00'	S58°47'04"E
C110	1489.00'	20.00'	20.00'	S59°33'14"E
C111	1489.00'	29.26'	29.26'	S60°30'06"E
C112	1489.00'	29.52'	29.52'	S61°37'57"E
C113	1489.00'	20.00'	20.00'	S62°35'07"E
C114	1489.00'	20.00'	20.00'	S63°21'18"E
C115	1489.00'	29.22'	29.22'	S64°18'07"E
C116	1489.00'	29.41'	29.41'	S65°25'48"E
C117	1489.00'	20.00'	20.00'	S66°22'50"E
C118	1489.00'	19.06'	19.06'	S67°07'56"E

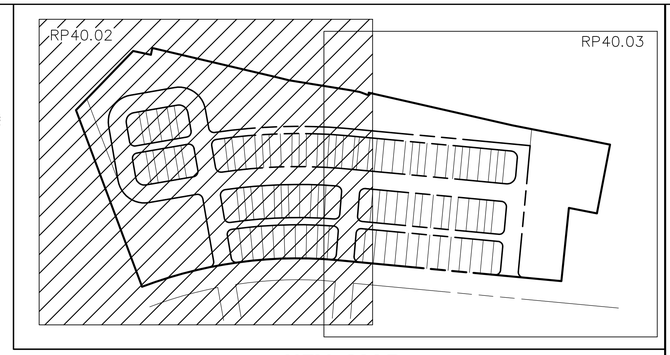
OWNER:
PHOENIXVILLE AREA SCHOOL DISTRICT
386 CITY LINE AVENUE
PHOENIXVILLE, PA. 19460

BROOK VENTURE LTD
c/o JAMES M. PIERCE, ESQ.
125 STAFFORD AVENUE, SUITE 110,
P.O. BOX 312
WAYNE, PA. 19087

EQUITABLE OWNER AND APPLICANT:
TOLL MID-ATLANTIC, L.P. COMPANY, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
(215) 938-8000



KEY MAP
NOT TO SCALE



LOT AREA TABULATION

LOT NUMBER	SQUARE FEET	ACRES	ALLOWABLE LOT IMPERVIOUS (S.F.)	DESIGNED LOT IMPERVIOUS (S.F.)
1	2,866	0.066	2,436	1,516
2	2,873	0.066	2,442	1,516
3	2,873	0.066	2,442	1,516
4	2,873	0.066	2,442	1,516
5	2,873	0.066	2,442	1,516
6	2,874	0.066	2,443	1,516
7	2,874	0.066	2,443	1,516
8	2,877	0.066	2,445	1,516
9	2,824	0.065	2,400	1,529
10	2,824	0.065	2,400	1,528
11	2,824	0.065	2,400	1,519
12	2,824	0.065	2,400	1,519
13	2,824	0.065	2,400	1,519
14	2,824	0.065	2,400	1,519
15	2,825	0.065	2,401	1,519
16	2,825	0.065	2,401	1,519
17	2,825	0.065	2,401	1,519
18	2,825	0.065	2,401	1,519
19	2,825	0.065	2,401	1,519
20	2,825	0.065	2,401	1,519
21	3,266	0.075	2,776	1,548
22	1,850	0.042	1,573	1,525
23	1,850	0.042	1,573	1,547
24	2,775	0.064	2,359	1,525
25	2,775	0.064	2,359	1,543
26	1,850	0.042	1,573	1,518
27	1,850	0.042	1,573	1,541
28	2,775	0.064	2,359	1,513
29	2,775	0.064	2,359	1,534
30	1,850	0.042	1,573	1,510
31	1,850	0.042	1,573	1,540
32	2,775	0.064	2,359	1,514
33	2,775	0.064	2,359	1,542
34	1,850	0.042	1,573	1,518
35	1,850	0.042	1,573	1,543
36	3,239	0.074	2,753	1,521
37	3,940	0.090	3,349	1,579
38	1,850	0.042	1,573	1,548
39	1,850	0.042	1,573	1,577
40	2,887	0.066	2,454	1,555
41	2,853	0.065	2,425	1,572
42	1,850	0.042	1,573	1,545
43	1,850	0.042	1,573	1,575
44	2,877	0.066	2,445	1,552
45	2,843	0.065	2,417	1,569
46	1,850	0.042	1,573	1,554
47	1,850	0.042	1,573	1,579
48	3,995	0.092	3,396	1,562
49	3,132	0.072	2,662	1,519
50	1,849	0.042	1,572	1,542
51	2,773	0.064	2,357	1,519
52	2,772	0.064	2,356	1,521
53	1,847	0.042	1,570	1,569
54	3,480	0.080	2,958	1,520
55	3,481	0.080	2,959	1,509
56	1,848	0.042	1,571	1,540
57	2,772	0.064	2,356	1,520
58	2,773	0.064	2,357	1,526
59	1,849	0.042	1,572	1,546
60	3,041	0.070	2,585	1,523
61	3,263	0.075	2,774	1,514
62	1,850	0.042	1,573	1,540
63	2,834	0.065	2,409	1,514
64	2,873	0.066	2,442	1,531
65	1,850	0.042	1,573	1,512
66	1,850	0.042	1,573	1,537
67	2,844	0.065	2,417	1,512
68	2,877	0.066	2,445	1,531
69	1,850	0.042	1,573	1,512
70	1,850	0.042	1,573	1,537
71	2,833	0.065	2,408	1,512
72	2,860	0.066	2,431	1,535
73	1,850	0.042	1,573	1,515
74	1,850	0.042	1,573	1,540
75	2,823	0.065	2,400	1,512
76	2,775	0.064	2,359	1,510
77	1,850	0.042	1,573	1,534
78	1,850	0.042	1,573	1,510
79	2,775	0.064	2,359	1,534
80	2,775	0.064	2,359	1,510
81	1,850	0.042	1,573	1,534
82	1,850	0.042	1,573	1,510
83	1,850	0.042	1,573	1,534
84	2,775	0.064	2,359	1,510
85	2,775	0.064	2,359	1,516
86	1,850	0.042	1,573	1,539
87	1,850	0.042	1,573	1,515
88	1,850	0.042	1,573	1,544
89	2,775	0.064	2,359	1,522
90	2,775	0.064	2,359	1,517
91	1,850	0.042	1,573	1,542
92	1,850	0.042	1,573	1,518
93	3,036	0.070	2,581	1,543

AREA TABULATION - KINDERGARTEN CENTER

		AREA TO BE COUNTED FOR BOROUGH OPEN SPACE CALCULATION FOR SALDO 22.501.1 CRITERIA
TOTAL SITE AREA:	669,148 SQ. FT. OR 15.362 ACRES	
PROPOSED 73 TOWNHOUSE LOTS:	180,010 SQ. FT. OR 4.132 ACRES	
PROPOSED 20 TWIN LOTS:	54,052 SQ. FT. OR 1.241 ACRES	
ROAD "A" ROW AREA:	10,497 SQ. FT. OR 0.241 ACRES	
ROAD "B" ROW AREA:	10,534 SQ. FT. OR 0.242 ACRES	
ROAD "C" ROW AREA:	13,757 SQ. FT. OR 0.316 ACRES	
ROAD "D" ROW AREA:	84,716 SQ. FT. OR 1.945 ACRES	
ALLEY "AB" ROW AREA:	6,514 SQ. FT. OR 0.150 ACRES	
ALLEY "BC" ROW AREA:	8,405 SQ. FT. OR 0.193 ACRES	
ALLEY "C" ROW AREA:	3,207 SQ. FT. OR 0.074 ACRES	
ALLEY "D" ROW AREA:	21,719 SQ. FT. OR 1.776 ACRES	
PRIVATE OPEN AREA 'A' AREA:	133,771 SQ. FT. OR 3.071 ACRES	0.410 ACRES
PRIVATE OPEN AREA 'B' AREA:	2,934 SQ. FT. OR 0.067 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'C' AREA:	2,302 SQ. FT. OR 0.053 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'D' AREA:	2,306 SQ. FT. OR 0.053 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'E' AREA:	2,346 SQ. FT. OR 0.054 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'F' AREA:	1,149 SQ. FT. OR 0.026 ACRES	0.000 ACRES
PUBLIC OPEN SPACE 'G' AREA:	62,952 SQ. FT. OR 1.445 ACRES	1.445 ACRES
PARCEL DEDICATION AREA:	67,977 SQ. FT. OR 1.561 ACRES	0.000 ACRES
TOTAL OPEN SPACE AREA:	275,737 SQ. FT. OR 6.330 ACRES	

LEGEND:

- IRON PIN SET
- MONUMENT TO BE SET
- MONUMENT FOUND
- IRON PIN/PIPE FOUND
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED R.O.W.
- OUTBOUND LINE
- EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- BOROUGH OPEN SPACE (PER ORDINANCE)

REQUIRED OPEN SPACE CALCULATION FOR THE DEVELOPMENT:

93 DWELLINGS X (1 ACRE/20 DWELLINGS)=4.650 ACRES OF OPEN SPACE REQUIRED.
PRIVATE OPEN AREA 'A' AREA (THAT CAN BE COUNTED FOR BOROUGH REQUIREMENTS)=0.41 ACRES*
PUBLIC OPEN SPACE 'G' AREA=1.445 ACRES
TOTAL OPEN SPACE PROVIDED=1.845 ACRES

*SHADED PRIVATE OPEN AREA 'A IS 0.60 ACRES, BUT 0.460 IS WOODLANDS.
A MAXIMUM OF 60% NATURAL FEATURES CAN BE COUNTED TOWARDS OPEN SPACE.
0.27 ACRES (60% OF 0.46 ACRES OF WOODLANDS) + 0.14 ACRES OF LAWN.

PROFESSIONAL SURVEYOR CERTIFICATION:

I, THOMAS B. HENDRICKS, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT LOT LINES, STREET, RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THAT THE ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

THOMAS B. HENDRICKS, P.L.S. PENNSYLVANIA LICENSE No. SU-044552-E

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

THOMAS B. HENDRICKS
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-044552-E

REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	KMS
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	KMS
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	KMS

RECORD PLAN
(RECORD SHEET 2 OF 3)

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/06/24	SCALE: 1"=50'
DESIGN: JMM	DRAWN: KMS
JOB NO.: 8618	FILE NAME: RP50.02
REF. NO.: RP50.02	
SHEET NO.: 3 OF 65	

LOT AREA TABULATION

LOT NUMBER	SQUARE FEET	ACRES	ALLOWABLE LOT IMPERVIOUS (S.F.)	DESIGNED LOT IMPERVIOUS (S.F.)
1	2,866	0.066	2,436	1,516
2	2,873	0.066	2,442	1,516
3	2,873	0.066	2,442	1,516
4	2,873	0.066	2,442	1,516
5	2,873	0.066	2,442	1,516
6	2,874	0.066	2,443	1,516
7	2,874	0.066	2,443	1,516
8	2,877	0.066	2,445	1,516
9	2,824	0.065	2,400	1,529
10	2,824	0.065	2,400	1,528
11	2,824	0.065	2,400	1,519
12	2,824	0.065	2,400	1,519
13	2,824	0.065	2,400	1,519
14	2,824	0.065	2,400	1,519
15	2,825	0.065	2,401	1,519
16	2,825	0.065	2,401	1,519
17	2,825	0.065	2,401	1,519
18	2,825	0.065	2,401	1,519
19	2,825	0.065	2,401	1,519
20	2,825	0.065	2,401	1,519
21	3,266	0.075	2,776	1,548
22	1,850	0.042	1,573	1,525
23	1,850	0.042	1,573	1,547
24	2,775	0.064	2,359	1,525
25	2,775	0.064	2,359	1,543
26	1,850	0.042	1,573	1,518
27	1,850	0.042	1,573	1,541
28	2,775	0.064	2,359	1,513
29	2,775	0.064	2,359	1,534
30	1,850	0.042	1,573	1,510
31	1,850	0.042	1,573	1,540
32	2,775	0.064	2,359	1,514
33	2,775	0.064	2,359	1,542
34	1,850	0.042	1,573	1,518
35	1,850	0.042	1,573	1,543
36	3,239	0.074	2,753	1,521
37	3,940	0.090	3,349	1,579
38	1,850	0.042	1,573	1,548
39	1,850	0.042	1,573	1,577
40	2,887	0.066	2,454	1,555
41	2,853	0.065	2,425	1,572
42	1,850	0.042	1,573	1,545
43	1,850	0.042	1,573	1,575
44	2,877	0.066	2,445	1,552
45	2,843	0.065	2,417	1,569
46	1,850	0.042	1,573	1,554
47	1,850	0.042	1,573	1,579
48	3,995	0.092	3,396	1,562
49	3,132	0.072	2,662	1,519
50	1,849	0.042	1,572	1,542
51	2,773	0.064	2,357	1,519
52	2,772	0.064	2,356	1,521
53	1,847	0.042	1,570	1,569
54	3,480	0.080	2,958	1,520
55	3,481	0.080	2,959	1,509
56	1,848	0.042	1,571	1,540
57	2,772	0.064	2,356	1,520
58	2,773	0.064	2,357	1,526
59	1,849	0.042	1,572	1,546
60	3,041	0.070	2,585	1,523
61	3,263	0.075	2,774	1,514
62	1,850	0.042	1,573	1,540
63	2,834	0.065	2,409	1,514
64	2,873	0.066	2,442	1,531
65	1,850	0.042	1,573	1,512
66	1,850	0.042	1,573	1,537
67	2,844	0.065	2,417	1,512
68	2,877	0.066	2,445	1,531
69	1,850	0.042	1,573	1,512
70	1,850	0.042	1,573	1,537
71	2,833	0.065	2,408	1,512
72	2,860	0.066	2,431	1,535
73	1,850	0.042	1,573	1,515
74	1,850	0.042	1,573	1,540
75	2,823	0.065	2,400	1,512
76	2,775	0.064	2,359	1,510
77	1,850	0.042	1,573	1,534
78	1,850	0.042	1,573	1,510
79	2,775	0.064	2,359	1,534
80	2,775	0.064	2,359	1,510
81	1,850	0.042	1,573	1,534
82	1,850	0.042	1,573	1,510
83	1,850	0.042	1,573	1,534
84	2,775	0.064	2,359	1,510
85	2,775	0.064	2,359	1,516
86	1,850	0.042	1,573	1,539
87	1,850	0.042	1,573	1,515
88	1,850	0.042	1,573	1,544
89	2,775	0.064	2,359	1,522
90	2,775	0.064	2,359	1,517
91	1,850	0.042	1,573	1,542
92	1,850	0.042	1,573	1,518
93	3,036	0.070	2,581	1,543

PARKING CALCULATIONS:

SINGLE FAMILY ATTACHED HOUSING FROM ITE:
1.41 SPACES/UNIT(AVERAGE)
2.55 SPACES/UNIT(HIGHEST RATE)

TWIN – 20 UNITS
2 PARKING SPACES IN GARAGE: 40 SPACES
2 PARKING SPACES IN DRIVEWAY: 40 SPACES

TOWNHOMES – 73 UNITES
2 PARKING SPACES IN GARGAGE: 146 SPACES
2 PARKING SPACES IN DRIVEWAY: 146 SPACES

STREET PARKING
INTERNAL ROADS: 112 (WITH 1 MAILBOX SPOT)

TOTAL PARKING AREAS PROVIDED: 484
=5.2 SPACES PER UNIT

ZONING REQUIREMENTS:

TOTAL SITE AREA: 15.362 ACRES (GROSS)
UPI NO.:15-10-123 & UPI NO.:15-14-404
ZONING DISTRICT : MI-MIXED USE INFILL DISTRICT
PROPOSED USE: RESIDENTIAL (MI-MIXED USE INFILL DISTRICT)
TOWNHOUSE (RI-RESIDENTIAL INFILL DISTRICT)
TWIN (RI-RESIDENTIAL INFILL DISTRICT)

TOTAL NUMBER OF PROPOSED LOTS: 20 TWIN LOTS, 73 TOWNHOUSE LOTS
6 PRIVATE OPEN SPACE LOTS & 2 BOROUGH LOTS

TOWNHOUSE LOTS	REQUIRED	PROVIDED	MODIFIED
MINIMUM LOT SIZE (S.F.)	2,000	*1,850	7.5% FROM REQUIRED
MINIMUM LOT WIDTH (FT.)	20	20	
MINIMUM LOT DEPTH (FT.)	120	*102 (MIN.)	15% FROM REQUIRED
BUILD TO LINE (FT.)	27.3	27.3 (MIN.)	
MINIMUM SIDE YARD (FT.)	10	10	
MINIMUM REAR YARD (FT.)	20	20	
MAXIMUM BUILDING HEIGHT (FT.)	35	*43.75	25% FROM REQUIRED
MAXIMUM IMPERVIOUS COVERAGE (%)	90 (INTERIOR LOT)	< 90 (INTERIOR LOT)	
MAXIMUM IMPERVIOUS COVERAGE (%)	90 (END LOT)	< 90 (END LOT)	

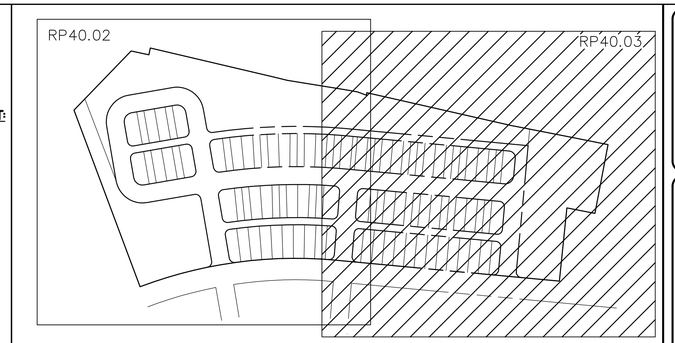
TWIN LOTS	REQUIRED	PROVIDED	
MINIMUM LOT SIZE (S.F.)	3,000	*2,800	6.67% FROM REQUIRED
MINIMUM LOT WIDTH (FT.)	30	30	
MINIMUM LOT DEPTH (FT.)	120	*102 (MIN.)	15% FROM REQUIRED
BUILD TO LINE (FT.)	27.3	27.3 (MIN.)	
MINIMUM SIDE YARD (FT.)	10	10	
MINIMUM REAR YARD (FT.)	20	20	
MAXIMUM BUILDING HEIGHT (FT.)	35	*43.75	25% FROM REQUIRED
MAXIMUM IMPERVIOUS COVERAGE (%)	85 (INTERIOR LOT)	< 85 (INTERIOR LOT)	
MAXIMUM IMPERVIOUS COVERAGE (%)	85 (END LOT)	< (END LOT)	

*DIMENSIONAL STANDARDS ARE MODIFIED BY THE ALLOWABLE 25% PER 27-304.

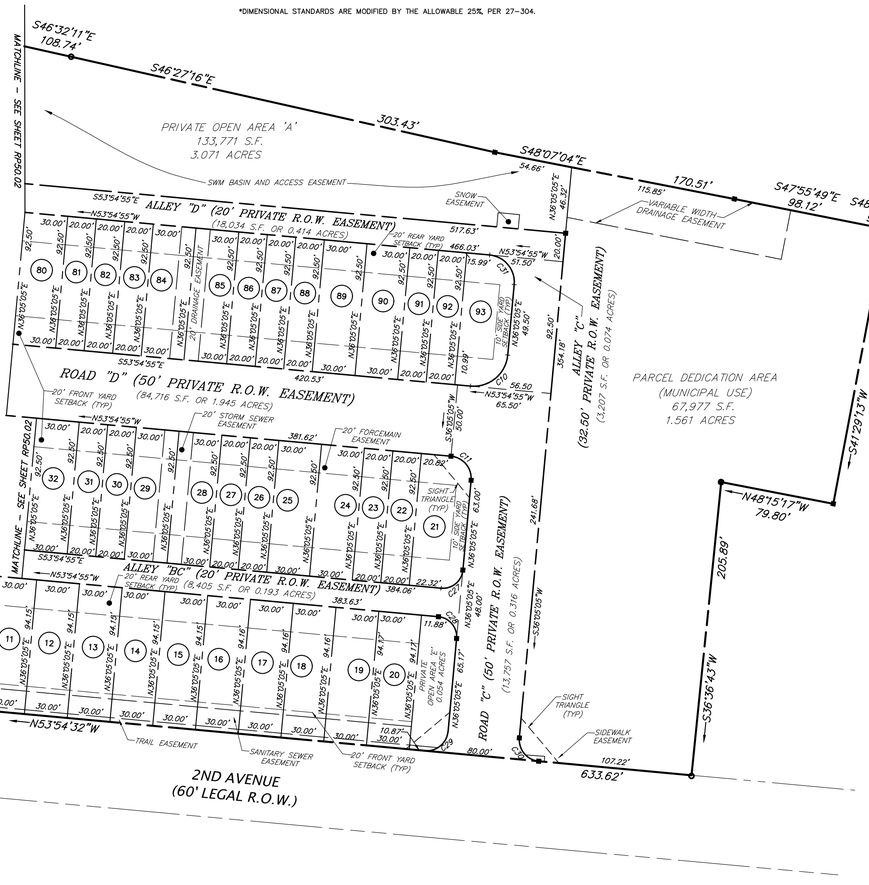
OWNER:
PHOENIXVILLE AREA SCHOOL DISTRICT
386 CITY LINE AVENUE
PHOENIXVILLE, PA. 19460

BROOK VENTURE LTD
c/o JAMES M. PIERCE, ESQ.
125 STAFFORD AVENUE, SUITE 110,
P.O. BOX 312
WAYNE, PA. 19087

EQUITABLE OWNER AND APPLICANT:
TOLL MID-ATLANTIC, L.P. COMPANY, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
(215) 938-8000



KEY MAP
NOT TO SCALE



GENERAL NOTES:

1. DESIGN ENGINEER, SURVEYOR, PLANNER, LANDSCAPE ARCHITECT:
ESE CONSULTANTS, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA. 19034
215/914-2050
2. SITE DOES NOT CONTAIN FLOODPLAIN AS SHOWN ON THE PLAN TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 42029C0060G, EFFECTIVE DATE SEPTEMBER 29, 2017.
3. BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED, "BOUNDARY PLAN PREPARED FOR 100 SCHOOL LANE, PARCEL ID 15-10-123"(ERRONEOUSLY SHOWN AS PARCEL ID 15-14-404), PREPARED BY CREWS SURVEYING, LLC, DATED SEPTEMBER 20, 2024.
4. BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED, "ALTA/NSPS LAND TITLE SURVEY, PREPARED FOR 41 2ND STREET, PARCEL ID 15-14-404", PREPARED BY CREWS SURVEYING, LLC, PIPPERSVILLE, PA 18947, DATED APRIL 29, 2024, LAST REVISED JUNE 26, 2024.
5. SOILS SHOWN WERE TAKEN FROM "SOIL SURVEY, CHESTER COUNTY, PENNSYLVANIA", PREPARED BY THE NATURAL RESOURCE CONSERVATION SURVEY, DATED SEPTEMBER 13, 2024.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT PHOENIXVILLE BOROUGH CODES, SPECIFICATIONS AND THE ENGINEERING AND CONSTRUCTION STANDARDS.
7. THESE PLANS WERE PREPARED PER THE PHOENIXVILLE BOROUGH, STORMWATER MANAGEMENT ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE ZONING ORDINANCE, AS LAST AMENDED.
8. FURTHER SUBDIVISION OF ANY OF THE LOTS, BOTH PRIVATE LOTS AND PUBLIC OPEN SPACE LOTS IN THIS SUBDIVISION IS PROHIBITED. OPEN SPACE LAND MAY NOT BE SEPARATELY SOLD, NOR SHALL LAND BE FURTHER DEVELOPED OF SUBDIVIDED.
9. THE PROPOSED ROADS WILL BE IN A RIGHT OF WAY. ROADS TO BE BUILT TO BOROUGH STANDARDS. THE HOA WILL MAINTAIN STORM SEWER, SIDEWALK, CURBING AND ROADS WITHIN THE SUBDIVISION RIGHT OF WAY.
10. STATE OR BOROUGH ROAD OCCUPANCY PERMITS, AS APPLICABLE, TO BE OBTAINED AS NECESSARY.
11. PROPOSED LOTS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
12. EACH UNIT (WITH OPTIONS AND DRIVEWAY) WILL BE LIMITED TO THE TOTAL IMPERVIOUS AREA LISTED IN THE CHART LOCATED ON SHEETS 2 AND 3.
13. TRASH COLLECTION AREAS SHALL BE LOCATED TO THE REAR OF THE BUILDING OR IN THE GARAGE AND SHIELDED FROM ADJACENT PROPERTIES AND ALL STREETS.
14. NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF A UTILITY EASEMENT EXCEPT LAWNS, LOW GROUND COVER, OR OTHER LANDSCAPING THAT WILL NOT ADVERSELY AFFECT THE UTILITY OR THE EASEMENT.
15. SIGHT TRIANGLE:
    A. WITHIN THE AREA OF CLEAR SIGHT TRIANGLES, OBSTRUCTIONS TO VISIBILITY SHALL NOT BE PERMITTED WITHIN THE RANGES OF HEIGHT BETWEEN TWO FEET AND SEVEN FEET ABOVE THE EDGE OF PAVING. ANY PLANT MATERIALS PLACED WITHIN CLEAR SIGHT TRIANGLES SHALL BE PROPERLY MAINTAINED TO CONTINUALLY COMPLY WITH THE HEIGHT RESTRICTIONS HEREIN. THE SIGHT PLAN SHALL CONTAIN A NOTATION STATING THAT THE APPLICANT IS REQUIRED TO MAINTAIN THE AREA OF THE CLEAR SIGHT TRIANGLE, AND THE BOROUGH HAS THE RIGHT TO ENTER THE AREA AND PERFORM MAINTENANCE IF DEEMED CRITICAL TO PUBLIC WELFARE PURSUANT TO A DECLARATION OF COVENANTS. RESTRICTIONS AND CONDITIONS APPROVED BY THE BOARD.
16. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
17. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, WHETHER PRIOR OR SUBSEQUENT TO CONVEYANCE OF ANY LOT, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH AT SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 10509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS AND/OR THE BOROUGH ENGINEER FOR SATISFACTORY STORM WATER MANAGEMENT.
18. THE APPLICANT/OWNER OF THIS PROPERTY ACKNOWLEDGES THE REQUIREMENT TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING THE DISTURBANCE OF WETLANDS. ANY IMPROVEMENTS WHICH CANNOT BE COMPLETED AS SHOWN SHALL BE AMENDED TO THE SATISFACTION OF THE BOROUGH AND SHALL BE DEPICTED ON REVISED PLANS WHICH SHALL BE SUBMITTED TO THE BOROUGH FOR REVIEW. THE APPLICANT/OWNER OF THIS PROPERTY ACCEPTS ALL RESPONSIBILITY WITH RESPECT TO STATE AND FEDERAL REGULATIONS.
19. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OR OTHER SPECIFICATIONS OF THE BOROUGH, THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PENNDOT PUBLICATION 408, AS AMENDED, AND THE PENNDOT ROAD CONSTRUCTION STANDARDS, AS AMENDED, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE AUTHORITY HAVING JURISDICTION OVER SAID IMPROVEMENTS.
20. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
21. THE SPEED LIMIT WITHIN THIS DEVELOPMENT IS TO BE POSTED AT 25 M.P.H.
22. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT LANDSCAPE TOPSOIL BERMS WITHIN OPEN SPACE AND BUFFER YARDS.
23. ALL NEW UTILITY LINES INCLUDING, BUT NOT LIMITED TO ELECTRIC, GAS, STREET LIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE BOROUGH AND PUBLIC UTILITY CONCERNED AS DESIGNED BY AGENCY GOVERNING UTILITY.
24. IN ACCORDANCE WITH THE PROVISIONS OF ACT 287, ALL DEVELOPERS, CONTRACTORS, ETC., WILL CONTACT ALL APPLICABLE UTILITIES AND ACCURATELY DETERMINE THE LOCATIONS AND DEPTH OF ALL UNDERGROUND UTILITIES WITHIN THE BOUNDARIES OF THE TRACT PROPOSED FOR DEVELOPMENT, PRIOR TO EXCAVATION. A LIST OF THE APPLICABLE UTILITIES AND THEIR PHONE NUMBERS SHALL APPEAR ON THE PLANS SUBMITTED FOR REVIEW AND PROOF SHALL BE PRESENTED TO THE BOROUGH PRIOR TO FINAL PLAN APPROVAL.
25. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, OR ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, UNLESS AN EXCEPTION IS GRANTED IN WRITING BY THE BOROUGH.
26. HOME OWNERS ASSOCIATION:
    A. THE HOMEOWNERS ASSOCIATION MAY NOT BE DISSOLVED, NOR MAY IT DISPOSE OF THE OPEN SPACE BY SALE OR OTHERWISE, WITHOUT FIRST OFFERING TO DEDICATE THE SAME TO THE BOROUGH AT NO COST.
    B. THE HOMEOWNERS ASSOCIATION DOCUMENTS WILL CONTAIN AN OPEN SPACE MANAGEMENT PLAN TO PROTECT THE SIGNIFICANT NATURAL FEATURES OF THE PROPERTY.
    C. THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL BE SUBMITTED FOR REVIEW BY THE BOROUGH SOLICITOR AS PART OF THE FINAL SUBDIVISION AND LAND DEVELOPMENT APPROVAL.
    D. THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ENTRANCE SIGN, DECORATIVE WALLS, FENCES OR LANDSCAPE ASSOCIATED WITH THEM.
27. EASEMENTS SHALL BE ESTABLISHED IN CONNECTION WITH ANY REGULATED ACTIVITY FOR ALL PERMANENT BMP'S AND CONVEYANCES THAT WILL NOT BE DEDICATED TO OR OTHERWISE OWNED BY THE MUNICIPALITY, (INCLUDING ANY TO BE LOCATED ON ANY PROPERTY OTHER THAN THE PROPERTY BEING DEVELOPED BY THE APPLICANT), AND SHALL:
    A. INCLUDE ALL LAND AREA OCCUPIED BY EACH BMP OR CONVEYANCE;
    B. INCLUDE A TEN (10)-FOOT WIDE PERIMETER (OR OTHER WIDTH AS DETERMINED IN CONSULTATION WITH THE MUNICIPAL ENGINEER) SURROUNDING THE FEATURE(S);
    C. PROVIDE SUFFICIENT VEHICULAR INGRESS AND EGRESS FROM A PUBLIC RIGHT-OF-WAY AND ROADWAY;
    D. GRANT THE MUNICIPALITY THE RIGHT, BUT NOT THE DUTY, TO ACCESS EVERY BMP AND CONVEYANCE FROM A PUBLIC RIGHT-OF-WAY OR PUBLIC ROADWAY TO CONDUCT PERIODIC INSPECTIONS AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THIS ORDINANCE, OF OF ANY APPLICABLE O&M PLAN OR O&M AGREEMENT; WHERE ROADWAYS WILL NOT BE DEDICATED TO THE MUNICIPALITY, THE MUNICIPALITY SHALL BE GRANTED ACCESS TO THE PRIVATE ROADWAYS AS NECESSARY TO ACCESS EVERY BMP AND CONVEYANCE;
    E. GRANT THE OWNER OF EACH BMP AND CONVEYANCE THE RIGHT TO ACCESS, INSPECT, OPERATE, MAINTAIN, AND REPAIR THE BMP OR CONVEYANCE WHEN THE FEATURE IS TO BE OWNED, OPERATED AND MAINTAINED BY A PERSON OTHER THAN THE MUNICIPALITY AND OTHER THAN THE OWNER OF THE PARCEL ON WHICH IT IS LOCATED;
    F. LAWN-NO TREES, FENCES, SIGNS, STRUCTURES OF ANY TYPE OR ANY OTHER OBSTRUCTION SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT. THE AREA SHALL BE KEPT AS LAWN.
    G. HOA HAS A BLANKET EASEMENT FOR STORMWATER TO MAINTAIN THE AREA AND THE BOROUGH HAS THE RIGHT TO ENTER THE AREA AND PERFORM MAINTENANCE IF DEEMED CRITICAL TO PUBLIC WELFARE PERSUANT TO A DECLATATION OF COVENANTS.
28. THE APPLICANT/DEVELOPER SHALL PROMPTLY GRADE AND STABILIZE SLOPES AND OPEN DITCHES AND PROVIDE CONSTRUCTION FENCING WHEN DEEMED NECESSARY BY THE BOROUGH ENGINEER.
29. REMAINING AREAS DESIGNED AS OPEN SPACE WILL BE USED FOR ACTIVE AND PASSIVE OPEN SPACE ONLY.
30. ALL EXISTING STRUCTURES AND UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.
31. SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM TWENTY-EIGHT (28) DAY STRENGTH OF 4000 PS w/AIR, WITH A MINIMUM WIDTH OF FIVE (5) FEET AND A THICKNESS OF FOUR (4) INCHES.
32. OBSTRUCTIONS IN RIGHT-OF-WAY – NO FENCES, HEDGES, TREES, SHRUBBERY, PLANTS, WALLS, SIGNS OR OTHER OBSTRUCTIONS SHALL BE LOCATED OR BE PERMITTED WITHIN THE RIGHT-OF-WAY.
33. ALL TREE/SHRUB LIMBS SHALL BE PRUNED OR TRIMMED BACK, AND ALL ABOVE GROUND UTILITY CABLE LINES AND FREE STANDING SIGNS SHALL BE INSTALLED SUCH THAT EVERY ACCESSWAY WILL HAVE A VERTICAL CLEARANCE OF AT LEAST 14 FEET.
34. ALL EXTENSIONS AND WIDENINGS OF EXISTING STREETS SHALL BE OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION OVER THE STREET AT THE TIME OF PLAN APPROVAL. THE BOROUGH MAY ACCEPT OR REFUSE DEDICATION OF LANDS WHICH ARE NOT ACCEPTED BY OTHER JURISDICTIONS.
35. ROADS TO BE CLASSIFIED AS LOCAL ACCESS PRIVATE ROADS.
36. TRAILS SHALL HAVE A VERTICAL CLEARANCE OF NO LESS THAN 10 FEET.
37. THE DEVELOPER HEREBY OFFERS FEE-SIMPLE DEDICATION OF THE PUBLIC OPEN SPACE LOT (1.445 ACRES) TO THE BOROUGH.
38. THE DEVELOPER HEREBY OFFERS FEE-SIMPLE DEDICATION TO THE PARCEL DEDICATION AREA LOT (1.561 ACRES) TO THE BOROUGH.
39. ALL BOUNDARY CHANGES IN DIRECTION THAT ARE NOT CURRENTLY MONUMENTED SHALL BE PROVIDED WITH A CONCRETE MONUMENT.
40. ALL INTERNAL LOT CORNERS SHALL BE PROVIDED WITH METAL PINS.
41. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD AND IN ALL CASES SHALL BE SCREENED FROM PUBLIC VIEWS OF THE PROPERTY THROUGH THE USE OF FENCING, WALLS, LANDSCAPING OF A COMBINATION THEREOF.
42. A 20' WIDE EASEMENT CENTERED ON THE WATERMAIN WILL BE PROVIDED.
43. A 20' WIDE EASEMENT CENTERED ON THE SANITARY GRAVITY LINE AND SANITARY FORCEMAIN WILL BE PROVIDED.

LEGEND:

- IRON PIN SET
- MONUMENT TO BE SET
- MONUMENT FOUND
- IRON PIN/PIPE FOUND
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED R.O.W.
- OUTBOUND LINE
- EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- BOROUGH OPEN SPACE (PER ORDINANCE)

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C10	24.00'	37.70'	33.94'	N81°05'05"E
C11	15.50'	24.35'	21.92'	N08°54'55"W
C27	14.00'	21.99'	19.80'	S81°05'05"W
C28	14.00'	21.99'	19.80'	S08°54'55"E
C29	15.00'	23.56'	21.21'	N81°05'17"E
C30	15.00'	23.56'	21.21'	N08°54'43"W
C31	19.00'	29.85'	26.87'	S08°54'55"E

AREA TABULATION - KINDERGARTEN CENTER

		AREA TO BE COUNTED FOR BOROUGH OPEN SPACE CALCULATION FOR SALDO 22.501.1 CRITERIA
TOTAL SITE AREA:	669,148 SQ. FT. OR 15.362 ACRES	
PROPOSED 73 TOWNHOUSE LOTS:	180,010 SQ. FT. OR 4.132 ACRES	
PROPOSED 20 TWIN LOTS:	54,052 SQ. FT. OR 1.241 ACRES	
ROAD "A" ROW AREA:	10,497 SQ. FT. OR 0.241 ACRES	
ROAD "B" ROW AREA:	10,534 SQ. FT. OR 0.242 ACRES	
ROAD "C" ROW AREA:	13,757 SQ. FT. OR 0.316 ACRES	
ROAD "D" ROW AREA:	84,716 SQ. FT. OR 1.945 ACRES	
ALLEY "AB" ROW AREA:	6,514 SQ. FT. OR 0.150 ACRES	
ALLEY "BC" ROW AREA:	8,405 SQ. FT. OR 0.193 ACRES	
ALLEY "C" ROW AREA:	3,207 SQ. FT. OR 0.074 ACRES	
ALLEY "D" ROW AREA:	21,719 SQ. FT. OR 1.776 ACRES	
PRIVATE OPEN AREA 'A' AREA:	133,771 SQ. FT. OR 3.071 ACRES	0.410 ACRES
PRIVATE OPEN AREA 'B' AREA:	2,934 SQ. FT. OR 0.067 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'C' AREA:	2,302 SQ. FT. OR 0.053 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'D' AREA:	2,306 SQ. FT. OR 0.053 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'E' AREA:	2,346 SQ. FT. OR 0.054 ACRES	0.000 ACRES
PRIVATE OPEN AREA 'F' AREA:	1,149 SQ. FT. OR 0.026 ACRES	0.000 ACRES
PUBLIC OPEN SPACE 'G' AREA:	62,952 SQ. FT. OR 1.445 ACRES	1.445 ACRES
PARCEL DEDICATION AREA:	67,977 SQ. FT. OR 1.561 ACRES	0.000 ACRES
TOTAL OPEN SPACE AREA:	275,737 SQ. FT. OR 6.330 ACRES	

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PROFESSIONAL SURVEYOR CERTIFICATION:

I, THOMAS B. HENDRICKS, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT LOT LINES, STREET, RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THAT THE ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

THOMAS B. HENDRICKS, P.L.S. PENNSYLVANIA LICENSE No. SU-044552-E

THOMAS B. HENDRICKS
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-044552-E

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	KMS
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	KMS
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	KMS

RECORD PLAN
(RECORD SHEET 3 OF 3)

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/06/24	SCALE: 1"=50'
DESIGN: JMM	DRAWN: KMS
JOB NO.: 8618	FILE NAME: RP50.03
REF. NO.:	RP50.03
SHEET NO.:	4 OF 63

GENERAL NOTES:

1. DESIGN ENGINEER, SURVEYOR, PLANNER, LANDSCAPE ARCHITECT:
   ESE CONSULTANTS, INC.
   1140 VIRGINIA DRIVE
   FORT WASHINGTON, PA. 19034
   215/914–2050

2. SITE DOES NOT CONTAIN FLOODPLAIN AS SHOWN ON THE PLAN HAS BEEN TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 42029C0060G, EFFECTIVE DATE SEPTEMBER 29, 2017.

3. SOILS SHOWN WERE TAKEN FROM "SOIL SURVEY, CHESTER COUNTY, PENNSYLVANIA", PREPARED BY THE NATURAL RESOURCE CONSERVATION SURVEY, DATED SEPTEMBER 13, 2024.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT PHOENIXVILLE BOROUGH CODES, SPECIFICATIONS AND THE ENGINEERING AND CONSTRUCTION STANDARDS.

5. THESE PLANS WERE PREPARED PER THE PHOENIXVILLE BOROUGH, STORMWATER MANAGEMENT ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE ZONING ORDINANCE, AS LAST AMENDED.

6. FURTHER SUBDIVISION OF ANY OF THE LOTS, BOTH PRIVATE LOTS AND OPEN SPACE LOTS IN THIS SUBDIVISION IS PROHIBITED.

7. THE PROPOSED ROADS WILL BE IN A RIGHT OF WAY. ROADS TO BE BUILT TO BOROUGH STANDARDS. THE HOA WILL MAINTAIN STORM SEWER, SIDEWALK, CURBING AND ROADS WITHIN THE SUBDIVISION RIGHT OF WAY.

8. STATE OR BOROUGH ROAD OCCUPANCY PERMITS, AS APPLICABLE, TO BE OBTAINED AS NECESSARY.

9. PROPOSED LOTS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

10. EACH UNIT (WITH OPTIONS AND DRIVEWAY) WILL BE LIMITED TO THE TOTAL IMPERVIOUS AREA LISTED IN THE CHART LOCATED ON SHEET 3.

11. TRASH COLLECTION AREAS SHALL BE LOCATED TO THE REAR OF THE BUILDING OR IN THE GARAGE AND SHIELDED FROM ADJACENT PROPERTIES AND ALL STREETS.

12. GRADING:

   A. ALL DISTURBED LAND WITHIN A DEVELOPMENT SHALL BE GRADED AT A MINIMUM SLOPE OF 2% TO PROVIDE PROPER DRAINAGE AND DISPOSE OF STORMWATER RUNOFF WITHOUT PONDING.
   B. GRADING AROUND BUILDINGS CONSTRUCTED OF WOOD SHALL HAVE A MINIMUM SEPRATION OF EIGHT INCHES BETWEEN THE TOP OF FOUNDATION WALL AND THE OUTSIDE FINISHED GRADE ELEVATION.

13. DRIVEWAYS:

   A. DRIVEWAYS SHALL TAKE ACCESS FROM THE INTERNAL ALLEYS.

14. NOTHING SHALL BE PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF A UTILITY EASEMENT EXCEPT LAWNS, LOW GROUND COVER, OR OTHER LANDSCAPING THAT WILL NOT ADVERSELY AFFECT THE UTILITY OR THE EASEMENT.

15. SIGHT TRIANGLE:

   A. WITHIN THE AREA OF CLEAR SIGHT TRIANGLES, OBSTRUCTIONS TO VISIBILITY SHALL NOT BE PERMITTED WITHIN THE RANGES OF HEIGHT BETWEEN TWO FEET AND SEVEN FEET ABOVE THE EDGE OF PAVING. ANY PLANT MATERIALS PLACED WITHIN CLEAR SIGHT TRIANGLES SHALL BE PROPERLY MAINTAINED TO CONTINUALLY COMPLY WITH THE HEIGHT RESTRICTIONS HEREIN. THE SIGHT PLAN SHALL CONTAIN A NOTATION STATING THAT THE APPLICANT IS REQUIRED TO MAINTAIN THE AREA OF THE CLEAR SIGHT TRIANGLE, AND THE BOROUGH HAS THE RIGHT TO ENTER THE AREA AND PERFORM NECESSARY WORK, IF CRITICAL TO PUBLIC WELFARE PURSUANT TO A DECLARATION OF CONVENANTS. RESTRICTIONS AND CONDITIONS APPROVED BY THE BOARD.

16. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.

17. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/DEVELOPMENT DEPICTED HEREON, WHETHER PRIOR OR SUBSEQUENT TO CONVEYANCE OF ANY LOT, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH AT SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 10509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS AND/OR THE BOROUGH ENGINEER FOR SATISFACTORY STORM WATER MANAGEMENT.

18. A 220–240 VOLT/40 AMP OUTLET ON A DEDICATED CIRCUIT AND IN CLOSE PROXIMITY TO DESIGNATED VEHICLE PARKING TO ACCOMMODATE THE POTENTIAL FUTURE HARDWIRE INSTALLATION OF A LEVEL 2 ELECTRIC VEHICLE CHARGING STATION.

19. THE APPLICANT/OWNER OF THIS PROPERTY ACKNOWLEDGES THE REQUIREMENT TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING THE DISTURBANCE OF WETLANDS. ANY IMPROVEMENTS WHICH CANNOT BE COMPLETED AS SHOWN SHALL BE AMENDED TO THE SATISFACTION OF THE BOROUGH AND SHALL BE DEPICTED ON REVISED PLANS WHICH SHALL BE SUBMITTED TO THE BOROUGH FOR REVIEW. THE APPLICANT/OWNER OF THIS PROPERTY ACCEPTS ALL RESPONSIBILITY WITH RESPECT TO STATE AND FEDERAL REGULATIONS.

20. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OR OTHER SPECIFICATIONS OF THE BOROUGH, THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PENNDOT PUBLICATION 408, AS AMENDED, AND THE PENNDOT ROAD CONSTRUCTION STANDARDS, AS AMENDED, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE AUTHORITY HAVING JURISDICTION OVER SAID IMPROVEMENTS.

21. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

22. THE SPEED LIMIT WITHIN THIS DEVELOPMENT IS TO BE POSTED AT 25 M.P.H.

23. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT LANDSCAPE TOPSOIL BERMS WITHIN OPEN SPACE AND BUFFER YARDS.

24. STORM SEWERS:

   A. ALL INLETS TO BE TYPE AS NOTED.
   B. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS FOR ALL STRUCTURES.
   C. PIPES THROUGH BASIN EMBANKMENTS SHALL BE O–RING GASKETED PIPE WITH ANTI–SEEP COLLARS. ALL JOINTS SHALL BE MORTARED.
   D. A MINIMUM OF 18" OF COVER OVER THE BELL OF PIPE IS PROPOSED.
   E. STORMWATER ROOF DRAINS AND SUMP PUMPS SHALL DISCHARGE TO LAWNS, MULCH BEDS, GRASSED SWALES, OR UNDERGROUND WATER QUALITY BMPs AND NOT TO PAVED IMPERVIOUS SURFACES AND SHALL NOT CONNECT DIRECTLY TO A STORM SEWER SYSTEM W/O PRIOR APPROVAL FROM THE BOROUGH ENGINEER.
   F. STORM SEWERS, AS REQUIRED, SHALL BE PLACED UNDER OR IMMEDIATELY IN FRONT OF THE CURB, WHEN PARALLEL TO A PUBLIC STREET AND WITHIN THE RIGHT–OF–WAY, WHEN LOCATED IN UNDEDICATED LAND, THEY SHALL BE PLACED WITHIN AN EASEMENT NOT LESS THAN TWENTY (20) FEET WIDE AS APPROVED BY THE BOROUGH ENGINEER.
   G. STORM SEWERS SHALL HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES, AND SHALL BE GASKETED REINFORCED CONCRETE PIPE OR GASKETED SMOOTH LINED CURROGATED HIGH DENSITY POLYETHYLENE PIPE. MINIMUM GRADE SHALL BE ONE HALF PERCENT (0.5%). CHANGES IN ALIGNMENT SHALL BE BY STRAIGHT SECTIONS CONNECTED BY INLETS OR MANHOLES.
   H. MANHOLES SHALL BE NOT MORE THAN THREE HUNDRED (300) FEET APART FOR PIPE DIAMETER UP TO TWENTY–FOUR (24) INCHES, AND NOT MORE THAN FOUR HUNDRED AND FIFTY (450) FEET APART FOR GREATER DIAMETERS. INLETS MAY BE SUBSTITUTED FOR MANHOLES UPON APPROVAL BY THE BOROUGH ENGINEER.
   I. INLETS, MANHOLES, COVERS, AND FRAMES SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
   J. A TYPE "DW" ENDWALL SHALL BE PROVIDED AT THE TERMINATION OF ALL STORM SEWER SYSTEMS, UNLESS CONDITIONS WARRANT AN ALTERNATE TYPE. PLANS WITH ALTERNATE TYPE PIPE CONNECTIONS SHALL BE PROVIDED TO THE BOROUGH FOR REVIEW BEFORE INSTALLATION.

25. SANITARY SEWER:

1. GRAVITY SEWER

   A. SANITARY SEWERS SHALL BE DESIGNED AND CONSTRUCTED IN STRICT ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES STANDARDS AND BOROUGH OF PHOENIXVILLE DEPARTMENT OF PUBLIC WORKS.
   B. SANITARY SEWERS SHALL NOT BE USED TO CARRY STORMWATER.
   C. REQUIREMENTS NOT REFERENCED IN THIS DOCUMENT SHALL BE REFERRED TO THE PENNSYLVANIA DEP SEWERAGE MANUAL, LATEST EDITION.
   D. SHOP DRAWINGS MUST BE SUBMITTED TO AND APPROVED BY THE BOROUGH OF PHOENIXVILLE DEPARTMANT OF PUBLIC WORKS FOR ALL MATERIALS, STRUCTURES, EQUIPMENT, PIPING AND APPURTENANCES FOR THE SEWER PRIOR TO ORDERING ANY OF THESE ITEMS.
   E. ALL SEWER WORK MUST BE REVIEWED BY THE BOROUGH OF PHOENIXVILLE DEPARTMENT OF PUBLIC WORKS AS THE INSTALLATION PROGRESSES. WORK PERFORMED WITHOUT SUCH INSPECTION IS SUBJECT TO REJECTION. A MINIMUM OF 48 HOURS ADVANCE NOTICE TO THE BOROUGH OF PHOENIXVILLE DEPARTMENT OF PUBLIC WORKS IS REQUIRED.
   F. ALL SANITARY SEWER PIPING MUST BE TESTED IN THE PRESENCE OF THE BOROUGH OF PHOENIXVILLE DEPARTMENT OF PUBLIC WORKS USING THE BOROUGH OF PHOENIXVILLE DEPARTMENT OF PUBLIC WORKS STANDARD PROCEDURES. A MINIMUM OF 48 HOURS ADVANCE NOTICE TO THE BOROUGH OF PHONIXVILLE DEPARTMENT OF PUBLIC WORKS IS REQUIRED.
   G. THE BOROUGH OF PHOENIXVILLE DEPARTMENT OF PUBLIC WORKS IS TO BE CONTACTED ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, AND 72 HOURS PRIOR TO EXCAVATING NEAR OR CONNECTING INTO ANY EXISTING SEWER FACILITIES.
   H. CLEANOUTS SHALL BE PROVIDED FOR ALL SANITARY LATERALS AT THE EDGE OF THE RIGHT–OF–WAY AND AT ALL MAJOR CHANGES IN DIRECTION. ALL LATERALS SHOULD BE PROVIDED WITH MINIMUM TWO PERCENT (2%) SLOPE BETWEEN THE SEWER MAIN AND FIRST CLEANOUT. CLEANOUTS SHOULD BE CUT TO SIX INCHES ABOVE FINISHED GRADE AND PROVIDED WITH A RECESSED TYPE PLUG. CLEANOUTS WITHIN PAVED AREAS OR WITHIN THREE FEET OF PAVED AREAS SHOULD BE PROVIDED WITH A CLEANOUT PROTECTION SLEEVE.
   I. MANHOLES SHALL BE LOCATED AT INTERVALS OF 400 FEET AND AT EACH CHANGE OF LINE OR GRADE.
   J. TEN FEET OF HORIZONTAL CLEARANCE OR 18 INCHES OF VERTICAL CLEARANCE SHOULD BE PROVIDED BETWEEN THE SANITARY SEWER AND ALL OTHER UTILITIES. OTHERWISE, CONCRETE ENCASEMENT OF THE SANITARY SEWER SHOULD BE PROVIDED.
   K. PIPE MATERIAL TO BE P.V.C. SDR–35.
   L. TESTING THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH THE STANDARDS OF THE BOROUGH OF PHOENIXVILLE DEPARTMENT OF PUBLIC WORKS AND SHALL BE APPROVED BY THE BOROUGH ENGINEER BEFORE BUILDINGS ARE PERMITTED TO BE CONNECTED TO THE LATERALS.

2. FORCEMAIN SEWER

   A. THE APPLICANT WILL COORDINATE WITH THE BOROUGH'S SCADA INTEGRATOR TO DETERMINE WHAT STATION I/O IS TO BE PROVIDED. THE APPLICANT WILL PROVIDE THE STATION WITH NECESSARY HARDWARE TO INTEGRATE WITH THE BOROUGH'S SCADA SYSTEM AND WILL PAY FOR INTEGRATION SERVICES FROM THE BOROUGH'S SCADA INTEGRATOR.

26. WATER SERVICE:

   A. ALL WATER FACILITIES WITHIN THIS DEVELOPMENT, INCLUDING THE WATER MAIN AND WATER SERVICE PIPING UP TO AND INCLUDING INDIVIDUAL CURB STOPS, FIRE LINE ISOLATION VALVES AND FIRE HYDRANTS , SHALL BE OFFERED FOR DEDICATION TO THE BOROUGH OF PHOENIXVILLE DEPARTMENT OF PUBLIC WORKS. ALL WATER PIPING AND ASSOCIATED APPURTENANCES DOWNSTREAM OF THESE FACILITIES TO THE INDIVIDUAL BUILDINGS SHALL BE PRIVATELY OWNED.
   B. ALL WATER FACILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH BOROUGH OF PHOENIXVILLE DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
   C. A MINIMUM OF 4 FEET OF COVER SHALL BE PROVIDED OVER THE WATER MAINS, OR AT GREATER DEPTHS WHERE INDICATED ON THE UTILITY PROFILE.
   D. ALL WATER MAIN AND FIRE SERVICE LINES SHALL BE CLASS 52 DIP.
   E. A MINIMUM OF 5 FEET OF HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN THE WATER MAIN AND ALL PARALLEL UTILITY LINES, PLANTINGS OR STRUCTURES.
   F. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES SHALL BE PROVIDED WHERE A WATER MAIN CROSSES ANOTHER UTILITY.
   G. ALL WATER MAIN FITTINGS SHALL HAVE MEGALUG RESTRAINED JOINTS AND CONCRETE ANCHORAGE.
   H. WATER MAINS MUST BE SURVEY STAKED AT FIFTY (50) FOOT INTERVALS ALONG STRAIGHT RUNS AT TWENTY–FIVE (25) FOOT INTERVALS ALONG CURVES, AND AT ALL HORIZONTAL AND VERTICAL FITTINGS. SURVEY STAKES MUST BE CLEARLY INSCRIBED WITH THE STATION POINTS, TOP OF FINAL GRADE, AND, WHEN APPLICABLE, FACE OF CURB. WHEN PIPELINE LOCATION IS USED FOR PLACEMENT OF SURVEY STAKES, THE STAKES SHALL BE OFFSET A MINIMUM OF TEN (10) FEET AND A MAXIMUM OF TWENTY (20) FEET FROM THE PIPELINE SO AS NOT TO INTERFERE WITH THE INSTALLATION OF THE PIPE.
   I. ALL WATER SERVICE CONNECTIONS, WATER MAIN CONNECTIONS AND SERVICE DISRUPTIONS REQUIRED FOR CONSTRUCTIONS OF THE NEW WATER FACILITIES WITHIN THIS DEVELOPMENT MUST BE COORDINATED WITH BOROUGH OF PHOENIXVILLE DEPARTMENT OF PUBLIC WORKS. THE BOROUGH MAY REQUIRE SOME OF ALL OF THESE CONNECTIONS AND DISRUPTIONS TO OCCUR OUTSIDE OF REGULAR WORKING HOURS. THE SPECIFIC HOURS DURING WHICH THESE CONNECTIONS OR DISRUPTIONS ARE TO BE MADE WILL BE DIRECTED BY THE BOROUGH AND THE WORK SHALL BE COMPLETED AT NO ADDITIONAL COST TO THE BOROUGH.
   J. PROVIDE PIPE JOINT RESTRAINT AS FOLLOWS:
      J.a. 12–INCH PIPE: WITHIN 75 FEET OF ALL HORIZONTAL AND VERTICAL FITTINGS AND WITHIN 90 FEET OF ALL GATE VALVES AND DEAD ENDS.
      J.b. 8–INCH PIPE: WITHIN 50 FEET OF ALL HORIZONTAL AND VERTICAL FITTINGS AND WITHIN 65 FEET OF ALL GATE VALVES AND DEAD ENDS.
      J.b. 6–INCH PIPE: WITHIN 40 FEET OF ALL HORIZONTAL AND VERTICAL FITTINGS AND WITHIN 50 FEET OF ALL GATE VALVES AND DEAD ENDS
   K. WHEN CURB STOPS ARE LESS THAN 3–FT FROM THE DRIVEWAY, CURB BOXES MUST BE RECESSED WITHIN A VALVE BOX RESTING ON A CONCRETE COLLAR. THE TOP OF THE CURB BOX SHALL BE SET BELOW THE BOTTOM ON THE VALVE BOX LID WITH A GAP.
   L. ALL DEVELOPMENTS TO BE SERVED BY PUBLIC OR COMMUNITY WATER SUPPLY SHALL FEATURE FIRE HYDRANTS ARRANGED SO THAT NO PROPOSED BUILDING IS NO MORE THAN 500 FEET MEASURED ALONG PUBLIC OR PRIVATE STREETS FROM A FIRE HYDRANT.

27. ALL UTILITY LINES INCLUDING, BUT NOT LIMITED TO ELECTRIC, GAS, STREET LIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE BOROUGH AND PUBLIC UTILITY CONCERNED.

28. IN ACCORDANCE WITH THE PROVISIONS OF ACT 287, ALL DEVELOPERS, CONTRACTORS, ETC., WILL CONTACT ALL APPLICABLE UTILITIES AND ACCURATELY DETERMINE THE LOCATIONS AND DEPTH OF ALL UNDERGROUND UTILITIES WITHIN THE BOUNDARIES OF THE TRACT PROPOSED FOR DEVELOPMENT, PRIOR TO EXCAVATION. A LIST OF THE APPLICABLE UTILITIES AND THEIR PHONE NUMBERS SHALL APPEAR ON THE PLANS SUBMITTED FOR REVIEW AND PROOF SHALL BE PRESENTED TO THE BOROUGH PRIOR TO FINAL PLAN APPROVAL.

29. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, OR ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED BMP OPERATIONS AND MAINTENANCE PLAN, UNLESS AN EXCEPTION IS GRANTED IN WRITING BY THE BOROUGH.

30. HOME OWNERS ASSOCIATION:

   A. THE HOMEOWNERS ASSOCIATION MAY NOT BE DISSOLVED, NOR MAY IT DISPOSE OF THE OPEN SPACE BY SALE OR OTHERWISE, WITHOUT FIRST OFFERING TO DEDICATE THE SAME TO THE BOROUGH AT NO COST.
   B. THE HOMEOWNERS ASSOCIATION DOCUMENTS WILL CONTAIN AN OPEN SPACE MANAGEMENT PLAN TO PROTECT THE SIGNIFICANT NATURAL FEATURES OF THE PROPERTY.
   C. THE HOMEOWNERS ASSOCIATION DOCUMENTS SHALL BE SUBMITTED FOR REVIEW BY THE BOROUGH SOLICITOR AS PART OF THE FINAL SUBDIVISION AND LAND DEVELOPMENT APPROVAL.
   D. THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ENTRANCE SIGN, DECORATIVE WALLS, FENCES OR LANDSCAPE ASSOCIATED WITH THEM, AND ROADS.

31. EASEMENTS SHALL BE ESTABLISHED IN CONNECTION WITH ANY REGULATED ACTIVITY FOR ALL PERMANENT BMP'S AND CONVEYANCES THAT WILL NOT BE DEDICATED TO OR OTHERWISE OWNED BY THE MUNICIPALITY, (INCLUDING ANY TO BE LOCATED ON ANY PROPERTY OTHER THAN THE PROPERTY BEING DEVELOPED BY THE APPLICANT), AND SHALL:

   A. INCLUDE ALL LAND AREA OCCUPIED BY EACH BMP OR CONVEYANCE;
   B. INCLUDE A TEN (10)–FOOT WIDE PERIMETER (OR OTHER WIDTH AS DETERMINED IN CONSULTATION WITH THE MUNICIPAL ENGINEER) SURROUNDING THE FEATURE(S);
   C. PROVIDE SUFFICIENT VEHICULAR INGRESS AND EGRESS FROM A PUBLIC RIGHT–OF–WAY AND ROADWAY;
   D. GRANT THE MUNICIPALITY THE RIGHT, BUT NOT THE DUTY, TO ACCESS EVERY BMP AND CONVEYANCE FROM A PUBLIC RIGHT–OF–WAY OR PUBLIC ROADWAY TO CONDUCT PERIODIC INSPECTIONS AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THIS ORDINANCE, OR OF ANY APPLICABLE O&M PLAN OR O&M AGREEMENT; WHERE ROADWAYS WILL NOT BE DEDICATED TO THE MUNICIPALITY, THE MUNICIPALITY SHALL BE GRANTED ACCESS TO THE PRIVATE ROADWAYS AS NECESSARY TO ACCESS EVERY BMP AND CONVEYANCE;
   E. GRANT THE OWNER OF EACH BMP AND CONVEYANCE THE RIGHT TO ACCESS, INSPECT, OPERATE, MAINTAIN, AND REPAIR THE BMP OR CONVEYANCE WHEN THE FEATURE IS TO BE OWNED, OPERATED AND MAINTAINED BY A PERSON OTHER THAN THE MUNICIPALITY AND OTHER THAN THE OWNER OF THE PARCEL ON WHICH IT IS LOCATED;
   F. LAWN–NO TREES, FENCES, SIGNS, STRUCTURES OF ANY TYPE OR ANY OTHER OBSTRUCTION SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT. THE AREA SHALL BE KEPT AS LAWN.
   G. HOA HAS A BLANKET EASEMENT FOR STORMWATER TO MAINTAIN THE AREA AND THE BOROUGH HAS THE RIGHT TO ENTER THE AREA AND PERFORM MAINTENANCE IF DEEMED CRITICAL TO PUBLIC WELFARE PURSUANT TO A DECLARATION OF COVENANTS.

32. THE APPLICANT/DEVELOPER SHALL PROMPTLY GRADE AND STABILIZE SLOPES AND OPEN DITCHES AND PROVIDE CONSTRUCTION FENCING WHEN DEEMED NECESSARY BY THE BOROUGH ENGINEER.

33. REMAINING AREAS DESIGNED AS OPEN SPACE WILL BE USED FOR ACTIVE AND PASSIVE OPEN SPACE ONLY.

34. ALL EXISTING STRUCTURES AND UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.

35. SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM TWENTY–EIGHT (28) DAY STRENGTH OF 3750 PSI w/AIR, WITH A MINIMUM WIDTH OF FIVE (5) FEET AND A THICKNESS OF FOUR (4) INCHES.

36. LIGHTING:

   A. ALL PERMITTED LIGHTING AND ALL EXTERNAL LIGHTING FIXTURES APPURTENANT TO A STRUCTURE SHALL BE SHIELDED FROM ALL RESIDENTIAL PROPERTIES AND FROM ALL ROWs SO AS TO ELIMINATE LIGHT GLARE BEYOND AN ANGLE OF THIRTY–FIVE (35) DEGREES FROM A VERTICAL PLANE.

37. TRAFFIC NOTES:

   A. ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE 2009 MUTCD AND THE MOST RECENT VERSION OF PENNDOT PUBLICATION 236M, "HANDBOOK OF APPROVED SIGNS."
   B. TRAFFIC CONTROL SIGNS MUST BE POSTED ON PENNDOT APPROVED BREAKAWAY POSTS IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE TC–8700 SERIES IN PENNDOT PUBLICATION 111M.
   C. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
      C.a. PENNDOT DESIGN MANUAL 2, CHAPTER 6.
      C.b. PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC–67M.
      C.c. U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG).

38. OBSTRUCTIONS IN RIGHT–OF–WAY – NO FENCES, HEDGES, TREES, SHRUBBERY, PLANTS, WALLS, SIGNS OR OTHER OBSTRUCTIONS SHALL BE LOCATED OR BE PERMITTED WITHIN THE RIGHT–OF–WAY.

39. ALL TREE/SHRUB LIMBS SHALL BE PRUNED OR TRIMMED BACK, AND ALL ABOVE GROUND UTILITY CABLE LINES AND FREE STANDING SIGNS SHALL BE INSTALLED SUCH THAT EVERY ACCESSWAY WILL HAVE A VERTICAL CLEARANCE OF AT LEAST 14 FEET.

40. ROADS TO BE CLASSIFIED AS LOCAL ACCESS PRIVATE ROADS.

41. TRAILS SHALL HAVE A VERTICAL CLEARENCE OF NO LESS THAN 10 FEET.

42. PARKING WILL BE ON BOTH SIDES OF THE 31' WIDE ROADS.

43. EXTENSIONS AND WIDENINGS OF EXISTING STREETS SHALL BE OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION OVER THE STREET AT THE TIME OF PLAN APPROVAL. THE BOROUGH MAY ACCEPT OR REFUSE DEDICATION OF LANDS WHICH ARE NOT ACCEPTED BY OTHER JURISDICTIONS.

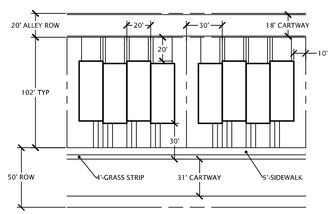
44. STRUCTURAL DESIGN PLANS AND CALCULATIONS FOR RETAINING WALLS WILL BE FORWARDED TO BOROUGH FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF WALLS.

TYPICAL LOT (TWIN)

NOT TO SCALE

TYPICAL LOT (TOWNHOUSE)

NOT TO SCALE



PHOENIXVILLE BOROUGH
GENERAL NOTES

(1) The Borough of Phoenixville's approval of this Plan, as a [preliminary / final] subdivision and land development plan, pursuant to the Borough of Phoenixville Subdivision and Land Development Ordinance of 2016, Ordinance No. 2267, as amended, was made by Borough Resolution No. _____ , which was adopted on _____. This Plan shows the conditions of its approval per Resolution _____. The conditions bind all owners, Developers and users of the Property hereby developed and/or subdivided and their heirs, successors and assigns. The conditions may create on–going obligations, limitations and/or requirements affecting the use of the Property. The Resolution is kept by the Borough Secretary at the Borough Hall and may be inspected there by the public. Copies of the Resolution are also available from the Borough for a charge. [The Note shall include the Resolution number and date of its adoption.]

(2) All conditions of plan approval shown on this Plan, and offers of dedication, shall run with the land forever and shall be enforceable by the Borough.

(3) The Applicant represents to the Borough that the Applicant has all the property rights necessary to make the Application and, at the time any permits for the implementation of the Plan are issued and/or work commenced, will have all the rights necessary to implement the Plan completely in compliance with all applicable regulations and without violating the property rights of others. If the Applicant does not have or loses any such property rights this approval shall be voidable by the Borough by written Resolution. If any other party takes any legal action against the Borough for any reason involving and/or alleging the Applicant's or Property Owner's lack of any such property right, the Applicant and Property Owner shall hold the Borough harmless and indemnify it from any and all liability, loss, claim, cost and/or expense, including but not limited to attorney's fees resulting from such legal action.

(4) A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before driveway access to a State highway is permitted. Access to a State highway shall be only as authorized by a highway occupancy permit. Neither the Pennsylvania Department of Transportation ("PennDOT") nor the Borough shall be liable for any damage or claim whatsoever for any injury to person or property arising out of the issuance or denial of a highway occupancy permit or for failure to regulate any driveway. Furthermore, the Borough shall not be liable for any damage and/or claim whatsoever arising out of the issuance or denial of a highway occupancy permit by PennDOT.

(5) All areas shown as and/or required to be (at the time the Borough adopted Resolution No. _____) open space or common area shall be used only as open undeveloped areas and shall not be further subdivided and/or alienated so as to create any rights that could infringe on this open space use limitation.

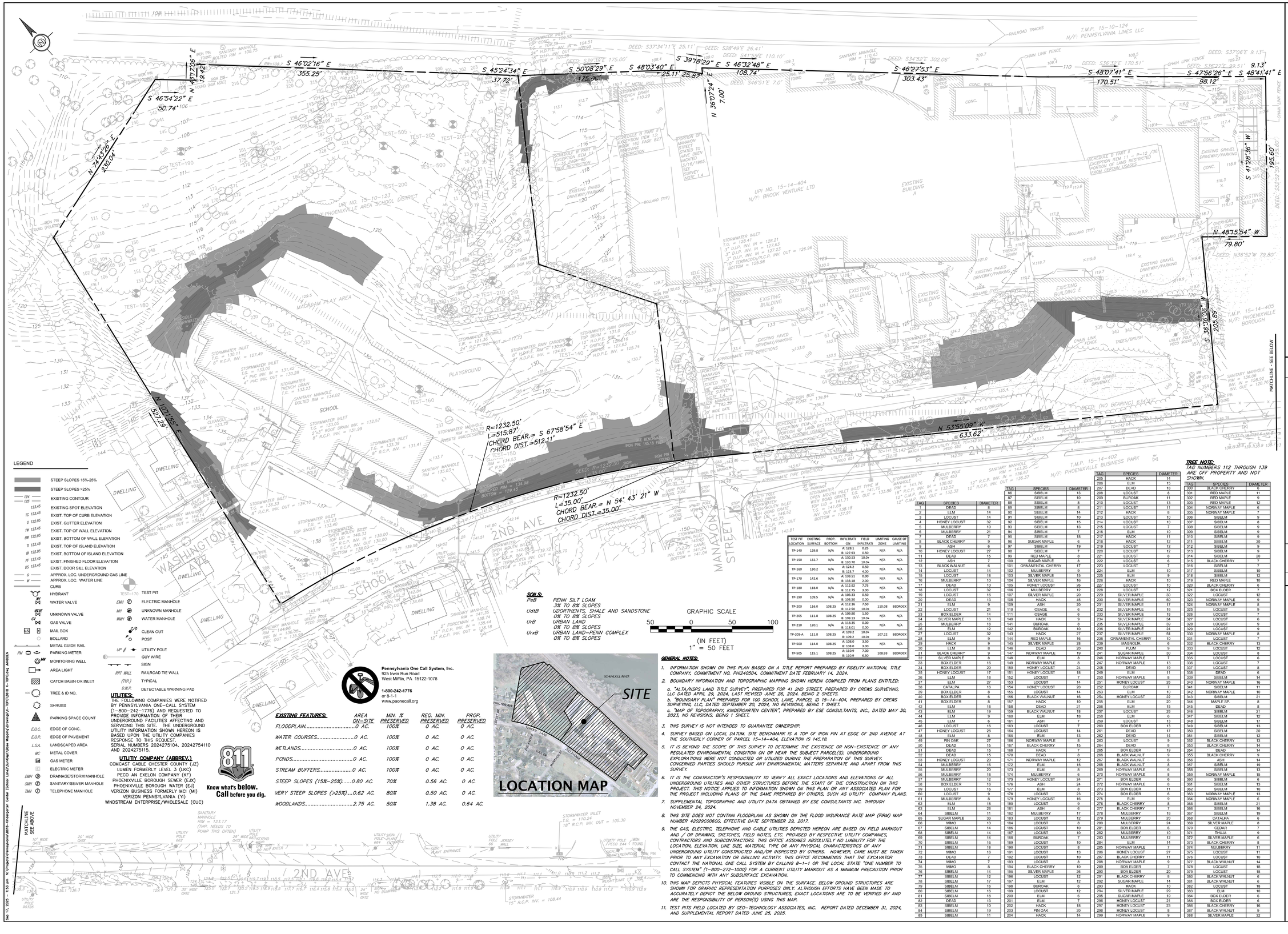
(6) At the Borough's request, the Property Owner shall execute and record, with the appropriate offices and officials and in the appropriate and legally effective manner for the purpose, all documents, plans, deeds and declarations (collectively "Recordings") required to be recorded, by applicable regulations, the terms of final plan approval and/or notes on this Plan, and shall provide the Borough with copies, certified by the recording official, of all such Recordings, or, at the Borough's option, the Borough may record such documents and the Property Owner shall pay the Borough's costs. [(This is the information that is to be of record for the Plan itself.) Things to be recorded prior to start of work.]

(7) At the Borough's request, the Property Owner will execute, acknowledge and deliver all documents, deeds and/or instruments necessary or appropriate, in the opinion of the Borough Solicitor, to implement this Plan as approved and to record all instruments, deeds, covenants, easements and/or rights–of–way which are required by the terms of final plan approval and/or notes on this Plan to be conveyed to the Borough. [This includes deeds of dedication to be offered upon completion.]

(8) The Borough may withhold building and/or occupancy permits and/or refuse to accept dedication of improvements and/or release improvement security if the land development and/or subdivision is/are not and is/are not implemented in full compliance with any other governmental unit's regulations which apply to the building, structure, occupancy, work and/or improvement for which Borough action is requested. However, the Borough does not hereby assume any duty to inspect for or approve any work or condition pursuant to any other governmental entity's regulation. It is the Property Owner's obligation to achieve compliance with any and all regulations of other governmental entities by working directly with such entity. To the extent that such approvals of other governmental entities are required, for the improvements, work and/or proposed use, the Property Owner represents that these approvals have been applied for and all are granted and in effect or will be so prior to the issuance of any Borough building permit to construct new improvements pursuant to this Plan. By requiring compliance with the regulations of other governmental entities and/or by approving the Development and Subdivision Plan or any plan amendments, neither the Borough nor any Borough Official represents that the subject matter of the Borough's approval complies with such other entity's regulations or has been approved by or is entitled to be approved by such other entity or that the subject of the approval has been designed correctly or will function safely.

(9) The streets, street rights–of–way and street drainage rights, public water supply facilities and the easements therefor and the public sanitary sewer system and the easements therefor, as shown on this Plan, are offered hereby for dedication to the Borough perpetually and irrevocably. The street drainage rights include the right to use, repair and replace any stormwater management facility which drains runoff from a dedicated road (this right does not include any duty to inspect or maintain any such facility). Also offered hereby for dedication to the Borough, perpetually and irrevocably, is an exclusive easement, right–of–way and rights (all called "Utility Easement Rights") for the purposes ("Utility Purposes") of any utility and all utilities, with free and uninterrupted right of entry upon the Property for construction, use and use of the Easement Area. "Utility" includes, but is not limited to, any and all water, sanitary sewer, stormwater management, electric, telephone, cable TV and information transmission lines, facilities, systems, structures and/or operations no matter who the operator(s) and owner(s) are. The Utility Purposes include, but are not limited to, the free right to lay out, place, construct, operate, inspect, test, repair, replace, relocate, reconstruct, enlarge, change and/or use any and all line(s), facility(ies) and/or system(s) and any and all appurtenance(s) thereto for any and all Utility Purposes. The Easement Area shall include and is limited to all of the area of the Utility Easement Rights which area is within all of the street rights–of–way. The Utility Easement Rights and Utility Purposes Rights may be used over, under, upon and through any and all part(s) of the Easement Area. All the offered rights include a negative easement which prohibits, in the offered right–of–way and/or easement area, any activity, use, condition, plant, improvement, structure and/or building which, in the sole judgment of the Borough, is inconsistent in any way with and/or may in any way interfere with, endanger and/or obstruct the safe or efficient use of and/or any purpose of the offered rights. The negative easement shall also provide that no structure shall be permitted on, over and/or under any part of the right–of–way and/or easement area, without the Borough's prior approval, by written Resolution, specifically authorizing such use.

If and when requested by the Borough, the Applicant and [its / his /her /their] heirs, successors and assigns shall transfer title to any and/or all of the offered rights and improvements to the Borough. Such transfer shall be by deed(s) or agreement(s) of dedication which shall be in such form as the Borough may require and title to all such rights and improvements shall be good and marketable and free from any encumbrance. When transferring to [its / his / her / their] assigns the Property Owner



LEGEND

- STEEP SLOPES 15%-25%
- STEEP SLOPES >25%
- 124 EXISTING CONTOUR
- 123.45 EXISTING SPOT ELEVATION
- TC 123.45 EXIST. TOP OF CURB ELEVATION
- G 122.85 EXIST. GUTTER ELEVATION
- TW 123.45 EXIST. TOP OF WALL ELEVATION
- BW 122.85 EXIST. BOTTOM OF WALL ELEVATION
- TI 123.45 EXIST. TOP OF ISLAND ELEVATION
- BI 122.85 EXIST. BOTTOM OF ISLAND ELEVATION
- FF 123.45 EXIST. FINISHED FLOOR ELEVATION
- DS 123.45 EXIST. DOOR SILL ELEVATION
- C APPROX. LOC. UNDERGROUND GAS LINE
- W APPROX. LOC. WATER LINE
- CURB
- TEST-170 TEST PIT
- HYDRANT
- WATER VALVE
- UNKNOWN VALVE
- GAS VALVE
- MAIL BOX
- BOLLARD
- METAL GUIDE RAIL
- PARKING METER
- MONITORING WELL
- AREA LIGHT
- CATCH BASIN OR INLET
- TREE & ID NO.
- SHRUBS
- PARKING SPACE COUNT
- E.O.C. EDGE OF CONC.
- E.O.P. EDGE OF PAVEMENT
- L.S.A. LANDSCAPED AREA
- MC METAL COVER
- GAS METER
- ELECTRIC METER
- DMH DRAINAGE/STORM MANHOLE
- SMH SANITARY/SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- CMH ELECTRIC MANHOLE
- MH UNKNOWN MANHOLE
- WMH WATER MANHOLE
- CMP CLEAN OUT
- POST
- UP UTILITY POLE
- GUY WIRE
- SIGN
- RRT WALL RAILROAD TIE WALL
- (TYP.) TYPICAL
- D.W.P. DETECTABLE WARNING PAD

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1776) AND REQUESTED TO PROVIDE INFORMATION OF THEIR UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBERS 20242075104, 20242754110 AND 20242275115.

UTILITY COMPANY (ABBREV.)
COMCAST CABLE CHESTER COUNTY (JZ)
LUMEN FORMERLY LEVEL 3 (LKC)
PECO AN EXELON COMPANY (KF)
PHOENIXVILLE BOROUGH SEWER (EJX)
PHOENIXVILLE BOROUGH WATER (EJ)
VERIZON BUSINESS FORMERLY MCI (MI)
VERIZON PENNSYLVANIA (YI)
WINDSTREAM ENTERPRISE/WHOLESALE (CUC)

811 Know what's below. Call before you dig.

Pennsylvania One Call System, Inc.
925 Irwin Run Road
West Mifflin, PA 15122-1078
1-800-242-1776
or 8-1-1
www.paonecall.org

SOILS:
PeB PENN SILT LOAM 3% TO 8% SLOPES
UdtB UDORTHENTS, SHALE AND SANDSTONE 0% TO 8% SLOPES
UrB URBAN LAND, 0% TO 8% SLOPES
UrxB URBAN LAND-PENN COMPLEX 0% TO 8% SLOPES

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1" = 50 FEET

EXISTING FEATURES:	AREA ON-SITE	MIN. % PRESERVED	REQ. MIN. PRESERVED	PROP. PRESERVED
FLOODPLAIN	0 AC.	100%	0 AC.	0 AC.
WATER COURSES	0 AC.	100%	0 AC.	0 AC.
WETLANDS	0 AC.	100%	0 AC.	0 AC.
PONDS	0 AC.	100%	0 AC.	0 AC.
STREAM BUFFERS	0 AC.	100%	0 AC.	0 AC.
STEEP SLOPES (15%-25%)	0.80 AC.	70%	0.56 AC.	0 AC.
VERY STEEP SLOPES (>25%)	0.62 AC.	80%	0.50 AC.	0 AC.
WOODLANDS	2.75 AC.	50%	1.38 AC.	0.64 AC.

TAG	SPECIES	DIAMETER
1	DEAD	8
2	ELM	14
3	LOCUST	14
4	HONEY LOCUST	32
5	MULBERRY	10
6	MULBERRY	21
7	DEAD	7
8	BLACK CHERRY	9
9	ASH	6
10	HONEY LOCUST	27
11	DEAD	15
12	ASH	7
13	BLACK WALNUT	6
14	LOCUST	14
15	LOCUST	18
16	MULBERRY	10
17	DEAD	10
18	LOCUST	32
19	LOCUST	16
20	DEAD	13
21	ELM	9
22	LOCUST	21
23	BOX ELDER	14
24	SILVER MAPLE	16
25	MULBERRY	18
26	ELM	12
27	LOCUST	32
28	ELM	9
29	HACK	9
30	ELM	8
31	BLACK CHERRY	9
32	SILVER MAPLE	8
33	BOX ELDER	16
34	BOX ELDER	20
35	HONEY LOCUST	17
36	ELM	18
37	ELM	27
38	CATALPA	16
39	BOX ELDER	8
40	BOX ELDER	6
41	BOX ELDER	8
42	ELM	18
43	ELM	19
44	ELM	9
45	ELM	6
46	LOCUST	16
47	HONEY LOCUST	28
48	ELM	8
49	PIN OAK	27
50	DEAD	15
51	DEAD	15
52	DEAD	15
53	HONEY LOCUST	20
54	MULBERRY	16
55	MULBERRY	20
56	MULBERRY	18
57	MULBERRY	12
58	BOX ELDER	16
59	LOCUST	16
60	LOCUST	9
61	MULBERRY	8
62	ELM	18
63	ELM	26
64	SIBELM	11
65	SUGAR MAPLE	33
66	MIMO	10
67	SIBELM	14
68	SIBELM	14
69	SIBELM	14
70	SIBELM	16
71	SIBELM	18
72	MIMO	16
73	DEAD	7
74	MIMO	7
75	MIMO	8
76	SIBELM	14
77	SIBELM	12
78	SIBELM	17
79	SIBELM	16
80	SIBELM	16
81	SIBELM	18
82	DEAD	13
83	SIBELM	10
84	SIBELM	19
85	SIBELM	11
86	SIBELM	13
87	SIBELM	10
88	SIBELM	8
89	SIBELM	8
90	SIBELM	14
91	SIBELM	10
92	SIBELM	15
93	SIBELM	13
94	SIBELM	7
95	SIBELM	18
96	SUGAR MAPLE	6
97	SIBELM	19
98	SIBELM	7
99	RED MAPLE	8
100	SUGAR MAPLE	8
101	ORNAMENTAL CHERRY	17
102	MULBERRY	9
103	SILVER MAPLE	15
104	SILVER MAPLE	16
105	HONEY LOCUST	26
106	MULBERRY	12
107	SILVER MAPLE	20
108	HACK	45
109	ASH	20
110	OSAGE	6
111	OSAGE	6
140	HACK	9
141	BUROAK	8
142	BUROAK	10
143	HACK	27
144	RED MAPLE	16
145	SILVER MAPLE	28
146	DEAD	20
147	NORWAY MAPLE	19
148	ELM	8
149	NORWAY MAPLE	8
150	HONEY LOCUST	24
151	HONEY LOCUST	18
152	LOCUST	7
153	LOCUST	14
154	HONEY LOCUST	20
155	LOCUST	14
156	BLACK WALNUT	16
157	HACK	10
158	DEAD	21
159	BLACK WALNUT	18
160	ELM	15
161	ASH	7
162	LOCUST	7
163	LOCUST	14
164	LOCUST	14
165	ELM	13
166	NORWAY MAPLE	8
167	BLACK CHERRY	15
168	HACK	7
169	DEAD	8
170	DEAD	8
171	NORWAY MAPLE	12
172	ELM	15
173	ELM	8
174	MULBERRY	6
175	HONEY LOCUST	24
176	ASH	24
177	ELM	8
178	LOCUST	23
179	HONEY LOCUST	16
180	LOCUST	9
181	ASH	6
182	MULBERRY	17
183	LOCUST	12
184	LOCUST	8
185	LOCUST	10
186	LOCUST	8
187	LOCUST	10
188	LOCUST	15
189	LOCUST	8
190	LOCUST	8
191	LOCUST	13
192	LOCUST	10
193	LOCUST	8
194	BLACK CHERRY	10
195	SILVER MAPLE	26
196	LOCUST	12
197	ELM	12
198	BUROAK	6
199	LOCUST	12
200	ELM	6
201	ELM	7
202	HACK	18
203	PIN OAK	20
204	HACK	14
205	HACK	14
206	ELM	15
207	DEAD	18
208	LOCUST	8
209	BUROAK	11
210	LOCUST	13
211	LOCUST	11
212	HACK	8
213	LOCUST	10
214	LOCUST	10
215	LOCUST	7
216	ELM	10
217	HACK	11
218	HACK	12
219	LOCUST	12
220	LOCUST	12
221	LOCUST	8
222	LOCUST	6
223	LOCUST	7
224	ELM	10
225	ELM	9
226	HACK	10
227	LOCUST	10
228	LOCUST	12
229	SILVER MAPLE	30
230	SILVER MAPLE	50
231	SILVER MAPLE	17
232	SILVER MAPLE	16
233	SILVER MAPLE	18
234	SILVER MAPLE	34
235	SILVER MAPLE	39
236	SILVER MAPLE	24
237	SILVER MAPLE	54
238	ORNAMENTAL CHERRY	10
239	MAGNOLIA	6
240	PLUM	9
241	SUGAR MAPLE	30
246	NORWAY MAPLE	7
247	NORWAY MAPLE	13
248	DEAD	19
249	ELM	11
250	NORWAY MAPLE	8
251	HONEY LOCUST	29
252	BUROAK	7
253	ELM	10
254	HONEY LOCUST	22
255	ELM	20
256	ELM	15
257	LOCUST	26
258	ELM	17
259	LOCUST	13
260	BOX ELDER	13
261	DEAD	17
262	DEAD	14
263	LOCUST	9
264	DEAD	8
265	BOX ELDER	19
266	BLACK WALNUT	9
267	BLACK WALNUT	8
268	BLACK WALNUT	8
269	NORWAY MAPLE	6
270	NORWAY MAPLE	8
271	BOX ELDER	6
272	NORWAY MAPLE	8
273	BOX ELDER	11
274	BOX ELDER	6
275	ELM	9
276	BLACK CHERRY	8
277	BLACK CHERRY	7
278	MULBERRY	18
279	MULBERRY	29
280	MULBERRY	24
281	BOX ELDER	6
282	MULBERRY	10
283	MULBERRY	12
284	ELM	14
285	NORWAY MAPLE	7
286	HONEY LOCUST	27
287	BLACK CHERRY	11
288	NORWAY MAPLE	9
289	BOX ELDER	7
290	BOX ELDER	20
291	BLACK CHERRY	8
292	SUGAR MAPLE	14
293	HACK	10
294	SILVER MAPLE	29
295	SUGAR MAPLE	19
296	HONEY LOCUST	21
297	HONEY LOCUST	23
298	HONEY LOCUST	8
299	NORWAY MAPLE	9
300	BLACK CHERRY	6
301	RED MAPLE	11
302	RED MAPLE	9
303	RED MAPLE	12
304	NORWAY MAPLE	6
305	NORWAY MAPLE	7
306	SIBELM	9
307	SIBELM	8
308	SIBELM	9
309	SIBELM	9
310	SIBELM	9
311	SIBELM	33
312	SIBELM	9
313	SIBELM	9
314	SIBELM	20
315	BLACK CHERRY	7
316	SIBELM	7
317	SIBELM	10
318	SIBELM	12
319	RED MAPLE	8
320	BLACK CHERRY	6
321	BOX ELDER	7
322	LOCUST	12
323	NORWAY MAPLE	9
324	NORWAY MAPLE	6
325	LOCUST	9
326	LOCUST	7
327	LOCUST	6
328	LOCUST	9
329	LOCUST	7
330	NORWAY MAPLE	8
331	LOCUST	7
332	BLACK CHERRY	13
333	LOCUST	12
334	LOCUST	8
335	LOCUST	6
336	LOCUST	7
337	LOCUST	8
338	DEAD	6
339	SIBELM	14
340	NORWAY MAPLE	16
341	SIBELM	11
342	NORWAY MAPLE	10
343	SIBELM	21
344	MAPLE SP.	8
345	DEAD	8
346	SIBELM	21
347	SIBELM	12
348	SIBELM	17
349	SIBELM	13
350	SIBELM	13
351	SIBELM	12
352	BLACK CHERRY	13
353	BLACK CHERRY	14
354	DEAD	7
355	BLACK CHERRY	9
356	ASH	14
357	SIBELM	19
358	SIBELM	13
359	NORWAY MAPLE	15
360	SIBELM	6
361	SIBELM	13
362	SIBELM	10
363	NORWAY MAPLE	13
364	NORWAY MAPLE	6
365	SIBELM	21
366	SIBELM	16
367	SIBELM	19
368	CATALPA	6
369	SILVER MAPLE	8
370	CEDAR	7
371	THUJA	9
372	SILVER MAPLE	6
373	BLACK CHERRY	8
374	MULBERRY	11
375	LOCUST	11
376	LOCUST	10
377	BLACK WALNUT	14
378	LOCUST	18
379	LOCUST	18
380	BLACK WALNUT	6
381	BLACK WALNUT	6
382	LOCUST	18
383	ELM	10
384	BOX ELDER	6
385	BOX ELDER	6
386	BLACK CHERRY	16
387	BLACK WALNUT	9
388	SILVER MAPLE	32

TEST PIT LOCATION	EXISTING SURFACE	PROP. BOTTOM	INFILTRATION	FIELD INFILTRATION	LIMITING ZONE	CAUSE OF LIMITING
TP-140	129.8	N/A	A: 128.1 B: 127.93	0.25 0.50	N/A	N/A
TP-150	132.7	N/A	A: 130.53 B: 130.70	10.0+ 10.0+	N/A	N/A
TP-160	130.2	N/A	A: 124.2 B: 123.7	0.50 4.00	N/A	N/A
TP-170	142.6	N/A	A: 133.51 B: 133.18	0.00 0.00	N/A	N/A
TP-180	118.0	N/A	A: 112.92 B: 112.75	7.75 3.00	N/A	N/A
TP-190	109.5	N/A	A: 103.33 B: 103.50	0.50 0.00	N/A	N/A
TP-200	116.0	108.25	A: 112.06 B: 112.50	7.50 10.0+	110.08	BEDROCK
TP-205	111.8	108.25	A: 109.80 B: 109.33	10.0+ 10.0+	N/A	N/A
TP-210	120.1	N/A	A: 118.35 B: 118.01	0.00 0.00	N/A	N/A
TP-205-A	111.8	108.25	A: 109.2 B: 109.2	10.0+ 10.0+	107.22	BEDROCK
TP-500	114.0	108.25	A: 108.0 B: 108.0	3.50 3.00	N/A	N/A
TP-505	115.1	108.25	A: 110.9 B: 110.9	6.50 6.50	108.93	BEDROCK

GENERAL NOTES:

1. INFORMATION SHOWN ON THIS PLAN BASED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO. PHI240504, COMMITMENT DATE FEBRUARY 14, 2024.
2. BOUNDARY INFORMATION AND TOPOGRAPHIC MAPPING SHOWN HEREIN COMPILED FROM PLANS ENTITLED:
   a. "ALTA/NSPS LAND TITLE SURVEY", PREPARED FOR 41 2ND STREET, PREPARED BY CREWS SURVEYING, LLC DATED APRIL 29, 2024, LAST REVISED JUNE 26, 2024. BEING 2 SHEETS.
   b. "BOUNDARY PLAN", PREPARED FOR 100 SCHOOL LANE, PARCEL ID 15-14-404, PREPARED BY CREWS SURVEYING, LLC, DATED SEPTEMBER 20, 2024, NO REVISIONS, BEING 1 SHEET.
   c. "MAP OF TOPOGRAPHY, KINDERGARTEN CENTER", PREPARED BY ESE CONSULTANTS, INC., DATED MAY 30, 2023, NO REVISIONS, BEING 1 SHEET.
3. THIS SURVEY IS NOT INTENDED TO GUARANTEE OWNERSHIP.
4. SURVEY BASED ON LOCAL DATUM. SITE BENCHMARK IS A TOP OF IRON PIN AT EDGE OF 2ND AVENUE AT THE SOUTHERLY CORNER OF PARCEL 15-14-404, ELEVATION IS 145.18.
5. IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF ANY REGULATED ENVIRONMENTAL CONDITION ON OR NEAR THE SUBJECT PARCEL(S). UNDERGROUND EXPLORATIONS WERE NOT CONDUCTED OR UTILIZED DURING THE PREPARATION OF THIS SURVEY. CONCERNED PARTIES SHOULD PURSUE ANY ENVIRONMENTAL MATTERS SEPARATE AND APART FROM THIS SURVEY.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF THE CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION SHOWN ON THIS PLAN OR ANY ASSOCIATED PLAN FOR THE PROJECT INCLUDING PLANS OF THE SAME PREPARED BY OTHERS, SUCH AS UTILITY COMPANY PLANS.
7. SUPPLEMENTAL TOPOGRAPHIC AND UTILITY DATA OBTAINED BY ESE CONSULTANTS INC. THROUGH NOVEMBER 24, 2024.
8. THIS SITE DOES NOT CONTAIN FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 42029C0060G, EFFECTIVE DATE SEPTEMBER 28, 2017.
9. THE GAS, ELECTRIC, TELEPHONE AND CABLE UTILITIES DEPICTED HEREON ARE BASED ON FIELD MARKOUT AND / OR DRAWING, SKETCHES, FIELD NOTES, ETC. PROVIDED BY RESPECTIVE UTILITY COMPANIES, CONTRACTORS AND SUBCONTRACTORS. THIS OFFICE ASSUMES ABSOLUTELY NO LIABILITY FOR THE LOCATION, ELEVATION, LINE SIZE, MATERIAL TYPE OR ANY PHYSICAL CHARACTERISTICS OF ANY UNDERGROUND UTILITY CONSTRUCTED AND/OR INSPECTED BY OTHERS. HOWEVER, CARE MUST BE TAKEN PRIOR TO ANY EXCAVATION OR DRILLING ACTIVITY. THIS OFFICE RECOMMENDS THAT THE EXCAVATOR CONTACT THE NATIONAL ONE CALL SYSTEM BY CALLING 8-1-1 OR THE LOCAL STATE "ONE NUMBER TO CALL SYSTEM" (1-800-272-1000) FOR A CURRENT UTILITY MARKOUT AS A MINIMUM PRECAUTION PRIOR TO COMMENCING WITH ANY SUBSURFACE EXCAVATION.
10. THIS MAP DEPICTS PHYSICAL FEATURES VISIBLE ON THE SURFACE. BELOW GROUND STRUCTURES ARE SHOWN FOR GRAPHIC REPRESENTATION PURPOSES ONLY. ALTHOUGH EFFORTS HAVE BEEN MADE TO ACCURATELY DEPICT THE BELOW GROUND STRUCTURES, EXACT LOCATIONS ARE TO BE VERIFIED BY AND ARE THE RESPONSIBILITY OF PERSON(S) USING THIS MAP.
11. TEST PITS FIELD LOCATED BY GEO-TECHNOLOGY ASSOCIATES, INC. REPORT DATED DECEMBER 31, 2024, AND SUPPLEMENTAL REPORT DATED JUNE 25, 2025.

09/17/25

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS B. HENDRICKS
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO.: SU-044552-E

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

REV.	DATE	DRAWN
5	09/17/25	UPDATED STORM PIPE DIRECTIONS PER AMERICAN GEOPHYSICS REPORT DATED 08/06/25	R.F.B.
4	08/06/25	ADDED TEST PITS	R.F.B.
3	7/24/25	REVISED PER BOROUGH REVIEW LETTER	KMS
2	06/04/25	VERIFY TREE IDENTIFICATION NUMBERS	R.F.B.
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	KMS

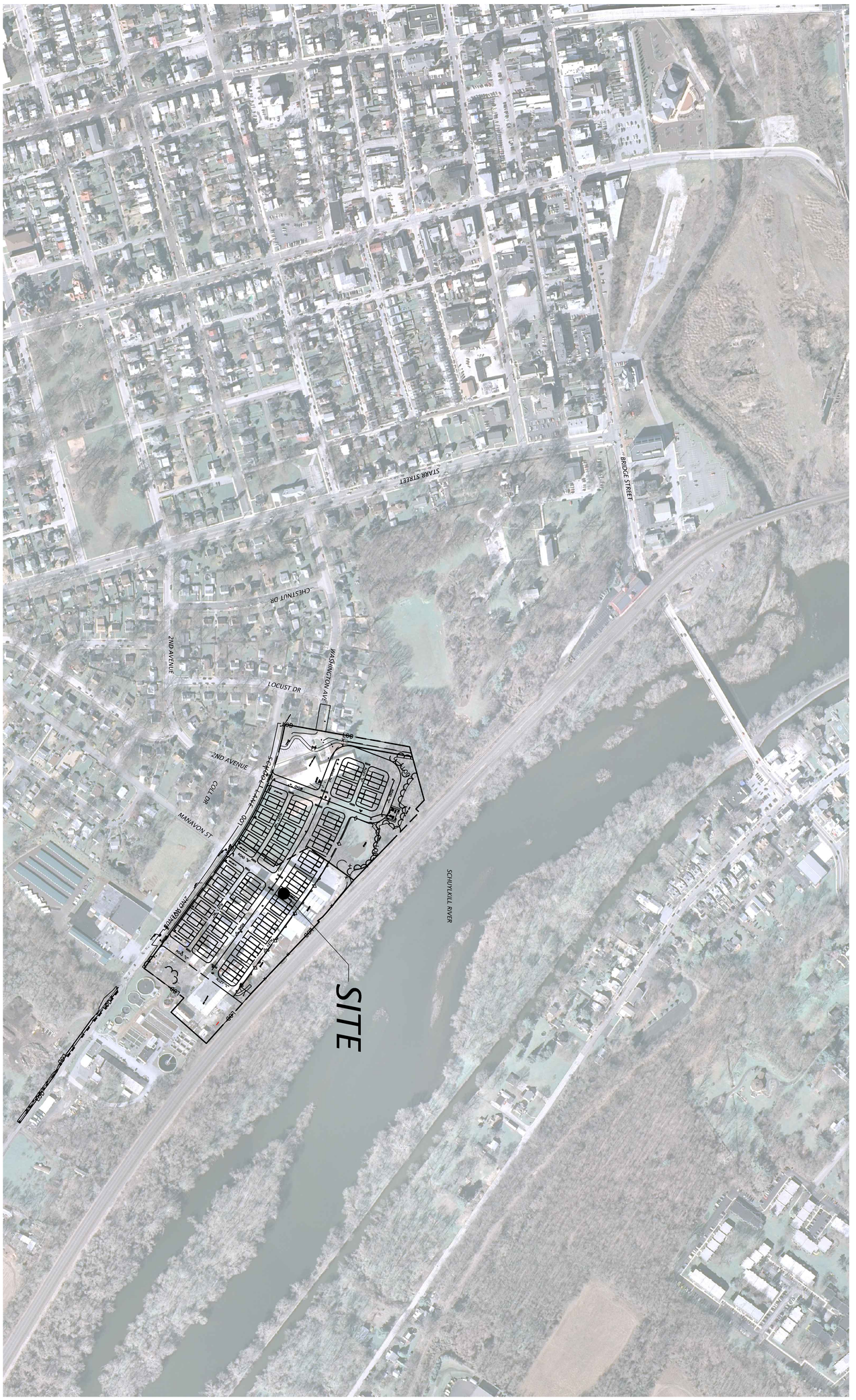
EXISTING FEATURES/ERSAP PLAN
KINDERGARTEN CENTER
TMP #15-10-123 & 404
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 03/11/2025	SCALE: 1" = 50'
DESIGN:	DRAWN: EAF/RFB
JOB NO.: 8618	FILE NAME: X-TOPO
REF. NO.:	
SHEET NO.: 6 OF 65	

Sep 17, 2025 - 1:53 pm N:\Projects\Kennywynn\Work\Kindergarten Center (School Lane)\Survey\Base Mapping\Drawings\X-TOPO.MXD X-TOPO.dwg AMJOSH

LOD
TO BE REMOVED
TO BE REMOVED
EXISTING PAVED DRIVEWAY/PARKING
TO BE REMOVED
TO BE REMOVED
TO BE REMOVED

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-03-AERIAL.DWG-Jeff Madden-9/17/2025 1:57 PM



GRAPHIC SCALE
200 0 100 200 400 FEET
1 inch = 200 ft.

AERIAL MAP

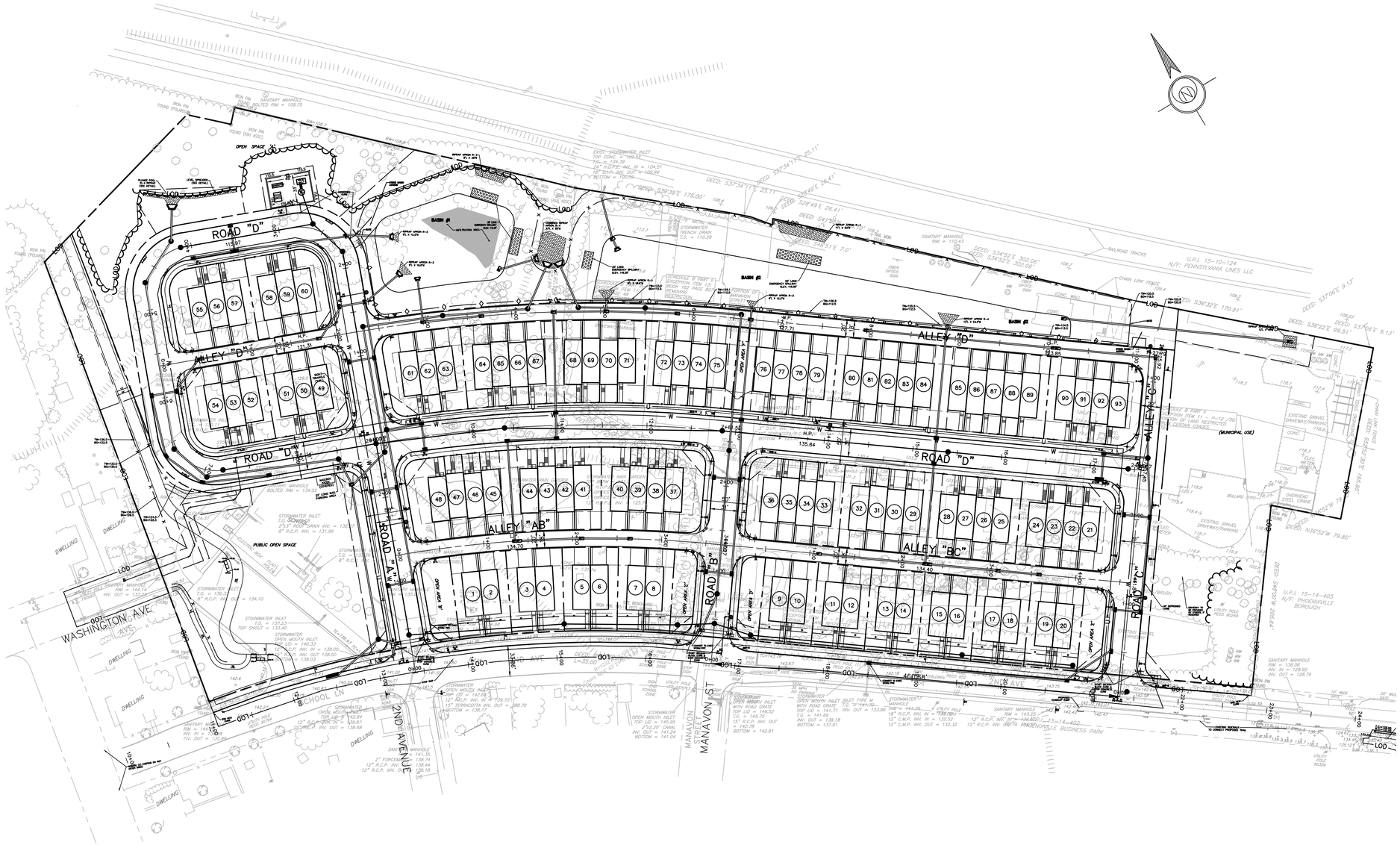
KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY M. MADDEN
ENGINEER
No. PE070760

DATE: 12/6/24
SCALE: 1" = 200'
DESIGN: JMM
DRAWN: EJS
JOB NO.: 8618
FILE NAME: 8618 S-03-AERIAL
SHEET NO.: SD03.03
SHEET 7 OF 65



LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS
- PROPOSED TREE LINE
- EXISTING TREE LINE
- BUILDING SETBACK LINE
- PROPOSED CENTER LINE
- STREAM LINE
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING CARTWAY
- PROPOSED CURB
- PROPOSED 5' WIDE SIDEWALK WITH ACCESS RAMP
- OUTBOUND LINE
- PROPOSED SPLIT RAIL FENCE
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER
- PHASE LINE
- RIP-RAP APRON
- EXISTING INLET W/ STORM SEWER
- PROPOSED STORM SEWER W/ STRUCTURE NUMBER
- PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
- PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
- SANITARY MAIN AND MANHOLE W/ STRUCTURE NUMBER

FEET
60 0 30 60 120
GRAPHIC SCALE 1 inch = 60 ft.

ENVIRONMENTAL LAND PLANNING
JEFFREY M. MADDEN
ENGINEER
PROFESSIONAL
REGISTERED
COMMONWEALTH OF PENNSYLVANIA

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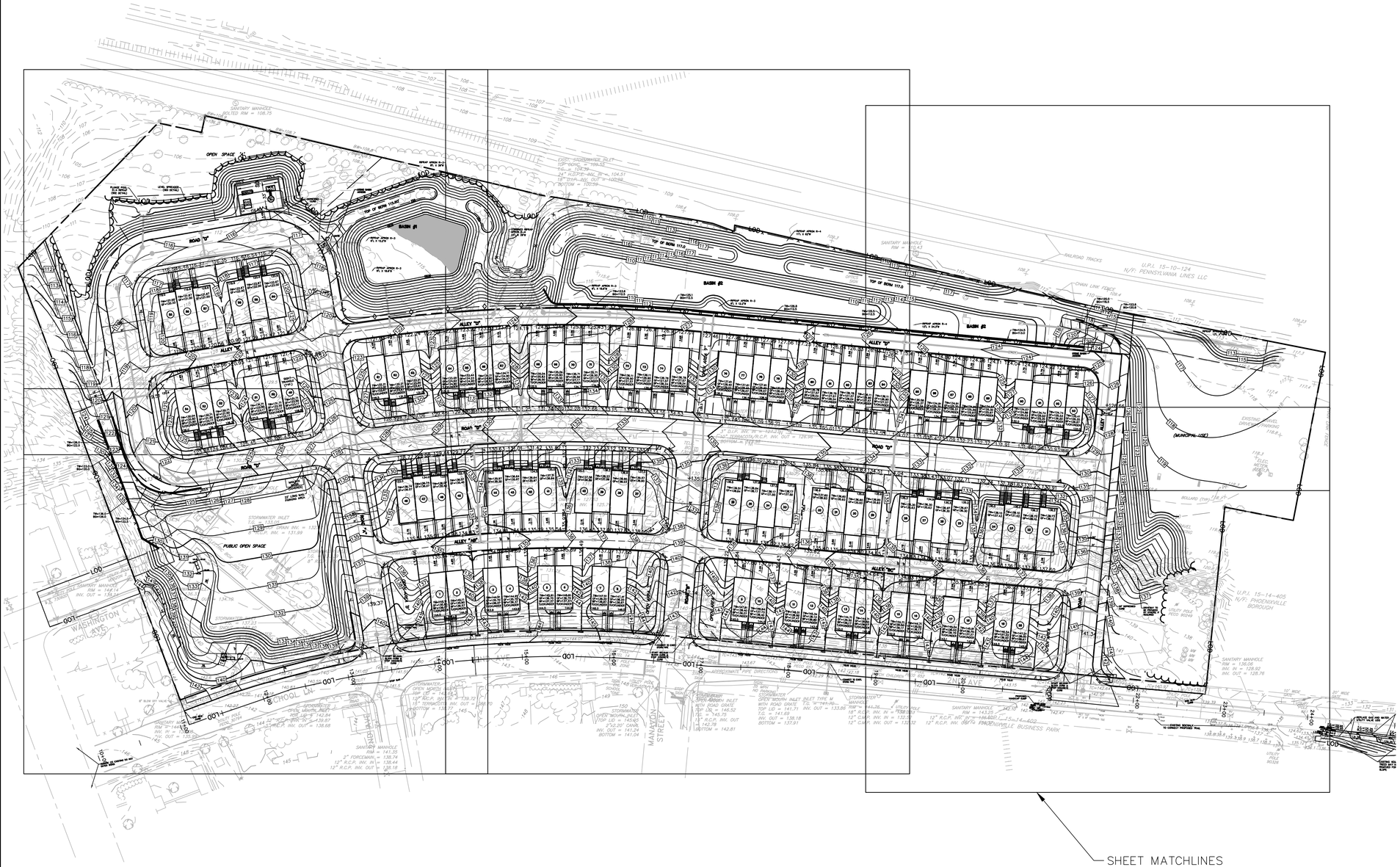
REV.:	DATE	DESCRIPTION	DRAWN
3	9/19/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

OVERALL SITE PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 60'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-04-SITE
REF. NO.: **SD04.01**	
SHEET NO.: **8** OF **65**	

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-04-SITE.DWG-Jeff Madden-9/17/2025, 1:46 PM



SHEET MATCHLINES

LEGEND

TW=	TOP OF WALL ELEVATION
GF=	GARAGE FLOOR ELEVATION
	EXISTING STRUCTURE
	EXISTING DIRT/GRAVEL ROAD
	EXISTING STREET SIGN
	EXISTING UTILITY POLE
	EXISTING R.O.W.
	EXISTING CARTWAY
	STREAM LINE
	EXISTING CENTER LINE
	EXISTING BOUNDARY LINE
	SOILS LINE
	EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
	EXISTING CONCRETE MONUMENT
	EXISTING IRON PIN
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING INLET
x409.4	EXISTING SPOT ELEVATION
	EXISTING TREE
200	EXISTING CONTOURS
100	PROPOSED CONTOURS
x 100.0	EXISTING SPOT ELEVATION
+ 100.00	PROPOSED SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING VEGETATION
	PROPOSED TREE LINE
	EXISTING INLET W/ STORM SEWER
	PROPOSED STORM SEWER W/ STRUCTURE NUMBER
11 / 10	PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
12	PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
U	PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
x x	PROPOSED SPLIT RAIL FENCE
	PROPOSED GUIDE RAIL
	PROPOSED SIGHT TRIANGLE
W	PROPOSED WATER LATERAL W/ CLEANOUT
FS	PROPOSED FIRE SERVICE LATERAL W/ CLEANOUT
S	PROPOSED SANITARY LATERAL W/ CLEANOUT
TP TP TP	TREE PROTECTION FENCE
	RIP-RAP APRON
3	LOT NUMBER
	LIGHT POST
6	SANITARY MAIN AND MANHOLE W/ STRUCTURE NUMBER
8"W	PROPOSED 8" WATERMAIN
	PROPOSED R.O.W.
◊ ◊	PROPOSED POWDER COATED ALUMINUM FENCE
LOD	PROPOSED LIMIT OF DISTURBANCE

NOTE:
CONCRETE CURB ALONG PROJECT FRONTAGE TO BE REPLACED

FEET
60 0 30 60 120
GRAPHIC SCALE 1 inch = 60 ft.

JEFFREY M. MADDEN
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No. 053001
REGISTERED PROFESSIONAL
COMMONWEALTH OF PENNSYLVANIA
Jeff Madden

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REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

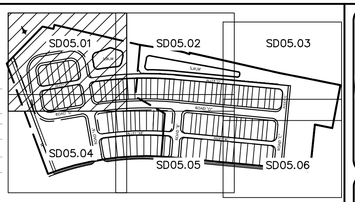
GRADING PLAN OVERALL

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1"= 60'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-05-GRADE
REF. NO.: **SD05.00**	
SHEET NO.: **9** OF **65**	

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-05-GRADE.DWG-Jeff Madden-9/17/2025 1:47 PM





KEYMAP

LEGEND

TW=	TOP OF WALL ELEVATION
GF=	GARAGE FLOOR ELEVATION
	EXISTING STRUCTURE
	EXISTING DIRT/GRAVEL ROAD
	EXISTING STREET SIGN
	EXISTING UTILITY POLE
	EXISTING R.O.W.
	EXISTING CARTWAY
	STREAM LINE
	EXISTING CENTER LINE
	EXISTING BOUNDARY LINE
	SOILS LINE
	EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
	EXISTING CONCRETE MONUMENT
	EXISTING IRON PIN
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING INLET
x409.4	EXISTING SPOT ELEVATION
	EXISTING TREE
200	EXISTING CONTOURS
100	PROPOSED CONTOURS
+ 100.0	EXISTING SPOT ELEVATION
+ 100.00	PROPOSED SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING VEGETATION
	PROPOSED TREE LINE
	EXISTING INLET W/ STORM SEWER
11 10	PROPOSED STORM SEWER W/ STRUCTURE NUMBER
12	PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
	PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
U	PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
x x	PROPOSED SPLIT RAIL FENCE
	PROPOSED GUIDE RAIL
	PROPOSED SIGHT TRIANGLE
W	PROPOSED WATER LATERAL W/ CLEANOUT
FS	PROPOSED FIRE SERVICE LATERAL W/ CLEANOUT
S	PROPOSED SANITARY LATERAL W/ CLEANOUT
TP TP	TREE PROTECTION FENCE
	RIP-RAP APRON
3	LOT NUMBER
	LIGHT POST
6	SANITARY MAIN AND MANHOLE W/ STRUCTURE NUMBER
8"W	PROPOSED 8" WATERMAIN
	PROPOSED R.O.W.
	PROPOSED POWDER COATED ALUMINUM FENCE
LOD	PROPOSED LIMIT OF DISTURBANCE

NOTE:
CONCRETE CURB ALONG PROJECT FRONTAGE TO BE REPLACED

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

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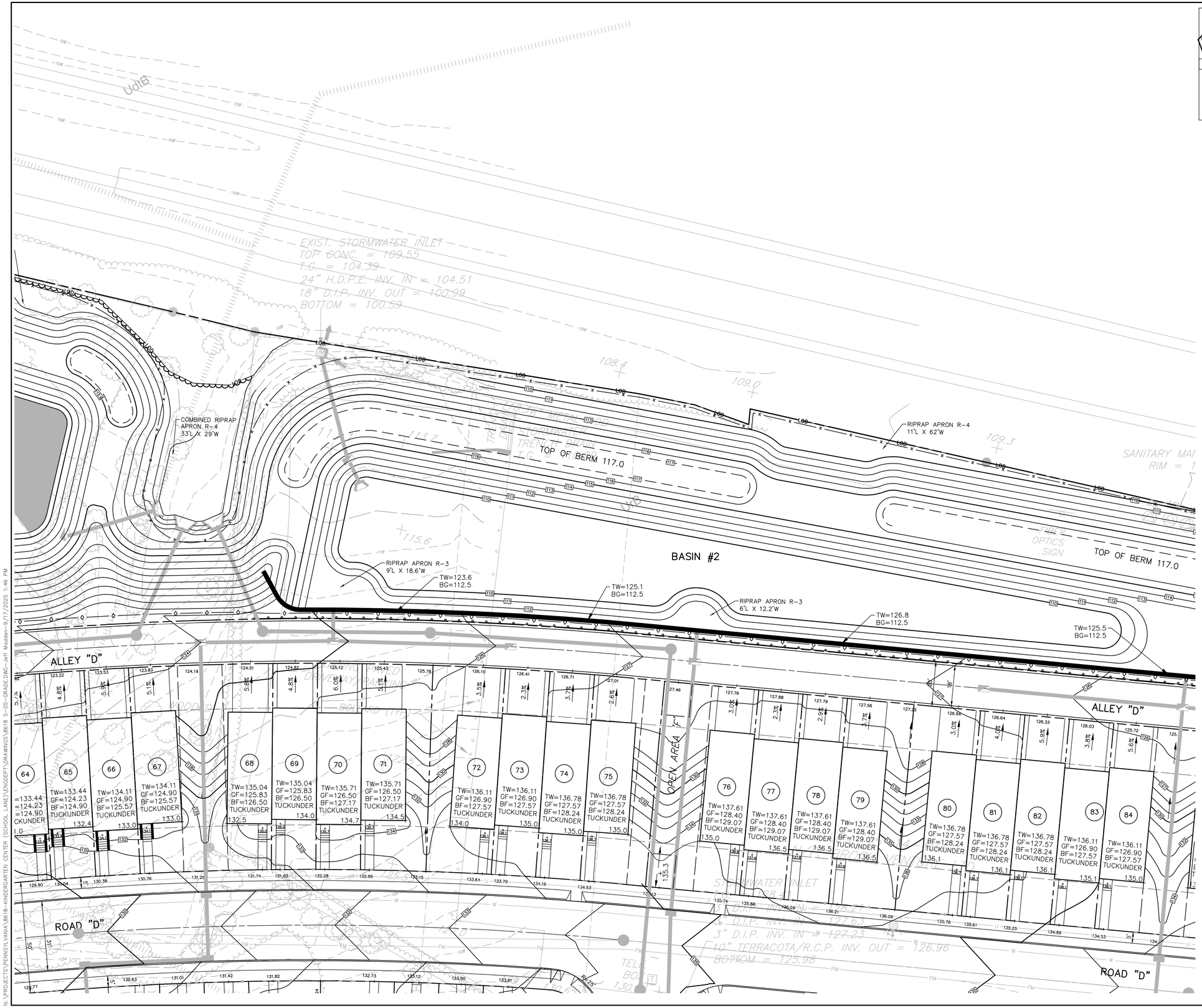
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2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

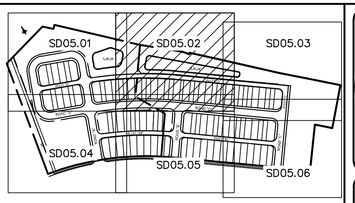
GRADING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-05-GRADE
REF. NO.: SD05.01	
SHEET NO.: 10 OF 65	

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KEYMAP

LEGEND

TW=	TOP OF WALL ELEVATION
GF=	GARAGE FLOOR ELEVATION
	EXISTING STRUCTURE
	EXISTING DIRT/GRAVEL ROAD
	EXISTING STREET SIGN
	EXISTING UTILITY POLE
	EXISTING R.O.W.
	EXISTING CARTWAY
	STREAM LINE
	EXISTING CENTER LINE
	EXISTING BOUNDARY LINE
	SOILS LINE
	EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
	EXISTING CONCRETE MONUMENT
	EXISTING IRON PIN
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING INLET
x409.4	EXISTING SPOT ELEVATION
	EXISTING TREE
200	EXISTING CONTOURS
100	PROPOSED CONTOURS
+ 100.0	EXISTING SPOT ELEVATION
+ 100.00	PROPOSED SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING VEGETATION
	PROPOSED TREE LINE
	EXISTING INLET W/ STORM SEWER
	PROPOSED STORM SEWER W/ STRUCTURE NUMBER
11 10	PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
12	PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
U	PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
x x	PROPOSED SPLIT RAIL FENCE
	PROPOSED GUIDE RAIL
	PROPOSED SIGHT TRIANGLE
W	PROPOSED WATER LATERAL W/ CLEANOUT
FS	PROPOSED FIRE SERVICE LATERAL W/ CLEANOUT
S	PROPOSED SANITARY LATERAL W/ CLEANOUT
TP TP	TREE PROTECTION FENCE
	RIP-RAP APRON
3	LOT NUMBER
	LIGHT POST
6	SANITARY MAIN AND MANHOLE W/ STRUCTURE NUMBER
8"W	PROPOSED 8" WATERMAIN
	PROPOSED R.O.W.
	PROPOSED POWDER COATED ALUMINUM FENCE
LOD	PROPOSED LIMIT OF DISTURBANCE

NOTE:
CONCRETE CURB ALONG PROJECT FRONTAGE TO BE REPLACED

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. MADDEN 083501 — Jeff Madden

NO.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

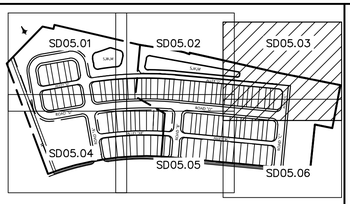
GRADING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-05-GRADE
REF. NO.: SD05.02	
SHEET NO.: 11 OF 65	

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KEYMAP

LEGEND

- TW= TOP OF WALL ELEVATION
- GF= GARAGE FLOOR ELEVATION
- EXISTING STRUCTURE
- EXISTING DIRT/GRAVEL ROAD
- EXISTING STREET SIGN
- EXISTING UTILITY POLE
- EXISTING R.O.W.
- EXISTING CARTWAY
- STREAM LINE
- EXISTING CENTER LINE
- EXISTING BOUNDARY LINE
- SOILS LINE
- EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIN
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING INLET
- ×409.4 EXISTING SPOT ELEVATION
- EXISTING TREE
- 200 EXISTING CONTOURS
- 100 PROPOSED CONTOURS
- ≠ 100.0 EXISTING SPOT ELEVATION
- + 100.00 PROPOSED SPOT ELEVATION
- EXISTING TREE LINE
- EXISTING VEGETATION
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- PROPOSED STORM SEWER W/ STRUCTURE NUMBER
- 11 / 10 PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
- 12 PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
- U PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
- x x PROPOSED SPLIT RAIL FENCE
- PROPOSED GUIDE RAIL
- PROPOSED SIGHT TRIANGLE
- W PROPOSED WATER LATERAL w/ CLEANOUT
- FS PROPOSED FIRE SERVICE LATERAL w/ CLEANOUT
- S PROPOSED SANITARY LATERAL w/ CLEANOUT
- TP TP TP TREE PROTECTION FENCE
- RIP-RAP APRON
- 3 LOT NUMBER
- LIGHT POST
- 6 SANITARY MAIN AND MANHOLE w/ STRUCTURE NUMBER
- 8"W PROPOSED 8" WATERMAIN
- PROPOSED R.O.W.
- PROPOSED POWDER COATED ALUMINUM FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. MADDEN 083559 PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

GRADING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-05-GRADE
REF. NO.: SD05.03	
SHEET NO.: 12 OF 65	

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3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

GRADING PLAN

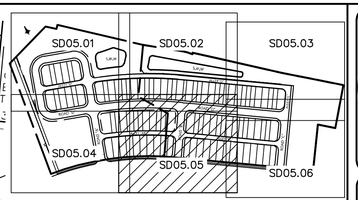
KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1"= 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-05-GRADE
REF. NO.:	SD05.04
SHEET NO.:	13 OF 65

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KEYMAP

LEGEND

- TW= TOP OF WALL ELEVATION
- GF= GARAGE FLOOR ELEVATION
- EXISTING STRUCTURE
- EXISTING DIRT/GRAVEL ROAD
- EXISTING STREET SIGN
- EXISTING UTILITY POLE
- EXISTING R.O.W.
- EXISTING CARTWAY
- STREAM LINE
- EXISTING CENTER LINE
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- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIN
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING INLET
- 409.4 EXISTING SPOT ELEVATION
- EXISTING TREE
- 200 EXISTING CONTOURS
- 100 PROPOSED CONTOURS
- + 100.0 EXISTING SPOT ELEVATION
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- S PROPOSED SANITARY LATERAL w/ CLEANOUT
- TP TP TP TREE PROTECTION FENCE
- RIP-RAP APRON
- 3 LOT NUMBER
- LIGHT POST
- SANITARY MAIN AND MANHOLE w/ STRUCTURE NUMBER
- 8"W PROPOSED 8" WATERMAIN
- PROPOSED R.O.W.
- PROPOSED POWDER COATED ALUMINUM FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE

NOTE:
CONCRETE CURB ALONG PROJECT FRONTAGE TO BE REPLACED

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

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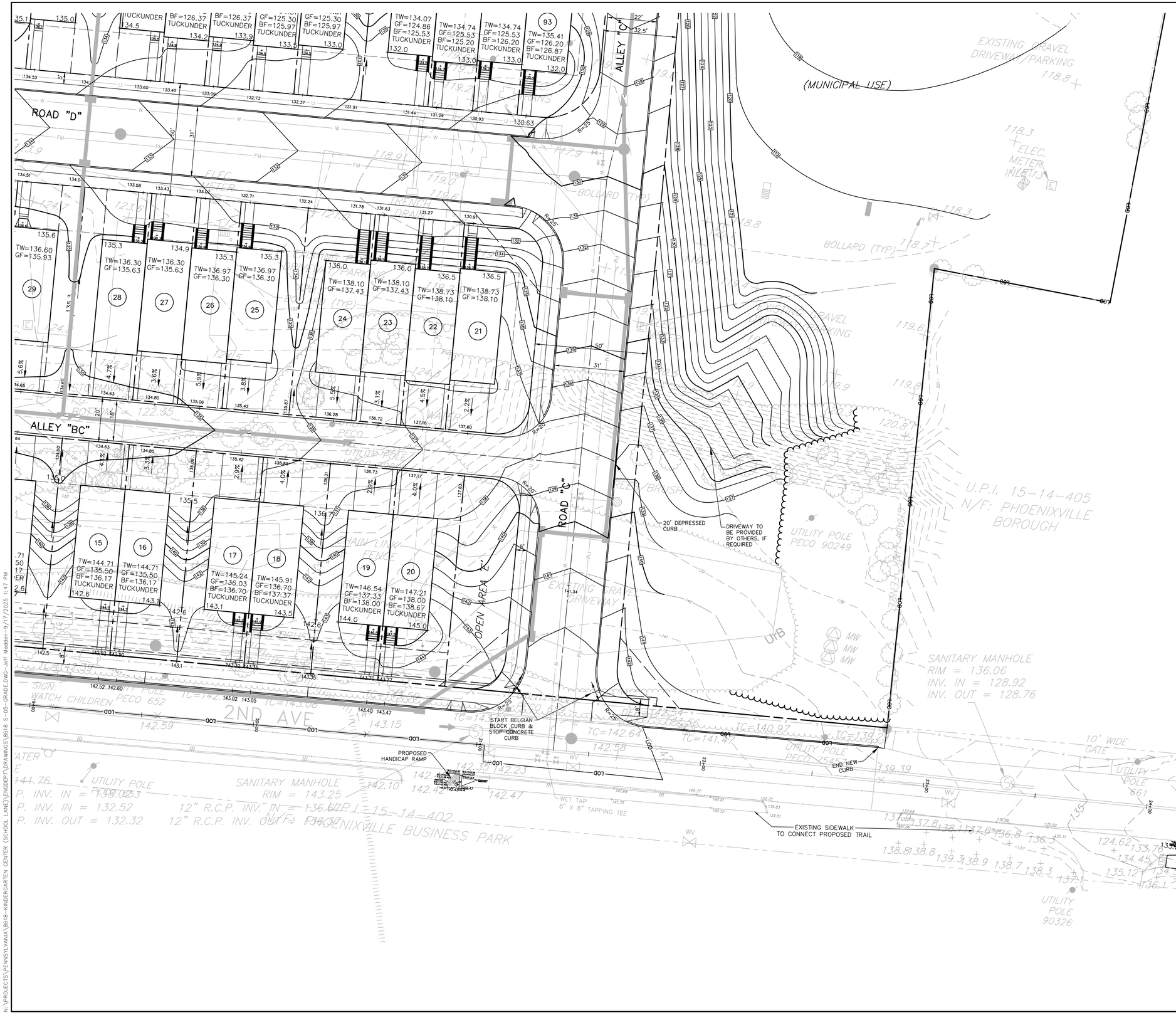
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2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

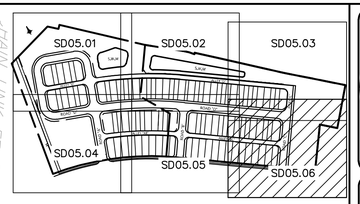
GRADING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-05-GRADE
REF. NO.: SD05.05	
SHEET NO.: 14 OF 65	

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KEYMAP

LEGEND

TW=	TOP OF WALL ELEVATION
GF=	GARAGE FLOOR ELEVATION
	EXISTING STRUCTURE
	EXISTING DIRT/GRAVEL ROAD
	EXISTING STREET SIGN
	EXISTING UTILITY POLE
	EXISTING R.O.W.
	EXISTING CARTWAY
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FS	PROPOSED FIRE SERVICE LATERAL w/ CLEANOUT
S	PROPOSED SANITARY LATERAL w/ CLEANOUT
TP TP TP	TREE PROTECTION FENCE
	RIP-RAP APRON
3	LOT NUMBER
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8"W	PROPOSED 8" WATERMAIN
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LOD	PROPOSED LIMIT OF DISTURBANCE

NOTE:
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GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. MADDEN 083551 PROFESSIONAL ENGINEER

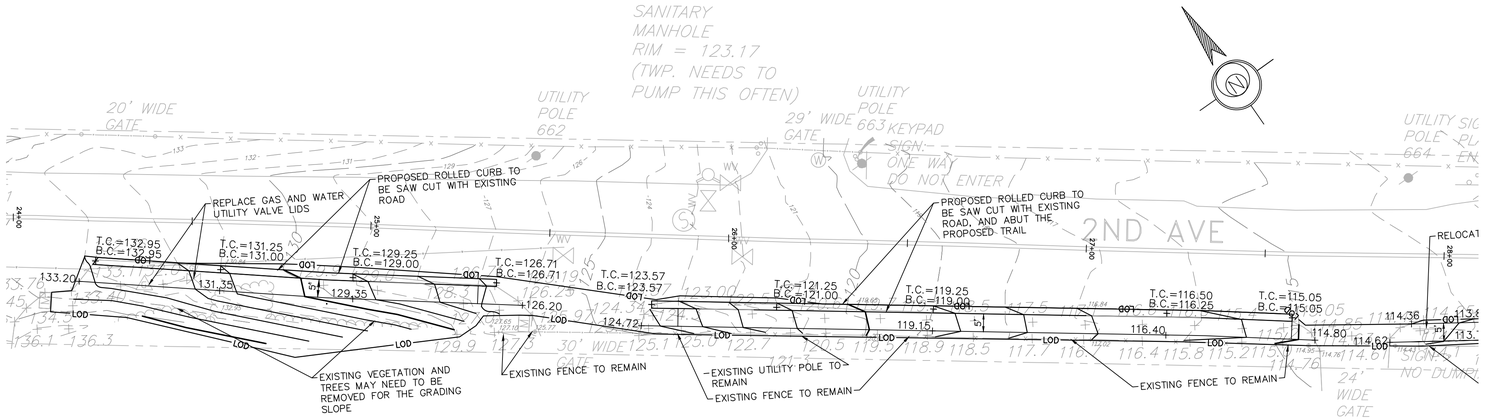
REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

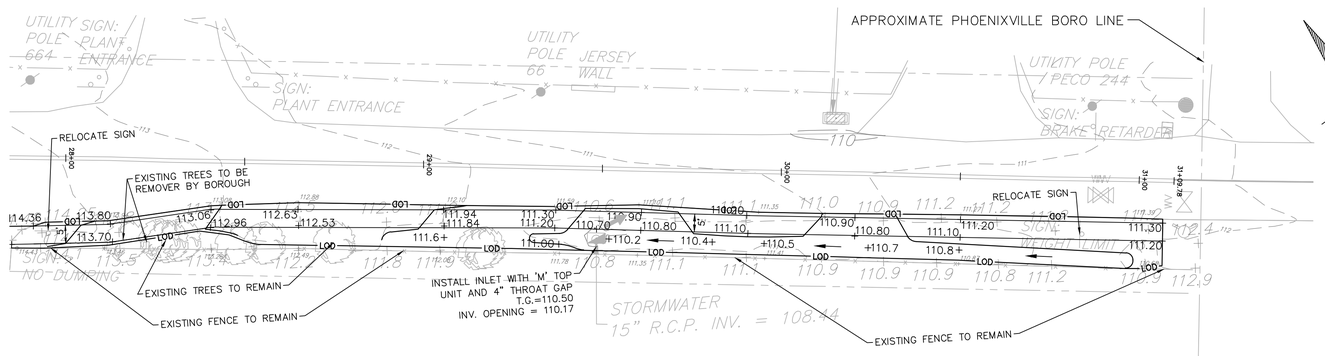
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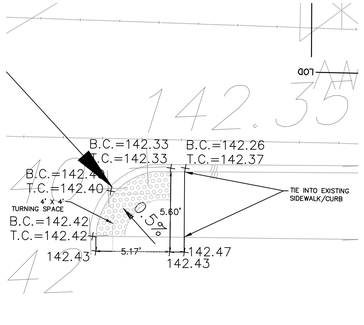
KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-05-GRADE
REF. NO.:	SD05.06
SHEET NO.:	15 OF 65

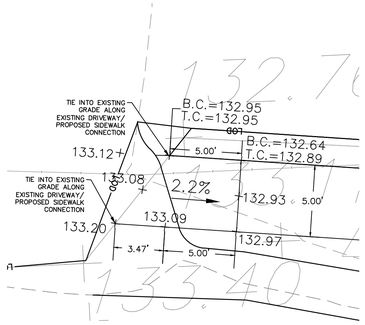
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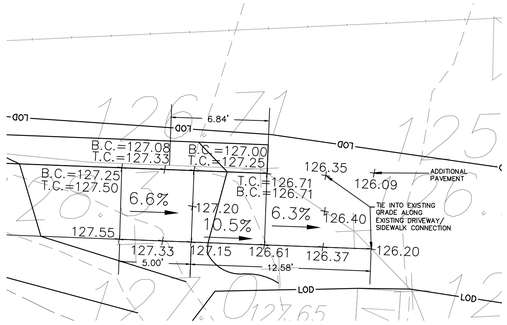




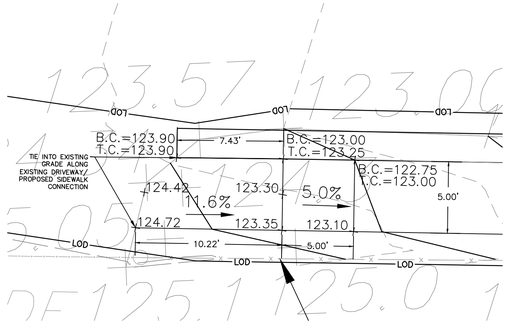
OFFSITE RAMP NEAR ROAD C ENTRANCE
1"=5'



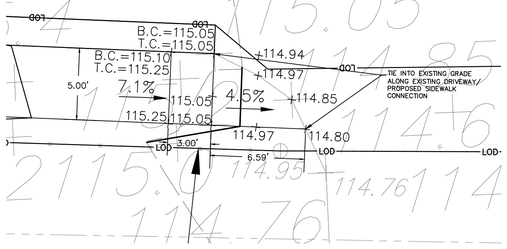
SIDEWALK EXTENSION 1
1"=5'



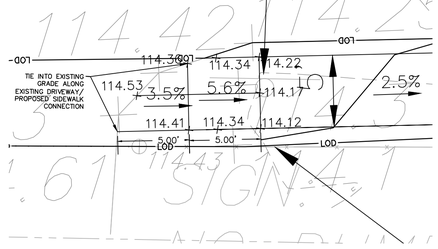
SIDEWALK EXTENSION 2
1"=5'



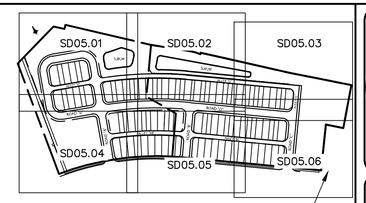
SIDEWALK EXTENSION 3
1"=5'



SIDEWALK EXTENSION 4
1"=5'



SIDEWALK EXTENSION 5
1"=5'



KEYMAP

2nd Ave. Extension

LEGEND

TW=	TOP OF WALL ELEVATION
GF=	GARAGE FLOOR ELEVATION
	EXISTING STRUCTURE
	EXISTING DIRT/GRAVEL ROAD
	EXISTING STREET SIGN
	EXISTING UTILITY POLE
	EXISTING R.O.W.
	EXISTING CARTWAY
	STREAM LINE
	EXISTING CENTER LINE
	EXISTING BOUNDARY LINE
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+ 100.00	PROPOSED SPOT ELEVATION
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	EXISTING VEGETATION
	PROPOSED TREE LINE
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	PROPOSED STORM SEWER W/ STRUCTURE NUMBER
11 10	PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
12	PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
U	PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
x x	PROPOSED SPLIT RAIL FENCE
	PROPOSED GUIDE RAIL
	PROPOSED SIGHT TRIANGLE
W	PROPOSED WATER LATERAL w/ CLEANOUT
FS	PROPOSED FIRE SERVICE LATERAL w/ CLEANOUT
S	PROPOSED SANITARY LATERAL w/ CLEANOUT
TP TP TP	TREE PROTECTION FENCE
	RIP-RAP APRON
3	LOT NUMBER
	LIGHT POST
6	SANITARY MAIN AND MANHOLE w/ STRUCTURE NUMBER
8"W	PROPOSED 8" WATERMAIN
	PROPOSED R.O.W.
◊ ◊	PROPOSED POWDER COATED ALUMINUM FENCE
LOD	PROPOSED LIMIT OF DISTURBANCE

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

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3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

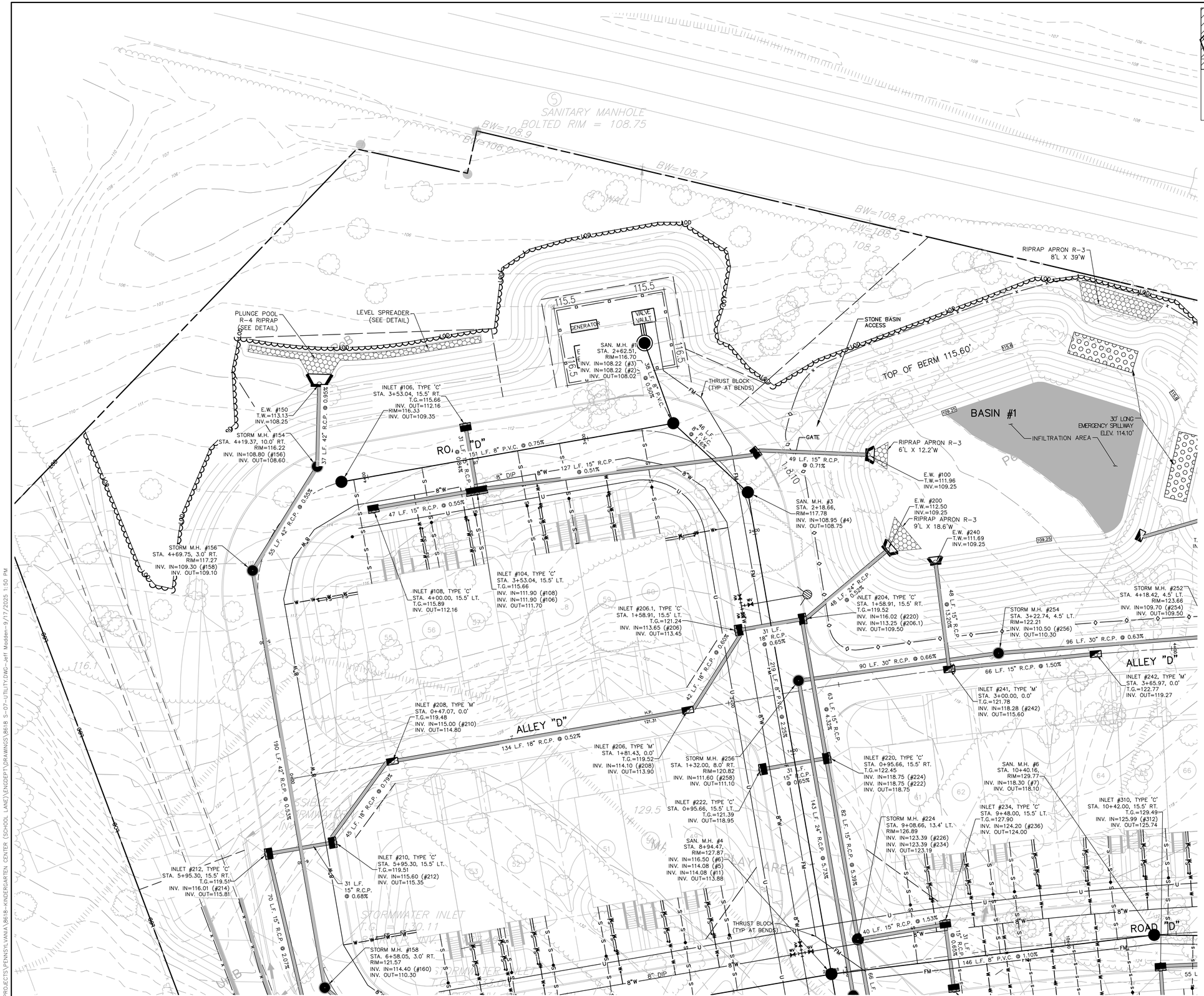
GRADING PLAN

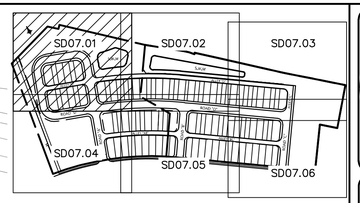
KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1"= 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-05-GRADE
REF. NO.: SD05.07	
SHEET NO.: 16 OF 65	

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-05-GRADE.DWG-Jeff Madden-9/17/2025 1:51 PM


SANITARY MANHOLE RIM = 108.75
RIM=108.6
INV. OUT = 97.60
EXIST. STORMWATER INLET TOP=109.55 INV.= 104.55 24" RCP E. INV.= 104.51 18" RCP INV. OUT = 102.06 BOTTOM = 102.06
THE DOWNSTREAM STORM SEWER SYSTEM SHALL BE INSPECTED AND CLEANED AS REQUIRED DURING CONSTRUCTION, AS NECESSARY, TO ENSURE THAT IT IS IN GOOD CONDITION.
LOD
TOP OF BERM 113.82
BASIN #1
TOP OF BERM 117.0
TOP OF BERM 117.0
BASIN #2
BASIN #3
ROAD "A"
ALLEY "B"
ALLEY "C"
ALLEY "D"
ALLEY "E"
ALLEY "F"
ALLEY "G"
ALLEY "H"
121.31
134.79
SCHOOL LANE
WASHINGTON AVE.
MANAYUNK STREET
RAILROAD TRACKS
U.P.I. 15-10-124 N/F: PENNSYLVANIA LINES LLC
U.P.I. 15-14-405 N/F: PHOENIXVILLE BOROUGH
CHAIN LINK FENCE
EXISTING GRAVEL PARKING
EXISTING PAVED DRIVEWAY
EXISTING BUILDING
OVERHEAD STEEL FRAME
UTILITY POLE WITH WOOD BOOM
UTILITY POLE W/ GUY WIRES
SANITARY MANHOLE RIM = 136.08 INV. IN = 128.92 INV. OUT = 128.76
SANITARY MANHOLE RIM = 143.23 INV. IN = 134.80 12" R.C.P. INV. IN = 134.70 12" R.C.P. INV. OUT = 134.40
PHOENIXVILLE BUSINESS PARK
STORMWATER INLET TOP = 141.76 INV. IN = 136.18 INV. OUT = 136.18 BOTTOM = 135.91
STORMWATER INLET TOP = 141.71 INV. OUT = 133.86 INV. IN = 133.52 12" C.M.P. INV. IN = 133.52 12" C.M.P. INV. OUT = 133.32
STORMWATER INLET TOP = 141.79 INV. OUT = 139.79 15" TERRACOTTA INV. OUT = 139.79 BOTTOM = 138.79
STORMWATER INLET TOP = 142.79 INV. OUT = 140.79 15" R.C.P. INV. OUT = 140.79 BOTTOM = 139.79
STORMWATER INLET TOP = 142.75 INV. OUT = 139.75 15" R.C.P. INV. OUT = 139.75 BOTTOM = 138.75
STORMWATER INLET TOP = 142.76 INV. OUT = 139.76 15" R.C.P. INV. OUT = 139.76 BOTTOM = 138.76
STORMWATER INLET TOP = 137.27 INV. OUT = 133.61
STORMWATER INLET TOP = 136.41 INV. OUT = 132.76
STORMWATER INLET TOP = 136.41 INV. OUT = 132.76
STORMWATER INLET TOP = 135.93 INV. OUT = 132.93





KEYMAP

LEGEND

- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.W.
- EXISTING CARTWAY
- STREAM LINE
- EXISTING CENTER LINE
- EXISTING BOUNDARY LINE
- SOILS LINE
- EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING INLET
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING VEGETATION
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- 10 — PROPOSED STORM SEWER W/ STRUCTURE NUMBER
- 11 — PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
- 12 — PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
- U — PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
- PROPOSED GUIDE RAIL
- PROPOSED SIGHT TRIANGLE
- W — PROPOSED WATER LATERAL W/ CLEANOUT AND CURB STOP
- FS — PROPOSED FIRE SERVICE LATERAL W/ CLEANOUT
- S — PROPOSED SANITARY LATERAL W/ CLEANOUT
- 3 — LOT NUMBER
- WETLANDS
- WATERS OF THE U.S.
- FM — 4" PVC SANITARY FORCEMAIN
- 6 — PROPOSED 8" WATERMAIN
- STREET SIGN
- STOP SIGN
- PROPOSED FIRE HYDRANT

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

ENVIRONMENTAL LAND PLANNING COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY M. MADDEN ENGINEER 032501 CHESTER COUNTY
Jeff Madden

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REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
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1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

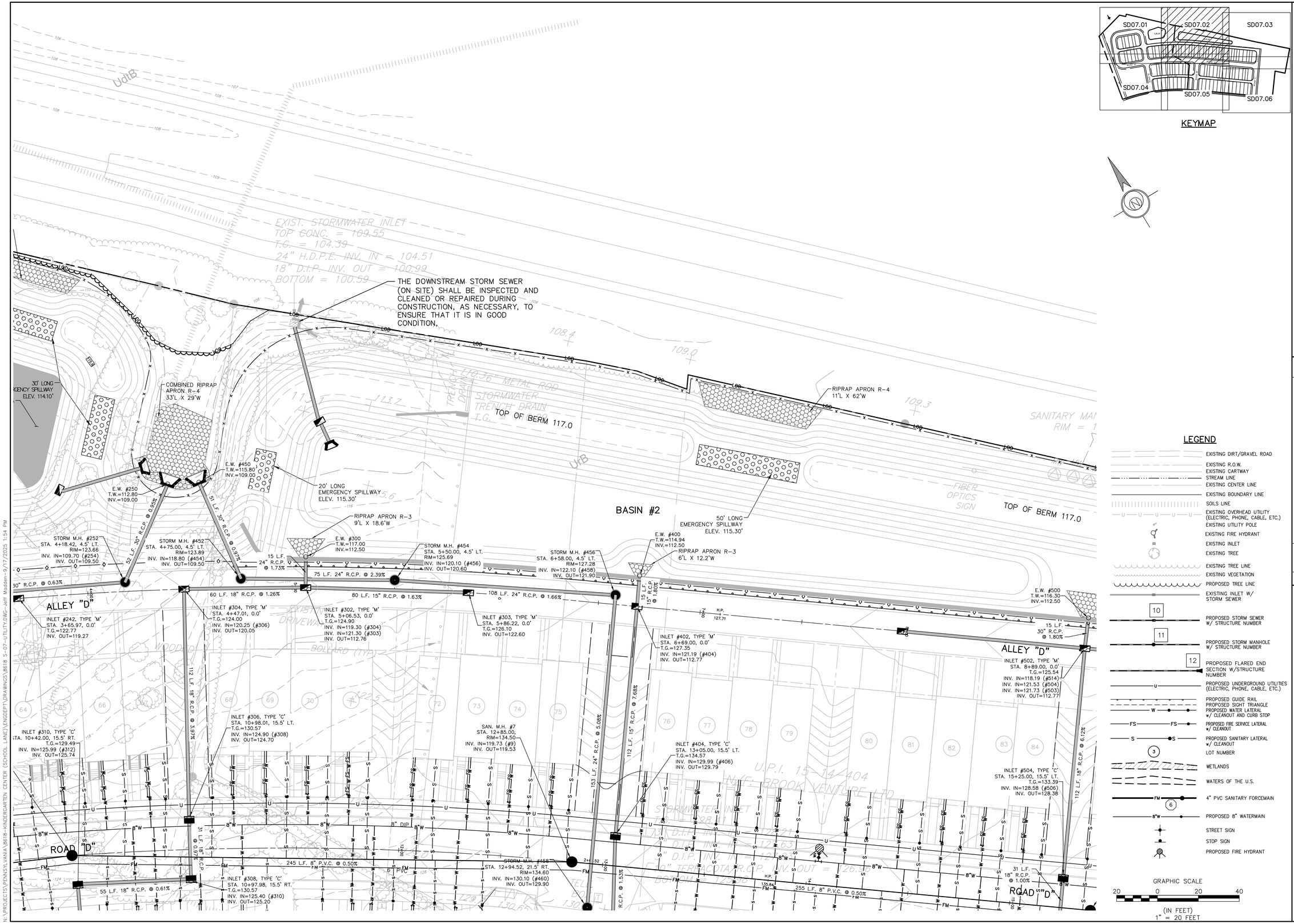
UTILITY PLAN

KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-07-UTILITY
REF. NO.:	SD07.01
SHEET NO.:	18 OF 65

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KEYMAP

LEGEND

- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.W.
- EXISTING CARTWAY
- STREAM LINE
- EXISTING CENTER LINE
- EXISTING BOUNDARY LINE
- SOILS LINE
- EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
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- EXISTING TREE
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- W PROPOSED WATER LATERAL W/ CLEANOUT AND CURB STOP
- FS PROPOSED FIRE SERVICE LATERAL W/ CLEANOUT
- S PROPOSED SANITARY LATERAL W/ CLEANOUT
- 3 LOT NUMBER
- WETLANDS
- WATERS OF THE U.S.
- FM 4" PVC SANITARY FORCEMAIN
- 6 PROPOSED 8" WATERMAIN
- STREET SIGN
- STOP SIGN
- PROPOSED FIRE HYDRANT

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. MADDEN 083501 ENGINEER'S SEAL
Jeff Madden

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3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

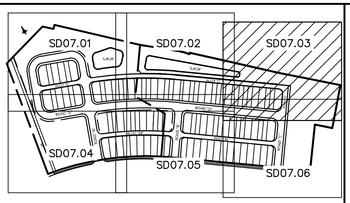
UTILITY PLAN

KINDERGARTEN CENTER

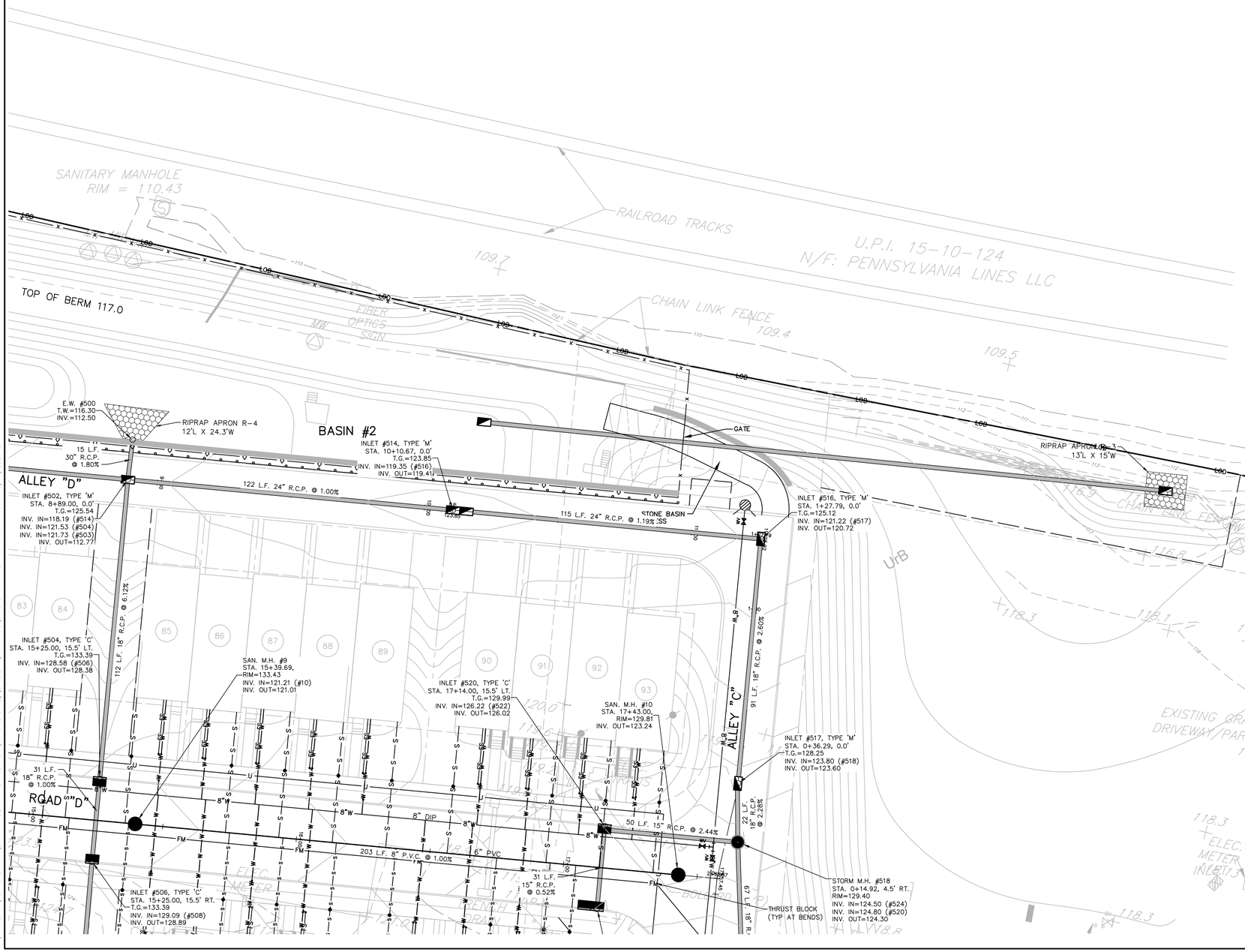
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-07-UTILITY
REF. NO.: SD07.02	
SHEET NO.: 19 OF 65	

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KEYMAP



LEGEND

- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.W.
- EXISTING CARTWAY
- STREAM LINE
- EXISTING CENTER LINE
- EXISTING BOUNDARY LINE
- SOILS LINE
- EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
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- PROPOSED SIGHT TRIANGLE
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- FS PROPOSED FIRE SERVICE LATERAL W/ CLEANOUT
- S PROPOSED SANITARY LATERAL W/ CLEANOUT
- 3 LOT NUMBER
- WETLANDS
- WATERS OF THE U.S.
- FM 6 4" PVC SANITARY FORCEMAIN
- 8"W PROPOSED 8" WATERMAIN
- STREET SIGN
- STOP SIGN
- PROPOSED FIRE HYDRANT

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

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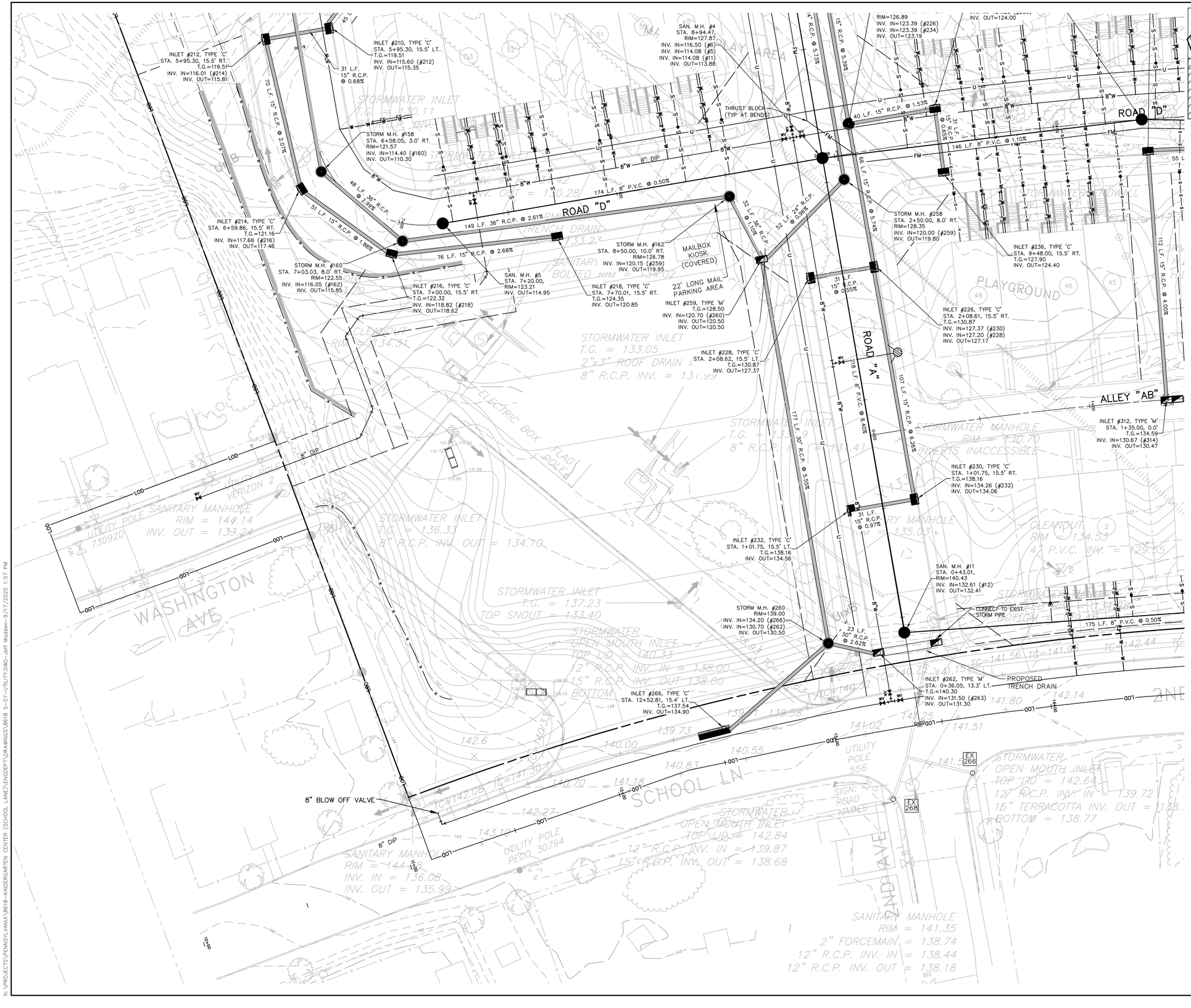
REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

UTILITY PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-07-UTILITY
REF. NO.:	SD07.03
SHEET NO.:	20 OF 65

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-07-UTILITY.DWG-Jeff Madden-9/17/2025, 2:01 PM



KEYMAP

LEGEND

- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.W.
- EXISTING CARTWAY
- STREAM LINE
- EXISTING CENTER LINE
- EXISTING BOUNDARY LINE
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- EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
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- S PROPOSED SANITARY LATERAL W/ CLEANOUT
- 3 LOT NUMBER
- WETLANDS
- WATERS OF THE U.S.
- FM 6 4" PVC SANITARY FORCEMAIN
- 8"W PROPOSED 8" WATERMAIN
- STREET SIGN
- STOP SIGN
- PROPOSED FIRE HYDRANT

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY M. MADDEN
ENGINEER
No. 073092

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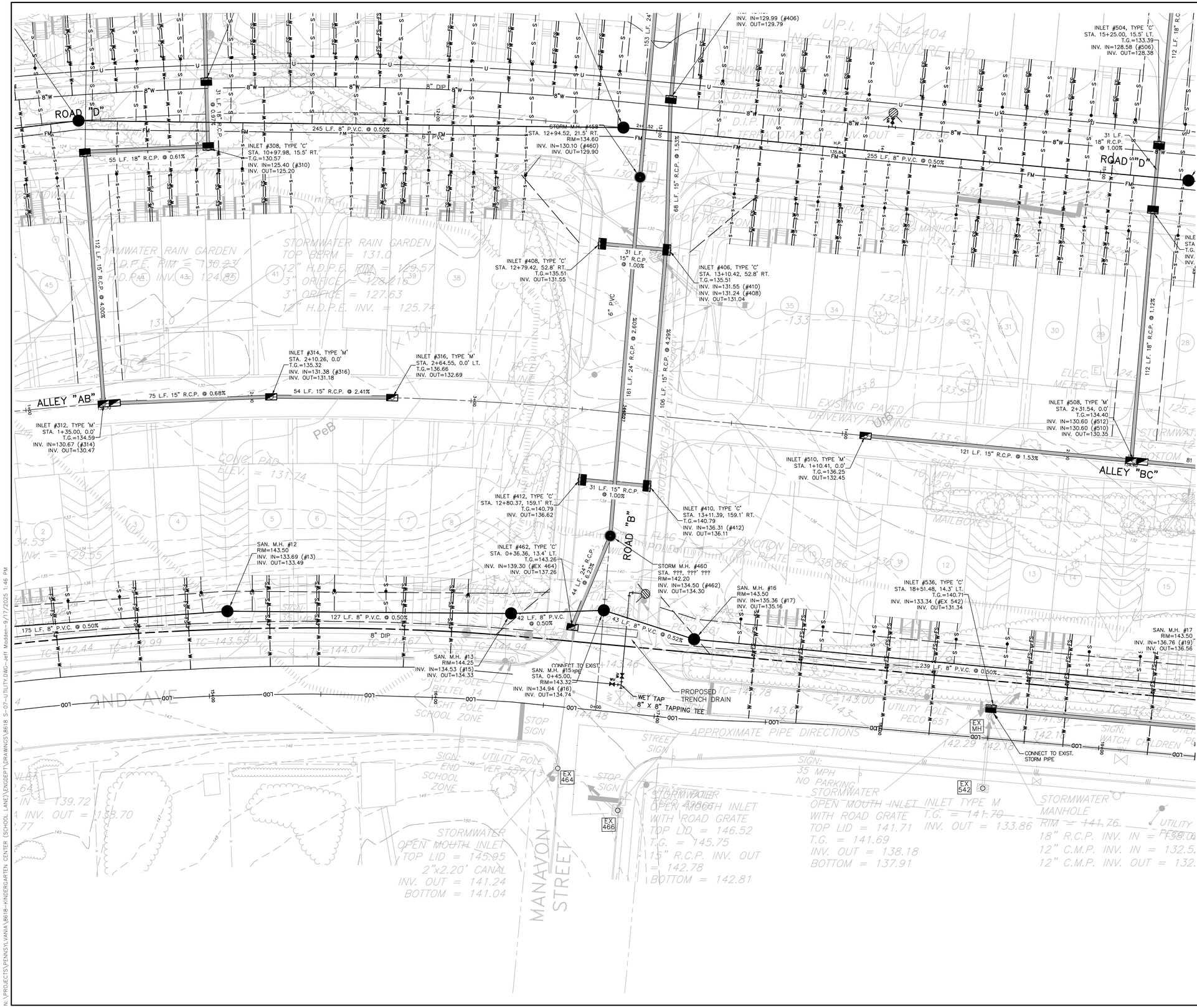
REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

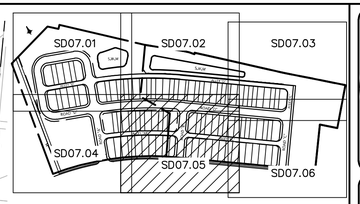
UTILITY PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1"= 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-07-UTILITY
REF. NO.: **SD07.04**	
SHEET NO.: **21** OF **65**	

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KEYMAP

LEGEND

- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.W.
- EXISTING CARTWAY
- EXISTING STREAM LINE
- EXISTING CENTER LINE
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- EXISTING UTILITY POLE
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- WATERS OF THE U.S.
- FM 6 4" PVC SANITARY FORCEMAIN
- 8"W PROPOSED 8" WATERMAIN
- STREET SIGN
- STOP SIGN
- PROPOSED FIRE HYDRANT

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

ENVIRONMENTAL LAND SCIENTIST COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
JEFFREY M. MADDEN
ENGINEER
No. 035051
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

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2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

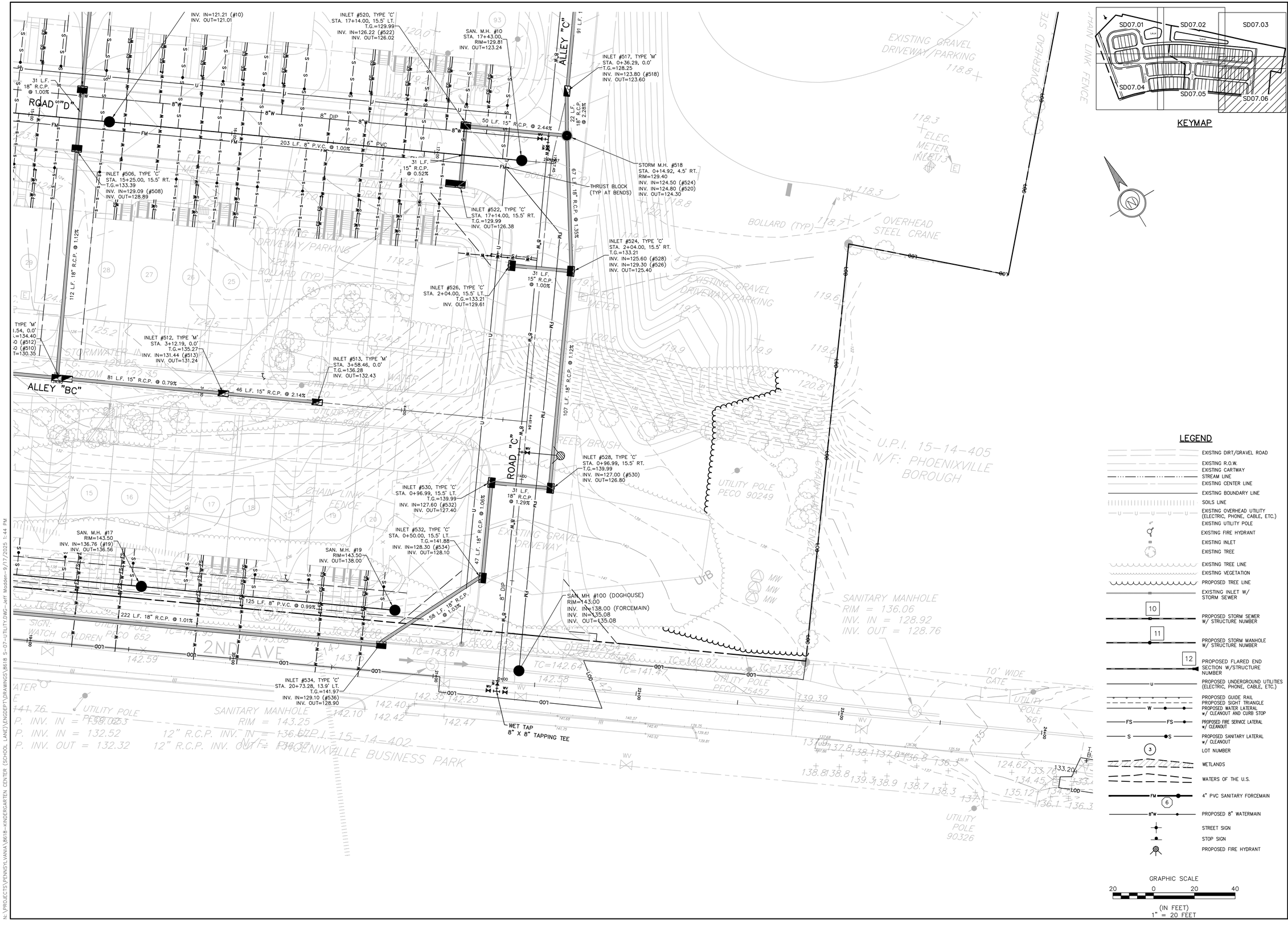
UTILITY PLAN

KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1"= 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-07-UTILITY
REF. NO.:	SD07.05
SHEET NO.:	22 OF 65

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LEGEND

- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.W.
- EXISTING CARTWAY
- STREAM LINE
- EXISTING CENTER LINE
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- 3 LOT NUMBER
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- WATERS OF THE U.S.
- FM 4" PVC SANITARY FORCEMAIN
- 6 8"W PROPOSED 8" WATERMAIN
- STREET SIGN
- STOP SIGN
- PROPOSED FIRE HYDRANT

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

ENVIRONMENTAL LAND PLANNING
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY M. MADDEN
ENGINEER
SURVEYOR
LANDSCAPE ARCHITECT

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2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

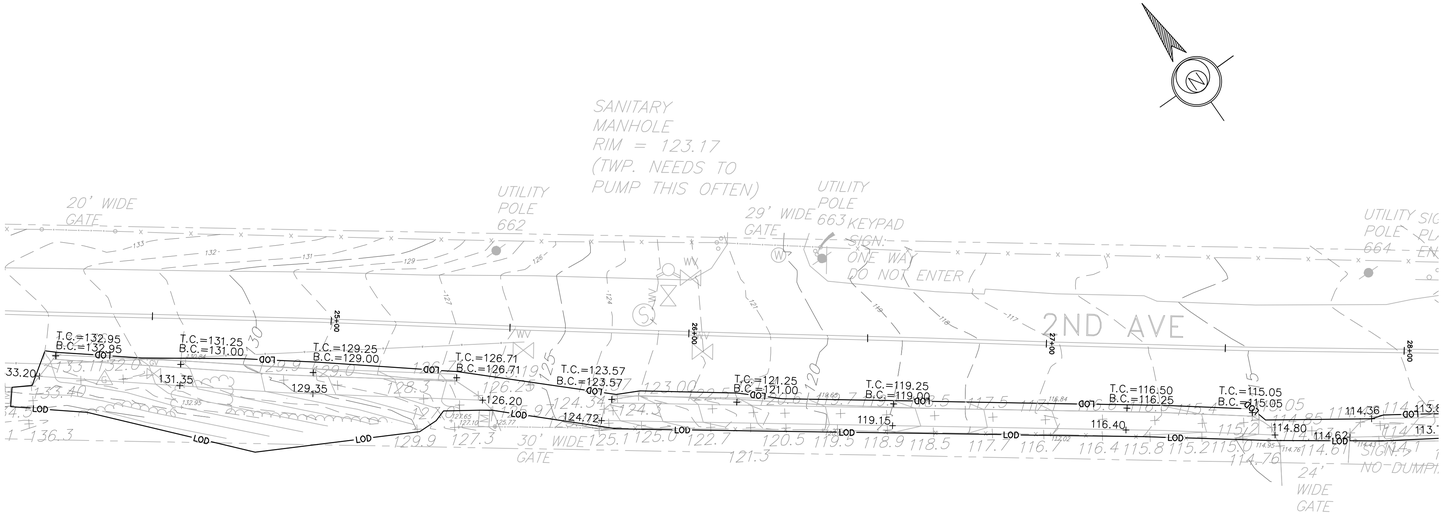
UTILITY PLAN

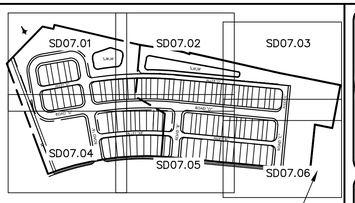
KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-07-UTILITY
REF. NO.: **SD07.06**	
SHEET NO.: **23** OF **65**	

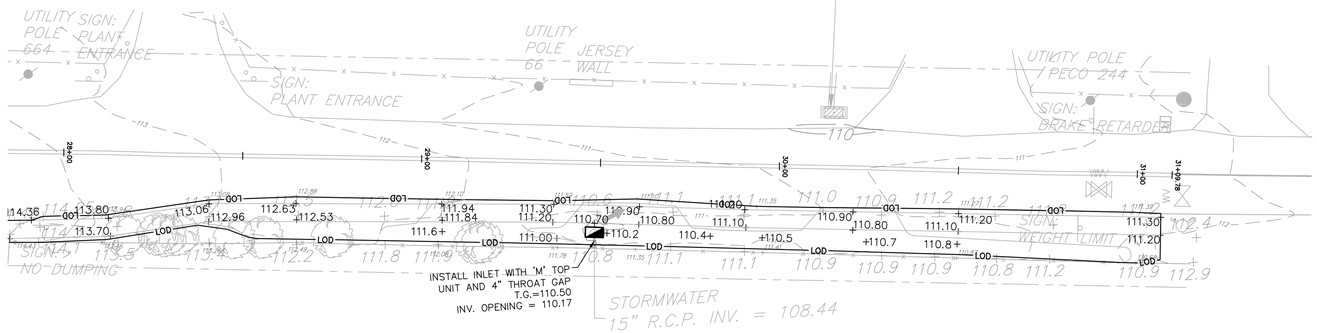
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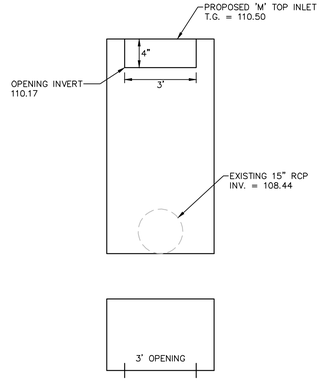




KEYMAP

2nd Ave. Extension





PROPOSED INLET OVER EXISTING PIPE DETAIL

N.T.S.

LEGEND

- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.W.
- EXISTING CARTWAY
- STREAM LINE
- EXISTING CENTER LINE
- EXISTING BOUNDARY LINE
- SOILS LINE
- EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING INLET
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING VEGETATION
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- 10 PROPOSED STORM SEWER W/ STRUCTURE NUMBER
- 11 PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
- 12 PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
- U PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
- PROPOSED GUIDE RAIL
- PROPOSED SIGHT TRIANGLE
- W PROPOSED WATER LATERAL w/ CLEANOUT AND CURB STOP
- FS PROPOSED FIRE SERVICE LATERAL w/ CLEANOUT
- S PROPOSED SANITARY LATERAL w/ CLEANOUT
- 3 LOT NUMBER
- WETLANDS
- WATERS OF THE U.S.
- FM 4" PVC SANITARY FORCEMAIN
- 6 8"W PROPOSED 8" WATERMAIN
- STREET SIGN
- STOP SIGN
- PROPOSED FIRE HYDRANT

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1" = 20 FEET

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REV.	DATE	DESCRIPTION
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER

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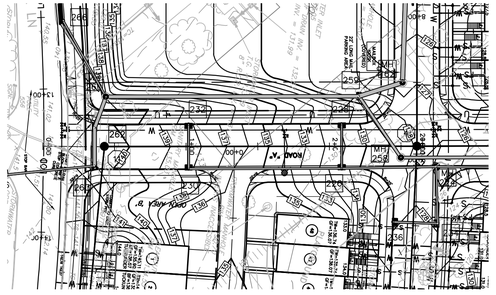
UTILITY PLAN

KINDERGARTEN CENTER

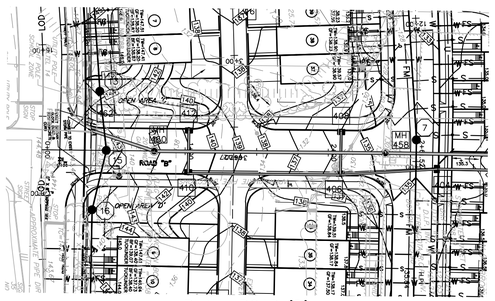
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-07-UTILITY
REF. NO.:	SD07.07
SHEET NO.:	24 OF 65

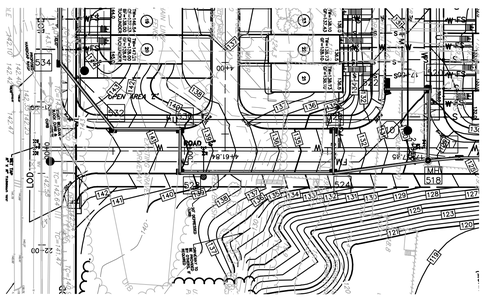
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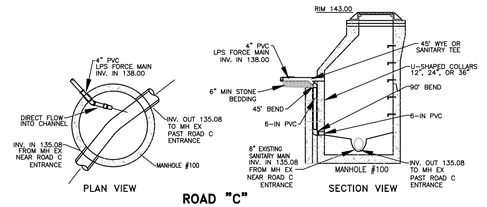
PLAN: ROAD 'A'
SCALE: 1"= 50'



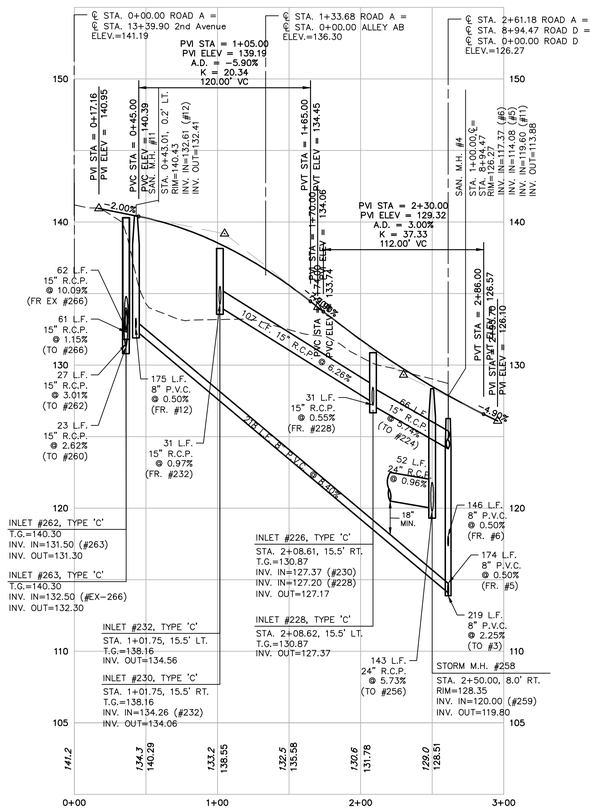
PLAN: ROAD 'B'
SCALE: 1"= 50'



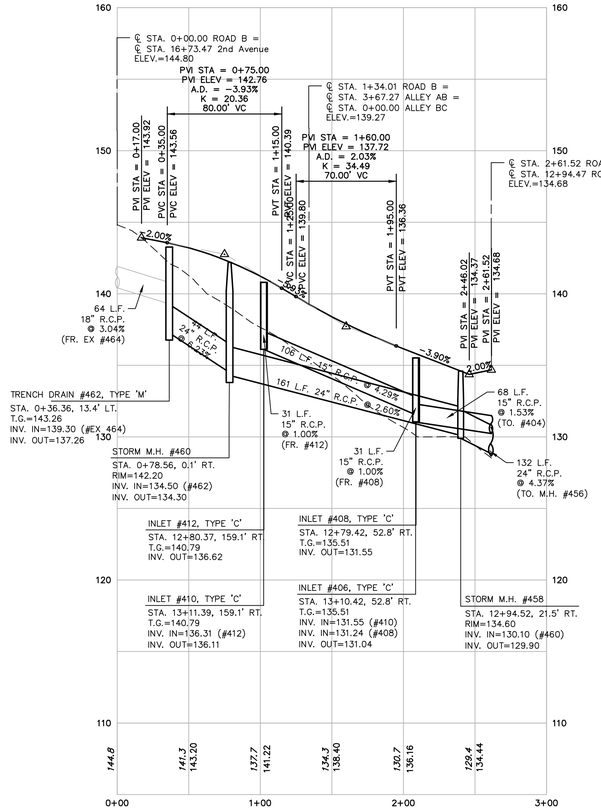
PLAN: ROAD 'C'
SCALE: 1"= 50'



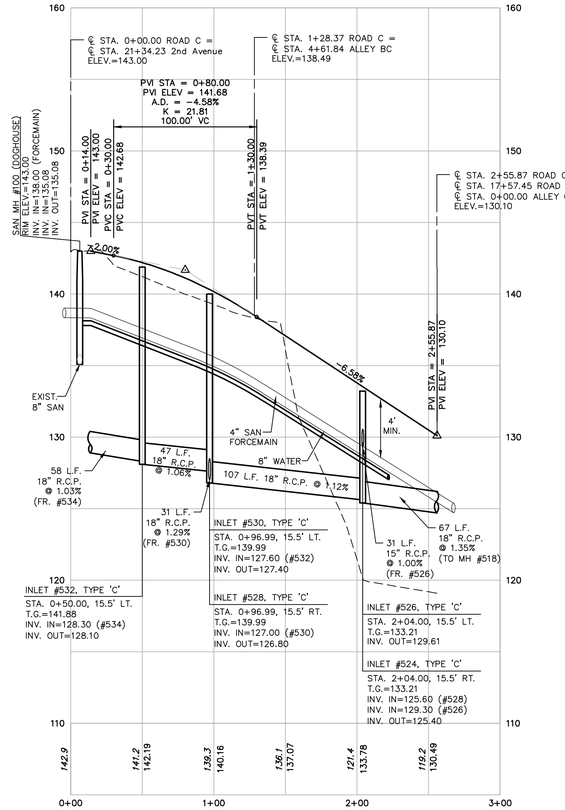
ROAD "C"
PROPOSED LPS CONNECTION TO SANTARY MANHOLE #100 DETAIL
N.T.S.



PROFILE: ROAD A
1"=50' Horizontal
1"=5' Vertical



PROFILE: ROAD B
1"=50' Horizontal
1"=5' Vertical



PROFILE: ROAD C
1"=50' Horizontal
1"=5' Vertical

GRAPHIC SCALE
1 inch = 5 ft. Vertical

GRAPHIC SCALE
1 inch = 50 ft. Horizontal

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2	7/24/25	REVISED PER BOROUGH REVIEW LETTER
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER

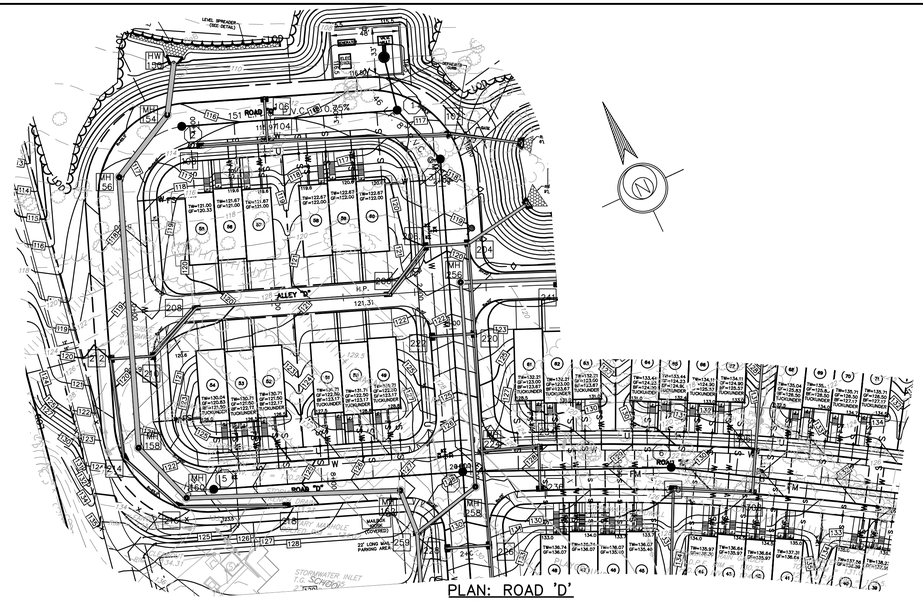
PLAN AND PROFILE
ROAD A, ROAD B, AND ROAD C

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

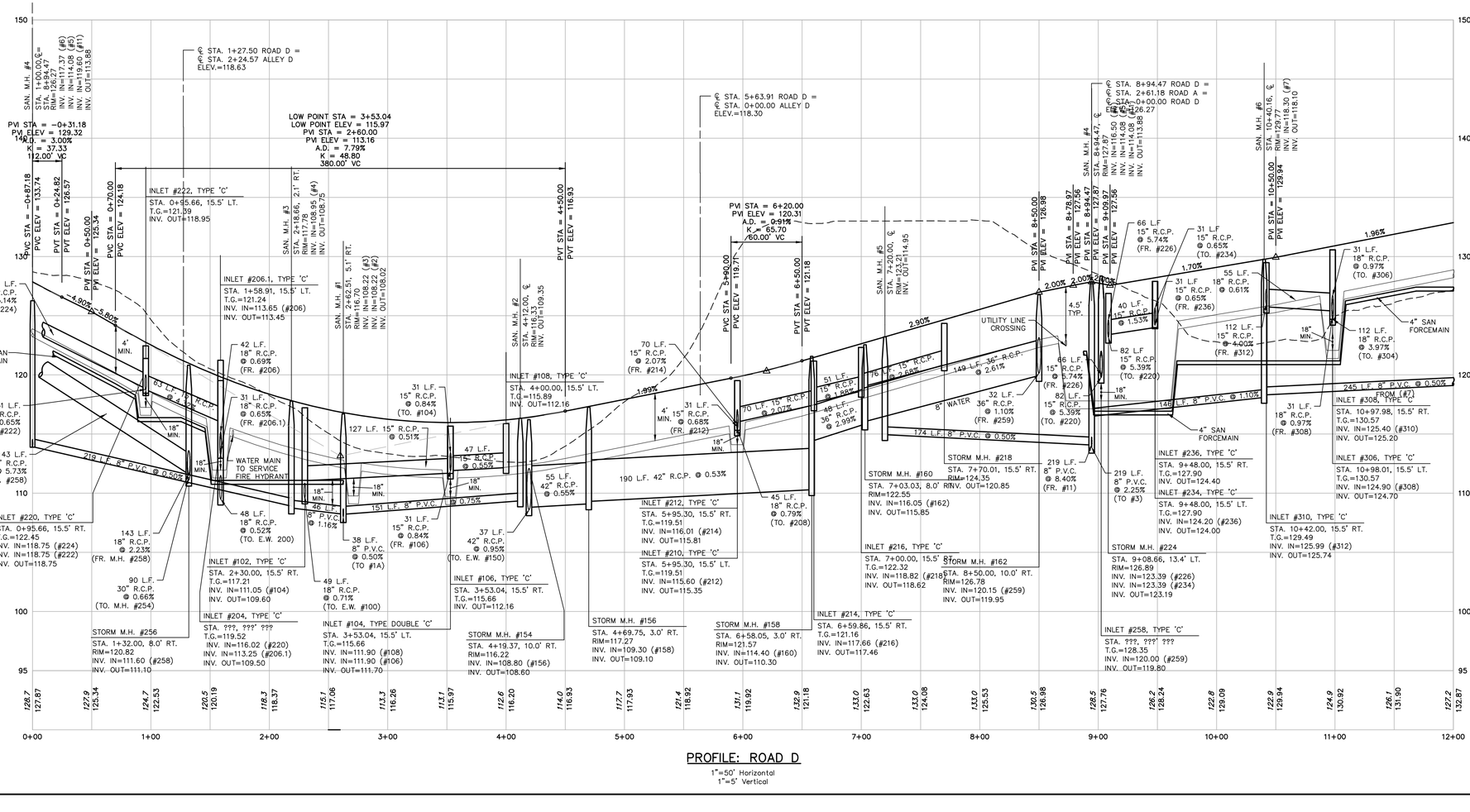
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DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-08-PROF-R
REF. NO.:	SD08.01
SHEET NO.:	25 OF 65

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PLAN: ROAD 'D'
SCALE: 1"= 50'



PROFILE: ROAD D
1"=50' Horizontal
1"=5' Vertical

GRAPHIC SCALE
1 inch = 50 ft. Horizontal

GRAPHIC SCALE
1 inch = 5 ft. Vertical

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ENGINEER
No. 055001

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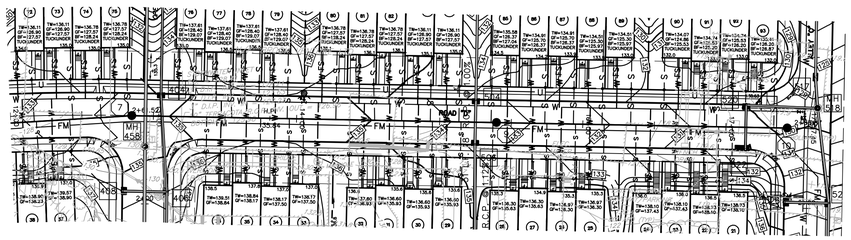
REV.	DATE:	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

PLAN AND PROFILE
ROAD D STA 0+00 TO 12+00

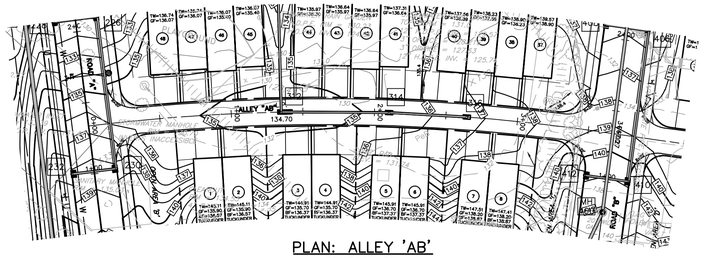
KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-08-PROF-R
REF. NO.: **SD08.02**	
SHEET NO.: **26** OF **65**	

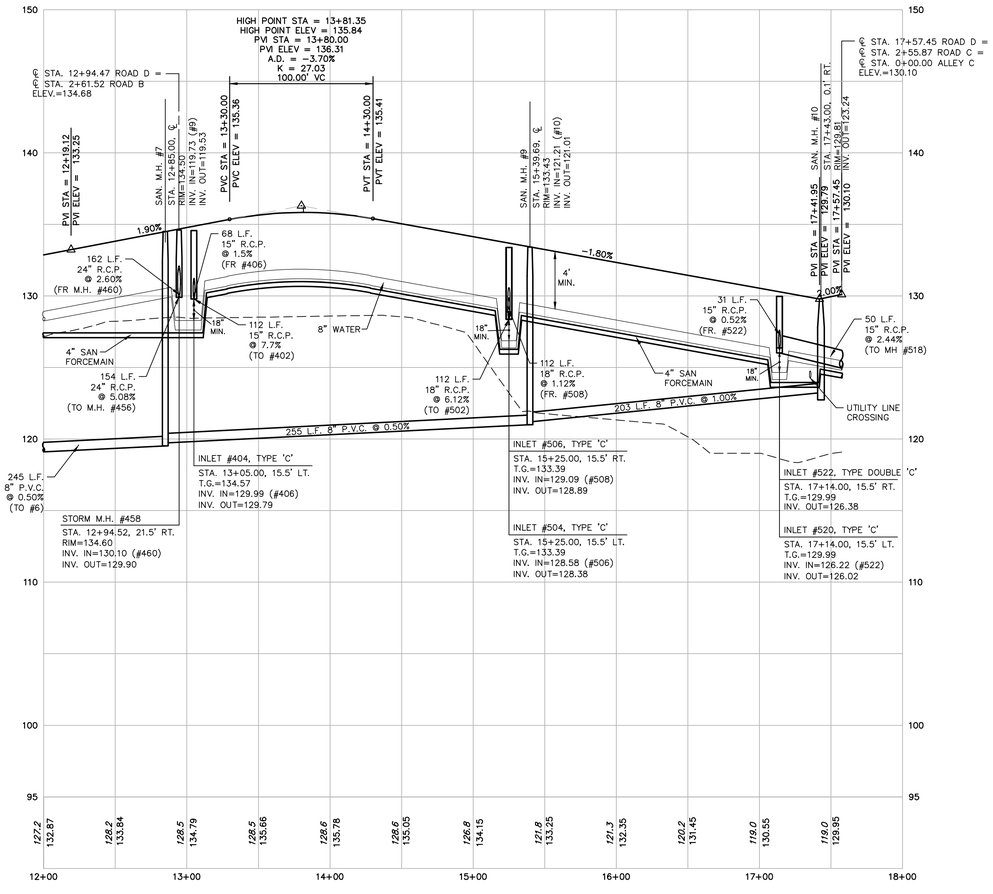
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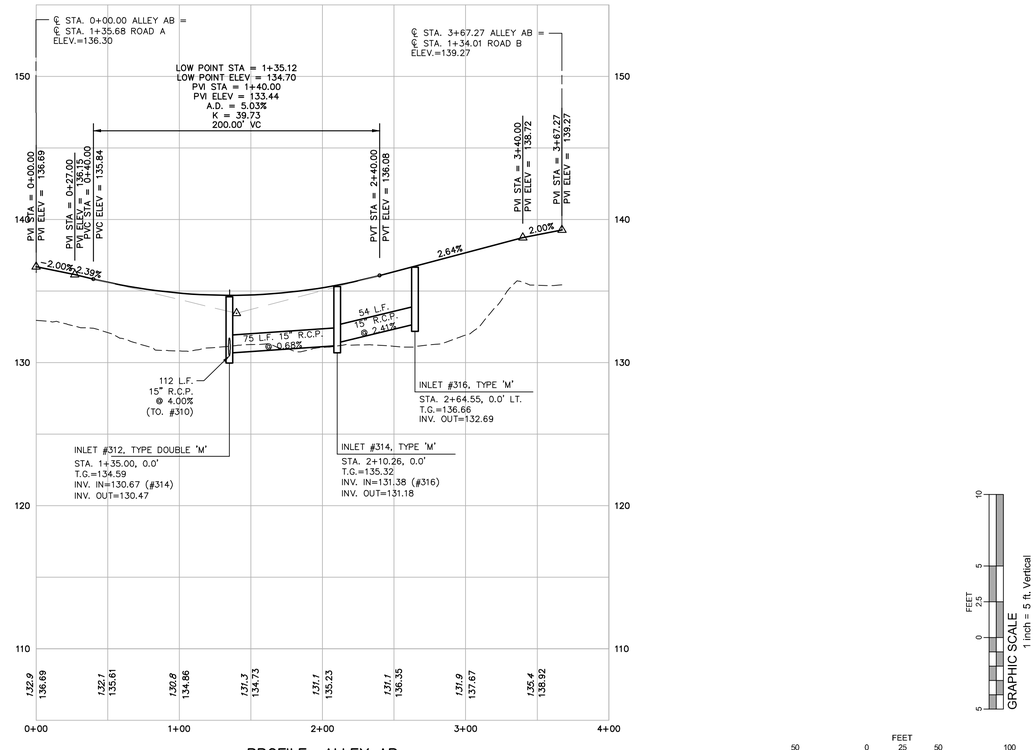
PLAN: ROAD 'D'
SCALE: 1"= 50'



PLAN: ALLEY 'AB'
SCALE: 1"= 50'



PROFILE: ROAD D
1"=50' Horizontal
1"=5' Vertical



PROFILE: ALLEY AB
1"=50' Horizontal
1"=5' Vertical

GRAPHIC SCALE
1 inch = 5 ft. Vertical
FEET 10 5 2.5 0 5

GRAPHIC SCALE
1 inch = 50 ft. Horizontal
FEET 50 0 25 50 100

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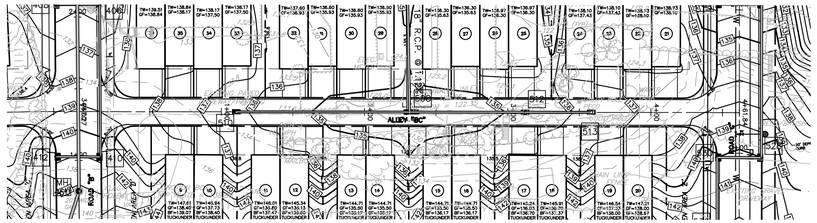
REV.	DATE:	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

PLAN AND PROFILE
ROAD D STA 12+00 TO 18+00 AND ALLEY AB

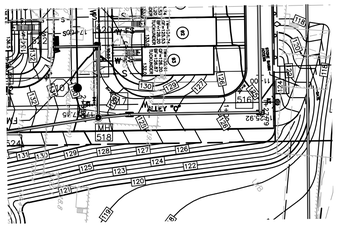
KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-08-PROF-R
REF. NO.: **SD08.03**	
SHEET NO.: **27** OF **65**	

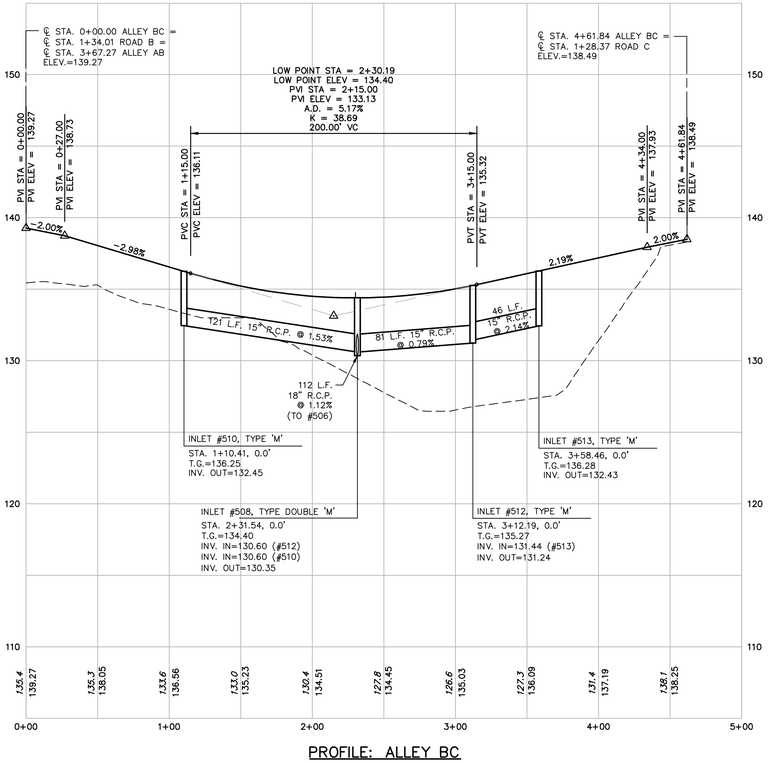
N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-08-PROF-R.DWG-Jeff Madden-9/17/2025 1:43 PM



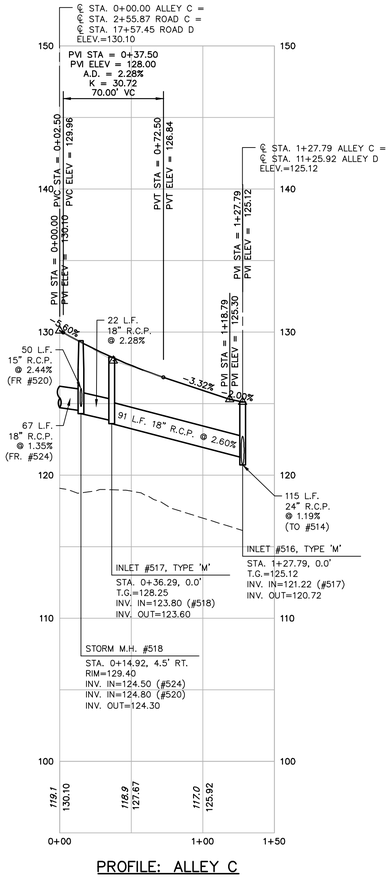
PLAN: ALLEY 'BC'
SCALE: 1"= 50'



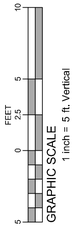
PLAN: ALLEY 'C'
SCALE: 1"= 50'

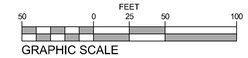


PROFILE: ALLEY BC
1"=50' Horizontal
1"=5' Vertical



PROFILE: ALLEY C
1"=50' Horizontal
1"=5' Vertical





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ENGINEER
039001
Jeffrey M. Madden

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1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

PLAN AND PROFILE
ALLEY BC AND ALLEY C

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-08-PROF-R
REF. NO.:	SD08.04
SHEET NO.:	28 OF 65

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PLAN: ALLEY 'D'

SCALE: 1"= 50'

PROFILE: ALLEY D

1"=50' Horizontal
1"=5' Vertical

GRAPHIC SCALE
1 inch = 5 ft. Vertical

GRAPHIC SCALE
1 inch = 50 ft. Horizontal

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JEFFREY M. MADDEN
ENGINEER
No. 082004

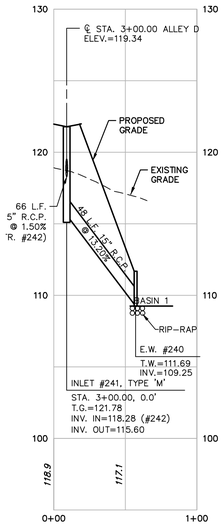
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3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

PLAN AND PROFILE
ALLEY D

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

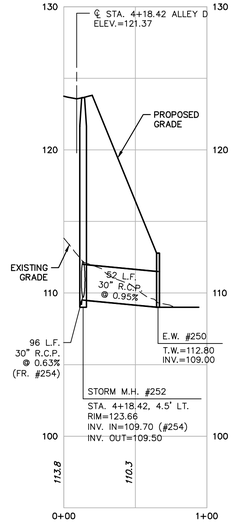
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JOB NO.: 8618	FILE NAME: 8618 S-08-PROF-R
REF. NO.:	SD08.05
SHEET NO.:	29 OF 65

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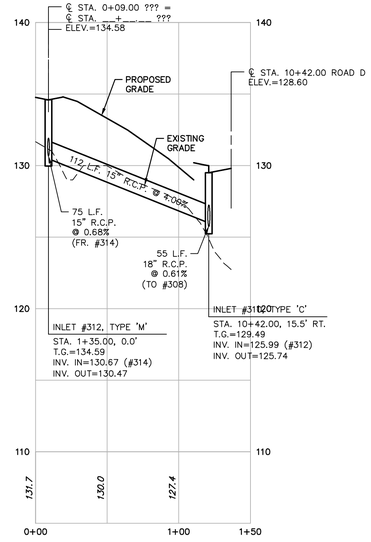
PROFILE: 241–240

1"=50' Horizontal
1"=5' Vertical



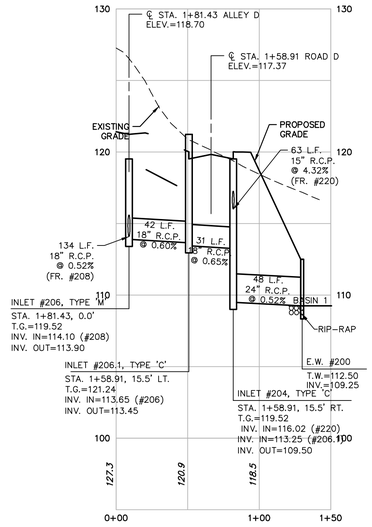
PROFILE: 252–250

1"=50' Horizontal
1"=5' Vertical



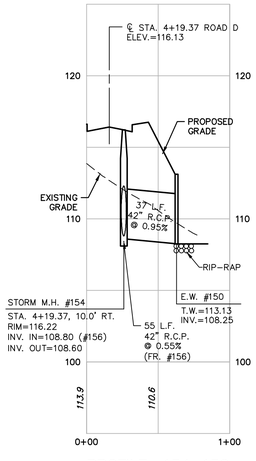
PROFILE: 312–310

1"=50' Horizontal
1"=5' Vertical



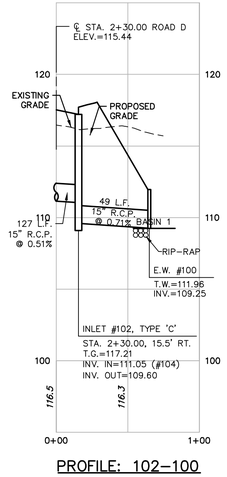
PROFILE: 206–200

1"=50' Horizontal
1"=5' Vertical



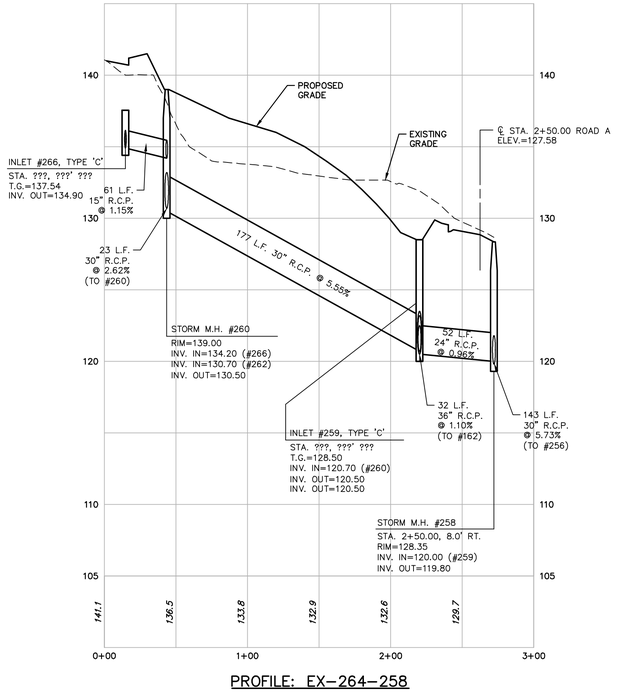
PROFILE: 154–150

1"=50' Horizontal
1"=5' Vertical



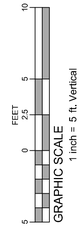
PROFILE: 102–100

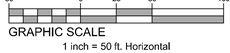
1"=50' Horizontal
1"=5' Vertical



PROFILE: EX–264–258

1"=50' Horizontal
1"=5' Vertical





GRAPHIC SCALE
1 inch = 50 ft. Horizontal

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3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

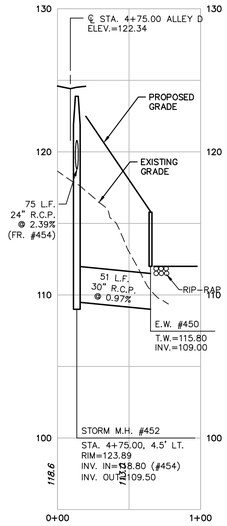
EASEMENT PROFILE

KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

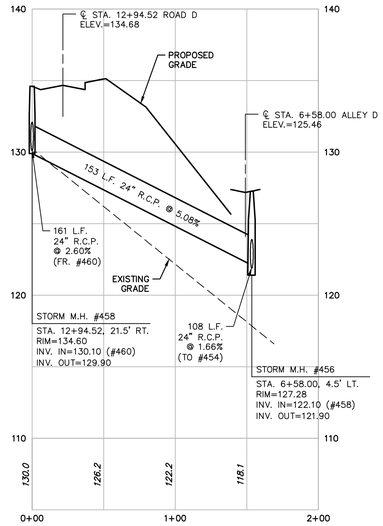
DATE: 12/6/24	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-08-PROF-R
REF. NO.:	**SD08.06**
SHEET NO.:	**30** OF **65**

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGEEP1\DRAWINGS\8618 S-08-PROF-R.DWG-Jeff Madden-9/17/2025 1:57 PM



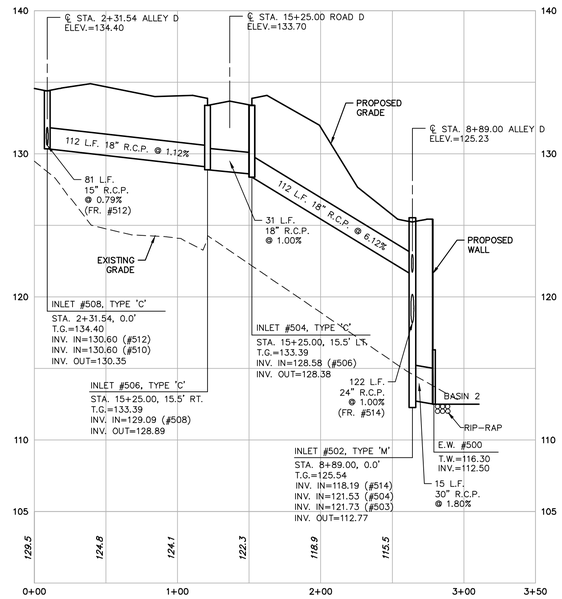
PROFILE: 452–450

1"=50' Horizontal
1"=5' Vertical



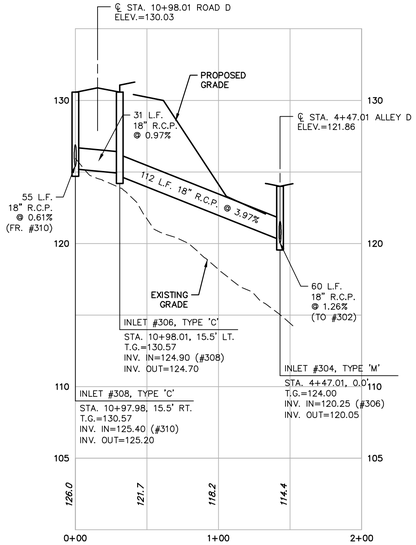
PROFILE: 458–456

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1"=5' Vertical



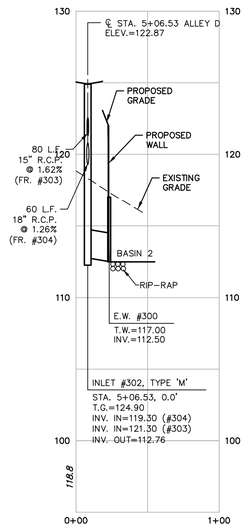
PROFILE: 508–500

1"=50' Horizontal
1"=5' Vertical



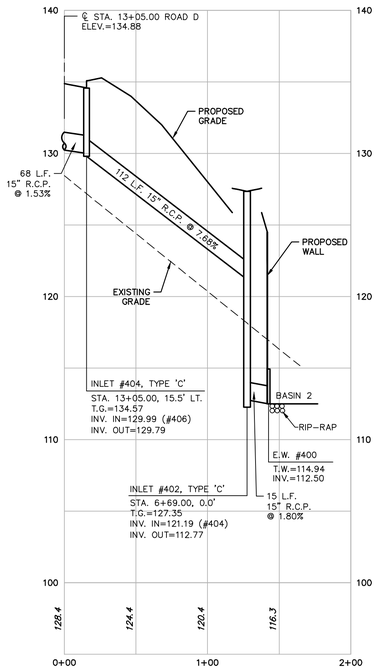
PROFILE: 308–304

1"=50' Horizontal
1"=5' Vertical



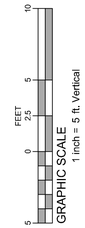
PROFILE: 302–300

1"=50' Horizontal
1"=5' Vertical



PROFILE: 404–400

1"=50' Horizontal
1"=5' Vertical



GRAPHIC SCALE
1 inch = 5 ft. Vertical



GRAPHIC SCALE
1 inch = 50 ft. Horizontal

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
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1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY M. MADDEN
ENGINEER
No. 083501
Jeff Madden

REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

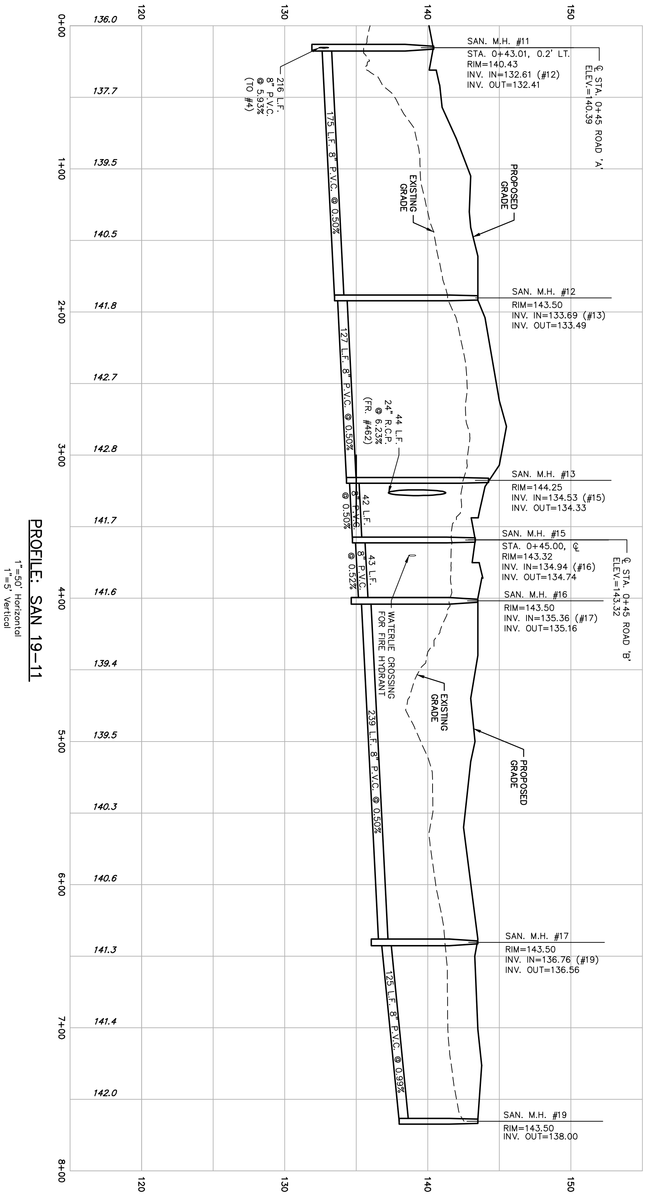
EASEMENT PROFILE

KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-08-PROF-R
REF. NO.:	SD08.07
SHEET NO.:	31 OF 65

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-08-PROF-R.DWG-Jeff Madden-9/17/2025 1:58 PM



GRAPHIC SCALE
1 inch = 50 ft. Horizontal
50 0 FEET 25 50 100

GRAPHIC SCALE
1 inch = 5 ft. Vertical
5 0 FEET 2.5 5 10

SHEET NO.: 32 OF 65
PROJECT NO.: SD08.08
JOB NO.: 8618
DESIGN: JMM
DRAWN: EJS
FILE NAME: 8618 S-08-PROF-R
DATE: 12/6/24
SCALE: AS NOTED

EASEMENT PROFILE

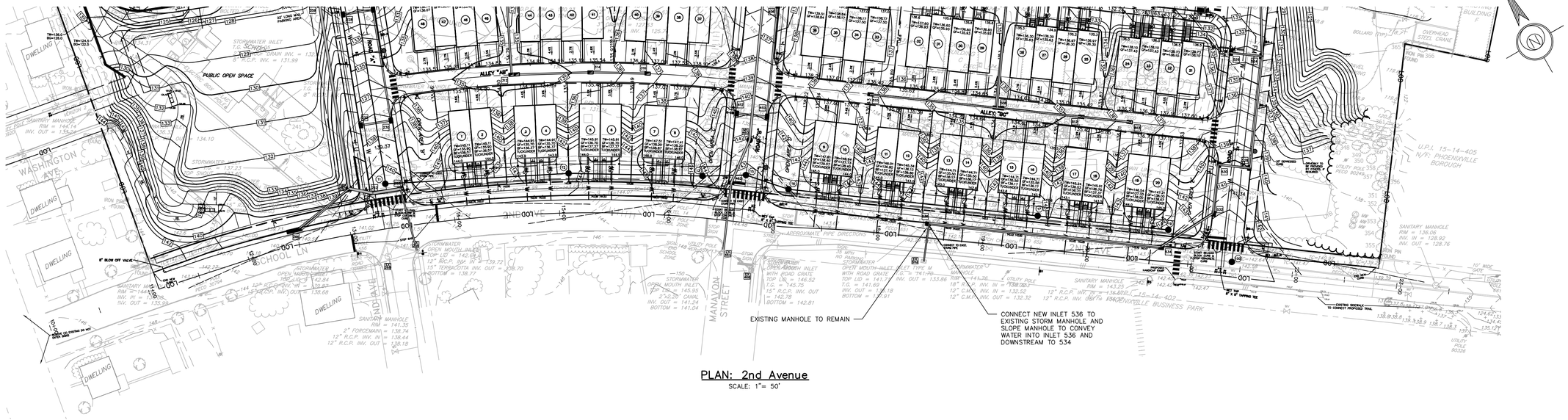
KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

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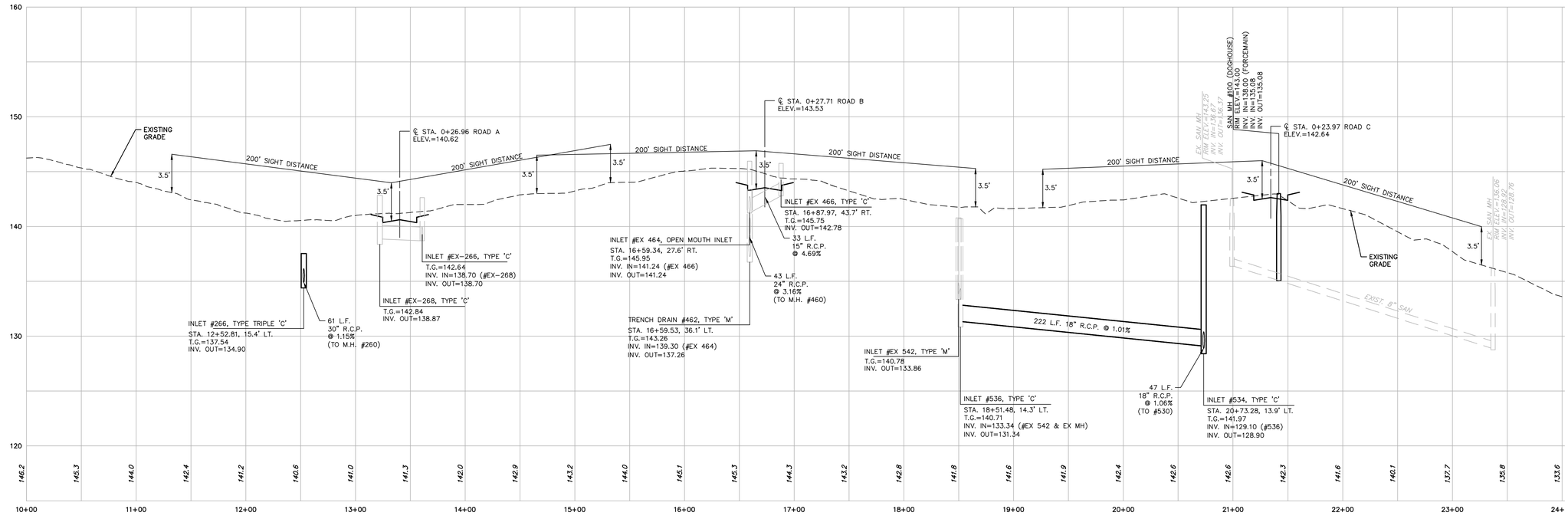
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY M. MADDEN
ENGINEER
No. PE070760



PLAN: 2nd Avenue

SCALE: 1"= 50'



PROFILE: 2nd Avenue

1"=50' Horizontal
1"=5' Vertical

FEET 10 5 0 5
GRAPHIC SCALE
1 inch = 5 ft. Vertical

FEET 50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 ft. Horizontal

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-08-PROF-OFF.DWG-Jeff Madden-9/17/2025 1:48 PM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. MADDEN 083501

Jeff Madden

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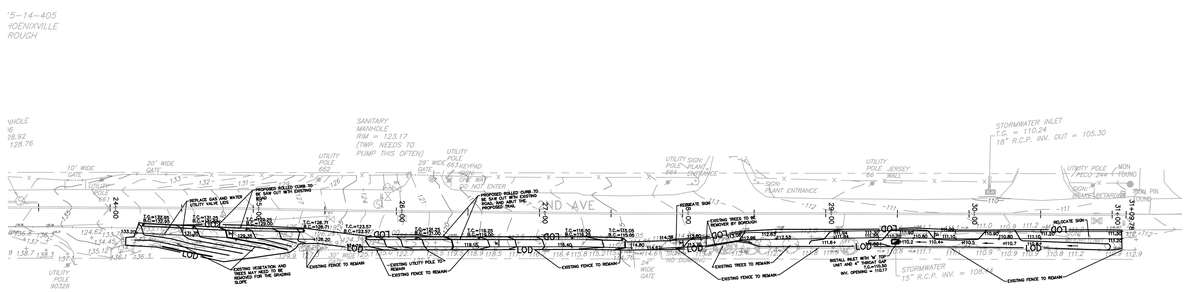
REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

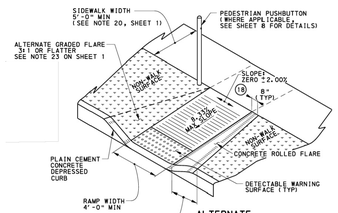
OFF-SITE PLAN AND PROFILE 2ND AVENUE STA. 10+00 TO 23+50

KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-08-PROF-OFF
REF. NO.:	**SD08.09**
SHEET NO.:	**33** OF **65**


'5-14-405
HOENIXVILLE
ROUGH
SANITARY MANHOLE RIM = 123.17 (TWP. NEEDS TO PUMP THIS OFTEN)
UTILITY POLE 962
UTILITY POLE 963 KEYPAD
UTILITY SIGN POLE-PLANT ENTRANCE
UTILITY POLE JERSEY WALL
STORMWATER INLET T.G. = 110.24 18" R.C.P. INV. OUT = 105.30
UTILITY POLE PECO 244
MON
IRON PIN
SIGN: PLANT ENTRANCE
SIGN: PRIVATE DRIVE
10' WIDE GATE
20' WIDE GATE
29' WIDE GATE
24' WIDE GATE
2ND AVE
REMOVE SIGN
RELOCATE SIGN
EXISTING TREES TO BE REMOVED BY BOROUGH
EXISTING TREES TO REMAIN
EXISTING FENCE TO REMAIN
EXISTING UTILITY POLE TO REMAIN
EXISTING VEGETATION AND TREES MAY NEED TO BE REMOVED FOR THE GRADING SLOPE
REMOVE AND RELOCATE EXISTING SIGN
REMOVE AND RELOCATE EXISTING SIGN
REMOVE AND RELOCATE EXISTING SIGN

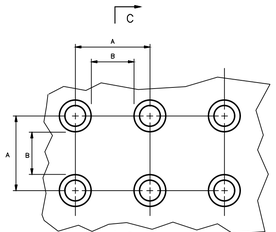


ALTERNATE
TYPE 4A
CURB RAMP
(PERPENDICULAR)

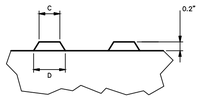
18 CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

TYPE 4A CURB RAMP DETAIL

(PERPENDICULAR)
PA–DOT RC–67M
NTS



PLAN



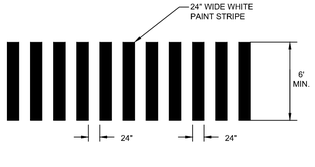
SECTION C–C

TRUNCATED DOME DIMENSIONS		
DIM	MIN	MAX
A	1.6"	2.4"
B	0.65"	1.5"
C	(1)	(1)
D	0.9"	1.4"

NOTES:
(1) THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.
(2) ALL DETECTABLE WARNING SURFACES SHALL BE BRICK RED.

DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAIL

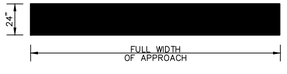
NTS
PA–DOT RC–67M



PEDESTRIAN CROSSWALK DETAIL

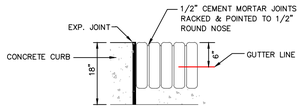
N.T.S.

NOTE:
1.CROSSWALK MARKING PATTERN / PRINT TO BE AT THE DISCRETION OF THE DEVELOPER. APPROVAL BY THE BOROUGH ENGINEER IS REQUIRED PRIOR TO CONSTRUCTION.
2. THE CROSSWALK AT ROAD A, ROAD B, AND ROAD C WITH THE INTERSECTION OF 2nd AVENUE IS TO BE 8' WIDE.



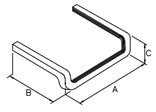
(WHITE) STOP BAR

NOT TO SCALE

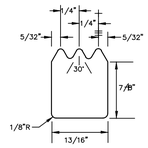


CONCRETE CURB TO BELGIAN BLOCK CURB TRANSITION DETAIL

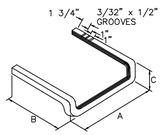
N.T.S.



PRECAST MANHOLE STEP
(TYPE #1)



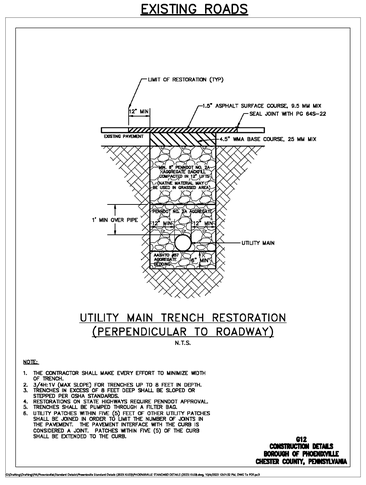
TYPICAL CROSS SECTION ON ALL STEPS



PRECAST MANHOLE STEP
(TYPE #2)

APPLICATION	DIMENSION (IN.)		
	A	B	C
PRECAST M.H. (TYPE 1)	13 3/4	10	3 3/4
PRECAST M.H. (TYPE 2)	13 3/4	11	3 3/4

EXISTING ROADS

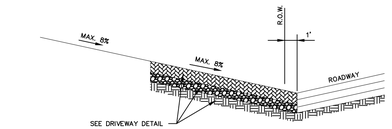


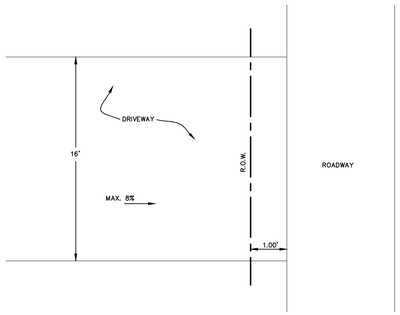
UTILITY MAIN TRENCH RESTORATION (PERPENDICULAR TO ROADWAY)

N.T.S.

NOTE:
1. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE WIDTH OF TRENCH.
2. 3/4in:1V (MAX SLOPE) FOR TRENCHES UP TO 8 FEET IN DEPTH.
3. TRENCHES IN EXCESS OF 8 FEET DEEP SHALL BE SLOPED OR STEPPED PER OSHA STANDARDS.
4. RESTORATIONS ON STATE HIGHWAYS REQUIRE PENNDOT APPROVAL.
5. TRENCHES SHALL BE PUMPED THROUGH A FILTER BAG.
6. UTILITY PATCHES WITHIN FIVE (5) FEET OF OTHER UTILITY PATCHES SHALL BE JOINED IN ORDER TO LIMIT THE NUMBER OF JOINTS IN THE PAVEMENT. THE PAVEMENT INTERFACE WITH THE CURB IS CONSIDERED A JOINT. PATCHES WITHIN FIVE (5) OF THE CURB SHALL BE EXTENDED TO THE CURB.

G12
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

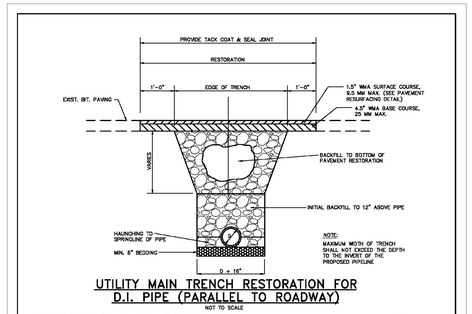




NOTE:
1. DRIVEWAY TO BE 18' WIDE AND REQUIRED GRADE WITHIN THE R.O.W. THE DRIVEWAY SHALL HAVE A MAXIMUM 8% GRADE OUTSIDE THE R.O.W.
2. ADEQUATE TURNAROUND SURFACE SHALL BE PROVIDED ON THE PROPERTY SO EGRESS TO THE STREET IS IN A FORWARD DIRECTION.
3. THE FINISHED SURFACE OF THE DRIVEWAY SLOPING TOWARD THE PUBLIC ROAD SHALL BE SHAPED SO THAT NO STORMWATER RUNOFF FROM THE PROPERTY SHALL DISCHARGE UPON THE PUBLIC R.O.W. THIS SHALL BE ACCOMPLISHED BY PROVIDING A MINIMUM CROWN OF TWO (2) INCHES AND SHAPING THE LAST TWENTY (20) FEET OF LENGTH OF THE DRIVEWAY AT THE STREET LINE SO THAT ALL SURFACE RUNOFF DISCHARGES ON THE OWNER'S PROPERTY.
4. DISCHARGE OF ROOF DRAINS OR DOWN SPOUTS ONTO A DRIVEWAY WHICH SLOPES TOWARD THE STREET SHALL NOT BE PERMITTED. NO DRAIN PIPE FROM ANY BASEMENT SUMP PUMP, FOUNDATION DRAIN, DISPOSAL FIELD, TERRACE, ROOF OR PAVEMENT SHALL BE DISCHARGED ONTO THE PUBLIC R.O.W.

DRIVEWAY APRON DETAIL

N.T.S.



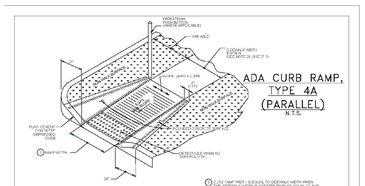
NOTE:
MAXIMUM WIDTH OF TRENCH SHALL NOT EXCEED THE DEPTH TO THE INVERT OF THE PROPOSED PIPELINE

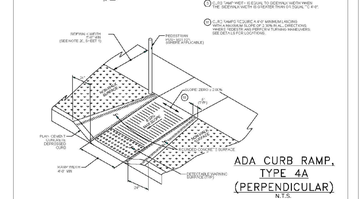
UTILITY MAIN TRENCH RESTORATION FOR D.I. PIPE (PARALLEL TO ROADWAY)

NOT TO SCALE

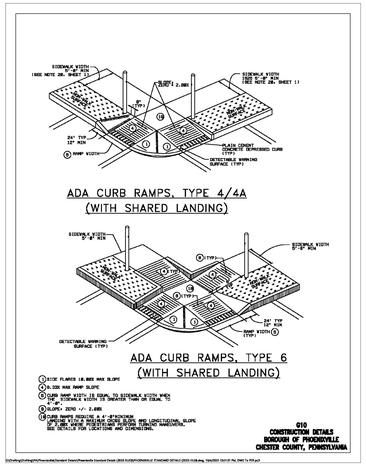
1. BEDDING AND HAUNCHING SHALL BE AASHTO NO. 57 OR PENNDOT NO. 2B AGGREGATE.
2. INITIAL BACKFILL AND BACKFILL SHALL BE PENNDOT NO. 2A OR NO. 2RC IN PAVED OR GRAVEL AREAS. SELECT BACKFILL MAY BE USED IN GRASS AREAS.
3. BACKFILL SHALL BE PLACED AND COMPACTED IN 12" LIFTS.

G14
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA





09
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

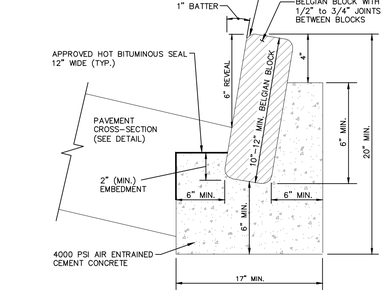


ADA CURB RAMPS, TYPE 4/4A (WITH SHARED LANDING)

ADA CURB RAMPS, TYPE 6 (WITH SHARED LANDING)

5 SIDE FLARES 10.00% MAX SLOPE
6 6.25% MAX RAMP SLOPE
7 CURB RAMP WIDTH: 36 EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS 36" OR GREATER THAN OR EQUAL TO 48".
8 SLOPE= 2(X1) +/- 2.00%
9 CURB RAMP SHALL BE DEPRESSED 8 1/2" BELOW THE CURB GRADE WITH A 6.25% MAXIMUM LONGITUDINAL SLOPE. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

010
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



VERTICAL BELGIAN BLOCK CURB

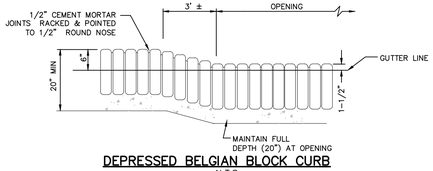
N.T.S.

NOTES:
1. ALL BLOCKS SHALL BE 4" THICK AND 5"–6" WIDE (AVG.).

2. PROVIDE 1/2" PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, TRIMMED TO CONFORM TO CURB SECTION, AT "PC" & "PT" OF CURB RETURNS AND WHERE BELGIAN BLOCK CURB MEETS CONCRETE CURB OR OTHER STRUCTURES. 30' INTERVALS ELSEWHERE.

3. THE JOINTS BETWEEN BLOCKS SHALL BE ½" – ¾" CEMENT MORTAR (1:2) JOINTS RAKED AND POINTED TO ½" NOSE.

4. PAINT SURFACE WITH AC–20 PRIOR TO PAVEMENT INSTALLATION



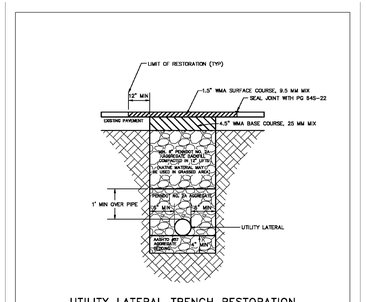
DEPRESSED BELGIAN BLOCK CURB

N.T.S.

ELEVATION

BELGIAN BLOCK CURB TRANSITION @ TYPE C INLET

N.T.S.

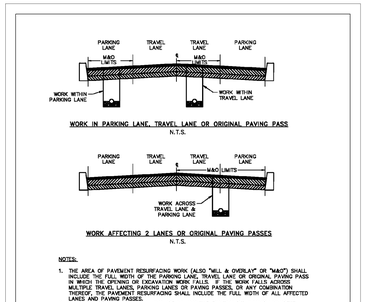


UTILITY LATERAL TRENCH RESTORATION (PERPENDICULAR TO ROADWAY)

N.T.S.

NOTE:
1. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE WIDTH OF TRENCH.
2. 3/4in:1V (MAX SLOPE) FOR TRENCHES UP TO 8 FEET IN DEPTH.
3. TRENCHES IN EXCESS OF 8 FEET DEEP SHALL BE SLOPED OR STEPPED PER OSHA STANDARDS.
4. RESTORATIONS ON STATE HIGHWAYS REQUIRE PENNDOT APPROVAL.
5. TRENCHES SHALL BE PUMPED THROUGH A FILTER BAG.
6. UTILITY PATCHES WITHIN FIVE (5) FEET OF OTHER UTILITY PATCHES SHALL BE JOINED IN ORDER TO LIMIT THE NUMBER OF JOINTS IN THE PAVEMENT. THE PAVEMENT INTERFACE WITH THE CURB IS CONSIDERED A JOINT. PATCHES WITHIN FIVE (5) OF THE CURB SHALL BE EXTENDED TO THE CURB.

G11
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



WORK IN PARKING LANE, TRAVEL LANE OR ORIGINAL PAVING PASS

N.T.S.

WORK AFFECTING 2 LANES OR ORIGINAL PAVING PASSES

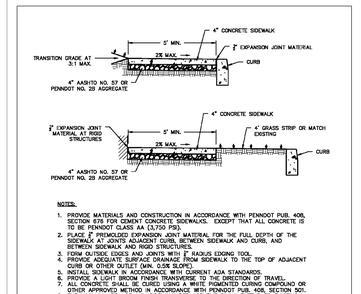
N.T.S.

NOTES:
1. THE AREA OF PAVEMENT RESURFACING WORK (ALSO "MILL & OVERLAY" OR "M&O") SHALL INCLUDE THE FULL WIDTH OF THE PARKING LANE, TRAVEL LANE OR ORIGINAL PAVING PASS IN WHICH THE EXISTING OR EXCAVATION WORK FALLS. THE WORK LIMITS ALONG THE LENGTH OF THE PARKING LANE, TRAVEL LANE OR ORIGINAL PAVING PASS SHALL BE AS DESCRIBED THEREOF. THE PAVEMENT RESURFACING SHALL INCLUDE THE FULL WIDTH OF ALL AFFECTED LANES AND PAVING PASSES.
2. PAVEMENT RESURFACING SHALL INCLUDE MILLING THE EXISTING BITUMINOUS CONCRETE PAVEMENT TO 1.5" DEPTH, PERFORMING ANY NECESSARY BASE REPAIRS, AND INSTALLING PG 64S-22 TACK COAT AND 9.5 MM MIX WEARING COURSE LAYER OF PAVEMENT (MMA SURFACE COURSE, PG 64S-22, 9.5 MM).
3. AFTER MILLING, THE EXPOSED SURFACE SHALL BE TEST ROLLED WITH A FULLY LOADED DUMP TRUCK TO IDENTIFY AREAS REQUIRING BASE REPAIRS. THE TEST ROLL SHALL BE WITNESSED BY THE BOROUGH.
4. PRIOR TO INSTALLING THE SURFACE COURSE PAVEMENT, THE EXISTING MILLED SURFACE SHALL BE SWEPT. ALL VERTICAL SURFACES (CURBS, STRUCTURES, ETC.) SHALL BE PAINTED WITH A BITUMINOUS MATERIAL (CLASS E-1a, E-1b, OR AC–7) AND A BITUMINOUS TACK COAT (CLASS AE–1) SHALL BE APPLIED TO THE EXISTING MILLED SURFACE.
5. WHEREVER THE LIMITS OF A PAVEMENT RESURFACING AREA ARE WITHIN 50 FEET OF ANOTHER SUCH AREA, PAVEMENT RESURFACING SHALL BE EXTENDED CONTINUOUSLY BETWEEN THE AREAS.
6. THE LIMITS OF THE PAVEMENT RESURFACING SHALL BE DETERMINED IN THE FIELD BY THE BOROUGH. THE BOROUGH RESERVES THE RIGHT TO ADJUST THE PAVING LIMITS IN ORDER TO MATCH SEAMS FROM PRIOR PAVING WORK OR OTHERWISE TO PRESERVE THE INTEGRITY OF THE ROAD TO THE GREATEST EXTENT PRACTICAL.

PAVEMENT RESURFACING

N.T.S.

G15
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

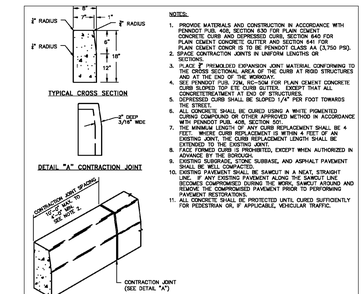


NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 676 FOR CEMENT CONCRETE SIDEWALKS. EXCEPT THAT ALL CONCRETE IS TO BE PENNDOT CLASS AA (3,750 PSI).
2. PLACE ½" PREMOLDED EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK AT JOINTS ADJACENT CURBS, BETWEEN SIDEWALK AND CURB, AND BETWEEN SIDEWALK AND RIGID STRUCTURES.
3. FORM OUTSIDE EDGES AND JOINTS WITH ½" RADIUS EDGING TOOL.
4. PROVIDE CONTRACTION SURFACE DRAINAGE FROM SIDEWALK TO THE TOP OF ADJACENT CURB OR GUTTER WITH A MIN. 2% SLOPE.
5. INSTALL SIDEWALK IN ACCORDANCE WITH CURRENT ADA STANDARDS.
6. PROVIDE A LIGHT BROOM FINISH TRANSVERSE TO THE DIRECTION OF TRAVEL.
7. ALL CONCRETE SHALL BE CURED USING A WHITE PIGMENTED CURING COMPOUND OR OTHER APPROVED METHOD IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 501.
8. THE MINIMUM AREA OF ANY SIDEWALK REPLACEMENT SHALL EXTEND TO EXISTING CONTROL JOINTS AROUND THE REPLACEMENT.
9. SIDEWALK SHALL BE WELL CONSOLIDATED, CURED SUFFICIENTLY FOR PEDESTRIAN OR, IF APPLICABLE, VEHICULAR TRAFFIC.
10. MINIMUM SIDEWALK WIDTH SHALL BE 5 FEET OR SHALL MATCH ADJOINING SIDEWALK WIDTH, IF GREATER.

CEMENT CONCRETE SIDEWALK

N.T.S.

G22.1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 630 FOR PORTLAND CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB. EXCEPT THAT PLAIN CEMENT CONCR IS TO BE PENNDOT CLASS AA (3,750 PSI).
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE ½" PREMOLDED EXPANSION JOINT MATERIAL CONFORMING TO THE CROSS SECTION OF THE CURB AT RIGID STRUCTURES AND AT THE END OF CURB RETURNS.
4. SEE PENNDOT PUB. 72M, RC–500M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP ETE CURB GUTTER. EXCEPT THAT ALL CONCRETETREATMENT AT END OF STRUCTURES.
5. DEPRESSED CURB SHALL BE SLOPED 1/4" PER FOOT TOWARDS THE GUTTER.
6. ALL CONCRETE SHALL BE CURED USING A WHITE PIGMENTED CURING COMPOUND OR OTHER APPROVED METHOD IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 501.
7. THE MINIMUM LENGTH OF ANY CURB REPLACEMENT SHALL BE 4 FEET OR SHALL EXTEND TO EXISTING JOINTS WITHIN 4 FEET OF AN EXISTING JOINT. THE CURB REPLACEMENT LENGTH SHALL BE EXTENDED TO THE EXISTING JOINT.
8. FACE FORMED CURB IS PROHIBITED, EXCEPT WHEN AUTHORIZED IN ADVANCE BY THE BOROUGH.
9. SUBGRADE, CURB BACKING, SUBBASE, AND ASPHALT PAVEMENT SHALL BE WELL COMPACTED.
10. EXISTING PAVEMENT SHALL BE SAWCUT IN A NEAT, STRAIGHT LINE. IF ANY EXISTING PAVEMENT ALONG THE SAWCUT LINE BECOMES DAMAGED DURING THE WORK, SAWCUT AROUND AND REMOVE THE DAMAGED PAVEMENT PRIOR TO PERFORMING PAVEMENT RESTORATIONS.
11. ALL CONCRETE SHALL BE PROTECTED UNTIL CURED SUFFICIENTLY FOR PEDESTRIAN OR, IF APPLICABLE, VEHICULAR TRAFFIC.

CONCRETE CURB AND ROADWAY RESTORATION

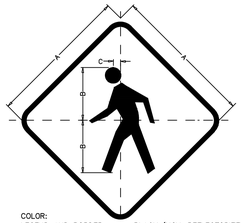
N.T.S.

01
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

JEFFREY M. MADDEN
ENGINEER
No. 035001
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL

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1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

REV.	DATE	DESCRIPTION
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER



COLOR:
LEGEND AND BORDER — BLACK (NON-REFLECTORIZED)
BACKGROUND — YELLOW (REFLECTORIZED)

SIGN SIZE	DIMENSIONS B	C	MAR-GIN	BOR-DER	BLANK STD.
30x30	13.6	1.5	0.4	0.6	B3-30

PEDESTRIAN CROSSING SIGN (W11-2)

NOT TO SCALE

NOTE:

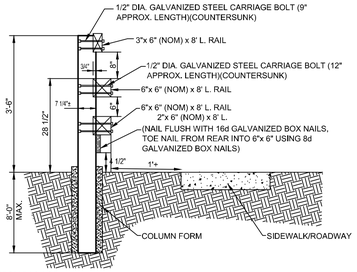
THE "PEDESTRIAN CROSSING" SIGN DETAIL SHALL BE ACCOMPANIED BY A "DIAGONAL ARROW" PLAQUE IF DIRECTLY BEFORE THE CROSSING.



(W16-7PL) (W16-7PR)

LEFT AND RIGHT DIAGONAL ARROW PLAQUE DETAIL

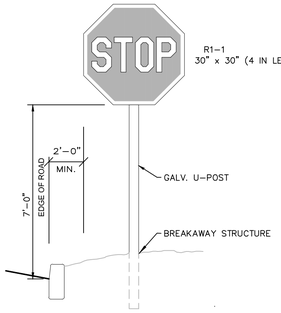
N.T.S.



DISTANCE FROM BACK OF RAIL TO FACE OF RETAINING WALL IS 5.0'.

PRESSURE TREATED TIMBER GUIDE RAIL ADJACENT TO SIDEWALK/ROADWAY (OR ALUMINUM APPROVED EQUIVALENT)

NTS



INSTALLATION, DIMENSIONS, COLORS AND DETAILS OF VARIOUS SIZE SIGNS, SHIELDS AND ACCESORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".

NOTES:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH DEPT. OF TRANSPORTATION STANDARDS.
2. THE LOCATION OF ALL PROPOSED SIGNS SHALL BE COORDINATED WITH THE LOCATION OF ALL UNDERGROUND UTILITIES.

STOP SIGN LOCATION DETAIL

N.T.S.



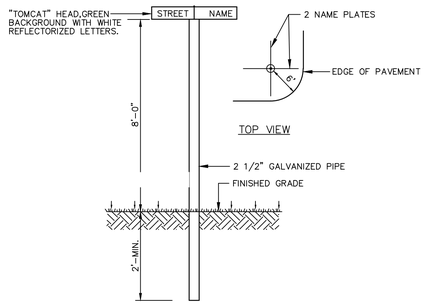
DO NOT ENTER SIGN DETAIL

N.T.S.
(R5-1)



PEDESTRIAN CROSSING AHEAD SIGN DETAIL

N.T.S.
(W11-2 & W16-9P)



STREET SIGN

N.T.S.



NO OUTLET SIGN DETAIL

N.T.S.
(W14-2)



NO PARKING SIGN DETAIL HERE TO CORNER

N.T.S.



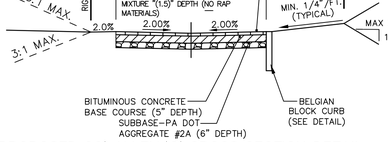
NO PARKING SIGN DETAIL BETWEEN SIGNS RIGHT

N.T.S.



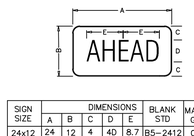
NO PARKING SIGN DETAIL BETWEEN SIGNS LEFT

N.T.S.



PROPOSED 22' ALLEY 'C' CROSS SECTION DETAIL (REVERSE CROWN)

N.T.S.



SIGN SIZE	A	B	C	D	E	BLANK STD	MAR-GIN	BOR-DER
24x12	24	12	4	4D	8.7	B5-2412	0.4	0.6
36x24	36	24	8.5	7D	15.3	B5-3624	0.6	1

AHEAD PLAQUE (W16-9P)

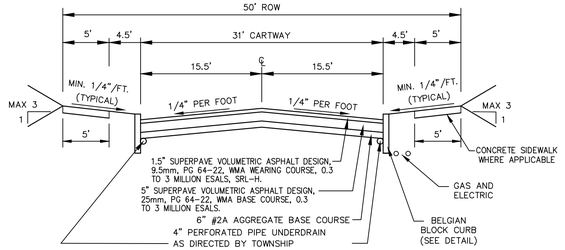
NOT TO SCALE

R2-1, 24" x 30"



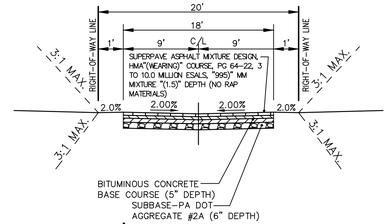
SPEED LIMIT SIGN DETAIL

N.T.S.
(R2-1)



TYPICAL ROAD CROSS-SECTION

N.T.S



PROPOSED 18' ALLEY CROSS SECTION DETAIL (REVERSE CROWN)

N.T.S.

NOTES:

1. MEASUREMENTS OF THE BASE COURSE THICKNESS ARE TO BE TAKEN FROM THE COMPACTED SUBGRADE, UNLESS OTHERWISE DIRECTED BY THE BOROUGH ENGINEER.

2. NO BASE MATERIAL SHALL BE PLACED ON A WET OR FROZEN SUBGRADE.

3. IN NO CASE SHALL THE BINDER COURSE BE APPLIED OVER A FROZEN, SATURATED OR EXCESSIVELY DIRT-LADEN BASE COURSE.

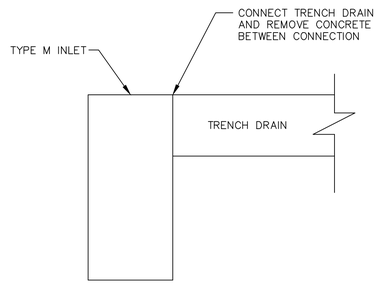
4. AFTER APPLICATION OF THE WEARING COURSE, ALL CURB, INLET, MANHOLE, ETC. JOINTS SHALL BE SEALED WITH A PENNDOT APPROVED JOINT SEALER APPLIED TO NEAT LINES WITH A MINIMUM WIDTH OF SIX (6) INCHES.

5. PRIOR TO APPLICATION OF STONE BASE COURSE, A FOUR (4) INCH PERFORATED PIPE UNDERDRAIN SHALL BE PLACED UNDER THE CURB OR AS DIRECTED BY THE TOWNSHIP ENGINEER. A TWO (2) FEET WIDE BY THREE (3) FEET DEEP TRENCH SHALL BE EXCAVATED ON BOTH SIDES OF THE ROAD UNDER THE AREA WHERE CURBING IS TO BE CONSTRUCTED. THE TRENCH SHALL BE WRAPPED WITH AN APPROVED FILTER FABRIC ON THE BOTTOM AND SIDES OF TRENCH WITH ENOUGH EXCESS TO COVER THE TOP OF THE TRENCH. A FOUR (4) INCH PERFORATED PIPE SHALL BE PLACED ON A BED OF SIX (6) INCH 2B OR THREE-QUARTER (¾) INCH CLEAN STONE, WITH A PIPE RUNNING THE ENTIRE LENGTH OF THE CURB WITH THE ENDS DISCHARGING INTO THE INLET BOXES AND BACKFILLED TO SUBGRADE WITH EIGHTEEN (18) INCH 2B OR THREE-QUARTER (¾) INCH CLEAN STONE AND COMPACTED WITH A PLATE COMPACTOR. AFTER COMPACTION, THE TOP OF THE STONE SHALL BE COMPLETELY WRAPPED WITH FABRIC AND SHALL BE LEVEL WITH THE SUBGRADE.

6. THE BASE COURSE SHALL CONSIST OF A MINIMUM OF SIX (6) INCHES OF 2A MODIFIED STONE PLACED WITH A STONE BOX OR PAVER AND ROLLED THOROUGHLY WITH A TEN (10) TON VIBRATING ROLLER.

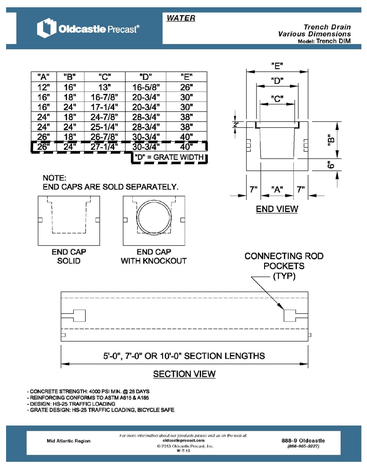
7. AFTER COMPLETION OF THE STONE BASE COURSE, THE BASE COURSE (BC) WITH A MINIMUM COMPACTED THICKNESS OF FIVE (5) INCHES, MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, LATEST EDITION, SHALL BE APPLIED OVER THE STONE BASE COURSE. IN NO CASE SHALL THE BC BE APPLIED OVER A FROZEN, SATURATED OR DIRT-LADEN BASE COURSE. THE BC MATERIAL SHALL BE PLACED WITH A PAVER AND ROLLED WITH A TEN (10) TON VIBRATING ROLLER. ALL AREAS AROUND INLETS, MANHOLES AND OTHER CASTINGS THAT CANNOT BE REACHED BY A VIBRATING ROLLER SHALL BE COMPACTED WITH A MECHANICAL TAMPER OR WHACKER.

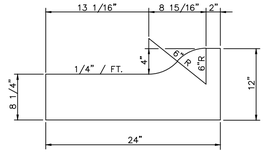
8. AFTER PROPER CLEANING, REPAIRING AND PREPARATION OF THE BINDER COURSE, AS DIRECTED BY THE TOWNSHIP ENGINEER, A TACK COAT SHALL BE APPLIED TO THE BINDER COURSE PRIOR TO PLACING THE WEARING COURSE. THE TACK COAT WILL CONSIST OF MATERIALS MEETING THE SPECIFICATIONS OF PENNDOT PUBLICATION 408, LATEST EDITION, SECTION 460. THE WEARING COURSE SHALL HAVE A MINIMUM COMPACTED THICKNESS OF ONE AND ONE/HALF INCHES (1-1/2"), AND SHALL CONFORM TO THE SPECIFICATION OF PENNDOT PUBLICATION 408, LATEST EDITION, SECTION 460.



TRENCH DRAIN AND INLET CONNECTION

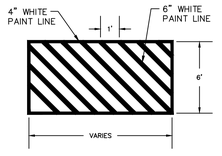
N.T.S





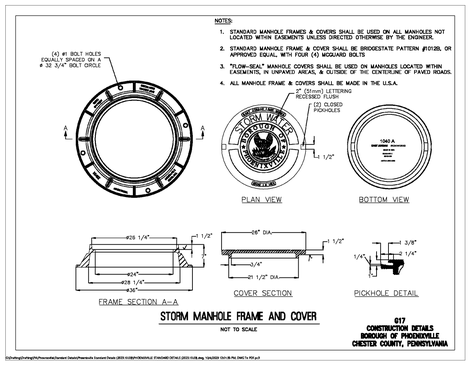
ROLL CURB DETAIL

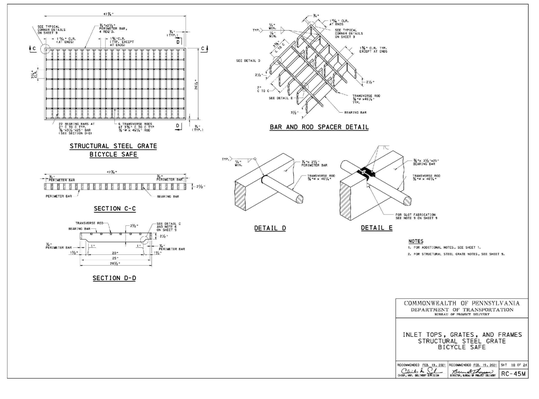
N.T.S



GORE STRIPING DETAIL

N.T.S





MANHOLE AND INLET COVERS – DRAINS TO WATERWAYS – OR USE APPROVED EQUAL

N.T.S

NOTE:
1. ALL STORM INLETS SHALL HAVE "DRAINS TO WATERWAY" LETTERING CAST INTO THE TOP UNIT

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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ENGINEER — JEFFREY M. MADDEN

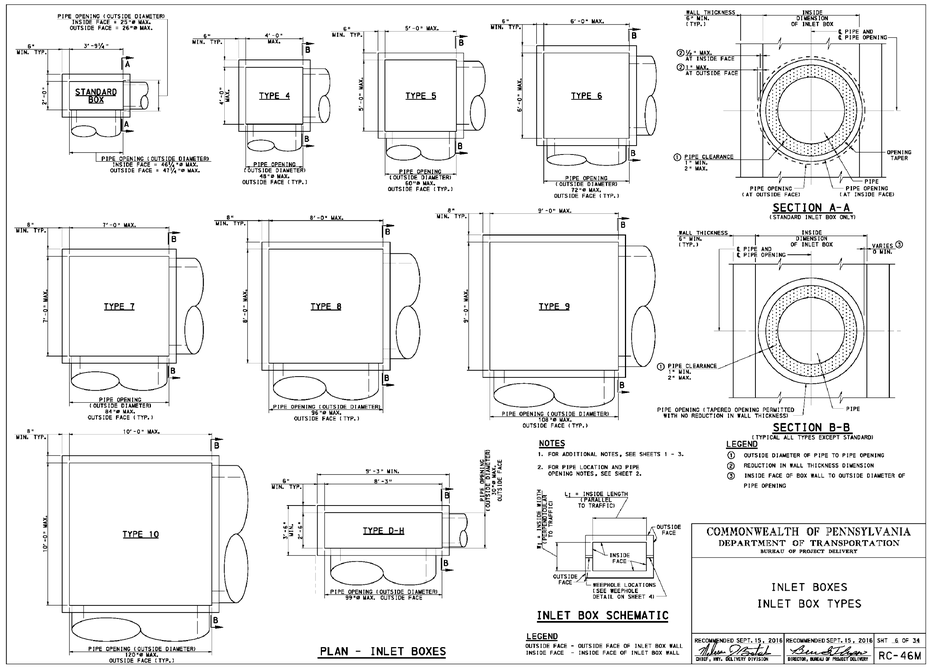
REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

CONSTRUCTION DETAILS

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: LJP	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-09-DETAIL-CONST
REF. NO.: SD09.02	
SHEET NO.: 36 OF 65	

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-09-DETAIL-CONST.DWG - Jeff Madden - 9/17/2025, 1:50 PM



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF PROJECT DELIVERY

INLET BOXES
INLET BOX TYPES

RECOMMENDED SEPT. 15, 2016	RECOMMENDED SEPT. 15, 2016	SHT .6 OF 34
CHIEF, PRT. DELIVERY DIVISION	DIRECTOR, BUREAU OF PROJECT DELIVERY	RC-46M

GENERAL NOTES:

1. DESIGN SPECIFICATIONS AND REQUIREMENTS:
   - AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS AND AS SUPPLEMENTED BY THE DESIGN MANUAL, PART 4, STRUCTURES.
   - DESIGN IS IN ACCORDANCE WITH THE LOAD AND RESISTANCE FACTOR DESIGN METHOD (LRFD).
   - INLET BOXES ARE DESIGNED FOR AN ALLOWABLE FOUNDATION PRESSURE EQUAL TO 2.0 TONS/SQ. FT. AT THE SERVICE LIMIT STATE.
2. CONSTRUCTION SPECIFICATIONS:
   - PROVIDE MATERIALS AND PERFORM WORK IN ACCORDANCE WITH THE CURRENT VERSION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408 AND THE CONTRACT SPECIAL PROVISIONS.
3. SHOP DRAWINGS FOR INLET BOXES, TOP SLABS, AND TRANSITION SLABS ARE NOT REQUIRED IF THE ITEM IS CONSTRUCTED/FABRICATED IN ACCORDANCE WITH THIS STANDARD.
4. THIS STANDARD DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. FOR DEVIATIONS OR MODIFICATIONS OF THE STANDARDS, SUBMIT SHOP DRAWINGS TO THE BUREAU OF PROJECT DELIVERY, HIGHWAY DELIVERY DIVISION CHIEF FOR REVIEW AND ACCEPTANCE.
5. THE DESIGNER IS RESPONSIBLE FOR DETERMINING THE TYPE OF INLET BOX REQUIRED AT EACH LOCATION. THE DESIGNER IS RESPONSIBLE FOR THE APPLICATION OF NOTES A AND B ON SHEET 5 FOR ADDITIONAL INFORMATION. THE DESIGNER IS ALSO RESPONSIBLE TO DETERMINE THE REQUIRED PAY ITEM FOR THE INSTALLATION BASED ON THE OVERALL INSTALLATION HEIGHT.
6. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY, UNLESS OTHERWISE INDICATED ON THE CONTRACT DOCUMENTS.
7. THE SIZE OF THE INLET TOP UNITS, PER RC-45M, ARE BASED ON THE MINIMUM DIMENSIONS INDICATED FOR THE STANDARD INLET BOX.
8. MINIMUM PIPE DIAMETERS (INSIDE):
   - FILL HEIGHT LESS THAN OR EQUAL TO 25': 18" FOR CIRCULAR PIPE (OR EQUIVALENT SIZE PIPE ARCH)
   - FILL HEIGHTS GREATER THAN 25': 24"
9. INSIDE INLET BOX DIMENSIONS ARE BASED ON PROVIDING A PIPE OPENING TO ACCOMMODATE A CIRCULAR PIPE TO A MAXIMUM 90° (1/4) SKEW. IF A LARGER PIPE SKEW IS REQUIRED, THE DESIGNER IS RESPONSIBLE FOR PROVIDING DESIGN AND DETAILS IN ACCORDANCE WITH PENNDOT REQUIREMENTS.
10. INLETS THAT EXCEED THE MAXIMUM HEIGHT INDICATED REQUIRE SPECIAL DESIGN AND DETAILS. DESIGNER IS RESPONSIBLE FOR PROVIDING DESIGN AND DETAILS IN ACCORDANCE WITH PENNDOT REQUIREMENTS.
11. SHOW ORIENTATION OF INLET BOXES ON THE CONTRACT DRAWINGS.
12. THE TOP SLAB IS NOT PERMITTED TO BE POURED MONOLITHICALLY WITH THE ADJACENT BOX SECTIONS.
13. PROVIDE 2" DIAMETER WEEPHOLES IN THE WALLS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 10'-0".
   - VERTICAL PLACEMENT: 5'-0" MAXIMUM SPACING
   - HORIZONTAL PLACEMENT: PLACE WEEPHOLES IN THE SIDE WALLS THAT ARE PERPENDICULAR TO TRAFFIC.
   - LOCATE WEEPHOLES A MINIMUM OF 6" FROM PIPE OPENINGS OR JOINTS.
   - LOCATE WEEPHOLES A MINIMUM OF 1'-0" ABOVE OUTLET PIPE INVERT.
14. PROVIDE MANHOLE STEPS WHEN THE DEPTH BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF BOTTOM SLAB ELEVATION IS GREATER THAN 5'-0". LOCATE THE TOP STEP 6" MINIMUM BELOW THE TOP OF THE INLET BOX. SHALLOW INLET BOXES WITH A DEPTH LESS THAN 5'-0" ARE NOT GREATER THAN 16" IN DEPTH. FOR THESE SHALLOW INLETS, STEP FORMERS ARE ACCEPTABLE AND DO NOT REQUIRE PATCHING. FOR DETAILS, REFER TO RC-39M.
15. IF A REQUIRED DETAIL IS NOT FOUND IN THIS STANDARD OR ON THE CONTRACT DRAWINGS A SPECIAL SUBMISSION REQUESTING ACCEPTANCE FOR SPECIFIC DETAILS MUST BE MADE TO THE BUREAU OF PROJECT DELIVERY, HIGHWAY DELIVERY DIVISION CHIEF.
16. FOR INLET TOPS, GRATES, GRADE ADJUSTMENT RINGS AND FRAMES, REFER TO RC-45M.

MATERIAL NOTES:

1. PROVIDE THE FOLLOWING CONCRETE CLASSES:
   - CAST-IN-PLACE: A CEMENT CONCRETE (DESIGN COMPRESSIVE STRENGTH, f'c = 3,000 PSI)
   - PRECAST: CLASS 4A CEMENT CONCRETE, MODIFIED (DESIGN COMPRESSIVE STRENGTH , f'c = 4,000 PSI)
2. A HIGHER STRENGTH OF CONCRETE MAY BE SUBSTITUTED FOR A LOWER STRENGTH OF CONCRETE AT NO ADDITIONAL COST TO THE DEPARTMENT. SUBMIT MIX DESIGN TO THE DEPARTMENT FOR REVIEW AND ACCEPTANCE.
3. REINFORCEMENT STEEL:
   - PROVIDE GRADE 60 DEFORMED REINFORCEMENT BARS THAT MEET THE REQUIREMENTS OF ASTM A615 OR A706. DO NOT WELD REINFORCEMENT BARS WITHOUT A PENNDOT APPROVED WELDING PROCEDURE.
   - PROVIDE MINIMUM LAP AND EMBEDMENT LENGTH FOR REINFORCING BARS OF 30 DIAMETERS OR IN ACCORDANCE WITH THE CURRENT AASHTO SPECIFICATIONS AS MODIFIED BY THE DESIGN MANUAL PART 4, WHICHEVER IS GREATER. (REFER TO TABLE ON SHEET 3)
   - BAR SPACING:
     - MINIMUM SPACING = 4"
     - MAXIMUM SPACING = 1'-0" OR 1.5 MEMBER THICKNESS
   - PERMITTED BAR SIZES#
     - INLET BOXES#: #3, #4, #5, #6.
     - FLARED-END SIZES ARE PERMITTED IN THE TOP SLABS AND TRANSITION SLABS.
   - MINIMUM AREA OF STEEL REQUIREMENTS FOR REINFORCEMENT BARS#
     - WALLS = 0.12 in²/ft EACH WAY
     - BOTTOM SLABS
       - TOP MAT = 0.20 in²/ft EACH WAY
       - BOTTOM MAT = 0.20 in²/ft EACH WAY
4. WELDED WIRE FABRIC (WWF):
   - PROVIDE GRADE 60 PLAIN WELDED WIRE FABRIC THAT MEET THE REQUIREMENTS OF ASTM A185 OR GRADE 70 DEFORMED WELDED WIRE FABRIC THAT MEET THE REQUIREMENTS OF ASTM A497.
   - ALL WELDED WIRE FABRIC SHOWN IS SOFT CONVERTED METRIC SIZES.
   - PROVIDE MINIMUM LAP SPLICES FOR WELDED WIRE FABRIC EQUAL TO THE LARGER OF 12" OR 2 SPACINGS OR 12".
   - WIRE SPACINGS:
     - MINIMUM SPACING = 2"
     - MAXIMUM SPACING = 1'-0" OR 1.5 MEMBER THICKNESS
   - PERMITTED WIRE SIZES#
     - MINIMUM WIRE SIZE = W4 (D4)
     - MAXIMUM WIRE SIZE = W20 (D20)
     - WWF IS PERMITTED IN THE CAST-IN-PLACE INLET BOXES.
     - WWF IS NOT PERMITTED IN THE TOP SLABS AND TRANSITION SLABS.
   - MINIMUM AREA OF STEEL REQUIREMENTS FOR WWF#
     - WALLS = 0.12 in²/ft EACH WAY
     - BOTTOM SLABS
       - TOP MAT = 0.20 in²/ft EACH WAY
       - BOTTOM MAT = 0.20 in²/ft EACH WAY
5. NON-SHRINK GROUT
   - PROVIDE NON-SHRINK GROUT IN ACCORDANCE WITH PUBLICATION 408, SECTION 1001.2(d).
6. EPOXY BONDING COMPOUND
   - PROVIDE EPOXY BONDING COMPOUND IN ACCORDANCE WITH PUBLICATION 408, SECTION 706.1.
7. MORTAR
   - PROVIDE MORTAR IN ACCORDANCE WITH PUBLICATION 408, SECTION 705.7(b).
8. CAULKING COMPOUND
   - PROVIDE CAULKING COMPOUND IN ACCORDANCE WITH PUBLICATION 408, SECTION 705.8(d).
9. GASKETS#
   - PROVIDE GASKETS IN ACCORDANCE WITH PUBLICATION 408, SECTION 705.5(b).
10. MANHOLE STEPS#
    - PROVIDE MANHOLE STEPS IN ACCORDANCE WITH PUBLICATION 408, SECTION 605.2(c).
11. SUBBASE MATERIAL AND PREPARATION
    - PROVIDE NO. 2A COARSE AGGREGATE IN ACCORDANCE WITH PUBLICATION 408, SECTION 703.2 AND COMPACT IN ACCORDANCE WITH PUBLICATION 408, SECTION 350.3(e).
    - PLACE AND COMPACT IN 4" MAXIMUM LAYERS.
    - PROVIDE A 1'-0" MINIMUM DEPTH.

FIELD CONSTRUCTION NOTES:

1. CONSTRUCT OR PLACE INLET BOXES LEVEL, UNLESS OTHERWISE INDICATED OR DIRECTED.
2. CONSTRUCT OR PLACE INLET BOXES ON A SUBBASE CONSTRUCTED OF COMPACTED NO. 2A COARSE AGGREGATE, PL. PLACE AND COMPACT IN 4" LAYERS TO PROVIDE A 1'-0" MINIMUM DEPTH.
3. LOCATE PIPE OR PIPES AS INDICATED OR DIRECTED.
4. CONNECT PIPES TO INLET BOXES WITH MORTAR OR WATERTIGHT RUBBER FLEXIBLE CONNECTORS.
5. FORM BOTTOM OF INLET, USING CLASS A CEMENT CONCRETE, TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. PROVIDE #4 REINFORCEMENT BARS SPACED AT 12" CENTER TO CENTER MAXIMUM WHEN THE THICKNESS EXCEEDS 3".
6. BACKFILL EXCAVATED SPACES AROUND THE STRUCTURE WITH ACCEPTABLE EMBANKMENT MATERIAL.
7. THE FOLLOWING ITEMS ARE INCIDENTAL TO THE COST OF THE INLET BOX PAY ITEM: EXCAVATION, COMPACTED NO. 2A COARSE AGGREGATE, INLET BOX, CLASS A CEMENT CONCRETE TO CHANNEL FLOW, TRANSITION SLAB, TOP SLAB, BACKFILL AND ANY OTHER MISCELLANEOUS ITEMS REQUIRED FOR THE CONSTRUCTION OF THE INLET BOX.

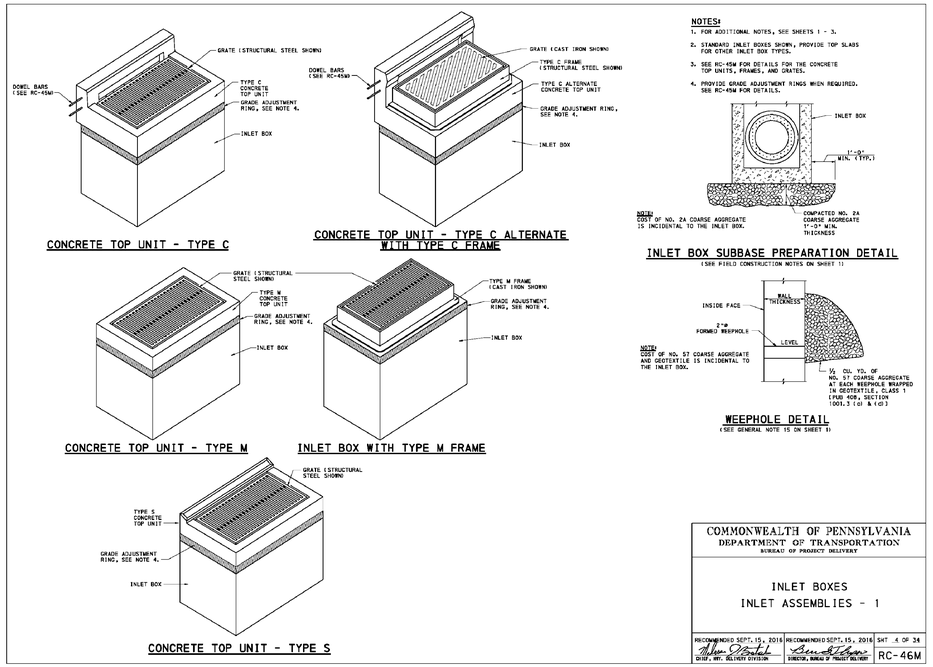
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34	MISCELLANEOUS DETAILS

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DEPARTMENT OF TRANSPORTATION
BUREAU OF PROJECT DELIVERY

INLET BOXES
GENERAL NOTES - 1

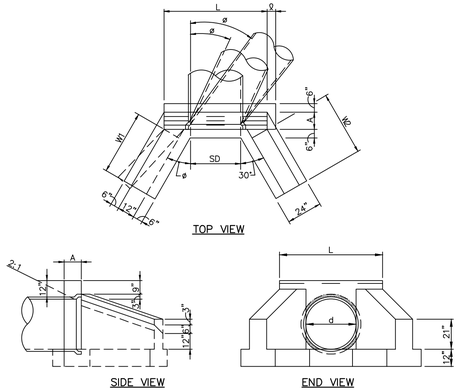
RECOMMENDED SEPT. 15, 2016	RECOMMENDED SEPT. 15, 2016	SHT .1 OF 34
CHIEF, PRT. DELIVERY DIVISION	DIRECTOR, BUREAU OF PROJECT DELIVERY	RC-46M



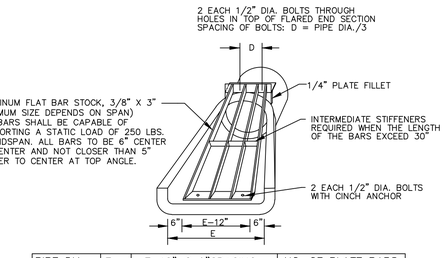
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
BUREAU OF PROJECT DELIVERY

INLET BOXES
INLET ASSEMBLIES - 1

RECOMMENDED SEPT. 15, 2016	RECOMMENDED SEPT. 15, 2016	SHT .4 OF 34
CHIEF, PRT. DELIVERY DIVISION	DIRECTOR, BUREAU OF PROJECT DELIVERY	RC-46M



TYPE D-W ENDWALL
(SEE TABLE 'A' FOR DIMENSIONS NOT INCLUDED)
N.T.S.



PIPE DIA.	E	E-12" @ 6"SPACING	NO. OF PLATE BARS
FES 304-18"	29"	17" @ 6"SPACING	4
FES 110-15"	24"	12" @ 6"SPACING	3

CHILD-PROOF GRATE DETAIL
FOR FLARED-END SECTION
N.T.S.

NOTE
STORM MANHOLE FRAME AND COVER TO BE NEENAH #R-1557 OR APPROVED EQUAL.

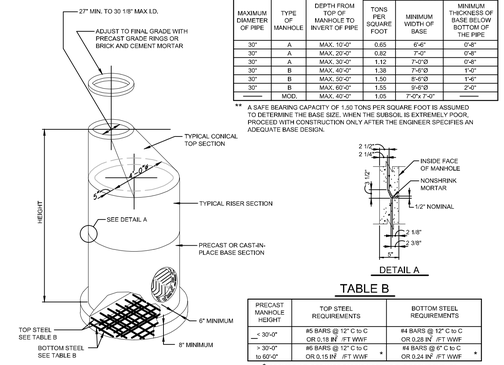


TABLE A
BASE SLAB DIMENSIONS

MAXIMUM DIAMETER OF PIPE	TYPE OF MANHOLE	DEPTH FROM TOP OF MANHOLE TO INVERT OF PIPE	AS DESIGNED ** TONS PER SQUARE FOOT	AS DESIGNED ** MINIMUM WIDTH OF BASE	AS DESIGNED ** MINIMUM THICKNESS OF BASE BELOW BOTTOM OF THE PIPE
30"	A	MAX. 10'-0"	0.65	6'-6"	0'-8"
30"	A	MAX. 20'-0"	0.82	7'-0"	0'-8"
30"	A	MAX. 30'-0"	1.12	7'-6"0	0'-8"
30"	B	MAX. 40'-0"	1.38	7'-6"0	1'-0"
30"	B	MAX. 50'-0"	1.50	8'-0"0	1'-0"
30"	B	MAX. 60'-0"	1.55	9'-6"0	2'-0"
MOD.	MOD.	MAX. 40'-0"	1.05	7'-0"x 7'-0"	

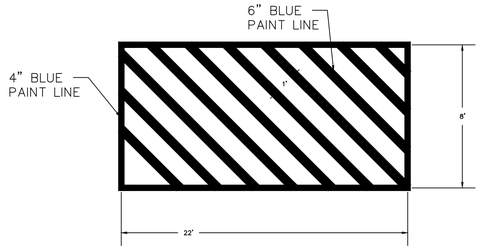
** A SAFE BEARING CAPACITY OF 1.50 TONS PER SQUARE FOOT IS ASSUMED TO DETERMINE THE BASE SIZE. WHEN THE SUBSOIL IS EXTREMELY POOR, PROCEED WITH CONSTRUCTION ONLY AFTER THE ENGINEER SPECIFIES AN ADEQUATE BASE DESIGN.

TABLE B

PRECAST MANHOLE HEIGHT	TOP STEEL REQUIREMENTS	BOTTOM STEEL REQUIREMENTS
< 30'-0"	#5 BARS @ 12" C to C OR 0.18 IN² /FT WWF	#4 BARS @ 12" C to C OR 0.28 IN² /FT WWF
> 30'-0" to 60'-0"	#6 BARS @ 12" C to C OR 0.15 IN² /FT WWF *	#4 BARS @ 6" C to C OR 0.24 IN² /FT WWF *

* PROVIDE WELDED WIRE FABRIC MEETING THE REQUIREMENTS OF PUBLICATION 408 SPECIFICATIONS, SECTION 709.3

NOTE:
ALL MANHOLES IN NON-PAVED AREAS TO UTILIZE BOLTED COVER.
STORM MANHOLE DETAIL
N.T.S.



MAIL DELIVERY- PAINTED AREA (NO PARKING)
NOT TO SCALE

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REGISTERED PROFESSIONAL
JEFFREY M. MADDEN
ENGINEER
078332
Jeff Madden

REV.	DATE	DESCRIPTION
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER

CONSTRUCTION DETAILS

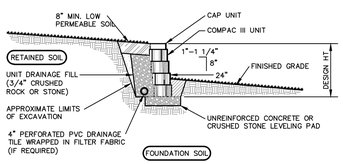
KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: LJP	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-09-DETAIL-CONST

REF. NO.: SD09.03

SHEET NO.: 37 OF 65

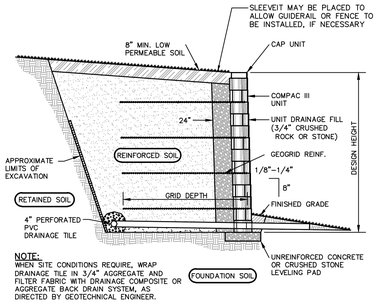
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TYPICAL GRAVITY WALL SECTION

COMPAC III UNIT – 1" SETBACK

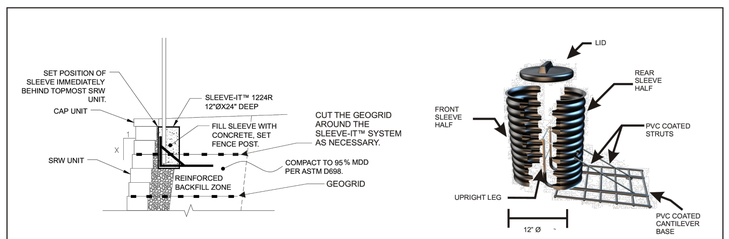
"NOTE TO CONTRACTOR REGARDING RETAINING WALLS/STRUCTURES DEPICTED HEREON OR REQUIRED AS A RESULT OF FIELD CONDITIONS: INFORMATION SUPPLIED ON THESE PLANS SHALL BE USED TO ESTABLISH THE GENERAL DIMENSIONS, LOCATIONS AND PURPOSE OF RETAINING WALLS/STRUCTURES ONLY. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL CONFIRM ALL FIELD CONDITIONS, INCLUDING, BUT NOT LIMITED TO LOCATION, TOPOGRAPHY, AND SOIL CONDITIONS. THE CONTRACTOR SHALL ALSO CONSULT WITH THE OWNER AS TO THE TYPE OF RETAINING WALL/STRUCTURE TO BE INSTALLED INCLUDING ALL RELEVANT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO MATERIAL PROVIDER, FINISH, COLOR, APPURTENANCES, ADDITIONAL DRAINAGE, BACKFILL, CONSTRUCTION SEQUENCE, LOADING REQUIREMENT ETC. THE CONTRACTOR SHALL ENGAGE AN APPROPRIATELY LICENSED PROFESSIONAL TO PREPARE A DETAILED DESIGN OF THE RETAINING WALL/STRUCTURE IN ACCORDANCE WITH AND AS DICTATED BY ALL APPLICABLE CODES AND ORDINANCES AND OBTAIN ALL NECESSARY PERMITS, APPROVALS AND INSPECTIONS RELATED THERETO." FENCE TO BE ADDED WHERE RETAINING WALL IS HIGHER THAN 30"
NOTE: WALL STYLE, FINISH, AND COLOR SHALL BE COORDINATED WITH PROPOSED BUILDING ARCHITECTURE.



TYPICAL REINFORCED WALL SECTION

COMPAC III UNIT – NEAR VERTICAL SETBACK

"NOTE TO CONTRACTOR REGARDING RETAINING WALLS/STRUCTURES DEPICTED HEREON OR REQUIRED AS A RESULT OF FIELD CONDITIONS: INFORMATION SUPPLIED ON THESE PLANS SHALL BE USED TO ESTABLISH THE GENERAL DIMENSIONS, LOCATIONS AND PURPOSE OF RETAINING WALLS/STRUCTURES ONLY. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL CONFIRM ALL FIELD CONDITIONS, INCLUDING, BUT NOT LIMITED TO LOCATION, TOPOGRAPHY, AND SOIL CONDITIONS. THE CONTRACTOR SHALL ALSO CONSULT WITH THE OWNER AS TO THE TYPE OF RETAINING WALL/STRUCTURE TO BE INSTALLED INCLUDING ALL RELEVANT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO MATERIAL PROVIDER, FINISH, COLOR, APPURTENANCES, ADDITIONAL DRAINAGE, BACKFILL, CONSTRUCTION SEQUENCE, LOADING REQUIREMENT ETC. THE CONTRACTOR SHALL ENGAGE AN APPROPRIATELY LICENSED PROFESSIONAL TO PREPARE A DETAILED DESIGN OF THE RETAINING WALL/STRUCTURE IN ACCORDANCE WITH AND AS DICTATED BY ALL APPLICABLE CODES AND ORDINANCES AND OBTAIN ALL NECESSARY PERMITS, APPROVALS AND INSPECTIONS RELATED THERETO." FENCE TO BE ADDED WHERE RETAINING WALL IS HIGHER THAN 30"
NOTE: WALL STYLE, FINISH, AND COLOR SHALL BE COORDINATED WITH PROPOSED BUILDING ARCHITECTURE.



*FENCING SYSTEMS APPROVED FOR USE WITH SLEEVE-IT™ 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS: CHAIN LINK - UP TO 8-FT, ORNAMENTAL - UP TO 6-FT (WOODEN, PVC, METAL). POST SIZE 4"X4" MAX.

DETAIL OF FENCE POST INSTALLATION USING SLEEVE-IT™ 1224R

N.T.S.

1. General - The Sleeve-It™ post foundation system shall be purchased and installed by the retaining wall contractor to facilitate future fence post installation. Contractor shall verify proper spacing requirements prior to installation.

2. Assembly & Installation - Refer to instructions provided with units for specific information related to the assembly of the Sleeve-It™ system and the correct installation procedure. When the segmental retaining wall has been constructed to two feet from top not including the capstone.

Step 1: Prepare a level area approximately 24" wide x 36" deep behind the wall face. The prepared area should be 24" below the proposed top of wall (not including the cap stone).

Step 2: Take the two plastic sleeve halves, one front (no slots) and one back (with slots) and lay them on a level surface with the IN (smooth fingers) and the OUT (raised fingers) opposite each other. Interweave the two sleeve halves by pushing the IN finger sets under the OUT finger sets. Flip the sleeve over and follow the same procedure on the other side. Stand the unit vertically and use the two plastic ties to secure the sleeve halves into a cylindrical unit.

Step 3: Place the Plastisol coated cantilever base on the prepared area with the vertical upright about 6" from the tail of the block.

Step 4: Slide the sleeve over the vertical leg (the uncoated portion) with the slotted side of the sleeve facing away from the wall face.

Step 5: Slip the uncoated end of each strut through the slots located in the back of the sleeve and connect them to the topmost transverse bar on the vertical leg inside the sleeve. Connect the coated ends of the struts to the coated base portion of the steel cantilever on the second transverse bar from the rear of the base.

Step 6: Reposition the entire system as needed by lifting it using the top transverse bar of the vertical portion of the steel cantilever inside the sleeve after assembly. Make sure the wall batter for any remaining courses of block is accounted for when positioning the Sleeve-It™ in its final location.

Step 7: Place enough 3/4" clean stone around the system to stabilize it. Set the lid in place with the handle perpendicular to the wall face. Use the handle as the center line measuring guide to ensure that the next Sleeve-It™ is placed with the proper spacing requirements as directed by the fence specifications.

Step 8: When installing geogrid around the Sleeve-It™ system, slit the geogrid perpendicular to the wall face just enough to fold around the sleeve ensuring that the grid is properly attached to the wall face everywhere with the exception of where the sleeve is. This method is acceptable by geogrid manufacturers when obstacles such as fence post foundations are present.

Important Note: Backfill soil as prescribed by retaining wall manufacturer. Backfill material above and surrounding the Sleeve-It™ system must be compacted to a minimum of 95% of the material's maximum dry density as determined by ASTM D-698 (Standard Proctor). Backfill and compaction within three feet of the wall face should be performed with hand operated equipment as recommended by the National Concrete Masonry Association (NCMA) SRW guidelines. Care should be taken during the first 6-8" lift to avoid affecting the integrity of the struts extending back into the backfill zone.

Repeat Above Steps for next Sleeve-It™ unit.

When installing fencing, posts must be concreted into the Sleeve-It™ cavity.
Step 9: Install fence posts in the center of the cantilever (3") to the sleeve to ensure proper engagement with the Sleeve-It™ system. All posts must be on the "inboard" side of the vertical portion of the cantilever base. Do not install posts between vertical leg and wall face. Fill cavity completely with concrete. When concrete cures, topsoil or other surficial cover may be placed over the Sleeve-It™ system to create final, finished appearance.

The Sleeve-It™ product shall be evenly spaced no farther apart than 10 feet on centers in any case. Use of the Sleeve-It™ system is limited to the following fencing applications:
- 6-foot high and under chain link fencing
- 6-foot high and under wood fence with gapped between boards
- 6-foot high and under ballustraded PVC fence, aluminum or wrought iron fences.

For other fencing systems specifically not listed above, please contact Strata Systems, Inc. to determine suitability 1 (866) 680-7756 or Nevai@gregrid.com.

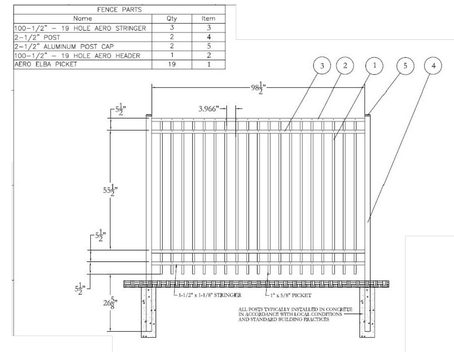
ALL material may be subject to site testing for compliance to the above specifications.

SLEEVE-IT — WHEN YOUR WALL NEEDS A FENCE — PATENTS PENDING

FOR MORE INFORMATION CONTACT
STRATA SYSTEMS, INC.
1-800-680-7750 OR
STRATA@GEOGRID.COM

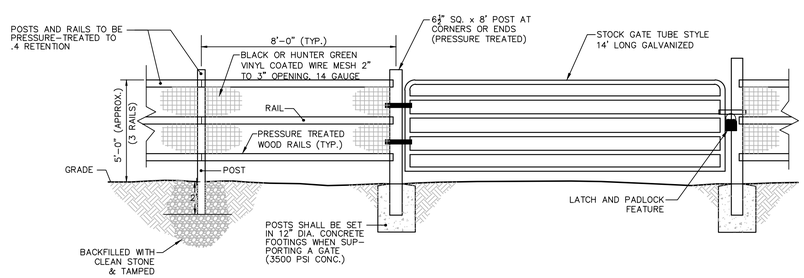
DATE: 6/13/2006	SCALE: NTS	DWG NO. GENERAL INSTALLATION PROCEDURES

FENCE PARTS		
Name	Qty	Item
100-1/2" – 19 HOLE AERO STRINGER	3	3
2-1/2" POST	2	4
2-1/2" ALUMINUM POST CAP	2	5
100-1/2" – 19 HOLE AERO HEADER	1	2
AERO ELBA PICKET	19	1



POWDER COATED ALUMINUM FENCE DETAIL

N.T.S



SPLIT RAIL FENCE & GATE DETAIL

N.T.S.

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3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

CONSTRUCTION DETAILS

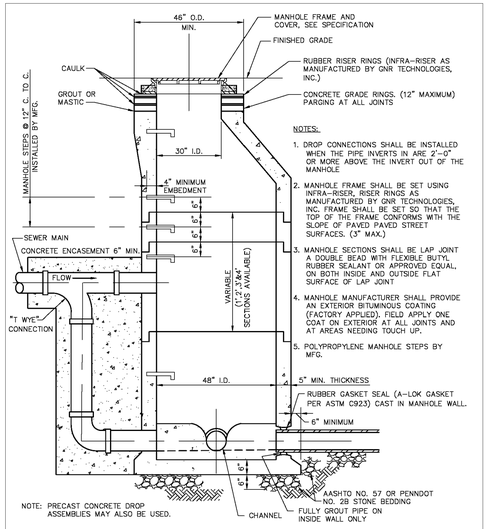
KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: LJP	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-09-DETAIL-CONST

REF. NO.: SD09.04

SHEET NO.: 38 OF 65

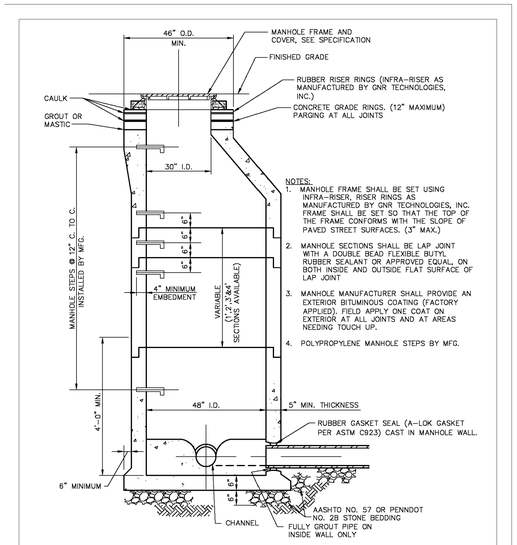
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DROP SANITARY MANHOLE
N.T.S.

S7
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

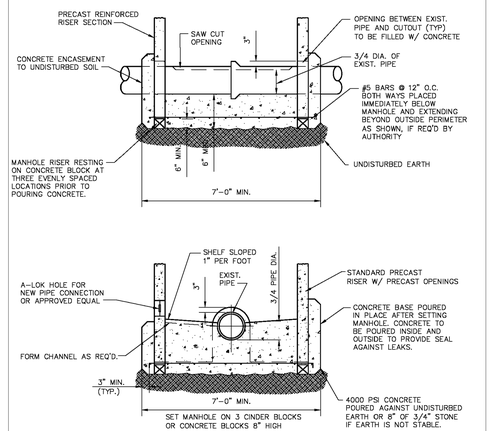
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SANITARY MANHOLE
N.T.S.

S6
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

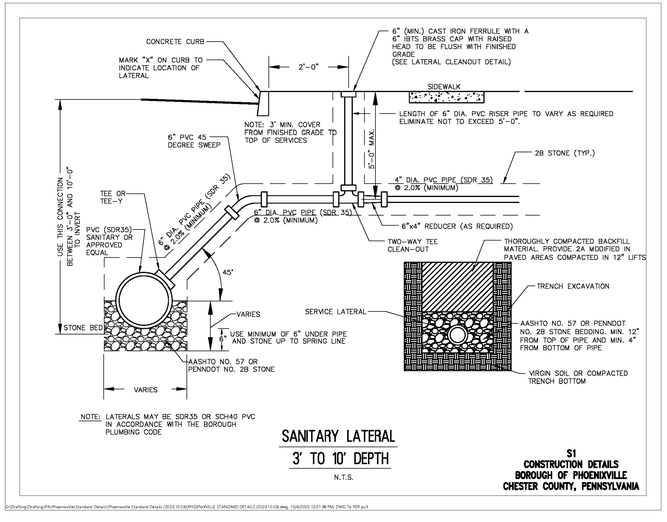
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DOGHOUSE SANITARY MANHOLE
N.T.S.

S4
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

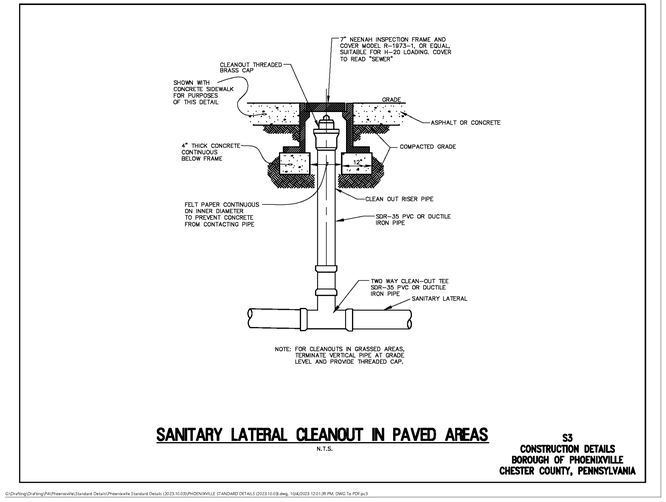
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SANITARY LATERAL
3' TO 10' DEPTH
N.T.S.

S1
CONSTRUCTION DETAILS
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CHESTER COUNTY, PENNSYLVANIA

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SANITARY LATERAL CLEANOUT IN PAVED AREAS
N.T.S.

S3
CONSTRUCTION DETAILS
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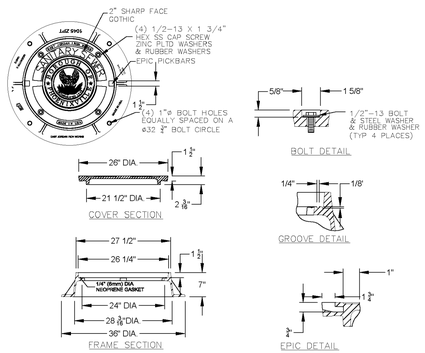
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SANITARY SEWER DETAILS

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: LJP	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-09-DETAIL-SAN
REF. NO.: SD09.05	
SHEET NO.: 39 OF 65	

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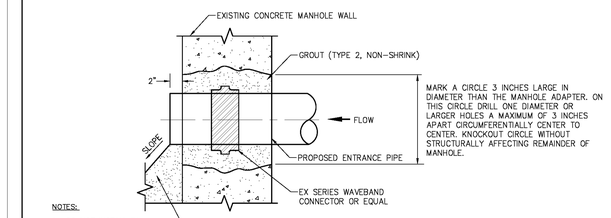


SANITARY MANHOLE FRAME AND COVER

N.T.S.

S8
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

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NOTES:

1. DO NOT INSTALL IN TEMPERATURES BELOW 35°F.
2. MANHOLE SHALL NOT BE BACKFILLED AND SHALL BE KEPT DRY UNTIL GROUT CURE PERIOD HAS BEEN ACHIEVED.

PIPE INSTALLATION NOTES:

1. MAKE SURE SEALING ARE OF PIPE IS SMOOTH AND FREE OF DEFECTS. REPAIR IF NEEDED.
2. CENTER PIPE IN CONNECTOR OPENING. (PIPE MUST NOT REST ON CONNECTOR KORBAND).
3. POSITION THE PIPE CLAMP IN THE CONNECTOR'S PIPE CLAMP GROOVE WITH THE SCREW AT THE TOP.
4. TIGHTEN THE PIPE CLAMP SCREW TO 60 INCH POUNDS WITH A T-HANDLE TORQUE WRENCH, P/N 80090.

CONNECTOR INSTALLATION NOTES:

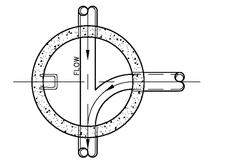
1. CHECK TO BE SURE THE EX SERIES WAVEBAND IS PROPERLY LOCATED IN CONNECTOR GROOVE.
2. INSPECT THE INSIDE SURFACE OF THE CORED/FORMED HOLE. IF THERE IS POROSITY OR WIRE-TO-CONCRETE SEPARATION, USE PATCHING OR HYDRAULIC CEMENT TO SMOOTH THE SURFACE.
3. INSERT CONNECTOR ASSEMBLY INTO HOLE WITH WEDGE EXPANDER AT TOP OF HOLE.
4. POSITION CONNECTOR SO IT IS SQUARE TO MANHOLE BOTH VERTICALLY AND HORIZONTALLY.
5. TIGHTEN WEDGE EXPANDER USING 1/2" SOCKET WRENCH TO 12 FOOT POUNDS.
6. RETORQUING PRIOR TO SHIPMENT IS RECOMMENDED BUT NOT REQUIRED.

CONNECTION TO EXISTING SANITARY MANHOLE

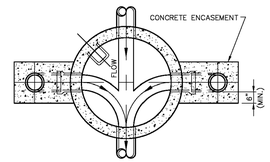
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S9
CONSTRUCTION DETAILS
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SECTIONAL PLAN – STANDARD MANHOLE



NOTE: MANHOLE INVERTS OR CHANNELS TO BE PRECAST OR FORMED IN BASE, BY THE INSTALLATION OF CHANNEL PIPE AND FITTINGS, CHANGES IN SIZE, GRADE, AND DIRECTION TO BE MADE SMOOTHLY AND EVENLY WITH AS LARGE OF A RADIUS AS POSSIBLE.

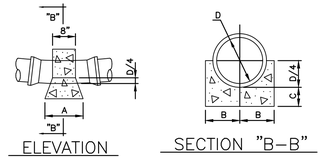
SECTIONAL PLAN – DROP MANHOLE

CHANNELS FOR SANITARY MANHOLES

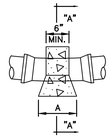
NOT TO SCALE

S5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

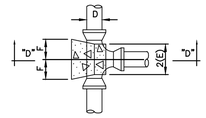
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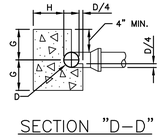
ELEVATION SECTION "B–B"



PLAN



PLAN

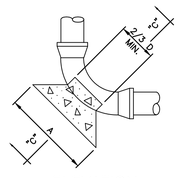


SECTION "D–D"

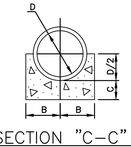
TEE BUTRESS				
D	4"	5"	6"	8"
E	6"	6"	6"	8"
F	6"	6"	6"	8"
G	8"	8"	8"	10"
H	8"	8"	8"	9"

BUTTRESS FOR TEES & WYE'S

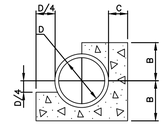
NO SCALE



ELEVATION



SECTION "C–C"



SECTION "A–A"

BUTTRESS FOR VERTICAL BENDS					
BEND	D	4"	5"	6"	8"
1/16	A	9"	9"	9"	12"
	B	7"	7"	7"	9"
	C	7"	7"	7"	7"
1/8	A	15"	15"	15"	20"
	B	7"	7"	7"	8"
	C	7"	7"	7"	8"
1/4	A	15"	15"	15"	20"
	B	7"	7"	7"	8"
	C	7"	7"	7"	8"

BUTTRESS FOR VERTICAL BENDS

NO SCALE

BUTTRESS FOR HORIZONTAL BENDS					
BEND	D	4"	5"	6"	8"
1/32	A	6"	6"	6"	8"
	B	7"	7"	7"	8"
	C	7"	7"	7"	7"
1/16	A	9"	9"	9"	12"
	B	7"	7"	7"	8"
	C	8"	8"	8"	9"
1/8	A	15"	15"	15"	20"
	B	7"	7"	7"	8"
	C	8"	8"	8"	9"
1/4	A	24"	24"	24"	30"
	B	6"	6"	6"	9"
	C	10"	10"	10"	12"

BUTTRESS FOR HORIZONTAL BENDS

NO SCALE

NOTE:

1. DIMENSIONS FOR 4" PIPE IS TYPICAL FOR ALL PRESSURE PIPE SMALLER THAN 4".
2. ALL CONCRETE TO BE 2500 P.S.I.
3. BUTTRESS DIMENSIONS SHOWN ARE MINIMUM DIMENSIONS, BASED UPON SOIL BEARING PRESSURE OF 3000 P.S.F., AND STATIC WATER PRESSURE OF 150 P.S.I. OR WHERE SOIL BEARING PRESSURE IS LESS THAN 3000 P.S.F. SPECIAL BUTTRESS DESIGN IS REQUIRED.
4. COST OF BUTTRESS TO BE INCLUDED IN PRICES BID.
5. MINOR VARIATION IN BUTTRESS SHAPE WILL BE PERMITTED PROVIDED THE MINIMUM BEARING AGAINST SOLID GROUND IS MAINTAINED.
6. CARRY CONCRETE TO UNDISTURBED EARTH.
7. FITTING TO BE WRAPPED IN 6 MILL PLASTIC

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REGISTERED PROFESSIONAL
JEFFREY M. MADDEN
ENGINEER
039201
Jeff Madden

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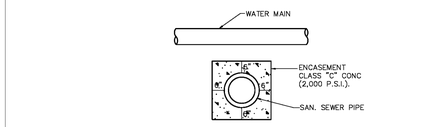
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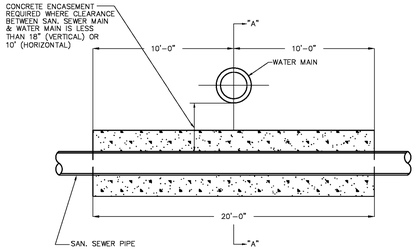
KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

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SECTION "A-A"



CONCRETE ENCASEMENT DETAIL

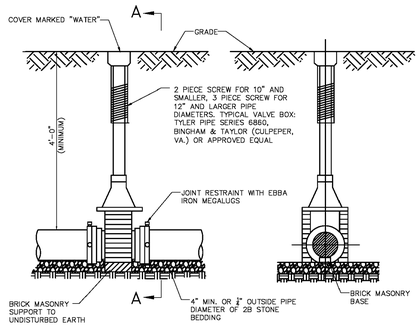
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NOTES:

1. PROVIDE BRIDGING SUPPORT FOR WATER MAIN ON BOTH SIDES OF CROSSING TO AVOID POINT LOAD ON WATER MAIN.

W1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
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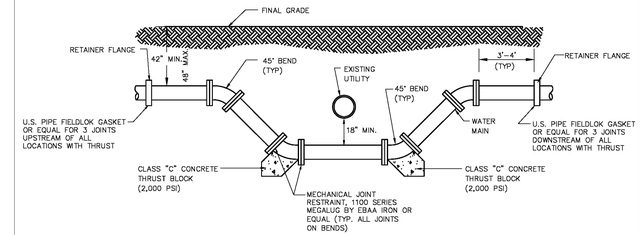
1. ALL VALVES SHALL CONFORM TO AWWA C515 FOR RESILIENT SEATED GATE VALVES AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUAL.
2. VALVE BOX BASES TO BE:
   No. 4 DOME – VALVES 4" AND SMALLER
   No. 5 ROUND – 6" AND 8" VALVES
   No. 160 OVAL – 10" TO 24" VALVES
3. MECHANICAL JOINTS WITH JOINT RESTRAINT FOR ALL VALVES AND FITTINGS.

GATE VALVE

NOT TO SCALE

W2
CONSTRUCTION DETAILS
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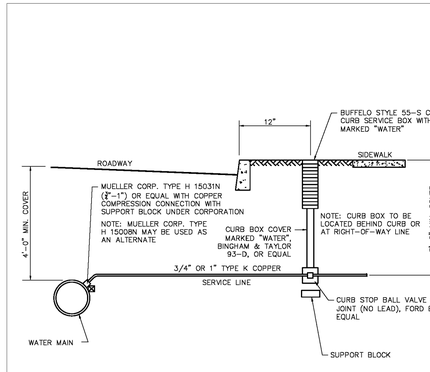


WATER MAIN OFFSET DETAIL

N.T.S.

W3
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
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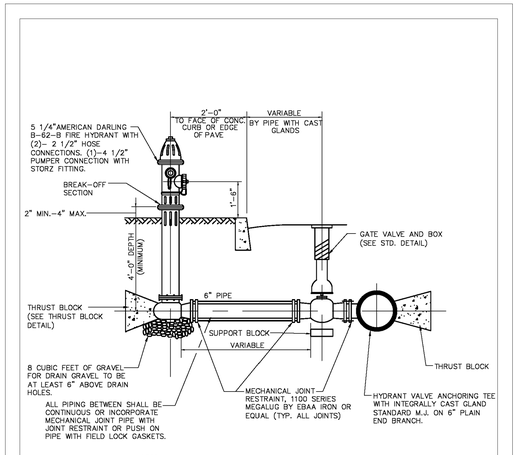


3/4" & 1" WATER SERVICE CONNECTION

N. T. S.

W4
CONSTRUCTION DETAILS
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CHESTER COUNTY, PENNSYLVANIA

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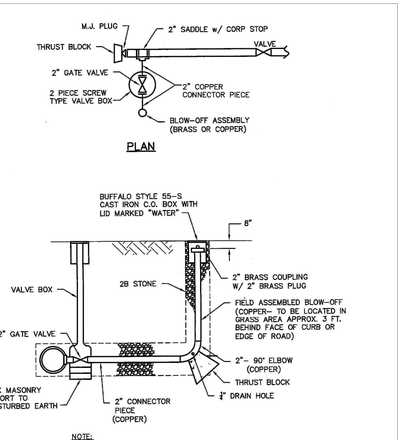
1. IF CURB IS NOT PRESENT THAN PROVIDE 3'x3'x4" CONCRETE PAD ON GRADE BUT BELOW BREAK AWAY FLANGE.
2. FIRE HYDRANT TO COMPLY WITH AWWA C502.
3. NOZZLE THREADS AND ADAPTORS SHALL COMPLY WITH MUNICIPAL AND FIRE DEPARTMENT REGULATIONS.

FIRE HYDRANT ASSEMBLY

NOT TO SCALE

W5
CONSTRUCTION DETAILS
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PLAN

NOTE:
WHERE COPPER IS USED – NO SWEAT JOINTS. BRASS FITTINGS MUST BE USED.

ELEVATION

END-OF-LINE BLOW-OFF

N.T.S.

W6
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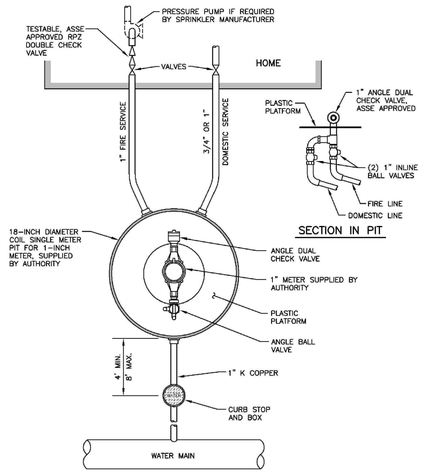
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WATER DETAILS

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

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REF. NO.: SD09.07	
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COMBINATION FIRE & DOMESTIC METER RESIDENTIAL INSTALLATION

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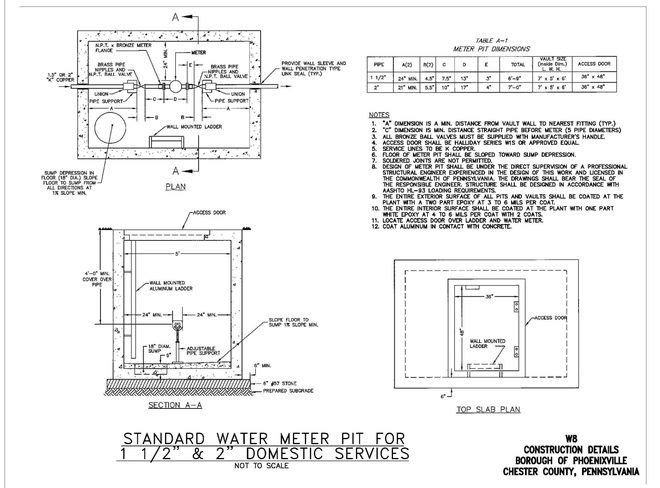


TABLE A-1
METER PIT DIMENSIONS

PIPE	A(1)	B(1)	C	D	E	TOTAL	VAULT SIZE (Inside Dim.) L, W, H	ACCESS DOOR
1 1/2"	24" MIN.	4.5"	7.5"	13"	3"	6'-9"	7' x 5' x 6'	36" x 48"
2"	27" MIN.	5.0"	10"	17"	4"	7'-0"	7' x 5' x 6'	36" x 48"

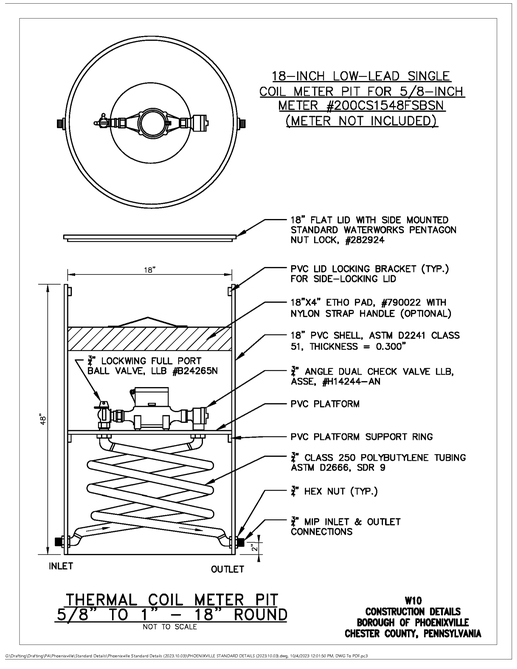
NOTES
1. "A" DIMENSION IS A MIN. DISTANCE FROM VAULT WALL TO NEAREST FITTING (TYP.)
2. "C" DIMENSION IS MIN. DISTANCE STRAIGHT PIPE BEFORE METER (5 PIPE DIAMETERS)
3. ALL BRONZE BALL VALVES MUST BE SUPPLIED WITH MANUFACTURER'S HANDLE.
4. ACCESS DOOR SHALL BE HALLIDAY SERIES W15 OR APPROVED EQUAL.
5. SERVICE LINES TO BE K COPPER.
6. FLOOR OF METER PIT TO BE SLOPED TOWARD SUMP DEPRESSION.
7. SOLDERED JOINTS ARE NOT PERMITTED.
8. DESIGN OF METER PIT SHALL BE UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN THE DESIGN OF THIS WORK, AND LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA. THE DRAWINGS SHALL BEAR THE SEAL OF THE RESPONSIBLE ENGINEER. STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH AASHTO HL-93 LOADING REQUIREMENTS.
9. ALL INTERIOR SURFACES OF METER PITS AND VAULTS SHALL BE COATED AT THE PLANT WITH A TWO PART EPOXY AT 3 TO 6 MILS PER COAT.
10. THE ENTIRE INTERIOR SURFACE SHALL BE COATED AT THE PLANT WITH ONE PART WHITE EPOXY AT 4 TO 6 MILS PER COAT WITH 2 COATS.
11. LOCATE ACCESS DOOR OVER LADDER AND WATER METER.
12. COAT ALUMINUM IN CONTACT WITH CONCRETE.

STANDARD WATER METER PIT FOR 1 1/2" & 2" DOMESTIC SERVICES

NOT TO SCALE

W8
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

C:\Drafting\Drafting\All\Phoenixville\Standard Details\Phoenixville Standard Details (2023.10.03)\PHOENIXVILLE STANDARD DETAILS (2023.10.03).dwg, 10/4/2023 12:01:47 PM, DWG To PDF.pc3



THERMAL COIL METER PIT 5/8" TO 1" - 18" ROUND

NOT TO SCALE

W10
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

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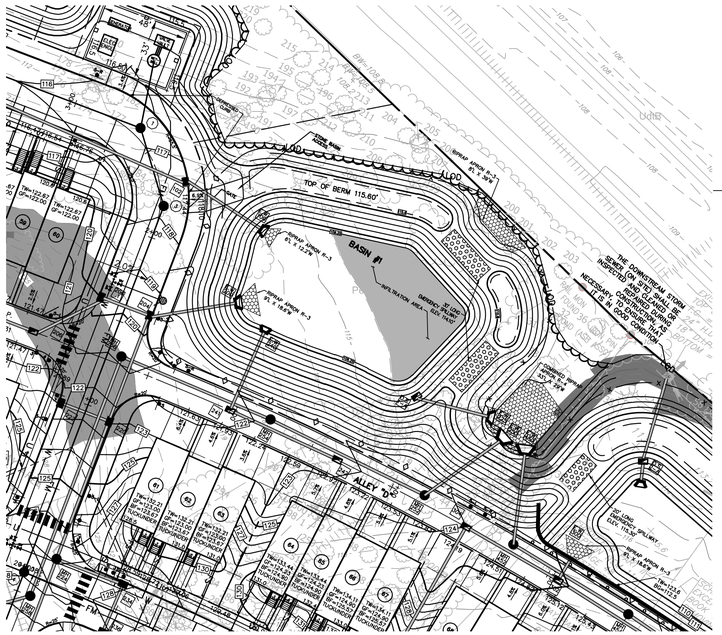
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2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

WATER DETAILS

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

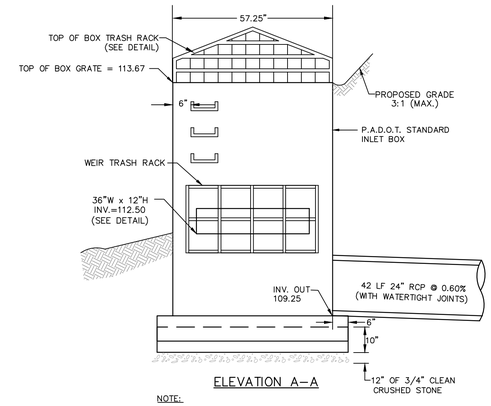
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JOB NO.: 8618	FILE NAME: 8618 S-09-DETAIL-WATER
REF. NO.:	SD09.08
SHEET NO.:	42 OF 65

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PLAN VIEW: BASIN #1

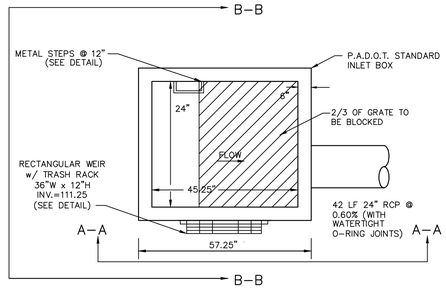
SCALE: 1"=40'

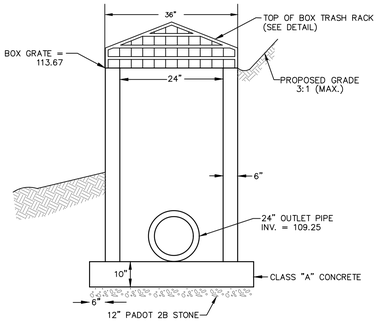


ELEVATION A–A

NOTE:

1. WATERTIGHT SEALS TO BE USED ON ALL JOINTS.





ELEVATION B–B

BASIN '1' OUTLET STRUCTURE O.S.–1–A (BMP 1)

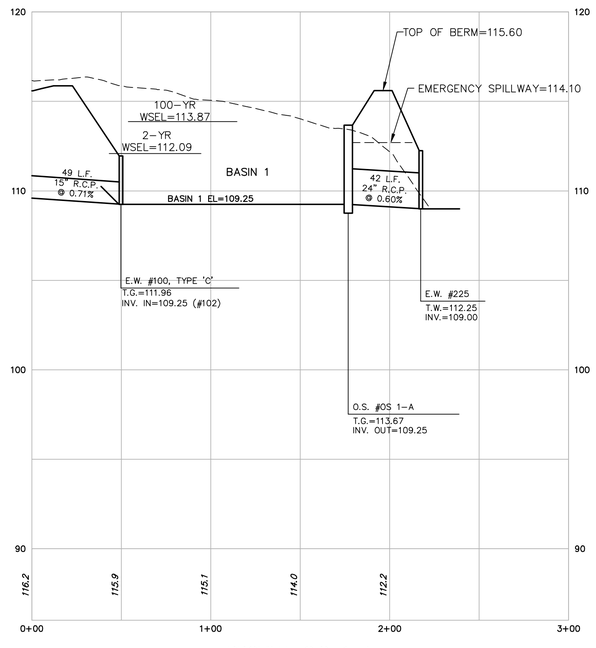
N.T.S.

DESIGN WATER SURFACE ELEVATION:

1–YR	=	111.39
2–YR	=	112.09
5–YR	=	112.60
10–YR	=	112.75
25–YR	=	113.11
50–YR	=	113.49
100–YR	=	113.87

NOTES:

1. DURING CONSTRUCTION E&S STAGE, THE 36"W x 12"H ORIFICE WILL BE BLOCKED, TWO TEMPORARY 1" ORIFICES AT INV. = 111.25' AND INV. = 112.25 WILL BE INSTALLED, AND THE TOP OF GRATE WILL BE INSTALLED AT RIM = 112.67' WITH 2/3 OF THE GRATE BLOCKED.



PROFILE: O.S. 1–A

1"=50' Horizontal
1"=5' Vertical

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. MADDEN 083501

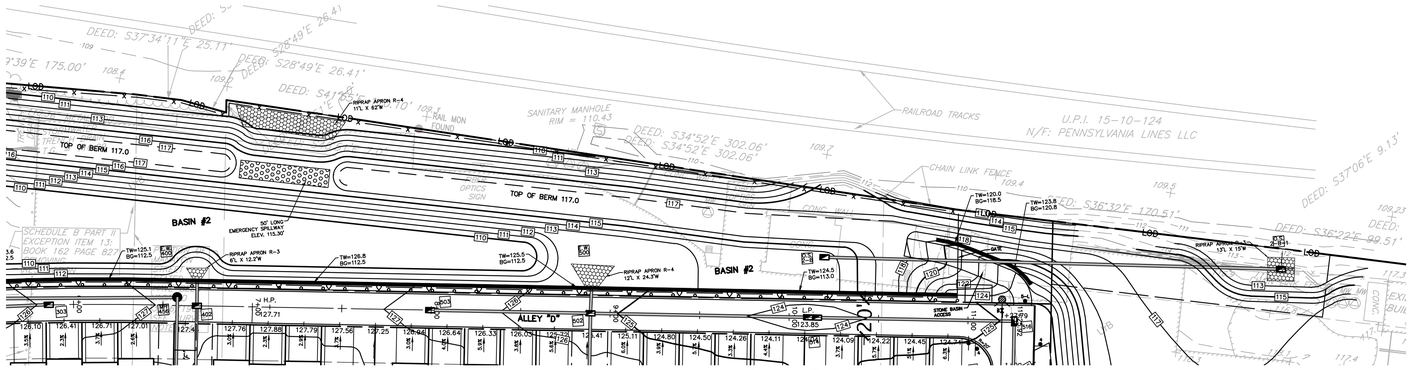
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2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

BASIN DETAILS
BASIN #1

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

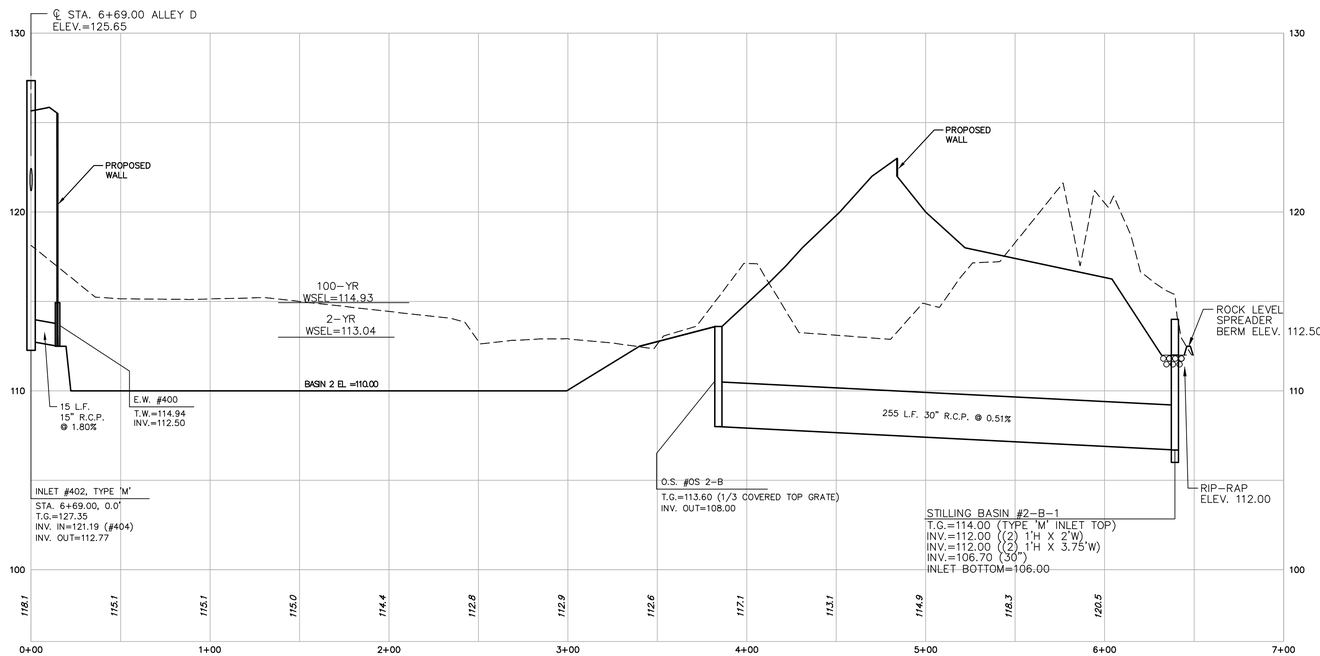
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JOB NO.: 8618	FILE NAME: 8618 S-09-DETAIL-BASIN
REF. NO.:	SD09.09
SHEET NO.:	43 OF 65

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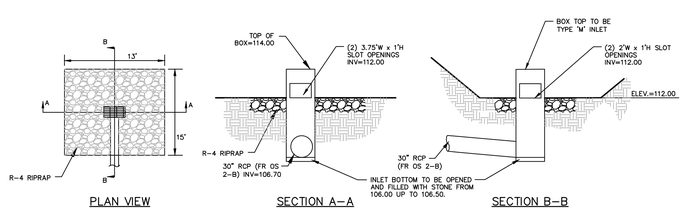
PLAN VIEW: BASIN #2

SCALE: 1"=40'



PROFILE: O.S. 2-B TO 2-B-1

1"=50' Horizontal
1"=5' Vertical

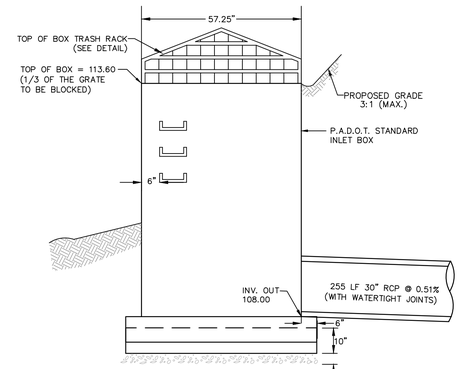


STILLING BASIN H.W. #2-B-1

N.T.S.

NOTES:

1. DURING CONSTRUCTION E&S STAGE, DO NOT INSTALL THE STONE FROM ELEVATION 106.00' TO 106.50'. INSTALL LANDSCAPE FILTER FABRIC AT THE BOTTOM OF THE OPEN INLET BOX. AFTER BASIN 2 IS CONVERTED INTO PERMANENT CONDITION, REMOVE THE FILTER FABRIC AND ANY SEDIMENT BUILDUP, THEN INSTALL THE STONE FROM ELEVATION 106.00' TO 106.50'.



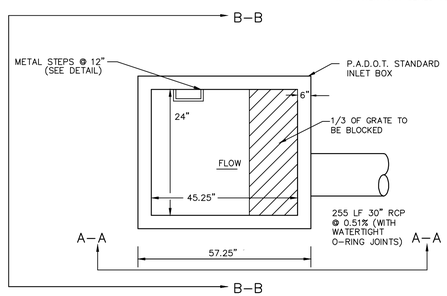
ELEVATION A-A

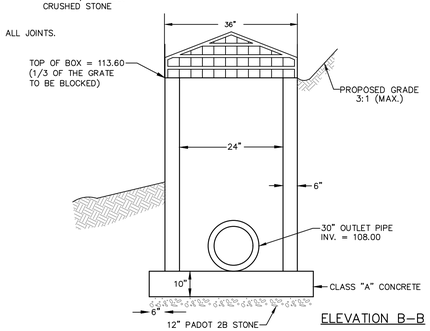
NOTE:

1. WATERTIGHT SEALS TO BE USED ON ALL JOINTS.

DESIGN WATER SURFACE ELEVATION:

1-YR	=	112.49
2-YR	=	113.04
5-YR	=	113.66
10-YR	=	113.92
25-YR	=	114.29
50-YR	=	114.59
100-YR	=	114.93





BASIN '2' OUTLET STRUCTURE O.S.-2-B (BMP 2)

N.T.S.

NOTES:

1. DURING CONSTRUCTION E&S STAGE, TEMPORARY ORIFICE 36"W X 19.2"H AT INV.= 113.40' WILL BE INSTALLED, THE TOP OF GRATE WILL BE INSTALLED AT RIM = 114.80' AND THE TOP OF GRATE WILL NOT BE BLOCKED.

ELEVATION B-B

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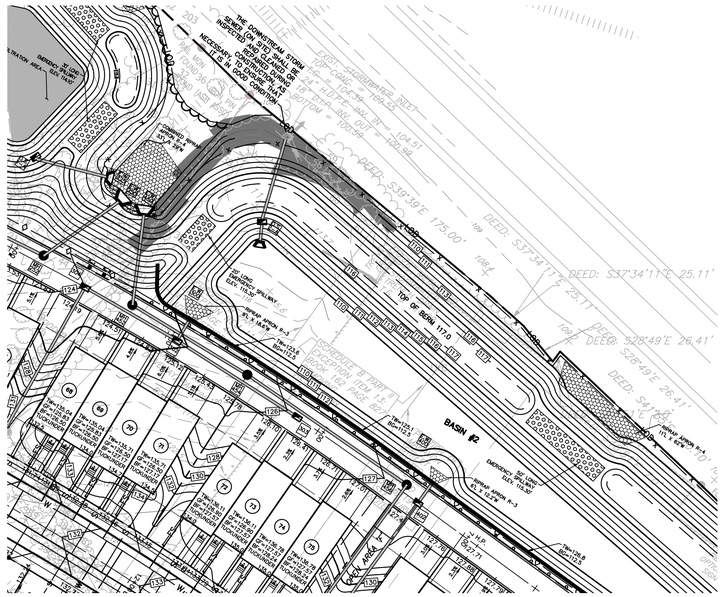
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1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

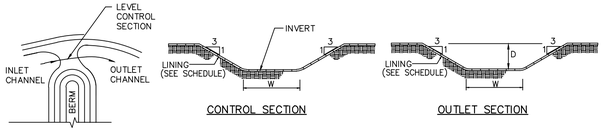
BASIN DETAILS
BASIN #2 O.S. 2-B

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: AS NOTED
DESIGN: LJP	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-09-DETAIL-BASIN
REF. NO.: SD09.10	
SHEET NO.: 44 OF 65	

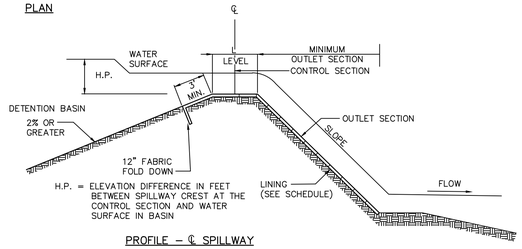
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THE DOWNSTREAM STORM INSPECTION ON SITE SHALL BE NECESSARY TO VERIFY PROPER CONSTRUCTION AND GOOD CONDITION
TOP OF BERM 117.0
BASIN #2
EMERGENCY SPILLWAY
EXISTING STRUCTURE
PROPOSED WALL
E.W. #300
INLET #EX 2-A, TYPE 'M'
INLET #302, TYPE 'M'
INLET #303, TYPE 'M'
INLET #304, TYPE 'M'
INLET #305, TYPE 'M'
INLET #306, TYPE 'M'
INLET #307, TYPE 'M'
INLET #308, TYPE 'M'
INLET #309, TYPE 'M'
INLET #310, TYPE 'M'
INLET #311, TYPE 'M'
INLET



CONTROL SECTION OUTLET SECTION

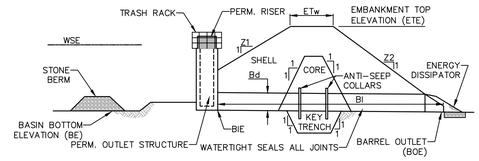
PLAN



PROFILE – ℄ SPILLWAY

EMERGENCY SPILLWAY SCHEDULE

BASIN #	TOP OF BERM ft.	PERMANENT CONTROL SECTION			TEMPORARY CONTROL SECTION			OUTLET SECTION			
		WIDTH ft.	INVERT ft.	LINING	WIDTH ft.	INVERT ft.	LINING	MAX SLOPE ft.	W ft.	D ft.	LINING
1	115.60	30	114.10	GRASS	30	114.60	NA	3:1	30	1.50	GRASS
1	115.60	30	114.10	GRASS	30	114.60	NA	3:1	30	1.50	GRASS
2	117.00	20	115.30	GRASS	NA	NA	NA	3:1	20	1.70	GRASS
2	117.00	50	115.30	GRASS	NA	NA	NA	3:1	50	1.70	GRASS



BASIN NO. (O.S.)	Z1 (FT)	Z2 (FT)	PERM RISER ELEV TRE (FT)	EMBANKMENT				BOTTOM ELEV BE (FT)
				TOP ELEV ETE (FT)	TOP WIDTH ETw (FT)	KEY TRENCH DEPTH (FT)	KEY TRENCH WIDTH (FT)	
1(1–A)	3	3	113.67	115.60	10	3	8	109.25
2(2–A)	3	3	113.40	117.00	10	3	8	110.00
2(2–B)	3	3	113.60	117.00	10	3	8	110.00

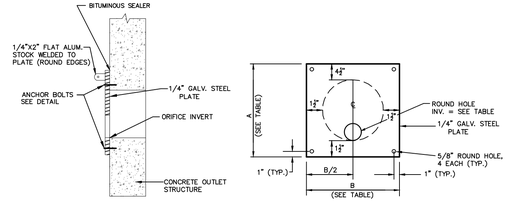
NOTES:

AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF THREE FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.

UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED, MULCHED, BLANKETED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS. TREES SHALL NOT BE PLANTED ON THE EMBANKMENT.

BASIN BERM DETAIL

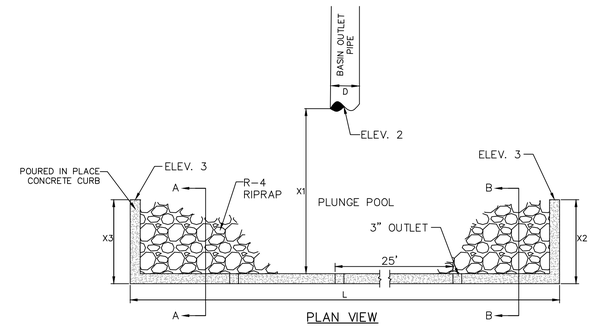
NOT TO SCALE



BASIN #	STRUCTURE #	A (in.)	B (in.)	ORIFICE SIZE (in.)	ORIFICE INVERT (ft.)
2	O.S.2–A	12	9	6" ORIFICE	110.00

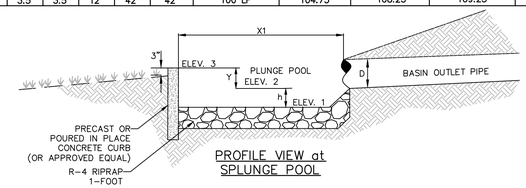
ORIFICE PLATE DETAIL

N.T.S.

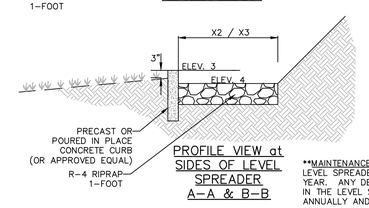


PLAN VIEW

LEVEL SPREADER DIMENSIONS							①	②	③	④
X1	X2	X3	Y	D	h	LENGTH (L)	PLUNGE POOL BOTTOM	OUTLET PIPE INV.	TOP OF LEVEL SPREADER	TOP OF STONE SIDE
9'	3.5'	3.5'	12"	42"	42"	100 LF	104.75	108.25	109.25	108.25



PROFILE VIEW at SPLUNGE POOL



PROFILE VIEW at SIDES OF LEVEL SPREADER A–A & B–B

MAINTENANCE AND INPECTION
LEVEL SPREADER SHALL BE INSPECTED ONCE PER YEAR. ANY DEBRIS AND SEDIMENT THAT BUILD UP IN THE LEVEL SPREADER SHALL BE REMOVED ANNUALLY AND AFTER EACH 2–YEAR STORM EVENT.

LEVEL SPREADER DETAIL

(NOT TO SCALE)

NOTE: ALL JOINTS TO BE WELDED

OUTLET	WIDTH	HEIGHT
O.S.1–A	3.00'	1.00'

WEIR TRASH RACK DETAIL

N.T.S.

NOTE: ALL JOINTS TO BE WELDED

OUTLET	WIDTH	LENGHT
O.S.1–A	36"	57.25"
O.S.2–A	36"	57.25"
O.S.2–B	36"	57.25"

TOP OF STRUCTURE TRASH RACK DETAIL

N.T.S.

BASIN OR TRAP NO.	PIPE SIZE (IN)	S (FT)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
1(1–A)	24	4	2	7.83	7.83
2(2–A)	18	4	4	10.07	10.07

NOTES:

ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.

ANTISEEP COLLARS SHALL BE INSTALLED AROUND THE PIPE BARREL WITHIN THE NORMAL SATURATION ZONE OF THE DETENTION BASIN BERMS AND SHALL BE POURED IN PLACE.

COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

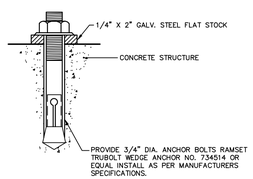
A MINIMUM OF TWO ANTISEEP COLLARS SHALL BE INSTALLED ON EACH OUTLET PIPE.

ANTISEEP COLLARS SHALL EXTEND A MINIMUM OF TWO FEET BEYOND THE OUTSIDE OF THE PRINCIPLE PIPE BARREL.

MAXIMUM SPACING BETWEEN COLLARS SHALL BE 14 TIMES THE MINIMUM PROJECTION OF THE COLLAR MEASURED PERPENDICULAR TO THE PIPE.

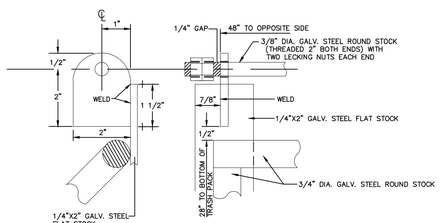
STANDARD CONSTRUCTION DETAIL #7–16 CONCRETE ANTI–SEEP COLLAR FOR PERMANENT BASINS OR TRAPS

NOT TO SCALE



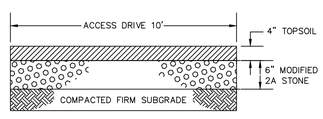
ANCHOR BOLT DETAIL

N.T.S.



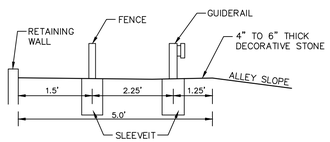
HINGE ASSEMBLY

N.T.S.



BASIN ACCESS DRIVE DETAIL

(N.T.S.)



ALLEY 'D' TO RETAINING WALL TYPICAL DETAIL

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BASIN DETAILS

KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

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DESIGN: LJP	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-09-DETAIL-BASIN
REF. NO.: **SD09.12**	
SHEET NO.: **46** OF **65**	

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PLANT SCHEDULE

CODE	COMMON NAME
BUFFER PLANTINGS	
AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY MULTI-STEM
BD	DURA HEAT® RIVER BIRCH
CE	EASTERN REDBUD MULTI-TRUNK
TI	GREEN GIANT ARBORVITAE
MJ	MOONGLOW® SWEETBAY MAGNOLIA
IN	NELLIE R. STEVENS HOLLY
PA	NORWAY SPRUCE
GS	SKYLINE HONEY LOCUST
QB	SWAMP WHITE OAK
NS	TUPELO
PS	WHITE PINE
STREET TREES	
TB	BOULEVARD AMERICAN LINDEN
AB	BOWHALL RED MAPLE
GP	PRINCETON SENTRY® MAIDENHAIR TREE
QC	SCARLET OAK
GD	STREET KEEPER® HONEY LOCUST
QP	WILLOW OAK
BUFFER SHRUBS	
PH	CENTER GLOW NINEBARK
FG	DWARF FOTHERGILLA
CH	IVORY HALO® TATARIAN DOGWOOD
CK	KARL FOERSTER FEATHER REED GRASS
HQ	OAKLEAF HYDRANGEA
PO	OTTO LUYKEN ENGLISH LAUREL
VS	SHASTA DOUBLEFILE VIBURNUM

SEED MIX

BASIN FLOOR SEED MIX - LOW MAINTENANCE
ERNST SEED MIX - ERNMX-126 (OR APPROVED EQUAL)

GENERAL SEED MIX

NOTES:

1. THESE PLANS ARE FOR LANDSCAPE AND LIGHTING PURPOSE ONLY.
2. REFER TO LANDSCAPE PLANS SD10.01-SD10.06 FOR PLANT QUANTITY AND LABELS.
2. REFER TO SHEET SD10.08 AND SD10.09 FOR FULL PLANT SCHEDULE, DETAILS, AND NOTES.
3. REFER TO SHEET SD10.07 FOR LIGHTING PLAN AND SD10.08 FOR LIGHTING DETAILS AND SPECIFICATIONS.

OPEN SPACE GENERAL NOTES

1. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY HOMEOWNER'S ASSOCIATION.
2. HOME OWNER ASSOCIATION DOCUMENTS SHALL BE REFERENCED FOR MEANS AND METHODS TO FINANCE NECESSARY OPEN SPACE MAINTENANCE.
3. THE USE OF PESTICIDES AND FERTILIZERS SHALL BE PROHIBITED IN OPEN SPACE AREAS UNLESS ADMINISTERED BY A LICENSED APPLICATOR.
4. ALL OPEN SPACE SHALL BE DEED RESTRICTED AGAINST FURTHER SUBDIVISION.
5. AMENDMENTS TO THE OPEN SPACE MANAGEMENT PLAN SHALL BE SUBMITTED BY WRITTEN APPLICATION TO THE BOROUGH COUNCIL AND SHALL BE FEASIBLE AND CONSISTENT WITH THE PURPOSE OF PRESERVATION OF OPEN SPACE.
6. PERMITTED AND PROHIBITED USES:
   A. ACTIVITIES PURSUANT TO PASSIVE RECREATION AND PUBLIC ENJOYMENT OF NATURAL LANDSCAPE ARE PERMITTED THROUGHOUT THE OPEN SPACE AREA.
   B. NO STRUCTURES, PAVING, OR DECKING ARE PERMITTED.
   C. NO DUMPING OF ANY KIND, INCLUDING YARD WASTE IS PERMITTED IN OPEN SPACE AREAS.
   D. THE USE OF SURFACE APPLIED SYNTHETIC HERBICIDES, PESTICIDES, OR FERTILIZERS IS PROHIBITED UNLESS SPECIFICALLY CALLED FOR BY PROFESSIONALS INVOLVED IN OPEN SPACE MAINTENANCE ACTIVITIES.
7. SPECIFIC OPERATIONS AND MAINTENANCE PROCEDURES FOR ALL STORMWATER MANAGEMENT FACILITIES/STRUCTURES WILL BE INCLUDED IN THE "POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS", PREPARED BY ESE CONSULTANTS, INC.

OPEN SPACE MAINTENANCE NOTES

LAWN AREAS
1. ROUTINE MAINTENANCE OF LAWN AREAS SHALL INCLUDE MOWING THE LAWN AS REQUIRED DURING THE GROWING SEASON TO INSURE A NEAT AND TIDY APPEARANCE.
2. MAINTAIN A HEIGHT BETWEEN 3" AND 6".
3. FALLEN LEAVES SHALL BE REMOVED IN THE FALL.

LANDSCAPE AREAS
1. LANDSCAPE BEDS AND GROUND COVER SHALL BE MAINTAINED WEED-FREE TO THE FULLEST EXTENT POSSIBLE. WEEDS SHALL BE REMOVED MANUALLY, EXCEPT WHERE CASES OF FESTATION REQUIRE ALTERNATIVE REMOVAL MEASURES.
2. ALL DEAD PLANTS HALL BE REMOVED IMMEDIATELY AND REPLACED DURING THE NEXT PLANTING SEASON.
3. ALL LANDSCAPE BEDS SHALL BE EVALUATED ANNUALLY TO ASSESS THE NEED FOR EDGING. TYPICALLY, EDGING SHALL OCCUR ON A 2-YEAR ROTATION. MULCHING SHALL OCCUR ON AN ANNUAL BASIS WITH A GOAL TO MAINTAIN A 2"-MINIMUM COVER.
4. ALL LEAVES SHALL BE FULLY REMOVED FROM LANDSCAPED BEDS BEFORE WINTER.

WOODED AREAS
1. WOODED AREAS SHALL BE MONITORED ANNUALLY FOR: NOXIOUS & INVASIVE PLANT SPECIES INFESTATION, INSECT & DISEASE INFESTATION, AND STORM DAMAGE.
2. NOXIOUS & INVASIVE PLANT SPECIES SHALL BE REMOVED BY THE DIRECTION GIVEN BY AN INVASIVE PLANT MANAGEMENT SPECIALIST.
3. THE AREAS SHALL NOT BE THINNED OF DEAD WOOD EXCEPT FOR TREES IDENTIFIED BY A PROFESSIONAL ARBORIST, DURING AN ANNUAL INSPECTION, AS POSING AN IMMEDIATE THREAT TO PRIVATE PROPERTY.

FEET
60 0 30 60 120
GRAPHIC SCALE 1 inch = 60 ft.

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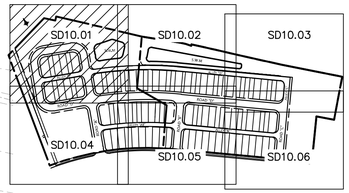
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2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

OVERALL LANDSCAPE & LIGHTING /OPEN SPACE MANAGEMENT PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12.6.2024	SCALE: 1" = 60'
DESIGN: JTB	DRAWN: STAFF
JOB NO.: 8618	FILE NAME: 8618 S-LAND
REF. NO.: **SD10.00**	
SHEET NO.: **47** OF **65**	

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KEYMAP

PLANT SCHEDULE

CODE	COMMON NAME
BUFFER PLANTINGS	
AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY MULTI-STEM
BD	DURA HEAT® RIVER BIRCH
CE	EASTERN REDBUD MULTI-TRUNK
TI	GREEN GIANT ARBORVITAE
MJ	MOONGLOW® SWEETBAY MAGNOLIA
IN	NELLIE R. STEVENS HOLLY
PA	NORWAY SPRUCE
GS	SKYLINE HONEY LOCUST
QB	SWAMP WHITE OAK
NS	TUPELO
PS	WHITE PINE
STREET TREES	
TB	BOULEVARD AMERICAN LINDEN
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GP	PRINCETON SENTRY® MAIDENHAIR TREE
QC	SCARLET OAK
GD	STREET KEEPER® HONEY LOCUST
QP	WILLOW OAK
BUFFER SHRUBS	
PH	CENTER GLOW NINEBARK
FG	DWARF FOTHERGILLA
CH	IVORY HALO® TATARIAN DOGWOOD
CK	KARL FOERSTER FEATHER REED GRASS
HQ	OAKLEAF HYDRANGEA
PO	OTTO LUYKEN ENGLISH LAUREL
VS	SHASTA DOUBLEFILE VIBURNUM

SEED MIX

BASIN FLOOR SEED MIX - LOW MAINTENANCE
ERNST SEED MIX - ERNMX-126 (OR APPROVED EQUAL)

GENERAL SEED MIX

NOTES:

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2. REFER TO LANDSCAPE PLANS SD10.01-SD10.06 FOR PLANT QUANTITY AND LABELS.
2. REFER TO SHEET SD10.08 AND SD10.09 FOR FULL PLANT SCHEDULE, DETAILS, AND NOTES.
3. REFER TO SHEET SD10.07 FOR LIGHTING PLAN AND SD10.08 FOR LIGHTING DETAILS AND SPECIFICATIONS.

FEET
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GRAPHIC SCALE 1 inch = 20 ft.

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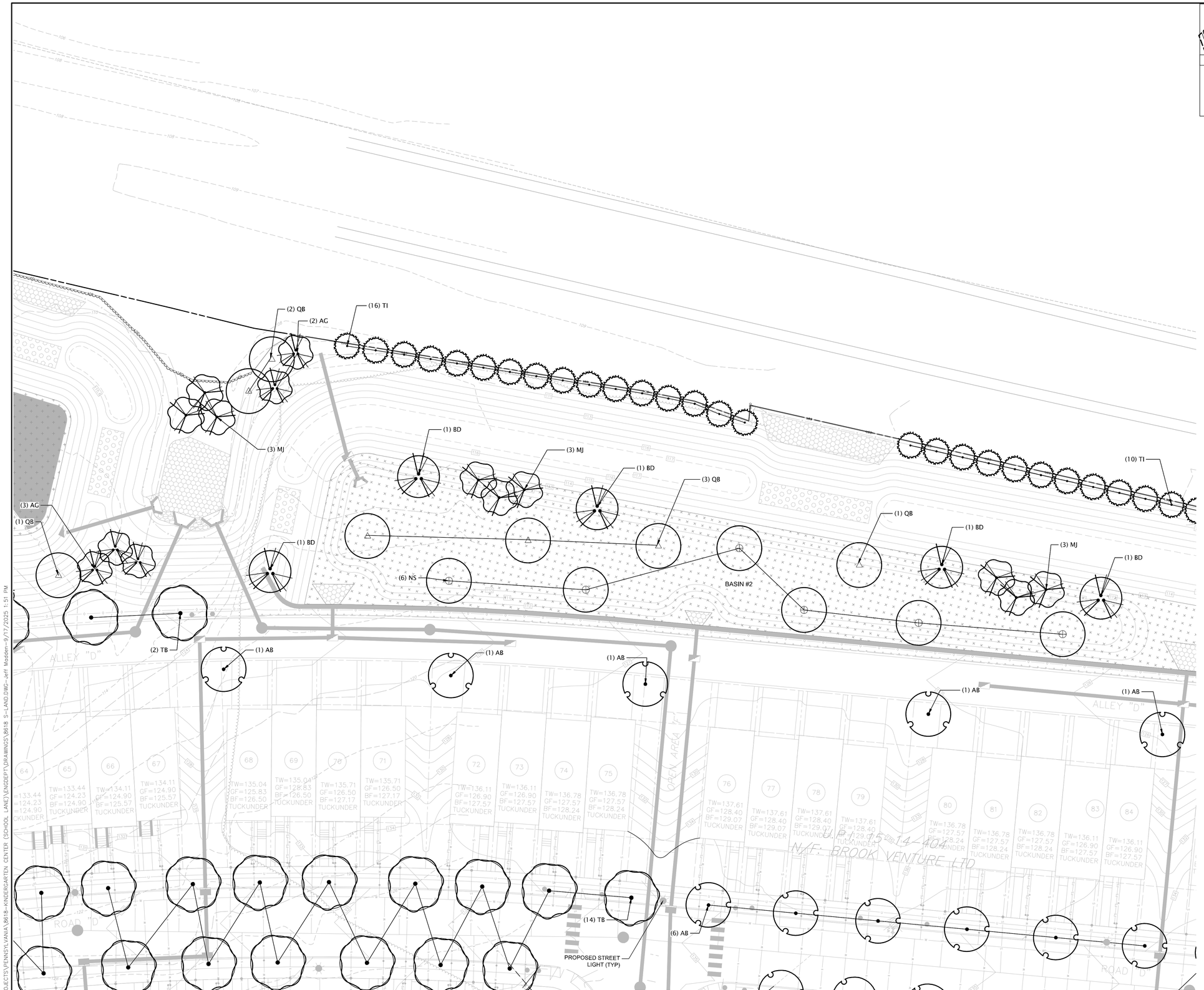
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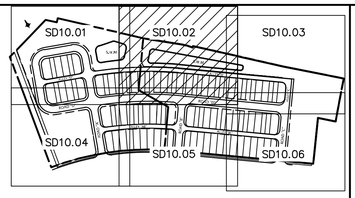
LANDSCAPE AND LIGHTING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12.6.2024	SCALE: 1"= 20'
DESIGN: JTB	DRAWN: STAFF
JOB NO.: 8618	FILE NAME: 8618 S-LAND
REF. NO.:	SD10.01
SHEET NO.:	48 OF 65

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KEYMAP

PLANT SCHEDULE

CODE	COMMON NAME
BUFFER PLANTINGS	
AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY MULTI-STEM
BD	DURA HEAT® RIVER BIRCH
CE	EASTERN REDBUD MULTI-TRUNK
TI	GREEN GIANT ARBORVITAE
MJ	MOONGLOW® SWEETBAY MAGNOLIA
IN	NELLIE R. STEVENS HOLLY
PA	NORWAY SPRUCE
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QB	SWAMP WHITE OAK
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CK	KARL FOERSTER FEATHER REED GRASS
HQ	OAKLEAF HYDRANGEA
PO	OTTO LUYKEN ENGLISH LAUREL
VS	SHASTA DOUBLEFILE VIBURNUM

SEED MIX

BASIN FLOOR SEED MIX - LOW MAINTENANCE
ERNST SEED MIX - ERNMX-126 (OR APPROVED EQUAL)

GENERAL SEED MIX

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FEET
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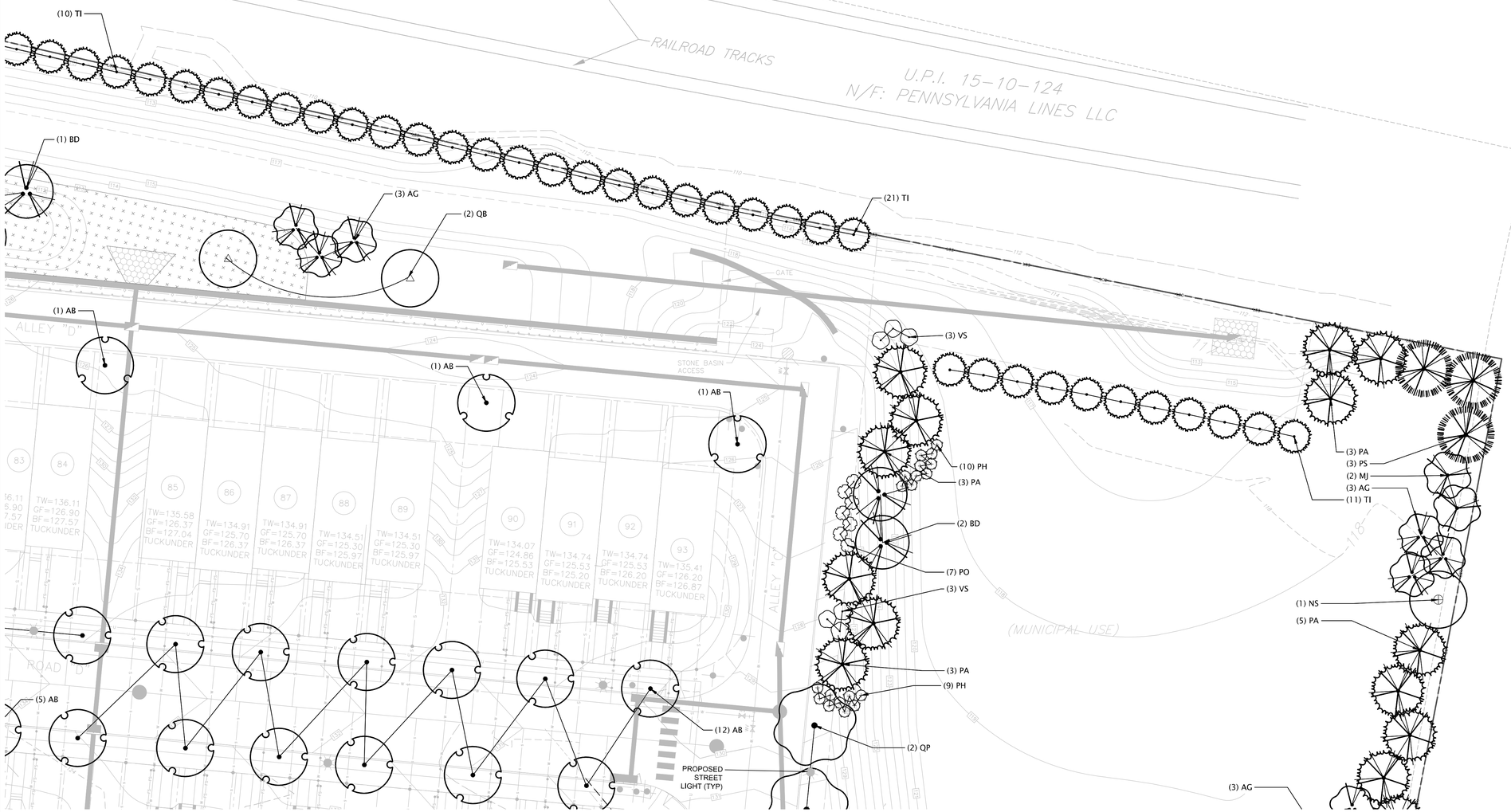
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1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

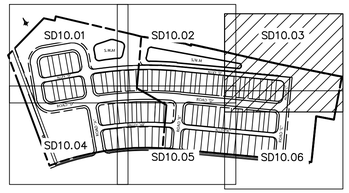
LANDSCAPE AND LIGHTING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12.6.2024	SCALE: 1"= 20'
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REF. NO.:	SD10.02
SHEET NO.:	49 OF 65

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KEYMAP

PLANT SCHEDULE

CODE	COMMON NAME
BUFFER PLANTINGS	
AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY MULTI-STEM
BD	DURA HEAT® RIVER BIRCH
CE	EASTERN REDBUD MULTI-TRUNK
TI	GREEN GIANT ARBORVITAE
MJ	MOONGLOW® SWEETBAY MAGNOLIA
IN	NELLIE R. STEVENS HOLLY
PA	NORWAY SPRUCE
GS	SKYLINE HONEY LOCUST
QB	SWAMP WHITE OAK
NS	TUPELO
PS	WHITE PINE
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GP	PRINCETON SENTRY® MAIDENHAIR TREE
QC	SCARLET OAK
GD	STREET KEEPER® HONEY LOCUST
QP	WILLOW OAK
BUFFER SHRUBS	
PH	CENTER GLOW NINEBARK
FG	DWARF FOTHERGILLA
CH	IVORY HALO® TATARIAN DOGWOOD
CK	KARL FOERSTER FEATHER REED GRASS
HQ	OAKLEAF HYDRANGEA
PO	OTTO LUYKEN ENGLISH LAUREL
VS	SHASTA DOUBLEFILE VIBURNUM

SEED MIX

BASIN FLOOR SEED MIX - LOW MAINTENANCE
ERNST SEED MIX - ERNMX-126 (OR APPROVED EQUAL)

GENERAL SEED MIX

NOTES:

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1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

LANDSCAPE AND LIGHTING PLAN

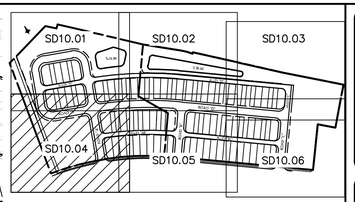
KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

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DESIGN: JTB	DRAWN: STAFF
JOB NO.: 8618	FILE NAME: 8618 S-LAND
REF. NO.:	**SD10.03**
SHEET NO.:	**50** OF **65**

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KEYMAP

PLANT SCHEDULE

CODE	COMMON NAME
BUFFER PLANTINGS	
AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY MULTI-STEM
BD	DURA HEAT® RIVER BIRCH
CE	EASTERN REDBUD MULTI-TRUNK
TI	GREEN GIANT ARBORVITAE
MJ	MOONGLOW® SWEETBAY MAGNOLIA
IN	NELLIE R. STEVENS HOLLY
PA	NORWAY SPRUCE
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FG	DWARF FOTHERGILLA
CH	IVORY HALO® TATARIAN DOGWOOD
CK	KARL FOERSTER FEATHER REED GRASS
HQ	OAKLEAF HYDRANGEA
PO	OTTO LUYKEN ENGLISH LAUREL
VS	SHASTA DOUBLEFILE VIBURNUM

SEED MIX

BASIN FLOOR SEED MIX - LOW MAINTENANCE
ERNST SEED MIX - ERNMX-126 (OR APPROVED EQUAL)

GENERAL SEED MIX

NOTES:

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FEET
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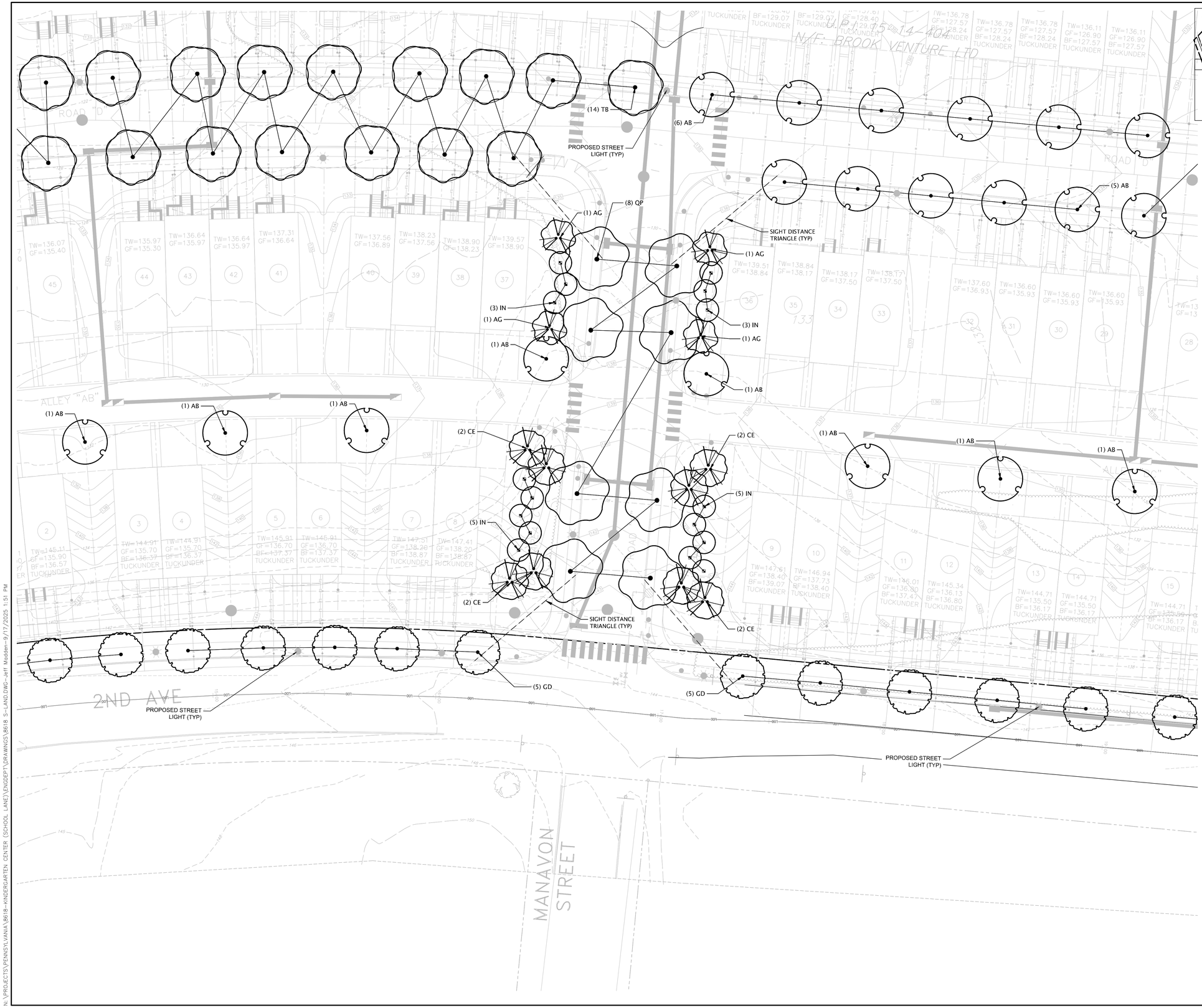
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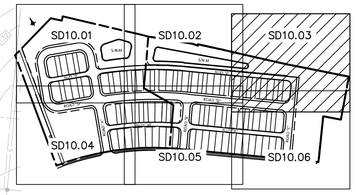
LANDSCAPE AND LIGHTING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12.6.2024	SCALE: 1" = 20'
DESIGN: JTB	DRAWN: STAFF
JOB NO.: 8618	FILE NAME: 8618 S-LAND
REF. NO.:	SD10.04
SHEET NO.:	51 OF 65

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KEYMAP

PLANT SCHEDULE

CODE	COMMON NAME
BUFFER PLANTINGS	
AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY MULTI-STEM
BD	DURA HEAT® RIVER BIRCH
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HQ	OAKLEAF HYDRANGEA
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VS	SHASTA DOUBLEFILE VIBURNUM

SEED MIX

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GENERAL SEED MIX

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FEET
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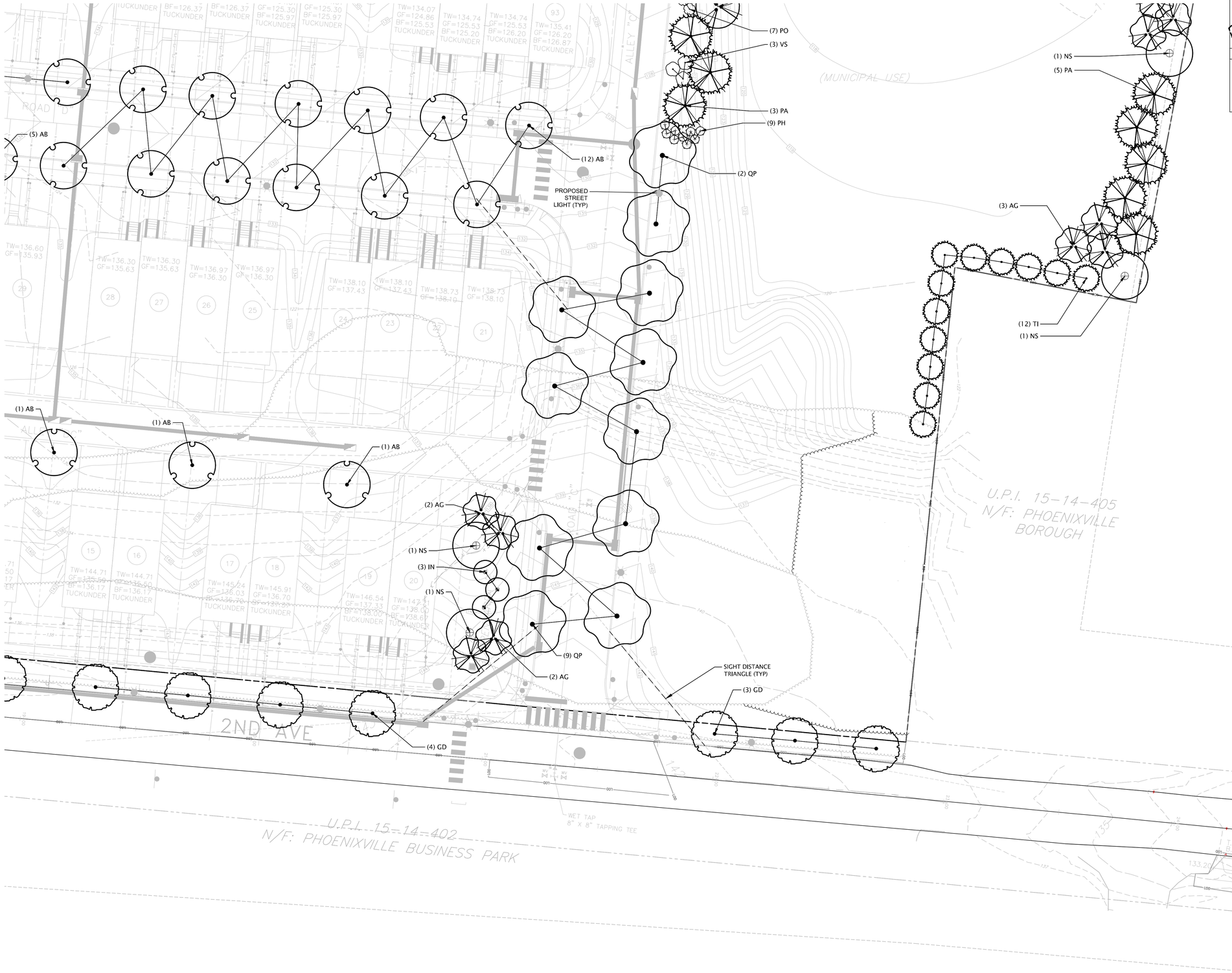
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1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

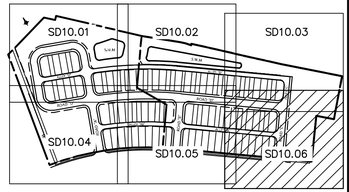
LANDSCAPE AND LIGHTING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12.6.2024	SCALE: 1"= 20'
DESIGN: JTB	DRAWN: STAFF
JOB NO.: 8618	FILE NAME: 8618 S-LAND
REF. NO.:	**SD10.05**
SHEET NO.:	**52** OF **65**

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KEYMAP

PLANT SCHEDULE

CODE	COMMON NAME
BUFFER PLANTINGS	
AG	AUTUMN BRILLIANCE APPLE SERVICEBERRY MULTI-STEM
BD	DURA HEAT® RIVER BIRCH
CE	EASTERN REDBUD MULTI-TRUNK
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VS	SHASTA DOUBLEFILE VIBURNUM

SEED MIX

BASIN FLOOR SEED MIX - LOW MAINTENANCE
ERNST SEED MIX - ERNMX-126 (OR APPROVED EQUAL)

GENERAL SEED MIX

NOTES:

1. THESE PLANS ARE FOR LANDSCAPE AND LIGHTING PURPOSE ONLY.
2. REFER TO LANDSCAPE PLANS SD10.01-SD10.06 FOR PLANT QUANTITY AND LABELS.
2. REFER TO SHEET SD10.08 AND SD10.09 FOR FULL PLANT SCHEDULE, DETAILS, AND NOTES.
3. REFER TO SHEET SD10.07 FOR LIGHTING PLAN AND SD10.08 FOR LIGHTING DETAILS AND SPECIFICATIONS.

FEET
20 0 10 20 40
GRAPHIC SCALE 1 inch = 20 ft.

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

LANDSCAPE AND LIGHTING PLAN

KINDERGARTEN CENTER

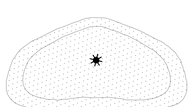
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12.6.2024	SCALE: 1"= 20'
DESIGN: JTB	DRAWN: STAFF
JOB NO.: 8618	FILE NAME: 8618 S-LAND
REF. NO.:	SD10.06
SHEET NO.:	53 OF 65

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-LAND.DWG-Jeff Madden-9/17/2025 1:43 PM



PROPOSED STREET LIGHT



LIGHTING REQUIREMENTS:
MUNICIPAL ZONING CODE 27-601
RESIDENTIAL STREETS: 0.4 AVG. FOOTCANDLES
RESIDENTIAL SIDEWALKS: 0.5 AVG. FOOTCANDLES

IRVINE STYLE BY SPRING CITY LED LUMINAIRE POST TOP WITH WASHINGTON STYLE POLE (OR APPROVED EQUAL)

LUMINAIRE AND POLE COLOR:	BLACK
PRODUCT FAMILY:	IRVINE
LAMP TYPE:	LED
DISTRIBUTION:	TYPE **III**

LIGHTING NOTES:

1. THESE PLANS ARE FOR LANDSCAPE AND LIGHTING PURPOSE ONLY.
2. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE BOROUGH FOR REVIEW AND APPROVAL.
3. THE BOROUGH RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THIS CHAPTER (CHAPTER 27-601.6.C) AND AS OTHERWISE AGREED UPON BY THE BOROUGH, AND IF APPROPRIATE, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE BOROUGH.
3. REFER TO LANDSCAPE PLANS SD10.01-SD10.06 FOR PLANT QUANTITY AND LABELS.
4. REFER TO SHEET SD10.08 AND SD10.09 FOR FULL PLANT SCHEDULE, DETAILS, AND NOTES.
5. REFER TO SHEET SD10.07 FOR LIGHTING PLAN AND SD10.08 FOR LIGHTING DETAILS AND SPECIFICATIONS.



FEET
50 0 25 50 100
GRAPHIC SCALE 1 inch = 50 ft.

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2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

LANDSCAPE AND LIGHTING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12.6.2024	SCALE: 1"= 50'
DESIGN: JTB	DRAWN: STAFF
JOB NO.: 8618	FILE NAME: 8618 S-LAND
REF. NO.:	**SD10.07**
SHEET NO.:	**54** OF **65**

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SEED MIX

BASIN FLOOR SEED MIX - LOW MAINTENANCE
ERNST SEED MIX - ERNMX-126 (OR APPROVED EQUAL)

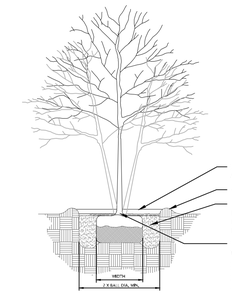
Mix Composition
20.0% Panicum clandestinum, Tioga (Deertongue, Tioga)
20.0% Puccinellia distans, Fults (Alkaligrass, Fults)
18.0% Elymus virginicus, Madison-NY Ecotype (Virginia Wildrye, Madison-NY Ecotype)
15.0% Agrostis stolonifera, 'Penncross' (Creeping Bentgrass, 'Penncross')
15.0% Poa palustris (Fowl Bluegrass)
10.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
1.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
1.0% Juncus effusus (Soft Rush)

HEIGHT: 0.3-5.0 FT.
SEEDING RATE: 20-40 LB PER ACRE OR 1 POUND PER 1,000 SQ.FT.

GENERAL SEED MIX

Mix Composition
60.0% Kentucky Bluegrass
10.0% Pennfine Perennial Ryegrass
30.0% Pennlawn Fescue

SEEDING RATE: 4 LB PER 1,000 SQ.FT.



MULTI-STEM TREE PLANTING
NOT TO SCALE

NOTE:
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER.
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH.

REQUIRED LANDSCAPE (PHOENIXVILLE BOROUGH):

STREET TREES:

REQUIREMENT: STREET TREES SHALL BE AT INTERVALS EVERY 40 FEET ALONG PROPOSED STREETS AND EXISTING STREETS WHEN THEY ABUT OR LIE WITHIN THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT.

*ALL STREET TREE BRANCHES SHALL BE PRUNED TO A HEIGHT OF 6'

STREET TREE REQUIREMENT:

PROPOSED LF OF ROADS: 2,322 X 2 (INDICATES BOTH SIDES OF THE STREET/CURBLINE) = 4,644 LF

TREE CALCULATION	REQUIRED STREET TREES	PROPOSED STREET TREES
4,644 PROPOSED LF OF ROADS/ 40 LF =	116 TREES	116 TREES
EXISTING LF OF ROAD (2nd AVE. - ONE SIDE): 978 LF/ 40 LF =	24 TREES	25 TREES
	TOTAL REQUIRED STREET TREES	TOTAL PROPOSED STREET TREES
	140 TREES	141 TREES

LANDSCAPE BUFFER ALONG ADJOINING USES:

REQUIREMENT: ONE TREE EVERY 15 LF (Plus Shrubs, Lawn and Groundcover)

LANDSCAPE BUFFER:	REQUIRED	PROPOSED
WEST SIDE LANDSCAPE BUFFER LENGTH: 527 LF	527 LF/ 15 LF = 35 BUFFER TREES	45 TREES 128 FLOWERING SHRUBS 65 ORNAMENTAL GRASSES
EAST SIDE LANDSCAPE BUFFER LENGTH: 114 LF	114 LF/ 15 LF = 8 BUFFER TREES	8 TREES 32 FLOWERING SHRUBS

TREE REPLACEMENT:

122 TREES ARE BEING REMOVED OVER THE ALLOWABLE 50% WOODLAND DISTURBANCE REQUIREMENT. APPLICANT IS PROPOSING TO REPLACE THOSE TREES AT A RATIO OF 2:1 (PROPOSED VS EXISTING). PER THIS CALCULATION, 244 TREES WOULD BE REQUIRED WHEREAS 252 TREES ARE PROPOSED FOR REPLACEMENT AS ADDITIONAL STREET, OPEN SPACE AND BUFFER PLANTINGS.

LANDSCAPE NOTES:

1. STREET TREES, BUFFER PLANTINGS SHALL BE PLANTED BY PHASE ACCORDING TO THE PHASE IN WHICH IT IS LOCATED. PHASING FOR LANDSCAPING SHALL COINCIDE WITH THE CONSTRUCTION SEQUENCE PHASING PER THE ENGINEERING DRAWINGS. IN LIEU OF PLANTING DUE TO SEASONAL CONSTRAINTS, THE LOCATIONS OF REQUIRED PLANTS SHALL BE STAKED AND THE DEVELOPER WILL BE REQUIRED TO SUBMIT TO THE BOROUGH A MEMORANDUM SIGNED BY THE PURCHASER AT THE TIME OF SETTLEMENT. THIS MEMORANDUM WILL INDICATE THAT THE PURCHASER UNDERSTANDS AND ACKNOWLEDGES THAT THE STAKES INDICATE THE LOCATION OF REQUIRED TREES TO BE PLANTED BY THE DEVELOPER.
2. INDIVIDUAL LOT LANDSCAPING SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT.
3. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR EIGHTEEN (18) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE TOWNSHIP ARBORIST OR BOROUGH ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE PERCENT (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE PERCENT (25%) OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD, REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES.
4. THE DEVELOPER SHALL CONTACT THE BOROUGH IN WRITING TO REQUEST A FINAL INSPECTION FOR THE ACCEPTANCE AT THE END OF GUARANTEE PERIOD. THESE INSPECTIONS WILL BE PERFORMED WHEN THE PLANT MATERIALS ARE IN FULL LEAF (MAY 1ST- THROUGH NOVEMBER 15TH). ALL GUARANTEE ESCROW FUNDS WILL BE RELEASED UPON ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD WILL BE EXTENDED UNTIL THIRTY (30) DAYS AFTER THE RECEIPT OF THE REQUESTED LETTER AFTER MAY 1ST. SHOULD THE END OF GUARANTEE PERIOD OCCUR AFTER NOVEMBER 15TH, THE GUARANTEE PERIOD SHALL EXTEND TO MAY 15TH.
5. ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
6. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH A SIMILAR PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY, SUBJECT TO APPROVAL BY THE BOROUGH ARBORIST.
7. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
8. NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN FIELD TO AVOID INTERFERENCE WITH UTILITIES. TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL UTILITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
10. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
11. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ANSI A300 CLAUSE 10: PLANTING AND TRANSPLANTING, AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE, BEST MANAGEMENT PRACTICES - TREE PLANTING, SECOND EDITION (2014). ALL TREE MANAGEMENT WORK SHALL BE IN ACCORDANCE WITH ANSI A300 TREE CARE MANAGEMENT STANDARDS.
13. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2014 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
14. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
15. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.
16. PLANTING MAY OCCUR ONLY WHEN APPROVED BY THE BOROUGH ARBORIST . PLANTING OPERATIONS SHALL GENERALLY BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE. SPRING PLANTING SEASON SHALL BE: MARCH 1ST TO JUNE 1ST. FALL PLANTING SEASON SHALL BE: AUGUST 15TH TO DECEMBER 15TH FOR EVERGREEN PLANTS AND SEPTEMBER 15TH TO DECEMBER 15TH, FOR DECIDUOUS PLANTS.
17. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
18. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
19. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
20. TREE PROTECTION DURING CONSTRUCTION: TREE PROTECTION ZONES (TPZ) SHALL BE DELINEATED TO IMPLEMENT THE STANDARDS CONTAINED IN THE PHOENIXVILLE BOROUGH ORDINANCE NO. 202, CHAPTER 25 TREES AND THIS ORDINANCE REGARDING PRESERVATION OF TREES, WOODLANDS, AND FORESTS DURING THE DEVELOPMENT AND CONSTRUCTION PROCESS.

PLANT SCHEDULE STREET TREES

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
STREET TREES					
AB	23	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	B & B	2 - 2 1/2" CAL.
GP	21	GINKGO BILOBA 'PNI 2720'	PRINCETON SENTRY® MAIDENHAIR TREE	B & B	2 - 2 1/2" CAL.
GD	25	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES'	STREET KEEPER® HONEY LOCUST	B & B	2 - 2 1/2" CAL.
QC	20	QUERCUS COCCINEA	SCARLET OAK	B & B	2 - 2 1/2" CAL.
QP	32	QUERCUS PHELLOS	WILLOW OAK	B & B	2 - 2 1/2" CAL.
TB	20	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	B & B	2 - 2 1/2" CAL.

PLANT SCHEDULE EASTERN BUFFER

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
BUFFER PLANTINGS					
BD	2	BETULA NIGRA 'BNMTF'	DURA HEAT® RIVER BIRCH	B & B	10`-12` MIN. HT.
PA	6	PICEA ABIES	NORWAY SPRUCE	B & B	6` - 8` HT.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
BUFFER SHRUBS					
PH	19	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW NINEBARK	#3 CONT.	30"-36" HT.
PO	7	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	#3 CONT.	30"-36" HT.
VS	6	VIBURNUM PLICATUM TOMENTOSUM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	#3 CONT.	30"-36" HT.

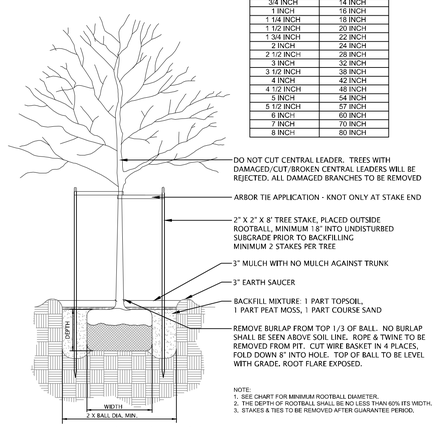
PLANT SCHEDULE WESTERN BUFFER

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
BUFFER PLANTINGS					
AG	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' MULTI-STEM	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	7-8' MIN. HT.
CE	7	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	7`-8` HT.
MJ	5	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW® SWEETBAY MAGNOLIA	B & B	7`-8` HT.
NS	4	NYSSA SYLVATICA	TUPELO	B & B	2" CAL.
PA	6	PICEA ABIES	NORWAY SPRUCE	B & B	6` - 8` HT.
PS	5	PINUS STROBUS	WHITE PINE	B & B	6`-8` HT.
TI	11	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	6`-8` HT.
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
BUFFER SHRUBS					
CK	65	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2 CONT.	
CH	21	CORNUS ALBA 'BAILHALO'	IVORY HALO® TATARIAN DOGWOOD	#3 CONT.	30"-36" HT.
FG	19	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#3 CONT.	24" MIN HT.
HQ	29	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 CONT.	36" MIN HT.
PH	14	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW NINEBARK	#3 CONT.	30"-36" HT.
PO	23	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	#3 CONT.	30"-36" HT.
VS	22	VIBURNUM PLICATUM TOMENTOSUM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	#3 CONT.	30"-36" HT.

PLANT SCHEDULE REPLACEMENT TREES

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
BUFFER PLANTINGS					
AG	33	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' MULTI-STEM	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	7-8' MIN. HT.
BD	6	BETULA NIGRA 'BNMTF'	DURA HEAT® RIVER BIRCH	B & B	10`-12` MIN. HT.
CE	15	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	7`-8` HT.
GS	15	GLEDITSIA TRIACANTHOS INERMIS `SKYLINE`	SKYLINE HONEY LOCUST	B & B	2" CAL.
IN	25	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	B & B	8` MIN. HT.
MJ	16	MAGNOLIA VIRGINIANA 'JIM WILSON'	MOONGLOW® SWEETBAY MAGNOLIA	B & B	7`-8` HT.
NS	16	NYSSA SYLVATICA	TUPELO	B & B	2" CAL.
PA	12	PICEA ABIES	NORWAY SPRUCE	B & B	6` - 8` HT.
PS	3	PINUS STROBUS	WHITE PINE	B & B	6`-8` HT.
QB	11	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL.
TI	72	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	6`-8` HT.
STREET TREES					
AB	23	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	B & B	2 - 2 1/2" CAL.
TB	5	TILIA AMERICANA 'BOULEVARD'	BOULEVARD AMERICAN LINDEN	B & B	2 - 2 1/2" CAL.

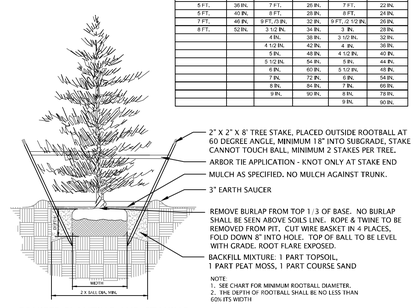
TYPE 1& 2 SHADE TREES	
CALIPER	MIN. DIA. ROOTBALL
1/2 INCH	12 INCH
3/4 INCH	14 INCH
1 INCH	16 INCH
1 1/4 INCH	18 INCH
1 1/2 INCH	20 INCH
1 3/4 INCH	22 INCH
2 INCH	24 INCH
2 1/2 INCH	28 INCH
3 INCH	32 INCH
3 1/2 INCH	38 INCH
4 INCH	42 INCH
4 1/2 INCH	48 INCH
5 INCH	54 INCH
5 1/2 INCH	57 INCH
6 INCH	60 INCH
7 INCH	70 INCH
8 INCH	80 INCH



NOTE:
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER.
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH.
3. STAKES & TIES TO BE REMOVED AFTER GUARANTEE PERIOD.

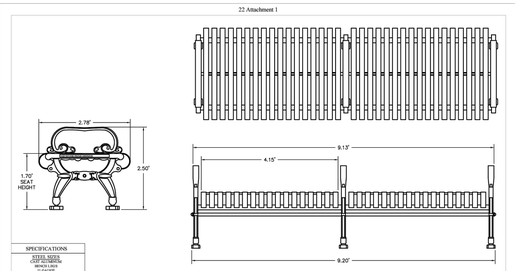
TREE PLANTING AND STAKING
NOT TO SCALE

TYPE 1, 2 &3 SPREADING, BROAD, COMPACT UPRIGHT		TYPE 4&5 PYRAMIDAL, BROAD UPRIGHT		TYPE 6 COLUMNAR	
SPREAD=(TYPES 1&2) HEIGHT (TYPE 3)	MIN. DIA. BALL	HEIGHT/ CALIPER	MIN. DIA. BALL	HEIGHT/ CALIPER	MIN. DIA. BALL
9 IN.	8 IN.	12 IN.	8 IN.	12 IN.	7 IN.
12 IN.	10 IN.	15 IN.	10 IN.	15 IN.	8 IN.
15 IN.	12 IN.	18 IN.	12 IN.	18 IN.	9 IN.
18 IN.	14 IN.	24 IN.	14 IN.	24 IN.	11 IN.
24 IN.	18 IN.	30 IN.	16 IN.	30 IN.	13 IN.
30 IN.	18 IN.	3 FT.	18 IN.	3 FT.	14 IN.
36 IN.	24 IN.	4 FT.	20 IN.	4 FT.	16 IN.
42 IN.	26 IN.	5 FT.	22 IN.	5 FT.	18 IN.
4 FT.	28 IN.	6 FT.	24 IN.	6 FT.	20 IN.
5 FT.	36 IN.	7 FT.	26 IN.	7 FT.	22 IN.
5 FT.	40 IN.	8 FT.	28 IN.	8 FT.	24 IN.
7 FT.	46 IN.	9 FT.-10 IN.	32 IN.	9 FT.-12 IN.	26 IN.
8 FT.	52 IN.	3 1/2 IN.	34 IN.	3 IN.	28 IN.
		4 IN.	36 IN.	3 1/2 IN.	32 IN.
		4 1/2 IN.	42 IN.	4 IN.	36 IN.
		5 IN.	48 IN.	4 1/2 IN.	40 IN.
		5 1/2 IN.	54 IN.	5 IN.	44 IN.
		6 IN.	60 IN.	5 1/2 IN.	48 IN.
		7 IN.	72 IN.	6 IN.	54 IN.
		8 IN.	84 IN.	7 IN.	66 IN.
		9 IN.	90 IN.	8 IN.	78 IN.
				9 IN.	90 IN.



NOTE:
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER.
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH

CONIFER PLANTING AND STAKING
NOT TO SCALE



SPECIFICATIONS

STEEL SLATS
BENCH LEGS 1-1/2" O.D. 11GA BACKRAIL 1/8" O.D. 11GA SEAT SLATS 1.90" O.D. 11GA ALL THREAD
STEEL FINISH KEYSTONE GRAY POWDER COATING
NOTES BENCH SHIPPED WITH ASSEMBLED
STANDARD USE OUTDOOR ROUTE NOT INCLUDED

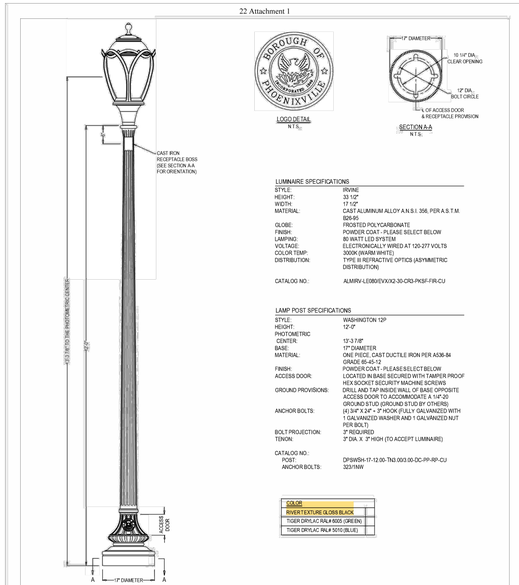
BY SPRING CITY

8' FLAT BENCH WITH CENTER ARM
NOT TO SCALE

ST15
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

8' BENCH - BOROUGH PARK (QUANTITY: 2)

SCALE: N.T.S



LOGO DETAIL
N.T.S.

SECTION A-A
N.T.S.

LUMINAIRE SPECIFICATIONS

STYLE:	IRVINE
HEIGHT:	33 1/2"
WIDTH:	17 1/2"
MATERIAL:	CAST ALUMINUM ALLOY A.N.S.I. 356, PER A.S.T.M. B26-95
GLOBE:	FROSTED POLYCARBONATE
FINISH:	POWDER COAT - PLEASE SELECT BELOW
LAMPING:	80 WATT LED SYSTEM
VOLTAGE:	ELECTRONICALLY WIRED AT 120-277 VOLTS
COLOR TEMP:	3000K (WARM WHITE)
DISTRIBUTION:	TYPE III REFRACTIVE OPTICS (ASYMMETRIC DISTRIBUTION)
CATALOG NO.:	ALMRV-LED80(EVX)X2-30-CRD-PKSF-FIR-CU

LAMP POST SPECIFICATIONS

STYLE:	WASHINGTON 12P
HEIGHT:	12'-0"
PHOTOMETRIC CENTER:	13'-3 7/8"
BASE:	17" DIAMETER
MATERIAL:	ONE PIECE, CAST DUCTILE IRON PER ASSM-94 GRADE 65-45-12
FINISH:	POWDER COAT - PLEASE SELECT BELOW
ACCESS DOOR:	LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
GROUND PROVISIONS:	DRILL AND TAP INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (GROUND STUD BY OTHERS)
ANCHOR BOLTS:	(4) 3/4" X 24" - 2" HOOK (FULLY GALVANIZED WITH 1 GALVANIZED WASHER AND 1 GALVANIZED NUT PER BOLT)
BOLT PROJECTION:	3" REQUIRED
TENON:	3" DIA. X 3" HIGH (TO ACCEPT LUMINAIRE)
CATALOG NO.:	
POST:	DPSWSH-17-12-00-TA0.093.00-DC-PP-RP-CU
ANCHOR BOLTS:	323/1WH

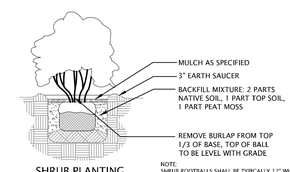
COLOR
RIVERTEXTURE GLOSS BLACK
TIGER DRYLAC RAL# 9005 (JET BLACK)
TIGER DRYLAC RAL# 5010 (BLUE)

ST15
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

12'-0" DUCTILE IRON PEDESTRIAN LAMP POST W/LOGO AND LUMINAIRE
NOT TO SCALE

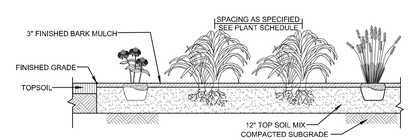
POST TOP AND POLE (QUANTITY: 39)

SCALE: N.T.S



SHRUB PLANTING
NOT TO SCALE

NOTE:
SHRUB ROOTBALLS SHALL BE TYPICALLY 12" WIDE. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH.



ANNUAL /PERENNIAL/GRASSES/GROUNDCOVER BEDS
NOT TO SCALE

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1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

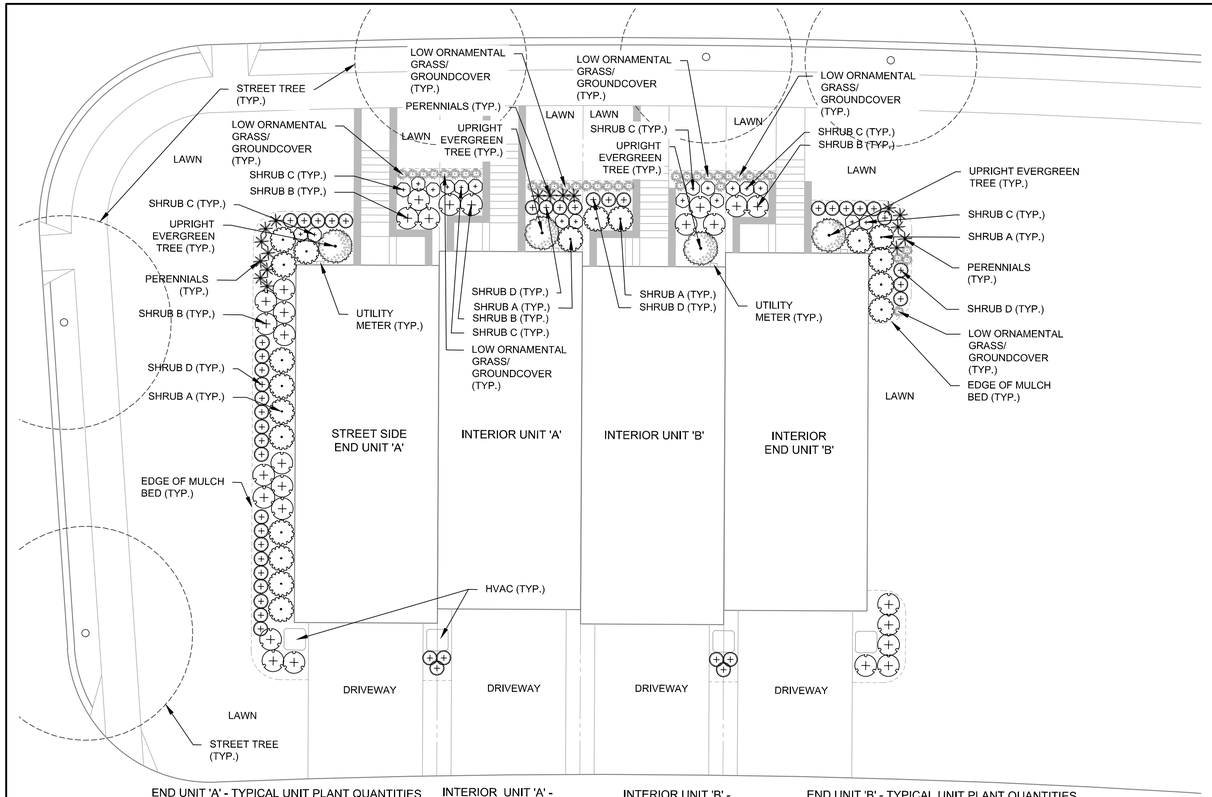
NO.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

LANDSCAPE AND LIGHTING DETAILS AND NOTES

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12.6.2024	SCALE: AS NOTED
DESIGN: JTB	DRAWN: STAFF
JOB NO.: 8618	FILE NAME: 8618 S-LAND
REF. NO.: SD10.08	
SHEET NO.: 55 OF 65	

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-LAND.DWG--Jeff Madden--9/17/2025 2:01 PM



END UNIT 'A' - TYPICAL UNIT PLANT QUANTITIES

- (1) UPRIGHT EVERGREEN
- (11) SHRUB A - MEDIUM DEC. SHRUB
- (16) SHRUB B - MEDIUM EVE. SHRUB
- (5) SHRUB C - SMALL DEC. SHRUB
- (23) SHRUB D - EVE. SHRUB
- (8) PERENNIALS
- (4) LOW ORNAMENTAL GRASSES OR GROUNDCOVER

INTERIOR UNIT 'A' - TYPICAL UNIT PLANT QUANTITIES

- (1) UPRIGHT EVERGREEN
- (1) SHRUB A - MEDIUM DEC. SHRUB
- (2) SHRUB B - MEDIUM EVE. SHRUB
- (5) SHRUB C - SMALL DEC. SHRUB
- (7) SHRUB D - EVE. SHRUB
- (9) LOW ORNAMENTAL GRASSES OR GROUNDCOVER

INTERIOR UNIT 'B' - TYPICAL UNIT PLANT QUANTITIES

- (1) UPRIGHT EVERGREEN
- (2) SHRUB A - MEDIUM DEC. SHRUB
- (3) SHRUB B - MEDIUM EVE. SHRUB
- (4) SHRUB C - SMALL DEC. SHRUB
- (6) SHRUB D - EVE. SHRUB
- (12) LOW ORNAMENTAL GRASSES OR GROUNDCOVER

END UNIT 'B' - TYPICAL UNIT PLANT QUANTITIES

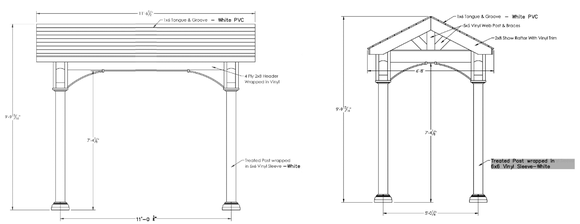
- (1) UPRIGHT EVERGREEN
- (5) SHRUB A - MEDIUM DEC. SHRUB
- (7) SHRUB B - MEDIUM EVE. SHRUB
- (5) SHRUB C - SMALL DEC. SHRUB
- (9) SHRUB D - EVE. SHRUB
- (5) PERENNIALS
- (9) LOW ORNAMENTAL GRASSES OR GROUNDCOVER

TYPICAL UNIT FOUNDATION PLANTING

SCALE: 1" = 10'

TYPICAL UNIT PLANTING NOTES:

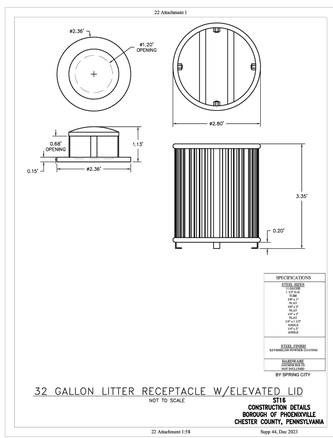
1. LAYOUT OF PLANTING BED IS CONCEPTUAL AND MAY VARY DUE TO EXISTING SITE CONDITIONS AND MODEL ELEVATION. SPECIES CHOSEN SHALL CORRELATE WITH EXISTING SITE CONDITIONS OF EACH HOME (IE: SUN/SHADE) TO ENSURE SURVIVABILITY OF PLANT.
2. SHRUBS SHALL BE PLANTED IN GROUPS OF THE SAME SPECIES (3-7 PLANTS) TO MAINTAIN BALANCE THROUGHOUT THE GARDEN.
3. FOUNDATION PLANTS ARE IN ADDITION TO AND ARE TO BE COORDINATED WITH PROPOSED STREET TREES, BUFFER PLANTINGS AND EXISTING VEGETATION TO REMAIN.
4. QUALITY OF PLANT SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK.
5. SUBSTITUTIONS PERMITTED WITH WRITTEN APPROVAL BY ESE LANDSCAPE ARCHITECT AND BOROUGH REPRESENTATIVE PRIOR TO PLANTING.



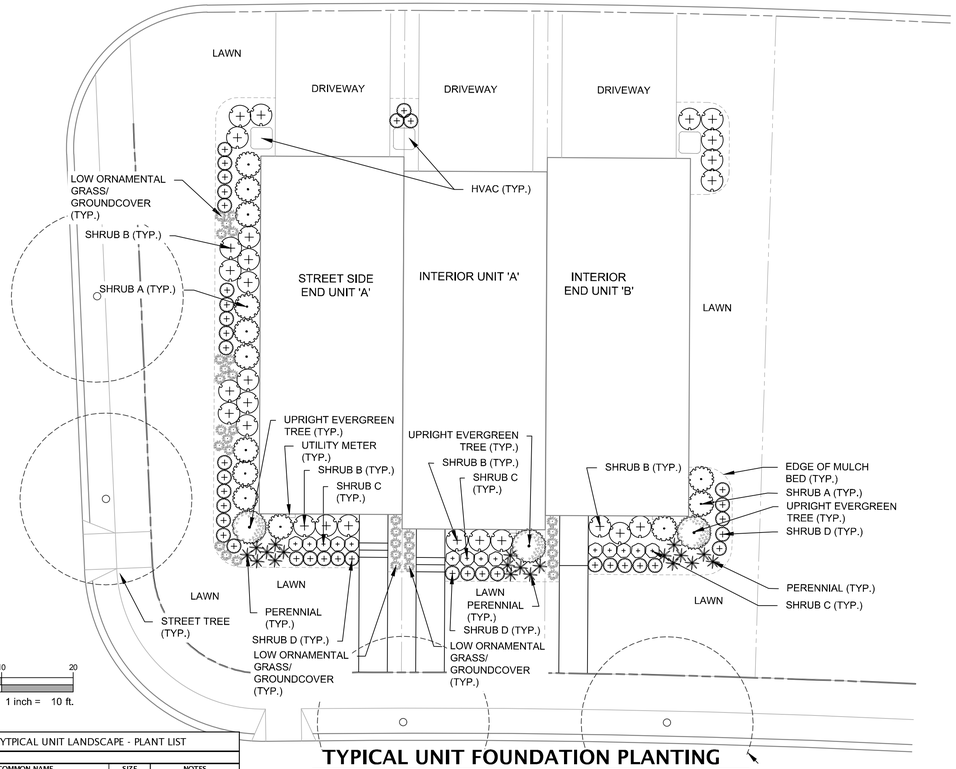
MAIL KIOSK CONCEPT

MAIL KIOSK NOTES:

1. MAIL KIOSK SHOWN IS A REPRESENTATION INDICATING DESIGN INTENT, AND IS SUBJECT TO CHANGE.
2. AT TIME OF BUILDING PERMIT, APPLICANT WILL SUBMIT CONSTRUCTION DRAWINGS FOR APPROVAL.
3. KIOSK WILL BE INTERNALLY LIT AND WILL BE ADA ACCESSIBLE.
4. (1) TRASH RECEPTACLE, MEETING BOROUGH STANDARD ST-16, IS PROPOSED.



TRASH RECEPTACLE (QUANTITY: 1)



FEET
10 0 5 10 20
GRAPHIC SCALE 1 inch = 10 ft.

KINDERGARTEN CENTER - TYTPICAL UNIT LANDSCAPE - PLANT LIST

UPRIGHT EVERGREEN TREES

SYMBOL	SPECIES/COMMON NAME	SIZE	NOTES
	Ilex x aquipernyi 'Meschick'/ Dragon Lady Holly	6' HT	
	Juniperus chinensis 'Hetzii Columnaris'/ Green Columnar Juniper	6' HT	
	Picea abies 'Cupressina'/ Columnar Norway Spruce	6' HT	
	Picea pungens 'Fastigiata'/ Columnar Blue Spruce	6' HT	
	Thuja occidentalis 'Emerald Green'/ Emerald Green Arborvitae	6' HT	

LARGE-MEDIUM SHRUB A (DECIDIOUS) SELECT ONE SPECIES ONLY PER PLANT GROUPING

SYMBOL	SPECIES/COMMON NAME	SIZE	NOTES
	Azalea varieties / Deciduous Azalea	2 GAL. MIN.	Full Sun/Part Shade
	Clethra alnifolia 'Ruby Spice' / Summersweet Clethra	2 GAL. MIN.	Full Sun/Part Shade
	Hydrangea macrophylla 'Endless Summer' TM / Hydrangea	2 GAL. MIN.	Full Sun/Part Shade
	Hydrangea quercifolia / Oakleaf Hydrangea	2 GAL. MIN.	Full Sun/Part Shade
	Physocarpus opulifolius 'Summer Wine' or 'Coppertina' /Ninebark	2 GAL. MIN.	Full Sun/Part Shade
	Rosa X 'Radtko' / Double Knock Out Rose	2 GAL. MIN.	Full Sun
	Weigela florida / Compact Variety	2 GAL. MIN.	Full Sun/Part Shade

LARGE-MEDIUM SHRUB B (EVERGREEN) SELECT ONE SPECIES ONLY PER PLANT GROUPING

SYMBOL	SPECIES/COMMON NAME	SIZE	NOTES
	Azalea varieties / Evergreen Azalea	2 GAL. MIN.	Full Sun/Part Shade
	Cephalotaxus harringtonia 'Duke Gardens'/ Jap. Plum Yew	2 GAL. MIN.	Full Sun/Part Shade
	Ilex crenata 'Compacta'/ Japanese Holly	2 GAL. MIN.	Full Sun/Full Shade
	Ilex glabra 'Densa' or 'Shamrock' / Inkberry	2 GAL. MIN.	Full Sun/Full Shade
	Ilex x 'Mesog ' / China Boy & China Girl Holly	2 GAL. MIN.	Full Sun/Full Shade
	Pieris japonica 'Compacta' / Japanese Andromeda	2 GAL. MIN.	Full Sun/Full Shade
	Prunus laurocerasus 'Chestnut Hill' / Cherry Laurel	2 GAL. MIN.	Full Sun/Part Shade

SMALL SHRUB C (DECIDIOUS) SELECT ONE SPECIES ONLY PER PLANT GROUPING

SYMBOL	SPECIES/COMMON NAME	SIZE	NOTES
	Fothergilli gardenii / Dwarf Fothergilla	2 GAL. MIN.	Full Sun
	Itea virginia 'Little Henry' / Dwarf Virginia Sweetspire	2 GAL. MIN.	Full Sun/Full Shade
	Hypericum x 'Hydcote' / St. John's Wort	2 GAL. MIN.	Full Sun/Part Shade
	Nandina domestica 'Firepower' / Nandina	2 GAL. MIN.	Full Sun/Full Shade

SMALL SHRUB D (EVERGREEN) SELECT ONE SPECIES ONLY PER PLANT GROUPING

SYMBOL	SPECIES/COMMON NAME	SIZE	NOTES
	Azalea 'Gumpo Pink' / Gumpo Pink Azalea	2 GAL. MIN.	Full Sun/Part Shade
	Buxus 'NewGen Independence' / NewGen Independence Boxwood	2 GAL. MIN.	Full Sun/Full Shade
	Ilex crenata 'Soft Touch'/ Soft Touch Holly	2 GAL. MIN.	Full Sun/Part Shade
	Thuja occidentalis 'Hetz Midget' / Arborvitae	2 GAL. MIN.	Full Sun/Part Shade

PERENNIAL MIX A: FULL SUN SELECT 2-4 SPECIES

SYMBOL	SPECIES/COMMON NAME	SIZE	NOTES
	Coreopsis / Tickseed	1 GAL	Full Sun
	Nepeta / Catmint	1 GAL	Full Sun
	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	1 GAL	Full Sun
	Phlox paniculata / Garden Phlox	1 GAL	Full Sun
	Rudbeckia fulgida var. fulgida / Black Eyed Susan	1 GAL	Full Sun
	Sedum 'Autumn Joy' / Stonecrop	1 GAL	Full Sun

PERENNIAL MIX B: SHADE SELECT 2-4 SPECIES

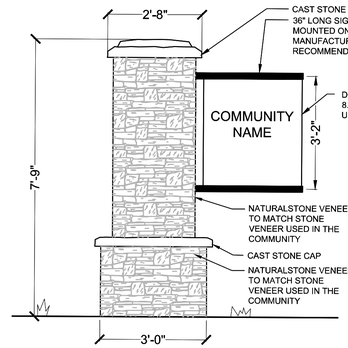
SYMBOL	SPECIES/COMMON NAME	SIZE	NOTES
	Astible / Falsespirea	1 GAL	Part Shade/Full Shade
	Fern	1 GAL	Part Shade/Full Shade
	Hosta	1 GAL	Part Shade/Full Shade
	Tiarella cordifolia / Foamflower	1 GAL	Part Shade/Full Shade

GROUNDCOVER SELECT ONE SPECIES ONLY

SYMBOL	SPECIES/COMMON NAME	SIZE	NOTES
	Gallium odoratum / Sweet Woodruff	1 GAL	Part Shade/Full Shade
	Liriope muscari 'Big Blue' / Liriope	1 GAL	Part Shade/Full Shade
	Pachysandra terminalis / Japanese Spurge	1 GAL	Part Shade/Full Shade
	Phlox subulata / Creeping Phlox	1 GAL	Full Sun
	Vinca minor / Periwinkle	1 GAL	Full Sun/Full Shade

TYPICAL UNIT FOUNDATION PLANTING

SCALE: 1" = 10'



COMMUNITY ENTRY SIGN NOTES:

1. Development Signs (Permanent). A permanent development identification sign may be erected upon final approval of the subdivision and land development plans by the Borough Council in accordance with the following regulations:
   - –Signs and entrance structures shall be for identification purposes only and shall give only the name of the subdivision or land development.
   - –The maximum area of a permanent development sign shall not exceed 16 square feet or a height of four feet, excluding structural elements and decorative features.

COMMUNITY ENRTY SIGN

SCALE: 1" = 2'

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REV.	DATE	DESCRIPTION	DRAWN
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LANDSCAPE AND LIGHTING DETAILS AND NOTES

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

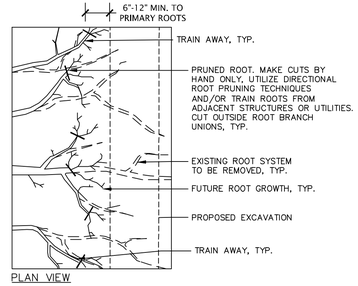
DATE: 12.6.2024	SCALE: AS NOTED
DESIGN: JTB	DRAWN: STAFF
JOB NO.: 8618	FILE NAME: 8618 S-LAND
REF. NO.: SD10.09	
SHEET NO.: 56 OF 65	

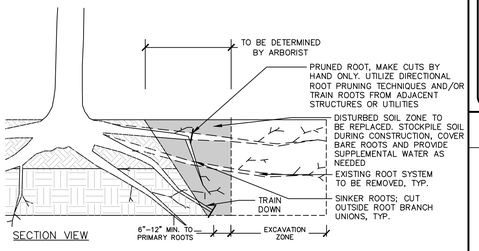
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PREEMPTIVE ROOT PRUNING DETAILS W/ AIRSPADE

N.T.S.



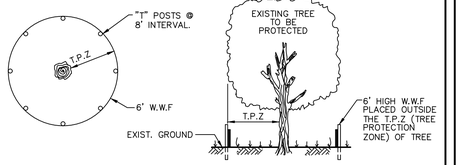


PREEMPTIVE ROOT PRUNING NOTES:

1. HAND PRUNE ROOTS ONLY BY CERTIFIED ARBORIST. DO NOT SHEAR ROOTS.
2. COVER ROOTS AND PROVIDE SUPPLEMENTAL WATER AS NECESSARY. IF LARGE ROOTS OR A LARGE PERCENTAGE OF ROOTS ARE REMOVED, EXTENDED RECOVERY PERIOD MAY BE NECESSARY.
3. ALL WORK TO BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST OR APPROVED CONTRACTOR. ENSURE THAT REES ARE GOOD HEALTH AND NOT EXPERIENCING UNUSUAL STRESS PRIOR TO COMMENCING WORK.
4. PROTECT TREE AND TREE ROOTS THROUGHOUT CONSTRUCTION. AIRSPADE OR HAND DIG ONLY WITHIN THE CRITICAL ROOT ZONE. DOCUMENT AND ASSESS ALL DAMAGES TO TREES AT COMMENCEMENT AND THROUGH COMPLETION OF WORK. DAMAGES TO TREES SHALL BE REPORTED TO AND ASSESSED BY BOROUGH ARBORIST.
5. ENSURE PROPER SOIL MOSITRUE LEVELS THROUGH DURATION OF WORK. SOIL MUST BE NEAR FIELD CAPACITY, BUT NOT SATURATED AND PASS A FIELD MOISTURE TEST PRIOR TO USE OF AN AIR SPADE. HAND WATER TREES AS NECESSARY BEFORE COMMENCEMENT OF WORKAND WITHIN 24 HOURS OF COMPLETION. CONVEY BASE ROOTS AND WATER AS NECESSARY DURING WORK.
6. ARBORIST TO EVALUATE THE OVERALL HEALTH OF TREES, AND TO MAKE A REPORT FOR RECOMMENDATIONS FOR ADDITIONAL TREE CARE DURING AND AFTER THE COMPLETION OF WORK.

TREE PROTECTION

N.T.S.



NOTES:

1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION.
2. T.P.Z. SHALL EXTEND TO THE DRIPLINE OF THE TREE, OR ONE INCH OF DBH EQUALS ONE FOOT OF TPZ RADIUS, WHICHEVER IS GREATER..
3. 6' HIGH W.W.F SHALL BE PLACED OUTSIDE THE TPZ, UNLESS OTHERWISE APPROVED BY THE BOROUGH ARBORIST
4. 6' HIGH W.W.F TO BE REPLACED WITH APPROPRIATELY SIZED COMPOST FILTER SOCK WHERE INDICATED ON THE PLANS, OR WHERE SITE CONDITIONS ALLOW.
5. BOARDS SHALL NOT BE NAILED TO TREES DURING CONSTRUCTION.
6. ROOTS SHALL NOT BE CUT IN AN AREA INSIDE THE DRIP LINE OF THE TREE BRANCHES.
7. TREE LIMB REMOVAL, WHERE NECESSARY, SHALL BE DONE IN ACCORDANCE WITH ANSI 300 BEST MANAGEMENT PRACTICES – PRUNING, THIRD ADDITION.
8. SIGNAGE SHALL BE PLACED AT REGULAR INTERVALS OF 25'–50'ALONG THE TREE PROTECTION BARRIER TO EXPLIAN THE PURPOSE OF THE TPZ. TEXT FOR THE SIGN SHALL BE FURNISHED BY THE BOROUGH ARBORIST.
9. BOROUGH ARBORIST TO BE CONTACTED IF A TREE PROPOSED TO BE PRESERVED IS DAMAGED TO ASSESS EXTENT OF INJURY.

KINDERGARTEN CENTER TREE SURVEY (6"+ CALIPER)

TAG #	SPECIES	DBH	REMOVAL	NOTES
1	DEAD	8"	X	
2	ELM	14"	X	HERITAGE
3	LOC	14"	X	
4	HONLOC	32"	X	
5	MUL	10"	X	
6	MUL	21"	X	
7	DEAD	7"	X	
8	BLKCHE	9"	X	
9	ASH	6"	X	
10	HONLOC	27"	X	
11	DEAD	15"	X	
12	ASH	7"	X	
13	BLKWAL	6"	X	
14	LOC	14"	X	
15	LOC	18"	X	
16	MUL	10"	X	
17	DEAD	10"	X	
18	LOC	32"	X	
19	LOC	16"	X	
20	DEAD	13"	X	
21	ELM	9"	X	HERITAGE
22	LOC	21"	X	
23	BOX	14"	X	
24	SILVERMAPLE	16"	X	HERITAGE
25	MUL	18"	X	
26	ELM	12"	X	HERITAGE
27	LOC	32"	X	
28	ELM	9"	X	HERITAGE
29	HACK	9"	X	
30	ELM	8"	X	HERITAGE
31	BLKCHE	9"	X	
32	SILVERMAPLE	8"	TO REMAIN	HERITAGE
33	BOX	16"	X	
34	BOX	20"	X	
35	HONLOC	17"	X	
36	ELM	18"	TO REMAIN	HERITAGE
37	ELM	27"	TO REMAIN	HERITAGE
38	CATALPA	16"	X	
39	BOX	8"	X	
40	BOX	6"	X	
41	BOX	8"	X	
42	ELM	18"	X	HERITAGE
43	ELM	19"	X	HERITAGE
44	ELM	9"	X	HERITAGE
45	ELM	6"	X	HERITAGE
46	LOC	16"	X	
47	HONLOC	28"	X	
48	ELM	8"	X	
49	PINOAK	27"	X	
50	ASH - DEAD	15"	X	
51	ASH - DEAD	15"	X	
52	ASH - DEAD	15"	X	
53	HONLOC	20"	X	
54	MUL	10"	X	
55	MUL	20"	X	
56	MUL	18"	X	
57	MUL	12"	X	
58	BOX	16"	X	
59	LOC	16"	X	
60	LOC	9"	X	
61	MUL	8"	X	
62	ELM	18"	X	HERITAGE
63	ELM	26"	X	HERITAGE
64	HACK	9"	TO REMAIN	
65	BUROAK	8"	TO REMAIN	HERITAGE
66	LOC	8"	TO REMAIN	
67	BUROAK	10"	TO REMAIN	HERITAGE
68	ELM	10"	TO REMAIN	HERITAGE
69	LOC	6"	TO REMAIN	
70	SIBELM	16"	X	
71	SIBELM	18"	X	
72	MIMO	10"	X	
73	DEAD-MIMO	7"	X	
74	MIMO	7"	X	
75	MIMO	8"	X	
76	SIBELM	14"	X	
77	SIBELM	11"	X	
78	SIBELM	17"	X	
79	SIBELM	16"	X	
80	SIBELM	16"	X	
81	SIBELM	18"	X	
82	SIBELM - DEAD	13"	X	
83	SIBELM	10"	X	
84	SIBELM	19"	X	
85	SIBELM	11"	X	
86	SIBELM	13"	X	
87	SIBELM	10"	X	
88	SIBELM	8"	X	
89	SIBELM	8"	X	
90	SIBELM	14"	X	
91	SIBELM	10"	X	
92	SIBELM	15"	X	
93	SIBELM	13"	X	
94	SIBELM	8"	X	
95	SIBELM	18"	X	
96	SUGMAPLE	6"	X	
97	SIBELM	19"	X	
98	SIBELM	7"	X	
99	REDMAPLE	8"	X	
100	SUGMAPLE	8"	X	
101	ORNCHE	17"	X	
102	MUL	9"	X	
103	SILVERMAPLE	15"	X	
104	SILVERMAPLE	16"	X	
105	HONLOC	26"	X	
106	MUL	12"	X	
107	SILVERMAPLE	20"	X	
108	HACK	45"	X	
109	ASH	20"	X	
110	OSAGE	6"	X	
111	OSAGE	6"	TO REMAIN	
112	HACK	9"	TO REMAIN	
113	BUROAK	10"	TO REMAIN	HERITAGE
114	ELM	18"	X	HERITAGE
115	DEAD - MIMOC	24"	X	
116	DEAD - MIMOC	21"	X	
117	LOC	14"	X	
118	MIMO	8"	X	
119	BLKWAL	16"	X	
120	HACK	14"	X	
121	HACK	12"	TO REMAIN	
122	HACK	12"	TO REMAIN	
123	HACK	12"	TO REMAIN	
124	LOC	12"	TO REMAIN	
125	LOC	7"	X	
126	LOC	7"	X	
127	LOC	14"	X	
128	LOC	8"	X	
129	LOC	6"	X	
130	LOC	7"	X	
131	HACK	7"	X	
132	LOC	23"	X	
133	HONLOC	15"	X	
134	ASH	6"	X	
135	ASH	24"	X	
136	ELM	7"	X	
137	LOC	9"	X	
138	LOC	10"	TO REMAIN	
139	BUROAK	9"	TO REMAIN	
140	HACK	9"	TO REMAIN	
141	BUROAK	8"	TO REMAIN	
142	BUROAK	10"	TO REMAIN	HERITAGE
143	HACK	27"	TO REMAIN	
144	REDMAPLE	16"	TO REMAIN	HERITAGE
145	SILVERMAPLE	28"	TO REMAIN	HERITAGE
146	DEAD - MAPLE	19"	X	
147	NORMAP	19"	X	INVASIVE
148	ELM	8"	X	HERITAGE
149	NORMAP	8"	X	INVASIVE
150	HONLOC	24"	X	
151	HONLOC	18"	X	
152	LOC	7"	X	
153	LOC	13"	X	
154	HONLOC	20"	X	
155	LOC	14"	X	
156	BLKWAL	16"	X	
157	HACK	10"	X	
158	DEAD - HONLOC	21"	X	
159	BLKWAL	18"	X	
160	ELM	18"	X	HERITAGE
161	ASH	7"	X	
162	LOC	7"	X	
163	LOC	14"	X	
164	LOC	8"	X	
165	LOC	7"	X	
166	LOC	12"	X	
167	LOC	9"	X	
168	LOC	14"	X	
169	LOC	12"	X	
170	LOC	12"	X	
171	NORMAP	11"	X	INVASIVE
172	ELM	15"	X	HERITAGE
173	LOC	7"	X	
174	MUL	6"	X	
175	HONLOC	24"	X	
176	ASH	24"	X	
177	ELM	7"	X	HERITAGE
178	LOC	23"	X	
179	HONLOC	15"	X	
180	LOC	9"	X	
181	ASH	6"	X	
182	MUL	17"	X	
183	LOC	12"	X	
184	LOC	9"	X	
185	LOC	10"	TO REMAIN	
186	LOC	10"	TO REMAIN	
187	LOC	9"	X	
188	LOC	10"	TO REMAIN	
189	LOC	10"	TO REMAIN	
190	BUROAK	9"	TO REMAIN	HERITAGE
191	LOC	7"	TO REMAIN	
192	LOC	13"	TO REMAIN	
193	LOC	8"	TO REMAIN	
194	BLKCHE	10"	TO REMAIN	
195	SILVERMAPLE	26"	TO REMAIN	HERITAGE
196	LOC	12"	TO REMAIN	
197	ELM	11"	TO REMAIN	HERITAGE
198	BUROAK	6"	TO REMAIN	HERITAGE
199	LOC	12"	X	
200	ELM	6"	X	HERITAGE
201	ELM	7"	X	HERITAGE
202	HACK	18"	X	
203	PINOAK	20"	TO REMAIN	HERITAGE
204	HACK	13"	TO REMAIN	
205	HACK	14"	TO REMAIN	
206	ELM	15"	TO REMAIN	HERITAGE
207	DEAD - HONLOC	17"	TO REMAIN	
208	LOC	8"	TO REMAIN	
209	BUROAK	11"	X	HERITAGE
210	LOC	13"	TO REMAIN	
211	LOC	11"	TO REMAIN	
212	HACK	8"	TO REMAIN	
213	LOC	10"	TO REMAIN	
214	LOC	10"	TO REMAIN	
215	LOC	7"	TO REMAIN	
216	ELM	10"	TO REMAIN	HERITAGE
217	HACK	11"	TO REMAIN	
218	HACK	12"	TO REMAIN	
219	LOC	12"	TO REMAIN	
220	LOC	12"	TO REMAIN	
221	LOC	8"	X	
222	LOC	6"	X	
223	LOC	7"	X	
224	ELM	10"	X	HERITAGE
225	ELM	9"	X	HERITAGE
226	HACK	10"	X	
227	LOC	10"	X	
228	LOC	12"	X	
229	SILVERMAPLE	30"	X	HERITAGE
230	SILVERMAPLE	50"	X	HERITAGE
231	SILVERMAPLE	17"	X	HERITAGE
232	SILVERMAPLE	16"	X	HERITAGE
233	SILVERMAPLE	18"	X	HERITAGE
234	SILVERMAPLE	34"	X	HERITAGE
235	SILVERMAPLE	39"	X	HERITAGE
236	SILVERMAPLE - DEAD	24"	X	INVASIVE
237	SUGARMAPLE	54"	X	HERITAGE
238	ORNCHE	10"	X	
239	MAG	6"	X	
240	PLUM	9"	X	
241	SUGARMAPLE	30"	X	HERITAGE
242	NORMAP	7"	X	INVASIVE
243	NORMAP	13"	X	INVASIVE
244	ASH - DEAD	19"	X	INVASIVE
245	ELM	11"	X	HERITAGE
246	ELM	14"	X	
247	ELM	15"	X	
248	HACK	10"	X	
249	ELM	11"	X	HERITAGE
250	NORMAP	8"	X	INVASIVE
251	HONLOC	20"	X	
252	BUROAK	7"	X	HERITAGE
253	ELM	10"	X	HERITAGE
254	HONLOC	22"	X	
255	ELM	19"	X	HERITAGE
256	ELM	15"	X	HERITAGE
257	LOC	26"	X	
258	ELM	6"	X	
259	LOC	13"	X	
260	BOX	13"	X	
261	DEAD	17"	X	
262	DEAD	14"	X	
263	LOC	9"	X	
264	DEAD	8"	X	
265	BOX	19"	X	
266	BLKWAL	9"	X	
267	BLKWAL	8"	X	
268	BLKWAL	8"	X	
269	NORMAP	6"	X	INVASIVE
270	NORMAP	7"	X	INVASIVE
271	BOX	6"	X	
272	NORMAP	8"	X	INVASIVE
273	BOX	11"	X	
274	BOX	6"	X	
275	ELM	9"	X	HERITAGE
276	BLKCHE	8"	X	
277	BLKCHE	7"	X	
278	MUL	18"	X	
279	MUL	20"	X	
280	MUL	24"	X	
281	BOX	6"	X	
282	MUL	10"	X	
283	MUL	12"	X	
284	ELM	14"	X	
285	NORMAP	7"	X	INVASIVE
286	NORMAP	8"	X	INVASIVE
287	BOX	7"	X	
288	MUL	9"	X	
289	BOX	7"	X	
290	BOX	20"	X	
291	BLKCHE	8"	X	
292	SUGARMAPLE	14"	X	HERITAGE
293	HACK	10"	X	
294	SILVERMAPLE	29"	X	HERITAGE
295	SUGARMAPLE	19"	X	HERITAGE
296	HONLOC	21"	X	
297	HONLOC	23"	X	
298	HONLOC	8"	X	
299	NORMAP	9"	X	INVASIVE
300	BLKCHE	6"	X	
301	REDMAPLE	11"	X	HERITAGE
302	REDMAPLE	9"	X	
303	REDMAPLE	12"	X	
304	NORMAP	6"	X	INVASIVE
305	NORMAP	7"	X	INVASIVE
306	SIBELM	9"	X	INVASIVE
307	SIBELM	8"	X	INVASIVE
308	SIBELM	9"	X	INVASIVE
309	SIBELM	9"	X	INVASIVE
310	SIBELM	9"	X	INVASIVE
311	SIBELM	30"	X	INVASIVE
312	SIBELM	9"	X	INVASIVE
313	SIBELM	9"	X	INVASIVE
314	SIBELM	20"	X	INVASIVE
315	BLKCHE	7"	X	
316	BLKCHE	6"	X	
317	LOC	9"	X	
318	LOC	7"	X	
319	LOC	9"	X	
320	BLKCHE	6"	X	
321	LOC	7"	X	
322	LOC	12"	X	
323	NORMAP	9"	X	INVASIVE
324	NORMAP	8"	X	INVASIVE
325	LOC	9"	X	
326	LOC	7"	X	
327	LOC	6"	X	
328	LOC	9"	X	
329	LOC	9"	X	
330	NORMAP	8"	X	INVASIVE
331	LOC	9"	X	
332	BLKCHE	13"	X	
333	LOC	12"	X	
334	LOC	8"	X	
335	LOC	6"	X	
336	LOC	7"	X	
337	LOC	8"	X	
338	LOC	6"	X	
339	SIBELM	14"	X	INVASIVE
340	NORMAP	16"	X	INVASIVE
341	SIBELM	11"	X	INVASIVE
342	NORMAP	10"	X	INVASIVE
343	SIBELM	21"	X	INVASIVE
344	MAPLE SP.	8"		HERITAGE
345	SIBELM - DEAD	8.5"	X	INVASIVE
346	SIBELM	21"	X	INVASIVE
347	SIBELM	12"	X	INVASIVE
348	SIBELM	17"	TO REMAIN	INVASIVE
349	SIBELM	13"	TO REMAIN	INVASIVE
350	SIBELM	20"	TO REMAIN	INVASIVE
351	SIBELM	12"	TO REMAIN	INVASIVE
352	BLKCHE	13"	TO REMAIN	
353	BLKCHE	14"	TO REMAIN	
354	DEAD	14"	TO REMAIN	
355	BLKCHE	9"	TO REMAIN	
356	ASH	14"	TO REMAIN	
357	SIBELM	19"	TO REMAIN	INVASIVE
358	SIBELM	13"	TO REMAIN	INVASIVE
359	NORMAP	15"	TO REMAIN	INVASIVE
360	SIBELM	6"	TO REMAIN	INVASIVE
361	SIBELM	13"	TO REMAIN	INVASIVE
362	SIBELM	10"	TO REMAIN	INVASIVE
363	NORMAP	13"	TO REMAIN	INVASIVE
364	NORMAP	6"	TO REMAIN	INVASIVE
365	SIBELM	21"	X	INVASIVE
366	SIBELM	16"	X	INVASIVE
367	SIBELM	19"	X	INVASIVE
368	CATALPA	6"	X	
369	SILVERMAPLE	8"	X	HERITAGE
370	CEDAR	7"	TO REMAIN	HERITAGE
371	THUJA	9"	X	HERITAGE
372	SILVERMAPLE	6"	X	HERITAGE
373	BLKCHE	8"	X	
374	MUL	11"	X	
375	LOC	11"	X	
376	LOC	10"	X	
377	BLKWAL	14"	X	
378	LOC	18"	X	
379	LOC	18"	X	
380	BLKWAL	6"	X	
381	BLKWAL	6"	X	
382	SILVERMAPLE	18"	X	HERITAGE
383	ELM	10"	X	
384	BOX	6"	X	
385	BOX	6"	X	
386	BLKCHE	16"	X	
387	BLKWAL	9"	X	
388	SILVERMAPLE	32"	X	HERITAGE

TREE CODE LEGEND

CODE	SCIENTIFIC NAME	COMMON NAME
BOX	Acer negundo	Box Elder
NORMAP	Acer platanoides	Norway Maple
REDMAPLE	Acer rubra	Red Maple
SILVERMAPLE	Acer saccharinum	Siler Maple
SUGMAPLE	Acer saccharum	Sugar Maple
MIMO	Albizia julibrissin	Mimosa
HACK	Celtis occidentalis	Hackberry
ASH	Fraxinus americana	White Ash
HONLOC	Gleditsia triacanthos	Honey locust
HEM	Tsuga canadensis	Hemlock
BLKWAL	Juglans nigra	Black Walnut
CEDAR	Juniperus virginiana	Red Cedar
TULPOP	Liriodendron tulipfera	Tulip Poplar
OSAGE	Maclura pomifera	Osage Roange
MAG	Magnolia x soulangeana	Sauer Magnolia
MUL	Mulus alba	White Mulberry
WPINE	Pinus strobus	White Pine
PLUM	Prunus cerasifera	Purple Plum
BLKCHE	Prunus serotina	Black Cherry
ORNCHE	Prunus serrulata	Asian Cherry
SWAMPWHITE	Quercus bicolor	Swamp White Oak
BUROAK	Quercus macrocarpa	Bur Oak
PINOAK	Quercus palustris	Pin Oak
LOC	Robinia pseudoacacia	Black Locust
THUJA	Thuja occidentalis	Arborvitae
SIBELM	Ulmus pumila	Siberian Elm
ELM	Ulmus SP.	Elm species

LEGEND

EXISTING TREE 6"+ CALIPER TO BE REMOVED
TOTAL: 298

TREE PROTECTION ZONE (TYP.)

EXISTING TREE 6"+ CALIPER TO REMAIN
TOTAL: 55

TREE PROTECTION FENCE

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REV.:	DATE:	DESCRIPTION
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER
		DRAWN
		ESE
		ESE
		ESE

TREE REMOVAL PLAN

KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12.6.2024	SCALE: AS NOTED
DESIGN: JTB	DRAWN: STAFF
JOB NO.: 8618	FILE NAME: 8618 S-LAND
REF. NO.:	SD10.10
SHEET NO.:	57 OF 65

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-LAND.DWG - Jeff Madden - 9/17/2025, 1:45 PM

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-11-SIGN.DWG-Jeff Madden-9/17/2025 1:54 PM



GRAPHIC SCALE
1 inch = 60 ft.
60 0 30 60 120 FEET

SIGNING & STRIPING PLAN
OVERALL

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

SHEET NO.: 58 OF 65
PROJECT NO.: SD11.00
JOB NO.: 8618
FILE NAME: 8618 S-11-SIGN
DESIGN: JMM
DRAWN: EJS
CHECKED: JMM
DATE: 12/6/24
SCALE: 1" = 60'

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY M. MADDEN
ENGINEER
No. PE070760

CENTERLINE CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C4	50.00'	78.50'	70.68'	S65°53'21"W	89°57'20"	49.96'
C5	50.00'	78.54'	70.71'	N24°07'59"W	90°00'00"	50.00'



KEYMAP

LEGEND

- TW= TOP OF WALL ELEVATION
- GF= GARAGE FLOOR ELEVATION
- EXISTING STRUCTURE
- EXISTING DIRT/GRAVEL ROAD
- EXISTING STREET SIGN
- EXISTING UTILITY POLE
- EXISTING R.O.W.
- EXISTING CARTWAY
- STREAM LINE
- EXISTING CENTER LINE
- EXISTING BOUNDARY LINE
- SOILS LINE
- EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIN
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING INLET
- 409.4 EXISTING SPOT ELEVATION
- EXISTING TREE
- 200 EXISTING CONTOURS
- 100 PROPOSED CONTOURS
- + 100.0 EXISTING SPOT ELEVATION
- + 100.00 PROPOSED SPOT ELEVATION
- EXISTING TREE LINE
- EXISTING VEGETATION
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- PROPOSED STORM SEWER W/ STRUCTURE NUMBER
- 11 10 PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
- 12 PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
- U PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
- x x PROPOSED SPLIT RAIL FENCE
- PROPOSED GUIDE RAIL
- PROPOSED SIGHT TRIANGLE
- W PROPOSED WATER LATERAL W/ CLEANOUT
- FS PROPOSED FIRE SERVICE LATERAL W/ CLEANOUT
- S PROPOSED SANITARY LATERAL W/ CLEANOUT
- TP TP TREE PROTECTION FENCE
- RIP-RAP APRON
- 3 LOT NUMBER
- LIGHT POST
- STREET SIGN
- 2 SPEED LIMIT SIGN
- 3 PEDESTRIAN CROSSING SIGN
- 4 STOP SIGN 30"X30"
- 5-L NO PARKING SIGN-ARROW LEFT
- 5-R NO PARKING SIGN-ARROW RIGHT
- 5-C NO PARKING SIGN-HERE TO CORNER
- 6 DO NOT ENTER SIGN
- 7 PEDESTRIAN CROSSING AHEAD SIGN
- STOP BAR
- FM 6 SANITARY LOW PRESSURE FORCEMAIN WITH PUMP
- 8"W PROPOSED 8" WATERMAIN
- PROPOSED R.O.W.
- PROPOSED CROSSWALK
- 6' WIDE GORE STRIPING

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3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

SIGNING & STRIPING PLAN

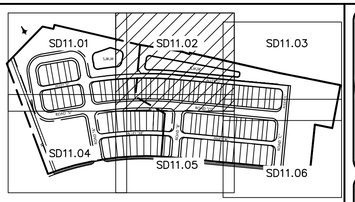
KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

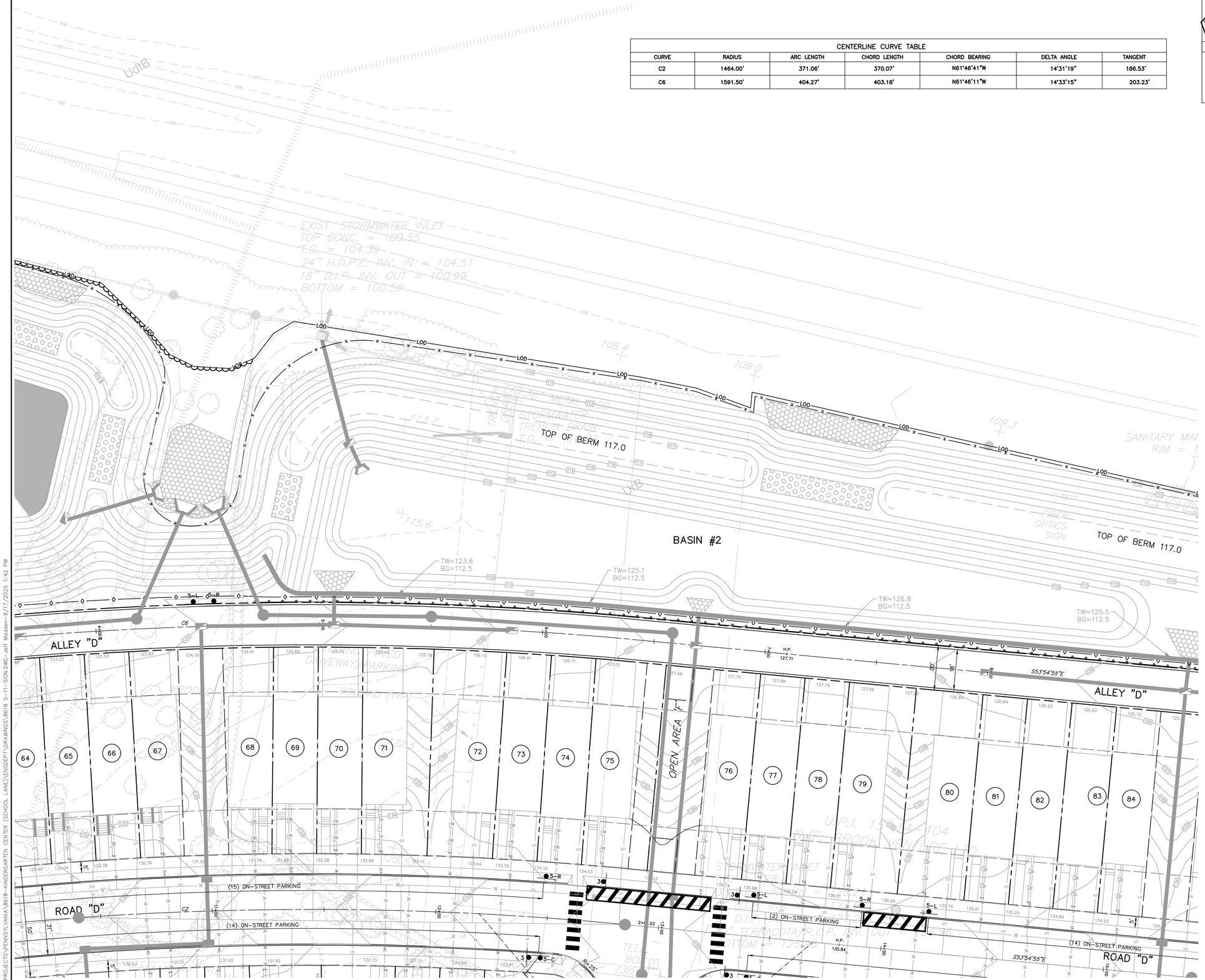
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DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-11-SIGN
REF. NO.: SD11.01	
SHEET NO.: 59 OF 65	

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CENTERLINE CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C2	1464.00'	371.06'	370.07'	N61°46'41"W	14°31'19"	186.53'
C6	1591.50'	404.27'	403.18'	N61°46'11"W	14°33'15"	203.23'



KEYMAP



LEGEND

TW=	TOP OF WALL ELEVATION
GF=	GARAGE FLOOR ELEVATION
	EXISTING STRUCTURE
	EXISTING DIRT/GRAVEL ROAD
	EXISTING STREET SIGN
	EXISTING UTILITY POLE
	EXISTING R.O.W.
	EXISTING CARTWAY
	STREAM LINE
	EXISTING CENTER LINE
	EXISTING BOUNDARY LINE
	SOILS LINE
	EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
	EXISTING CONCRETE MONUMENT
	EXISTING IRON PIN
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING INLET
x 409.4	EXISTING SPOT ELEVATION
	EXISTING TREE
200	EXISTING CONTOURS
100	PROPOSED CONTOURS
x 100.0	EXISTING SPOT ELEVATION
+ 100.00	PROPOSED SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING VEGETATION
	PROPOSED TREE LINE
	EXISTING INLET W/ STORM SEWER
10	PROPOSED STORM SEWER W/ STRUCTURE NUMBER
11	PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
12	PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
U	PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
x x	PROPOSED SPLIT RAIL FENCE
	PROPOSED GUIDE RAIL
	PROPOSED SIGHT TRIANGLE
W	PROPOSED WATER LATERAL W/ CLEANOUT
FS	PROPOSED FIRE SERVICE LATERAL W/ CLEANOUT
S	PROPOSED SANITARY LATERAL W/ CLEANOUT
TP TP TP	TREE PROTECTION FENCE
	RIP-RAP APRON
3	LOT NUMBER
	LIGHT POST
	STREET SIGN
2	SPEED LIMIT SIGN
3	PEDESTRIAN CROSSING SIGN
4	STOP SIGN 30"X30"
5-L	NO PARKING SIGN-ARROW LEFT
5-R	NO PARKING SIGN-ARROW RIGHT
5-C	NO PARKING SIGN-HERE TO CORNER
6	DO NOT ENTER SIGN
7	PEDESTRIAN CROSSING AHEAD SIGN
	STOP BAR
FM	SANITARY LOW PRESSURE FORCEMAIN WITH PUMP
6	
8"W	PROPOSED 8" WATERMAIN
	PROPOSED R.O.W.
	PROPOSED CROSSWALK
	6' WIDE GORE STRIPING

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

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3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

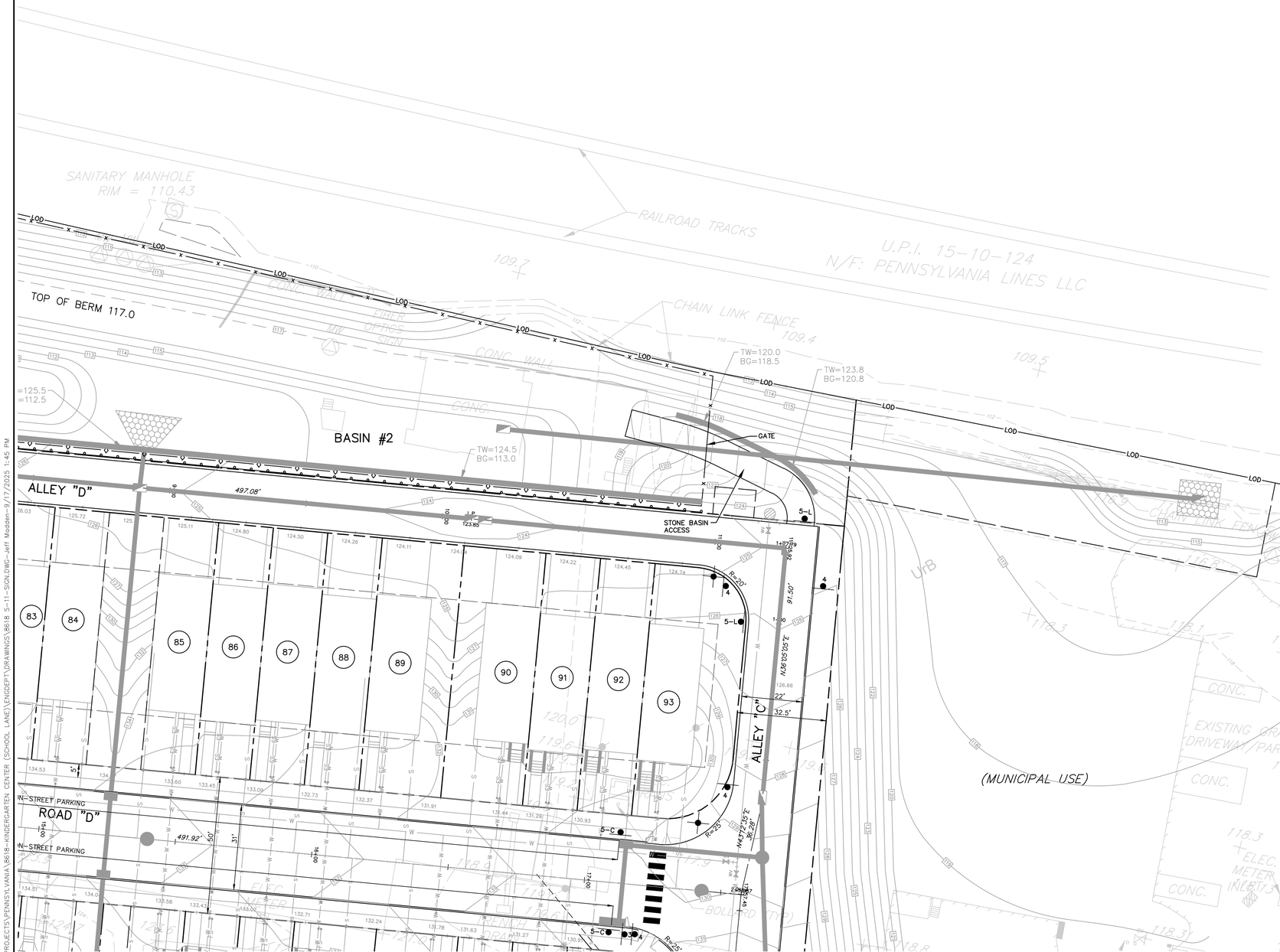
SIGNING & STRIPING PLA

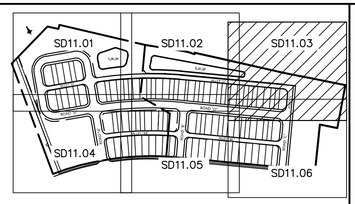
KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-11-SIGN
REF. NO.: SD11.02	
SHEET NO.: 60 OF 65	

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KEYMAP

LEGEND

TW=	TOP OF WALL ELEVATION
GF=	GARAGE FLOOR ELEVATION
	EXISTING STRUCTURE
	EXISTING DIRT/GRAVEL ROAD
	EXISTING STREET SIGN
	EXISTING UTILITY POLE
	EXISTING R.O.W.
	EXISTING CARTWAY
	STREAM LINE
	EXISTING CENTER LINE
	EXISTING BOUNDARY LINE
	SOILS LINE
	EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
	EXISTING CONCRETE MONUMENT
	EXISTING IRON PIN
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING INLET
×409.4	EXISTING SPOT ELEVATION
	EXISTING TREE
200	EXISTING CONTOURS
100	PROPOSED CONTOURS
× 100.0	EXISTING SPOT ELEVATION
+ 100.00	PROPOSED SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING VEGETATION
	PROPOSED TREE LINE
	EXISTING INLET W/ STORM SEWER
10	PROPOSED STORM SEWER W/ STRUCTURE NUMBER
11	PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
12	PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
U	PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
x x	PROPOSED SPLIT RAIL FENCE
	PROPOSED GUIDE RAIL
	PROPOSED SIGHT TRIANGLE
W	PROPOSED WATER LATERAL w/ CLEANOUT
FS	PROPOSED FIRE SERVICE LATERAL w/ CLEANOUT
S	PROPOSED SANITARY LATERAL w/ CLEANOUT
TP TP TP	TREE PROTECTION FENCE
	RIP-RAP APRON
3	LOT NUMBER
	LIGHT POST
	STREET SIGN
2	SPEED LIMIT SIGN
3	PEDESTRIAN CROSSING SIGN
4	STOP SIGN 30"X30"
5-L	NO PARKING SIGN-ARROW LEFT
5-R	NO PARKING SIGN-ARROW RIGHT
5-C	NO PARKING SIGN-HERE TO CORNER
6	DO NOT ENTER SIGN
7	PEDESTRIAN CROSSING AHEAD SIGN
	STOP BAR
FM 6	SANITARY LOW PRESSURE FORCEMAIN WITH PUMP
8"W	PROPOSED 8" WATERMAIN
	PROPOSED R.O.W.
	PROPOSED CROSSWALK
	6' WIDE GORE STRIPING

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1" = 20 FEET

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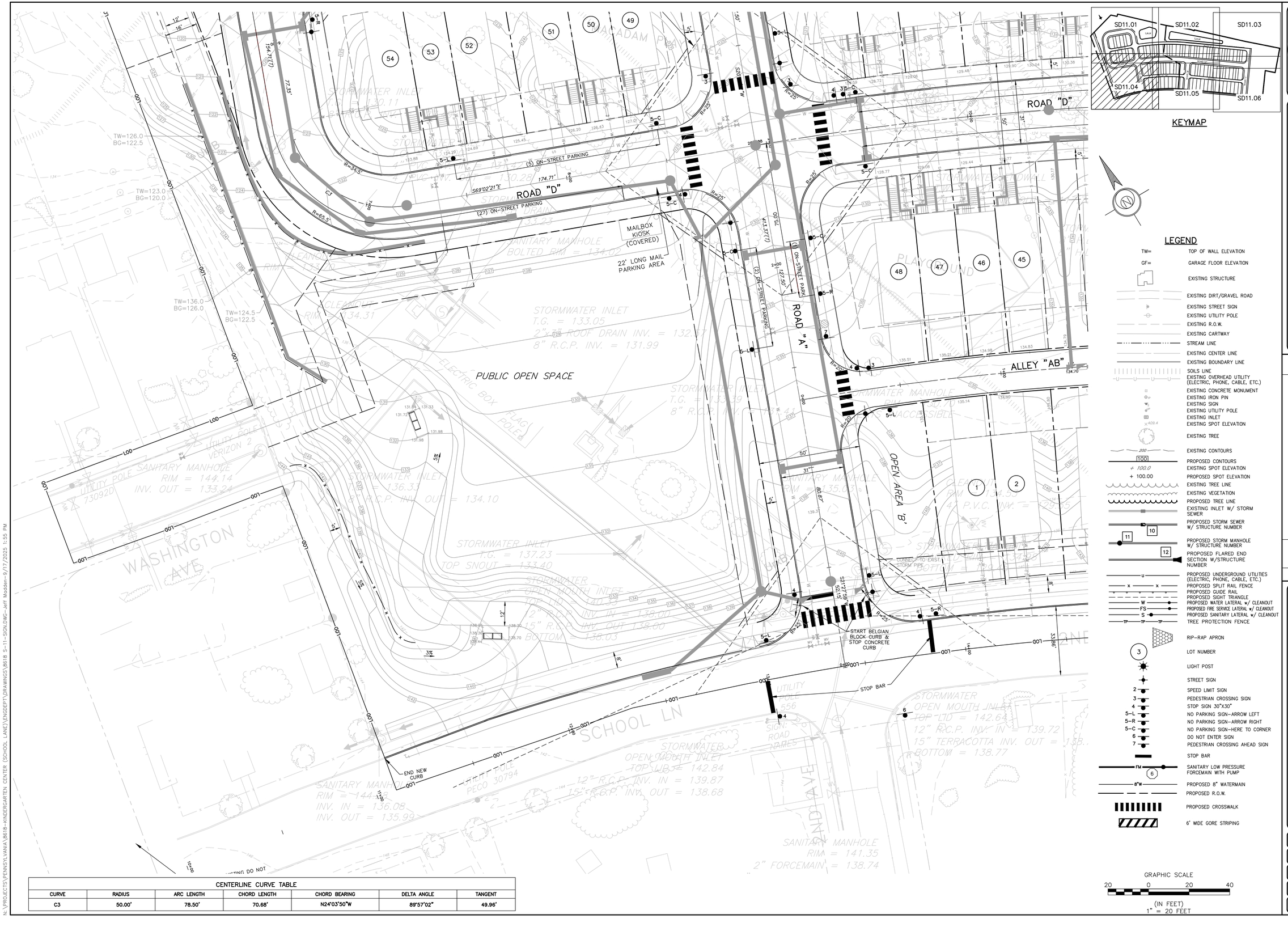
REV.	DATE	DESCRIPTION	DRAWN
3	9/18/25	REVISED PER BOROUGH REVIEW LETTER	ESE
2	7/24/25	REVISED PER BOROUGH REVIEW LETTER	ESE
1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

SIGNING & STRIPING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-11-SIGN
REF. NO.: **SD11.03**	
SHEET NO.: **61** OF **65**	

N:\PROJECTS\PENNSYLVANIA\8618-KINDERGARTEN CENTER (SCHOOL LANE)\ENGDEPT\DRAWINGS\8618 S-11-SIGN.DWG-Jeff Madden-9/17/2025 1:45 PM



CENTERLINE CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C3	50.00'	78.50'	70.68'	N24°03'50"W	89°57'02"	49.96'

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1	5/22/25	REVISED PER BOROUGH REVIEW LETTER	ESE

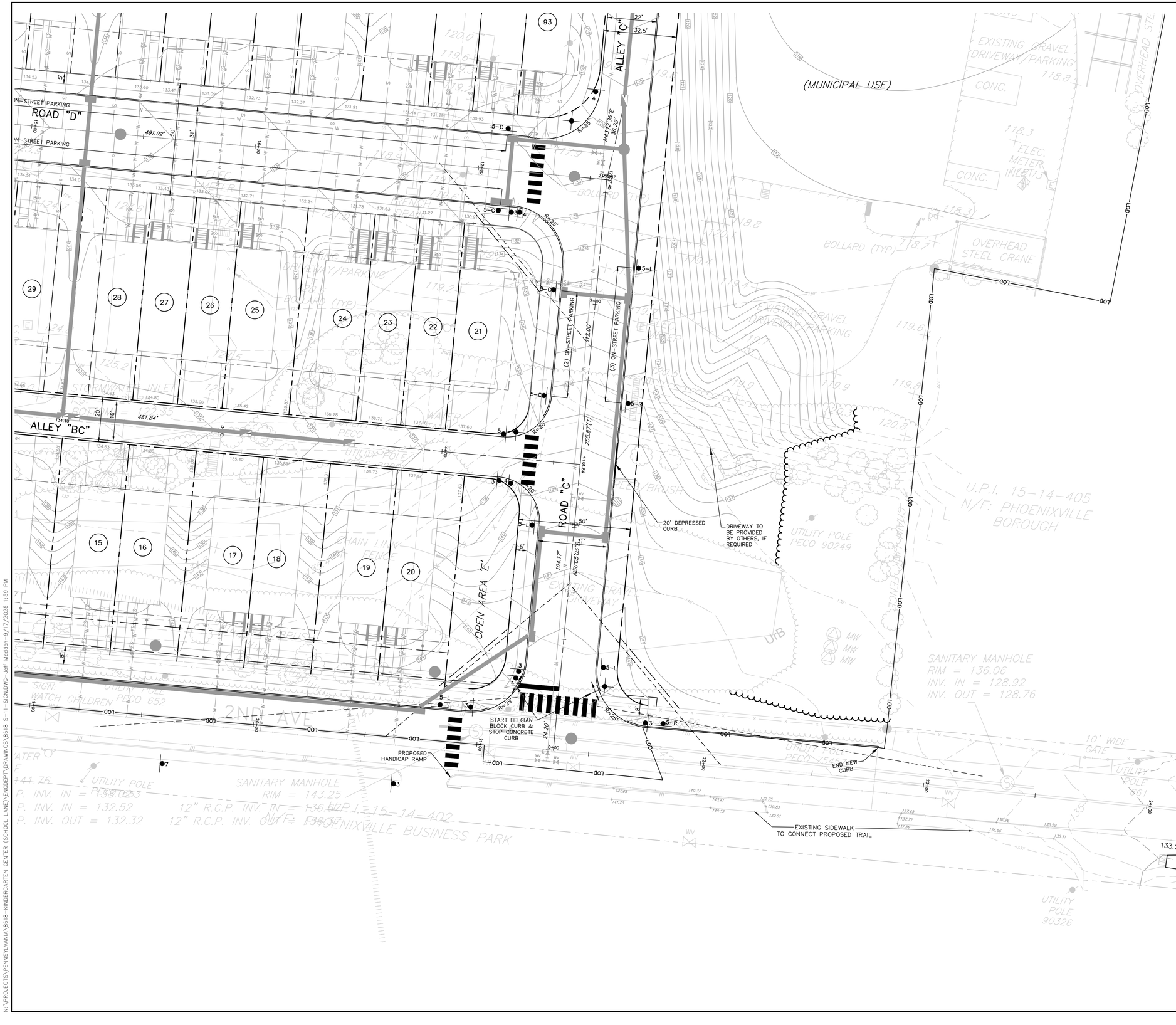
SIGNING & STRIPING PLAN

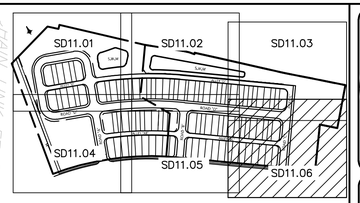
KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-11-SIGN
REF. NO.: **SD11.04**	
SHEET NO.: **62** OF **65**	

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ROAD "D"
(15) ON-STREET PARKING
(14) ON-STREET PARKING
(2) ON-STREET PARKING
(14) ON-STREET PARKING
(18) ON-STREET PARKING
ALLEY "AB"
ALLEY "BC"
ROAD "B"
OPEN AREA 'C'
OPEN AREA 'D'
MANAYON STREET
START BELGIAN BLOCK CURB, & STOP CONCRETE CURB
CONNECT TO EXIST. STORM PIPE
CONNECT TO EXIST. STORM PIPE
APPROXIMATE PIPE DIRECTIONS
STORMWATER RAIN GARDEN
STORMWATER OPEN MOUTH INLET TOP LID = 145.95 2"x2.20' CANAL INV. OUT = 141.24 BOTTOM = 141.04
STORMWATER OPEN MOUTH INLET WITH ROAD GRATE TOP LID = 146.52 T.G. = 145.75 15" R.C.P. INV. OUT = 142.78 BOTTOM = 142.81
STORMWATER OPEN MOUTH INLET WITH ROAD GRATE TOP LID = 141.71 T.G. = 141.69 INV. OUT = 138.18 BOTTOM = 137.91
INLET TYPE M T.G. = 141.70 INV. OUT = 133.86
STORMWATER MANHOLE RIM = 141.76 18" R.C.P. INV. IN = 132.5 12" C.M.P. INV. OUT = 132.
UTILITY POLE
SCHOOL ZONE
STOP SIGN
SIGN: 35 MPH NO PARKING
SIGN: WATCH CHILDREN PE
SIGN: END SCHOOL ZONE
PECO 551
MAILBOX
S53°54'55"E
N35°34'17"E
R=25'
R=20'
R=20'
R=25'
R=25'
R=25'
261.32'(T)
127.51'
104.13'
29.88'
50'
31'
5'
5'
5





KEYMAP

LEGEND

TW=	TOP OF WALL ELEVATION
GF=	GARAGE FLOOR ELEVATION
	EXISTING STRUCTURE
	EXISTING DIRT/GRAVEL ROAD
	EXISTING STREET SIGN
	EXISTING UTILITY POLE
	EXISTING R.O.W.
	EXISTING CARTWAY
	STREAM LINE
	EXISTING CENTER LINE
	EXISTING BOUNDARY LINE
	SOILS LINE
	EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
	EXISTING CONCRETE MONUMENT
	EXISTING IRON PIN
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING INLET
x409.4	EXISTING SPOT ELEVATION
	EXISTING TREE
200	EXISTING CONTOURS
100	PROPOSED CONTOURS
x 100.0	EXISTING SPOT ELEVATION
+ 100.00	PROPOSED SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING VEGETATION
	PROPOSED TREE LINE
	EXISTING INLET W/ STORM SEWER
10	PROPOSED STORM SEWER W/ STRUCTURE NUMBER
11	PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
12	PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
U	PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
x x	PROPOSED SPLIT RAIL FENCE
	PROPOSED GUIDE RAIL
	PROPOSED SIGHT TRIANGLE
W	PROPOSED WATER LATERAL w/ CLEANOUT
FS	PROPOSED FIRE SERVICE LATERAL w/ CLEANOUT
S	PROPOSED SANITARY LATERAL w/ CLEANOUT
TP TP	TREE PROTECTION FENCE
	RIP-RAP APRON
3	LOT NUMBER
	LIGHT POST
	STREET SIGN
2	SPEED LIMIT SIGN
3	PEDESTRIAN CROSSING SIGN
4	STOP SIGN 30"X30"
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FM 6	SANITARY LOW PRESSURE FORCEMAIN WITH PUMP
8"W	PROPOSED 8" WATERMAIN
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	6' WIDE GORE STRIPING

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20 FEET

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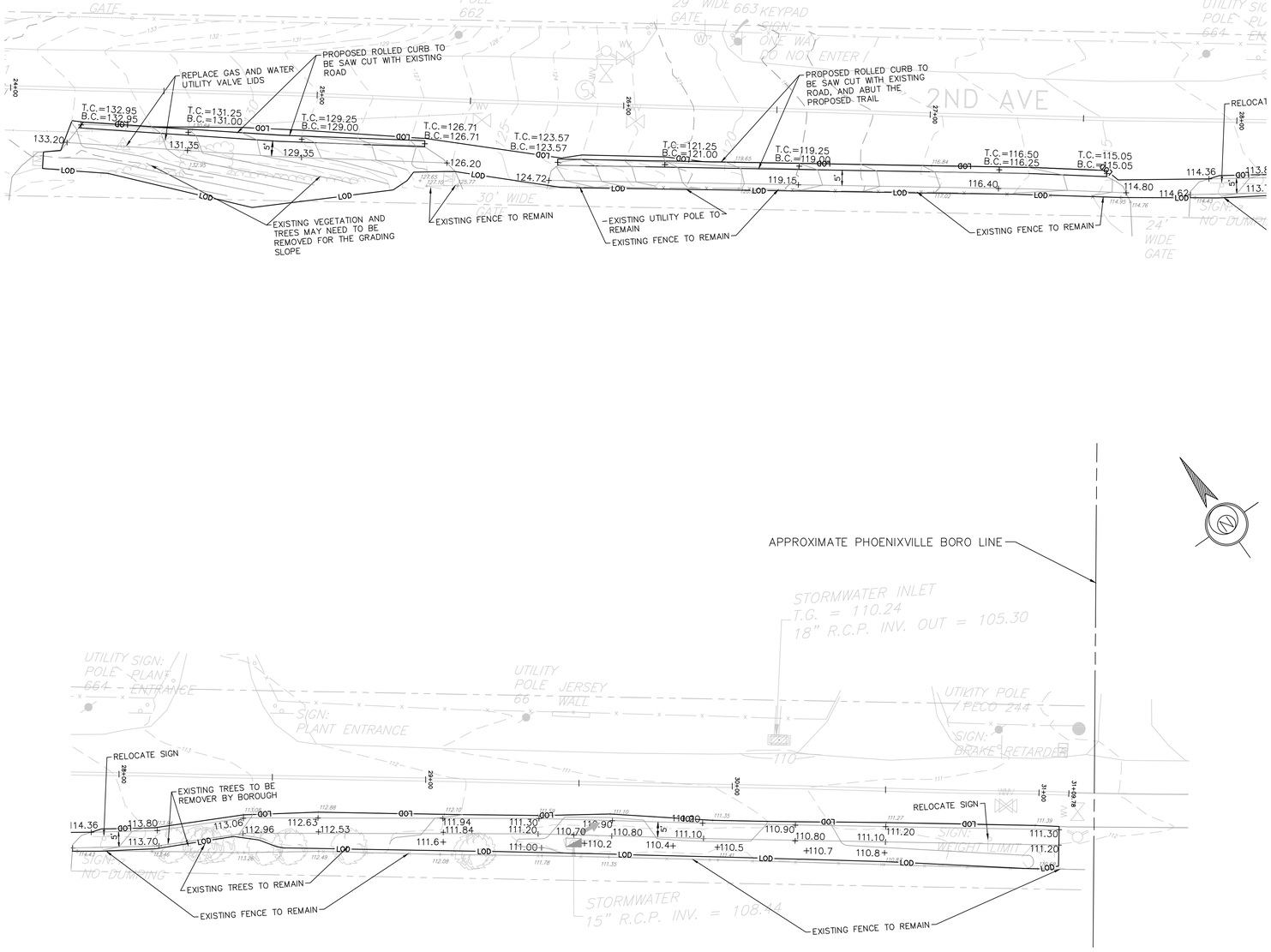
SIGNING & STRIPING PLAN

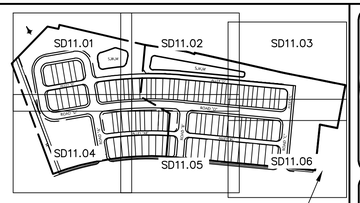
KINDERGARTEN CENTER

PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1" = 20'
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JOB NO.: 8618	FILE NAME: 8618 S-11-SIGN
REF. NO.:	**SD11.06**
SHEET NO.:	**64** OF **65**

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KEYMAP

2nd Ave. Extension

LEGEND

TW=	TOP OF WALL ELEVATION
GF=	GARAGE FLOOR ELEVATION
	EXISTING STRUCTURE
	EXISTING DIRT/GRAVEL ROAD
	EXISTING STREET SIGN
	EXISTING UTILITY POLE
	EXISTING R.O.W.
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SIGNING & STRIPING PLAN

KINDERGARTEN CENTER
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/6/24	SCALE: 1"= 20'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8618	FILE NAME: 8618 S-11-SIGN
REF. NO.:	SD11.07
SHEET NO.:	65 OF 65

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