

- NOTES:
- EXISTING PARKING 226 NUTT ROAD IS 2 OFF STREET PARKING SPACES. EXISTING PARKING FOR 224 NUTT ROAD IS 1 SPACE IN A GARAGE
 - ITE TRIP GENERATOR 5.49 TRIPS PER UNIT X 16 UNITS=88 TRIPS TOTAL PER DAY. MAXIMUM 300 TRIPS AS PER TRAFFIC IMPACT STUDY 22-600. ITE MULTI-FAMILY HOUSING TYPE 221 (MID RISE) CONTAINING THREE TO TEN FLOORS THE AVERAGE PEAK DEMAND IS 1.23 SPACES PER DWELLING UNIT. IN THIS CASE 16 UNITS X 1.23=19.68 ROUNDED UP TO 20 SPACES (20 SPACES PROVIDED)
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR PENNDOT BEFORE ANY WORK CAN BE PERFORMED WITHIN THE STATE-RIGHT-OF-WAY. HOP APPLICATION #346989
 - THE APPLICANT SHALL PROVIDE FINANCIAL SECURITY FOR THE LAND DEVELOPMENT PRIOR TO RECORDING THE PLAN.
 - THE DEVELOPER SHALL PROVIDE AS-BUILT PLANS AFTER COMPLETION OF CONSTRUCTION.
 - THE TRASH AND RECYCLING WILL BE COLLECTED BY A PRIVATE COMPANY.
 - THE MAINTENANCE OF IMPROVEMENTS IS TO BE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNER. THE BOROUGH COUNCIL SHALL REQUIRE THAT MAINTENANCE RESPONSIBILITIES BE SET FORTH IN PERPETUAL COVENANTS OR DEED RESTRICTIONS BINDING ON THE LANDOWNERS' SUCCESSORS IN INTEREST AND MAY FURTHER REQUIRE THAT AN INITIAL MAINTENANCE FUND BE ESTABLISHED IN A REASONABLE MANNER. THE OWNERS SHALL ENTER INTO A WRITTEN AGREEMENT WITH THE BOROUGH IN THE MANNER AND FORM SET FORTH BY THE BOROUGH SOLICITOR, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO THE ITEMS IN SECTION 22-710.
 - THE BOROUGH IS GRANTED A BLANKET EASEMENT TO ENTER THE SITE AND INSPECT THE STORMWATER BMP'S.
 - ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.
 - SECTION 27-606 ALLOWS 1.25 S.F. PER BUILDING LINEAR FOOTAGE FOR WALL MOUNTED SIGNS. ALLOWABLE NORTH & SOUTH WALL MOUNTED SIGNS = 99 S.F. ALLOWABLE WEST WALL MOUNTED SIGN = 63.75 S.F. ALL PROPOSED BUILDING WALL MOUNTED SIGNS WILL BE WELL UNDER THE ALLOWABLE AREAS.
 - AT A LATER DATE, A SIGN PERMIT SHALL BE OBTAINED FROM THE BOROUGH. ALL SIGN DETAILS WILL BE SUBMITTED WITH THE BUILDING PERMIT PLAN. ALL PROPOSED SIGNS WILL BE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS.
 - EACH SET OF STACKED PARKING SPACES WILL BE ASSIGNED TO A SINGLE APARTMENT UNIT.
 - THE NEW MAIN ELECTRICAL SWITCHGEAR WILL PROVIDE SUFFICIENT SPACE AND CAPACITY TO SUPPORT THE OPERATION OF LEVEL 2 EVCS FOR AT LEAST 20% OF THE PARKING SPACES. WITH A BRANCH CIRCUIT AND OVERCURRENT PROTECTION FOR EACH LEVEL 2 EVCS.
 - AT THE END OF CONSTRUCTION, THE APPLICANT SHALL RESURFACE THE FULL WIDTH OF MILLIGAN STREET ALONG THE PROJECTS FRONTAGE.
 - AS PER EPA GUIDELINES 4.90 LBS OF TRASH AND 1.50 POUNDS OF RECYCLED MATERIALS PER PERSON PER DAY. (44 PERSONS=216 LBS TRASH/ 66 LBS RECYCLING PER WEEK=1512 LBS TRASH/ 462 LBS RECYCLING. 4 YARD DUMPSTER HOLDS UP TO 800 LBS. APPROXIMATE 4 YARD DUMPSTER SIZE IS 3' WIDEX 6' LONGX 4' HIGH. (3) 4 YARD CONTAINERS CAN FIT INTO THE TRASH/RECYCLE AREA.
 - THE DEVELOPER SHALL IMPROVE THE SOUTHWEST AND NORTHEAST CORNERS OF THE INTERSECTION OF MILLIGAN STREET AND LINCOLN AVENUE WITH LARGER RADIUS AND NEW ADA CURB RAMPS. PRIOR TO CONSTRUCTION, THE DEVELOPER SHALL PROVIDE A PLAN TO THE BOROUGH ENGINEER FOR REVIEW AND APPROVAL.
 - THERE IS A 3' WIDE SIDEWALK EASEMENT ALONG MILLIGAN STREET THROUGH THE SITE. TO THE BOROUGH OF PHOENIXVILLE FOR PEDESTRIAN USE OF SIDEWALK.

PROPOSED/EXISTING IMPERVIOUS AREAS:

EXISTING IMPERVIOUS AREAS (TO BE REMOVED)

Dwellings:	1,496 SF
Porch:	337 SF
Sheds:	263 SF
Driveway:	289 SF
Walks/Steps/Patios:	1,627 SF
TOTAL EXISTING IMPERVIOUS COVERAGE:	4,159 SF (27.73%)
TOTAL EXISTING BUILDING COVERAGE:	2,263 SF (15.09%)

PROPOSED IMPERVIOUS GROSS

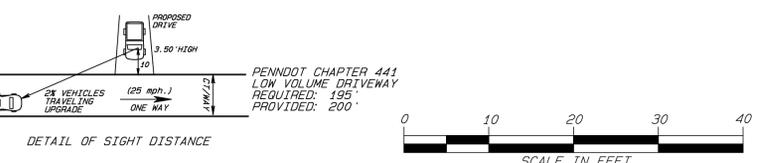
PROPOSED BUILDING:	4,063 SF
PROPOSED DRIVE/PARKING/CURB:	6,148 SF
PROPOSED WALKS/RAMP:	1,622 SF
PROP CURB MILLIGAN:	67 SF
PROPOSED DUMPSTER:	123 SF
TOTAL PROPOSED GROSS:	12,023 SF

PROPOSED PAVING/WALKS/CURB IN R/W: 1,020 SF
TOTAL PROPOSED NET TO R/W: 11,003 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE: (73.95%)
TOTAL PROPOSED BUILDING COVERAGE: (27.03%)

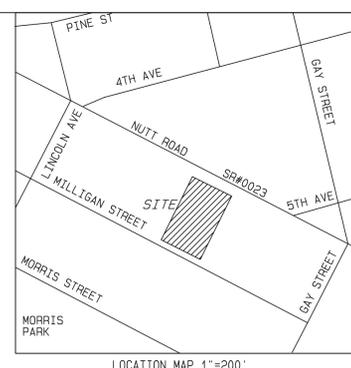
UNITS AREA: 13,337 SF
ENTRANCES/SPRINKLER ROOM/HALLWAYS/ STAIRS: 2,915 SF
TOTAL: 16,252 SF

ZONING REQUIREMENTS
CO- CORRIDOR DEVELOPMENT

DETACHED/REQUIRED	PROPOSED	EXISTING 226	EXISTING 224
MIN. LOT WIDTH	30'	24.50'	25.50'
MIN. LOT AREA:	3,000 SF	3,675 SF	11,325 SF
MAX. IMPERVIOUS:	90%	39.67%	23.85%
BUILD TO LINE:	EXISTING	13.92'	13.92'
MIN. SIDE YARD:	5'	10.64'	36.62'
MIN. REAR YARD:	10'	109.86'	109.86'
SPACING:	10'	10.67' TO BLDG	0' TO 127'
MAX. HEIGHT:	45'	24.33'	45'
MAX. BUILDING HEIGHT IS 45' WITH NO VERTICAL DIMENSION OF THE BUILDING SHALL MEASURE MORE THAN 10% OF THE MAXIMUM BUILDING HEIGHT TO DEMONSTRATE COMPLIANCE WITH THE REQUIREMENTS OF THE ORDINANCE.			



- SHEET INDEX:
- SHEET 1 LAYOUT PLAN/ REVERSE SUBDIVISION PLAN
 - SHEET 2 EROSION AND SEDIMENT CONTROL PLAN
 - SHEET 3 GRADING/UTILITIES PLAN
 - SHEET 4 STORMWATER MANAGEMENT PLAN
 - SHEET 5 EXISTING CONDITIONS/ DEMO PLAN
 - SHEET 6 DETAILS
 - SHEET 7 NOTES/ DEFINITIONS/ DETAILS
 - SHEET 8 LANDSCAPE PLAN
 - SHEET 9 LIGHTING PLAN



AFFIDAVIT OF OWNERSHIP
Commonwealth of Pennsylvania) SS:
County of Chester
Before me, the undersigned notary public, this day personally appeared: ZACHARY HOFFMANN, to me known (or satisfactorily proven), who being duly sworn according to law, deposes and says: He is an officer of 226 NUTT ROAD, LLC, which is the record owner of UP15-13-666 the property ("Property") to which this plan applies and of all rights which are necessary to implement this plan. The source of title to the Property is the deeds recorded with the Office ("Recorder's Office") of the Recorder of Deeds in and for Chester County, Pennsylvania, in Deed Book, 11139 Page 1791. This plan is 226 NUTT ROAD, LLC act and deed and is authorized by 226 NUTT ROAD, LLC to be recorded with the Recorder's Office and that such recording shall be effective for all purposes. He is authorized by said 226 NUTT ROAD, LLC, to make this affidavit.

By: _____
Sworn and subscribed to before me
this _____ day of _____, 2024.

Notary Public

AFFIDAVIT OF OWNERSHIP (INDIVIDUALS)
Commonwealth of Pennsylvania) SS:
County of Chester
Before me, the undersigned notary public, this day personally appeared: _____, to me known (or satisfactorily proven), who being duly sworn according to law, deposes and says: they are the record owners of UP15-13-666 the property ("Property") to which this plan applies and of all rights which are necessary to implement this plan. The source of title to the Property is the deeds recorded with the Office ("Recorder's Office") of the Recorder of Deeds in and for Chester County, Pennsylvania, in Deed Book, 9256 Page 681. This plan is "THE OWNERS' act and deed and is authorized by "THE OWNERS" to be recorded with the Recorder's Office and that such recording shall be effective for all purposes.

OWNER: _____
Sworn and subscribed to before me
this _____ day of _____, 2024.

Notary Public

RECORDER OF DEEDS
Recorded in the office of the recording of deeds in and for the County of Chester, at West Chester, PA in Plan Book _____, Page no. _____, on _____, 2024.

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 of Resolution No. _____ which approves this plan as a final plan pursuant to the Borough's Subdivision and Land Development Ordinance.

Catherine Bianco
Planning Commission Chairperson

We hereby certify that the Borough Council of the Borough of Phoenixville, Chester County, Pennsylvania, by its Resolution No. _____ 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 hereby authorizes this plan for recording.

E. Jean Krack
Borough Manager

Jonathan M. Ewald
Council President

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 No. _____, 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.

Owen M. Hyne _____ P.E. Date: _____

I, Jerry L. Miller, a Pennsylvania Professional Land Surveyor, hereby certify that the lot lines, streets, rights-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.

Jerry L. Miller _____ P.L.S. Date: 4-1-24



LAYOUT PLAN/ REVERSE SUBDIVISION PLAN

SITE ADDRESS: 224-226 NUTT ROAD PHOENIXVILLE, PA. 19460	OWNERS: UP15-13-666/ 226 NUTT ROAD LLC DB 1139 PG 1791 18 PUTTER LANE POTTSTOWN, PA. 19464 UP15-13-666 (Tract 1 & 2) CRAGIE L. JR. & JESSICA A. LANDER DB 9256 PG 681 1802 HARES HILL ROAD PHOENIXVILLE, PA. 19460	APPLICANT: 226 NUTT ROAD LLC ZACHARY HOFFMANN 18 PUTTER LANE POTTSTOWN, PA. 19464 (484) 332-4505 ZHOFFMANN@HOTMAIL.COM
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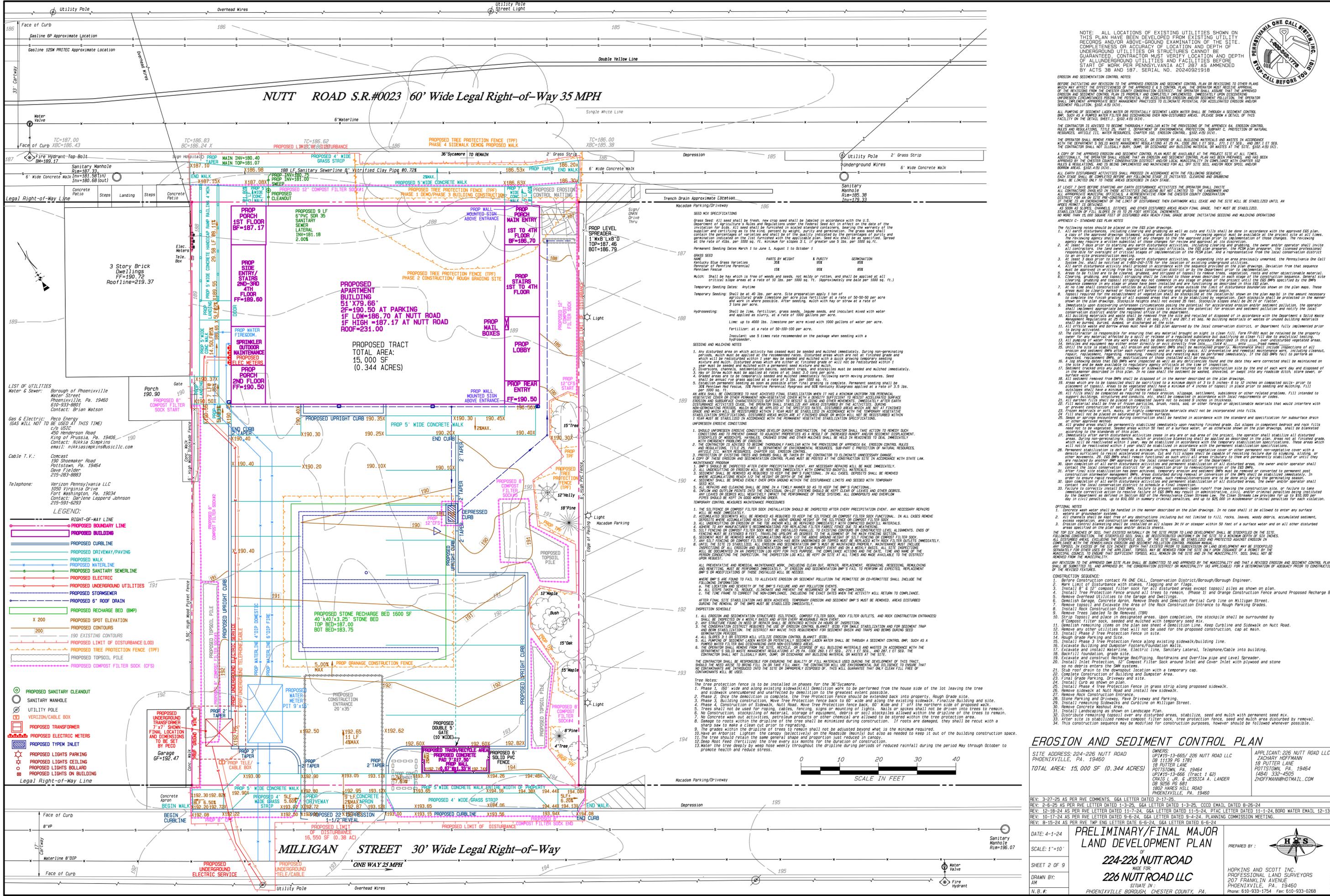
DATE: 4-1-24
SCALE: 1"=10'
SHEET 1 OF 9
DRAWN BY: AM
N.B.#:

**PRELIMINARY/FINAL MAJOR
LAND DEVELOPMENT PLAN**
OF
224-226 NUTT ROAD
MADE FOR
226 NUTT ROAD LLC
SITE IN
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PA.

PREPARED BY:
HOPKINS AND SCOTT INC.
PROFESSIONAL LAND SURVEYORS
207 FRANKLIN AVENUE
PHOENIXVILLE, PA. 19460
Phone: 610-933-1754 Fax: 610-933-0268

NUTT ROAD S.R.#0023 60' Wide Legal Right-of-Way 35 MPH

MILLIGAN STREET 30' Wide Legal Right-of-Way



NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATION OF THE SITE. THE COMPLETENESS OR ACCURACY OF LOCATION OR DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 287 AS AMENDED BY ACTS 38 AND 187. SERIAL NO. 20240921918

EROSION AND SEDIMENT CONTROL NOTES
BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL MAINTAIN THE APPROVED EROSION CONTROL PLAN AND COMPLETELY IMPLEMENTED IMMEDIATELY UPON DISCOVERING ANY UNAUTHORIZED CHANGES TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. THE OPERATOR SHALL MAINTAIN THE APPROVED EROSION CONTROL PLAN AND COMPLETELY IMPLEMENTED IMMEDIATELY UPON DISCOVERING ANY UNAUTHORIZED CHANGES TO THE APPROVED EROSION CONTROL PLAN. THE OPERATOR SHALL MAINTAIN THE APPROVED EROSION CONTROL PLAN AND COMPLETELY IMPLEMENTED IMMEDIATELY UPON DISCOVERING ANY UNAUTHORIZED CHANGES TO THE APPROVED EROSION CONTROL PLAN.

- 1. All earth disturbances, including clearing and grading as well as cuts and fills shall be done in accordance with the approved EES plan.
- 2. A copy of the approved drawings (plans) and the approved EES plan shall be maintained on-site at all times.
- 3. The reviewing agency may require any changes to the approved plan prior to implementation of those changes. The reviewing agency may also require any changes to the approved plan prior to implementation of those changes.
- 4. The reviewing agency may require any changes to the approved plan prior to implementation of those changes.
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- 9. The reviewing agency may require any changes to the approved plan prior to implementation of those changes.
- 10. The reviewing agency may require any changes to the approved plan prior to implementation of those changes.

OPTIONAL NOTES
1. Concrete curb water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface water.- 2. All curbs shall be kept free of any obstructions including but not limited to, rills, rocks, weeds, debris, accumulated sediment, etc.
- 3. Erosion control blankets shall be installed on all slopes 3:1 or steeper within 50 feet of a surface water and on all other disturbed areas.
- 4. Erosion control blankets shall be installed on all slopes 3:1 or steeper within 50 feet of a surface water and on all other disturbed areas.
- 5. Erosion control blankets shall be installed on all slopes 3:1 or steeper within 50 feet of a surface water and on all other disturbed areas.

CONSTRUCTION SEQUENCE:
1. Remove Construction Control Fence, 11' High and 11' High.
2. Install 6' x 12' Composite Filter Sock on all disturbed areas except topsoil piles as shown on plan.
3. Install Tree Protection Fence around all trees to remain. Chain 2' and Orange Construction Fence around Proposed Recharge Bed.
4. Remove Overhead Utilities to the Garage and Dwellings.
5. Chain 2' and Orange Construction Fence around Proposed Recharge Bed.
6. Remove Topsoil and Excavate the Area of the Rock Construction Entrance to Rough Parking Grades.
7. Install Rock Construction Entrance.
8. Remove Trees to be Removed (TRB).
9. Strip Topsoil and place in designated areas. Upon completion, the stockpile shall be surrounded by a Composite Filter Sock, seeded and mulched with temporary seed mix.
10. Demolish remaining items on the plan see sheet 4 Demolition Line. Keep Curbside and Sidewalk on Milligan Street.
11. Remove any other utilities that will not be used for the proposed construction, cap at main.
12. Install Phase 2 Tree Protection Fence in site.
13. Rough Grade Parking and Site.
14. Install Phase 3 Tree Protection Fence along existing sidewalk/building line.
15. Excavate Building Foundation Footings/Underground Utilities.
16. Excavate and install Metering, Electric Line, Sanitary Lateral, Telephone/Cable into building.
17. Backfill foundation, grade site.
18. Excavate and install Metering, Electric Line, Sanitary Lateral, Telephone/Cable into building.
19. Install Inlet Protection, 12' Composite Filter Sock around Inlet and Cover Inlet with plywood and stone so no debris enters the SWS systems.
20. Slab roof drain to the downspout location with a temporary cap.
21. Complete Construction of Building and Dumpster Area.
22. Final Grade Parking, Driveway and Site.
23. Install Curbs as shown on plan.
24. Remove sidewalk at Nutt Road and install new sidewalk.
25. Remove Rock Construction Entrance.
26. Stone Parking and Driveway, Pave Driveway and Parking.
27. Install remaining Curbside and Curbside on Milligan Street.
28. Remove Concrete Washout Area.
29. Final Landscaping as shown on Landscape Plan.
30. Distribute remaining topsoil over all disturbed areas, stabilize, seed and mulch with permanent seed mix.
31. After site is stabilized remove composite filter sock, tree protection fence, seed and mulch area disturbed by removal.
32. This construction sequence may be modified for construction purposes, however should be followed whenever possible.

EROSION AND SEDIMENT CONTROL PLAN

SITE ADDRESS: 224-226 NUTT ROAD
PHOENIXVILLE, PA. 19460
TOTAL AREA: 15,000 SF (0.344 ACRES)

OWNERS:
UP1415-13-065/ 226 NUTT ROAD LLC
18 PUTTER LANE
POTTSTOWN, PA. 19464
UP1415-13-066/ (Tract 1 B2)
CRAIG J. & JESSICA A. LANDER
28 SENECA GLEN
1902 HARES HILL ROAD
PHOENIXVILLE, PA. 19460

APPLICANT: 226 NUTT ROAD LLC
ZACHARY HOFFMANN
18 PUTTER LANE
POTTSTOWN, PA. 19464
(484) 332-4505
ZHOFFMANN@HOTMAIL.COM

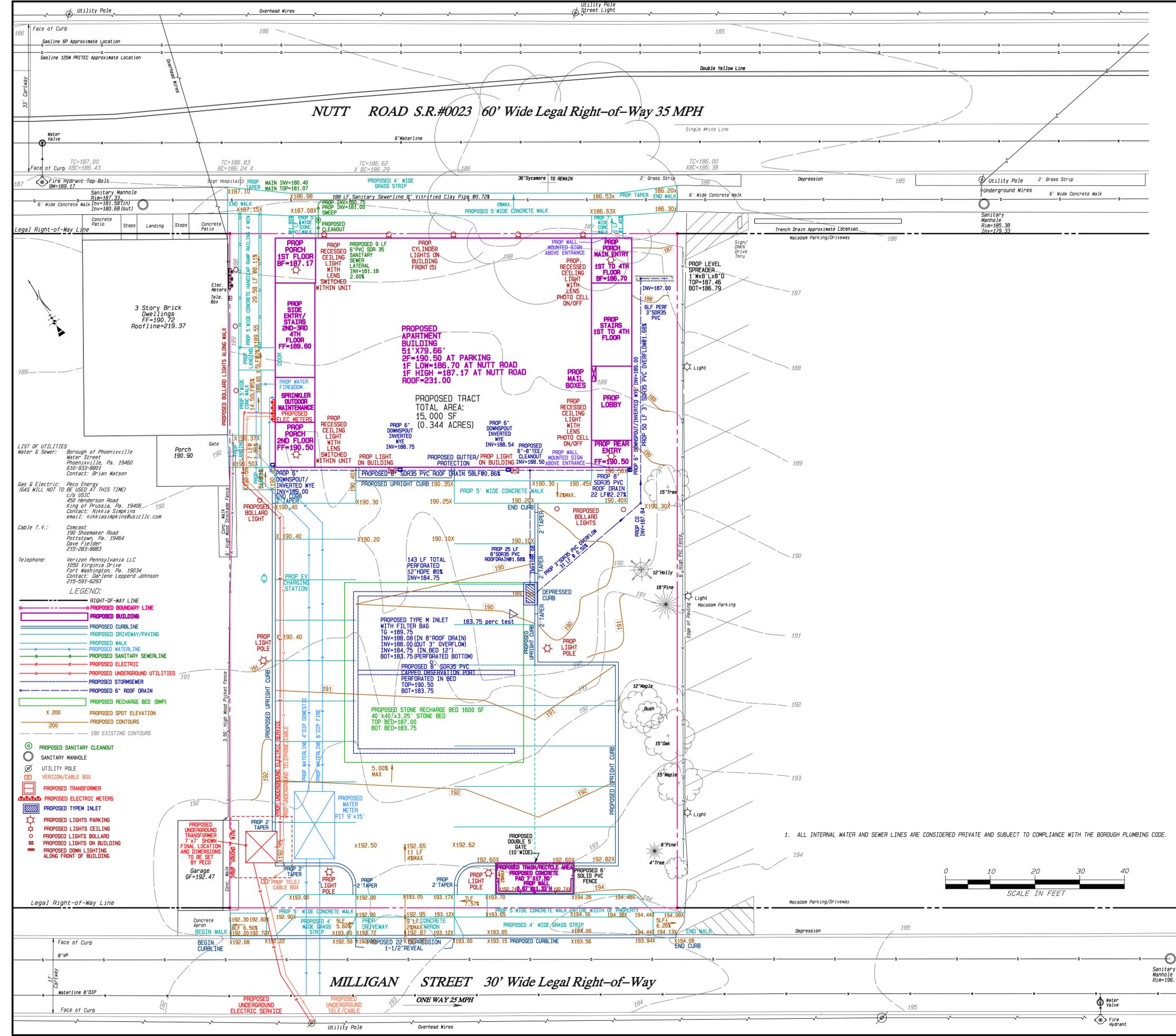
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DATE: 4-1-24
SCALE: 1"=10'
SHEET 2 OF 9
DRAWN BY: AM
N.B.#:

PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
OF
224-226 NUTT ROAD
226 NUTT ROAD LLC
SITING IN
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PA.

PREPARED BY:
HOPKINS AND SCOTT INC.
PROFESSIONAL LAND SURVEYORS
207 FRANKLIN AVENUE
PHOENIXVILLE, PA. 19460
Phone: 610-933-1754 Fax: 610-933-0268

NUTT ROAD S.R.#0023 60' Wide Legal Right-of-Way 35 MPH

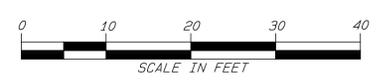


- LIST OF UTILITIES**
- Water & Sewer: Borough of Phoenixville, Water Street, Phoenixville, Pa. 19460, 610-933-8801, Contact: Brian Watson
 - Gas & Electric: Peco Energy (GAS WILL NOT BE USED AT THIS TIME) c/o USIC, 450 Henderson Road, King of Prussia, Pa. 19406, Contact: Nikkia Simpson, email: nikki@simpsonassoc.com
 - Cable T.V.: Comcast, 190 Shoemaker Road, Pottstown, Pa. 19464, Dave Fielder, 215-263-8883
 - Telephone: Verizon Pennsylvania LLC, 1050 Virginia Drive, Fort Washington, Pa. 19034, Contact: Barbara Leppner-Johnson, 215-591-6293

- LEGEND:**
- RIGHT-OF-WAY LINE
 - PROPOSED BOUNDARY LINE
 - PROPOSED BUILDING
 - PROPOSED CURBLINE
 - PROPOSED DRIVEWAY/PAVING
 - PROPOSED WALK
 - PROPOSED WATERLINE
 - PROPOSED SANITARY SEWERLINE
 - PROPOSED ELECTRIC
 - PROPOSED UNDERGROUND UTILITIES
 - PROPOSED STORMSEWER
 - PROPOSED 6" ROOF DRAIN
 - PROPOSED RECHARGE BED (BMP)
 - X 200 PROPOSED SPOT ELEVATION
 - 200 PROPOSED CONTOURS
 - 190 EXISTING CONTOURS
 - PROPOSED SANITARY CLEANOUT
 - SANITARY MANHOLE
 - UTILITY POLE
 - VERIZON/CABLE BOX
 - PROPOSED TRANSFORMER
 - PROPOSED ELECTRIC METERS
 - PROPOSED TYPEN INLET
 - PROPOSED LIGHTS PARKING
 - PROPOSED LIGHTS CEILING
 - PROPOSED LIGHTS BOLLARD
 - PROPOSED LIGHTS ON BUILDING
 - PROPOSED DOWN LIGHTING ALONG FRONT OF BUILDING

- Tree Notes:**
- Phase 1: 60' wide and along existing sidewalk (all) demolition work to be performed from the house side of the lot leaving the tree and sidewalk unencumbered and unaffected by demolition to the greatest extent possible.
 - Phase 2: Once the demolition is complete, the Tree Protection Fence should be extended back into property, Rough Grade site.
 - Phase 3: Building construction, Move Tree Protection fence back to 60' wide and along the existing sidewalk, Finalize Building and site.
 - Phase 4: Construction of Sidewalk, Walk Road, Move Tree Protection fence back, 60' wide and 1' off the northern side of proposed walk.
 - Trees shall not be used for roping, cables, fencing, signs or mounting of lights. Nails or spikes shall not be driven into trees to remain.
 - No Construction, staking of material, storage of equipment, doors or soil stockpiles allowed within the dripline of the trees to remain.
 - No Concrete wash out activities, petroleum products or other chemicals are allowed to be stored within the tree protection area.
 - Damage to roots within the dripline of the tree shall be minimized during construction. If roots are damaged, they shall be recut with a sharp saw to make a clean cut prior to regrowing.
 - The grades within the dripline of trees to remain shall not be adjusted beyond what is the minimum required.
 - Have an Arborist Lighten the canopy (selectively) on the Roadside (Mainly) but also as needed to keep it out of the building construction space.
 - The tree should retain the same general shape and proportion just reduce in canopy.
 - Deep Root Feed (fertilizer) the tree every six months for the duration of construction.
 - Water the tree deeply by weep hose weekly throughout the dripline during periods of reduced rainfall during the period May through October to promote health and reduce stress.

1. ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.



GRADING/UTILITIES PLAN

SITE ADDRESS: 224-226 NUTT ROAD PHOENIXVILLE, PA. 19460
 TOTAL AREA: 15,000 SF (0.344 ACRES)

OWNERS: UP#1415-13-666/ 226 NUTT ROAD LLC 18 PUTTER LANE POTTSTOWN, PA. 19464 UP#1415-13-666 (Tract 1 & 2) CRAIG L. JR. & JESSICA A. LANDER 28 S256 PG 681 1902 HARES HILL ROAD PHOENIXVILLE, PA. 19460

APPLICANT: 226 NUTT ROAD LLC ZACHARY HOFFMANN 18 PUTTER LANE POTTSTOWN, PA. 19464 (484) 332-4505 ZHOFFMANN@HOTMAIL.COM

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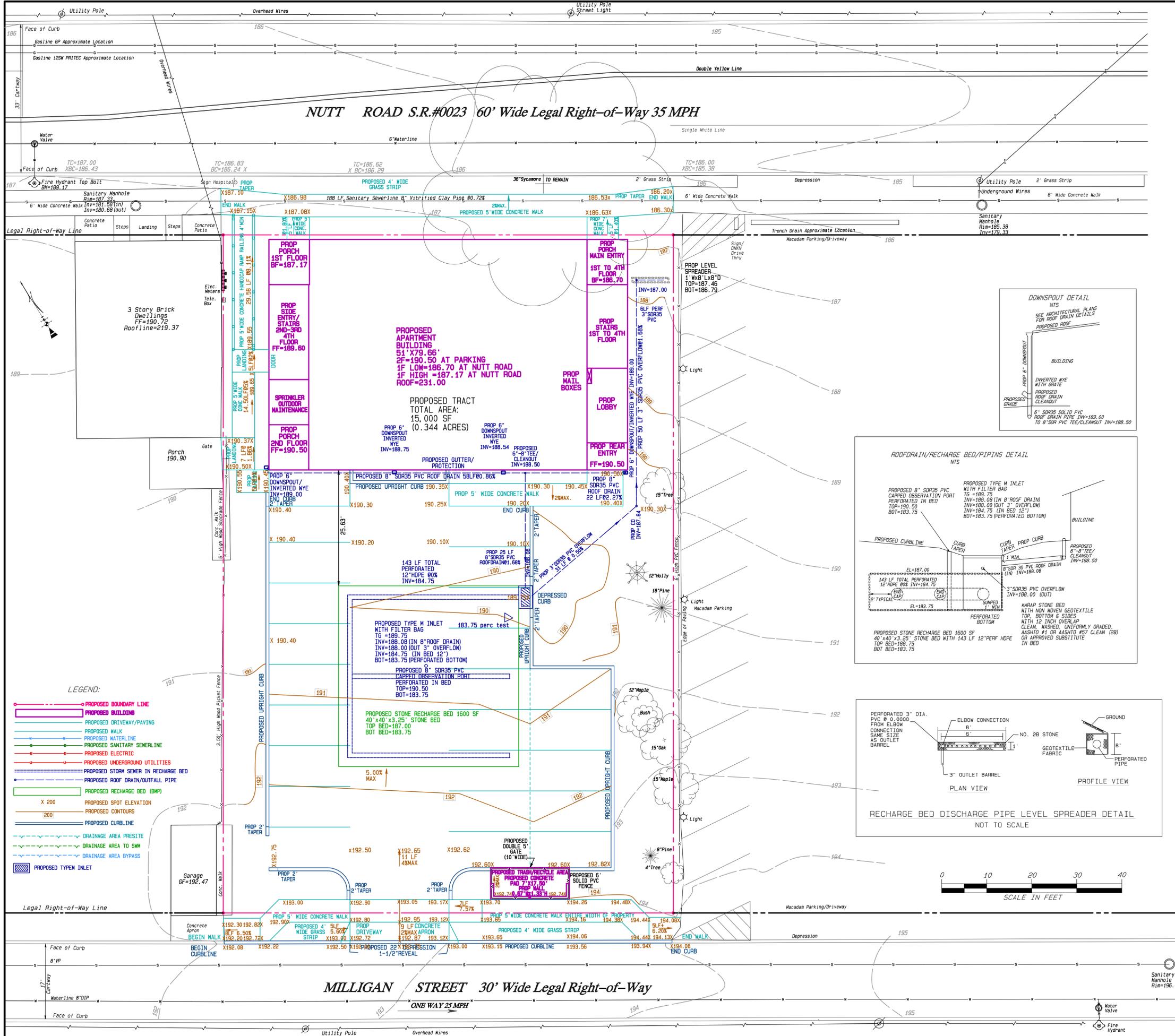
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
 OF
224-226 NUTT ROAD
 MADE FOR:
226 NUTT ROAD LLC
 SITUATE IN:
 PHOENIXVILLE BOROUGH, CHESTER COUNTY, PA.

PREPARED BY:

 HOPKINS AND SCOTT INC.
 PROFESSIONAL LAND SURVEYORS
 207 FRANKLIN AVENUE
 PHOENIXVILLE, PA. 19460
 Phone: 610-933-1754 Fax: 610-933-0268

NUTT ROAD S.R.#0023 60' Wide Legal Right-of-Way 35 MPH

MILLIGAN STREET 30' Wide Legal Right-of-Way



OWNER TO SIGN THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) AND CONVEYANCES OPERATION AND MAINTENANCE AGREEMENT AT THE BOROUGH OFFICE.

B.M.P. OPERATION & MAINTENANCE PROGRAM
MAINTENANCE NOTES AND SCHEDULE:

- MAINTENANCE OF THE RECHARGE BED, INLET, LEVEL SPREADER CLEANOUTS AND PIPING:** (QUARTERLY AND AFTER MAJOR RAINFALL EVENTS) THE OWNER, ITS ASSIGNS SHALL BE RESPONSIBLE TO ENSURE THAT THE RECHARGE BED, INLET, CLEANOUTS, OBSERVATION PORT, AND ALL PIPING ARE IN OPERATIONAL CONDITION. INSPECTION SHOULD BE COMPLETED QUARTERLY AND AFTER MAJOR RAINFALL EVENTS. SEDIMENT REMOVAL SHALL BE PERFORMED WHEN THE RECHARGE BED AND INLET ARE COMPLETELY DRY. ANY REMOVED SEDIMENT SHOULD BE DISPOSED OF PROPERLY.
- MAINTENANCE OF THE GUTTER, DOWNSPOUT & ROOF LEADER COLLECTION SYSTEM:** (QUARTERLY AND AFTER MAJOR RAINFALL EVENTS) THE OWNER, ITS ASSIGNS SHALL BE RESPONSIBLE TO ENSURE THAT THE DOWNSPOUT AND ROOF LEADER COLLECTION SYSTEM IS FREE AND CLEAR OF ANY DEBRIS. THE SYSTEM SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND CLEANED IF REQUIRED. QUARTERLY FLUSHING OF THE SYSTEM SHALL BE DONE TO ENSURE THE SYSTEM IS FREE AND CLEAR OF ANY SEDIMENT AND DEBRIS.

PCSM LONG-TERM OPERATION AND MAINTENANCE

- THE OWNERS OF THE PROPERTY SHALL ASSUME OWNERSHIP OF THE STORMWATER MANAGEMENT FACILITIES (RECHARGE BED, INLET, LEVEL SPREADER, CLEANOUTS, ASSOCIATED PIPE, ROOF DRAINS AND RAIN GUTTERS), AND ARE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES, INCLUDING, BUT NOT LIMITED TO, INSPECTION, CLEANING AND REPAIR OF THE FACILITIES.
- BMP'S, RECHARGE BED, INLET, LEVEL SPREADER, DOWNSPOUTS, ROOF DRAINS, CLEANOUTS, INFLOW/OUTFLOW PIPES SHOULD BE INSPECTED MONTHLY OR AFTER ANY MAJOR STORM AND ANY NECESSARY REPAIRS WILL BE DONE IMMEDIATELY.
- SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP THE BMP'S FUNCTIONAL.
- ALL REPAIRS AND CLEANING SHALL BE DONE IN A TIMELY MANNER SO AS TO KEEP THE BMP'S FUNCTIONAL.
- INFLOW AND OUTFLOW POINTS INTO THE INDIVIDUAL ON-LOT SYSTEMS SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE PERFORMANCE OF THESE SYSTEMS. ALL ROOF GUTTERS, DOWNSPOUTS, INLET, INFLOW AND OUTFLOW PIPES SHOULD BE KEPT IN GOOD WORKING ORDER.
- THE MUNICIPALITY INTENDS TO INSPECT THE BMP'S AND CONVEYANCES AT A MINIMUM OF ONCE EVERY FIVE (5) YEARS TO DETERMINE IF THEY CONTINUE TO FUNCTION AS REQUIRED.
- ALL REPAIRS SHALL BE MADE IN A 30 DAY PERIOD TO REMEDY ANY DEFICIENCIES FOUND BY THE OWNER DURING INSPECTIONS.
- INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RAINFALL EVENTS.
- DO NOT COMPACT THE SOIL OF INFILTRATION BEDS DURING CONSTRUCTION. VEHICLES SHOULD NOT BE PARKED OR DRIVEN OVER INFILTRATION BMP'S.
- STRUCTURAL BMP'S SHOULD BE INSPECTED FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET STRUCTURES, SIGNS OF CONTAMINATION OR SPILLS.
- IF A BMP IS NOT DRAINING WITHIN 72 HOURS, PUMP WATER INTO THE OUTFLOW PIPE. FIND THE ISSUE AND REPAIR AS REQUIRED.
- IF A BMP HAS A FAILURE BECAUSE OF STRUCTURAL ISSUE, MAKE ALL REPAIRS AS PER THE TOWNSHIP AND CCCD REGULATIONS IN A TIMELY MANNER.

ALTERATION OF BMP'S

- No person shall modify, remove, fill, landscape, alter, or impair the effectiveness of any stormwater BMP's, conveyances, stormwater management facilities, areas or structures unless the activity is part of an approved maintenance program, without the written approval of the municipality.
- No person shall place any structure, fill, landscaping, additional vegetation, yard waste, brush cuttings, or other waste or debris into a BMP or conveyance, or within a stormwater easement, that would limit or alter the functioning of the stormwater BMP or conveyance, without the written approval of the municipality.

ATTEST: _____
The following signatures and seals:

For the municipality:

For the Landowner:
ATTEST: _____
County of Chester, Pennsylvania (City, Borough, Township)
I, _____ a Notary Public in and for the County and State aforesaid, whose commission expires on the _____ day of _____, 20____, do hereby certify that _____ whose name(s) is/are signed to the foregoing Agreement bearing date of _____ day of _____, 20____, has acknowledged the same before me in my said County and State.
GIVEN UNDER MY HAND THIS _____ day of _____, 20____.
NOTARY PUBLIC (SEAL) _____

Any revision to the approved SWM site plan shall be submitted to and approved by the municipality and that a revised erosion and sediment control plan shall be submitted to, and approved by, the Conservation District or municipality (as applicable) for a determination of adequacy prior to construction of the revised features.

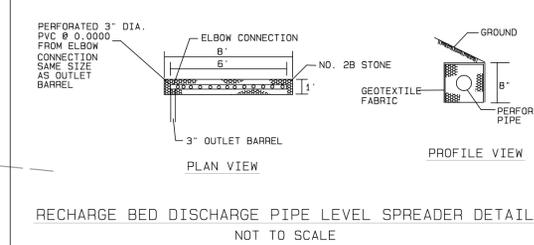
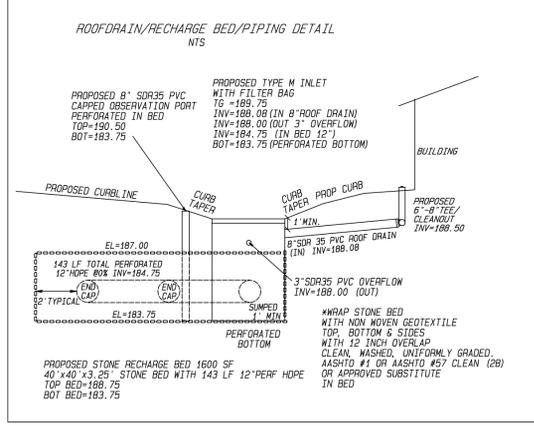
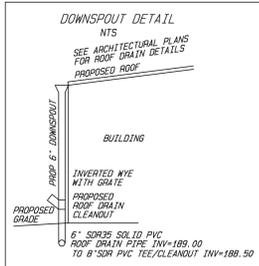
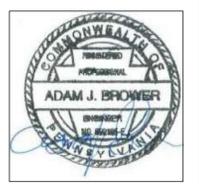
OWNER: _____ DATE: _____

I, Owen M. Hyne, the Borough Engineer for the Borough of Phoenixville, have reviewed and hereby certify to the best of my knowledge that the SWM Site Plan meets all design standards and criteria of the Borough of Phoenixville Ordinance No. 2022-2359, Borough of Phoenixville's Stormwater Management Ordinance.

Owen M. Hyne _____ P.E. Date: _____

I, Adam J. Brower, a Pennsylvania Professional Engineer, hereby certify to the best of my knowledge that the SWM Site Plan meets all design standards and criteria of the Borough of Phoenixville Ordinance No. 2022-2359, Borough of Phoenixville's Stormwater Management Ordinance.

Adam J. Brower _____ P.E. Date: 8-15-24



- LEGEND:**
- PROPOSED BOUNDARY LINE
 - PROPOSED BUILDING
 - PROPOSED DRIVENWAY/PAVING
 - PROPOSED WALK
 - PROPOSED WATERLINE
 - PROPOSED SANITARY SEWERLINE
 - PROPOSED ELECTRIC
 - PROPOSED UNDERGROUND UTILITIES
 - PROPOSED STORM SEWER IN RECHARGE BED
 - PROPOSED ROOF DRAIN/OUTFALL PIPE
 - PROPOSED RECHARGE BED (BMP)
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONTOURS
 - PROPOSED CURBLINE
 - DRAINAGE AREA PRESTITE
 - DRAINAGE AREA TO SWM
 - DRAINAGE AREA BYPASS
 - PROPOSED TYEM INLET

NOTES:
THE BOROUGH IS GRANTED GRANTED A BLANKET EASEMENT TO ENTER THE SITE AND INSPECT THE STORMWATER BMP'S. THE FUTURE PATIO IS INCLUDED IN THE SWM CALCULATIONS FOR THIS PLAN.

STORMWATER MANAGEMENT PLAN

SITE ADDRESS: 224-226 NUTT ROAD PHOENIXVILLE, PA. 19460
TOTAL AREA: 15,000 SF (0.344 ACRES)

OWNERS: UP#1415-13-666/ 226 NUTT ROAD LLC OR 1139 RR 1781
18 PUTTER LANE
POTTSTOWN, PA. 19464
UP#1415-13-666 (Tract 1 & 2)
CRAIG L. JR. & JESSICA A. LANDER
200 SONS PG 681
1802 HARES HILL ROAD
PHOENIXVILLE, PA. 19460

APPLICANT: 226 NUTT ROAD LLC
ZACHARY HOFFMANN
18 PUTTER LANE
POTTSTOWN, PA. 19464
(484) 332-4505
ZHOFFMANN@HOTMAIL.COM

REV: 3-27-25 AS PER RVE COMMENTS, GSA LETTER DATED 2-17-25.
REV: 2-6-25 AS PER RVE LETTER DATED 1-3-25, GSA LETTER DATED 1-3-25, CCCD EMAIL DATED 8-26-24
REV: 12-18-24 AS PER RVE LETTER DATED 11-7-24, GSA LETTER DATED 11-5-24, PTAC LETTER DATED 11-1-24, BORO WATER EMAIL 12-13-24
REV: 10-17-24 AS PER RVE LETTER DATED 9-6-24, GSA LETTER DATED 9-4-24, PLANNING COMMISSION MEETING.
REV: 8-15-24 AS PER RVE TWP ENG LETTER DATE 6-6-24, GSA LETTER DATED 6-6-24

DATE: 4-1-24
SCALE: 1"=10'
SHEET 4 OF 9
DRAWN BY: AM
N.B.#:

PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
OF
224-226 NUTT ROAD
MADE FOR
226 NUTT ROAD LLC
SITING IN
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PA.

PREPARED BY: _____
HOPKINS AND SCOTT INC.
PROFESSIONAL LAND SURVEYORS
207 FRANKLIN AVENUE
PHOENIXVILLE, PA. 19460
Phone: 610-933-1754 Fax: 610-933-0268

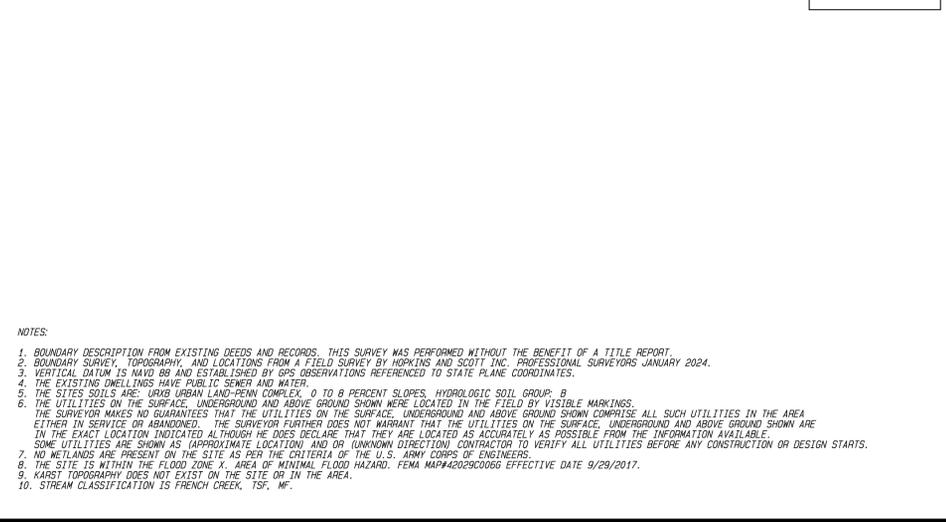
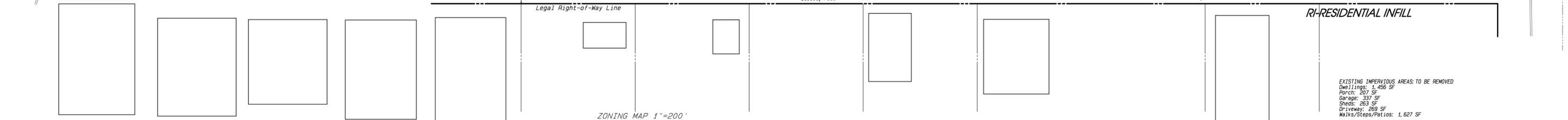
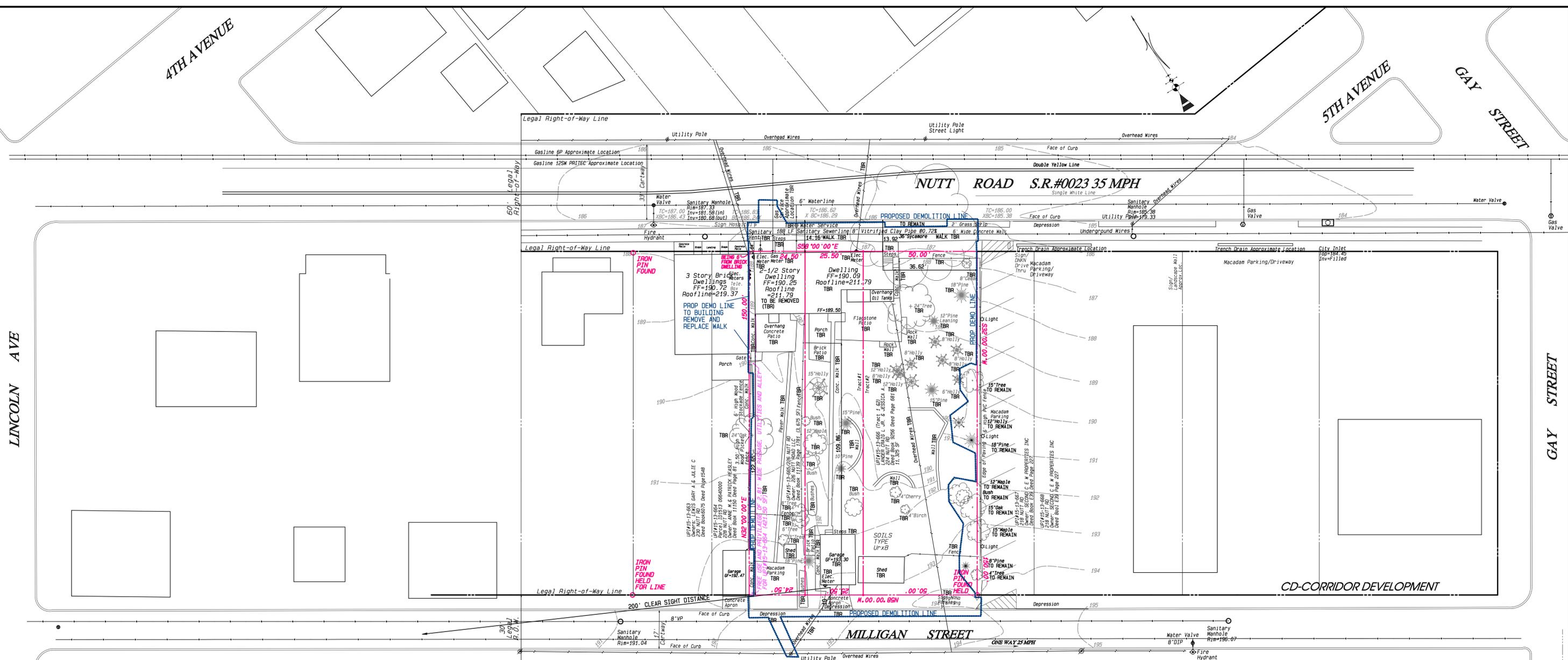
4TH AVENUE

5TH AVENUE

GAY STREET

LINCOLN AVE

GAY STREET



- NOTES:
- BOUNDARY DESCRIPTION FROM EXISTING DEEDS AND RECORDS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - BOUNDARY SURVEY, TOPOGRAPHY, AND LOCATIONS FROM A FIELD SURVEY BY HOPKINS AND SCOTT INC., PROFESSIONAL SURVEYORS JANUARY 2024.
 - VERTICAL DATUM IS NAVD 83 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO STATE PLANE COORDINATES.
 - EXISTING DWELLINGS HAVE PUBLIC SEWER AND WATER.
 - THE SITES SOILS ARE: URXB URBAN LAND-PENN COMPLEX, 0 TO 8 PERCENT SLOPES, HYDROLOGIC SOIL GROUP: B.
 - THE UTILITIES ON THE SURFACE, UNDERGROUND AND ABOVE GROUND SHOWN WERE LOCATED IN THE FIELD BY VISIBLE MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES ON THE SURFACE, UNDERGROUND AND ABOVE GROUND SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES ON THE SURFACE, UNDERGROUND AND ABOVE GROUND SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. SOME UTILITIES ARE SHOWN AS (APPROXIMATE LOCATION) AND OR (UNKNOWN DIRECTION) CONTRACTOR TO VERIFY ALL UTILITIES BEFORE ANY CONSTRUCTION OR DESIGN STARTS.
 - NO METALS ARE PRESENT ON THE SITE AS PER THE CRITERIA OF THE U.S. ARMY CORPS OF ENGINEERS.
 - THE SITE IS WITHIN THE FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, FEMA MAP#420820066 EFFECTIVE DATE 9/29/2017.
 - KARST TOPOGRAPHY DOES NOT EXIST ON THE SITE OR IN THE AREA.
 - STREAM CLASSIFICATION IS FRENCH CREEK, 1SF, WF.

- LEGEND:
- UTILITY POLE
 - SANITARY MANHOLE
 - DECIDUOUS TREE TO REMAIN
 - EVERGREEN TREE TO REMAIN
 - BUSH TO REMAIN
 - BUSH TBR
 - DECIDUOUS TREE TBR
 - EVERGREEN TREE TBR
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - ADJOINING OWNERS
 - CURBLINE
 - EDGE OF PAVING
 - EDGE OF DRIVE
 - TREE LINE
 - FENCE LINE
 - SANITARY SEWERLINE
 - WATERLINE
 - OVERHEAD WIRES
 - ELECTRIC
 - TELEPHONE
 - GASLINE
 - WATERLINE
 - CONTOUR LINE
 - PROPOSED DEMOLITION LINE
 - ZONING DISTRICT LINE



EXISTING IMPERVIOUS AREAS TO BE REMOVED
 Dwellings: 1,455 SF
 Porch: 207 SF
 Garage: 337 SF
 Streets: 263 SF
 Driveway: 269 SF
 Walks/Steps/Patios: 1,627 SF
 TOTAL EXISTING Impervious Coverage: 4,199 SF (27.73%)
 TOTAL EXISTING Building Coverage: 2,263 SF (15.05%)

EXISTING CONDITIONS / DEMO PLAN

SITE ADDRESS: 224-226 NUTT ROAD PHOENIXVILLE, PA. 19460 TOTAL AREA: 15,000 SF (0.344 ACRES)	OWNERS: UPI#15-13-665/ 226 NUTT ROAD LLC DB 11139 PG 1781 18 PUTTER LANE POTTSTOWN, PA. 19464 UPI#15-13-666 (Tract 1 & 2) CHRIS L JR. & JESSICA A. LANDER DB 9246 PG 681 1802 HARES HILL ROAD PHOENIXVILLE, PA. 19460	APPLICANT: 226 NUTT ROAD LLC ZACHARY HOFFMANN 18 PUTTER LANE POTTSTOWN, PA. 19464 (484) 332-4505 ZHOFFMANN@HOTMAIL.COM
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REV: 3-27-25 AS PER RVE COMMENTS, G&A LETTER DATED 2-17-25.
 REV: 2-6-25 AS PER RVE LETTER DATED 1-3-25, G&A LETTER DATED 1-3-25, CCCC EMAIL DATED 8-26-24
 REV: 12-18-24 AS PER RVE LETTER DATED 11-7-24, G&A LETTER DATED 11-5-24, PTAC LETTER DATED 11-1-24, BORO WATER EMAIL 12-13-24
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 REV: 8-15-24 AS PER RVE TNP ENG LETTER DATE 6-6-24, G&A LETTER DATED 6-6-24

DATE: 4-1-24
 SCALE: 1"=20'
 SHEET 5 OF 9
 DRAWN BY: EM/AM
 N.B.#:

PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
 OF
224-226 NUTT ROAD
 OR
226 NUTT ROAD LLC
 SITE IN:
 PHOENIXVILLE BOROUGH, CHESTER COUNTY, PA.

PREPARED BY:

 HOPKINS AND SCOTT INC.
 PROFESSIONAL LAND SURVEYORS
 207 FRANKLIN AVENUE
 PHOENIXVILLE, PA. 19460
 Phone: 610-933-1754 Fax: 610-933-0268

PLAN NOTES:

As used in the notes and certifications on this Plan, the following terms shall have the following meanings:

APPLICANT- The person(s) and/or entity(ies) who or which has submitted this Plan to the Borough for approval pursuant to the Borough's Subdivision and Land Development Ordinance.

APPLICATION- The Applicant's application, to the Borough, for approval of this Plan pursuant to the Borough's Subdivision and Land Development Ordinance.

Borough- The Borough of Phoenixville, Chester County, Pennsylvania.

Developer- The person(s) or entity(ies) who or which implement the land development shown on this Plan.

Property Owner- All the legal and equitable owners of the Property and their heirs, successors and assigns.

PROPERTY- The property which is subdivided and/or developed pursuant to this Plan and identified by this Plan as being owned by the Property Owner.

Plan- This Plan as approved by the Borough.
UPI- Chester County Uniform Parcel Identifier: UPI#15-13-665/ UPI#15-13-666

(1) The Borough of Phoenixville's approval of this Plan, as a final subdivision and land development plan, pursuant to the Borough of Phoenixville Subdivision and Land Development Regulations of 1993, Ordinance No. 1602, as amended, was made by Borough Resolution No. _____, which was adopted on _____. This Plan shows the conditions of its approval per Resolution No. _____. The conditions bind all owners, Developers and assigns 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.

(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 commences, 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) 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.

(5) 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.

(6) 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.

(7) 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 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, or to approve any work, or condition pursuant to any other governmental entities' regulations. 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 uses, 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 / 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.

(8) The streets, street rights-of-way and street drainage rights, public water supply facilities and the easements therefore and the public sanitary sewer system and the easements therefore, 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 repair 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 access to 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, maintain, repair, relocate, reconstruct, change and/or alter any such utility or structure subject to the Utility Easement Rights ("Easement Area") and/or any part thereof (e.g., over, under, upon and through it) for any and all Utility Purposes, including but not limited to any and all line(s), structure(s), facility(ies) and/or system(s) and any and all appurtenance(s) thereto. The Easement Area shall include and is limited to all of the area of the Property, which area is within all water supply and sanitary sewer easements and/or all street rights-of-way. 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 shall transfer 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 shall and hereby does reserve and except for itself (and the Homeowners Association all interests and rights necessary for either to make, fully and completely, all the dedications required hereby. However, these reserved rights to dedicate shall not be exclusive and the [lot owners / Applicant's and property owner's(s) successors and assigns] may also make such dedications. In any event, the Applicant's and property owner's(s) successors and assigns shall be obligated to make such transfer to the Borough, at the Borough's request.

Neither the Borough's approval of this Plan, the Plan's recording nor any note hereon is intended to or does obligate the Borough to maintain and/or accept, in any way, any street, stormwater management, water supply and/or sanitary sewer facility, easement or right-of-way and/or any other improvements shown hereon and/or any Utility. If the Borough, in its discretion, takes dedication of a street or street right-of-way, unless the deed of dedication expressly and clearly provides otherwise, the Borough will not take fee title to the area within such street right-of-way and will not own or be responsible for any street tree, sidewalks (either existing, required or provided hereafter whether or not shown on this plan) and yard areas within such right-of-way. Responsibility for such street trees, sidewalks and yard areas shall remain, for all purposes, with the owner(s) of the fee interest in the area, at any time prior to accepting dedication of a street or street tree to be moved. All rights dedicated to and accepted by the Borough, unless the Borough shall require otherwise, shall be perpetual, run with the land and be assignable by the Borough.

(9) The Utility systems shall be installed, and inspected and approved as required by the Borough Engineer, before paving of cartway, pouring of concrete for and/or paving of sidewalks and the construction of any other improvement with which the construction of the Utility system might interfere. No Utility system shall be installed and/or easement for such system granted, within any right-of-way and/or easement for any road, street, sewer, water supply, and/or stormwater management facility, proposed to be dedicated to the Borough, unless and until the plans for such Utility system and/or easement and the timing of its construction are approved by the Borough Engineer in writing.

(10) If the Borough accepts, from the Developer's successor or assign on any other grantor, a deed or other instrument of dedication for any improvement, the Developer and its successors and assigns shall hold the Borough harmless and defend the Borough and all Borough Officials, from and against any and all claims, demands, suits, judgments and liabilities whatsoever resulting from the negligent construction, design and/or inspection of the improvements.

(11) All trees existing in and/or planted in the public street right-of-way shall be owned and maintained in good, healthy and safe condition, at all times, by the fee owner of the part of the Property where the tree is located. The Borough shall have the right, but not the duty, to inspect any such tree and to require its owner, at the owner's expense, to prune, maintain and, if the tree is dead, diseased, damaged or malformed, or a threat to public safety, to remove the tree and replace it with a tree of at least a three (3) inch caliper and of the same species or a species approved by the Borough. All liability for any tree on the Property shall be on the fee owner of the part of the Property where the tree is located. Without limitation, such owner shall have the duty to ensure that the tree does not create any nuisance or safety hazard.

(12) Irrevocable licenses and rights of entry upon any of the property subject to this Plan are hereby granted to the Borough of Phoenixville, its officers and agents, for the purpose of correcting or abating a public nuisance and/or to add to, repair, modify and/or replace any drains, stormwater management facilities, sewers, water lines and/or other utilities which are connected to a public facility or utility and to inspect and enforce the Borough's regulations and/or compliance with this Plan. These rights create no Borough duty to do any such work or inspections.

(13) Any improvement shown on this Plan which does not function safely, as intended and/or in complete compliance with all applicable regulations shall be redesigned and reconstructed promptly, by the Developer and/or the Property Owner, at such party's expense, to be safe, function as intended and to comply with all applicable regulations. All such new designs and specifications shall be subject to the Borough Engineer's prior written approval and inspection, during and after construction, all at the Applicant's cost.

(14) The stormwater management facilities (individually "Stormwater Facility," and collectively "Stormwater Facilities"), located on the Property and shown on this Plan are permanent and are not to be removed or altered. Stormwater Facilities include, but are not limited to, swales designed or used to convey stormwater. The owner(s) of each parcel where any Stormwater Facility is located and [such owner's / their] heirs, successors and assigns (collectively [the "Owner"] shall be responsible for the perpetual maintenance of the Stormwater Facilities located on that parcel. The Owner shall maintain the Stormwater Facilities, for which the Property Owner is responsible, in a condition which is structurally sound and functional and in compliance with all regulations and shall not cause or allow any facility to be altered, removed, damaged, or overgrown and to fail to function as designed and/or as required by applicable regulations. If the Owner does not do so, upon notification by the Borough, the Property Owner, as promptly as possible, shall correct, repair, reconstruct and/or replace such facility to achieve and maintain the facility's design specifications, functions and its compliance with all applicable regulations. If the Owner fails to restore and/or correct the Stormwater Facility, within the time specified by the Borough, the condition of the Stormwater Facility shall be a public nuisance and the Borough shall have the free right to enter upon the Property and to do such repairs, maintenance, replacement and/or reconstruction as the Borough determines necessary with respect to such Stormwater Facility. All such correction, repairs, reconstruction and/or replacement and the design costs thereof shall be at the expense of the Owner jointly and severally. The Borough may lien and execute on the Property (as a municipal claim and lien and/or in any other manner provided by law) for the cost of all such work, including any engineering and design cost, and for attorneys' fees for enforcement and collection.

(15) Each assignee of any parcel on this Plan shall be responsible for all the terms and conditions of this Plan as applicable to such parcel. As used in these Plan notes, "Applicant," "Property Owner" and "Developer" include such party's heirs, successors and assigns.

(16) Each lot shown on this plan shall have private implied easements and rights-of-way over the roads shown hereon which are actually constructed.

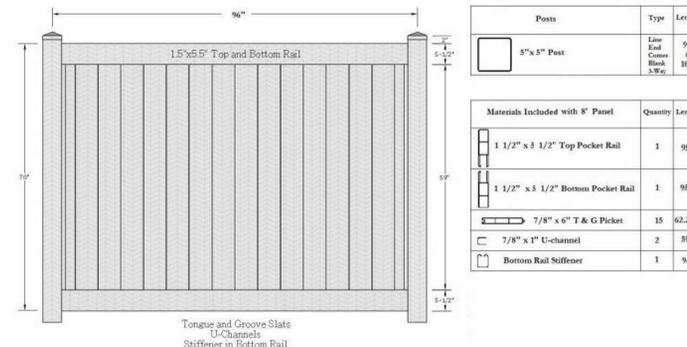
(17) All plants which are provided pursuant to the Plan shall conform to the current American Standard for Nursery Stock of the American Association of Nurserymen, Inc. Each plant shall be mulched when planted with three inches of mulch approved by the Borough. Trees and shrubs, which grow to heights of five feet or taller, shall be placed so that their branches will not grow into any buildings, obstruct driveway and/or street sight triangles or interfere with overhead public utilities.

(18) As part of the land development / subdivision plan review and approval process, the Borough did not determine whether there are any wetlands on the Property. If the U.S. Army Corps of Engineers ("Corps") or Pennsylvania Department of Environmental Protection ("DEP") determines that there are such wetlands on the Tract and the applicable wetland regulations result in a relocation and/or redesign of any improvement or affect compliance with any applicable regulation, this Plan shall be voidable by the Borough, by written Resolution and the Borough may require the Property Owner to restore and/or Development / Subdivision Plan. In such case, the Borough may require its prior written approval of the amendment which approval may be granted subject to such conditions as Borough Council determines appropriate.

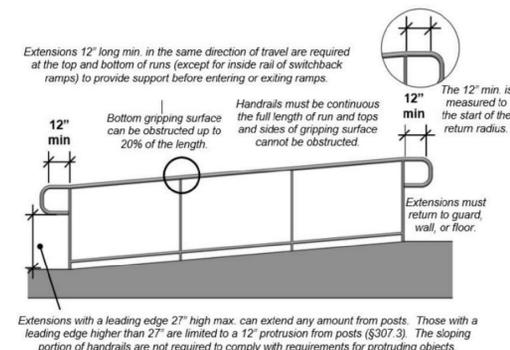
(19) The waivers specifically granted by Resolution _____, relate only to Subdivision and Land Development Ordinance requirements. Nothing shown hereon shall be construed to vary, waive or reduce any requirements of the Zoning Ordinance or any other Borough Ordinance or regulation.

(20) The Borough and Borough Engineer have reviewed the Development / Subdivision Plan and all information supplied with it only for Borough purposes and only for compliance with Borough regulations, such as those relating to stormwater management and erosion and sedimentation control. The Borough does not warrant, in any way, the improvements or work shown on the Plan. In reviewing the Development / Subdivision Plan and any future plans, plan changes and/or specifications and designs concerning the proposed use, improvements and/or work, the Borough Engineer and all Borough officials have relied and may rely on the information supplied by the Applicant. The Applicant is responsible for the accuracy and completeness of all information (e.g., property ownership, encumbrances, measurements, calculations, plans, locations, surveys and site data) supplied to the Borough at all times. It is the Applicant's and Applicant's Engineer's duty to identify all relevant conditions both on and off the Property. The Applicant must determine and the Applicant's Engineer must certify to the Borough that all Plans do comply and that all improvements and work, when implemented in the field as shown on the Plans, will comply with all applicable regulations, will in all ways reflect good engineering and construction practices and will not result in damage to any persons or property. In making these determinations, neither the Applicant nor the Applicant's Engineer has relied or shall rely upon any approval, permit, determination of or information or recommendations from or specifications established by the Borough, the Borough Engineer or any other Borough Official. No Borough Official is responsible for designing, choosing specifications for or proper construction and/or suitability of any improvement or work or for determining title issues concerning the Tract and/or any encumbrance or for field checking anything shown on the Plan as part of the plan review and/or inspection process. The Borough has assumed and may assume that the Applicant warrants to the Borough, and the Applicant does so warrant, that any plan, application and/or request for Borough approval, submitted to the Borough, complies with all applicable regulations and shows all relevant information completely and accurately and that the Applicant's Engineer has so certified. The issuance of any permit or approval by any Borough official does not relieve the Applicant of the responsibility to determine independently and insure that the improvements and/or work are designed and constructed properly, comply with all applicable regulations and will be fit and safe for their intended purposes. If the improvements and/or work are not so designed and constructed, the Borough may require redesign and reconstruction to achieve such compliance.

(21) Prior to the issuance of any building permits to implement the Plan, the Applicant and, if the Borough requires, the Property Owner, must enter into a Development Agreement and an Improvement Security Agreement, with the Borough, with terms and conditions satisfactory to the Borough and must provide the requisite improvement security as identified by the Borough Engineer. The improvement security shall secure for the Borough's benefit, the proper and timely completion of the Developer's obligations under the Development Agreement. The improvement security shall be a bond. The Development Agreement may provide that the Borough may withhold and/or revoke permits if the Developer is in default of its obligations thereunder. No work shall be done to implement the Plan and no building permits shall be issued for ant such purpose until the Development Agreement is executed, the Plans are finally approved in all respects and the requisite improvement security is posted to the Borough's satisfaction.



Handrail Continuity and Extensions



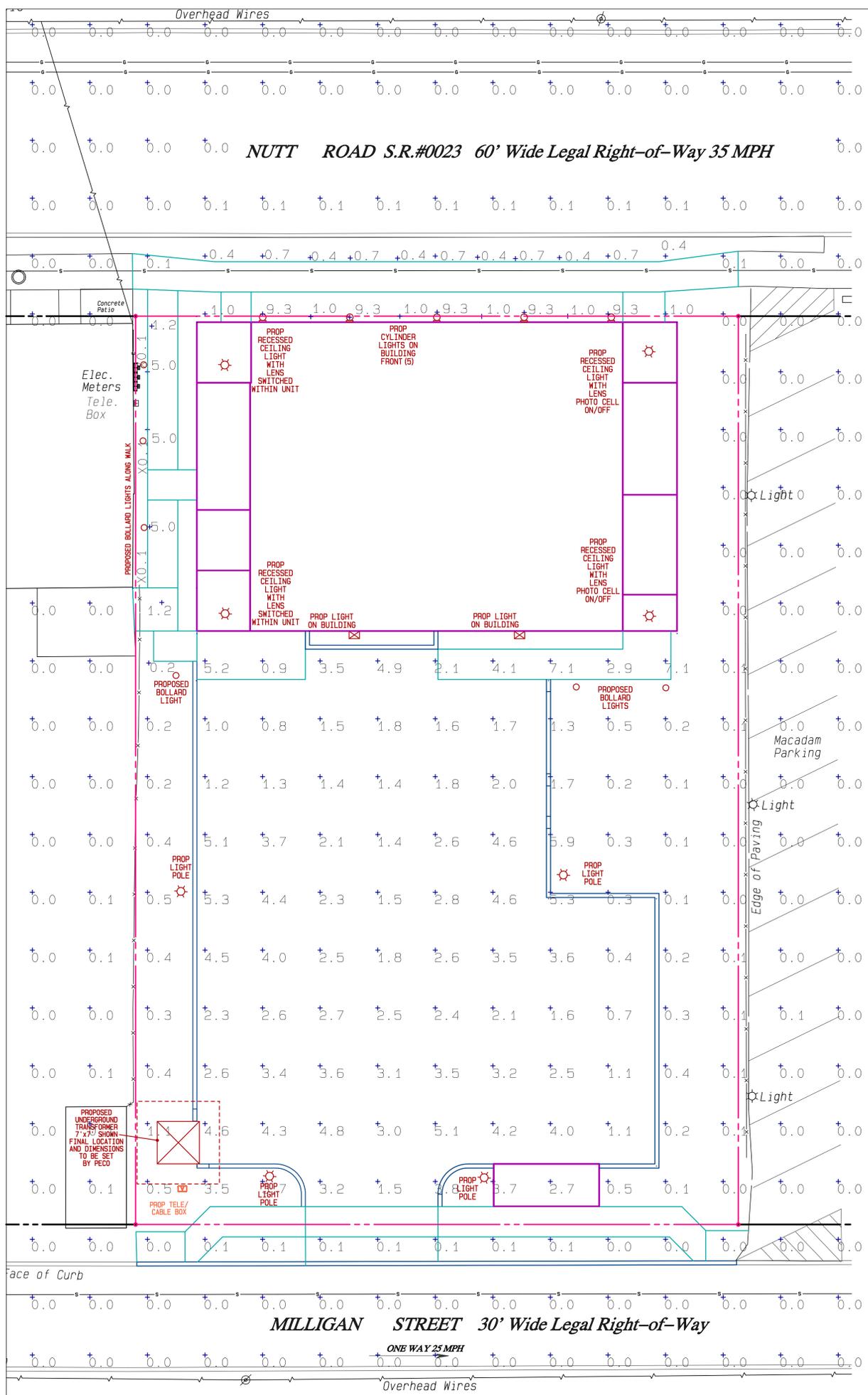
Surface requirements and clearances facilitate a proper grip along the length of handrails. Handrails can have circular or non-circular cross-sections, but must have rounded edges. The gripping surface and adjacent surfaces must be free of abrasive or sharp elements.



DOUBLE 5' GATE
 10" WIDE X 70" HIGH NTS

NOTES/ DEFINITIONS/DETAILS

SITE ADDRESS: 224-226 NUTT ROAD PHOENIXVILLE, PA. 19460 TOTAL AREA: 15,000 SF (0.344 ACRES)		OWNERS: UPI#15-13-665/ 226 NUTT ROAD LLC DB 11139 PG 1781 18 PUTTER LANE POTTSTOWN, PA. 19464 UPI#15-13-666 (Tract 1 & 2) CRAIG L. JR. & JESSICA A. LANDER DB 9256 PG 681 1802 HARES HILL ROAD PHOENIXVILLE, PA. 19460	APPLICANT: 226 NUTT ROAD LLC ZACHARY HOFFMANN 18 PUTTER LANE POTTSTOWN, PA. 19464 (484) 332-4505 ZHOFFMANN@HOTMAIL.COM
REV: 3-27-25 AS PER RVE COMMENTS, GSA LETTER DATED 2-17-25. REV: 2-6-25 AS PER RVE LETTER DATED 1-3-25, GSA LETTER DATED 1-3-25, CCCC EMAIL DATED 8-26-24 REV: 12-18-24 AS PER RVE LETTER DATED 11-7-24, GSA LETTER DATED 11-5-24, PTAC LETTER DATED 11-1-24, BORO WATER EMAIL 12-13-24 REV: 10-17-24 AS PER RVE LETTER DATED 9-6-24, GSA LETTER DATED 9-4-24, PLANNING COMMISSION MEETING. REV: 8-15-24 AS PER RVE TNP ENG LETTER DATE 6-6-24, GSA LETTER DATED 6-6-24			
DATE: 4-1-24 SCALE: NTS SHEET 7 OF 9 DRAWN BY: AM N.B.#:	PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN OF 224-226 NUTT ROAD MADE FOR: 226 NUTT ROAD LLC SITING IN: PHOENIXVILLE BOROUGH, CHESTER COUNTY, PA.		PREPARED BY: HOPKINS AND SCOTT INC. PROFESSIONAL LAND SURVEYORS 207 FRANKLIN AVENUE PHOENIXVILLE, PA. 19460 Phone: 610-933-1754 Fax: 610-933-0268



SLIM17FA15ADJ RAB

Color: Bronze Weight: 3.0 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info
Type: Constant Current Watts: 15W
120V: 0.1A Color Temp: N/A
208V: 0.07A Color Accuracy: N/A
240V: 0.06A L70 LifeSpan: N/A
277V: 0.05A Lumens: 1361/1904/1851/1m
Input Watts: 14.2/14.1/14.2W Efficacy: 124/136.2/136.3 lm/W

LED Info
Watt: 15W
Crew Temp: N/A
Color: N/A
Accuracy: N/A
L70 LifeSpan: N/A
Lumens: 1361/1904/1851/1m
Efficacy: 124/136.2/136.3 lm/W

Technical Specifications
Field Adjustability: Equivalent to 70W Metal Halide
Color Temperature: Selectable by 3000K, 4000K and 5000K
Compliance: UL Listed: Suitable for wet locations
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
IP Rating: Ingress protection rating of IP65 for dust and water
ULC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DCL Member Utilities. Designed to meet DLC S1 requirements. DLC Product Code: PLM020MSQ3
Performance: Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations
Wattage Equivalency: Equivalent to 70W Metal Halide
LED Characteristics: Long life, high-efficiency surface-mount LEDs
Electrical: Driver: Constant Current, Class 2, 120-277V, 50/60 Hz, 120W: 0.1A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A
Dimming Driver: Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimm down to 10%
Cold Weather Starting: The minimum starting temperature is -40°C (-40°F)
Construction: 120-277V Integrated bottom photocell included
PhotoCell: 120-277V Integrated bottom photocell included
Surge Protection: 1-6.2/3.0/1.4V-0.003/3.3W
Mounting: Hinged entry access and conduit entries on the back, sides, top and bottom make installation a snap
Cut Off: Adjustable from 2° (full cutoff) to 90°; 7 settings at 15° each
Finish: Formulated for high durability and long-lasting color
Green Technology: Mercury and UV free. RoHS-compliant components
Other: Note: All values are typical (tolerance +/- 10%)

Technical Specifications (continued)
5 Yr Limited Warranty: The RAB 5 year, limited warranty covers light output, driver performance and parts finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions:

Features: Selectable CCT, Adjustable cutoff, Integrated photocell, 0-10V dimming, standard

Ordering Matrix:

Family	Wattage	Style
SLIM17FA	15	ADJ
	15 = 15W	ADJ = Angle Adjustable
	30 = 30W	

SLIM17FA15ADJ RAB

Color: Bronze Weight: 3.0 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info
Type: Constant Current Watts: 15W
120V: 0.1A Color Temp: N/A
208V: 0.07A Color Accuracy: N/A
240V: 0.06A L70 LifeSpan: N/A
277V: 0.05A Lumens: 1361/1904/1851/1m
Input Watts: 14.2/14.1/14.2W Efficacy: 124/136.2/136.3 lm/W

LED Info
Watt: 15W
Crew Temp: N/A
Color: N/A
Accuracy: N/A
L70 LifeSpan: N/A
Lumens: 1361/1904/1851/1m
Efficacy: 124/136.2/136.3 lm/W

Technical Specifications
Field Adjustability: Equivalent to 70W Metal Halide
Color Temperature: Selectable by 3000K, 4000K and 5000K
Compliance: UL Listed: Suitable for wet locations
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
IP Rating: Ingress protection rating of IP65 for dust and water
ULC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DCL Member Utilities. Designed to meet DLC S1 requirements. DLC Product Code: PLM020MSQ3
Performance: Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations
Wattage Equivalency: Equivalent to 70W Metal Halide
LED Characteristics: Long life, high-efficiency surface-mount LEDs
Electrical: Driver: Constant Current, Class 2, 120-277V, 50/60 Hz, 120W: 0.1A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A
Dimming Driver: Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimm down to 10%
Cold Weather Starting: The minimum starting temperature is -40°C (-40°F)
Construction: 120-277V Integrated bottom photocell included
PhotoCell: 120-277V Integrated bottom photocell included
Surge Protection: 1-6.2/3.0/1.4V-0.003/3.3W
Mounting: Hinged entry access and conduit entries on the back, sides, top and bottom make installation a snap
Cut Off: Adjustable from 2° (full cutoff) to 90°; 7 settings at 15° each
Finish: Formulated for high durability and long-lasting color
Green Technology: Mercury and UV free. RoHS-compliant components
Other: Note: All values are typical (tolerance +/- 10%)

Technical Specifications (continued)
5 Yr Limited Warranty: The RAB 5 year, limited warranty covers light output, driver performance and parts finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions:

Features: Selectable CCT, Adjustable cutoff, Integrated photocell, 0-10V dimming, standard

Ordering Matrix:

Family	Wattage	Style
SLIM17FA	15	ADJ
	15 = 15W	ADJ = Angle Adjustable
	30 = 30W	

ALED5HS3T RAB

Color: Bronze Weight: 3.0 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info
Type: Constant Current Watts: 30W
120V: 0.18A Color Temp: N/A
208V: 0.11A Color Accuracy: N/A
240V: 0.08A L70 LifeSpan: N/A
277V: 0.08A Lumens: 180/200 Hours
Input Watts: 30W Efficacy: 84

LED Info
Watt: 30W
Crew Temp: N/A
Color: N/A
Accuracy: N/A
L70 LifeSpan: N/A
Lumens: 180/200 Hours
Efficacy: 84

Technical Specifications
Performance: Description: ALED5HS3T side shield with 4 screws
Compatible Products: ALED Small Field Adjustable
Construction: Dimensions (LxWxH): 10.3\"/>
Finish: Formulated for high durability and long-lasting color
Other: Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

BLED10Y RAB

Color: Bronze Weight: 15.1 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info
Type: Constant Current Watts: 10W
120V: 0.09A Color Temp: N/A
208V: 0.05A Color Accuracy: N/A
240V: 0.05A L70 LifeSpan: N/A
277V: 0.04A Lumens: 1,287 lm
Input Watts: 12.1W Efficacy: 107.2 lm/W

LED Info
Watt: 10W
Crew Temp: N/A
Color: N/A
Accuracy: N/A
L70 LifeSpan: N/A
Lumens: 1,287 lm
Efficacy: 107.2 lm/W

Technical Specifications
Compliance: UL Listed: Suitable for wet locations
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
Performance: Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations
Wattage Equivalency: Equivalent to 25W CFL
Electrical: Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 120W: 0.09A, 208V: 0.05A, 240V: 0.05A, 277V: 0.04A
Dimming Driver: Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimm down to 10%
TD: 6.5% at 120V, 13.5% at 277V
Power Factor: 99% at 120V, 99.6% at 277V
Construction: Junction Box Not Included
Cold Weather Starting: The minimum starting temperature is -40°C (-40°F)
Maximum Ambient Temperature: Suitable for use in up to 40°C (104°F)
Housing: Precision die-cast aluminum housing, lens frame
Mounting: 4\"/>
Anchor Bolt: The anchor bolts for the BLED10Y have the following dimensions 1/2\"/>
Green Technology: Mercury and UV free. RoHS-compliant components.
Other: Patent: The design of the BLED10Y is protected by patents in Canada Pat. 133,563, U.S. Pat. D399,950 and patents pending in China and Taiwan.
Warning: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Technical Specifications (continued)
Lumen Maintenance: The LED will deliver 70% of its initial lumens at 100,000 hours of operation.
Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.
Color Stability: LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period.
Color Uniformity: RAB's range of Colorized Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SLL) Products, ANSI CIE 177:2017.
Optical: BUG Rating: 80/80/60
Dimensions:

Features: High output LED, 100,000-hour life, Superior heat sinking with die cast aluminum housing, Meets ADA requirements, Cutting-edge, heat dissipating design, 5-Year, No-Compromise Warranty

BLED10Y RAB

Color: Bronze Weight: 15.1 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info
Type: Constant Current Watts: 10W
120V: 0.09A Color Temp: N/A
208V: 0.05A Color Accuracy: N/A
240V: 0.05A L70 LifeSpan: N/A
277V: 0.04A Lumens: 1,287 lm
Input Watts: 12.1W Efficacy: 107.2 lm/W

LED Info
Watt: 10W
Crew Temp: N/A
Color: N/A
Accuracy: N/A
L70 LifeSpan: N/A
Lumens: 1,287 lm
Efficacy: 107.2 lm/W

Technical Specifications
Compliance: UL Listed: Suitable for wet locations
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
Performance: Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations
Wattage Equivalency: Equivalent to 25W CFL
Electrical: Driver: Constant Current, Class 2, 120-277V, 50/60Hz, 120W: 0.09A, 208V: 0.05A, 240V: 0.05A, 277V: 0.04A
Dimming Driver: Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimm down to 10%
TD: 6.5% at 120V, 13.5% at 277V
Power Factor: 99% at 120V, 99.6% at 277V
Construction: Junction Box Not Included
Cold Weather Starting: The minimum starting temperature is -40°C (-40°F)
Maximum Ambient Temperature: Suitable for use in up to 40°C (104°F)
Housing: Precision die-cast aluminum housing, lens frame
Mounting: 4\"/>
Anchor Bolt: The anchor bolts for the BLED10Y have the following dimensions 1/2\"/>
Green Technology: Mercury and UV free. RoHS-compliant components.
Other: Patent: The design of the BLED10Y is protected by patents in Canada Pat. 133,563, U.S. Pat. D399,950 and patents pending in China and Taiwan.
Warning: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Technical Specifications (continued)
Lumen Maintenance: The LED will deliver 70% of its initial lumens at 100,000 hours of operation.
Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.
Color Stability: LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period.
Color Uniformity: RAB's range of Colorized Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SLL) Products, ANSI CIE 177:2017.
Optical: BUG Rating: 80/80/60
Dimensions:

Features: High output LED, 100,000-hour life, Superior heat sinking with die cast aluminum housing, Meets ADA requirements, Cutting-edge, heat dissipating design, 5-Year, No-Compromise Warranty

CD34FA4W-20-508-ZC RAB

Color: Bronze Weight: 3.3 lbs

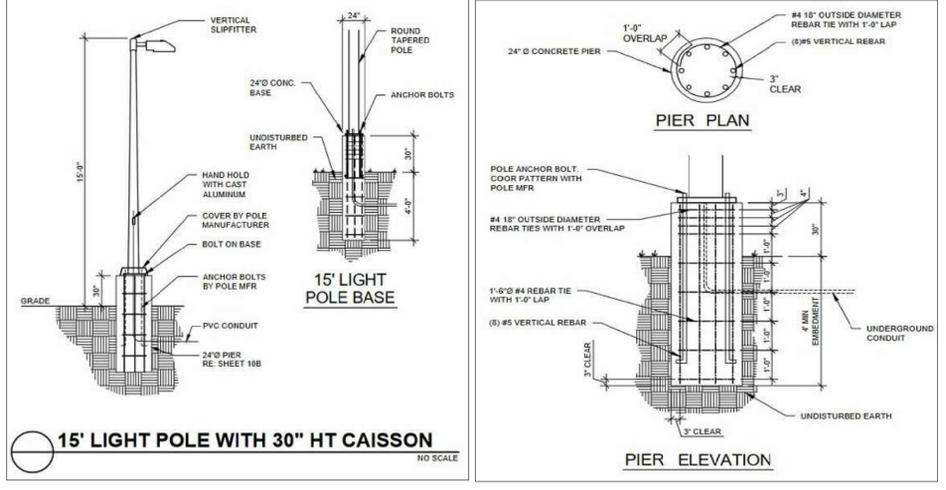
Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info
Type: Constant Current Watts: 20W
120V: 0.18A Color Temp: N/A
208V: 0.11A Color Accuracy: N/A
240V: 0.08A L70 LifeSpan: N/A
277V: 0.08A Lumens: 180/200 Hours
Input Watts: 20W Efficacy: 84

LED Info
Watt: 20W
Crew Temp: N/A
Color: N/A
Accuracy: N/A
L70 LifeSpan: N/A
Lumens: 180/200 Hours
Efficacy: 84

Technical Specifications
Performance: Description: Field Adjustable: 3000-6000/3000K
Color Accuracy (CRI): 80 CRI
RP Value: High color performance with RP less than or equal to 1
Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color
Beam Angle: 50°
Installation: Mounting: Wall mount
Construction: 4\"/>
Other: Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Technical Specifications (continued)
Wattage Equivalency: Equivalent to 100W Incandescent
Input Wattage: 20W
Lumens: 180/200
Efficacy: 84lm/W
TD: 6.5% at 120V, 13.5% at 277V
Power Factor: >0.9
Dimmable: No
Input Voltage: 120-277V
Operating Frequency: 50/60Hz
Operating Temperature: -27°C to 127°C (-10°C to 261°C)
Flicker: <30%
LED Characteristics: LED: LED array provides a uniform source with high efficacy and no glare



- NOTES:**
1. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE BOROUGH FOR REVIEW AND APPROVAL.
 2. THE BOROUGH RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THIS CHAPTER AND AS OTHERWISE AGREED UPON BY THE BOROUGH, AND IF APPROPRIATE, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE BOROUGH.
 3. LIGHTING PROPOSED FOR USE AFTER 11:00 P.M. SHALL BE REDUCED BY AT LEAST 50% FROM THE LEVELS NORMALLY REQUIRED BY THIS CHAPTER, FROM THEN UNTIL DAWN.
 4. LIGHTING FIXTURES TO THE REAR OF PARKING SPACES SHALL BE PLACED A MINIMUM OF FIVE FEET OUTSIDE PAVED AREA, CURBING OR TIRE STOPS, OR A CONCRETE PEDESTAL AT LEAST 30 INCHES HIGH ABOVE THE PAVEMENT, OR SUITABLY PROTECTED BY OTHER APPROVED MEANS.

LIGHTING PLAN

SITE ADDRESS: 224-226 NUTT ROAD PHOENIXVILLE, PA. 19460
TOTAL AREA: 15,000 SF (0.344 ACRES)

OWNERS: UPT#15-13-665/ 226 NUTT ROAD LLC DB 1139 PG 1781 19 PUTTER LANE POTTSTOWN, PA. 19464 UPT#15-13-666 (Tract 1 & 2) CRAIG L. JAR & JESSICA A. LANDER DB 5258 PG 881 1802 HARES HILL ROAD PHOENIXVILLE, PA. 19460

APPLICANT: 226 NUTT ROAD LLC ZACHARY HOFFMANN 18 PUTTER LANE POTTSTOWN, PA. 19464 (484) 332-4505 ZHOFFMANN@HOTMAIL.COM

REV: 3-27-26 AS PER RVE COMMENTS, GSA LETTER DATED 2-17-26.
REV: 2-6-26 AS PER RVE LETTER DATED 1-3-26, GSA LETTER DATED 1-3-26, CCCC EMAIL DATED 8-26-24
REV: 12-18-24 AS PER RVE LETTER DATED 11-7-24, GSA LETTER DATED 11-5-24, PTAC LETTER DATED 11-1-24
REV: 10-17-24 AS PER RVE LETTER DATED 9-6-24, GSA LETTER DATED 9-4-24, PLANNING COMMISSION MEETING.
REV: 8-15-24 AS PER RVE TNP ENG LETTER DATE 6-6-24, GSA LETTER DATED 6-6-24

DATE: 4-1-24
SCALE: 1"=10'
SHEET 9 OF 9
DRAWN BY: AM/KP
N.B.#:

PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN
OF
224-226 NUTT ROAD
MADE FOR
226 NUTT ROAD LLC
SITING IN
PHOENIXVILLE BOROUGH, CHESTER COUNTY, PA.

THE LIGHTING ANALYSIS PROVIDED BY POLLART SALES 551 Mid Atlantic Pkwy, West Deptford, NJ 08066 Phone: (215) 245-4003

Luminaire Schedule

Symbol	Qty	Description	Arrangement	Mounting Height
	4	ALED5HS3T	Single	15
	9	BLED10	Single	3.5
	2	SLIM17FA15ADJ	Single	12
	5	CD34FA4W-20-508	Single	12