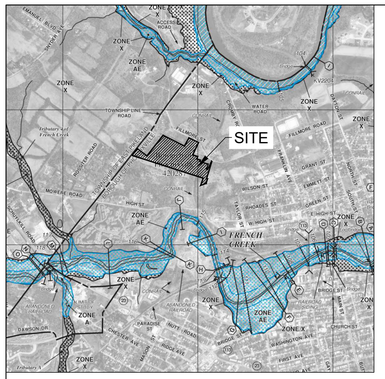
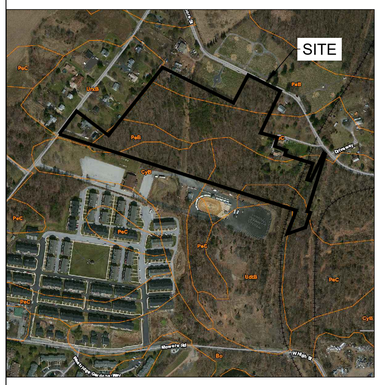
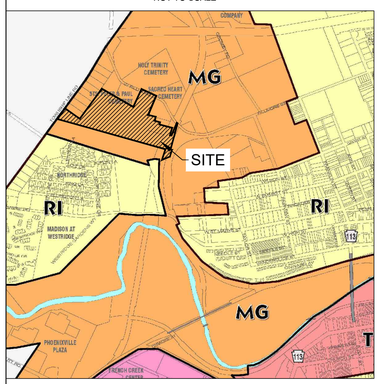


FLOOD INSURANCE RATE MAP
SCALE: 1" = 1000'



SOIL MAP
NOT TO SCALE



ZONING MAP
SCALE: 1" = 1000'

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

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20151331021, 20151042235, 20153101134

FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS
ODESSA DEVELOPMENT-MAJOR REVISION

PREPARED FOR:

FRANKLIN PHOENIXVILLE, L.P.
ODESSA REAL ESTATE INVESTMENT, INC.
BOROUGH OF PHOENIXVILLE,
CHESTER COUNTY, PA

PREPARED BY:

BL Companies

ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE
LAND SURVEYING ENVIRONMENTAL SCIENCES

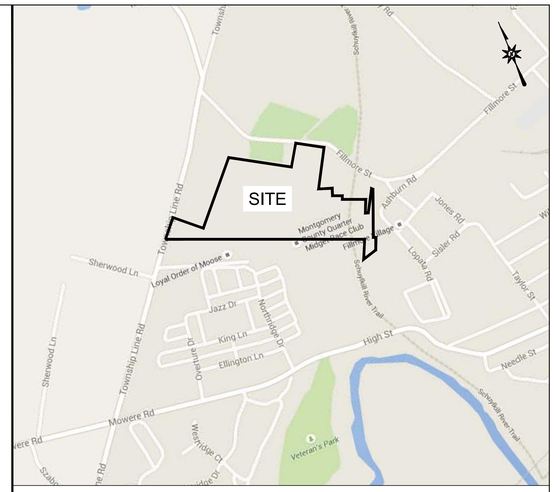
1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610)-337-3630
(610)-337-3642 Fax

Sheet List Table

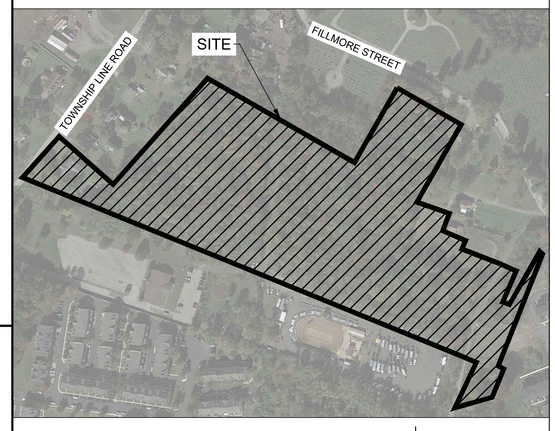
Sheet Number	Sheet Title	Sheet Description
1	COVER SHEET	CV-01
* 2	GENERAL NOTES	GN-01
3	OVERALL EXISTING CONDITIONS PLAN	EX-01
4	EXISTING CONDITIONS PLAN	EX-02
5	EXISTING CONDITIONS PLAN	EX-03
6	EXISTING CONDITIONS PLAN	EX-04
7	EXISTING CONDITIONS PLAN	EX-05
8	EXISTING CONDITIONS PLAN	EX-06
9	OVERALL DEMOLITION PLAN	DM-01
10	DEMOLITION PLAN	DM-02
11	DEMOLITION PLAN	DM-03
12	DEMOLITION PLAN	DM-04
13	DEMOLITION PLAN	DM-05
14	DEMOLITION PLAN	DM-06
* 15	RECORD PLAN	RP-01
* 16	SANITARY UTILITY EASEMENT PLAN	EP-01
* 17	WATER UTILITY EASEMENT PLAN	EP-02
* 18	EASEMENT AND RIGHT-OF-WAY PLAN	EP-03
* 19	OVERALL SITE PLAN	SP-01
20	SITE PLAN	SP-02
21	SITE PLAN	SP-03
22	SITE PLAN	SP-04
23	SITE PLAN	SP-05
24	SITE PLAN	SP-06
25	FIRE TRUCK CIRCULATION PLAN	TT-01
26	GARBAGE TRUCK CIRCULATION PLAN	TT-02
27	DELIVERY VAN CIRCULATION PLAN	TT-03
28	MOVING TRUCK CIRCULATION PLAN	TT-04
29	FIRST FLOOR GARAGE PARKING	SP-07
30	SECOND FLOOR GARAGE PARKING	SP-08
31	OVERALL GRADING PLAN	GD-01
32	GRADING PLAN	GD-02
33	GRADING PLAN	GD-03
34	GRADING PLAN	GD-04
35	GRADING PLAN	GD-05
36	GRADING PLAN	GD-06
37	OVERALL DRAINAGE PLAN	DR-01
38	DRAINAGE PLAN	DR-02
39	DRAINAGE PLAN	DR-03
40	DRAINAGE PLAN	DR-04
41	DRAINAGE PLAN	DR-05
42	DRAINAGE PLAN	DR-06
43	OVERALL SITE UTILITY PLAN	SU-01
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48	SITE UTILITY PLAN	SU-06
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50	DETAILS – SITE	DN-02
51	DETAILS – SANITARY	DN-03
52	DETAILS – UTILITIES	DN-04
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*DENOTES PLANS TO BE RECORDED

ADD ON PLANS:
*1. LOT CONSOLIDATION PLAN BY BERCEK AND ASSOCIATES, LAST REVISED 07/07/23
2. ODESSA RESIDENTIAL PROJECT (1 SHEET) BY ILLUMINATIONS INC., DATED 6/13/22
3. ASHBURN ROAD CONNECTION CONCEPT (6 SHEETS) BY BL COMPANIES, LAST REVISED 10/27/22



VICINITY MAP
SCALE: 1" = 500'



LOCATION MAP
SCALE: 1" = 200'

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. SERIAL NUMBER IS 20151331021.

DESIGN CONTACT INFORMATION:

COMPANY: PHOENIXVILLE BOROUGH
ADDRESS: WATER STREET
PHOENIXVILLE, PA 19460
CONTACT: BRIAN WATSON
PHONE: 610-933-1249

COMPANY: COMCAST CABLEVISION
ADDRESS: 4400 WAYNE AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY
EMAIL: BOB_HARVEY@CABLE.COMCAST.COM
PHONE: 1-800-934-6489

COMPANY: BUCKEYE PARTNERS
ADDRESS: FIVE TEK PARK
9999 HAMILTON BLVD
BREINIGSVILLE, PA 18031
CONTACT: BETH AUMAN
EMAIL: BAUMAN@BUCKEYE.COM
PHONE: 1-800-523-9420

COMPANY: USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: GAVIN HEWITT
EMAIL: GAVINHEWITT@USICINC.COM
PHONE: 1-317-575-7800

COMPANY: COMCAST CABLEVISION
ADDRESS: 190 SHOEMAKER RD
POTTSTOWN, PA 19464
CONTACT: DAVE FIEDLER
PHONE: 1-800-934-6489

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 180 SHEREE BLVD SUITE 2100
EXON, PA 19341
CONTACT: KELLY BLOUNT
EMAIL: KELLY.B.BLOUNT@VERIZON.COM
PHONE: 1-800-837-4966

COMPANY: PECO
ADDRESS: 2301 MARKET STREET
PHILADELPHIA, PA 19103
PHONE: 1-800-494-4000

*NOTE: SEE RP-02 FOR RESPONSES

DATES

ISSUE DATE: MAY 27, 2020
REVISION DATE: JULY 22, 2021
AUGUST 19, 2021
SEPTEMBER 23, 2021
OCTOBER 25, 2021
FEBRUARY 17, 2022
JUNE 16, 2022
AUGUST 19, 2022
OCTOBER 27, 2022
MARCH 16, 2023
JULY 14, 2023

LIST OF SUBCONTRACTORS

SURVEYOR:
BERCEK ASSOCIATES INC.
358 MAIN STREET, SUITE 1
ROYERSFORD, PA 19468
PH: 610-948-8947

ARCHITECT:
BL COMPANIES, INC.
1100 FIRST AVENUE, SUITE 104
KING OF PRUSSIA, PA 19406
PH: 610-994-4611

GRIMALDI ARCHITECTURE
222B HORSHAM ROAD
HORSHAM, PA 19044
PH: 215-674-1611

GEOTECHNICAL ENGINEER:
EARTH ENGINEERING, INC.
115 W. GERMANTOWN PIKE, SUITE 200
EAST NORRITON, PA 19401
PH: 610-277-0880

PLANNER:
KENNEDY & ASSOCIATES
29 MAIN STREET
HARLEYSVILLE, PA 19438
PH: 215-513-1720

APPLICANT/OWNER:
FRANKLIN PHOENIXVILLE, L.P.
ODESSA REAL ESTATE INVESTMENT, INC.
1890 ROSE COTTAGE LANE
MALVERN, PA 19355
CONTACT: DAVID MOSKOWITZ
PHONE: 484-716-1097
FAX: 610-640-9795
EMAIL: DHMOSKOWITZ@GMAIL.COM

SITE WORK GENERAL NOTES

1. THESE PLANS ARE NOT FOR CONSTRUCTION PURPOSES.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; FRANKLIN PHOENIXVILLE AND MORNINGSIDE BUILDERS INC. STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS, COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.

4. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.

7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.

9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO SUCH PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING AND DESIGNATION OF EXISTING AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.

10. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.

11. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST COSTLY SHALL APPLY.

12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.

13. ALL NOTES AND DIMENSIONS DESIGNATED 'TYPICAL' APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.

14. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

15. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.

16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

17. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM COUNTY AND MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR ITS WORK.

18. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.

19. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.

20. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.

21. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

22. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.

24. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.

25. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.

26. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.

27. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.

28. PAVEMENT MARKING KEY:

4" SYDL 4' SOLID YELLOW DOUBLE LINE
4" SYL 4" SOLID YELLOW LINE
4" SWL 4" SOLID WHITE LINE
12" SWSB 12" SOLID WHITE STOP BAR
4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE

29. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.

30. ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.

31. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENTS ARE INDICATED.

32. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER, MUNICIPALITY, AND STATE.

33. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.

34. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.

35. PUBLIC OPEN SPACE TO BE DEDICATED TO THE BOROUGH OF PHOENIXVILLE FOR OWNERSHIP AND MAINTENANCE

36. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.

37. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.

38. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.

39. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.

40. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

41. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.

42. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.

43. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.

44. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.

45. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.

46. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED ON CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.

47. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION UNLESS DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

48. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.

49. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.

50. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.

FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION

51. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER. SURVEY EXISTING ONSITE WATER PIPING TO BE ABANDONED IN RIGHT OF WAY OR EASEMENT UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.

52. EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH NON-SHRINK GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH THE SANITARY UTILITY PROVIDER REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE SANITARY UTILITY PROVIDER.

53. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICES AND METERS ONSITE. ANY PROPANE TANKS SHALL BE EMPTIED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.

54. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER PRIOR TO DEMOLITION AND CONSTRUCTION.

55. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE PHOENIXVILLE BOROUGH BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.

56. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS AS REQUIRED TO ESTABLISH GRASS COVER. WHETHER OR NOT EXCAVATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT, COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.

57. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE MUNICIPALITY AND COUNTY AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.

58. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINARE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.

59. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE PA ONE CALL MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.

60. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

61. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.

62. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.

63. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.

64. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.

65. THE EXISTING BUILDING AND PARKING AREA AND DRIVEWAYS SHALL REMAIN OPEN FOR NORMAL BUSINESS OPERATIONS UNTIL COMPLETION AND OCCUPATION OF THE NEW BUILDING.

66. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.

67. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.

68. FILL WITHIN FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROOF-ROLLING AND SHALL BE OBSERVED BY THE OWNER'S GEOTECHNICAL ENGINEER. SUBGRADE SHALL BE PROOF ROLLED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL AS ORDERED BY THE OWNER'S GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.

69. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

70. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.

71. VERTICAL DATUM IS NAVD 88.

72. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE COUNTY AGENT PRIOR TO THE START OF WORK ON THE SITE.

73. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE FLOOD AND THE PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.

74. ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PLACED IN ACCORDANCE WITH THE ABOVE STATED SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.

75. ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND COMMONWEALTH PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND COMMONWEALTH AS APPLICABLE FOR THE LOCATION OF THE WORK.

76. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

77. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY BL COMPANIES FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.

78. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.

79. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.

80. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.

81. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS, AND THE SHALL PAY ALL FEES FOR CONNECTIONS, RECONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.

82. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER'S JURISDICTION.

83. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

84. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDER AND CIVIL ENGINEER.

85. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.

86. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.

87. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER PAVING.

88. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.

89. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.

90. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.

91. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF

GENERAL NOTES

1) EXISTING CONDITIONS PLANS BASED ON "SUBDIVISION/LOT LINE ADJUSTMENT PLAN FOR FRANKLIN PHOENIXVILLE, L.P." BY BERCEK AND SMITH ENGINEERING, INC. LAST REVISED OCTOBER 22, 2021. SOME ELEMENTS HAVE BEEN MODIFIED FOR CLARITY AND PLAN READABILITY PURPOSES.

2) UPI 15-4-56.1 IS TO BE CONSOLIDATED WITH UPI 15-4-56 AND CORRESPONDING LOT LINES EXTINGUISHED AS SHOWN ON THE EXISTING CONDITIONS PLANS.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 15-25% SLOPES
- EXISTING 25% AND HIGHER SLOPES
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF ROADWAY
- EXISTING BENCHMARK
- EXISTING UTILITY POLES
- EXISTING SOILS BOUNDARY
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

EX-02 EX-03 EX-04 EX-05 EX-06

FILLMORE STREET
TOWNSHIP LINE ROAD
ASHBURN ROAD
"Fillmore Village"
Lands of Michelle M. Murray UPI #15-4-43
Lands of Walter S. & Barbara J. Grafeski UPI #15-4-44
Lands of Dientrang Nguyen Ngo UPI #15-4-45
Lands of Kyle A. & Jacqueline M. Place UPI #15-4-46
Lands of R. Bryan Jr. & Wendolyn Saville UPI #15-4-47
Lands of Mauricio Banfacia Jr. UPI #15-4-48
Lands of Ukrainian Catholic Archdiocese of Philadelphia, Inc. "Cemetery" UPI #15-4-53
Lands of Linda K. Landis UPI #15-4-54
Lands of Matthew C. McClain & Britta Quigley UPI #15-4-55
Lands of MIKRO LLC UPI #15-4-58
Lands of Phoenixville Borough UPI #15-4-8
Lands of Phoenixville Borough UPI #15-4-9
Lands of Phoenixville Borough UPI #15-4-10
Waters of the Commonwealth
Cemetery
Edge of Head Stones
Head Stones
Cultural Association Drive
Iron Fence
Stone Steps (Typ.)
Dwelling
Shed
Garage
Gazebo
Deck
Patio
Pool
Pool House
Shed
Barn
Silo
Trailer
Bldg.
Blacktop (Typ.)
Paving / Gravel
Parking Striping (Typ.)
Chain Link Fence
Wood Fence
Jersey Barriers
Concrete Pad
Utility Pole
Guy Wire
Inlet
Manhole
Curb Inlet
Flared End Section
Gas Valve
Gas Meter
Water Valve
Water Meter
Hydrant
Sign
Mailbox
Light Pole
Electric Box
Cable Box
Telephone Pedestal
Transformer
Generator
Air Conditioning Unit
Propane Tank
Fuel Tank
Fuel Pump
Flag Pole
Basketball Hoop
Tennis Court
Swimming Pool
Fence Post
Bollard
Boulder
Rock Outcrop
Retaining Wall
Stairs
Ramp
Handicap Ramp
Curb Ramp
Crosswalk
Stop Bar
Stop Sign
Yield Sign
Speed Limit Sign
No Parking Sign
One Way Sign
Do Not Enter Sign
Wrong Way Sign
Keep Right Sign
Keep Left Sign
Turn Only Sign
Lane Control Sign
Pedestrian Signal
Traffic Signal
Traffic Signal Box
Traffic Signal Pole
Traffic Signal Arm
Traffic Signal Head
Traffic Signal Backplate
Traffic Signal Mast Arm
Traffic Signal Span Wire
Traffic Signal Pedestal
Traffic Signal Controller
Traffic Signal Cabinet
Traffic Signal Loop
Traffic Signal Detector
Traffic Signal Camera
Traffic Signal Video Detection
Traffic Signal Radar Detection
Traffic Signal Infrared Detection
Traffic Signal Microwave Detection
Traffic Signal Acoustic Detection
Traffic Signal Magnetometer Detection
Traffic Signal Inductive Loop Detection
Traffic Signal Pressure Detection
Traffic Signal Weight Detection
Traffic Signal Temperature Detection
Traffic Signal Humidity Detection
Traffic Signal Precipitation Detection
Traffic Signal Wind Speed Detection
Traffic Signal Wind Direction Detection
Traffic Signal Barometric Pressure Detection
Traffic Signal Solar Radiation Detection
Traffic Signal Ultraviolet Detection
Traffic Signal Infrared Detection
Traffic Signal Microwave Detection
Traffic Signal Acoustic Detection
Traffic Signal Magnetometer Detection
Traffic Signal Inductive Loop Detection
Traffic Signal Pressure Detection
Traffic Signal Weight Detection
Traffic Signal Temperature Detection
Traffic Signal Humidity Detection
Traffic Signal Precipitation Detection
Traffic Signal Wind Speed Detection
Traffic Signal Wind Direction Detection
Traffic Signal Barometric Pressure Detection
Traffic Signal Solar Radiation Detection
Traffic Signal Ultraviolet Detection

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/31/2021	Resubmission for Borough
2	09/21/2021	Resubmission for Borough
3	10/21/2021	Resubmission for Borough
4	12/21/2021	Resubmission for Borough
5	02/17/2022	Resubmission for Borough
6	04/21/2022	Resubmission for Borough
7	07/14/2023	Resubmission for Borough

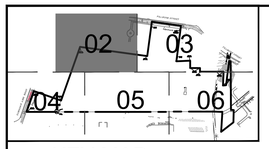
Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	EX2101137-01

Title
OVERALL EXISTING CONDITIONS PLAN

Sheet No.
EX-01
3 of 73

5/27/2023, MLATTIN, G:\JOBS\21\01\2101137\DWG\EX2101137-01.DWG,EX-01

Xref (s) : B0140491401-D ; B0210137 ; X2101013701



KEY MAP
SCALE: 1"=500'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 15-25% SLOPES
- EXISTING 25% AND HIGHER SLOPES
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF ROADWAY
- EXISTING BENCHMARK
- EXISTING UTILITY POLES
- EXISTING SOILS BOUNDARY
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

Bench Mark:
Mag Nail
Elev. 232.06

PeC
PeB

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Lands of
Michelle M. Murray
UPI #15-4-43

Lands of Walter S. &
Barbara J. Grohoski
UPI #15-4-44

Lands of
Dientranh Nguyen Ngo
UPI #15-4-45

Lands of
Kyle A. &
Jacquelin M. Place
UPI #15-4-46

Lands of
Ukrainian Catholic Archdiocese of Philadelphia, Inc.
"Cemetery"
UPI #15-4-53

UrxB
PeB
PeC

464.20'

S60°09'58"E
552.14'

IRON PIN
(to be set)

15" Pine
38" Ash
15" Ash
18" Pine
26" C
42" Maple

TP #14 ELV=219.0
TP #11 ELV=218.6
TP #8 ELV=

PECO #47336
Util. Pole

PERPETUAL PA
ELECTRIC COMPANY EASEMENT
559 TO BE EXTINGUISHED

Cemetery
Curbed Ma
Edge of
Head Stones
Head Stones
Edge of
Head Stones
Head
Stone
(Typ.)
Shed
Ceme

SEE SHEET EX-03
SEE SHEET EX-04
SEE SHEET EX-05

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/22/2021	Resubmission for Borough
2	09/21/2021	Resubmission for Borough
3	12/21/2021	Resubmission for Borough
4	03/18/2022	Resubmission for Borough
5	06/17/2022	Resubmission for Borough
6	09/16/2022	Resubmission for Borough
7	12/16/2022	Resubmission for Borough
8	03/17/2023	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

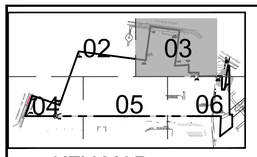
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2101137
Date 5/27/2020
CAD File: EX2101137-01

Title
EXISTING CONDITIONS PLAN

Sheet No.
EX-02
4 of 73

5/27/2020, MLAYTON, G:\JOBS\21\01\2101137\DWG\EX2101137-01.DWG,EX-02

Xref (s): | 8074048169-D | 8122101137 | XZ2101137D1



KEY MAP
SCALE: 1"=500'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 15-25% SLOPES
- EXISTING 25% AND HIGHER SLOPES
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF ROADWAY
- EXISTING BENCHMARK
- EXISTING UTILITY POLES
- EXISTING SOILS BOUNDARY
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Iron Fence
S60°09'58"E
240.80'
232
25.00'
36" Maple
N60°09'58"W
240.80'
Iron Pin (found)
TP #1 ELV=234.9
Right-of-way Line
Iron Pin (found)
BENCH MARK Elev. 232.24
Cemetery
280.12'
N29°50'02"E
255.12'
236
TP #3 ELV=234.4
TP #2 ELV=235.5
15" Ash
15" Ash
12" Maple
24" Maple
16" Maple
26" Maple
24" Maple
38" Ailanthus
291.06'
Dwelling
Gen. C.O.
266.06'
S29°50'02"W
Lands of Linda K. Landis UPI #15-4-54
ReB
ReC
18" Maple
INFILTRATION 2-2
INFILTRATION 2-3
INFILTRATION 2-1
INFILTRATION 2-4
INFILTRATION 2-5
15" Pine
18" Pine
18" Pine
16" Pine
16" Pine
30" Maple
26" Oak
14" Cedar
16" Maple
15" Ash
15" Pine
15" Oak
18" Maple
IRON PIN (to be set)
TP #8 ELV=216.0
TP #4 ELV=212.7
Iron Pin (found)
IRON PIN (to be set)
S70°37'42"E
112.64'
S21°12'18"W
80.25'
Lands of Matthew C. McClain & Britta Quigley UPI #15-4-55
Gravel Drive
S67°07'42"E
80.77'
S22°52'18"W
30.00'
IRON PINS (to be set)
S68°40'42"E
132.14'
IRON PIN
SEE SHEET EX-02
SEE SHEET EX-05
SEE SHEET EX-06

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8/17/2023, MLWITTEN, G:\2021\21013737\DWG\21013137-01 DWG\EX-03.

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	REVISIONS Date	Desc.
1	07/22/2021	Resubmission for Borough
2	08/23/2021	Resubmission for Borough
3	09/23/2021	Resubmission for Borough
4	01/21/2022	Resubmission for Borough
5	05/17/2022	Resubmission for Borough
6	10/17/2022	Resubmission for Borough
7	01/17/2023	Resubmission for Borough
8	07/17/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	EX2101137-01

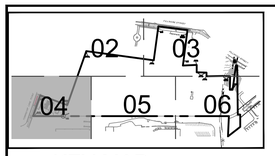
Title

EXISTING CONDITIONS PLAN

Sheet No.

EX-03
5 of 73

Xref (s): - BD1404814(1-0 - BD2101137 - X2101137(1



KEY MAP
SCALE: 1"=500'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 15–25% SLOPES
- EXISTING 25% AND HIGHER SLOPES
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF ROADWAY
- EXISTING BENCHMARK
- EXISTING UTILITY POLES
- EXISTING SOILS BOUNDARY
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET EX-02

SEE SHEET EX-05

TOWNSHIP LINE ROAD

Lands of R. Brynion Jr. & Wendolyn Saville UPI #15-4-47

Lands of Mauricio Bonifacio Jr. UPI #15-4-48

BTCO #9

BTCO #81/2

IRON PIN (to be set)

IRON PIN (to be set)

IRON PIN (to be set)

N41°43'10"E 175.48'

N41°43'10"E

S48°16'58"E 250.00'

N67°50'58"W 265.32'

N41°43'10"E 183.90'

N41°43'00"E

Right-of-way Line

Dwelling

Patio

Wall

Pool

Macadam Drive

Lot Line To Be Extinguished

TP #16 ELV=

ACCESS EASEMENT D25, VOL 601, PAGE 427

30" Tree

24" Tree

38" Maple

36" Pin Oak

Corner in Tree

6" Ash

5" Ash

5" Ash

5" Maple

Conc. Pads

Conc. Pads

UrxB

PeB

23.60'

21.0'

25.14'

240.18'

20'

33' to

216 214 212 210 208 206 204 202 200 198 196 194 192 190

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ODESSA DEVELOPMENT

BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/21/2021	Resubmission for Borough
2	08/23/2021	Resubmission for Borough
3	09/21/2021	Resubmission for Borough
4	10/21/2021	Resubmission for Borough
5	05/17/2022	Resubmission for Borough
6	06/21/2022	Resubmission for Borough
7	07/21/2022	Resubmission for Borough
8	08/19/2022	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	EX21011137-01

Title

EXISTING CONDITIONS PLAN

Sheet No.

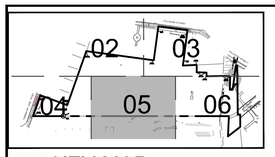
EX-04
6 of 73

Xref (s): ; BD14C4961401-D ; BD2101137 ; X2101137D1

5/27/2023, MLATTIN, G:\JOBS\21\01\2101137\DWG\EX2101137-01DWG\EX-04.

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KEY MAP
SCALE: 1"=500'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 15-25% SLOPES
- EXISTING 25% AND HIGHER SLOPES
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF ROADWAY
- EXISTING BENCHMARK (Bench Mark: Mag. Nail Elev. 232.06)
- EXISTING UTILITY POLES (PeC PeB)
- EXISTING SOILS BOUNDARY
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET EX-02
SEE SHEET EX-03
SEE SHEET EX-04
SEE SHEET EX-06

42" Maple
36" Oak
TP #15 ELV=201.0
PeC
PeB
15" Pine
TP #12 ELV=199.0
PECO #47337
Util. Pole
54" Maple
14" Oak
PeC
CyB
26" Oak
15" Oak
14" Oak
18" Oak
18" Maple
15" Maple
30" Maple
42" Maple
TP #9 ELV=195.7
48" Oak
TP #5 ELV=197.5
14" Cedar
36" Maple
PeB
CyB
TP #13 ELV=189.0
54" Maple
CyB
PeB
TP #10 ELV=187.7
18" Ash
PECO #47338
12" Walnut
N61°31'52"W
1347.75'
2-No Parking Signs
8" Ash
6" Oak
14" Ash
12" Ash
15" Ash
18" Ash
16" Maple
Conc. Pad
Lands of MIKRO LLC
UPI #15-4-58
15" SLOPP
Inv. 182.64
Sign
Paving / Gravel
4-H.C. Parking Signs
Util. Pole
Trailer
Wood Fence
Jersey Barrier
Jersey Barriers
Bleachers

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8/31/2023, MLWITTEN, G:\2020\21\01\2101137\DWG\2101137-01 EX05.DWG

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

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7	12/14/2022	Resubmission for Borough
8	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	EX2101137-01

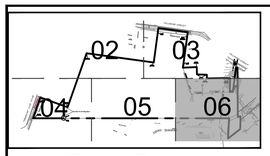
Title

EXISTING CONDITIONS PLAN

Sheet No.

EX-05
7 of 73

Xref (s): : BD1404B1401-0 ; BD2101137 ; XZ21011370I



KEY MAP
SCALE: 1"=500'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 15-25% SLOPES
- EXISTING 25% AND HIGHER SLOPES
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- EXISTING UTILITY POLES
- EXISTING SOILS BOUNDARY (PeC PeB)
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET EX-03

SEE SHEET EX-05

INFILTRATION 2-5
INFILTRATION 2-6
INFILTRATION 2-7
INFILTRATION 2-8
TP #6 ELV=187.0
TP #7 ELV=183.0
Dwelling
IRON PINS (to be set)
IRON PIN (to be set)
Util. Pole
Type 'M' Inlet Grt. 200.27 Inv. 197.83
Rip-Rap
16" SLCPP
24" SLCPP (TO BE EXTINGUISHED)
PROPERTY LINE
N71°03'46"W 313.73'
S71°03'43"E 23.17'
S62°06'31"E 21.08'
S21°48'53"W 403.10'
N29°54'31"E 110.57'
S23°39'07"W 110.57'
TRAIL EASEMENT
10' Macadam Trail
WL-1
WL-2
WL-3
WL-4
WL-5
WL-52
WL-53
WL-54
WL-55
Head Wall Inv. 146.14
Inv. 192.55
Inv. 193.09
PECO #60266
PECO #60267
PHILADELPHIA ELECTRIC COMPANY EASEMENT MB 90 PAGE 118
SANITARY SEWER EASEMENT DB 4749 PAGE 1618 (TO BE EXTINGUISHED)
EXISTING TRAIL EASEMENT (TO BE EXTINGUISHED)
EXISTING WATER LINE EASEMENT (TO BE EXTINGUISHED)
"Fillmore Village"
Lands of Fillmore Village Phase 2 Community Association DB 4749 PG 1618
Town Houses
ASHBURN ROAD
Conc. Curb
Conc. Walk
Type 'C' Inlet Grt. 187.30
Type 'C' Inlet Grt. 188.10
Type 'C' Inlet Grt. 183.55
Type 'C' Inlet Grt. 183.58
Type 'C' Inlet Grt. 185.50
Type 'C' Inlet Grt. 185.51
Hydrant
St. Lamp
San. Manhole
Stm. Manhole
4'-W.Vs.
2.4' x 3.6' Arched RCP
24" RCP
15" SLCPP
Waters of the Commonwealth
Rock Wall
Sonotube
Light Pole
Paving / Gravel
18" Maple
24" Maple
60" Maple
16" Oak
18" Oak
42" Cherry

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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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8	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	EX2101137-01

Title

EXISTING CONDITIONS PLAN

Sheet No.

EX-06
8 of 73

Xref (s): I:\BD\1409\401-0 : \B02101137 : X2\2101137\01

8/31/2023, SAUTTEN, G:\2020\21\02\2101137\DWG\2101137-01.DWG(EX-06)

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- SAWCUT LINE
- XXXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
- REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
- REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
- EXISTING GRASS AREA TO BE REMOVED
- EXISTING WOODLANDS TO BE REMOVED
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING STRUCTURE AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

N

DM-02 DM-03 DM-04 DM-05 DM-06

FILLMORE STREET

TOWNSHIP LINE ROAD

ASHBURN ROAD

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BOROUGH OF PHOENIXVILLE
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6	06/15/2022	Resubmission for Borough
7	08/15/2022	Resubmission for Borough
8	12/16/2022	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

REVISIONS

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	DM2101137-01

Title

OVERALL DEMOLITION PLAN

Sheet No.

DM-01

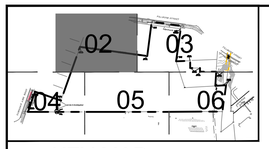
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5/31/2023 - M.WITEK, G:\JOBS\21\13701\DWG\Base\2101137-01DM.DWG

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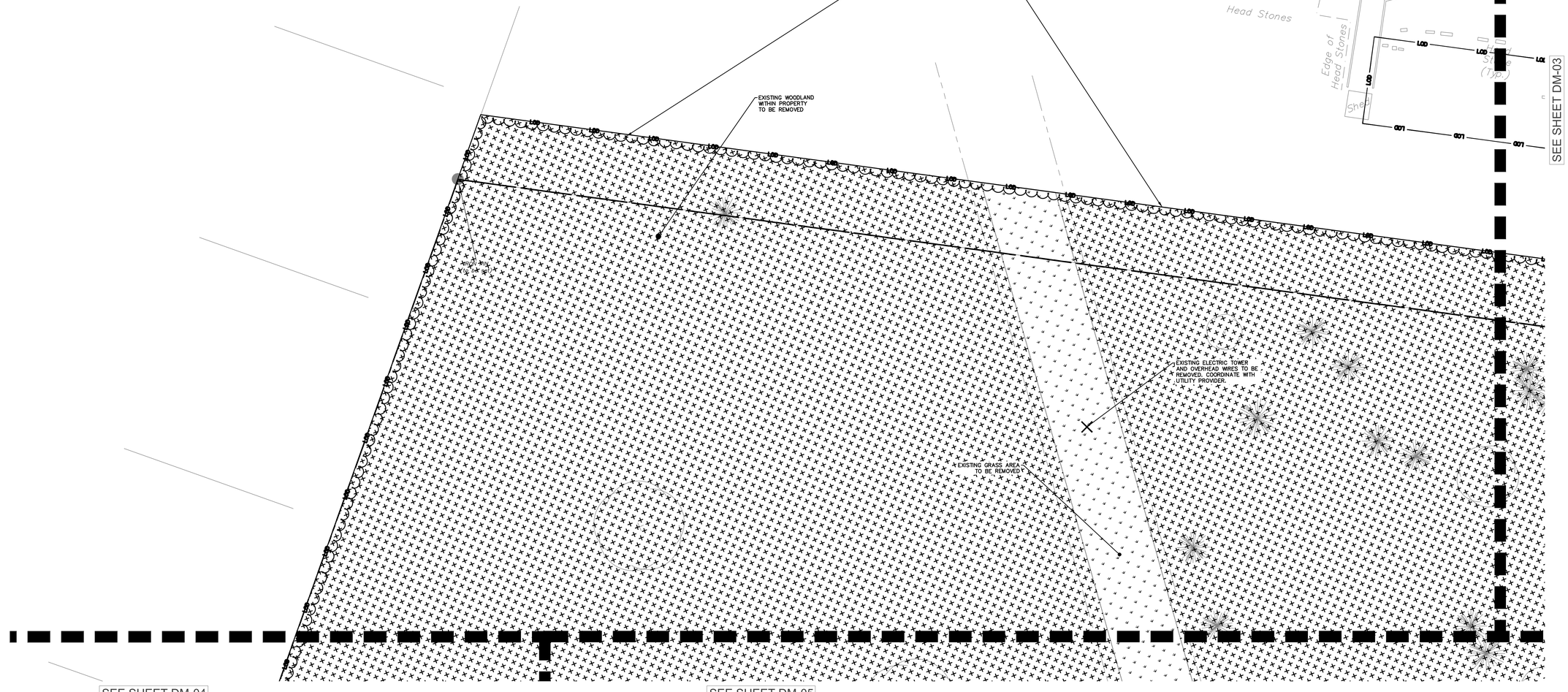
KEY MAP
SCALE: 1"=500'

DEMOLITION LEGEND

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- EXISTING WOODLANDS TO BE REMOVED
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING STRUCTURE AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

N



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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

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7	05/17/2022	Resubmission to Borough
8	06/17/2022	Resubmission to Borough
9	07/14/2023	Resubmission to Borough

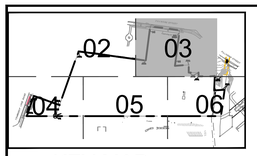
Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	DM2101137-01

Title
DEMOLITION PLAN

Sheet No.
DM-02
10 of 73

Xref Ob: - BD1424914(1-D, BD2101137 ; X21013701, X21424914(1-D ; X21013706 ; X21013701_LOD

5/27/2020, MLAYTON, G:\JOBS\21\01013\7\DWG\DM2101137-01DM2104-02

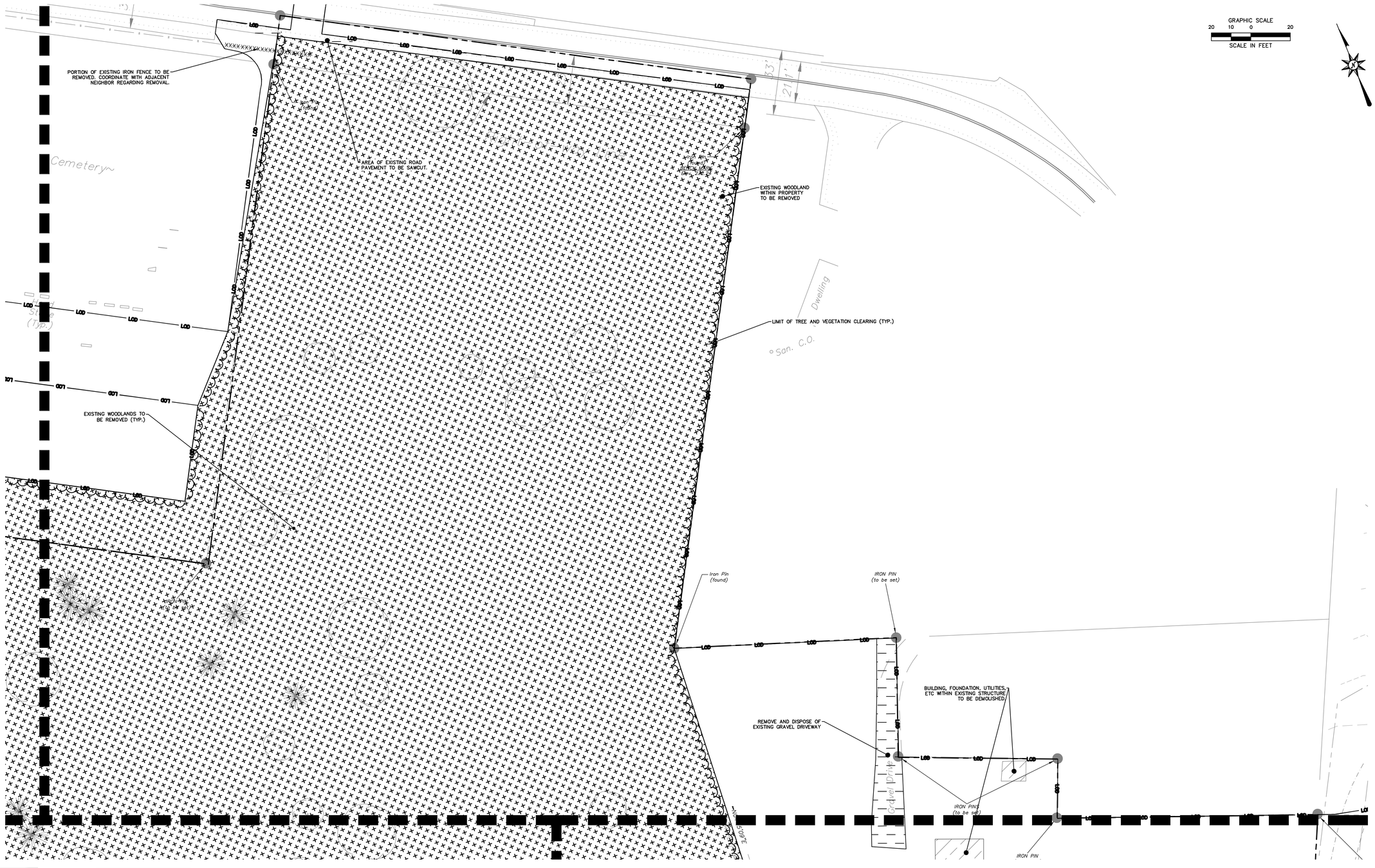


KEY MAP
SCALE: 1"=500'

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- SAWCUT LINE
- XXXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
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- REMOVE AND DISPOSE OF EXISTING STRUCTURE AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET



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6	09/01/2022	Resubmission for Borough
7	10/10/2022	Resubmission for Borough
8	01/04/2023	Resubmission for Borough

REVISIONS

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	DM2101137-01

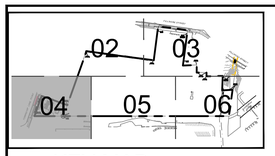
Title

DEMOLITION PLAN

Sheet No.

DM-03
11 of 73

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KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

DEMOLITION LEGEND

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- REMOVE AND DISPOSE OF EXISTING STRUCTURE AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

SEE SHEET DM-02

SEE SHEET DM-05

LIMIT OF TREE AND VEGETATION CLEARING

REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)

EXISTING GRASS AREA TO BE REMOVED

EXISTING BUILDING TO REMAIN

IRON PIN (to be set)

EXISTING WOODLAND WITHIN PROPERTY TO BE REMOVED

IRON PIN (to be set)

AREA OF EXISTING ROAD PAVEMENT TO BE SAWCUT.

TOWNSHIP LINE ROAD

N41°42'08"E 175.48'

21.78'

53'

Dwelling

Patio

EXISTING POOL AND SURROUNDING FENCE TO BE REMOVED

Pool

EXISTING ASPHALT DRIVEWAY TO BE REMOVED,

IRON PIN (to be set)

Macadam Drive

S48°17'52"E 304.14'

Corner in Tree

Conc. Pads

Conc. Pads

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8/31/2023, WLAYTON, G:\JOBS\21\01\2101137\DWG\DM2101137-01DMDM-04

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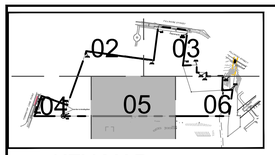
Title

DEMOLITION PLAN

Sheet No.

DM-04
12 of 73

Xref (s) : B0140491401-0 ; B0250137 ; X2101137001 ; X2140491401-0 ; X2101137001 ; X2101137001_LOD



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- SAWCUT LINE
- XXXXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
- REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
- REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
- EXISTING GRASS AREA TO BE REMOVED
- EXISTING WOODLANDS TO BE REMOVED
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING STRUCTURE AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

SEE SHEET DM-02

SEE SHEET DM-03

DM-05

EXISTING ELECTRIC TOWER AND OVERHEAD WIRES TO BE REMOVED. COORDINATE WITH UTILITY PROVIDER.

EXISTING ASPHALT ACCESS ROAD TO BE REMOVED

SEE SHEET DM-04

SEE SHEET DM-06

WETLAND DISTURBANCE APPROVED IN ACCORDANCE WITH PASPGP-5 PERMIT #E15-875, ISSUED ON 7/6/2017.

EXISTING ELECTRIC TOWER AND OVERHEAD WIRES TO BE REMOVED. COORDINATE WITH UTILITY PROVIDER.

Paving / Gravel

Conc. Pad

Trailer

Jersey Barrier

Jersey Barrier

Jersey Barrier

Jersey Barriers

Bleachers

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BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	07/22/2020	Resubmission to Borough
2	08/25/2020	Resubmission to Borough
3	09/23/2020	Resubmission to Borough
4	10/23/2020	Resubmission to Borough
5	12/11/2020	Resubmission to Borough
6	02/17/2022	Resubmission to Borough
7	05/31/2022	Resubmission to Borough
8	10/07/2022	Resubmission to Borough
9	07/14/2023	Resubmission to Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	DM2101137-01

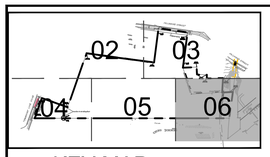
Title

DEMOLITION PLAN

Sheet No.

DM-05
13 of 73

8/31/2023, MJMYERS, Q:\2021\21013701\DWG\DM2101137-01.DWG,DM-05
Xref Objs: ; IBM24561401-D ; BD2101137 ; X21013701 ; X24C491401-D ; X21013706 ; X21013701_LOD



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- SAWCUT LINE
- XXXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
- REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
- REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
- EXISTING GRASS AREA TO BE REMOVED
- EXISTING WOODLANDS TO BE REMOVED
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING STRUCTURE AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

SEE SHEET DM-03

SEE SHEET DM-05

IRON PINS (to be set)
IRON PIN (to be set)
Dwelling
224.41'
REMOVE EXISTING STORM DRAIN AND STRUCTURES
PROPERTY LINE
(TO BE EXTINGUISHED)
N71°03'46"W
313.73'
Trail
Macadam
AREA OF EXISTING TRAIL PAVEMENT TO BE REMOVED OR RECONSTRUCTED
PORTION OF PAVED EXISTING TRAIL TO BE REMOVED (TYP.)
EXISTING WOODLANDS WITHIN PROPERTY BOUNDARY TO BE REMOVED (TYP.)
EXISTING TRAIL TO REMAIN (TYP.)
EXISTING UTILITY LINES AND STRUCTURES TO BE PROTECTED
DEMOLISH PORTION OF EXISTING CURB FOR UTILITY INSTALLATION. REPLACE TO MATCH EXISTING CURB
SAWCUT EXISTING ASPHALT PAVEMENT FOR UTILITY INSTALLATION AND REPLACE TO MATCH EXISTING PAVEMENT SECTION
ASHBURN ROAD
Town Houses
Conc. Curb
Conc. Walk
San. Manhole
Rock Wall
Sonotube
Paving / Gravel
LOD

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	07/21/2021	Resubmission for Borough
2	08/23/2021	Resubmission for Borough
3	09/23/2021	Resubmission for Borough
4	10/21/2021	Resubmission for Borough
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6	09/15/2022	Resubmission for Borough
7	05/15/2023	Resubmission for Borough
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Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1" = 20'
Project No.	2101137
Date	5/27/2020
CAD File:	DM2101137-01

Title

DEMOLITION PLAN

Sheet No.

DM-06
14 of 73

Xref Objs: - I814249140I-D : I802101137 : X2101013701 : X2142491401-D : X2101013706 : X2101013701_L00
8/17/2023, M:\XFTOIL Q:\JOBS\2101\01013737\DWG\DM2101137-01DWG.DM

SITE ZONING INFORMATION

LOCATION: BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

ZONE: MG - MIXED USE GROWTH DISTRICT

USE: RESIDENTIAL, MULTI-FAMILY [3,2,2]

DIMENSIONAL STANDARDS: RI - RESIDENTIAL INFILL DISTRICT [3]

ITEM	DIMENSIONAL STANDARDS	REQUIRED	ALLOWABLE ADJUSTMENT [6]		PROPOSED		VARIANCE	CODE REFERENCE
			MINIMUM	MAXIMUM	STACKED TOWNHOME (STH)	APARTMENT BUILDING (APT. BLDG)		
1	MINIMUM LOT WIDTH [4]	40	30	N/A	98	520	NO	27-302
2	MINIMUM LOT AREA (SQ.FT) [4]	4000	3000	N/A	9,528	117,843	NO	27-302
3	MINIMUM LOT AREA PER UNIT (SQ.FT) [4]	1000	750	N/A	1,167	750	NO	27-302
4	MAXIMUM IMPERVIOUS COVERAGE (%) [5]	80	N/A	100	60%		NO	27-302
5	BUILD TO (FT.) [4]	EXISTING	EXISTING	EXISTING	N/A	N/A	NO	27-302
6	MINIMUM SIDE YARD (FT) [5]	10	7.5	N/A	15	15	NO	27-302
7	REAR YARD MINIMUM (FT) [5]	20	15	N/A	15	15	NO	27-302
8	LOT DEPTH MINIMUM (FT) [4]	120	90	N/A	84	239	NO	27-302
9	HEIGHT MAXIMUM - STH (FT) [7]	35	N/A	43.75	43.75	N/A	NO	27-307
10	HEIGHT MAXIMUM - APT. BLDG (FT) [7]	80	N/A	N/A	N/A	80	NO	27-307
11	REQUIRED USE MIX (NO. OF USES) [5(D)]	2	N/A	N/A	3		NO	27-307
12	REQUIRED USE MIX (MAX AREA-EACH-%) [5(D)]	80	N/A	N/A	78.9		NO	27-307
13	REQUIRED PUBLIC OPEN (%)	5	N/A	N/A	16.7		NO	27-307

NOTES

1. ALL RESIDENTIAL BUILDING TYPES PERMITTED IN THE RI - RESIDENTIAL INFILL DISTRICT ARE ALSO PERMITTED IN THE MIXED USE GROWTH DISTRICT.
2. STACKED TOWNHOMES AND APARTMENT BUILDINGS ARE MULTIFAMILY (BUILDINGS ON ONE LOT DESIGNED FOR AND OCCUPIED EXCLUSIVELY FOR TWO OR MORE DWELLING UNITS, EACH DWELLING UNIT OCCUPIED BY ONE FAMILY, INCLUDING A BUILDING WHICH IS OWNED AND OPERATED AS A CONDOMINIUM UNDER THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT.).
3. STACKED TOWNHOMES AND APARTMENT BUILDINGS ARE TO MEET DIMENSIONAL STANDARDS OF THE RI - RESIDENTIAL INFILL DISTRICT DUE TO HOW THEY ARE DEFINED.
4. BASED ON EACH STRING OF UNITS AS DELINEATED ON THE RECORD PLAN.
5. BASED ON THE TRACT AREA OF 688,499 SF (15.80 AC) AS DELINEATED ON THE RECORD PLAN. NOTE: TRACT AREA DOES NOT INCLUDE THE EXISTING RIGHT-OF-WAY AREA ALONG TOWNSHIP LINE ROAD (0.097 Ac).
6. THE DIMENSIONAL STANDARDS IN THE RI DISTRICT MAY BE MODIFIED BY UP TO 25% AS NECESSARY TO MEET THE CONTEXT OF THE EXISTING STREETSCAPE.
7. HEIGHT FOR THIS SITE IS BASED UPON THE RI - RESIDENTIAL INFILL DISTRICT STANDARD AND HEIGHT FOR THE APARTMENT BUILDING IS BASED UPON THE MG - MIXED USE GROWTH DISTRICT MID-RISE STANDARD.
8. THREE USES ARE PROPOSED WITHIN THE PROJECT AREA: RESIDENTIAL - 542,979 SF (78.9%); OPEN SPACE (PUBLIC & PRIVATE) - 133,712 SF (19.4%); COMMERCIAL - 11,808 SF (1.70%). THE MAXIMUM PERCENTAGE IS REFLECTED IN THE TABLE. THE TOTAL TRACT AREA (PARCEL #1, #2, & #3) IS 688,499 SF (15.80 Ac).

PARKING DEMAND INFORMATION

- Unit Count
  - Stacked Townhouses – 83 (166 Units)
  - Total Bedrooms in Development – 415
    - Per Townhouse – 5 Bedrooms
      - Unit 1 (Lower two floors) – 2 bedrooms
      - Unit 2 (Upper two floors) – 3 bedrooms
- Apartment Building – 224 Units
  - Total Bedrooms – 314, based on:
    - Two Bedroom Apartments – 90
    - One Bedroom Apartments 134
- Provided Parking
  - Schuylkill River Trail Parking – 8 spaces
  - TOTAL RESIDENT PARKING SPACES – 391
    - Stacked Townhouses – 332 spaces (based on 4 spaces per townhouse) (166 spaces not including garages)
    - On-Street Parking – 59 spaces
      - Road A Parking – 57 Spaces
      - Road B Parking – 2 spaces
    - Apartment Building Spaces – 351 spaces
      - Level One Parking – 148 spaces
      - Level Two Parking – 203 spaces
    - Township Line Road Commercial Space – 3 spaces (On Road C)
    - Surface Parking Lot – 20 Spaces
- Required Parking
  - Required Parking Based on Land Use: 221 Multifamily Housing (Mid-Rise), as shown in the "Parking Supply Ratio" Table to the right.
  - Required Parking Based on Per Dwelling Unit
    - Stacked Townhouses – Based on Dense Multi-Use Urban
      - If Calculated Per Dwelling Unit
        - 166 (Dwelling Units) X 1.2 (Not within ½ mile of rail transit) = 200 Spaces
      - If Calculated Per Bedroom
        - 415 (Bedrooms) X 0.8 (Not within ½ mile of rail transit) = 332 Spaces
    - Apartment Building – Based on Dense Multi-Use Urban
      - If Calculated Per Dwelling Unit
        - 224 (Dwelling Units) X 1.2 (Not within ½ mile of rail transit) = 269 Spaces
      - If Calculated Per Bedroom
        - 314 (Bedrooms) X 0.8 (Not within ½ mile of rail transit) = 252 Spaces
    - Commercial Space – Based on 1 Space per 1000 SF of Commercial Space
      - [12,162 SF of Commercial Space (Total)/1000] X 1 = 13 Spaces
    - Township Line Road Commercial Space
      - [3,028 SF of Commercial Space (Total)/1000] X 1 = 3.03 Spaces
    - Apartment Building Commercial Space
      - [9,134 SF of Commercial Space (Total)/1000] X 1 = 9.13 Spaces
- Parking Summary
  - Stacked Townhouses
    - Required – 332 spaces (Based on Per Bedroom, which is the highest demand)
    - Provided – 391 spaces (On Street + townhouse)
  - Apartment Building
    - Required – 269 spaces (Based on Per Dwelling Unit, which is the highest demand)
    - Provided – 349 spaces
  - Commercial (Total)
    - Required – 13 spaces
    - Provided – 23 spaces (surface parking lot – Road C parking)

LAND USE: 221 MULTI-FAMILY HOUSING (MID-RISE) MULTIPLIER

NOTE: FROM ITE PARKING GENERATION STUDY TABLES.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

THE FOLLOWING WAIVERS WERE PREVIOUSLY APPROVED JANUARY 12, 2016 AND STILL APPLICABLE:

Waiver #1
Ordinance: Subdivision and Land Development
Section: 402.2.D.(7), 613.6.C(6)
Requirement: Rights-of-way and/or Easements for all drainage facilities, utilities, or other purposes 402.2.D.(7). ...sewers shall be placed within a street right-of-way, parallel to the cartway, and shall be designed as a combination storm sewer and underdrain, if required by the Borough Engineer. When located outside of a right-of-way, they shall be placed within an easement having a width of not less than 20 feet, if required by the Borough.

Waiver #2
Ordinance: Subdivision and Land Development
Section: 605.2.B(2)
Requirement: If parking is to be permitted along a collector, or local access road, an additional 10 feet of cartway width shall be required for parking along each side of the street.

Waiver #3
Ordinance: Subdivision and Land Development
Section: 605.3.(D)
Requirement: Street grades at intersections shall, in general be less than 4% on all approaches measured within 75 feet of the intersection of right-of-way lines.

Waiver #4
Ordinance: Subdivision and Land Development
Section: 605.10.H
Requirement: Street trees. Suitable species of street trees include, but are not limited to, the following...:

Waiver #5
Ordinance: Subdivision and Land Development
Section: 606.C(5)
Requirement: Sidewalks. Handicap ramps shall be provided for sidewalks of all new street intersections and where curbs and/or sidewalks are replaced at existing intersections. Ramps shall be placed in line of travel, not on curved curb sections. Handicap ramps shall be constructed to standards set forth in the ADA (Americans with Disabilities Act).

Waiver #6
Ordinance: Subdivision and Land Development
Section: 402.2.F
Requirement: Hydrogeology Study

Waiver #7
Ordinance: Subdivision and Land Development
Section: 612.4.D.(2)
Requirement: Precautions at Steep Slopes. No slope in excess of 25% shall be built on without a conditional use approved by Borough Council and shall be granted only on the following conditions:..:

Waiver #8
Ordinance: Subdivision and Land Development
Section: 613.4.F
Requirement: The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.

Waiver #9
Ordinance: Subdivision and Land Development
Section: 605.3.E
Requirement: The slope ratio of banks shall not be less than four to one horizontal to vertical.

Waiver #10
Ordinance: Subdivision and Land Development
Section: 605.5.F.
Requirement: Street curbing at intersections shall be rounded by a tangential arc with a minimum radius of 20 feet for intersections involving only local access streets...:

THE FOLLOWING NEW WAIVERS WERE APPROVED BY RESOLUTION NO. 2021-46 ON 12/14/21:

WAIVER #11
ORDINANCE: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-402.2.C. REQUIREMENT: EXISTING FEATURES. 'EXISTING FEATURES WITHIN THE TRACT PROPOSED FOR SUBDIVISION AN/OR LAND DEVELOPMENT, AND WITHIN 100 FEET OF THE TRACT BOUNDARIES...'

WAIVER #12
ORDINANCE: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-603.2 REQUIREMENT: BLOCKS SHALL HAVE A MAXIMUM LENGTHEN OF 1,600 FEET AND, AS FAR AS PRACTICABLE, A MINIMUM LENGTH OF 800 FEET.

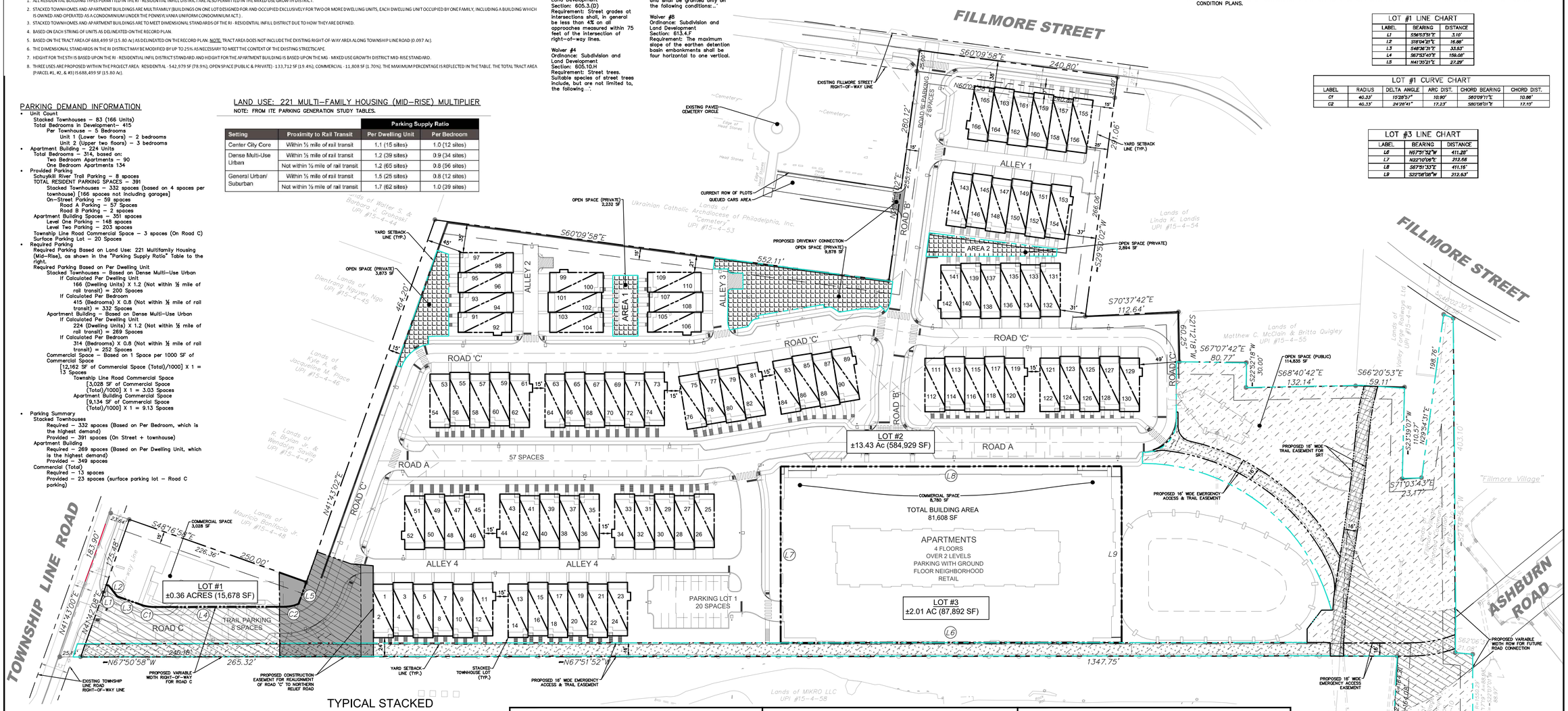
WAIVER #13
ORDINANCE: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-605.3.B REQUIREMENT: CENTER-LINE GRADES SHALL NOT EXCEED 6% ON ARTERIAL AND COLLECTOR STREETS OR 10% ON LOCAL ACCESS STREETS PENNDOT STANDARDS FOR GRADE SHALL BE APPLIED TO EXPRESSWAYS.

WAIVER #14
ORDINANCE: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-605.4.B(1) REQUIREMENT: STREET ALIGNMENT. TO ENSURE ADEQUATE SITE DISTANCE, MINIMUM CENTER-LINE RADII FOR HORIZONTAL CURVES SHALL BE ACCORDING TO AASHTO STANDARDS RELATED TO DESIGN SPEED. IN ANY EVENT, THE FOLLOWING MINIMUM RADII SHALL BE MET: TWO HUNDRED FEET ON LOCAL PUBLIC ACCESS ROADS AND AS ESTABLISHED BY PROPER ENGINEERING PRACTICES FOR PRIVATE LOCAL ACCESS ROADS.

WAIVER #15
ORDINANCE: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-608.4.A REQUIREMENT: NONRESIDENTIAL PARKING LOTS. PARKING LOTS WITH A CAPACITY OF FROM 15 TO 40 CARS SHALL REQUIRE A RAISED, CURBED, LANDSCAPED PLANTING STRIP, A MINIMUM OF 10 FEET WIDE, AROUND THE ENTIRE PERIMETER EXCEPT WHERE BUILDINGS, DRIVEWAYS AND WALKWAYS ARE LOCATED.

GENERAL NOTES

1. THE PLANNING COMMISSION OF THE BOROUGH OF PHOENIXVILLE PRELIMINARILY APPROVED THE ODESSA DEVELOPMENT & NORTHERN RELIEF ROAD, ORIGINALLY DATED MAY 8, 2020, LAST REVISED NOVEMBER 12, 2015, TOTAL SHEET COUNT OF 70 ON JANUARY 12, 2016. THE PRELIMINARY APPROVED PLAN INCLUDE THREE (3) APARTMENT BUILDINGS AND ONE ASSISTED LIVING CARE FACILITY WITH A TOTAL OF 500 UNITS, 422 PARKING SPACES.
2. FINAL PLAN SUBMISSION FOR THE THE ODESSA DEVELOPMENT & NORTHERN RELIEF ROAD, ORIGINALLY DATED MAY 27, 2020, TOTAL SHEET COUNT OF 70 MADE WAS TO THE BOROUGH OF PHOENIXVILLE ON MAY 27, 2020. THE PROPOSED SCOPE OF THE PROJECT INCLUDED THREE (3) APARTMENT BUILDINGS AND ONE ASSISTED LIVING FACILITY WITH A TOTAL OF 500 UNITS, 422 PARKING SPACES.
3. THE RECORD OWNER AND SUBDIVIDOR IS FRANKLIN PHOENIXVILLE, L.P. BY ODESSA REAL ESTATE INVESTMENT, INC.
4. ANY OFF-SITE IMPROVEMENTS SHOWN ON THE PLAN THAT ARE LOCATED ON PRIVATE PROPERTIES, INCLUDING UPI NOS. 15-4-53 & 15-4-10, SHALL ONLY BE PERFORMED WITH THE EXPRESS WRITTEN APPROVAL OF THE PROPERTY OWNER. THIS APPROVAL SHALL BE PROVIDED TO THE BOROUGH PRIOR TO CONSTRUCTION ON THESE PROPERTIES.
5. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL WATER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
6. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL SEWER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
7. THE LOCATION OF ANY WATER EASEMENTS AND SEWER EASEMENTS SHOWN ON SHEET NOs. EP-01, EP-02 AND EP-03 OF THE DEVELOPMENT PLANS SHALL BE ADJUSTED AT THE COMPLETION OF THE PROJECT BASED ON THE FINAL CONSTRUCTED LOCATIONS OF WATER AND SEWER INFRASTRUCTURE.
8. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF A BLANKET STORMWATER EASEMENT ACROSS THE PROJECT TRACT FOR ACCESS, INSPECTION AND MAINTENANCE OF STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs. THIS EASEMENT SHALL NOT BE CONSTRUED TO OBLIGATE THE BOROUGH TO INSPECT OR MAINTAIN STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs.
9. ALL ROADS AND SIDEWALKS WITHIN THE DEVELOPMENT SHALL BE OPEN TO PUBLIC USE.
10. UPI 15-4-56.1 IS TO BE CONSOLIDATED WITH UPI 15-4-56 AND CORRESPONDING LOT LINES EXTINGUISHED. REFER TO EXISTING CONDITION PLANS.



LOT #1 LINE CHART

LABEL	BEARING	DISTANCE
L1	S56°53'12"E	3.10'
L2	S78°04'32"E	16.88'
L3	S48°36'31"E	33.83'
L4	S62°53'40"E	158.08'
L5	N41°35'21"E	27.29'

LOT #1 CURVE CHART

LABEL	RADIUS	DELTA ANGLE	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	40.33'	15°28'57"	10.90'	S60°09'11"E	10.86'
C2	40.33'	24°28'46"	17.23'	S80°18'01"E	17.10'

LOT #3 LINE CHART

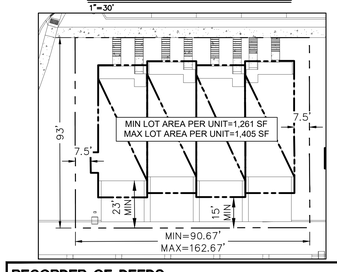
LABEL	BEARING	DISTANCE
L6	N67°51'52"W	411.29'
L7	N22°10'08"E	212.66
L8	S67°51'33"E	411.16'
L9	S22°08'08"W	212.63'

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT/ROW LINE
- BUILDING SETBACK
- PROPOSED CURB
- COURTYARD/PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE
- PROPOSED RIGHT-OF-WAY
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- LOT AREA PER STRING
- PROPOSED OPEN SPACE

FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION

TYPICAL STACKED TOWNHOUSE BUILDING STRING INSET



BOROUGH OF PHOENIXVILLE

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 ____, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

TOM CARNEVALE
PLANNING COMMISSION CHAIRPERSON

WE HEREBY CERTIFY THAT THE BOROUGH COUNCIL OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BY ITS RESOLUTION ____, ADOPTED ON ____, 20__, 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 ____, 20__, HEREBY AUTHORIZES THIS PLAN FOR RECORDING.

E. JEAN KRACK
BOROUGH MANAGER

JONATHAN EWALD
COUNCIL PRESIDENT

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK _____, PAGE_____ ON THE _____ DAY OF _____, 20__.

_____
RECORDER OF DEEDS

CHESTER COUNTY PLANNING COMMISSION

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

CCPC#_____ _____SECRETARY

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF CHESTER)

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

HE IS THE PRESIDENT OF ODESSA REAL ESTATE INVESTMENT, INC., GENERAL PARTNER OF FRANKLIN PHOENIXVILLE, L.P. WHICH IS A LIMITED LIABILITY CORPORATION AND IS THE RECORD OWNER OF ALL THE PROPERTY ("PROPERTY") TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. THE SOURCE OF FRANKLIN PHOENIXVILLE, L.P.'S TITLE TO THE PROPERTY IS THE DEED(S) RECORDED, WITH THE OFFICE ("RECORDER'S OFFICE") OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, PENNSYLVANIA, AS FOLLOWS: UPI NOs 15-4-8,2,15-4-49,15-4-56, AND 15-4-58.1. THIS PLAN IS FRANKLIN PHOENIXVILLE L.P.'S ACT AND DEED AND IS AUTHORIZED BY FRANKLIN PHOENIXVILLE, L.P. TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID FRANKLIN PHOENIXVILLE, L.P. TO MAKE THIS AFFIDAVIT.

BY FRAKLIN PHOENIXVILLE, L.P.
ODESSA REAL ESTATE INVESTMENT, INC., G.P.

BY: DAVID H. MOSKOWITZ, PRESIDENT

SWORN AND SUBSCRIBED TO BEFORE ME
THIS _____ DAY OF _____, _____.

_____ NOTARY PUBLIC

CERTIFICATE OF DESIGN

I, _____, 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.

_____, P.E.
_____

(SEAL)

I, _____, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, STREET, 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.

_____, P.L.S.
_____

(SEAL)

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 PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

(SEAL)

_____, _____, P.E.

DATE: _____

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1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/02/2021	Resubmission for Borough
2	08/31/2021	Resubmission for Borough
3	09/29/2021	Resubmission for Borough
4	10/27/2021	Resubmission for Borough
5	11/17/2021	Resubmission for Borough
6	12/15/2021	Resubmission for Borough
7	01/19/2022	Resubmission for Borough
8	02/16/2022	Resubmission for Borough
9	03/16/2022	Resubmission for Borough
10	04/20/2022	Resubmission for Borough
11	05/18/2022	Resubmission for Borough
12	06/15/2022	Resubmission for Borough
13	07/20/2022	Resubmission for Borough
14	08/17/2022	Resubmission for Borough
15	09/21/2022	Resubmission for Borough
16	10/19/2022	Resubmission for Borough
17	11/16/2022	Resubmission for Borough
18	12/21/2022	Resubmission for Borough
19	01/18/2023	Resubmission for Borough
20	02/15/2023	Resubmission for Borough

REVISIONS

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	RP2101137-02

Title

RECORD PLAN

Sheet No.

RP-01
15 of 73

Xref (s): - I:\BD\2101137 - 2021\2101137-01 XZ\2101137-01 XZ2101137D01.dwg

2/21/2023, MLAYTON, G:\USERS\CLIENTS\2101137\DWG\RP2101137-02.DWG RECORD PLAN

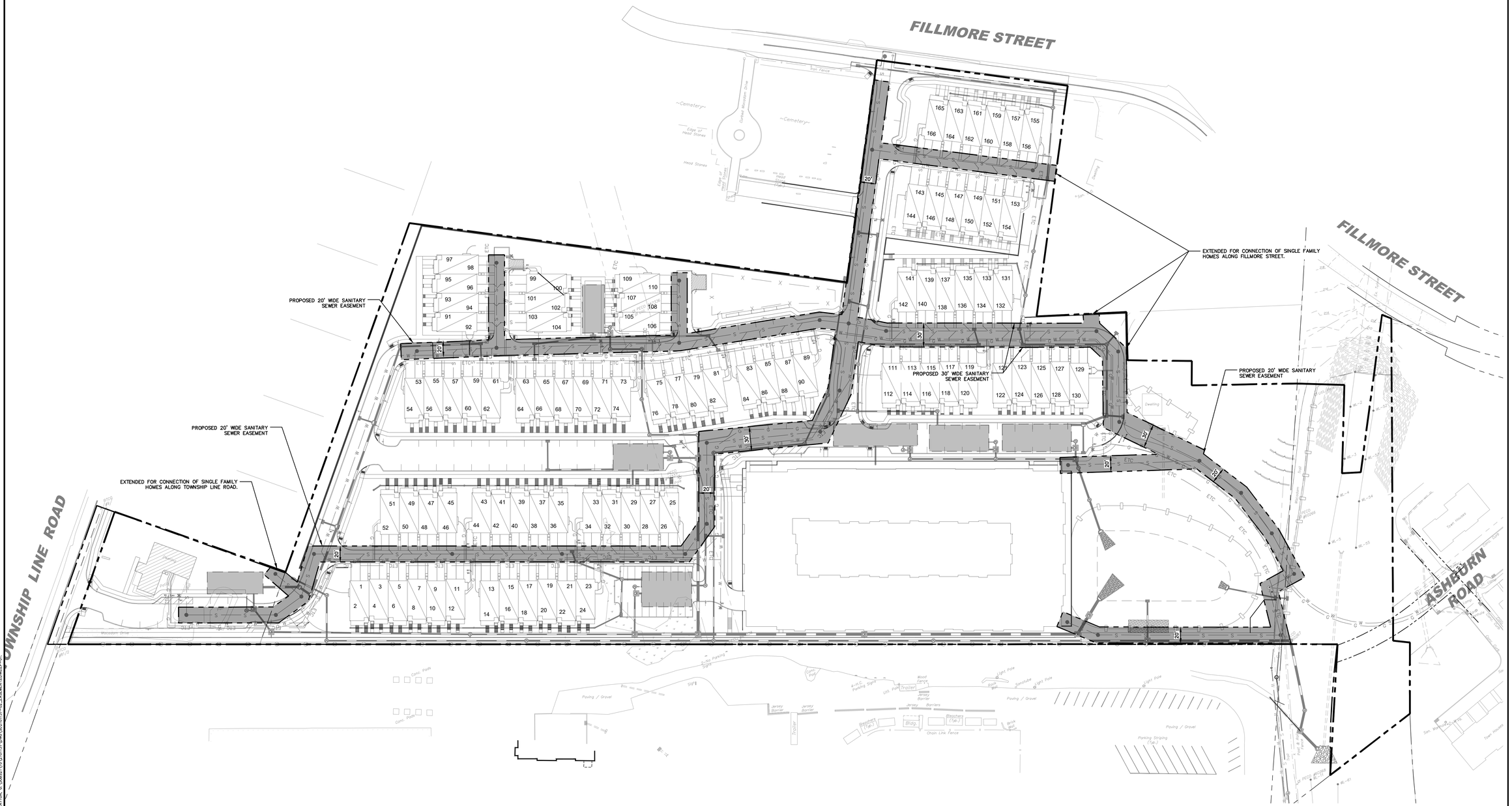
GENERAL NOTES

1. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL WATER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
2. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL SEWER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
3. THE LOCATION OF ANY WATER EASEMENTS AND SEWER EASEMENTS SHOWN ON SHEET NOs. EP-01, EP-02 AND EP-03 OF THE DEVELOPMENT PLANS SHALL BE ADJUSTED AT THE COMPLETION OF THE PROJECT BASED ON THE FINAL CONSTRUCTED LOCATIONS OF WATER AND SEWER INFRASTRUCTURE.
4. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF A BLANKET STORMWATER EASEMENT ACROSS THE PROJECT TRACT FOR ACCESS, INSPECTION AND MAINTENANCE OF STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs. THIS EASEMENT SHALL NOT BE CONSTRUED TO OBLIGATE THE BOROUGH TO INSPECT OR MAINTAIN STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs.

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- UTILITY POLE
- CONDENSING UNIT
- ELECTRIC METER CENTER



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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/28/2021	Resubmission for Borough
2	09/13/2021	Resubmission for Borough
3	10/25/2021	Resubmission for Borough
4	12/20/2021	Resubmission for Borough
5	06/17/2022	Resubmission for Borough
6	08/12/2022	Resubmission for Borough
7	10/12/2022	Resubmission for Borough
8	12/14/2022	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

Designed	M.D.L
Drawn	M.D.L
Checked	A.J.B
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020

CAD File: SU2101137-02_EASEMENTS

Title
SANITARY UTILITY EASEMENT PLAN

Sheet No.
EP-01
16 of 73

8/31/2023, MLAYTON, G:\JOBS\21\02\2101137\DWG\SU2101137-02_EASEMENTS.DWG, EP-01

Xref (s) - BD2101137 ; XC2101137001 ; X2096328401 - 18135-FILLMORE-AB 19104 - XC2101137003 ; XC2101137004 ; XD2101137001-WMS ; XC2101137001 - XR1404914011-C

GENERAL NOTES

1. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL WATER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
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4. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF A BLANKET STORMWATER EASEMENT ACROSS THE PROJECT TRACT FOR ACCESS, INSPECTION AND MAINTENANCE OF STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs. THIS EASEMENT SHALL NOT BE CONSTRUED TO OBLIGATE THE BOROUGH TO INSPECT OR MAINTAIN STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs.

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- UTILITY POLE
- CONDENSING UNIT
- ELECTRIC METER CENTER

FILLMORE STREET

PROPOSED 20' WIDE WATER LINE EASEMENT

EXTENDED FOR ADJACENT PROPERTY CONNECTION

PROPOSED 20' WIDE WATER LINE EASEMENT

EXTENDED FOR ADJACENT PROPERTY CONNECTION

FILLMORE STREET

ASHBURN ROAD

TOWNSHIP LINE ROAD

APPROX. EXTENTS OF EXISTING WATER EASEMENT FOR FILLMORE VILLAGE PER "WATER LINE EASEMENT DEDICATION PLAN FOR FILLMORE VILLAGE" BY BERCEK AND SMITH ENGINEERING, INC. LAST REVISED JUNE 4, 2020.

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
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7	10/12/2022	Resubmission for Borough
8	12/12/2022	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

Designed	M.D.L
Drawn	M.D.L
Checked	A.J.B
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020

CAD File: SU2101137-02_EASEMENTS

Title

WATER UTILITY EASEMENT PLAN

Sheet No.

EP-02

8/31/2023 - MLAYTON - G:\JOBS\21\02\2101137\DWG\SU2101137-02_EASEMENTS.DWG EP-02
Xref (s) - I:\BD2101137 ; X:\21013701 ; X:\2106328401 - 18135-FILLMORE-AB 19104 - X:\21013703 ; X:\21013704 - X02101137D1-WMS ; X:\21013701 - XR1404914D1-C

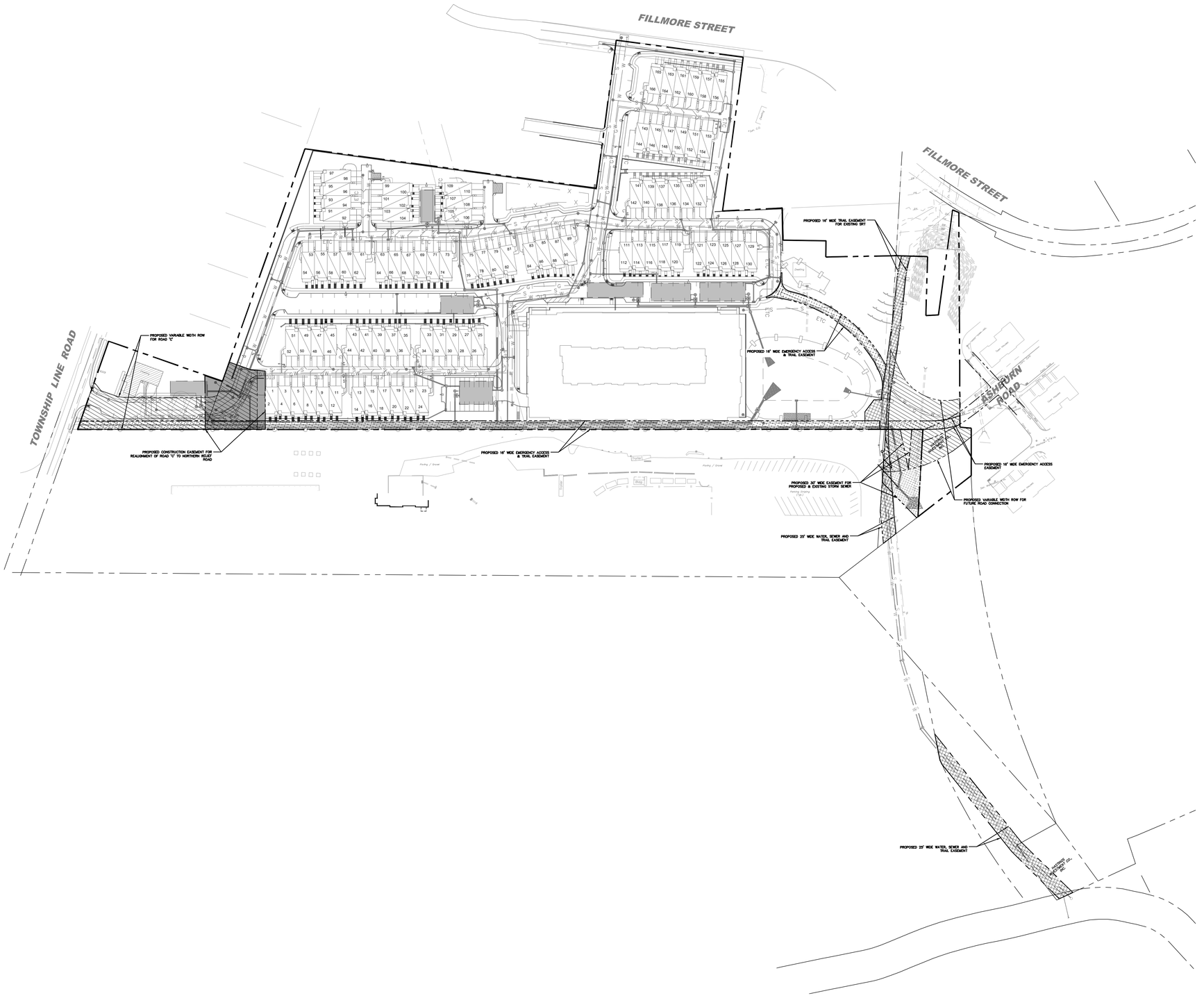
GENERAL NOTES

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5. REFER TO SUBDIVISION/LOT LINE ADJUSTMENT PLAN BY BERCEK & ASSOCIATES, LAST REVISED 10/26/22 FOR OFFICIAL EASEMENT AND RIGHT-OF-WAY LINES AND CORRESPONDING LEGAL DESCRIPTIONS.

GRAPHIC SCALE
80 40 0 80
SCALE IN FEET

LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- UTILITY POLE
- CONDENSING UNIT
- ELECTRIC METER CENTER


FILLMORE STREET
FILLMORE STREET
TOWNSHIP LINE ROAD
ASHBURN ROAD
PROPOSED VARIABLE WIDTH ROW FOR ROAD 'C'
PROPOSED CONSTRUCTION EASEMENT FOR REALIGNMENT OF ROAD 'C' TO NORTHERN RELIEF ROAD
PROPOSED 16' WIDE EMERGENCY ACCESS & TRAIL EASEMENT
PROPOSED 16' WIDE TRAIL EASEMENT FOR EXISTING SRT
PROPOSED 16' WIDE EMERGENCY ACCESS & TRAIL EASEMENT
PROPOSED 16' WIDE EMERGENCY ACCESS EASEMENT
PROPOSED 30' WIDE EASEMENT FOR PROPOSED & EXISTING STORM SEWER
PROPOSED VARIABLE WIDTH ROW FOR FUTURE ROAD CONNECTION
PROPOSED 25' WIDE WATER, SEWER AND TRAIL EASEMENT
PROPOSED 25' WIDE WATER, SEWER AND TRAIL EASEMENT
Parking / Drive
Parking / Drive
Outlet
Bldg.
Parking Shelter
Parking Shelter
Parking Shelter

GENERAL NOTES

1. IF EASEMENT RIGHTS TO CONSTRUCT A FULL-ACCESS CONNECTION FROM ROAD 'A' IN THE ODESSA DEVELOPMENT TO THE EXISTING ASHBURN ROAD ACROSS THE PROPERTY LOCATED TO THE SOUTHEAST OF THE DEVELOPMENT TRACT DO NOT BECOME AVAILABLE UNTIL AFTER THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY FOR THE APARTMENT BUILDING AND 50% OF THE TOWNHOMES, THEN THE APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS, SHALL DEPOSIT A FINANCIAL CONTRIBUTION TO THE BOROUGH FOR IMPROVEMENTS ALONG FILLMORE STREET AS CONCEPTUALLY OUTLINED IN THE RECOMMENDATIONS OF THE "TRANSPORTATION IMPACT STUDY, ODESSA MIXED-USE DEVELOPMENT", DATED 4/19/2022, PREPARED BY MCMAHON ASSOCIATES, INC. OF EXTON, PA, OR AS OTHERWISE DETERMINED BY THE BOROUGH TO BE IN THE BEST INTEREST OF THE COMMUNITY, IN AN AMOUNT EQUAL TO THE ESTIMATED COST OF CONSTRUCTION OF THE ASHBURN ROAD FULL-ACCESS CONNECTION. SUCH CONTRIBUTION SHALL BE MADE IN FULL TO THE BOROUGH BEFORE ANY ADDITIONAL CERTIFICATE(S) OF OCCUPANCY ARE ISSUED AND BEFORE THE FINANCIAL SECURITY POSTED FOR THE PROJECT MAY BE RELEASED. IF THE ASHBURN ROAD FULL-ACCESS CONNECTION IS CONSTRUCTED, THEN NO FINANCIAL CONTRIBUTION RELATED TO THE FILLMORE STREET IMPROVEMENTS SHALL BE REQUIRED.
   IN THE EVENT THAT EASEMENT RIGHTS TO CONSTRUCT A FULL-ACCESS CONNECTION FROM ROAD 'A' IN THE ODESSA DEVELOPMENT TO THE EXISTING ASHBURN ROAD ACROSS THE PROPERTY LOCATED TO THE SOUTHEAST OF THE DEVELOPMENT TRACT ARE OFFERED TO THE APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS ON OR BEFORE THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY FOR THE APARTMENT BUILDING AND 50% OF THE TOWNHOMES, THEN SUCH FULL-ACCESS CONNECTION AND ASSOCIATED IMPROVEMENTS SHALL BE CONSTRUCTED BY THE APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS, AS A PART OF THE DEVELOPMENT AS SHOWN ON THE PLANS ENTITLED "ASHBURN ROAD CONNECTION CONCEPT" (6 SHEETS), DATED 10/27/2022 PREPARED BY BL COMPANIES OF KING OF PRUSSIA, PA.
2. IN THE EVENT THAT EASEMENT RIGHTS TO CONSTRUCT AN EMERGENCY ACCESS ROAD, BUT NOT A FULL-ACCESS CONNECTION, FROM ROAD 'A' IN THE ODESSA DEVELOPMENT TO THE EXISTING ASHBURN ROAD ACROSS THE PROPERTY LOCATED TO THE SOUTHEAST OF THE DEVELOPMENT TRACT ARE OFFERED TO OR SECURED BY THE BOROUGH, ON OR BEFORE THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY FOR THE APARTMENT BUILDING AND 50% OF THE TOWNHOMES, THEN THE APPLICANT, ON THE BEHALF OF ITSELF, ITS SUCCESSORS AND ASSIGNS, AGREES TO CONSTRUCT A 12 FOOT WIDE ASPHALT EMERGENCY ACCESS ROAD BETWEEN THE SCHUYLKILL RIVER TRAIL AND THE EXISTING ASHBURN ROAD TO THE SATISFACTION OF THE BOROUGH. IN THE EVENT THAT THE ASHBURN ROAD FULL-ACCESS CONNECTION IS CONSTRUCTED, THE CONSTRUCTION OF AN EMERGENCY ACCESS ROAD IS NO LONGER REQUIRED.
3. FOR OPEN SPACE DETAILS SUCH AS BENCHES, TRASH RECEPTACLES, PAVERS, AND OTHER SITE FEATURES REFER TO THE OPEN SPACE EXHIBIT.
4. ALL OPEN SPACE AND SITE FEATURES WITHIN THE OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
6. FILLMORE STREET PAVEMENT RESTORATION AND RESURFACING SHALL BE PERFORMED AT THE COMPLETION OF TRIESTE OR ODESSA, WHICHEVER IS COMPLETED LAST, AND COORDINATE WITH THE BOROUGH.
7. THERE SHALL BE A CONCRETE DEPRESSED CURB ACROSS THE TOE OF ALL ADA CURB RAMPS, IN ACCORDANCE WITH DETAILS.

DURING CONSTRUCTION OF EITHER ODESSA OR TRIESTE, WHICHEVER OCCURS FIRST, A SIGNAGE SUBMITTAL WILL BE DEVELOPED, AS OUTLINED BELOW, AND SUBMITTED TO THE BOROUGH TRAFFIC ENGINEER AND BOROUGH ENGINEER FOR REVIEW AND APPROVAL. SUBMITTAL WILL INCLUDE AT A MINIMUM:

8. SIGNAGE ALONG FILMORE STREET:
   8.1. ADVANCED CURVE WARNING SIGNAGE WITH ADVISORY SPEED PLAQUES (IF REQUIRED).
   8.2. CHEVRONS FOR BOTH TRAVEL DIRECTIONS.
   8.3. CURVE WARNING PAVEMENT MARKINGS (IF REQUIRED).
   8.4. REFRESHED ROADWAY STRIPING AND CENTERLINE RUMBLE STRIP AND REFLECTIVE PAVEMENT MARKINGS (TO BE COMPLETED AT TIME OF ROAD RESURFACING).
9. SIGNAGE AT THE INTERSECTIONS OF FILLMORE STREET, TOWNSHIP LINE ROAD AND SPRING CITY ROAD:
   9.1. "ONCOMING TRAFFIC DOES NOT STOP" (W4-4BP) FOR THE EXISTING STOP SIGNS ALONG TOWNSHIP LINE ROAD.
   9.2. STOP SIGN (R1-1) WITH "EXCEPT RIGHT TURN" (R1-10P) ALONG SOUTHBOUND SPRING CITY ROAD
   9.3. PAINTED STOP BAR AND "TRAFFIC FROM RIGHT DOES NOT STOP" (W4-4AP) ALONG THE FILLMORE STREET APPROACH.

SIGN LEGEND

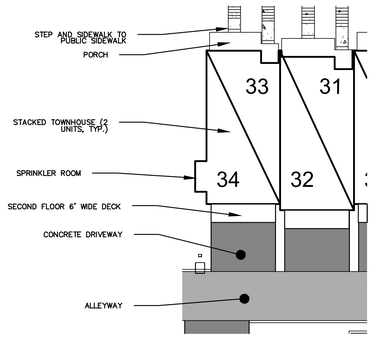
NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-6 12"x18"	NO PARKING LOADING AREA
E	R7-1 18"x12"	NO PARKING ANY TIME
F	R2-1-15 18"x24"	SPEED LIMIT 15
H	R7-8 12"X18"	RESERVED PARKING

NO.	DOT NO./ SIGN SIZE	LEGEND
I	R8-3 12"X12"	
K	W1-2R 24" DIAMOND	
L	W1-2L 24" DIAMOND	
M	R7-108, MAILBOX PARKING ONLY SIGN, 18"X24"	MAIL PARKING MAIL PICK-UP AND DROP-OFF ONLY
N	CUSTOM "PUBLIC TRAIL PARKING" SIGN, 12"X18"	PUBLIC TRAIL PARKING SHARE THE ROAD

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

TYPICAL TOWNHOUSE DESIGN

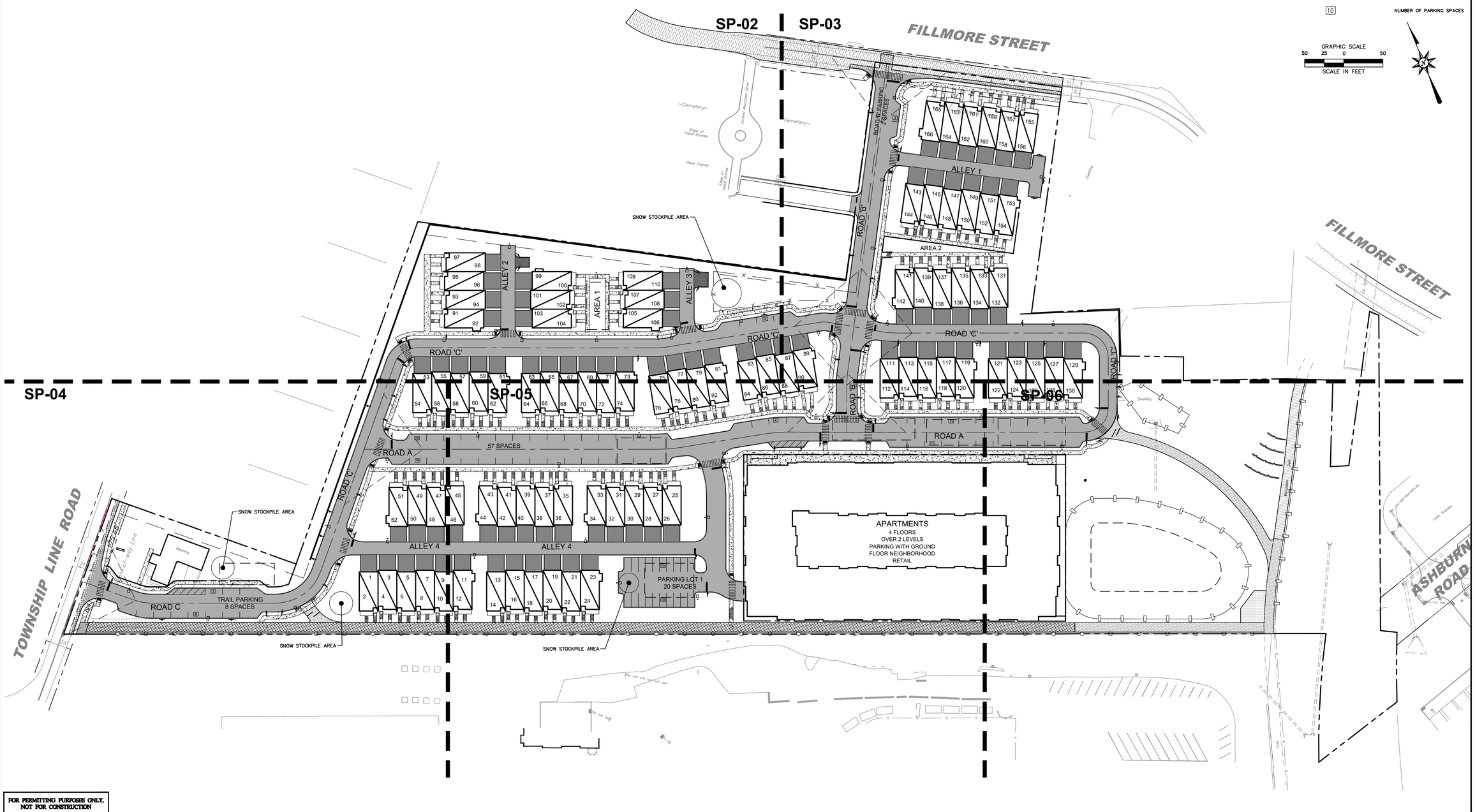
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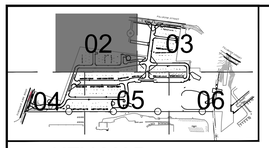


LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- STANDARD DUTY BITUMINOUS PAVEMENT SECTION
- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
- SRT TRAIL SECTION (TO MATCH EX. SECTION)
- EMERGENCY ACCESS/TRAIL PAVEMENT SECTION
- CONCRETE SIDEWALK
- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET


SP-02
SP-03
SP-04
SP-05
SP-06
FILLMORE STREET
TOWNSHIP LINE ROAD
ASHBURN ROAD
SPRING CITY ROAD
ROAD 'A'
ROAD 'B'
ROAD 'C'
ROAD 'D'
ALLEY 1
ALLEY 2
ALLEY 3
ALLEY 4
AREA 1
AREA 2
57 SPACES
ROAD B PARKING 4 SPACES
TRAIL PARKING 8 SPACES
PARKING LOT 1 20 SPACES
SNOW STOCKPILE AREA
APARTMENTS
4 FLOORS
OVER 2 LEVELS
PARKING WITH GROUND FLOOR NEIGHBORHOOD RETAIL
~Cemetery~
Edge of Head Stones
Head Stones
Cricket Wicket Drive
Dwelling
Edge of Tree
Spring
Ditch
Top of Bank
Tree Line
Edge of Woods
Top of Bank
Tree Line
Edge of Woods
Tree Line
Edge of Woods
Tree Line
Edge of Woods



KEY MAP
SCALE: 1"=500'

CURVE TABLE

Curve Table			
Curve #	Length	Radius	Delta
C3	32.22	200	9.23
C4	32.15	200	9.21
C5	74.94	61	70.39
C6	20.70	61	19.44
C11	4.18	100	2.40
C13	20.15	150	7.70
C15	33.11	21	90.34
C16	9.14	31	16.88
C22	48.70	31	90.01

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-6 12"x18"	NO PARKING LOADING AREA
E	R7-1 18"x12"	NO PARKING ANY TIME
F	R2-1-15 18"x24"	SPEED LIMIT 15
H	R7-8 12"X18"	RESERVED PARKING

NO.	DOT NO./ SIGN SIZE	LEGEND
I	R8-3 12"X12"	
K	W1-2R 24" DIAMOND	
L	W1-2L 24" DIAMOND	
M	R7-108, MAILBOX PARKING ONLY SIGN, 18"X24"	10 MIN PARKING MAIL POS UP MAY DROP-OFF ONLY
N	CUSTOM "PUBLIC TRAIL PARKING" SIGN, 12"X18"	PUBLIC TRAIL PARKING SIGN TO HERE

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- STANDARD DUTY BITUMINOUS PAVEMENT SECTION
- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
- SRT TRAIL SECTION (TO MATCH EX. SECTION)
- EMERGENCY ACCESS/TRAIL PAVEMENT SECTION
- CONCRETE SIDEWALK
- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

EXISTING PAVED CEMETERY CIRCLE
Curbed Macadam Drive
Edge of Head Stones
CURRENT ROW OF PLOTS NOT TO BE DISTURBED
QUEUED CARS AREA
Head Stones
Edge of Head Stones
Shed
SEE SHEET SP-03

PROVIDE RETAINING WALL #1 WITH FENCE (DESIGNED BY OTHERS)
15' REAR YARD SETBACK
PROVIDE STEPS WITH HAND RAIL (TYP.)
PROVIDE 5' TRANSITION TO FLUSH CURB AT DRIVEWAYS (TYP. EACH END OF UNIT BLOCKS)
SIGN 'E'
SWM BASIN MRC-E (BMP-5) FOOTPRINT
COMMUNITY SPACE 5,340 SF
PROVIDE STEPS WITH HAND RAIL (TYP.)
PROVIDE RETAINING WALL #1 WITH FENCE (DESIGNED BY OTHERS)
ALLEY 2
ALLEY 3
AREA 1
97 98 95 96 93 94 91 92
99 100 101 102 103 104
109 110 107 108 105 106
PROVIDE 6' CHAINLINK FENCE AROUND PUBLIC DOG PARK AREA
PROVIDE MAILBOXES MOUNTED ON CONCRETE SIDEWALK. EXACT NUMBER TO BE COORDINATED WITH THE POSTMASTER
PROVIDE SWING GATE
SIGN 'M'
ADA RAMP TYPE 4A (PERPENDICULAR)
PROVIDE 6" REVEAL BELGIAN BLOCK CURB (TYP.)
STOP BAR (TYP.)
SIGN 'A'
SIGN 'L'
ADA RAMP TYPE 4A (PARALLEL)
ADA RAMP TYPE 4A (PARALLEL)
ADA RAMP TYPE 4A (PARALLEL)
CONCRETE SIDEWALK (TYP.)
STANDARD DUTY ASPHALT PAVEMENT SECTION (TYP.)
SIGN 'I'
ADA RAMP TYPE 2
ROAD 'C'
ROAD 'C'
DRIVEWAY PAVEMENT SECTION (TYP.)
ADA RAMP TYPE 4A (PERPENDICULAR)
SIGN 'A'
15' SIDE YARD SETBACK
53 55 57 59 61 63 65 67 69 71 73 75 77 79 81 83 85 86

SEE SHEET SP-04
SEE SHEET SP-05

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5/27/2020, MLAYTON, G:\JOBS\21\01\2101137\DWG\SP2101137-01.DWG,SP-02

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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

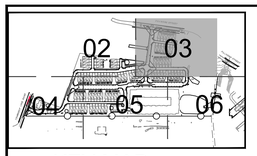
REVISIONS	
No.	Date / Desc.
1	07/22/2021 Resubmission for Borough
2	08/23/2021 Resubmission for Borough
3	09/27/2021 Resubmission for Borough
4	12/17/2021 Resubmission for Borough
5	04/07/2022 Resubmission for Borough
6	08/17/2022 Resubmission for Borough
7	10/17/2022 Resubmission for Borough
8	01/16/2023 Resubmission for Borough
9	07/14/2023 Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=20'
Project No.	2101137
Date	5/27/2020
CAD File:	SP2101137-01

Title
SITE PLAN

Sheet No.
SP-02
20 of 73

Xref (s): I:\BD\1401\49\401-01 ; I:\BD\2101\37\01 ; X:\2101\37\01 ; X:\2101\37\01 ; X:\2101\37\02



KEY MAP
SCALE: 1"=500'

CURVE TABLE

Curve Table			
Curve #	Length	Radius	Delta
C3	32.22	200	9.23
C4	32.15	200	9.21
C5	74.94	61	70.39
C6	20.70	61	19.44
C11	4.18	100	2.40
C13	20.15	150	7.70
C15	33.11	21	90.34
C16	9.14	31	16.88
C22	48.70	31	90.01

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-6 12"x18"	NO PARKING LOADING AREA
E	R7-1 18"x12"	NO PARKING ANY TIME
F	R2-1-15 18"x24"	SPEED LIMIT 15
H	R7-8 12"X18"	RESERVED PARKING

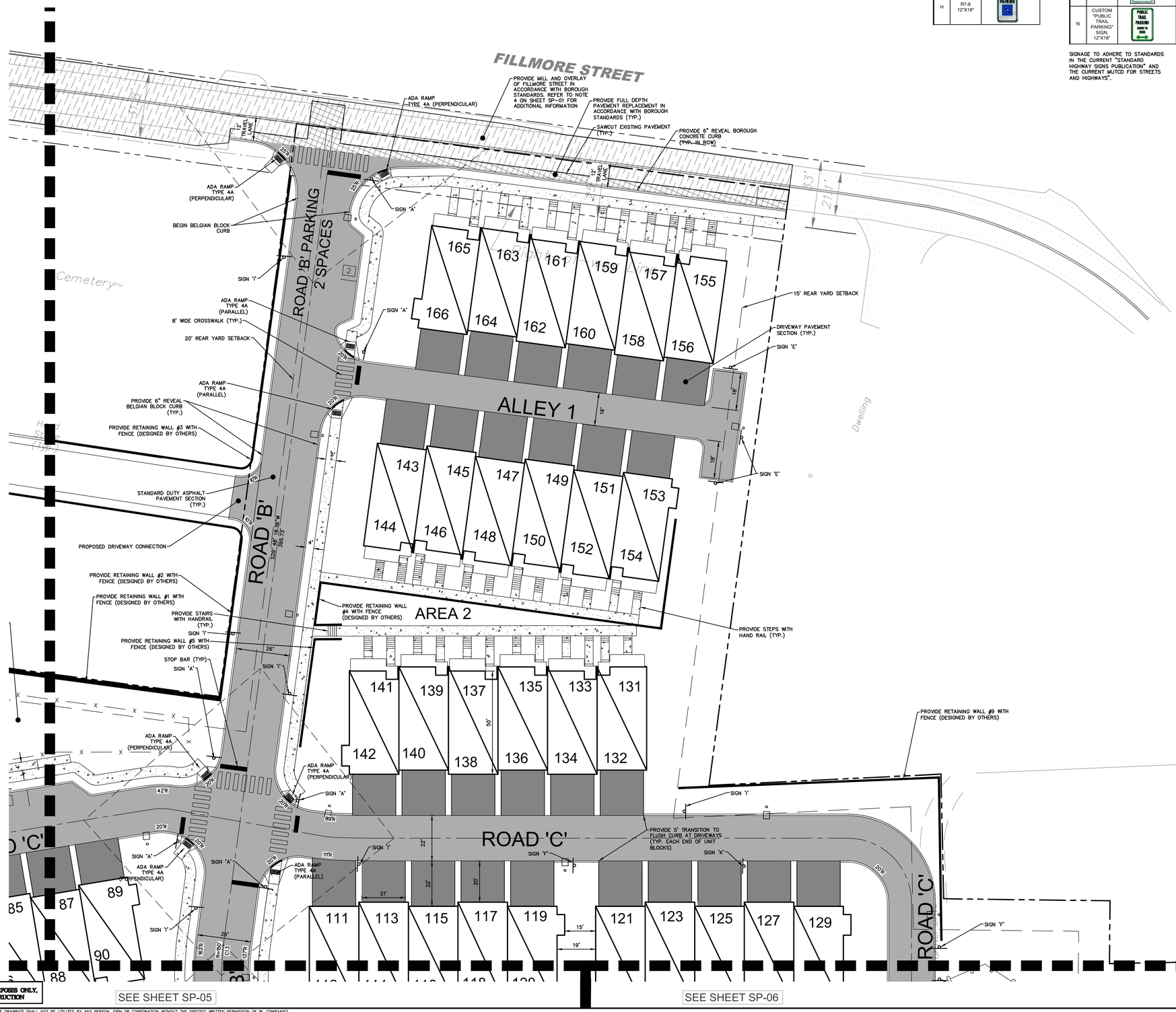
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N	CUSTOM "PUBLIC TRAIL PARKING" SIGN, 12"X18"	PUBLIC TRAIL PARKING 10AM TO 5PM

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- STANDARD DUTY BITUMINOUS PAVEMENT SECTION
- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
- SRT TRAIL SECTION (TO MATCH EX. SECTION)
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- CONCRETE SIDEWALK
- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



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8/31/2023, MLAYTON, G:\JOBS\21\02\2101137\DWG\SP2101137-01.DWG,SP-03,

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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

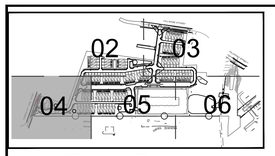
No.	Date	Desc.
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7	10/12/2022	Resubmission for Borough
8	12/14/2022	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	SP2101137-01

Title
SITE PLAN

Sheet No.
SP-03
21 of 73

Xref (s) - I:\BD\4249\401-1 \BD\01\37 ; X2\01\3701 ; X2\01\3701 ; X2\01\3702



KEY MAP
SCALE: 1"=500'

CURVE TABLE

Curve Table			
Curve #	Length	Radius	Delta
C3	32.22	200	9.23
C4	32.15	200	9.21
C5	74.94	61	70.39
C6	20.70	61	19.44
C11	4.18	100	2.40
C13	20.15	150	7.70
C15	33.11	21	90.34
C16	9.14	31	16.88
C22	48.70	31	90.01

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-6 12"x18"	NO PARKING LOADING AREA
E	R7-1 18"x12"	NO PARKING ANY TIME
F	R2-1-15 18"x24"	SPEED LIMIT 15
H	R7-8 12"X18"	RESERVED PARKING

NO.	DOT NO./ SIGN SIZE	LEGEND
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N	CUSTOM "PUBLIC TRAIL PARKING" SIGN, 12"X18"	PUBLIC TRAIL PARKING SIGN TO SIGN

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
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- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
- SRT TRAIL SECTION (TO MATCH EX. SECTION)
- EMERGENCY ACCESS/TRAIL PAVEMENT SECTION
- CONCRETE SIDEWALK
- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

SEE SHEET SP-02

SEE SHEET SP-05

PROVIDE MONUMENT SIGN
REUSE EXISTING STRUCTURE FOR NEIGHBORHOOD RETAIL
15' SIDE YARD SETBACK
PROVIDE FULL DEPTH PAVEMENT REPLACEMENT IN ACCORDANCE WITH BOROUGH STANDARDS (TYP.)
SAWCUT EXISTING PAVEMENT (TYP.)
ADA RAMP TYPE 4A (PERPENDICULAR)
SIGN 'A' AND STOP BAR (TYP.)
CONCRETE SIDEWALK (TYP.)
SWM BASIN MRC-A (BMP-1) FOOTPRINT
LOADING AREA
COMMERCIAL SPACE PARKING
8' WIDE CROSSWALK
ADA RAMP TYPE 4A (PARALLEL)
PROVIDE 6" REVEAL BOROUGH CONCRETE CURB (TYP.IN ROW)
BEGIN BELGIAN BLOCK CURB
PROVIDE 12' ASPHALT TRAIL FOR POTENTIAL FUTURE CONNECTION TO EAST PIKELAND TOWNSHIP.
PROVIDE STEPS WITH HAND RAIL (TYP.)
PROVIDE RETAINING WALL #1 WITH FENCE (DESIGNED BY OTHERS)
PROVIDE 6" REVEAL BELGIAN BLOCK CURB (TYP.)
PROVIDE 5' TRANSITION TO FLUSH CURB AT DRIVEWAYS (TYP. EACH END OF UNIT BLOCKS)
PROVIDE TWO (2) LOCKABLE SWING GATES (BOROUGH STANDARD)
PROVIDE 12' POROUS PAVEMENT TRAIL & EMERGENCY ACCESS ROAD (TYP.)
PROVIDE 16' WIDE ASPHALT EMERGENCY ACCESS ROAD/TRAIL
PROVIDE 16' WIDE CLASS 2 CONCRETE DRIVEWAY APRON W/ DEPRESSED CURB
STANDARD DUTY ASPHALT PAVEMENT SECTION (TYP.)
SIGN 'K'
SIGN 'I'
SIGN 'L'
SIGN 'E'
SIGN 'F'
SIGN 'N'
ROAD A
ROAD C
ALLEY 4
TRAIL PARKING 8 SPACES
Dwelling
Existing Property Line
T'NSHIP LINE ROAD
12' TRAVEL LANE
S48° 27' 17.00"E 73.50'
S67° 53' 40.08"E 159.08'
N41° 45' 00"E 165.07'
C6 R=61'
C5 R=61'
50'R
25'R
30'R
20'R
80'R
54 56
51 49 47
52 50 48
1 3 5 7 9
2 4 6 8 10

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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
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4	10/21/2021	Resubmission for Borough
5	05/17/2022	Resubmission for Borough
6	06/15/2022	Resubmission for Borough
7	07/13/2022	Resubmission for Borough
8	01/04/2023	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	SP2101137-01

Title
SITE PLAN

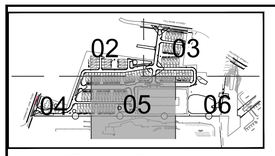
Sheet No.
SP-04
22 of 73

Xref (s): ; BD1424R140-D ; BD2101137 ; XC2101137D1 ; XC2101137D2 ; XC2101137D3

7/17/2023, MLATTOU, G:\JOBS\21\01\2101137\DWG\SP2101137-01DWG\SP-04

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KEY MAP
SCALE: 1"=500'

CURVE TABLE

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C15	33.11	21	90.34
C16	9.14	31	16.88
C22	48.70	31	90.01

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-6 12"x18"	NO PARKING LOADING AREA ANYTIME
E	R7-1 18"x12"	NO PARKING ANY TIME
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H	R7-8 12"X18"	RESERVED PARKING

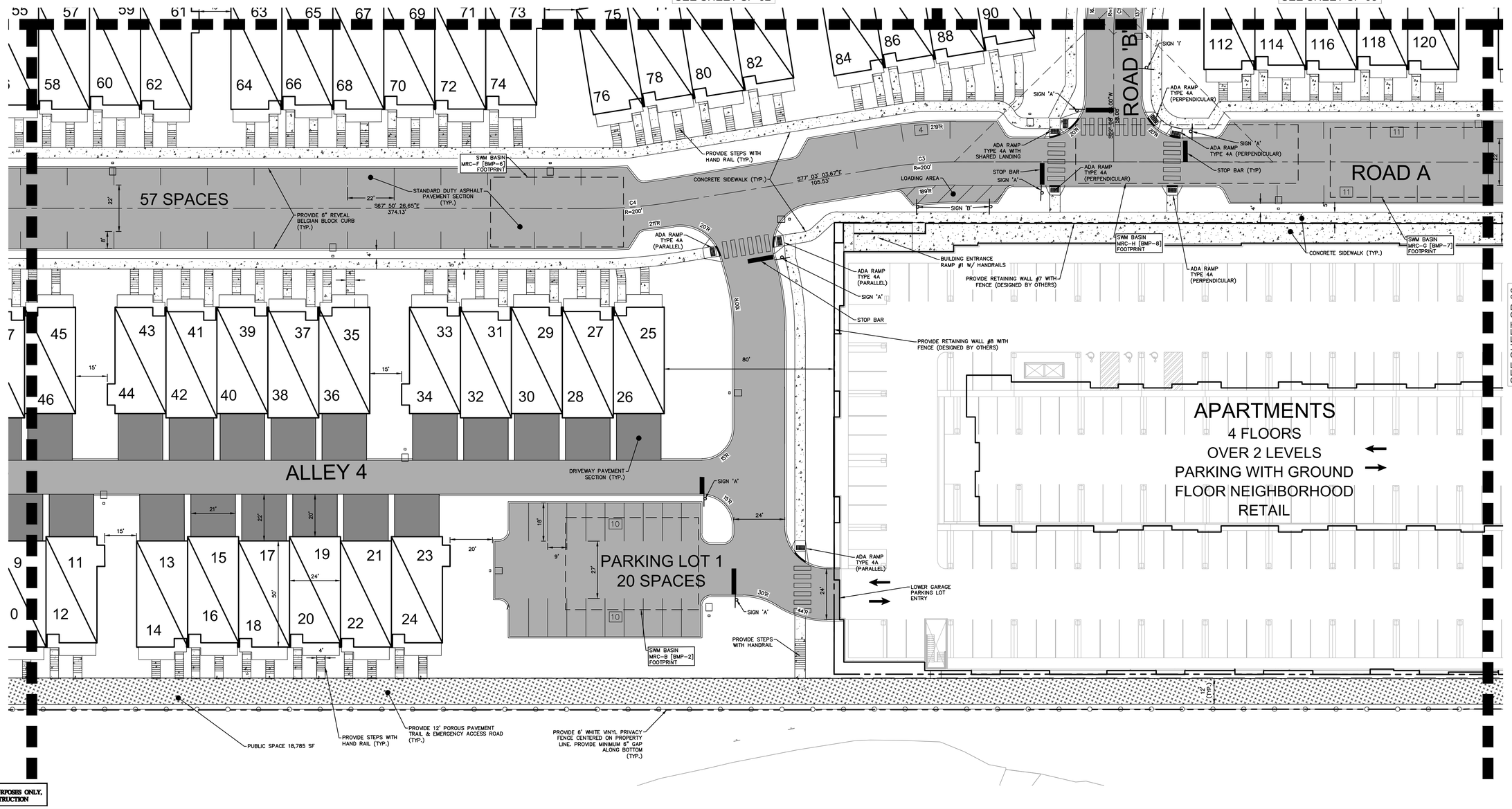
NO.	DOT NO./ SIGN SIZE	LEGEND
I	R8-3 12"X12"	
K	W1-2R 24" DIAMOND	
L	W1-2L 24" DIAMOND	
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N	CUSTOM "PUBLIC TRAIL PARKING" SIGN, 12"X18"	PUBLIC TRAIL PARKING

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- STANDARD DUTY BITUMINOUS PAVEMENT SECTION
- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
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- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 NUMBER OF PARKING SPACES



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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
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7	10/17/2022	Resubmission to Borough
8	01/13/2023	Resubmission to Borough
9	07/14/2023	Resubmission to Borough
10		

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	SP2101137-01

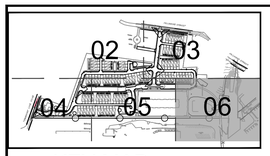
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SITE PLAN

Sheet No.

SP-05
23 of 73

Xref Ob) : BD1424814D-0 ; BD210137 ; X2101137 ; X2101137 ; X2101137 ; X2101137 ; XC2101137 ; XC2101137 ; XC



KEY MAP
SCALE: 1"=500'

CURVE TABLE

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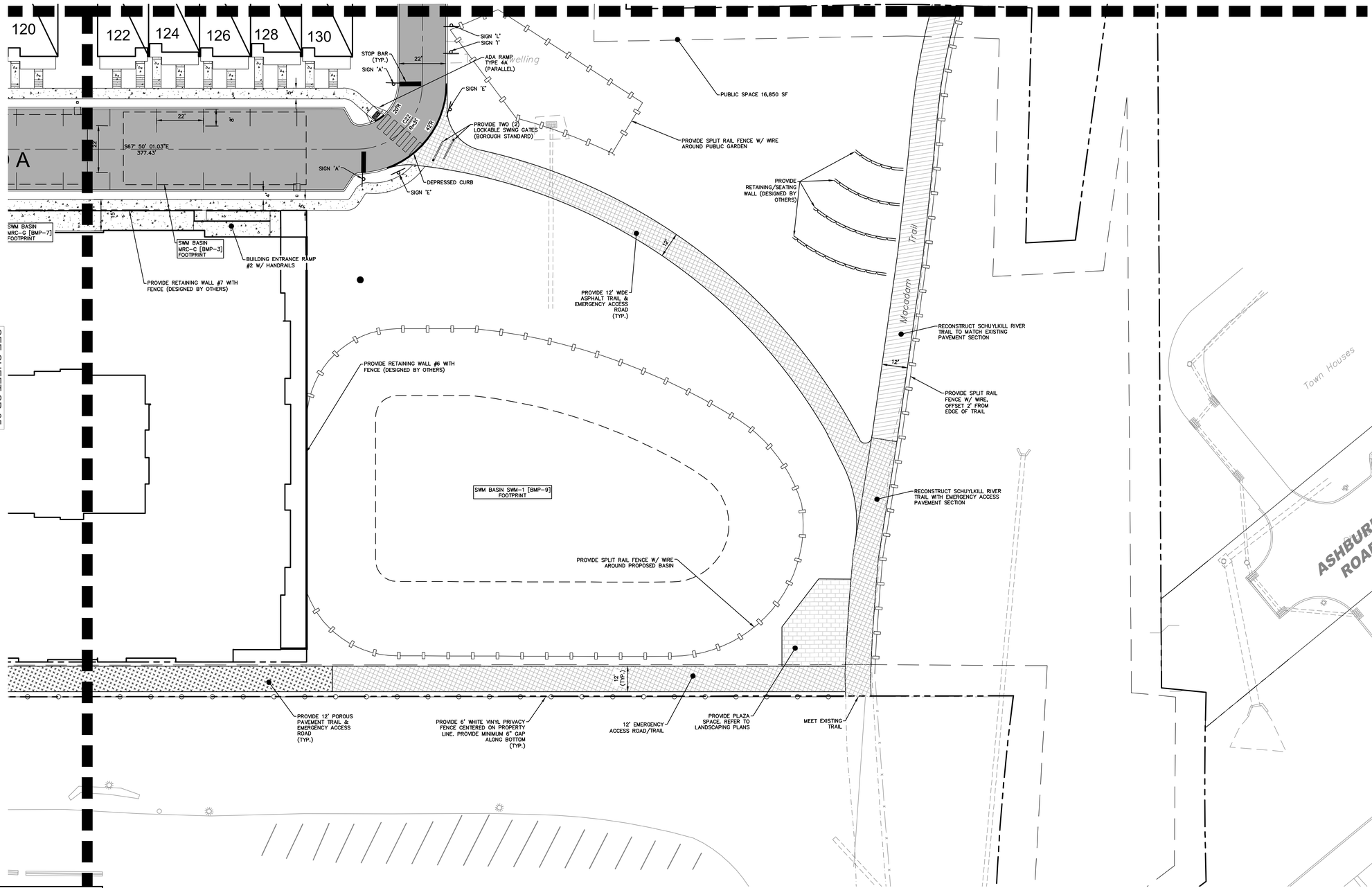
LEGEND

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- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

SEE SHEET SP-03

SEE SHEET SP-05



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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

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6	05/31/2022	Resubmission to Borough
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9	07/14/2023	Resubmission to Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	SP2101137-01

Title

SITE PLAN

Sheet No.

SP-06

8/31/2023, MLAYTON, G:\JOBS\21\01\2101137\DWG\SP2101137-01.DWG SP-06
Xref Ob: ; 1801458440-0 ; 802101137 ; X2101013701 ; X2101013701 ; XC2101013702



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

Moving Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

GARBAGE TRUCK	
Overall Length	35.247ft
Overall Width	8.000ft
Overall Body Height	11.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	33.744ft

Delivery Van	
Overall Length	25.290ft
Overall Width	9.750ft
Overall Body Height	11.206ft
Min Body Ground Clearance	1.706ft
Track Width	9.750ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	34.30°

VEHICLE TEMPLATES

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- ALLEY BITUMINOUS PAVEMENT
- CONCRETE DRIVEWAY
- POROUS PAVEMENT TRAIL
- CONCRETE SIDEWALK
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

N

FILLMORE STREET

TOWNSHIP LINE ROAD

ASHBURN ROAD

~Cemetery~

Cocker Mansion Drive

Edge of Head Stones

Head Stones

Dwelling

Meadow Path

Town Houses

Swamp

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8/17/2023, MJUNTON, G:\JOBS\21\01\2101137\DWG\TT\2101137-01TWGTT-01

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	07/23/2021	Resubmission for Borough
2	08/23/2021	Resubmission for Borough
3	09/23/2021	Resubmission for Borough
4	10/25/2021	Resubmission for Borough
5	09/27/2022	Resubmission for Borough
6	10/25/2022	Resubmission for Borough
7	05/15/2023	Resubmission for Borough
8	06/26/2023	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	TT2101137-01

Title

FIRE TRUCK CIRCULATION PLAN

Sheet No.

TT-01

25 of 73

Xref Ob: ; BD1424814D-D ; BD2101137 ; XC2101370 ; XZ1424814D-D ; XC2101370TT



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

Moving Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

GARBAGE TRUCK	
Overall Length	35.247ft
Overall Width	8.000ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	33.744ft

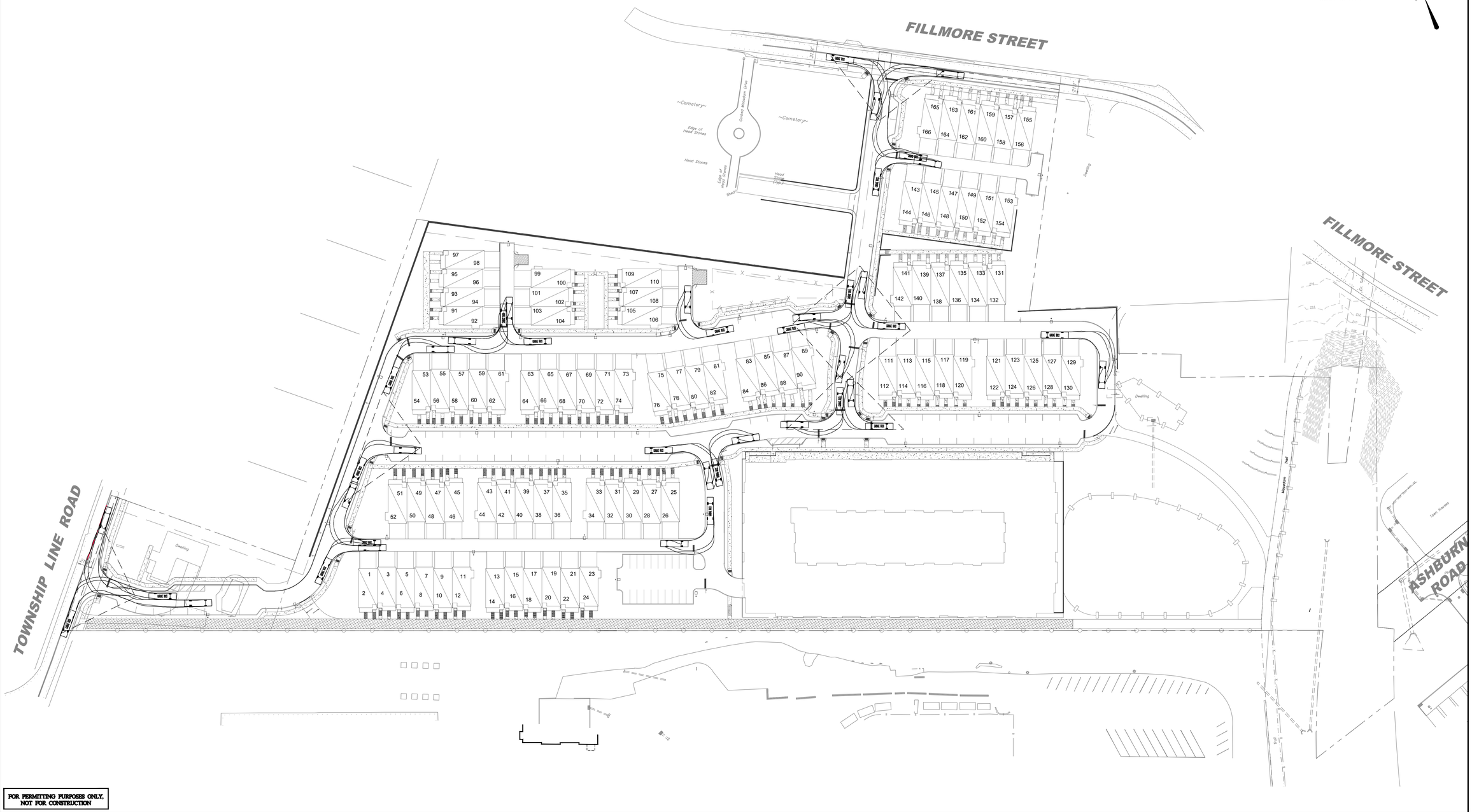
Delivery Van	
Overall Length	25.290ft
Overall Width	9.750ft
Overall Body Height	1.706ft
Min Body Ground Clearance	1.706ft
Track Width	9.750ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	34.30°

VEHICLE TEMPLATES

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- ALLEY BITUMINOUS PAVEMENT
- CONCRETE DRIVEWAY
- POROUS PAVEMENT TRAIL
- CONCRETE SIDEWALK
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/23/2021	Resubmission for Borough
2	08/23/2021	Resubmission for Borough
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4	10/21/2021	Resubmission for Borough
5	09/07/2022	Resubmission for Borough
6	10/07/2022	Resubmission for Borough
7	05/15/2023	Resubmission for Borough
8	06/16/2023	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

REVISIONS

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	TT2101137-01

Title
GARBAGE TRUCK CIRCULATION PLAN

Sheet No.
TT-02
26 of 73

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5/27/2023, M.KITTEL, Q:\JOBS\21\01\2101137\DWG\TT\2101137-01TWGTT-02
Xref Objs: ; BD1424914-D ; BD2101137 ; XC2101137D1 ; XC2142491401-D ; XC2101137DTT



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

Moving Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	31.80°

GARBAGE TRUCK	
Overall Length	35.247ft
Overall Width	8.000ft
Overall Body Height	11.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	33.744ft

Delivery Van	
Overall Length	25.290ft
Overall Width	9.750ft
Overall Body Height	11.206ft
Min Body Ground Clearance	1.706ft
Track Width	9.750ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	34.30°

VEHICLE TEMPLATES

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- ALLEY BITUMINOUS PAVEMENT
- CONCRETE DRIVEWAY
- POROUS PAVEMENT TRAIL
- CONCRETE SIDEWALK
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

N

FILLMORE STREET

TOWNSHIP LINE ROAD

ASHBURN ROAD

~Cemetery~

Edge of Head Stones

Head Stones

Curled Wisteria Drive

Dwelling

Meadow Path

Town Houses

Swamp

Trail

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ODESSA DEVELOPMENT

BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
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4	10/21/2021	Resubmission for Borough
5	09/07/2022	Resubmission for Borough
6	10/07/2022	Resubmission for Borough
7	05/15/2023	Resubmission for Borough
8	06/14/2023	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	TT2101137-01

Title
DELIVERY VAN CIRCULATION PLAN

Sheet No.
TT-03
27 of 73

Xref (s): ..\BD1424914D-D ; BD2101137 ; X21013701 ; X21424914D-D ; X21013701TT

8/15/2023, MJUTTON, G:\2021\10\2101137\DWG\TT2101137-01DWGTT-03



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

Moving Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	31.80°

GARBAGE TRUCK	
Overall Length	35.247ft
Overall Width	8.000ft
Overall Body Height	11.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	3.00s
Curb to Curb Turning Radius	33.744ft

Delivery Van	
Overall Length	25.290ft
Overall Width	9.750ft
Overall Body Height	11.206ft
Min Body Ground Clearance	1.706ft
Track Width	9.750ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	34.30°

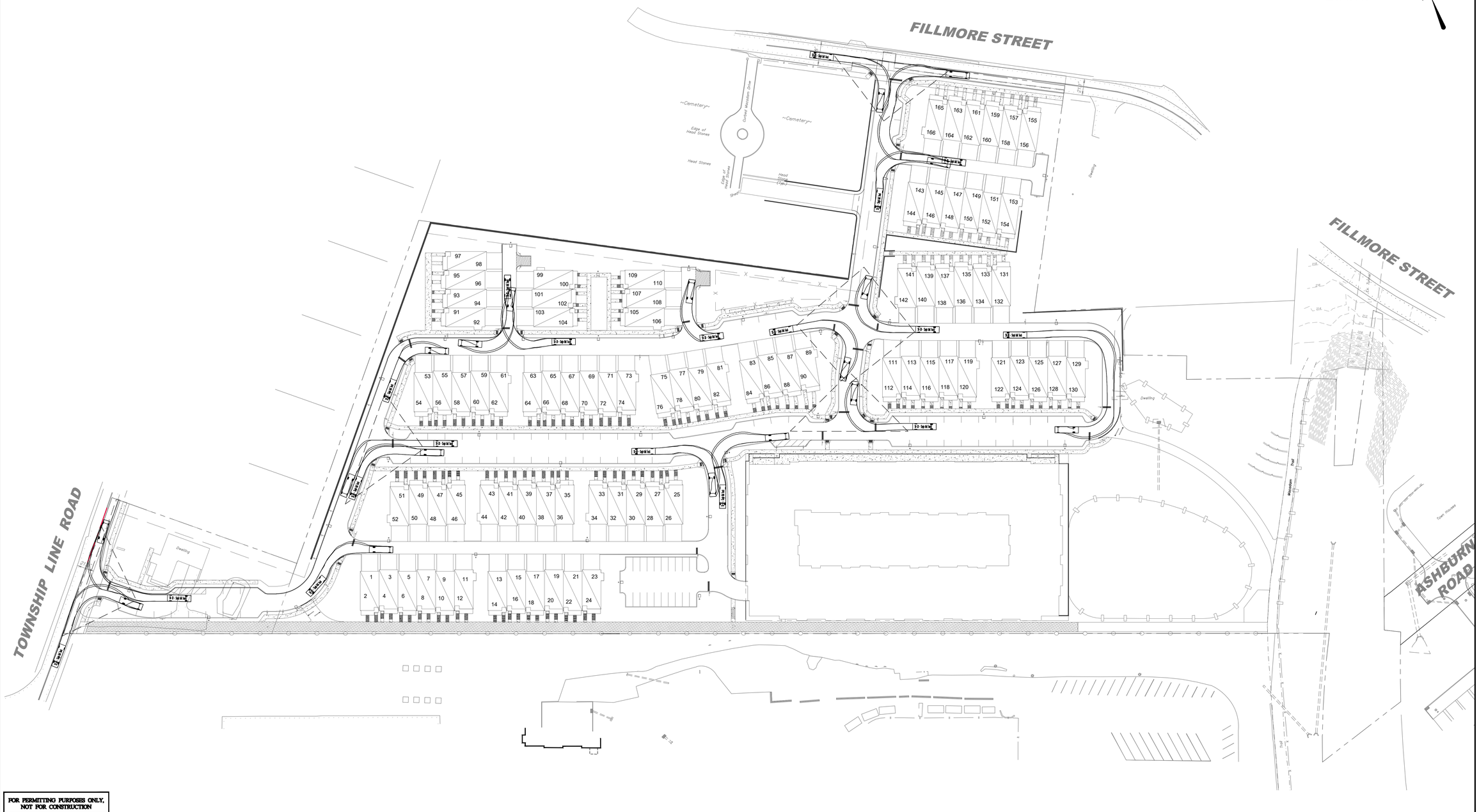
VEHICLE TEMPLATES

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- ALLEY BITUMINOUS PAVEMENT
- CONCRETE DRIVEWAY
- POROUS PAVEMENT TRAIL
- CONCRETE SIDEWALK
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

N



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8/17/2023, M:\ATTDL Q:\2020\21\Q\2101137\DWG\TT\2101137-01DWGTT-04.

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

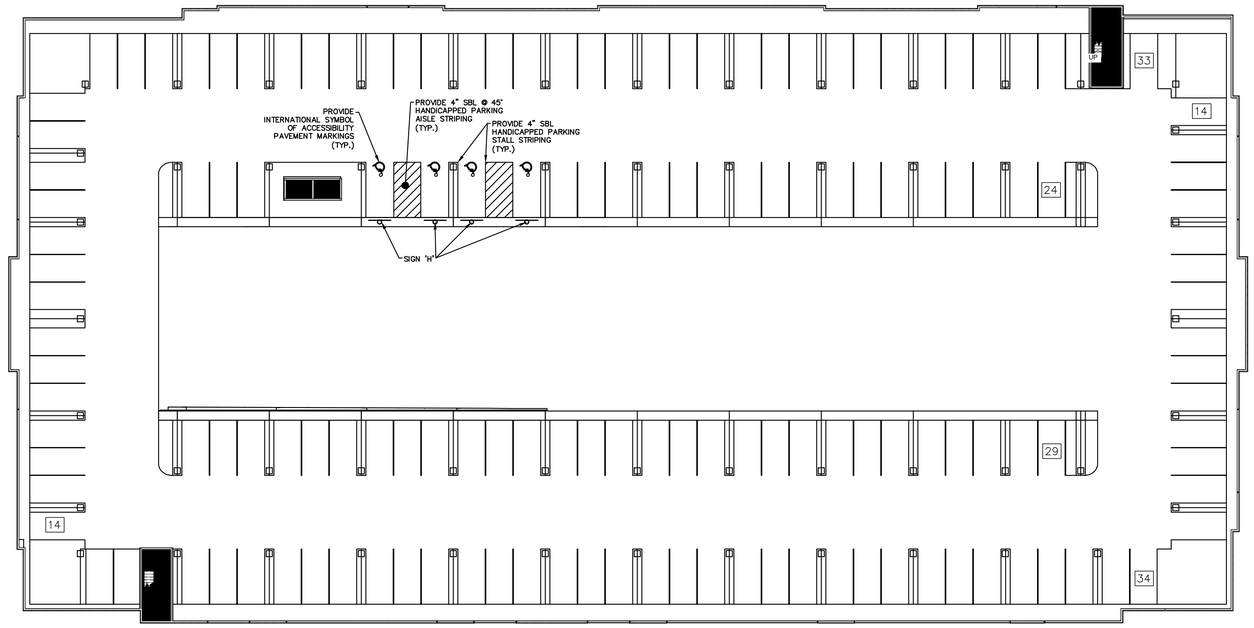
No.	REVISIONS Date	Desc.
1	07/31/2020	Resubmission for Borough
2	09/23/2020	Resubmission for Borough
3	09/23/2021	Resubmission for Borough
4	01/17/2022	Resubmission for Borough
5	05/17/2022	Resubmission for Borough
6	09/01/2022	Resubmission for Borough
7	05/15/2023	Resubmission for Borough
8	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	TT2101137-01

Title
MOVING TRUCK CIRCULATION PLAN

Sheet No.
TT-04
28 of 73

Xref (s): ; 8D14C49140I-D ; 8D2101137 ; X2101137DI ; X21C49140I-D ; X2101137DTT



FIRST FLOOR GARAGE PARKING

ARCHITECTURAL PLANS ARE AS PER PLAN "ODESSA DEVELOPMENT" PREPARED BY BL COMPANIES, INC, DATED 9/21/2021.

NOTE: FIRST FLOOR GARAGE PARKING INCLUDES 148 TOTAL PARKING SPACES.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	REVISIONS Date	Desc.
1	07/21/2021	Resubmission for Borough
2	08/24/2021	Resubmission for Borough
3	09/23/2021	Resubmission for Borough
4	10/21/2021	Resubmission for Borough
5	09/07/2022	Resubmission for Borough
6	10/05/2022	Resubmission for Borough
7	05/15/2023	Resubmission for Borough
8	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=20'
Project No.	2101137
Date	5/27/2020
CAD File:	SP2101137-02

Title

FIRST FLOOR GARAGE PARKING

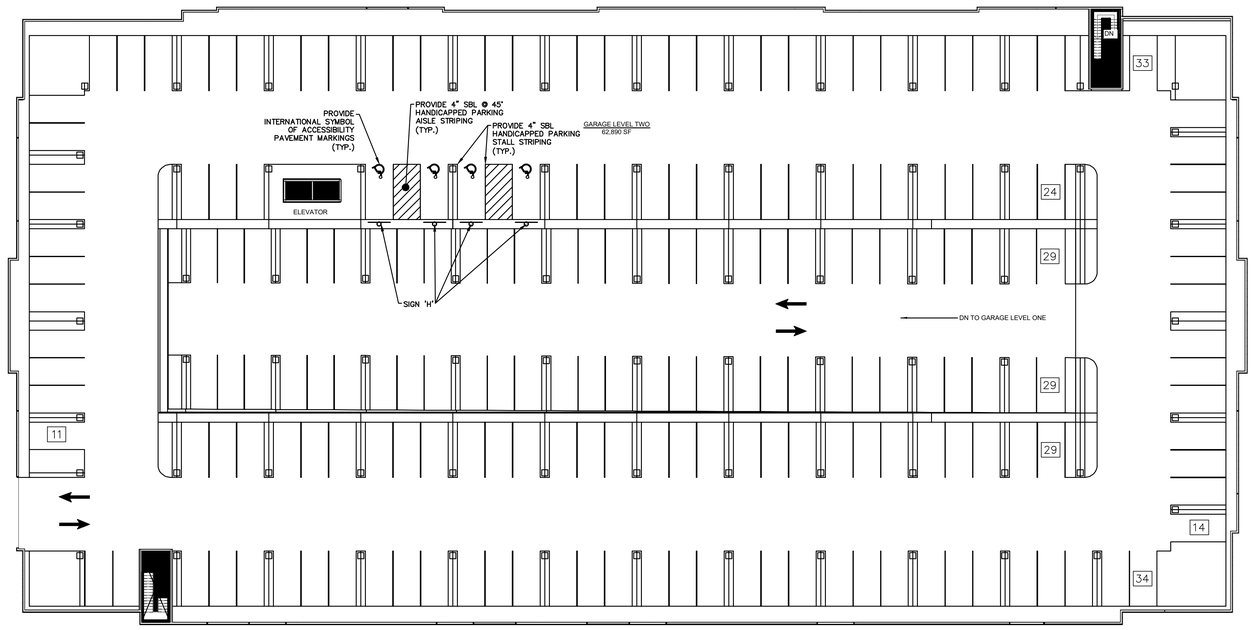
Sheet No.

SP-07

29 of 73

9/15/2023, MLANTON, G:\JOBS\21\01\2101137\DWG\SP2101137-02.DWG, SP-07

Xref (s): ; BD14C4814D-D ; BD2101137 ; 210316-ARCH-Central-r41



SECOND FLOOR GARAGE PARKING

ARCHITECTURAL PLANS ARE AS PER PLAN "ODESSA DEVELOPMENT" PREPARED BY BL COMPANIES, INC, DATED 9/21/2021.

NOTE: SECOND FLOOR GARAGE PARKING INCLUDES 203 TOTAL PARKING SPACES.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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8/31/2023, MLAYTON, G:\JOBS\2101\02\2101370\DWG\SP2101137-02SHEET-08.

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/22/2021	Resubmission for Borough
2	09/21/2021	Resubmission for Borough
3	10/12/2021	Resubmission for Borough
4	12/21/2021	Resubmission for Borough
5	06/17/2022	Resubmission for Borough
6	08/12/2022	Resubmission for Borough
7	10/12/2022	Resubmission for Borough
8	04/12/2023	Resubmission for Borough
9	06/14/2023	Resubmission for Borough
10	07/14/2023	Resubmission for Borough

REVISIONS

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=20'
Project No.	2101137
Date	5/27/2020
CAD File:	SP2101137-02

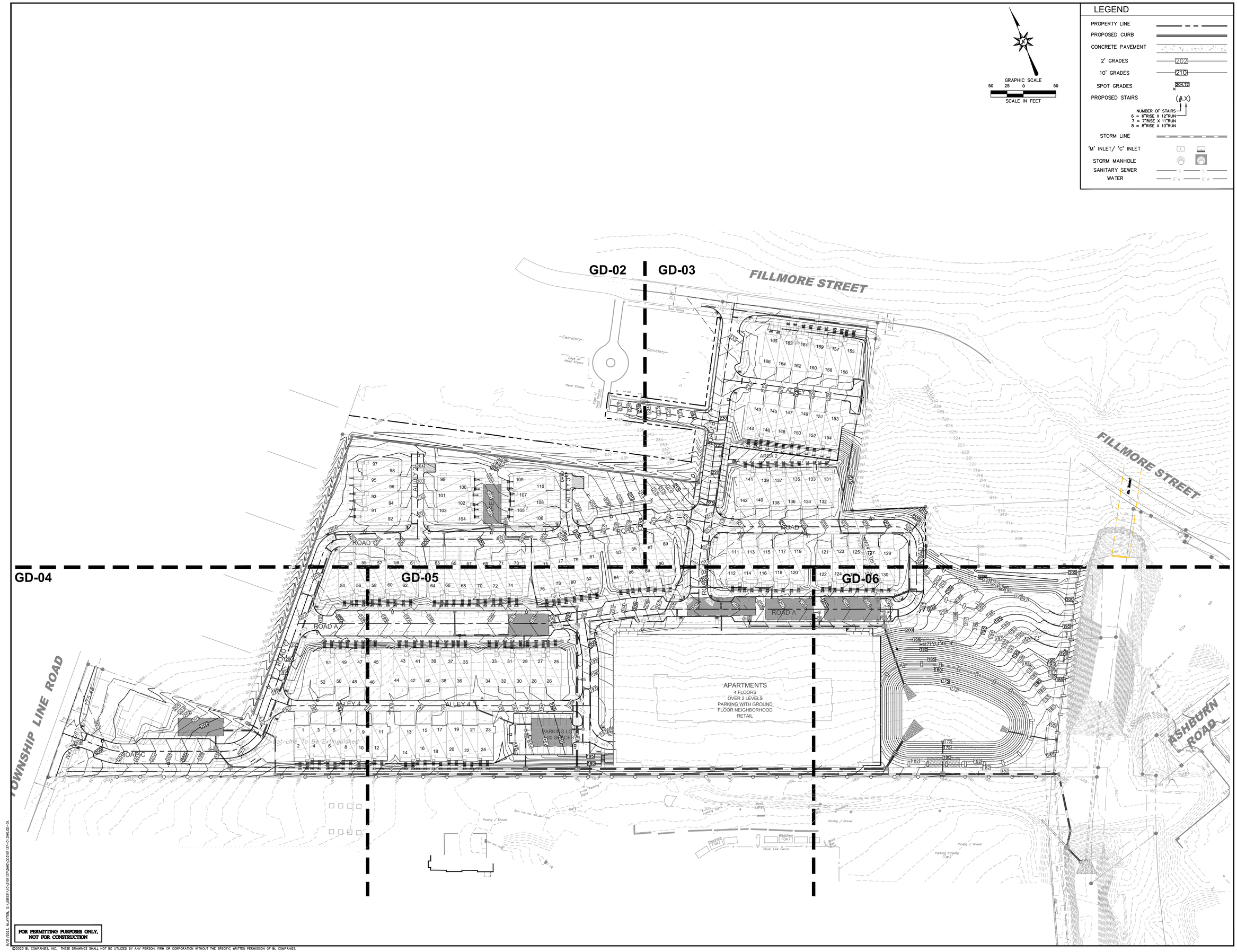
Title

SECOND FLOOR GARAGE PARKING

Sheet No.

SP-08

Xref (s): - I:\2014\2914101-0 - 9\2101137 - 2101316-ARCH-Central-rvt



GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- 2' GRADES — 202
- 10' GRADES — 210
- SPOT GRADES — 204.12
- PROPOSED STAIRS — (#.X)
  - NUMBER OF STAIRS
  - 6 = 6"RISE X 12"RUN
  - 7 = 7"RISE X 11"RUN
  - 8 = 8"RISE X 10"RUN
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY SEWER — S
- WATER — 8"W

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/12/2021	Resubmission for Borough
2	09/13/2021	Resubmission for Borough
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4	12/14/2021	Resubmission for Borough
5	04/11/2022	Resubmission for Borough
6	06/17/2022	Resubmission for Borough
7	08/12/2022	Resubmission for Borough
8	10/13/2022	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

REVISIONS

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	GD2101137-01

Title

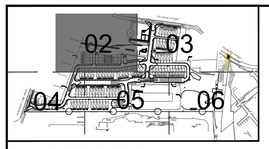
OVERALL GRADING PLAN

Sheet No.

GD-01
31 of 73

Xref (s): ; BK1404816R1-D ; BB2101137 ; dc-X01424914 ; XC21013701 ; 1810-FILLMORE-AB 19514 ; XC21013702 ; XC21013703 ; XC21013700_L00

5/31/2023, MLWITKIN, © U:\PROJ\21\00\21013700\DWG\GD2101137-01.DWG,GD-01



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

PROPERTY LINE	
PROPOSED CURB	
CONCRETE PAVEMENT	
2' GRADES	202
10' GRADES	210
SPOT GRADES	204.12
PROPOSED STAIRS	(#.X)
STORM LINE	
'M' INLET/ 'C' INLET	
STORM MANHOLE	
SANITARY SEWER	S
WATER	8"W

NUMBER OF STAIRS
6 = 6"RISE X 12"RUN
7 = 7"RISE X 11"RUN
8 = 8"RISE X 10"RUN

~Cemetery~
Edge of Head Stones
Head Stones
Edge of Head Stones
Ceme
TW ±236.0
BW ±235.5
TW ±237.7
BW ±237.
SEE SHEET GD-03
RETAINING WALL #1
PROPOSED RETAINING WALL EASEMENT (GRADING, WALL, GEOGRID AND CONSTRUCTION)
TW ±227.5
BW ±207.4
TW ±234.2
BW ±207.1
TW ±231.8
BW ±209.0
TW ±224.9
BW ±205.9
TW ±212.9
ALLEY 2
ALLEY 3
AREA 1
ROAD 'C'
#97/#98 F.F. 206.00 G.F. 205.38
#95/#96 F.F. 205.00 G.F. 204.38
#93/#94 F.F. 204.00 G.F. 203.38
#91/#92 F.F. 203.00 G.F. 202.38
#99/#100 F.F. 205.00 G.F. 204.38
#101/#102 F.F. 204.00 G.F. 203.38
#103/#104 F.F. 203.00 G.F. 202.38
#109/#110 F.F. 207.00 G.F. 206.38
#107/#108 F.F. 206.00 G.F. 205.38
#105/#106 F.F. 205.00 G.F. 204.38
#87/#88 F.F. 210.00 G.F. 209.38
#85/#86 F.F. 209.00 G.F. 208.38
#83/#84 F.F. 208.00 G.F. 207.38
#81/#82 F.F. 206.00 G.F. 205.38
#79/#80 F.F. 205.0 G.F. 204.
#77/#7 F.F. 204 G.F. 203.
#75/ F. 2 G. 2
SEE SHEET GD-04
SEE SHEET GD-05

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(610) 337-3642 Fax

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

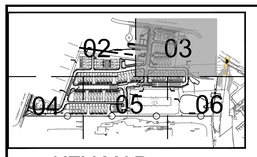
No.	Date	Desc.
1	07/02/2021	Resubmission by Borough
2	08/02/2021	Resubmission by Borough
3	09/21/2021	Resubmission by Borough
4	12/21/2021	Resubmission by Borough
5	03/21/2022	Resubmission by Borough
6	05/17/2022	Resubmission by Borough
7	07/19/2022	Resubmission by Borough
8	01/04/2023	Resubmission by Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	GD2101137-01

Title
GRADING PLAN

Sheet No.
GD-02
32 of 73

Xref Ob: ; I:\2021\01137-D - 180\Civil\GD\2101137-GD-01.DWG 5/27/2023, MLAYTON, G:\ACAD\2021\D\2101137\DWG\GD2101137-01 (PAC).GD-02



KEY MAP
SCALE: 1"=500'

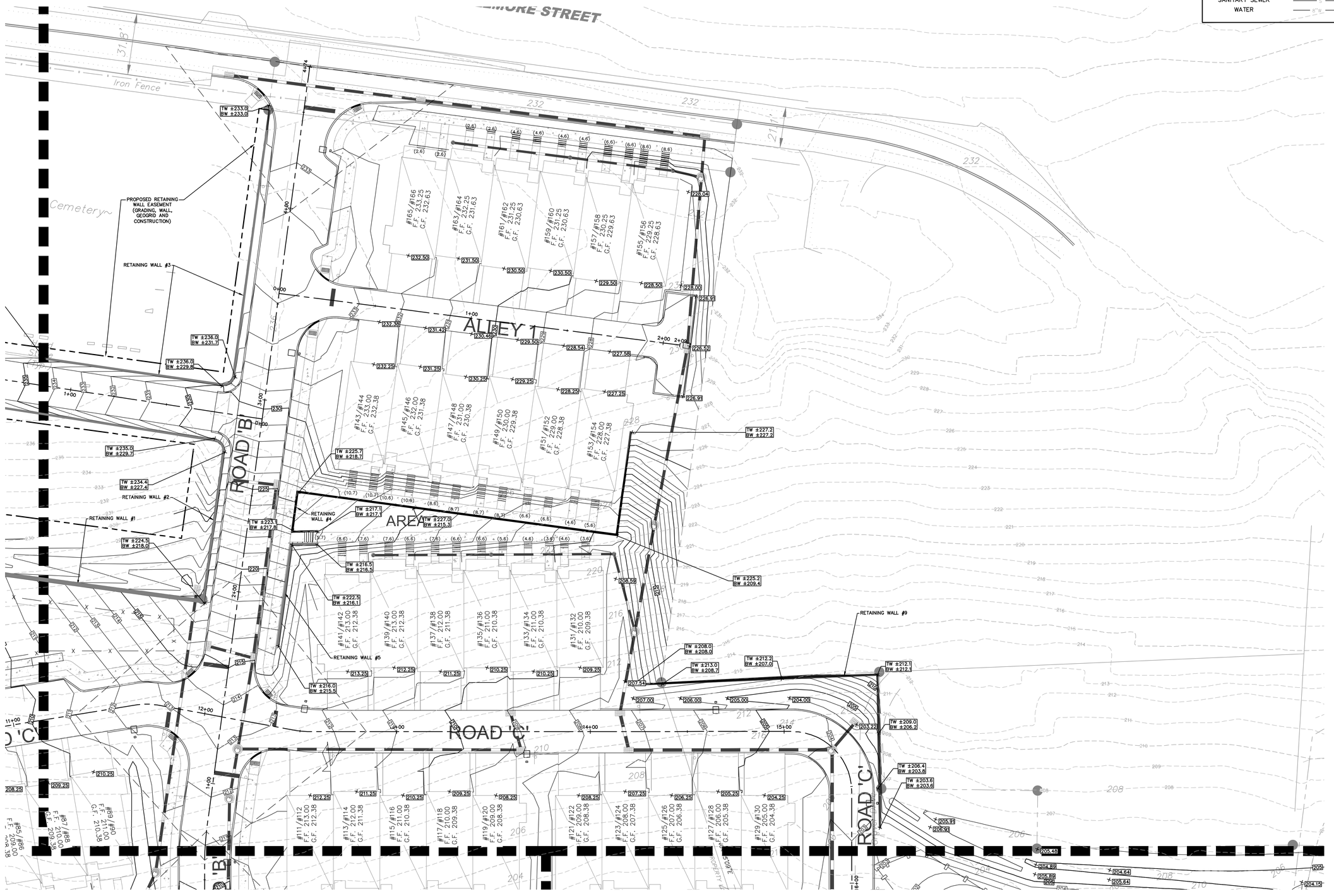
GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

PROPERTY LINE	
PROPOSED CURB	
CONCRETE PAVEMENT	
2' GRADES	202
10' GRADES	210
SPOT GRADES	204.12
PROPOSED STAIRS	(#.X)

NUMBER OF STAIRS
6 = 6"RISE X 12"RUN
7 = 7"RISE X 11"RUN
8 = 8"RISE X 10"RUN

STORM LINE	
'M' INLET/ 'C' INLET	
STORM MANHOLE	
SANITARY SEWER	S
WATER	8"W



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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	REVISIONS Date	Desc.
1	07/22/2021	Resubmission for Borough
2	09/23/2021	Resubmission for Borough
3	12/23/2021	Resubmission for Borough
4	03/17/2022	Resubmission for Borough
5	05/17/2022	Resubmission for Borough
6	10/17/2022	Resubmission for Borough
7	12/16/2022	Resubmission for Borough
8	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	GD2101137-01

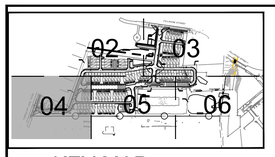
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GRADING PLAN

Sheet No.

GD-03
33 of 73

8/7/2023, MLWITTEN, G:\2021\21013701\DWG\GD2101137-01 DWG GD-03,
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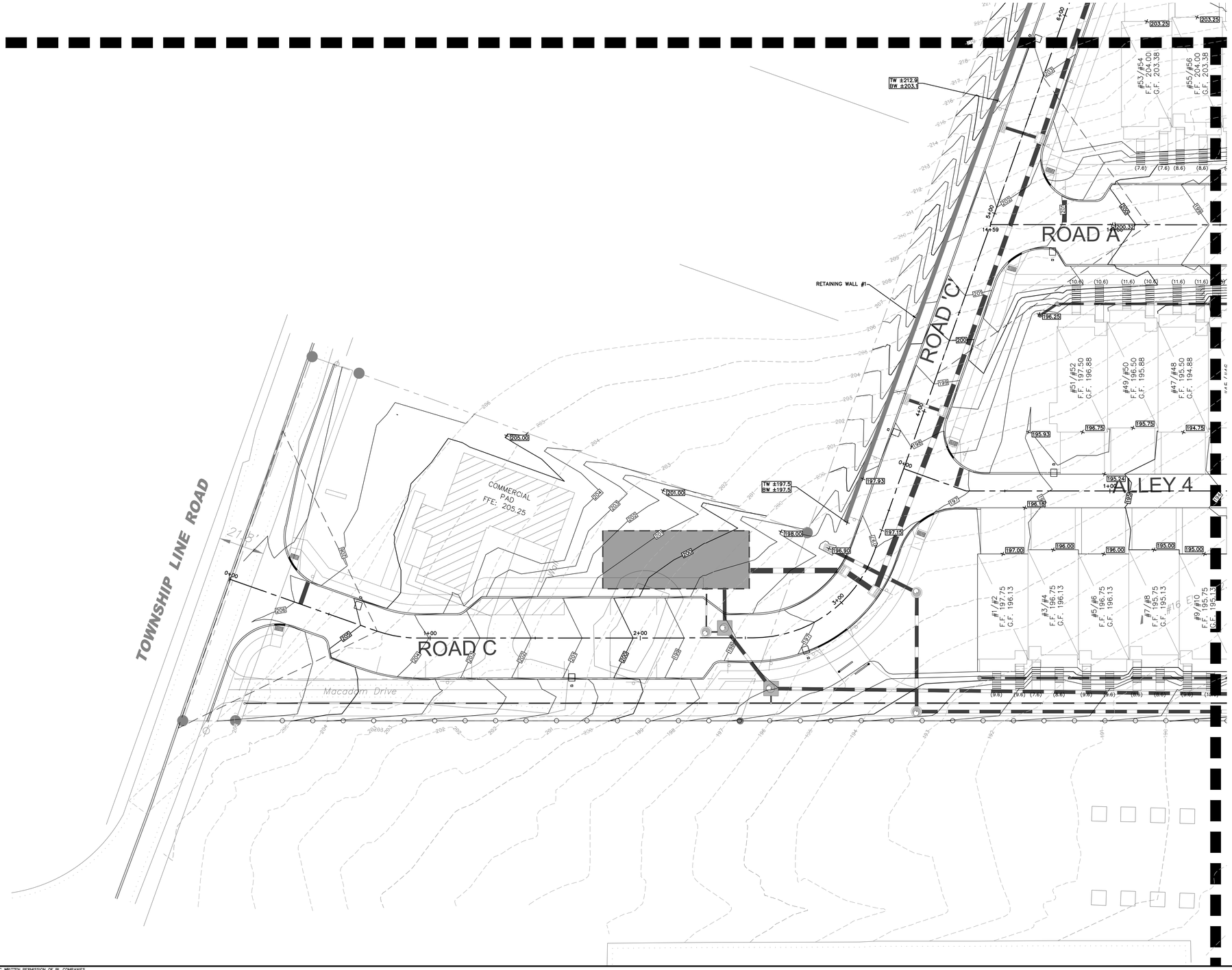
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SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- 2' GRADES 202
- 10' GRADES 210
- SPOT GRADES 204.12
- PROPOSED STAIRS (#.X)
  - NUMBER OF STAIRS
  - 6 = 6"RISE X 12"RUN
  - 7 = 7"RISE X 11"RUN
  - 8 = 8"RISE X 10"RUN
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY SEWER
- WATER

SEE SHEET GD-02



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5/27/2023, MLATTIN, G:\JOBS\21\01\2101137\DWG\GD2101137-01DWG GD-04,

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	07/21/2021	Resubmission for Borough
2	08/23/2021	Resubmission for Borough
3	09/21/2021	Resubmission for Borough
4	10/21/2021	Resubmission for Borough
5	05/17/2022	Resubmission for Borough
6	06/21/2022	Resubmission for Borough
7	07/19/2022	Resubmission for Borough
8	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	GD2101137-01

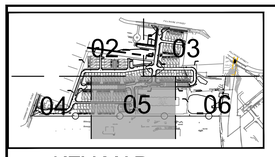
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GRADING PLAN

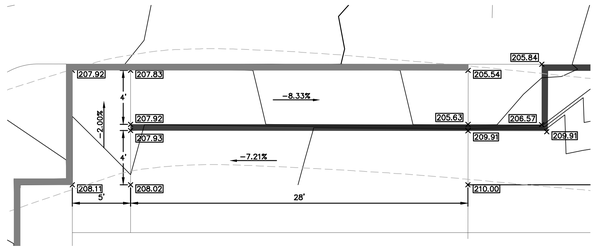
Sheet No.

GD-04
34 of 73

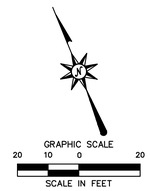
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KEY MAP
SCALE: 1"=500'



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SCALE: 1"=5'

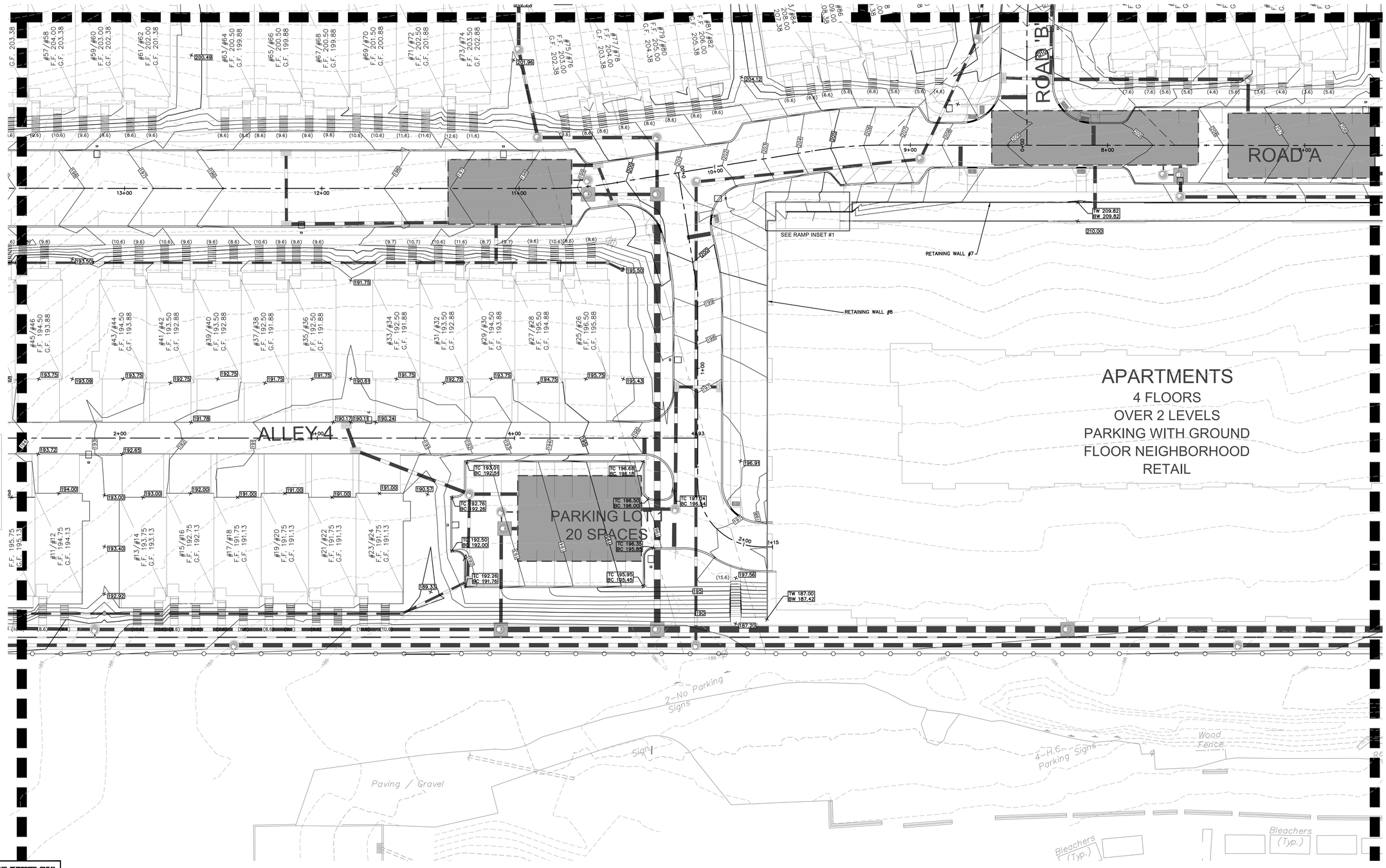


LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- 2' GRADES — 202
- 10' GRADES — 210
- SPOT GRADES — 204.12
- PROPOSED STAIRS — (#.X)
  - NUMBER OF STAIRS
  - 6 = 6"RISE X 12"RUN
  - 7 = 7"RISE X 11"RUN
  - 8 = 8"RISE X 10"RUN
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY SEWER
- WATER — 8"W

SEE SHEET GD-02

SEE SHEET GD-03



SEE SHEET GD-04

SEE SHEET GD-06

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/22/2021	Resubmission for Borough
2	09/23/2021	Resubmission for Borough
3	10/21/2021	Resubmission for Borough
4	12/16/2021	Resubmission for Borough
5	02/17/2022	Resubmission for Borough
6	04/18/2022	Resubmission for Borough
7	06/17/2022	Resubmission for Borough
8	08/19/2022	Resubmission for Borough
9	10/18/2022	Resubmission for Borough
10	07/14/2023	Resubmission for Borough

REVISIONS

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	GD2101137-01

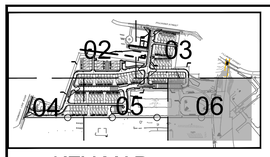
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GRADING PLAN

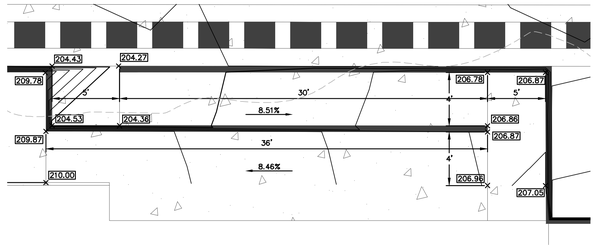
Sheet No.

GD-05
35 of 73

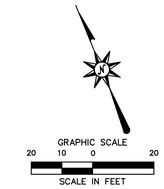
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KEY MAP
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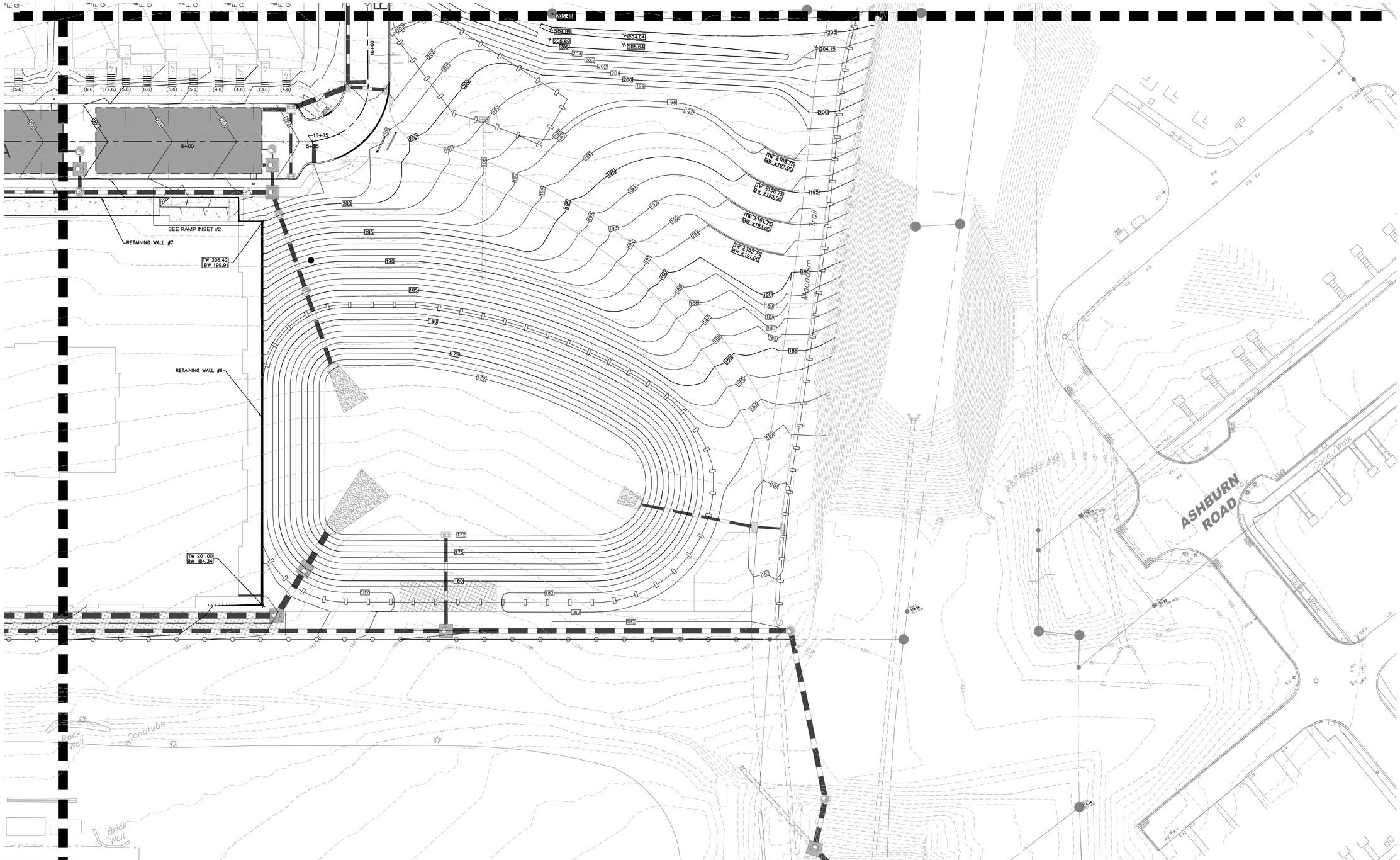
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SCALE: 1"=5'



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- 2' GRADES — 202
- 10' GRADES — 210
- SPOT GRADES — 204.12
- PROPOSED STAIRS — (#.X)
  - NUMBER OF STAIRS
  - 6 = 6"RISE X 12"RUN
  - 7 = 7"RISE X 11"RUN
  - 8 = 8"RISE X 10"RUN
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY SEWER — S — S
- WATER — 8"W — 8"W

SEE SHEET GD-03



SEE SHEET GD-05

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8/31/2023, MLAYTON, G:\JOBS\21\01\21013701\DWG\GD21013701-01.DWG,GD-06,

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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	REVISIONS Date	Desc.
1	07/28/2021	Resubmission for Borough
2	09/14/2021	Resubmission for Borough
3	10/25/2021	Resubmission for Borough
4	12/17/2021	Resubmission for Borough
5	06/17/2022	Resubmission for Borough
6	08/12/2022	Resubmission for Borough
7	10/17/2022	Resubmission for Borough
8	12/16/2022	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	21011.37
Date	5/27/2020
CAD File:	GD21011.37-01

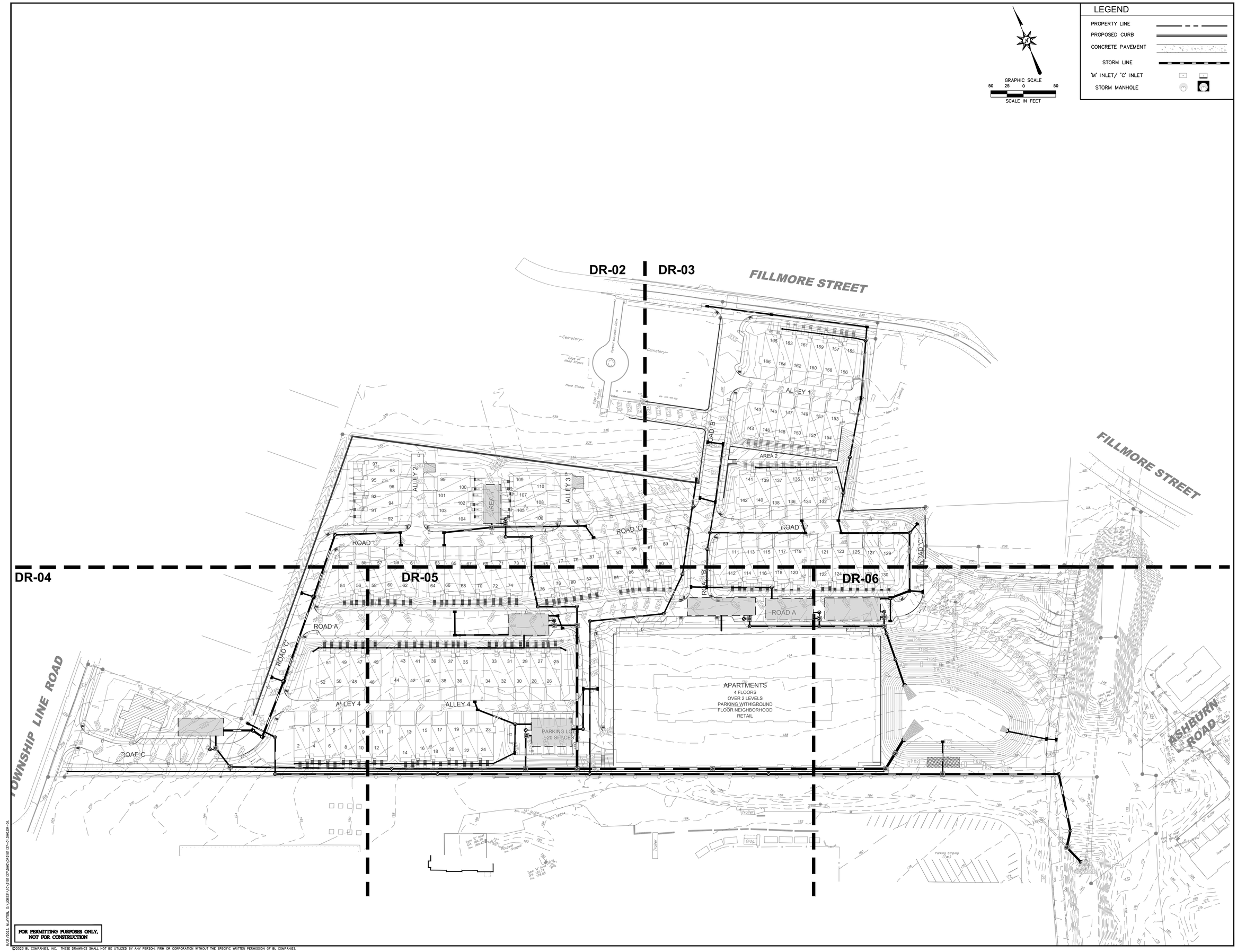
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GRADING PLAN

Sheet No.

GD-06
36 of 73

Xref (s): - I80142491401-D ; I80201013T ; b-30142491 ; XZ21011701 ; I8150-FILLMORE-AB 191014 ; XC21011701 ; XZ21011703 ; XZ21011703 ; xC21011701_L00



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8/17/2023, MLWITTEN, G:\2021\21013701\DWG\BD\21013701-01 DWG, DR-01

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ODESSA DEVELOPMENT

BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/22/2021	Resubmission for Borough
2	09/23/2021	Resubmission for Borough
3	12/23/2021	Resubmission for Borough
4	03/24/2022	Resubmission for Borough
5	07/11/2022	Resubmission for Borough
6	10/17/2022	Resubmission for Borough
7	03/17/2023	Resubmission for Borough
8	07/14/2023	Resubmission for Borough

REVISIONS

Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	DR2101137-01

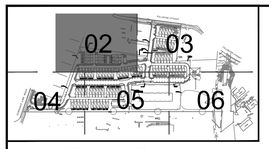
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OVERALL
DRAINAGE PLAN

Sheet No.

DR-01
37 of 73

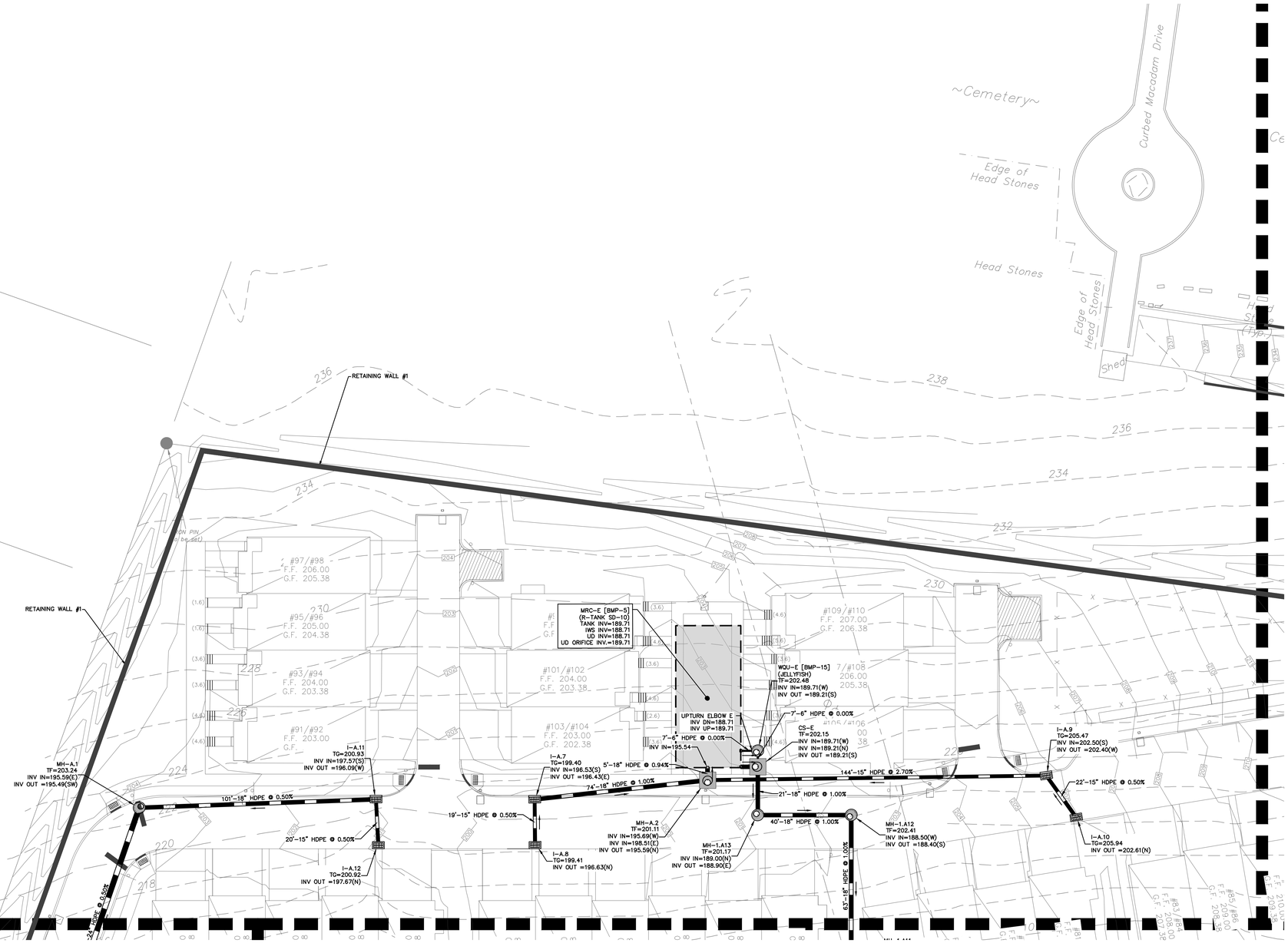
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KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND
- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE



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ODESSA DEVELOPMENT
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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/22/2021	Resubmission for Borough
2	09/21/2021	Resubmission for Borough
3	11/22/2021	Resubmission for Borough
4	01/21/2022	Resubmission for Borough
5	03/17/2022	Resubmission for Borough
6	05/16/2022	Resubmission for Borough
7	07/18/2022	Resubmission for Borough
8	09/19/2022	Resubmission for Borough
9	11/21/2022	Resubmission for Borough
10	01/16/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	DR2101137-01

Title

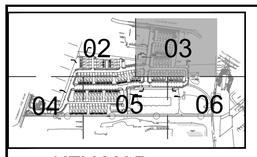
DRAINAGE PLAN

Sheet No.

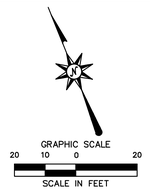
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38 of 73

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5/27/2020, MAATTEN, (S: \JOBS\2021\01\2101137\DWG\MP\2101137-01.DWG,DR-02)



KEY MAP
SCALE: 1"=500'



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE

FILLMORE STREET

I–C.17
TG=233.00
INV OUT =229.81(SE)

100'–15" HDPE @ 1.49%

I–C.16
TG=232.00
INV IN=228.32(NW)
INV OUT =228.22(SE)

148'–15" HDPE @ 1.50%

YD–C.6
(24" NDS W/
PLASTIC GRATE)
TG=231.54
INV OUT =229.00(SE)

61'–12" HDPE @ 0.50%

YD–C.5
(24" NDS W/
PLASTIC GRATE)
TG=230.43
INV IN=228.69(NW)
INV OUT =228.59(SE)

54'–12" HDPE @ 0.50%

YD–C.4
(24" NDS W/
PLASTIC GRATE)
TG=229.77
INV IN=228.32(NW)
INV OUT =228.22(SE)

21'–15" HDPE @ 1.50%

15'–12" HDPE @ 8.09%

I–C.15
TG=232.00
INV IN=226.00(NW)
INV OUT =225.90(SW)

MH–C.15
TF=229.63
INV IN=225.58(NE)
INV IN=227.00(NW)
INV OUT =225.48(SW)

89'–15" HDPE @ 1.78%

I–C.14
TG=226.56
INV IN=223.90(NE)
INV OUT =223.80(SW)

Cemetery

RETAINING WALL #3

RETAINING WALL #2

RETAINING WALL #1

RETAINING WALL #4

RETAINING WALL #5

RETAINING WALL #9

I–C.6
TG=225.17
INV OUT =219.34(SE)

24'–15" HDPE @ 0.50%

I–C.5
TG=225.23
INV IN=219.22(NW)
INV OUT =219.12(SW)

YD–C.3
(24" NDS W/
PLASTIC GRATE)
TG=212.58
INV OUT =210.20(E)

YD–C.2
(24" NDS W/
PLASTIC GRATE)
TG=211.35
INV IN=209.90(W)
INV OUT =209.80(E)

61'–12" HDPE @ 0.50%

YD–C.1
(24" NDS W/
PLASTIC GRATE)
TG=210.93
INV IN=209.48(W)
INV OUT =209.38(S)

63'–12" HDPE @ 0.50%

I–OS.2
TG=225.57
INV OUT =212.87(SW)

90'–15" HDPE @ 2.00%

I–C.3
TG=215.10
INV IN=211.90(NW)
INV IN=211.90(NE)
INV OUT =211.80(SW)

I–C.4
TG=215.34
INV OUT =212.02(SE)

24'–15" HDPE @ 0.50%

147'–15" HDPE @ 2.00%

48'–15" HDPE @ 1.00%

MH–C.5A
TF=212.72
INV IN=209.87(NE)
INV IN=205.24(E)
INV OUT =205.14(SW)

26'–15" HDPE @ 2.09%

MH–C.5
TF=211.84
INV IN=204.60(NE)
INV OUT =204.50(SW)

146'–15" HDPE @ 0.50%

I–C.5C
TG=208.97
INV OUT =206.17(S)

20'–15" HDPE @ 1.50%

I–C.5B
TF=209.08
INV IN=206.07(N)
INV OUT =205.97(W)

20'–18" HDPE @ 0.75%

I–C.12
TG=207.07
INV IN=203.53(N)
INV OUT =203.43(E)

MH–C.8
TF=215.57
INV IN=213.22(NE)
INV OUT =213.12(SW)

53'–15" HDPE @ 11.40%

58'–15" HDPE @ 15.00%

41'–15" HDPE @ 1.64%

MH–C.7
TF=209.75
INV IN=204.74(NE)
INV IN=207.46(N)
INV OUT =204.64(SW)

43'–15" HDPE @ 2.00%

I–C.13
TG=207.21
INV IN=203.78(NE)
INV OUT =203.68(S)

I–C.11
TG=203.50
INV OUT =201.10(SW)

18'–15" HDPE @ 0.50%

MH–C.6
TF=203.96
INV IN=200.64(W)
INV IN=201.01(NE)
INV OUT =200.54(S)

105'–18" HDPE @ 2.66%

89'–18" HDPE @ 1.50%

Gravel Drive

Dwelling

Shed C.O.

#165/#166 F.F. 233.25 G.F. 232.63
#163/#164 F.F. 232.25 G.F. 231.63
#161/#162 F.F. 231.25 G.F. 230.63
#159/#160 F.F. 231.25 G.F. 230.63
#157/#158 F.F. 230.25 G.F. 229.63
#155/#156 F.F. 229.25 G.F. 228.63
#143/#144 F.F. 233.00 G.F. 232.38
#145/#146 F.F. 232.00 G.F. 231.38
#147/#148 F.F. 231.00 G.F. 230.38
#149/#150 F.F. 230.00 G.F. 229.38
#151/#152 F.F. 229.00 G.F. 228.38
#153/#154 F.F. 228.00 G.F. 227.38
#111/#112 F.F. 213.00 G.F. 212.38
#113/#114 F.F. 212.00 G.F. 211.38
#115/#116 F.F. 211.00 G.F. 210.38
#117/#118 F.F. 210.00 G.F. 209.38
#119/#120 F.F. 209.00 G.F. 208.38
#121/#122 F.F. 209.00 G.F. 208.38
#123/#124 F.F. 208.00 G.F. 207.38
#125/#126 F.F. 207.00 G.F. 206.38
#127/#128 F.F. 206.00 G.F. 205.38
#129/#130 F.F. 205.00 G.F. 204.38
#141/#142 F.F. 214.00 G.F. 213.38
#139/#140 F.F. 213.00 G.F. 212.38
#137/#138 F.F. 212.00 G.F. 211.38
#135/#136 F.F. 211.00 G.F. 210.38
#133/#134 F.F. 210.00 G.F. 209.38
#131/#132 F.F. 210.00 G.F. 209.38

SEE SHEET DR-02
SEE SHEET DR-05
SEE SHEET DR-06

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8/17/2023, MLWATTON, G:\JOBS\21\101\37\DWG\DR\DR0137-01 DWG,DR-03,

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King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	07/22/2021	Resubmission for Borough
2	09/27/2021	Resubmission for Borough
3	01/21/2022	Resubmission for Borough
4	03/17/2022	Resubmission for Borough
5	05/17/2022	Resubmission for Borough
6	07/18/2022	Resubmission for Borough
7	10/17/2022	Resubmission for Borough
8	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	DR2101137-01

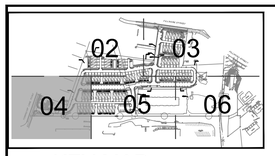
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DRAINAGE PLAN

Sheet No.

DR-03
39 of 73

Xref (s): ; B21013701 ; X21013703 ; X21013701 ; X21013710 ; X21013702



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND
- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE

SEE SHEET DR-02

SEE SHEET DR-05

TOWNSHIP LINE ROAD

COMMERCIAL PAD
FFE 205.25

I-A.5
TG=202.39
INV IN=194.99(NE)
INV IN=198.31(HW)
INV OUT =194.89(SW)

I-A.6
TG=202.36
INV OUT =198.41(SE)

19'-15" HDPE @ 0.53%

105'-24" HDPE @ 0.50%

CONNECT ROOF DRAINS TO LEADER.
6" HDPE @ 0.5% MIN (TYP.)

RETAINING WALL #1

105'-12" HDPE @ 0.50%

YD-F.6
TF=198.27
INV IN=191.48(W)
INV OUT =191.38(E)

10'-12" HDPE @ 0.50%

YD-F.7
TG=196.28
INV OUT =191.53(E)

I-A.4
TF=198.37
INV OUT =195.20(SE)

I-A.3
TG=198.41
INV IN=195.10(NW)
INV IN=194.20(NE)
INV OUT =194.10(SW)

19'-15" HDPE @ 0.50%

47'-18" HDPE @ 1.50%

I-OS.1
TG=196.90
INV OUT =190.98(SE)

MRC-A (BMP-1)
(R-TANK SD-10)
TANK INV=189.71
IWS INV=188.71
UD INV=188.71
UD ORIFICE INV.=189.71

97'-24" RCP @ 0.50%

I-A.1
TG=196.67
INV IN=193.46(SE)
INV OUT =193.36(W)

I-A.2
TG=196.67
INV IN=193.64(NE)
INV OUT =193.55(NW)

INV IN=193.14

45'-24" RCP @ 0.50%

18'-24" RCP @ 0.50%

MH-10
TF=197.40
INV IN=190.28(NW)
INV OUT =185.35(S)

YD-B.3
(24" NDS W/ SOLID CVR)
TF=195.66
INV OUT =188.07(E)

CONNECT ROOF DRAINS TO LEADER.
6" HDPE @ 0.5% MIN (TYP.)

19'-18" HDPE @ 0.00%

21'-6" HDPE @ 0.00%

UPTURN ELBOW A
INV DN=188.71
INV UP=189.71

WQU-A (BMP-11)
(JELLYFISH)
TF=198.51
INV IN=189.71(N)
INV OUT =189.21(E)

9'-6" HDPE @ 0.00%

CS-A
TF=198.11
INV IN=189.71(N)
INV IN=189.21(W)
INV OUT =189.21(S)

46'-6" HDPE @ 2.22%

MH-1.A.7
TF=198.07
INV IN=188.77(N)
INV IN=184.85(S)
INV OUT =188.67(SE)

57'-18" HDPE @ 1.50%

249'-18" HDPE @ 1.74%

154'-12" HDPE @ 0.50%

250'-18" HDPE @ 1.50%

PPMH-7
(12" NYLOPLAST W/ SOLID COVER)
TF=206.21
INV OUT =204.79(E)

250'-6" PERF. HDPE POROUS PVT DRAIN @ 3.91%

7'-6" HDPE @ 2.14%

CONNECT POROUS PAVEMENT DRAIN LINE TO MAIN STORM LINE AT EACH MANHOLE TO FACILITATE DEWATERING
(TYP. OF 5 CONNECTIONS)

PPMH-6
(12" NYLOPLAST W/ SOLID COVER)
TF=198.14
INV IN=195.00(W)
INV OUT =195.00(E)
INV OUT =195.00(N)

MH-9
TF=194.36
INV IN=184.50(N)
INV OUT =184.40(E)

249'-6" PERF. HDPE POROUS PVT DRAIN @ 3.44%

#53/#54 F.F. 204.00 G.F. 203.38

#55/#56 F.F. 204.00 G.F. 203.38

#51/#52 F.F. 197.63 G.F. 196.63

#49/#50 F.F. 196.50 G.F. 195.88

#47/#48 F.F. 195.50 G.F. 194.88

#45/#46

#3/#4 F.F. 196.75 G.F. 196.13

#5/#6 F.F. 196.75 G.F. 196.13

#7/#8 F.F. 195.75 G.F. 195.13

#9/#10 F.F. 195.75 G.F. 195.13

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No.	Date	Desc.
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Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	DR2101137-01

Title

DRAINAGE PLAN

Sheet No.

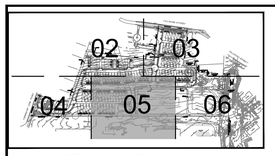
DR-04
40 of 73

Xref Ob: ; IB2101137 ; XC2101137101 ; XC2101137103 ; XZ2101137101 ; XC2101137102

8/21/2023, M.ANTON, G:\JOBS\2101\01\2101137\DWG\DR\2101137-01DWGDR-04

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KEY MAP

SCALE: 1"=500'

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE

SEE SHEET DR-02

SEE SHEET DR-03

SEE SHEET DR-04

SEE SHEET DR-06

MH-1.A11
TF=202.08
INV IN=187.77(N)
INV OUT =187.67(S)

MRC-F [BMP-6]
(R-TANK SD-10)
TANK INV=185.21
IWS INV=184.21
UD INV=184.21
UD ORIFICE INV.=185.21

MH-1.A10
TF=198.62
INV IN=187.22(W)
INV OUT =187.12(E)

I-B.7
TC=199.27
INV IN=191.59(S)
INV OUT =191.49(W)

MH-1.A9
TF=201.19
INV IN=186.52(W)
INV OUT =186.42(S)

I-B.9
TC=195.11
INV OUT =191.00(S)

I-B.8
TC=195.11
INV IN=190.82(N)
INV OUT =190.72(E)

CONNECT ROOF DRAINS TO LEADER.
6" HDPE @ 0.5% MIN (TYP.)

WQU-F [BMP-16]
(JELLYFISH)
TF=199.17
INV IN=185.21(W)
INV OUT =184.71(S)

I-B.6
TC=199.47
INV OUT =192.00(N)

MH-11
TF=201.28
INV IN=196.23(E)
INV OUT =196.13(S)

MH-12
TF=207.41
INV IN=202.04(NE)
INV OUT =201.94(W)

MH-13
TF=210.36
INV IN=205.50(NE)
INV OUT =205.40(SW)

I-C.2
TF=209.41
INV OUT =206.54(SE)

I-C.1
TF=209.38
INV IN=203.20(NE)
INV IN=206.42(NW)
INV OUT =203.10(E)

MH-C.3
TF=209.84
INV IN=201.10(W)
INV OUT =201.00(S)

CS-H
TF=208.35
INV IN=193.71(W)
INV IN=194.21(N)
INV OUT =193.71(S)

WQU-H [BMP-18]
(JELLYFISH)
TF=208.57
INV IN=194.21(N)
INV OUT =193.71(E)

MRC-H [BMP-8]
(R-TANK SD-10)
TANK INV=194.21
IWS INV=193.21
UD INV=193.21
UD ORIFICE INV.=194.21

MH-3.5
TF=208.88
INV IN=193.65(N)
INV OUT =193.55(E)

MRC-G [BMP-7]
(R-TANK SD-10)
TANK INV=194.21
IWS INV=193.21
UD INV=193.21
UD ORIFICE INV.=194.21

CS-G
TF=205.15
INV IN=194.21(W)
INV IN=193.71(NE)
INV OUT =193.71(S)

MH-1.A8
TF=200.40
INV IN=183.86(W)
INV IN=180.13(N)
INV OUT =181.64(S)

CS-F
TF=199.12
INV IN=185.21(W)
INV IN=184.71(N)
INV OUT =184.21(E)

YD-F.5
TG=193.58
INV IN=190.85(W)
INV OUT =190.75(E)

YD-F.4
TG=193.85
INV IN=190.06(W)
INV OUT =189.96(E)

YD-F.1
TF=193.69
INV IN=189.60(W)
INV IN=190.96(E)
INV OUT =189.50(N)

YD-F.2
TF=195.59
INV IN=191.34(SE)
INV OUT =191.24(W)

YD-F.3
TG=195.52
INV OUT =191.38(NW)

RETAINING WALL #8

I-B.4
TC=196.88
INV IN=192.56(E)
INV OUT =189.10(S)

I-B.5
TC=196.88
INV OUT =193.00(W)

I-B.3
TC=190.14
INV OUT =186.63(S)

I-B.2
TC=190.15
INV IN=186.56(N)
INV OUT =186.46(SE)

WQU-B [BMP-12]
(JELLYFISH)
TF=192.96
INV IN=184.21(E)
INV OUT =183.71(S)

MH-B.2
TF=192.42
INV IN=185.84(NW)
INV IN=185.84(SW)
INV OUT =185.74(E)

MH-B.4
TF=196.38
INV IN=187.86(N)
INV OUT =187.76(W)

CS-B
TF=192.92
INV IN=184.21(E)
INV IN=183.71(N)
INV OUT =183.55(S)

MRC-B [BMP-2]
(R-TANK SD-10)
TANK INV=184.21
IWS INV=183.21
UD INV=183.21
UD ORIFICE INV.=184.21

MH-1.A5
TF=186.48
INV IN=181.96(W)
INV IN=181.96(N)
INV IN=184.80(S)
INV OUT =181.46(E)

I-B.1
TC=191.83
INV IN=186.16(W)
INV OUT =186.06(NE)

YD-B.1
(24" NDS W/ SOLID CVR)
TF=189.49
INV IN=186.45(W)
INV OUT =186.35(E)

YD-B.2
(24" NDS W/ SOLID CVR)
TF=190.68
INV IN=187.30(W)
INV OUT =187.20(E)

MH-1.A6
TF=189.82
INV IN=184.34(NW)
INV IN=186.28(S)
INV OUT =184.24(E)

PPMH-5
(12" NYLOPLAST W/ SOLID COVER)
TF=189.38
INV IN=186.46(W)
INV OUT =186.46(E)
INV OUT =186.36(N)

MH-8
TF=187.78
INV IN=180.65(W)
INV OUT =180.45(E)

PPMH-4
(12" NYLOPLAST W/ SOLID COVER)
TF=187.08
INV IN=185.66(W)
INV OUT =185.66(E)

PPMH-3
(12" NYLOPLAST W/ SOLID COVER)
TF=186.40
INV IN=184.98(W)
INV OUT =184.98(E)
INV OUT =184.88(N)

MH-1.A4
TF=186.89
INV IN=180.54(W)
INV IN=180.54(N)
INV OUT =180.44(E)

MH-7
TF=185.83
INV IN=179.28(W)
INV IN=177.00(N)
INV OUT =176.90(E)

PPMH-2
(12" NYLOPLAST W/ SOLID COVER)
TF=187.00
INV IN=183.50(W)
INV OUT =183.50(E)
INV OUT =183.40(N)

MH-1.A3
TF=187.08
INV IN=178.14(W)
INV IN=183.32(S)
INV OUT =178.04(E)

MH-6
TF=186.43
INV IN=175.53(W)
INV OUT =175.43(E)

POROUS PAVEMENT [BMP-10] W/ UNDERDRAIN. REFER TO PLAN FOR UNDERDRAIN INFORMATION AND DETAILS FOR PAVEMENT SECTION INFORMATION

N67°51'52"W 1347.75'

15" SLCPP
Inv. 182.64

Type 'C' Inlet
Grt. 184.70
Inv. 180.42

15" SLCPP
Endwall
Inv. Clogged

Trailer

Bldg.

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8/21/2023, MLANTOS, Q:\2020\21\01\2101137\DWG\DR\2101137-01.DWG,DR-05,

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BOROUGH OF PHOENIXVILLE

PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
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2	08/25/2021	Resubmission to Borough
3	09/23/2021	Resubmission to Borough
4	11/19/2021	Resubmission to Borough
5	05/17/2022	Resubmission to Borough
6	06/21/2022	Resubmission to Borough
7	07/14/2023	Resubmission to Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	DR2101137-01

Title

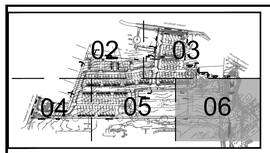
DRAINAGE PLAN

Sheet No.

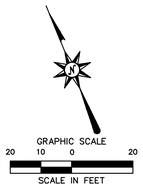
DR-05

41 of 73

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KEY MAP
SCALE: 1"=500'



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE

SEE SHEET DR-03

SEE SHEET DR-05

MRC-C [BMP-3]
(R-TANK SD-10)
TANK INV=193.21
IWS INV=192.21
UD INV=192.21
UD ORIFICE INV.=193.21

WQU-G [BMP-17]
(JELLYFISH)
TF=205.33
INV IN=194.21(W)
INV OUT =193.71(SW)

WQU-C [BMP-13]
(JELLYFISH)
TF=202.36
INV IN=193.21(W)
INV OUT =192.71(S)

UPTURN ELBOW G
INV DN=193.21
INV UP=194.21

UPTURN ELBOW C
INV DN=192.21
INV UP=193.21

I-C.9
TG=201.98
INV IN=199.20(N)
INV IN=199.20(SE)
INV OUT =199.10(W)

I-C.10
TG=201.97
INV OUT =199.30(NW)

I-C.7
TG=201.81
INV IN=198.94(E)
INV IN=198.94(S)
INV OUT =198.84(W)

I-C.8
TG=201.79
INV OUT =199.12(N)

MH-3.4
TF=205.69
INV IN=193.59(N)
INV IN=193.01(W)
INV OUT =192.51(E)

CS-C
TF=202.20
INV IN=192.71(N)
INV IN=193.21(W)
INV OUT =192.71(S)

MH-3.3
TF=202.54
INV IN=191.26(W)
INV IN=192.43(N)
INV OUT =191.16(S)

MH-3.2
TF=200.18
INV IN=190.21(N)
INV OUT =186.43(S)

MH-3.1
TF=186.17
INV IN=180.11(N)
INV OUT =178.01(S)

RETAINING WALL #7
RETAINING WALL #6

PROVIDE RIPRAP APRON (TYP.)

PROVIDE 6" PERF. PVC UNDERDRAIN 25' O.C. @ 0.0% WITH MIN 6" COVER INV.= ±170.90 (TYP.)

PROVIDE CLEANOUT AT EACH END OF SOLID PIPE WITH WATERTIGHT CAP EXTENDING 6" ABOVE BASIN BOTTOM

EW-1.B
INV OUT=172.00

EW-1.A
INV OUT=172.00

EW-1.C
INV OUT=172.00

CS-SWM1
TF=175.00
UD INV IN =170.90
INV OUT =169.50(S)

MH-1.A2
TF=183.99
INV IN=174.71(W)
INV IN=182.09(SW)
INV OUT =174.61(NE)

MH-1.A1
TF=180.24
INV IN=173.21(SW)
INV OUT =173.11(NE)

I-1.C1
TF=180.75
INV IN=177.65(SE)
INV OUT =174.39(NW)

I-1.C2
TF=180.75
INV OUT =178.00(NW)

PPMH-1
(12" NYLOPLAST W/ SOLID COVER)
TF=184.00
INV IN=182.18(W)
INV OUT =182.18(NE)

SWM-1 [BMP-9]
(EXTENDED DETENTION BASIN)
BOT ELEV.=172.00
BERM ELEV.=182.00

MH-5
TF=181.12
INV IN=174.09(W)
INV IN=168.50(N)
INV OUT =162.79(E)

PROVIDE 50' WIDE TRM LINED EMERGENCY SPILLWAY ELEV.=181.00

MH-3
TF=180.83
INV IN=161.90(W)
INV OUT =161.80(S)

MH-2
TF=177.00
INV IN=161.36(N)
INV OUT =161.26(SW)

TIE EXISTING 24" PIPE INTO MH-1. APPROX. INV = 155.05.

CONTRACTOR TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION. ADDITIONAL MANHOLES AND PIPING MAY BE REQUIRED TO FACILITATE CONNECTION TO NEW MANHOLE.

MH-1
TF=168.66
INV IN=161.00(NE)
APPR INV IN=155.05(N)
INV OUT =145.49(S)

EXISTING RIPRAP APRON

EW-1
INV OUT=145.20

Dwelling
Rip Rap
Macadam
Trail
Head Wall Inv. 146.14
Town Houses
Conc. Curb
Type 'C' Inlet Grt. 187.30
Type 'C' Inlet Grt. 188.10
Conc. Walk
Hydrant
ASHBURN ROAD
Type 'C' Inlet Grt. 183.55
Type 'C' Inlet Grt. 183.58
Type 'C' Inlet Grt. 185.50
Type 'C' Inlet Grt. 185.51
2.4' X 3.6' Arched RC2
Inv. 176.99
Stm. Manhole
San. Manhole
Type 'C' Inlet Grt. 184.40
Parking Striping (Typ.)

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	07/21/2021	Resubmission for Borough
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6	05/17/2022	Resubmission for Borough
7	07/19/2022	Resubmission for Borough
8	07/17/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	DR2101137-01

Title

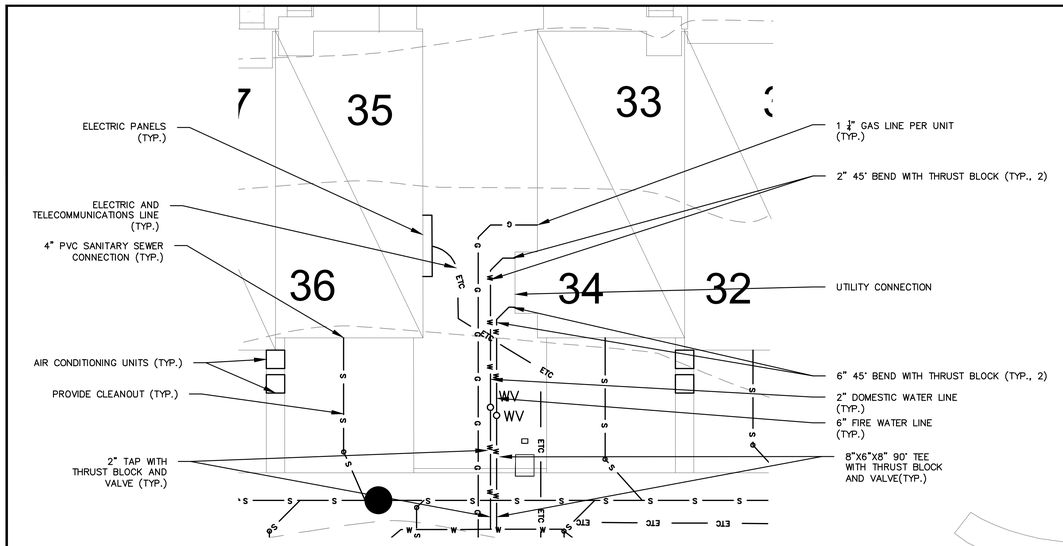
DRAINAGE PLAN

Sheet No.

DR-06
42 of 73

Xref (s) : B02101137 ; X21013701 ; X21013702 ; X21013703 ; X21013705 ; X21013710 ; X21013702

5/27/2020, MLARTIN, G:\JOBS\21\01\2101137\DWG\B02101137-01DWG\DR-06



NOTE:
1. PLAN VIEW REPRESENTS TYPICAL UTILITY CONNECTIONS FOR TOWNHOUSE UNITS AND UNIT BLOCKS.
2. COORDINATE WITH MEP PLANS AND UTILITY COMPANIES FOR ALL UTILITY SERVICES.
3. WATER UTILITY PROVIDER TO BE BOROUGH OF PHOENIXVILLE.
4. SANITARY SEWER UTILITY PROVIDER TO BE BOROUGH OF PHOENIXVILLE.
5. GAS UTILITY PROVIDER TO BE BUCKEYE PARTNERS.
6. ELECTRIC UTILITY PROVIDER TO BE PECO.
7. TELECOMMUNICATIONS UTILITY PROVIDER TO BE VERIZON PENNSYLVANIA, LLC.

TYPICAL TOWNHOUSE UTILITY CONNECTIONS

1"=10'

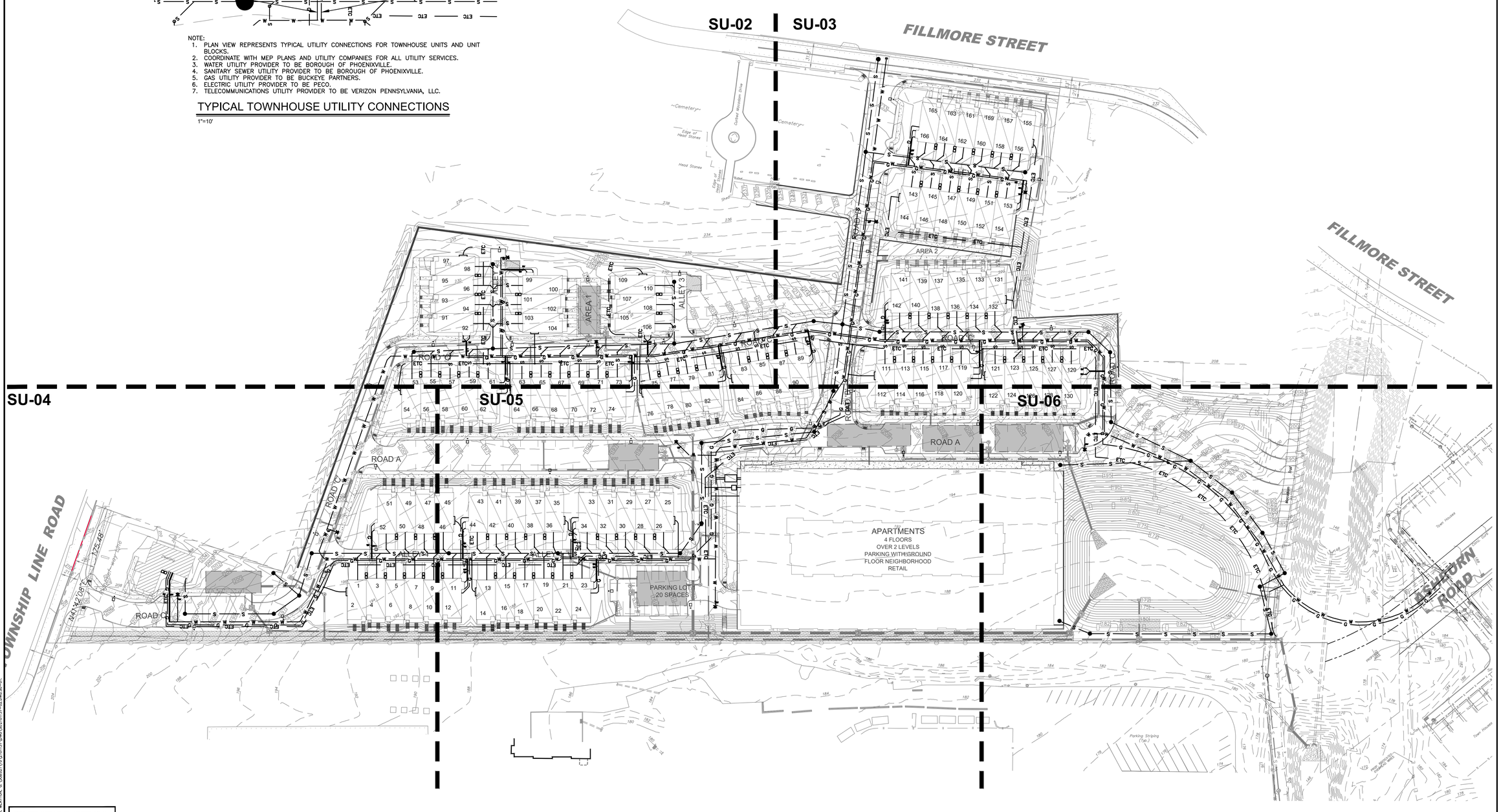
GENERAL NOTES

1. GAS, ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES ARE SHOWN SCHEMATICALLY ONLY AND ARE SUBJECT TO CHANGE BASED ON UTILITY PROVIDER DESIGN.
2. SANITARY SEWER LATERAL CONNECTIONS TO BUILDINGS ARE SUBJECT TO CHANGE.
3. CONSTRUCTION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE CURRENT BOROUGH STANDARDS AND ORDINANCES, OR AS APPROVED BY THE BOROUGH ENGINEER.
4. EX. PECO LINES AND POLES WILL BE RELOCATED
5. SEWER AND WATER UTILITIES WILL BE DEDICATED TO THE BOROUGH OF PHOENIXVILLE FOR OWNERSHIP AND MAINTENANCE.
6. STREETS, STORMWATER MANAGEMENT AND STORM DRAIN SYSTEM WILL BE MAINTAINED BY PROPERTY OWNER.
7. ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.
8. SPRINKLER ROOMS WILL BE ACCESSIBLE TO BOROUGH STAFF FROM THE EXTERIOR OF THE BUILDING. SPRINKLER ROOMS WILL BE SOLELY UTILIZED FOR THE PURPOSE OF HOUSING METERS. STORAGE AND OTHER PURPOSES SHALL BE PROHIBITED WITHIN THE SPRINKLER ROOMS.
9. FIRE HYDRANT LOCATION AND SPACING TO BE CONFIRMED BY BOROUGH'S FIRE MARSHAL PRIOR TO CONSTRUCTION.
10. PROVIDE GATE VALVES ON EACH BRANCH OF ALL WATER MAIN NODES AND ON ALL FIRE HYDRANT LEADS.

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

LEGEND

- GAS LINE — G — G
- WATER LINE WITH VALVE — W — W
- SANITARY SEWER LINE WITH CLEANOUT — S — S
- ELECTRIC LINES — E — E
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- JUNCTION BOX
- ELECTRIC METER CENTER



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5/27/2020, M.KITTEL, Q:\JOBS\2101\01\2101137\DWG\SU\2101137-02(BK)SU-01

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BOROUGH OF PHOENIXVILLE
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No.	REVISIONS Date	Desc.
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4	10/23/2020	Resubmission for Borough
5	11/17/2020	Resubmission for Borough
6	05/17/2022	Resubmission for Borough
7	09/15/2022	Resubmission for Borough
8	01/24/2023	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	SU2101137-02

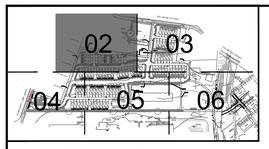
Title

OVERALL SITE UTILITY PLAN

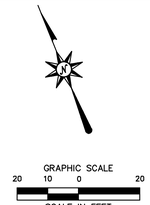
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SU-01

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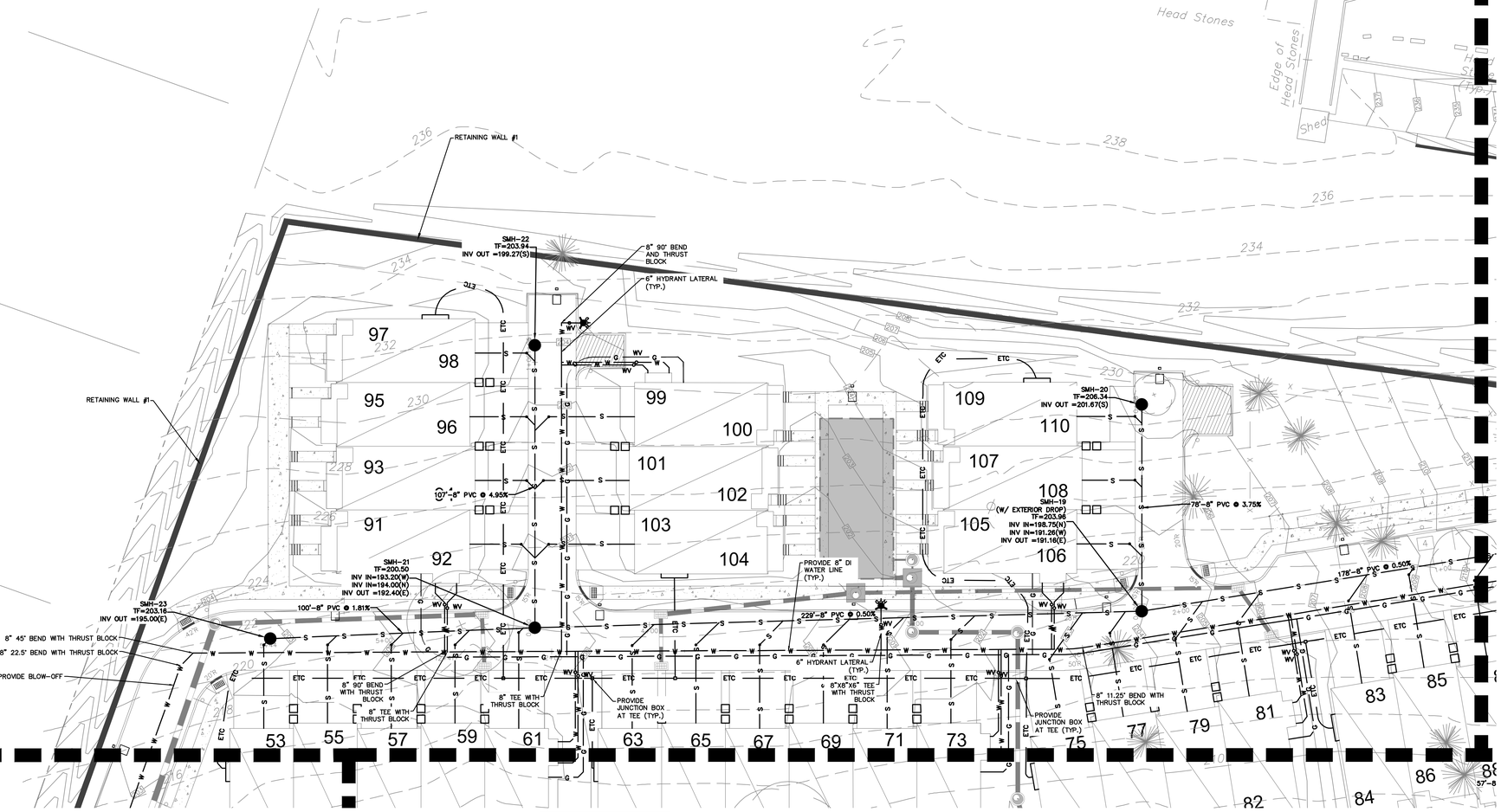


KEY MAP
SCALE: 1"=500'



LEGEND

GAS LINE	G G
WATER LINE WITH VALVE	W W
SANITARY SEWER LINE WITH CLEANOUT	S S
ELECTRIC LINES	E E
STORM LINE	
'M' INLET/ 'C' INLET	
STORM MANHOLE	
SANITARY MANHOLE	
HYDRANT	
WATER VALVE	
JUNCTION BOX	
ELECTRIC METER CENTER	



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6	02/17/2022	Resubmission for Borough
7	05/17/2022	Resubmission for Borough
8	10/17/2022	Resubmission for Borough
9	07/17/2023	Resubmission for Borough

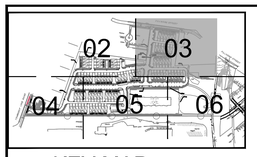
Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	SU2101137-02

Title
SITE UTILITY PLAN

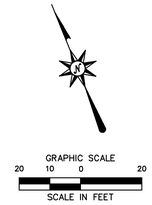
Sheet No.
SU-02
44 of 73

5/27/2023, MLAYTON, G:\JOBS\2021\01\2101137\DWG\SU\2101137-SU-02.DWG,SU-02

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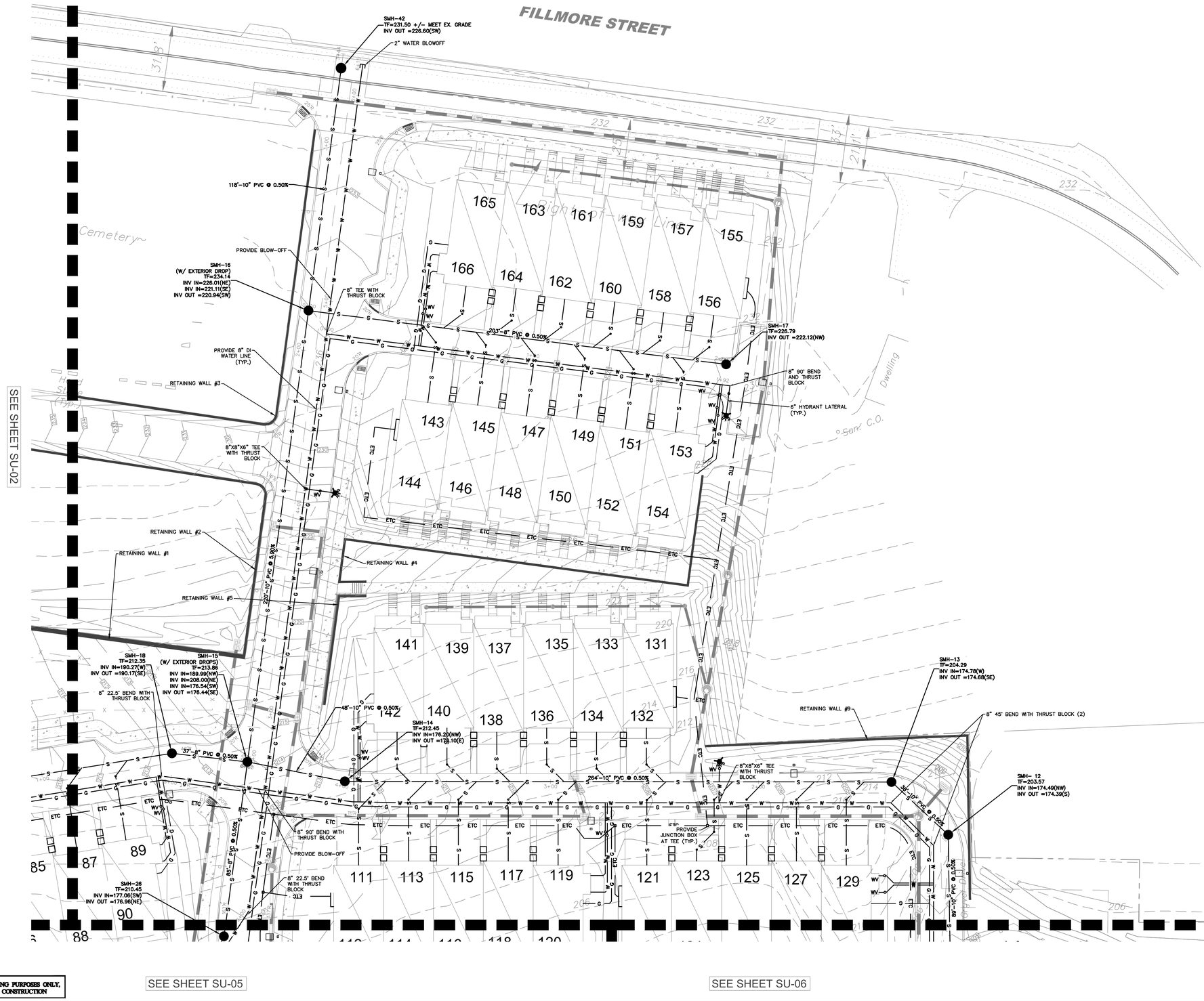


KEY MAP
SCALE: 1"=500'



LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- JUNCTION BOX
- ELECTRIC METER CENTER



SEE SHEET SU-02
SEE SHEET SU-05
SEE SHEET SU-06

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5	06/17/2022	Resubmission for Borough
6	08/19/2022	Resubmission for Borough
7	10/18/2022	Resubmission for Borough
8	12/16/2022	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

REVISIONS

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	SU2101137-02

Title

SITE UTILITY PLAN

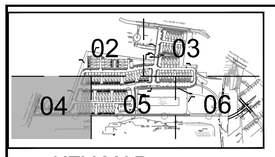
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SU-03

45 of 73

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8/31/2023, MLAYTON, C:\USERS\MLAYTON.CV\2101137\DWG\SU2101137-02.DWG,SU-03,



KEY MAP
SCALE: 1"=500'

LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- JUNCTION BOX
- ELECTRIC METER CENTER

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET SU-02

SEE SHEET SU-05

TOWNSHIP LINE ROAD

N41°42'08"E 175.48'

25' Right of way line

Dwelling

Pool

Concrete Drive

Conc. Pads

PROVIDE BLOW-OFF

PROVIDE 8" DI WATER LINE (TYP.)

RETAINING WALL #1

8"X8"X8" TEE WITH THRUST BLOCK

8" 45° BEND WITH THRUST BLOCK

8"X8"X6" TEE WITH THRUST BLOCK

SMH-33
TF=197.43
INV IN=188.22(SW)
INV OUT =188.12(E)

56'-8" PVC @ 0.50%

SMH-36
TF=198.07
INV OUT =190.90(SE)

44'-8" PVC @ 0.50%

PROVIDE JUNCTION BOX AT TEE (TYP.)

PROVIDE BLOW-OFF

40'-8" PVC @ 0.50%

SMH-34
(W/ EXTERIOR DROP)
TF=196.83
INV IN=191.70(W)
INV IN=190.68(NW)
INV OUT =188.50(NE)

112'-8" PVC @ 2.23%

8" 22.5° BEND WITH THRUST BLOCK (2)

PROPOSED HYDRANT AND VALVE (TYP.)

6" HYDRANT LATERAL (TYP.)

8"X8"X6" TEE WITH THRUST BLOCK

PROVIDE 8" DI WATER LINE (TYP.)

SMH-37
TF=201.61
INV OUT =194.50(E)

SMH-35
TF=197.24
INV IN=192.00(W)
INV OUT =191.90(E)

8"X8"X6" TEE WITH THRUST BLOCK

72'-8" PVC @ 0.94%

53 55 54 56 51 49 47 52 50 48 1 3 5 7 9 2 4 6 8 10

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7	10/18/2022	Resubmission for Borough
8	12/19/2022	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

REVISIONS

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	SU2101137-02

Title

SITE UTILITY PLAN

Sheet No.

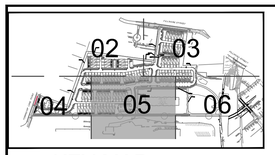
SU-04

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5/31/2023, MLAYTON, G:\JOBS\21\2101137\DWG\2101137-02.DWG, 2101137-02.DWG, SU-04,
Xref (s): ; IBD1405491401-D ; IBD2101137 ; XC2101137-1 ; X2101137D1 ; X2080326481 ; XC2101137D3 ; XC2101137D4 ; X2096326403 ; XC2101137D10 ; XC2101137D2 ; X2021013701-HBS



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- JUNCTION BOX
- ELECTRIC METER CENTER

SEE SHEET SU-02
SEE SHEET SU-03
SEE SHEET SU-04
SEE SHEET SU-06

SMH-28
TF=200.99
INV IN=178.25(S)
INV OUT =178.15(E)

8" 11.25° BEND WITH THRUST BLOCK

SMH-27
TF=208.17
INV IN=177.44(W)
INV OUT =177.34(NE)

57'-8" PVC @ 0.50%

14'-8" PVC @ 0.50%

8" 45° BEND WITH THRUST BLOCK

8" 45° BEND WITH THRUST BLOCK (2)

8"X8"X6" TEE WITH THRUST BLOCK

8"x8"x4" TEE WITH THRUST BLOCK

8"x8"x6" TEE WITH THRUST BLOCK

PROPOSED COMBINATION WATER METER PIT

APPROXIMATE LOCATION OF PROPOSED 4" DOMESTIC WATER AND 6" FIRE LINES CONNECTIONS

APPROXIMATE LOCATION OF PROPOSED ELECTRIC & TELECOM LINE CONNECTION AND PROPOSED TRANSFORMER

RETAINING WALL #7

RETAINING WALL #8

102'-8" PVC @ 0.50%

PROVIDE 8" DI WATER LINE (TYP.)

47'-8" PVC @ 0.50%

SMH-29
TF=197.51
INV IN=178.77(SW)
INV OUT =178.76(N)

173'-8" PVC @ 0.94%

SMH-32
TF=183.57
INV IN=186.50(W)
INV OUT =186.40(E)

SMH-31
TF=190.30
INV IN=183.00(W)
INV OUT =182.50(E)

8" 45° BEND WITH THRUST BLOCK (4)
(TYP. ALL TOWNHOUSE CONNECTIONS)

SMH-30
(W/ EXTERIOR DROP)
TF=195.83
INV IN=181.73(W)
INV OUT =179.00(NE)

138'-8" PVC @ 2.48%

155'-8" PVC @ 0.50%

8"X8"X6" TEE WITH THRUST BLOCK

PROVIDE BLOW-OFF

PROVIDE JUNCTION BOX AT TEE (TYP.)

PROVIDE JUNCTION BOX AT TEE (TYP.)

8" 45° BEND WITH THRUST BLOCK (4)
(TYP. @ 45'BENDS)

6" HYDRANT LATERAL
(TYP. ALL HYDRANTS)

2-No Parking Signs
Paving / Gravel
Sign
Conc. Pad
4-H.C. Parking Signs
Trailer
Jersey Barrier
Jersey Barriers
Bleachers (Typ.)
Bldg.

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8/31/2023, MLAYTON, G:\JOBS\21\01\2101137\DWG\SU2101137-SU-MK50-05.

BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	07/02/2021	Resubmission for Borough
2	08/23/2021	Resubmission for Borough
3	10/12/2021	Resubmission for Borough
4	03/17/2022	Resubmission for Borough
5	06/17/2022	Resubmission for Borough
6	08/12/2022	Resubmission for Borough
7	10/07/2022	Resubmission for Borough
8	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	SU2101137-02

Title

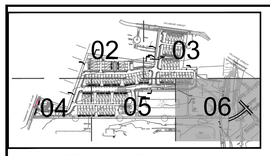
SITE UTILITY PLAN

Sheet No.

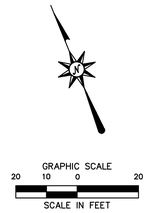
SU-05

47 of 73

Xref's: - I801404914d0-b ; I802101137 ; X:\2021\01\2101137 ; X2101137-SU-MK50-05 ; X2101137-SU-MK50-06 ; X2101137-SU-MK50-07 ; X2101137-SU-MK50-08 ; X2101137-SU-MK50-09 ; X2101137-SU-MK50-10 ; X2101137-SU-MK50-11 ; X2101137-SU-MK50-12 ; X2101137-SU-MK50-13 ; X2101137-SU-MK50-14 ; X2101137-SU-MK50-15 ; X2101137-SU-MK50-16 ; X2101137-SU-MK50-17 ; X2101137-SU-MK50-18 ; X2101137-SU-MK50-19 ; X2101137-SU-MK50-20 ; X2101137-SU-MK50-21 ; X2101137-SU-MK50-22 ; X2101137-SU-MK50-23 ; X2101137-SU-MK50-24 ;



KEY MAP
SCALE: 1"=500'



LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- JUNCTION BOX
- ELECTRIC METER CENTER

SEE SHEET SU-03

SEE SHEET SU-05

89'-10" PVC @ 0.50%
SMH-11
TF=201.90
INV IN=173.95(N)
INV OUT =173.85(SE)
8"X8"X6" TEE WITH THRUST BLOCK
8" 22.5° BEND WITH THRUST BLOCK
112'-10" PVC @ 0.50%
SMH-10
(W/ EXTERIOR DROP)
TF=195.13
INV IN=173.29(NW)
INV IN=187.95(W)
INV OUT =173.19(SE)
PROVIDE 8" DI WATER LINE (TYP.)
SMH-41
TF=202.31
INV OUT =193.90(E)
8" 45° BEND WITH THRUST BLOCK (2)
165'-8" PVC @ 4.82%
8" 11.25° BEND WITH THRUST BLOCK
RETAINING WALL #7
66'-10" PVC @ 0.50%
8" 11.25° TEE WITH THRUST BLOCK
RETAINING WALL #6
SMH-8
TF=184.15
INV IN=172.44(N)
INV OUT =172.34(S)
8" 11.25° BEND WITH THRUST BLOCK
58'-10" PVC @ 0.50%
SMH-9
INV IN=172.86(NW)
INV OUT =172.76(S)
SMH-7
TF=181.34
INV IN=172.05(N)
INV OUT =171.95(W)
36'-10" PVC @ 0.50%
8"X8"X8" TEE WITH THRUST BLOCK
REMOVE EXISTING SANITARY PIPE
REMOVE EXISTING SANITARY STRUCTURE & PIPES
SMH-6
TF=181.42
INV IN=171.77(E)
INV OUT =170.98(S)
8" DI WATER LINE CONNECTION TO FILLMORE VILLAGE
CONNECT TO EXISTING 8" D.I. WATER MAIN EXTENSION.
SMH-40
TF=199.00
INV OUT =178.56(SE)
42'-8" PVC @ 0.50%
SMH-39
TF=183.02
INV IN=178.35(NW)
INV OUT =178.25(E)
229'-8" PVC @ 0.75%
EX. SMH
(W/ EXTERIOR DROP)
TF=181.83
(ADJUST EX. TF ELEV)
INV IN=176.54(W)
INV IN=170.67(N)
EX. INV OUT =166.73(SW)
SEAL EX. INV. IN
APPROXIMATE LOCATION OF EXISTING 8" DI WATER MAIN
APPROXIMATE LOCATION OF EXISTING 10" PVC SANITARY SEWER
PROVIDE ELECTRIC/TELECOM SERVICE FROM EXISTING PECO POLE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS ON EXACT SERVICE CONNECTION LOCATION AND DESIGN REQUIREMENTS.
CONNECT TO EXISTING GAS LINE IN FILLMORE VILLAGE. APPROXIMATE LOCATION OF EXISTING GAS MAIN IN FILLMORE VILLAGE. CONTRACTOR TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES
CONNECT TO EXISTING 8" WATER LINE IN FILLMORE VILLAGE WITH 8"X8"X8" T,S&V
APPROXIMATE LOCATION OF EXISTING 8" DI WATER MAIN IN FILLMORE VILLAGE. CONTRACTOR TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES
APPROX. EXTENTS OF EXISTING WATER EASEMENT FOR FILLMORE VILLAGE PER "WATER LINE EASEMENT DEDICATION PLAN FOR FILLMORE VILLAGE" BY BERCEK AND SMITH ENGINEERING, INC. LAST REVISED JUNE 4, 2020
Macadam Trail
PROPOSED POOL
PROPOSED POOL
Town Houses
Conc. Curb
Conc. Walk
ASHBURY ROAD
San. Manhole

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5/31/2023, MLWITKIN, G:\2020\2101370\Civil\2101137-02.DWG\SU-06.

Xref G0: ; I8O14O4R401-0 ; I8I2I0I137 ; XC2101137O ; XC2101137P ; X2I9C328460 ; XC2101137I ; XC2101137O3 ; XC2101137O4 ; X0I9G328403 ; XC2101137I0 ; XC2101137O2 ; X02101137O1 ; I4E5

BL Companies
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1100 First Avenue, Suite 104
King of Prussia, PA 19406
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(610) 337-3642 Fax

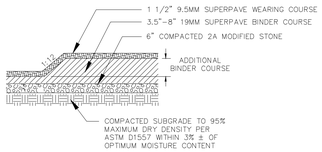
ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
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Designed	N.R.C.
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Scale	1"= 20'
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CAD File:	SU2101137-02

Title
SITE UTILITY PLAN

Sheet No.
SU-06



NOTES:
1) PAVEMENT SECTIONS TO BE VERIFIED BY EARTH ENGINEERING INC. PRIOR TO INSTALLATION.

2) BEFORE PLACEMENT OF BASE COURSE, SUBGRADE SHALL BE COVERED WITH A CUSHION OF DRY LIMESTONE SCREENING MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408 FOR NO. 10 FINE MATERIAL AND HAVE A MINIMUM ONE (1) INCH THICKNESS AFTER PLACEMENT.

RAISED CROSSWALK PAVEMENT SECTION

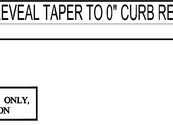
N.T.S.

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2) BEFORE PLACEMENT OF BASE COURSE, SUBGRADE SHALL BE COVERED WITH A CUSHION OF DRY LIMESTONE SCREENING MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408 FOR NO. 10 FINE MATERIAL AND HAVE A MINIMUM ONE (1) INCH THICKNESS AFTER PLACEMENT.

STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S.

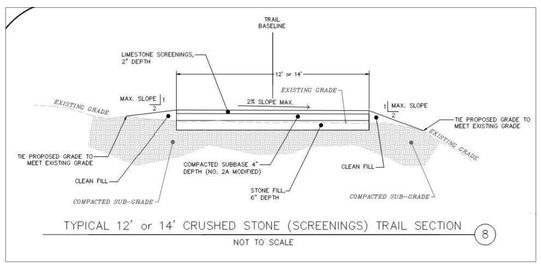


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EMERGENCY ACCESS PAVEMENT DETAIL

N.T.S.



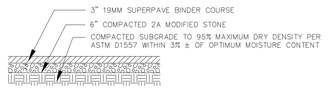
TYPICAL 12' or 14' CRUSHED STONE (SCREENINGS) TRAIL SECTION (8)

NOT TO SCALE

NOTE: TRAIL SECTION SHOWN FROM "EROSION & SEDIMENT CONTROL PLANS, SRT-PHOENIXVILLE PHASE 2" PLANS BY TPW DESIGN STUDIOS DATED MARCH 24, 2014.

SRT RESTORATION PAVEMENT SECTION

N.T.S.



NOTES:
1) PAVEMENT SECTIONS TO BE VERIFIED BY EARTH ENGINEERING INC. PRIOR TO INSTALLATION.

2) BEFORE PLACEMENT OF BASE COURSE, SUBGRADE SHALL BE COVERED WITH A CUSHION OF DRY LIMESTONE SCREENING MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408 FOR NO. 10 FINE MATERIAL AND HAVE A MINIMUM ONE (1) INCH THICKNESS AFTER PLACEMENT.

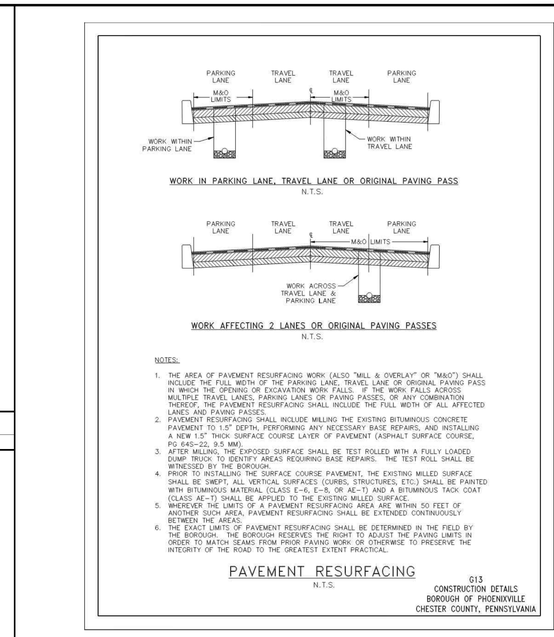
DRIVEWAY ASPHALT PAVEMENT SECTION

N.T.S.

NOTES:
1 – ½" BITUMINOUS PREMOLDED EXPANSION JOINTS INSTALLED FULL WIDTH AND HEIGHT AT 30' INTERVALS.
2 – JOINTS SHALL BE POINTED WITH 1:2 CEMENT SAND MORTAR. JOINTS TO BE CLEANED AND DAMP PRIOR TO POINTING.
3 – BELGIAN BLOCKS NOT BE USED AT HANDICAP RAMPS

BELGIAN BLOCK CURB DETAIL (SITE CURB)

N.T.S.



WORK IN PARKING LANE, TRAVEL LANE OR ORIGINAL PAVING PASS
N.T.S.

WORK AFFECTING 2 LANES OR ORIGINAL PAVING PASSES
N.T.S.

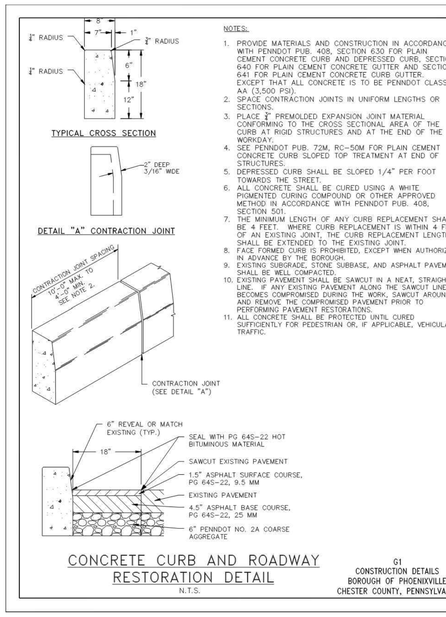
NOTES:
1. THE AREA OF PAVEMENT RESURFACING WORK (ALSO "MILL & OVERLAY" OR "M&O") SHALL INCLUDE THE FULL WIDTH OF THE PARKING LANE, TRAVEL LANE OR ORIGINAL PAVING PASS IN WHICH THE OPENING OR EXCAVATION WORK FALLS. IF THE WORK FALLS ACROSS MULTIPLE TRAVEL LANES, PARKING LANES OR PAVING PASSES, OR ANY COMBINATION 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 A NEW 1.5" THICK SURFACE COURSE LAYER OF PAVEMENT (ASPHALT 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 BITUMINOUS MATERIAL (CLASS E-6, E-8, OR AE-T) AND A BITUMINOUS TACK COAT (CLASS AE-T) 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 EXACT LIMITS OF 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.

G13
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

PAVEMENT RESURFACING DETAIL

N.T.S.

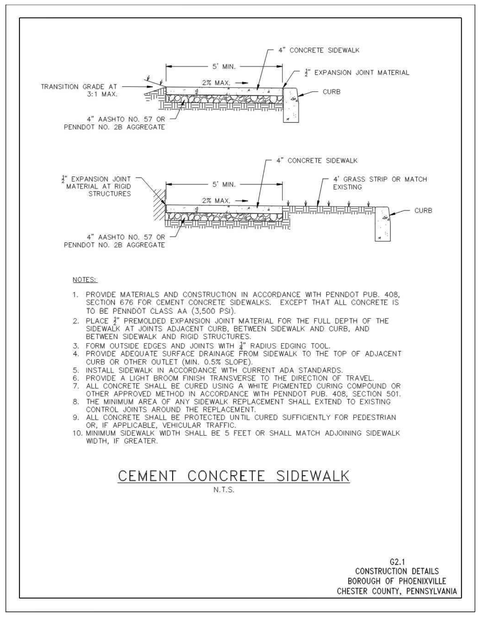


NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER, EXCEPT THAT ALL CONCRETE IS TO BE PENNDOT CLASS AA (3,500 PSI).
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE ½" PREMOLDED EXPANSION JOINT MATERIAL CONFORMING TO THE CROSS SECTIONAL AREA OF THE CURB AT RIGID STRUCTURES AND AT THE END OF THE WORKDAY.
4. SEE PENNDOT PUB. 72M, RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.
5. DEPRESSED CURB SHALL BE SLOPED 1/4" PER FOOT TOWARDS THE STREET.
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. WHERE CURB REPLACEMENT IS 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. EXISTING SUBGRADE, STONE 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 COMPROMISED DURING THE WORK, SAWCUT AROUND AND REMOVE THE COMPROMISED PAVEMENT PRIOR TO PERFORMING PAVEMENT RESTORATIONS.
11. ALL CONCRETE SHALL BE PROTECTED UNTIL CURED SUFFICIENTLY FOR PEDESTRIAN OR, IF APPLICABLE, VEHICULAR TRAFFIC.

G1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CONCRETE CURB & ROADWAY RESTORATION DETAIL

N.T.S.



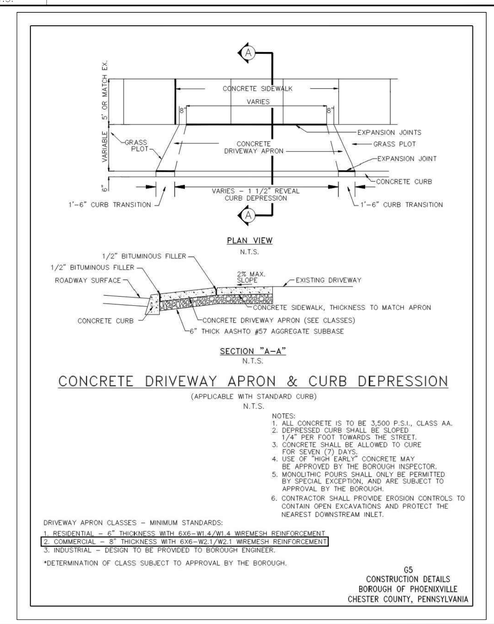
NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 676 FOR CEMENT CONCRETE SIDEWALKS. EXCEPT THAT ALL CONCRETE IS TO BE PENNDOT CLASS AA (3,500 PSI).
2. PLACE ½" PREMOLDED EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK AT JOINTS ADJACENT CURB, BETWEEN SIDEWALK AND CURB, AND BETWEEN SIDEWALK AND RIGID STRUCTURES.
3. FORM OUTSIDE EDGES AND JOINTS WITH ½" RADIUS EDGING TOOL.
4. PROVIDE ADEQUATE SURFACE DRAINAGE FROM SIDEWALK TO THE TOP OF ADJACENT CURB OR OTHER OUTLET (MIN. 0.5% 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. ALL CONCRETE SHALL BE PROTECTED UNTIL 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.

G2.1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CEMENT CONCRETE SIDEWALK

N.T.S.



SECTION "A-A"
N.T.S.

CONCRETE DRIVEWAY APRON & CURB DEPRESSION
(APPLICABLE WITH STANDARD CURB)
N.T.S.

NOTES:
1. ALL CONCRETE IS TO BE 3,500 P.S.I., CLASS AA.
2. DEPRESSED CURB SHALL BE SLOPED 1/4" PER FOOT TOWARDS THE STREET.
3. CONCRETE SHALL BE ALLOWED TO CURE FOR SEVEN (7) DAYS.
4. USE OF "HIGH EARLY" CONCRETE MAY BE APPROVED BY THE BOROUGH INSPECTOR.
5. MONOLITHIC POURS SHALL ONLY BE PERMITTED BY SPECIAL EXCEPTION, AND ARE SUBJECT TO APPROVAL BY THE BOROUGH.
6. CONTRACTOR SHALL PROVIDE EROSION CONTROLS TO CONTAIN OPEN EXCAVATIONS AND PROTECT THE NEAREST DOWNSTREAM INLET.

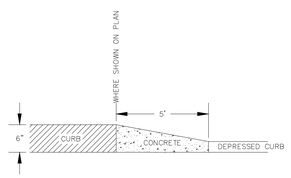
DRIVEWAY APRON CLASSES – MINIMUM STANDARDS:
1. RESIDENTIAL – 6" THICKNESS WITH 6X6–W1.4/W1.4 WIREMESH REINFORCEMENT.
2. COMMERCIAL – 8" THICKNESS WITH 6X6–W2.1/W2.1 WIREMESH REINFORCEMENT.
3. INDUSTRIAL – DESIGN TO BE PROVIDED TO BOROUGH ENGINEER.

*DETERMINATION OF CLASS SUBJECT TO APPROVAL BY THE BOROUGH.

G5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CONCRETE DRIVEWAY APRON DETAIL

N.T.S.

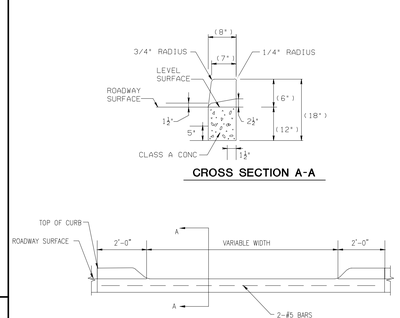


6" CURB REVEAL TAPER TO 0" CURB REVEAL TAPER DEPRESSED CURB DETAIL

N.T.S

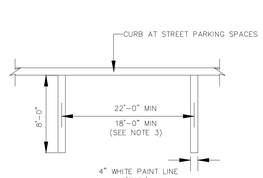
6" CURB REVEAL TAPER TO 0" CURB REVEAL DETAIL

N.T.S.



DEPRESSED CURB DETAIL

N.T.S.



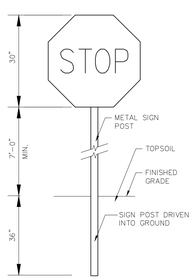
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

2. SEE SITE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

3. END SPACES ARE PERMITTED TO BE 18' IN LENGTH

TYPICAL PARALLEL PARKING SPACE DETAIL

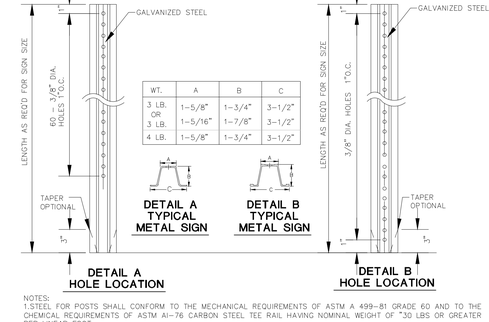
N.T.S.



NOTE:
PROVIDE SIGN IN ACCORDANCE WITH MUTCD SPECIFICATIONS.

STOP SIGN

N.T.S.



NOTES:
1.STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499–81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM AI–76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF "30 LBS OR GREATER PER LINEAR FOOT.
2.AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A–123.
3.SIGN MOUNTING HEIGHT TO BE PER MUTCD REQUIREMENTS.
4.ALL SIGN POSTS SHALL HAVE "BREAK AWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS". THE "BREAK AWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGN SHOWN ON THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

TYPICAL METAL SIGN POSTS

N.T.S.

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8/31/2023, M.KATON, C:\JOBS\21\01\2101371\DWG\SRA\2101137-01DWG(N-01.

BL Companies
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ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Dept:
1	09/10/2021	Resubmission for Borough
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8	03/17/2023	Resubmission for Borough
9	07/14/2023	Resubmission for Borough
10		

Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale AS SHOWN
Project No. 2101137
Date 5/27/2020
CAD File: DN2101137-01

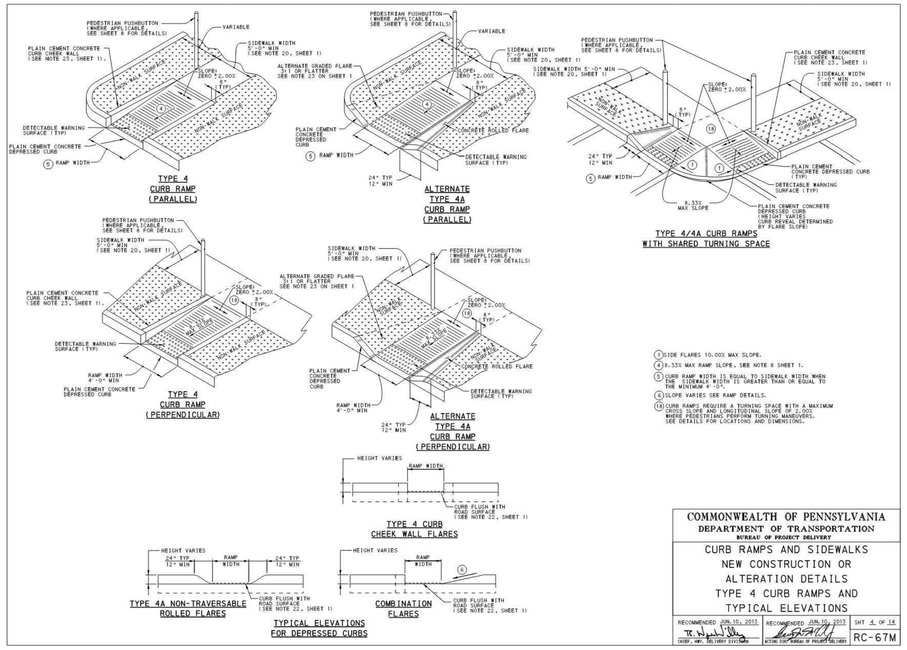
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DETAILS - SITE

Sheet No.

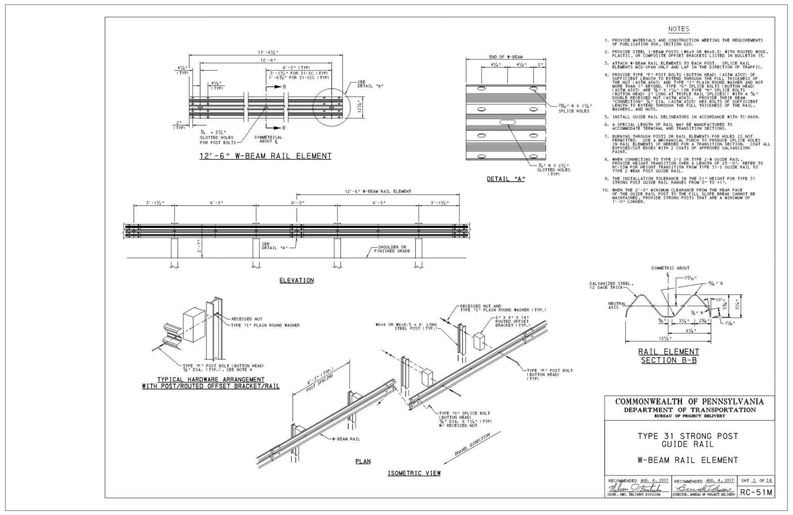
DN-01
49 of 73

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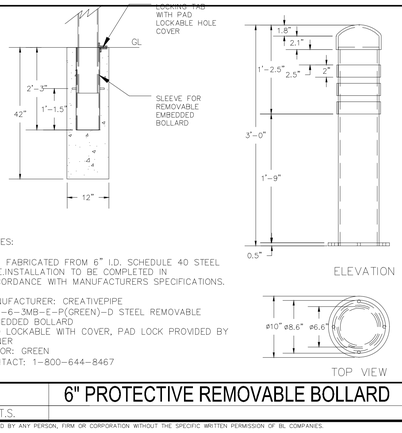
TYPE 4A CURB RAMP DETAIL

N.T.S.



METAL GUIDE RAIL PENNDOT TYPE 2-S

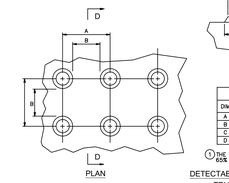
N.T.S.



FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION

6" PROTECTIVE REMOVABLE BOLLARD

N.T.S.



TRUNCATED DOME DIMENSIONS		
DIM	NOMINAL mm (inch)	MAX mm (inch)
A	41 (1.6")	61 (2.4")
B	17 (0.65")	36 (1.4")
C	(1)	(1)
D	33 (0.9")	36 (1.4")

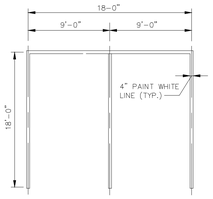
(1) THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

DETECTABLE WARNING SURFACE (DWS)
TRUNCATED DOME DETAILS

1. ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN THE DOMES.
2. PROVIDE DETECTABLE WARNING SURFACES THAT CONTRAST (70%) WITH ADJACENT WALKING SURFACE WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT OR SAFETY YELLOW.
3. PROVIDE DOMES MEETING THE MOST RECENT PENNDOT STANDARDS.

DETECTABLE WARNING DETAIL

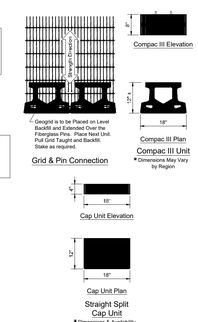
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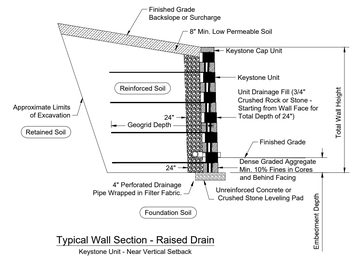


TYPICAL PARKING STALL

N.T.S.







Typical Wall Section - Raised Drain
Keystone Unit - Near Vertical Setback

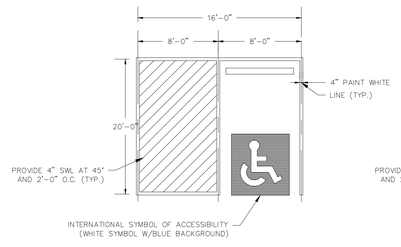
NOTES:

1. RETAINING WALLS ARE A DELEGATED DESIGN ITEM. CONTRACTOR SHALL FURNISH DETAILED PLANS AND CALCULATIONS, SIGNED AND SEALED BY A LICENSED PENNSYLVANIA PROFESSIONAL STRUCTURAL ENGINEER, AND SUBMIT TO THE BOROUGH FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THIS SUBMISSION WILL INCLUDED DETAILS ON FALL PROTECTION FOR ALL WALLS. SHOULD EASEMENTS FROM ADJACENT PROPERTY OWNERS BE REQUIRED FOR THE INSTALLATION OF GEOGRID, THOSE AGREEMENTS SHALL ALSO BE PROVIDED TO THE BOROUGH FOR REVIEW PRIOR TO CONSTRUCTION.

2. TOP OF WALL/BOTTOM OF WALL SPOT ELEVATIONS LISTED ON GRADING PLANS REFLECT ELEVATION OF GRADE. RETAINING WALL DESIGN SHALL BE BASED ON STRUCTURAL ENGINEER'S DESIGN.

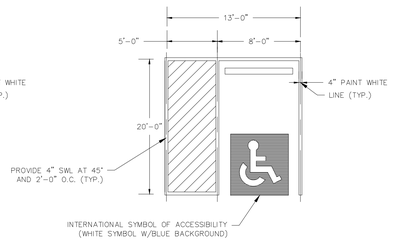
TYPICAL MODULAR BLOCK RETAINING WALL DETAIL

N.T.S.



TYPICAL HANDICAP VAN PARKING STALL LAYOUT

N.T.S

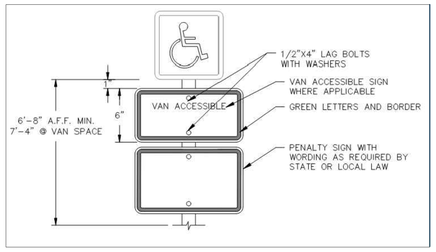


TYPICAL HANDICAP PARKING STALL LAYOUT

N.T.S

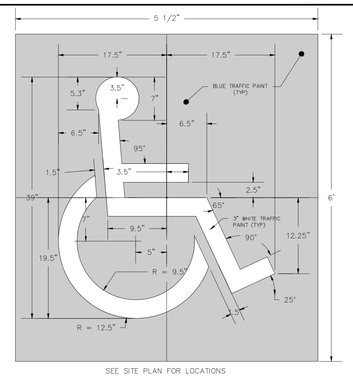
HANDICAPPED PARKING STALL STRIPING DETAIL

N.T.S.



TYPICAL H.C. SIGN DETAIL

N.T.S.



PAINTED HANDICAP SYMBOL

N.T.S.

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ARCHITECTURE
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LAND SURVEYING
1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS	
No.	Date
	Description
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Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	AS SHOWN
Project No.	2101137
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CAD File:	DN2101137-01

Title

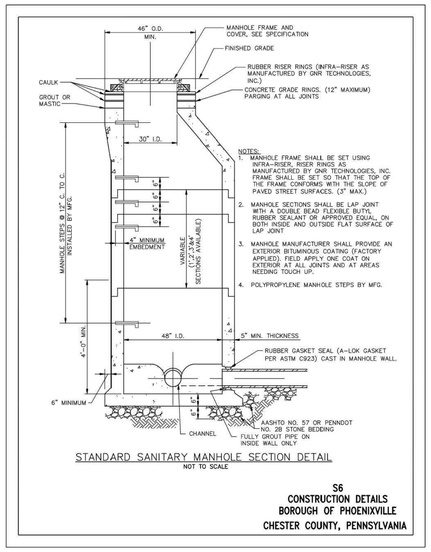
DETAILS - SITE

Sheet No.

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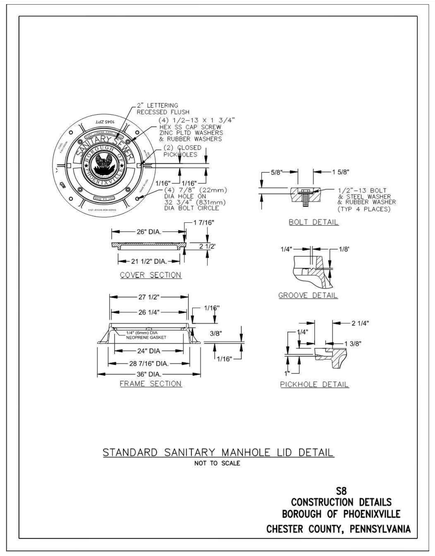


STANDARD SANITARY MANHOLE SECTION DETAIL
NOT TO SCALE

S6
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

PRECAST SANITARY MANHOLE

N.T.S.

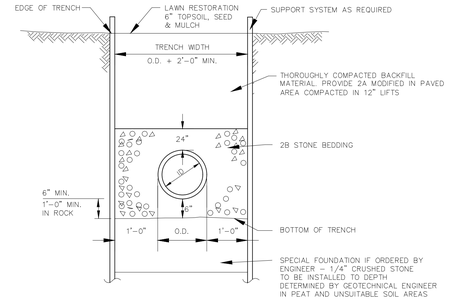


STANDARD SANITARY MANHOLE LID DETAIL
NOT TO SCALE

S8
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

STANDARD MANHOLE FRAME AND COVER

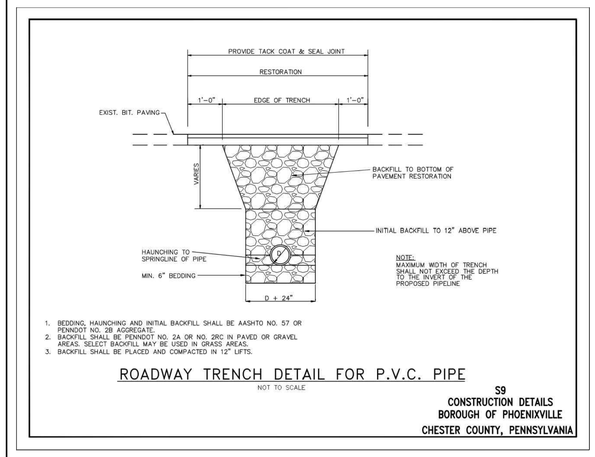
N.T.S.



* ALL MATERIALS AND CONSTRUCTION PROCEDURES TO BE AS SPECIFIED BY "STANDARD SPECIFICATIONS" FOR THE BOROUGH OF PHOENIXVILLE

TYPICAL SANITARY SEWER TRENCH SECTION IN UNPAVAED AREAS

N.T.S.



1. BEDDING, HAUNCHING AND INITIAL BACKFILL SHALL BE AASHTO NO. 57 OR PENNDOT NO. 2B AGGREGATE.
2. 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.

ROADWAY TRENCH DETAIL FOR P.V.C. PIPE
NOT TO SCALE

S9
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

TYPICAL SANITARY SEWER TRENCH SECTION IN EXISTING OR PROPOSED PAVING

N.T.S.

STANDARD DROP SANITARY MANHOLE SECTION DETAIL
NOT TO SCALE

S7
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

SANITARY DROP MANHOLE

N.T.S.

SHALLOW MANHOLE DETAIL

N.T.S.

CONCRETE ENCASEMENT DETAIL
NOT TO SCALE

W1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CONCRETE PROTECTION FOR PIPING

N.T.S.

CONNECTION TO EXISTING MANHOLE DETAIL
NOT TO SCALE

S11
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CONNECTION TO EXISTING MANHOLE DETAIL

N.T.S.

NOTE : STEPS TO BE POLYPROPYLENE

STANDARD MANHOLE STEPS

N.T.S.

SEWER LATERAL CLEANOUT DETAIL – ASPHALT OR CONCRETE
N.T.S.

S3
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

SEWER LATERAL CLEANOUT DETAIL

N.T.S.

TYPICAL LATERAL DETAIL
3' TO 10' DEPTH
N.T.S.

S1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

SANITARY SEWER LATERAL DETAIL

N.T.S.

SECTIONAL PLANS
STANDARD & DROP SANITARY MANHOLES
NOT TO SCALE

S5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

SECTIONAL PLANS DETAIL

N.T.S.

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LAND SURVEYING
1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

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Title

DETAILS - SANITARY

Sheet No.

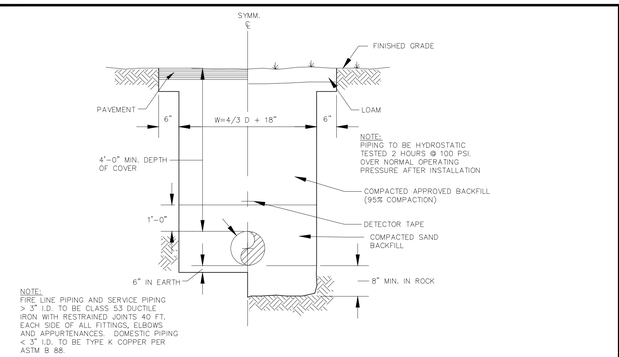
DN-03
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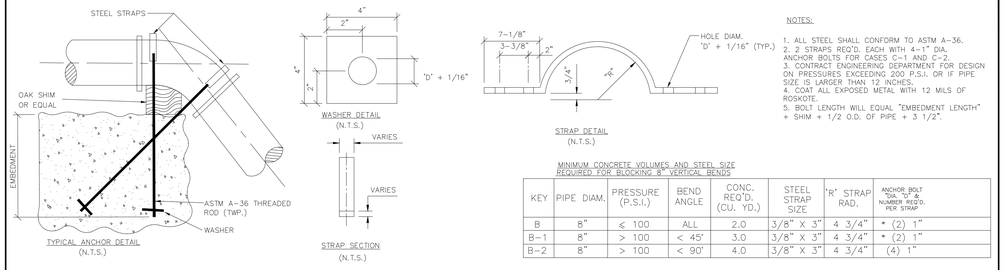
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TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

N.T.S.



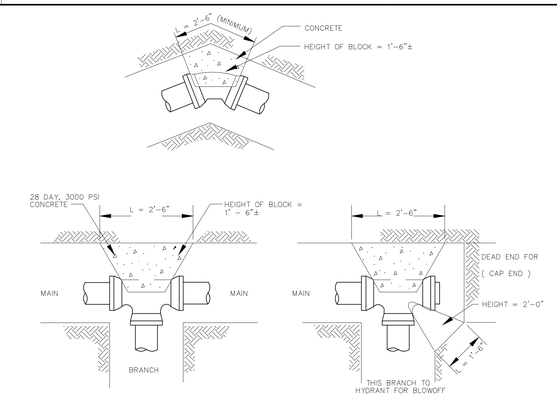
NOTES:
1. ALL STEEL SHALL CONFORM TO ASTM A-36.
2. 2 STRAPS REQ'D. EACH WITH 4-1" DIA. ANCHOR BOLTS FOR CASES C-1 AND C-2.
3. CONTRACT ENGINEERING DEPARTMENT FOR DESIGN ON PRESSURES EXCEEDING 200 P.S.I. OR IF PIPE SIZE IS LARGER THAN 12 INCHES.
4. COAT ALL EXPOSED METAL WITH 12 MILS OF ROSKOTE.
5. BOLT LENGTH WILL EQUAL "EMBEDMENT LENGTH" + SHIM + 1/2 O.D. OF PIPE + 3 1/2".

MINIMUM CONCRETE VOLUMES AND STEEL SIZE REQUIRED FOR BLOCKING 8" VERTICAL BENDS

KEY	PIPE DIAM.	PRESSURE (P.S.I.)	BEND ANGLE	CONC. REQ'D. (CU. YD.)	STEEL STRAP SIZE	'R' STRAP RAD.	ANCHOR BOLT DIA. "D" & NUMBER REQ'D. PER STRAP
B	8"	≤ 100	ALL	2.0	3/8" X 3"	4 3/4"	* (2) 1"
B-1	8"	> 100	< 45°	3.0	3/8" X 3"	4 3/4"	* (2) 1"
B-2	8"	> 100	< 90°	4.0	3/8" X 3"	4 3/4"	(4) 1"

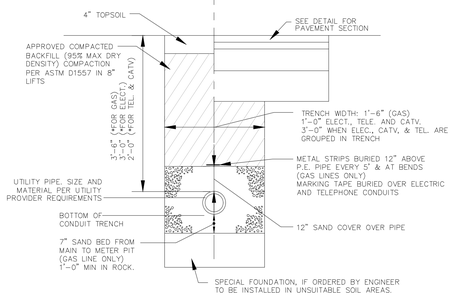
VERTICAL BEND BLOCKING DETAIL

N.T.S.



THRUST BLOCKS FOR WATER LINES

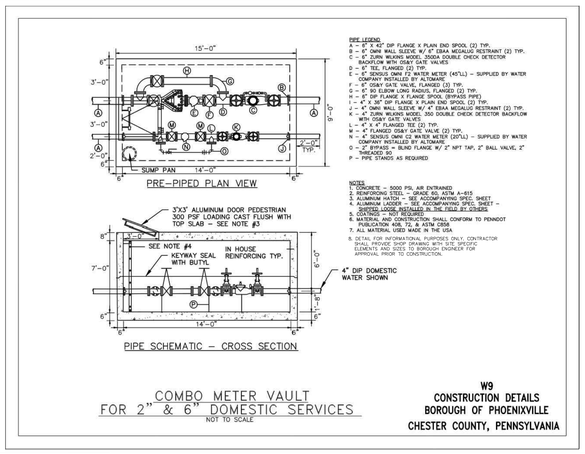
N.T.S.



* COVER TO BE PROVIDED AS REQUIRED BY EACH RESPECTIVE UTILITY AUTHORITY

ELECTRICAL, TELEPHONE, CABLE AND GAS TRENCH

N.T.S.



PIPE LEGEND
A - 8" X 42" DIP FLANGE X PLAIN END SPOOL (2) TYP.
B - 6" DMH WALL SLEEVE W/ 6" EBAA MEGALUG RESTRAINT (2) TYP.
C - 6" ZURN WILKINS MODEL 350DA DOUBLE CHECK DETECTOR BACKFLOW PREVENTER W/ OS&Y VALVES
D - 6" TEE, FLANGED (2) TYP.
E - 6" SENSUS OMNI T2 WATER METER (45"LL) - SUPPLIED BY WATER COMPANY INSTALLED BY ALTOMARE
F - 6" OS&Y GATE VALVE, FLANGED (2) TYP.
G - 6" DIP FLANGE X PLAIN END SPOOL (2) TYP.
H - 8" DIP FLANGE X FLANGE SPOOL (BYPASS PIPE)
I - 4" X 30" DIP FLANGE X PLAIN END SPOOL (2) TYP.
J - 4" DMH WALL SLEEVE W/ 4" EBAA MEGALUG RESTRAINT (2) TYP.
K - 4" ZURN WILKINS MODEL 350 DOUBLE CHECK DETECTOR BACKFLOW PREVENTER W/ OS&Y VALVES
L - 4" X 4" FLANGED TEE (2) TYP.
M - 4" FLANGED OS&Y GATE VALVE (2) TYP.
N - 4" SENSUS OMNI C2 WATER METER (20"LL) - SUPPLIED BY WATER COMPANY INSTALLED BY ALTOMARE
O - 4" DIP FLANGE X BLIND FLANGE W/ 2" NPT TAP, 2" BALL VALVE, 2" SHRUBBOX
P - PIPE STANDS AS REQUIRED

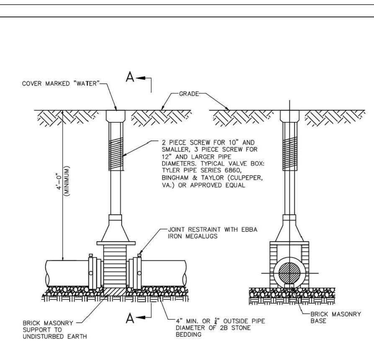
NOTES
1. CONCRETE - 5000 PSI, AIR ENTRAINED
2. REINFORCING STEEL - GRADE 60, ASTM A-615
3. ALUMINUM HATCH - SEE ACCOMPANYING SPEC. SHEET
4. ALUMINUM LADDER - SEE ACCOMPANYING SPEC. SHEET - RUNGS TO BE INSTALLED ON THE WALL BY CONTRACTOR
5. COATING - NOT REQUIRED
6. MATERIAL AND CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATION 408, 72, & ASTM D858
7. ALL MATERIAL USED MADE IN THE USA
8. DETAIL FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL STRUCTURE ELEMENTS AND SIZES TO BOROUGH ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

COMBO METER VAULT FOR 2" & 6" DOMESTIC SERVICES
NOT TO SCALE

W9
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

COMBO METER VAULT DETAIL

N.T.S.



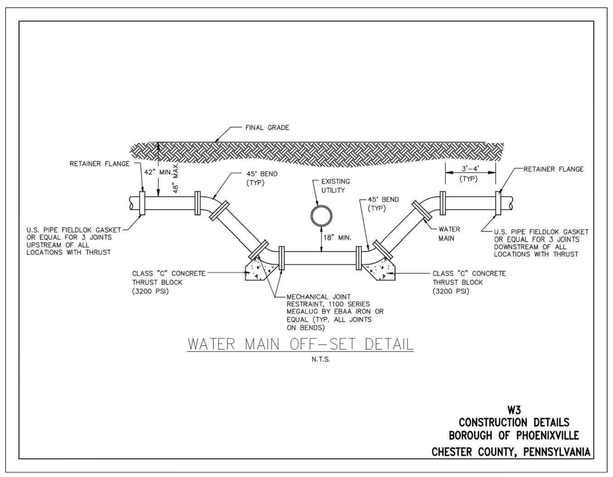
NOTES
1. ALL VALVES SHALL CONFORM TO AWWA C515 FOR RESILIENT SEATED GATE VALVES AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUAL.
2. VALVE BOX BASES TO BE:
No. 4 DOME - VALVES 4" AND SMALLER
No. 6 ROUND - 6" AND 8" VALVES
No. 160 OVAL - 10" TO 24" VALVES
3. MECHANICAL JOINTS WITH JOINT RESTRAINT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

GATE VALVE DETAIL
NOT TO SCALE

W2
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

GATE VALVE DETAIL

N.T.S.

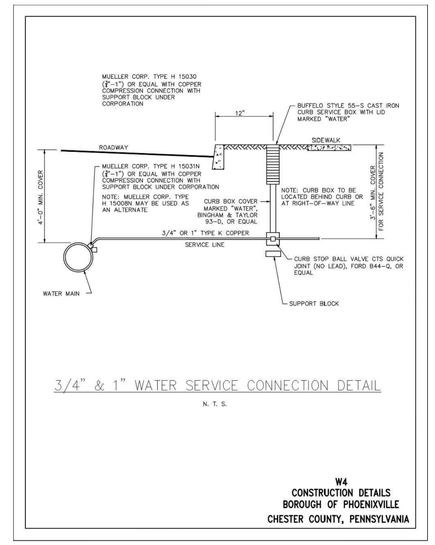


WATER MAIN OFF-SET DETAIL
N.T.S.

W3
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

WATER MAIN OFF-SET DETAIL

N.T.S.

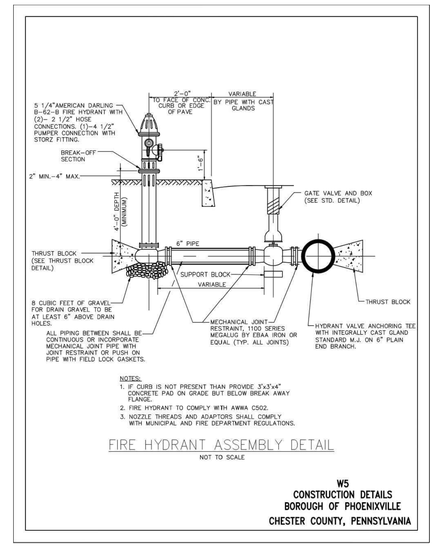


3/4" & 1" WATER SERVICE CONNECTION DETAIL
N. T. S.

W4
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

WATER SERVICE CONNECTION DETAIL

N.T.S.



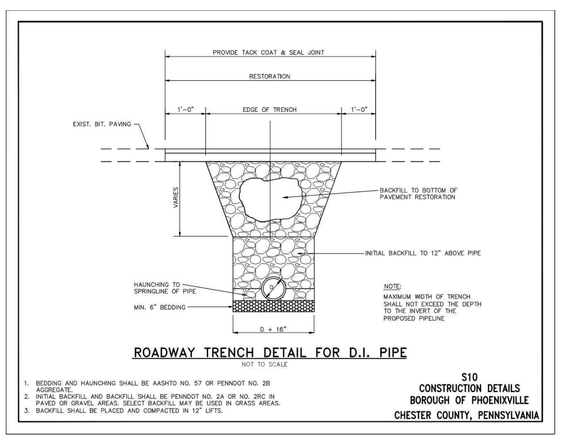
NOTES:
1. IF CURB IS NOT PRESENT THAN PROVIDE 3'x3'x4" CONCRETE PAD ON GRADE BUT BELOW BREAK AWAY FLANGE.
2. FIRE HYDRANT TO COMPLY WITH AWWA C502.
3. NOZZLE THREADS AND ADAPTORS SHALL COMPLY WITH MUNICIPAL AND FIRE DEPARTMENT REGULATIONS.

FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

W5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

FIRE HYDRANT DETAIL

N.T.S.



ROADWAY TRENCH DETAIL FOR D.I. PIPE
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.

S10
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

SECTIONAL PLANS DETAIL

N.T.S.

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8/25/2023, MLAYTON, G:\JOB\2121\01\2101137\DWG\DN2101137-01DWG.DN-04.

BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	REVISIONS	Dtes:
1	09/15/2021	Resubmission to Borough	
2	10/13/2021	Resubmission to Borough	
3	10/25/2021	Resubmission to Borough	
4	12/13/2021	Resubmission to Borough	
5	06/14/2022	Resubmission to Borough	
6	10/27/2022	Resubmission to Borough	
7	03/17/2023	Resubmission to Borough	
8	07/14/2023	Resubmission to Borough	

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	AS SHOWN
Project No.	2101137
Date	5/27/2020
CAD File:	DN2101137-01

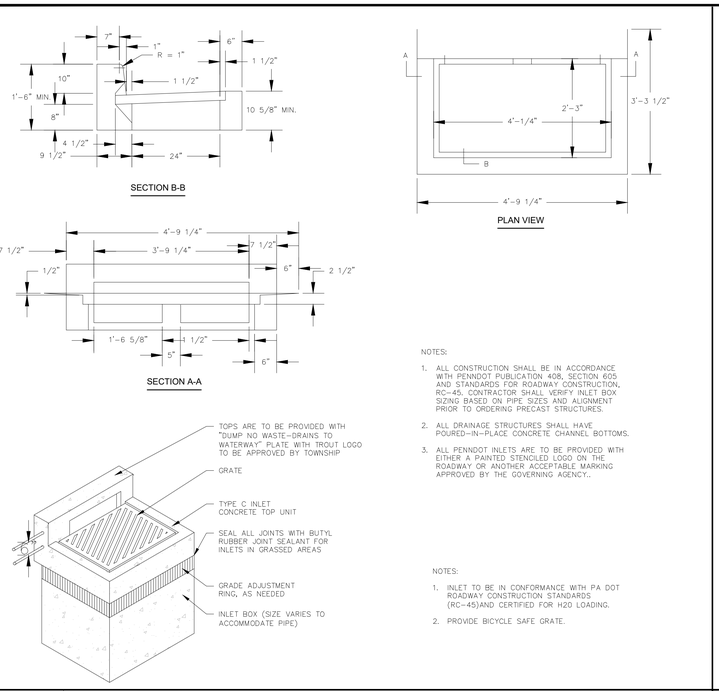
Title

DETAILS - UTILITIES

Sheet No.

DN-04
52 of 73

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NOTES:

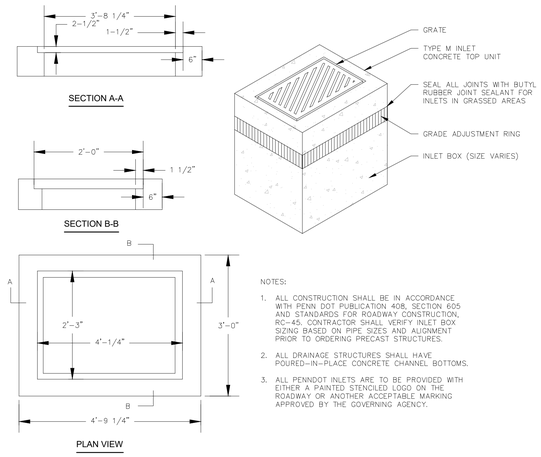
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY..

NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-45)AND CERTIFIED FOR H20 LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

TYPE 'C' INLET DETAIL

N.T.S.



NOTES:

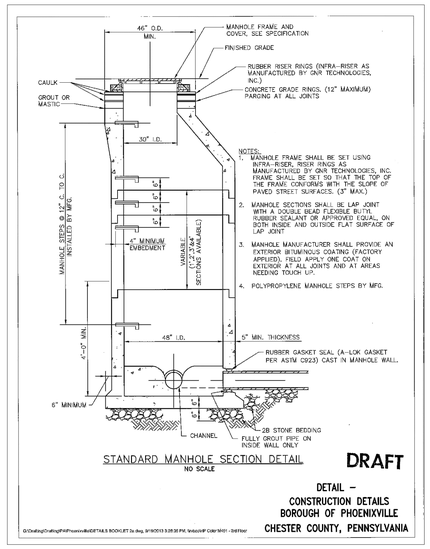
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2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY.

NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-45) AND CERTIFIED FOR H20 LOADING
2. PROVIDE BICYCLE SAFE GRATE

TYPE 'M' INLET DETAIL

N.T.S.

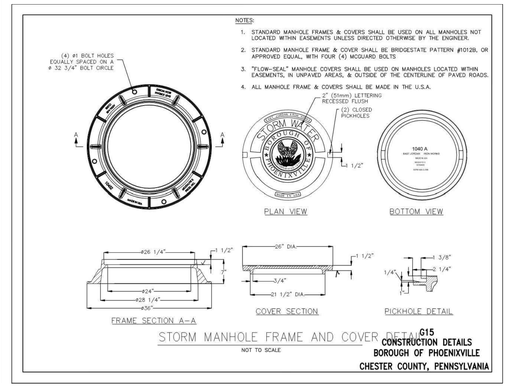


STANDARD MANHOLE SECTION DETAIL
NO SCALE

DRAFT

DETAIL –
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

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STORM MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE

G15
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

STORM SEWER MANHOLE (FOR 18" - 30" PIPES)

N.T.S.

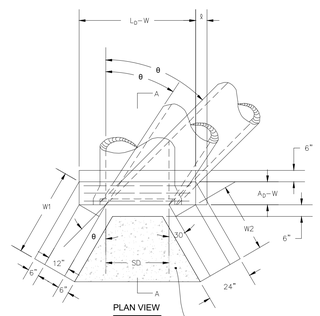


TABLE A

PIPE DIAM	L	W
18"&<	4.0'	4.0'
24"	4.6'	4.25'
36"	5.8'	4.6'
42"	6.3'	5.8'
48"	6.9'	6.9'
54"	7.5'	8.0'
60"	8.1'	9.2'
72"	9.2'	11.5'

NOTES:
- CONCRETE SHALL BE CLASS "AA"
- EXPOSED EDGES SHALL BE CHAMFERED ONE (1) INCH

NOTES:

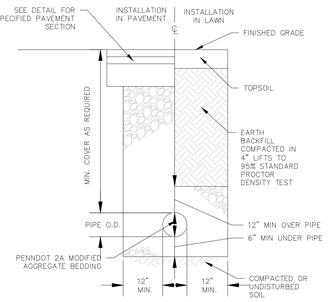
1. ALL ENDWALLS AND HEADWALLS SHALL HAVE A TRASH SCREEN (SEE DETAIL) AND CONCRETE APRON

TYPE DW ENDWALL

N.T.S

TYPICAL ENDWALL DETAIL

N.T.S.

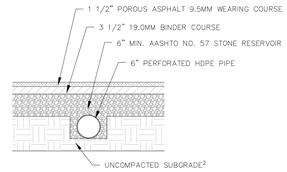


NOTES:

1. ADDITIONAL CONSIDERATIONS MAY BE REQUIRED BY THE SITE & SOIL CONDITIONS OR PIPE MANUFACTURER'S RECOMMENDATIONS
2. INSTALLATION OF TRENCHES SHALL CONFORM TO ALL SAFETY REQUIREMENTS OF FEDERAL, STATE & LOCAL LAWS, ORDINANCES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO O.S.H.A. REQUIREMENT

STORM SEWER TRENCH DETAILS

N.T.S.

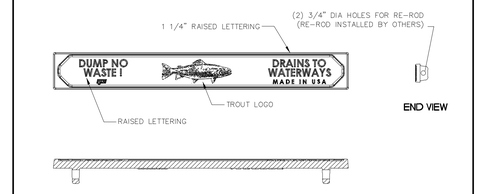


NOTES:

1. GEOTECHNICAL ENGINEER SHALL APPROVE PAVEMENT SECTION PRIOR TO INSTALLATION.
2. ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENNDOT STANDARDS, PUB. 408.
3. UNCOMPACTED SUBGRADE TO BE VERIFIED BY GEOTECHNICAL ENGINEER AND MAY BE SUPPLEMENTED BY ADDITIONAL STONE AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER

POROUS PAVEMENT DETAIL

N.T.S.

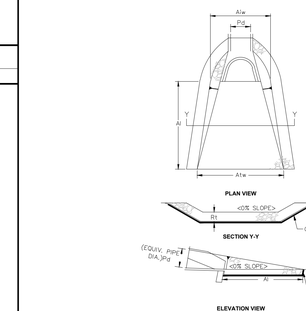


INLET PLATE WITH LOGO DETAIL

N.T.S

INLET PLATE DETAIL

N.T.S.



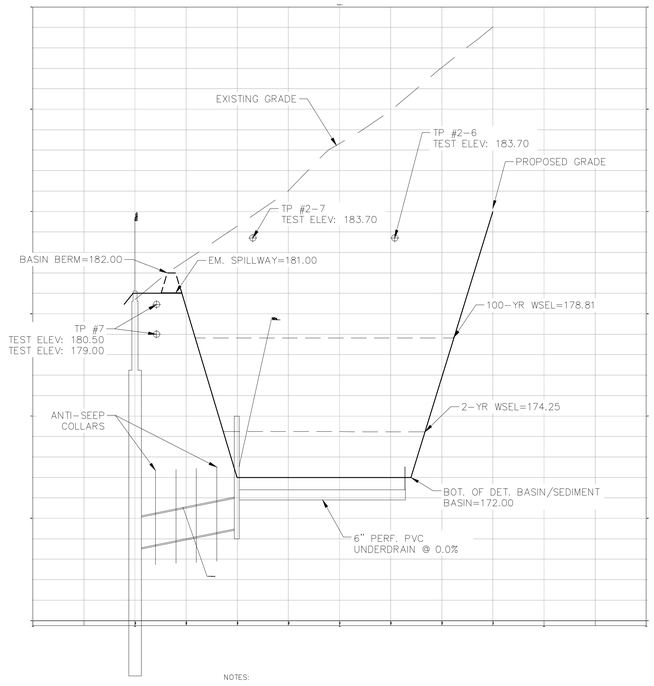
OUTLET NO.	(EQUIV.) PIPE DIA Pd (IN)	RIP RAP		APRON		
		SIZE (R-)	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)
EW-1.A	30"	R-5	27"	7.5'	7.5'	20.7'
EW-1.B	24"	R-4	18"	22'	6'	14.8'
EW-1.C	15"	R-3	9"	9'	6'	9.6'

NOTES:
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

MAINTENANCE: ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIP RAP APRON DETAIL

N.T.S.



NOTES:

1. IF GROUNDWATER, OR EVIDENCE OF HIGH GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, ADDITIONAL CORRECTIVE MEASURES MAY BE REQUIRED. MEASURES COULD INCLUDE, BUT ARE NOT LIMITED TO LINERS AND/OR ADDITIONAL UNDERDRAINS. IF ENCOUNTERED, CONTACT OWNER AND ENGINEER FOR DESIGN OF CORRECTIVE MEASURES. ANY ALTERATIONS TO THE DESIGN SHALL BE REVIEWED AND APPROVED BY THE CONSERVATION DISTRICT OR PADEP PRIOR TO IMPLEMENTATION.

SWM-1 CROSS SECTION

H:1"=30' V:1"=3'

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1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
1	08/31/2021	Resubmission for Borough
2	09/15/2021	Resubmission for Borough
3	10/13/2021	Resubmission for Borough
4	12/22/2021	Resubmission for Borough
5	06/14/2022	Resubmission for Borough
6	09/27/2022	Resubmission for Borough
7	10/27/2022	Resubmission for Borough
8	01/27/2023	Resubmission for Borough
9	07/14/2023	Resubmission for Borough
10		

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	AS SHOWN
Project No.	2101137
Date	5/27/2020
CAD File:	DN2101137-01

Title

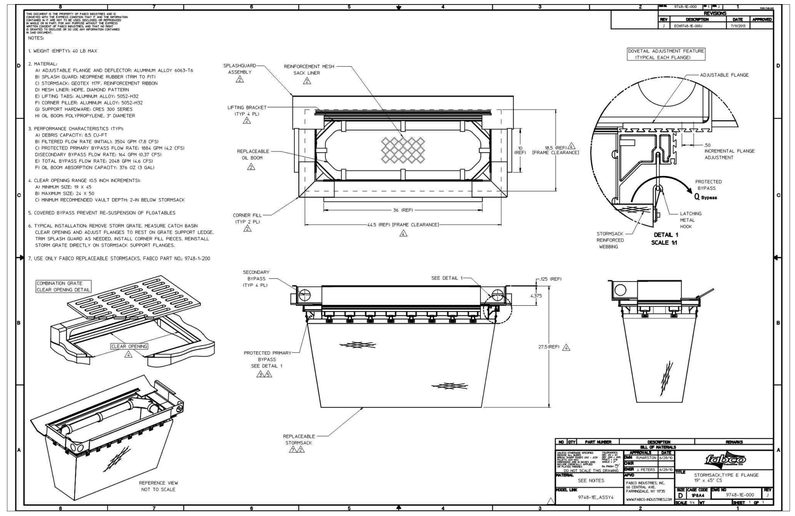
DETAILS - STORMWATER

Sheet No.

DN-05
53 of 73

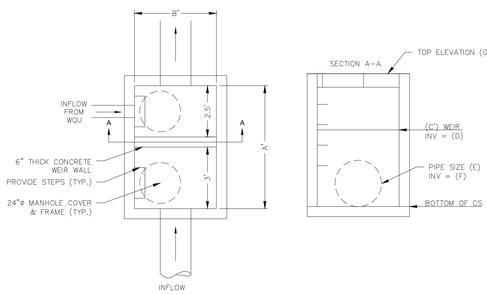
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Xref (s): - XD2101137; - XD2101137D; - XD2101137S; - XD2101137U



INLET FILTER BAG DETAIL

N.T.S.

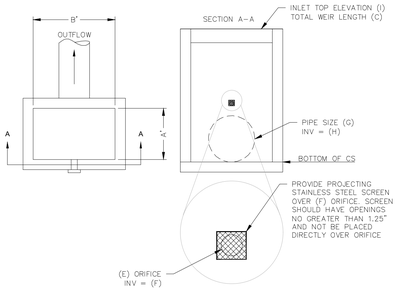


CONTROL STRUCTURE	STRUCTURE SIZE (A) X (B)	TOTAL WEIR LENGTH (C)	WEIR CREST ELEVATION (D)	OUTLET PIPE DIAM. (E)	OUTLET PIPE INV. ELEV. (F)	STRUCTURE TOP ELEV. (G)
CS-A	6'X4'	4'	196.60	18"	189.21	198.11
CS-B	6'X4'	4'	190.20	18"	183.55	192.92
CS-C	6'X4'	4'	199.00	18"	192.71	202.20
CS-E	6'X4'	4'	196.10	18"	189.21	202.15
CS-F	6'X4'	4'	191.90	18"	184.21	199.12
CS-G	6'X4'	4'	197.90	18"	193.71	205.15
CS-H	6'X4'	4'	199.75	18"	193.71	208.35

NOTE:
-CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF STRUCTURES TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

MRC CONTROL STRUCTURE DETAIL

N.T.S

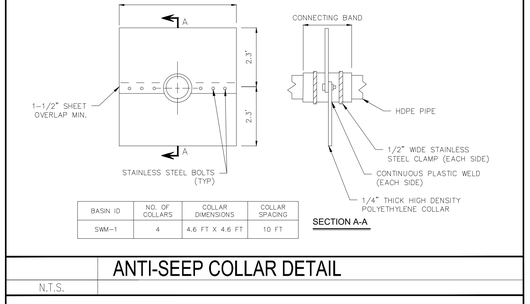


CONTROL STRUCTURE	STRUCTURE SIZE (A) X (B)	TOTAL WEIR LENGTH (C)	WEIR CREST ELEVATION (D)	ORIFICE DIAM. (E)	ORIFICE INV. ELEV. (F)	OUTLET PIPE DIAM. (G)	OUTLET PIPE INV. ELEV. (H)	STRUCTURE TOP ELEV. (I)
CS-SWM1	2'X4'	12'	—	6"	172.00	18"	169.50	175.00

NOTE:
-CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF STRUCTURES TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

SWM-1 CONTROL STRUCTURE DETAIL

N.T.S

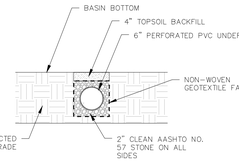


BASIN ID	NO. OF COLLARS	COLLAR DIMENSIONS	COLLAR SPACING
SWM-1	4	4.6 FT X 4.6 FT	10 FT

SECTION A-A

ANTI-SEEP COLLAR DETAIL

N.T.S.



SWM #1 UNDERDRAIN CROSS-SECTION

N.T.S.

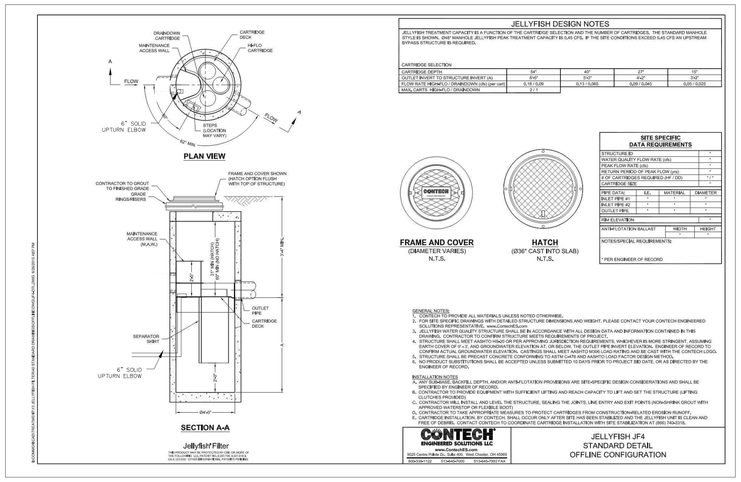
WATER QUALITY UNITS (JELLYFISH FILTERS)

OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT THE MAW OR INLET BAY FOR FLOATABLE POLLUTANTS SUCH AS TRASH, DEBRIS, AND OIL SHEEN. MEASURE OIL AND SEDIMENT DEPTH IN SEVERAL LOCATIONS, BY LOWERING A SEDIMENT PROBE UNTIL CONTACT IS MADE WITH THE FLOOR OF THE STRUCTURE. RECORD SEDIMENT DEPTH, AND PRESENCES OF ANY OIL LAYERS. INSPECT CARTRIDGE LIDS. MISSING OR DAMAGED CARTRIDGE LIDS TO BE REPLACED. INSPECT THE MAW (WHERE APPROPRIATE), CARTRIDGE DECK AND RECEPTACLES, AND BACKWASH POOL WEIR, FOR DAMAGED OR BROKEN COMPONENTS. DRY WEATHER INSPECTIONS – INSPECT THE CARTRIDGE DECK FOR STANDING WATER, AND/OR SEDIMENT ON THE DECK. – NO STANDING WATER UNDER NORMAL OPERATING CONDITIONS. – STANDING WATER INSIDE THE BACKWASH POOL, BUT NOT OUTSIDE THE BACKWASH POOL INDICATES, THAT THE FILTER CARTRIDGES NEED TO BE RINSED. – STANDING WATER OUTSIDE THE BACKWASH POOL IS NOT ANTICIPATED AND MAY INDICATE A BACKWATER CONDITION CAUSED BY HIGH WATER ELEVATION IN THE RECEIVING WATER BODY, OR POSSIBLY A BLOCKAGE IN DOWNSTREAM INFRASTRUCTURE. – ANY APPRECIABLE SEDIMENT (≥1/16") ACCUMULATED ON THE DECK SURFACE SHOULD BE REMOVED. WET WEATHER INSPECTIONS – OBSERVE THE RATE AND MOVEMENT OF WATER IN THE UNIT. NOTE THE DEPTH OF WATER ABOVE DECK ELEVATION WITHIN THE MAW OR INLET BAY. – LESS THAN 6 INCHES, FLOW SHOULD BE EXITING THE CARTRIDGE LIDS OF EACH OF THE DRAWDOWN CARTRIDGES (I.E. CARTRIDGES LOCATED OUTSIDE THE BACKWASH POOL). – GREATER THAN 6 INCHES, FLOW SHOULD BE EXITING THE CARTRIDGE LIDS OF EACH OF THE DRAWDOWN CARTRIDGES AND EACH OF THE HI-FLO CARTRIDGES (I.E. CARTRIDGES LOCATED INSIDE THE BACKWASH POOL), AND WATER SHOULD BE OVERFLOWING THE BACKWASH POOL WEIR. – 18 INCHES OR GREATER AND RELATIVELY LITTLE FLOW IS EXITING THE CARTRIDGE LIDS AND OUTLET PIPE, THIS CONDITION INDICATES THAT THE FILTER CARTRIDGES NEED TO BE RINSED.	TWICE IN FIRST YEAR; THEN ANNUALLY
DEVICE SHALL BE INSPECTED AND CLEANED TO ASSESS THE SEDIMENT AND FLOATABLE POLLUTANT ACCUMULATION, AND TO ENSURE PROPER FUNCTION OF THE SYSTEM. IF EXCESSIVE ACCUMULATION IS OCCURRING, THE FOLLOWING FREQUENCIES SHALL BE INCREASED AS RECOMMENDED BY CONTECH.	TWICE IN FIRST YEAR; THEN ANNUALLY
RINSE AND RE-INSTALL FILTER CATRIDGES	ANNUALLY
REPLACE TENTACLES IF RINSING DOES NOT RESTORE ADEQUATE HYDRAULIC CAPACITY. REMOVE ACCUMULATED SEDIMENT, OR IF DAMAGED OR MISSING. TENTACLES TO BE REPLACED A MINIMUM OF ONCE EVERY 5 YEARS.	ANNUALLY
THE UNIT MUST BE CLEANED OUT AND FILTER CARTRIDGES INSPECTED. FILTER CARTRIDGE TENTACLES SHOULD BE REPLACED IF DAMAGED OR COMPROMISED BY THE SPILL.	IMMEDIATELY AFTER UPSTREAM OIL, FUEL OR CHEMICAL SPILL
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN, 2. IN ADDITION TO THE SCHEDULE LISTED ABOVE, THE BMP SHALL ALSO BE INSPECTED WITHIN 7 DAYS AFTER EACH STORM EVENT GREATER THAN THE 1 INCH TO ENSURE PROPER DEWATERING OF THE SYSTEM.	

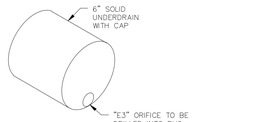
CONTROL STRUCTURE DETAILS

N.T.S.

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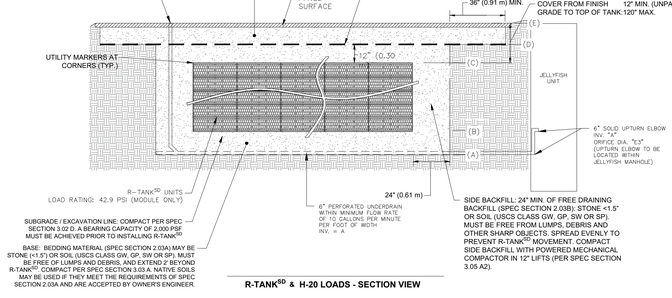
BMP ID	MRC DESIGN: UNDERDRAIN ORIFICE DIA. "E3"	MRC DESIGN: STRUCTURE LOCATION OF UNDERDRAIN
MRC-A	0.7"	WQU-A
MRC-B	0.8"	WQU-B
MRC-C	0.8"	WQU-C
MRC-E	0.7"	WQU-E
MRC-F	0.7"	WQU-F
MRC-G	0.8"	WQU-G
MRC-H	0.8"	WQU-H



MRC UNDERDRAIN ORIFICE DETAIL

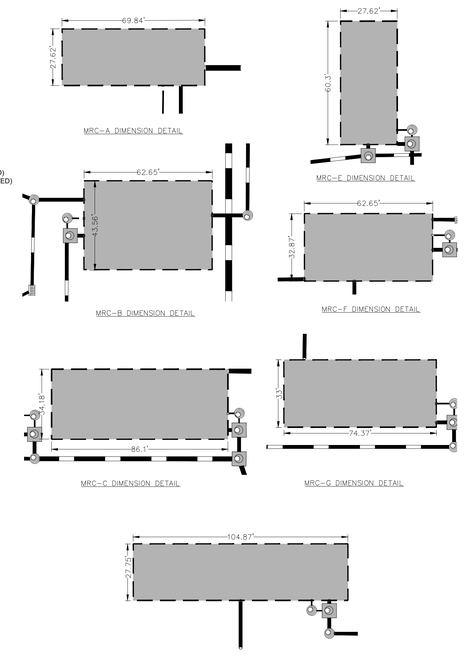
TOTAL COVER: 18" MINIMUM AND 120" MAXIMUM. FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT<10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 10'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 10' OR LESS THAN 18" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{SD} MODULE SHEET .
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{SD} FOOTPRINT.



R-TANK^{SD} & H-20 LOADS - SECTION VIEW

CONTROL STRUCTURE	ELEVATION (A)	ELEVATION (B)	ELEVATION (C)	ELEVATION (D)	ELEVATION (E) [LOWEST]
MRC-A [BMP-1]	188.71	189.71	197.00	198.00	198.50
MRC-B [BMP-2]	183.21	184.21	191.50	192.50	193.00
MRC-C [BMP-3]	192.21	193.21	200.49	201.49	202.30
MRC-E [BMP-5]	188.71	189.71	197.00	198.00	201.00
MRC-F [BMP-6]	184.21	185.21	192.50	193.50	196.50
MRC-G [BMP-7]	193.21	194.21	201.50	202.50	205.50
MRC-H [BMP-8]	193.21	194.21	201.50	202.50	208.00



MRC BASIN DETAILS

N.T.S.

SUBSURFACE MRC BASINS

OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT UPGRADIENT CATCH BASINS AND INLETS FOR DEBRIS. REMOVE DEBRIS AND PROPERLY DISPOSE OF.	TWO TIMES PER YEAR OR MORE OFTEN IF HISTORICAL MAINTENANCE RECORDS SUGGEST A MORE FREQUENT CLEANING.
INSPECT AFTER A RUNOFF EVENT GREATER THAT 0.8 INCHES TO ENSURE THAT RUNOFF DRAINS WITHIN 7 DAYS. IF NOT DRAINING WITH 7 DAYS, ENSURE LOW FLOW ORIFICE AND UNDERDRAIN IS NOT CLOGGED.	FOUR TIMES PER YEAR
INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION OR SPILLS, AND INSTABILITY. SOIL MEDIA AND TO MAINTAIN WATER QUALITY FUNCTIONALITY. RESTORE ORIGINAL CROSS SECTION. PROPERLY DISPOSE OF SEDIMENT. RINSE SYSTEM IF NEEDED. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY	FOUR TIMES PER YEAR
THE VEGETATION FROM CONTRIBUTING DRAINAGE AREA SHALL BE INSPECTED AND MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED.	TWO TIMES PER YEAR
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN, 2. IN ADDITION TO THE SCHEDULE LISTED ABOVE, THE BMP SHALL ALSO BE INSPECTED WITHIN 7 DAYS AFTER EACH STORM EVENT GREATER THAN THE 1 INCH TO ENSURE PROPER DEWATERING OF THE SYSTEM. 3. ALL MRC BMP COMPONENTS SHOULD BE MAINTAINED AS INDICATED IN THE STORMWATER BMP MANUAL.	

STORMWATER COLLECTION/CONVEYANCE

OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT OUTFALL STRUCTURES AND REPAIR AS NEEDED.	QUARTERLY FOR FIRST YEAR; THEN ANNUALLY
INSPECT COLLECTION/CONVEYANCE PIPES TO REMOVE DEBRIS AND PROPER CONNECTION TO STRUCTURES. REMOVE DEBRIS AND DISPOSE OF PROPERLY. REPAIR CONNECTION JOINTS IMMEDIATELY.	QUARTERLY FOR FIRST YEAR; THEN ANNUALLY
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN,	

EXTENDED DETENTION BASIN

OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT BASIN BOTTOM, CONTROL STRUCTURE, RIPRAP, ETC. FOR TRAPPED DEBRIS. REMOVE AND PROPERLY DISPOSE OF ANY DEBRIS.	FOUR TIMES PER YEAR OR STORM EVENTS >1"
INSPECT VEGETATED AREAS FOR EROSION AND UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES. VEGETATIVE COVER SHOULD BE MAINTAINED AT A MINIMUM OF 95%. IF VEGETATIVE COVER HAS BEEN REDUCED BY 10%, VEGETATION SHOULD BE REESTABLISHED. IF MORE THAN 50% OF TREES OR SHRUBS DO NOT ESTABLISH, EVALUATE SOIL SATURATION CONDITIONS AND REPLANT WITH ALTERNATE SPECIES	ANNUALLY
PERFORM MOWING AND/OR TRIMMING. ALL DETRITUS SHOULD BE REMOVED FROM THE BASIN.	AS NECESSARY TO SUSTAIN SYSTEM
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN. 2. HIRE PEST CONTROL COMPANY SHOULD MOSQUITO BREEDING BECOME PROBLEMATIC.	

VEGETATED SWALE

OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN > 3 INCHES AT ANY SPOT OR COVERING VEGETATION)	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
INSPECT FOR LITTER, MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION. DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY; MOW ONLY WHEN SWALE IS DRY TO AVOID RUTTING	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
– PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT. – ROTOTILL AND REPLANT SWALE IF DRAW DOWN IS MORE THAN 48 HOURS. –INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION, ETC.) ARE IDENTIFIED – WATER DURING DRY PERIODS. FERTILIZE, AND APPLY PESTICIDE **ONLY WHEN ABSOLUTELY NECESSARY**	AS NEEDED
IF ROADSIDE OR PARKING LOT RUNOFF IS DIRECTED TO THE SWALE, MULCHING AND/OR SOIL AERATION/MANIPULATION MAY BE REQUIRED IN THE SPRING TO RESTORE SOIL STRUCTURE AND MOISTURE CAPACITY AND TO REDUCE THE IMPACTS OF DEICING AGENTS. USE NONTOXIC, ORGANIC DEICING AGENTS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT. USE SALT-TOLERANT VEGETATION IN SWALES.	AFTER SPRING MELT
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN.	

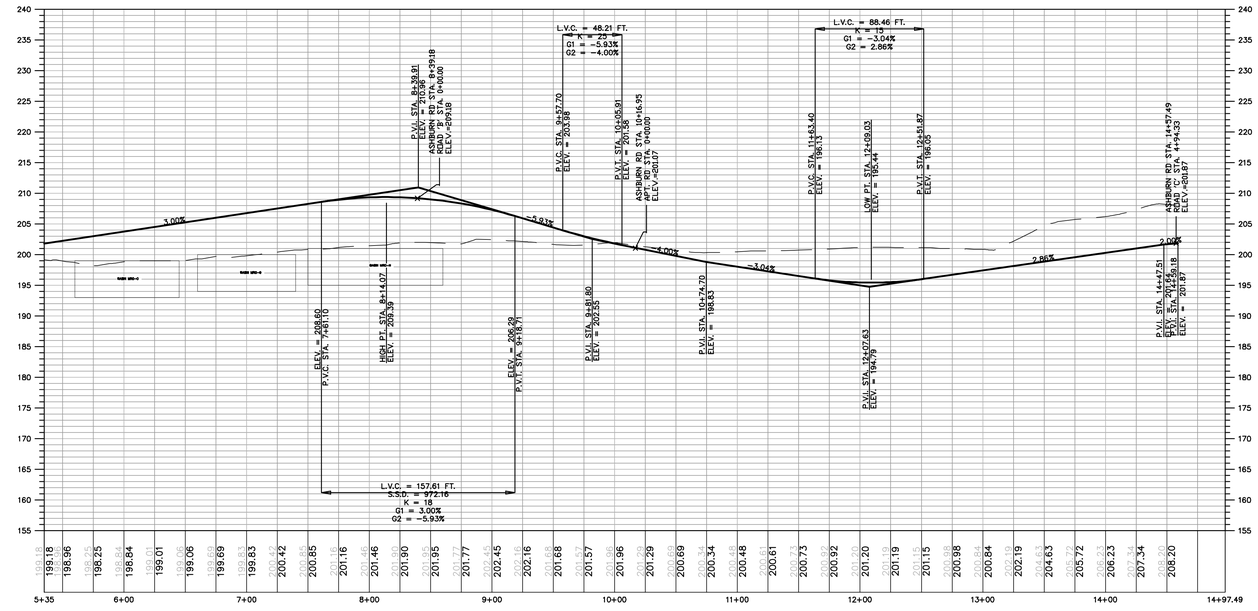
POROUS PAVEMENT

OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
VACUUM PAVEMENT	TWO–THREE TIMES A YEAR INCLUDING AFTER SNOW MELT
GENERAL MAINTENANCE NOTES: 1. MAINTAIN PLANTED AREAS ADJACENT TO PAVEMENT. 2. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. 3. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE,, ETC. ON IMPERVIOUS PAVEMENT SURFACE. 4. ANY SEALCOAT ON POROUS PAVEMENT MUST PRESERVE POROSITY AND INFILTRATION PROPERTIES OF POROUS PAVEMENT. 5. WINTER MAINTENANCE–ABRASIVES SUCH AS SAND OR CINDERS SHOULD NOT BE APPLIED ON OR ADJACENT TO THE PERVIOUS PAVEMENT. SNOW PLOWING IS ACCEPTABLE. SALT IS ACCEPTABLE FOR USE AS A DE–ICER ON PAVEMENT. MAGNESIUM CHLORIDE–BASED LIQUID PRODUCTS OR AS PRETREATED SALT ARE PREFERABLE. 6. POTHOLE REPAIR–FOR DAMAGED AREA LESS THAN 50 SF, A DECLIVITY COULD BE PATCHED BY ANY MEANS SUITABLE WITH STANDARD PAVEMENT. IF AN AREA GREATER THAN 50 SF, APPROVAL OF PATCH TYPE SHOULD BE SOUGHT FROM EITHER THE ENGINEER OR OWNER. 7.WASHING SYSTEMS OR COMPRESSED AIR ARE NOT TO BE USED FOR PAVEMENT WASHING. VACUUMING SHOULD BE DONE BIANNUALLY WITH A COMMERCIAL CLEANING UNIT.	

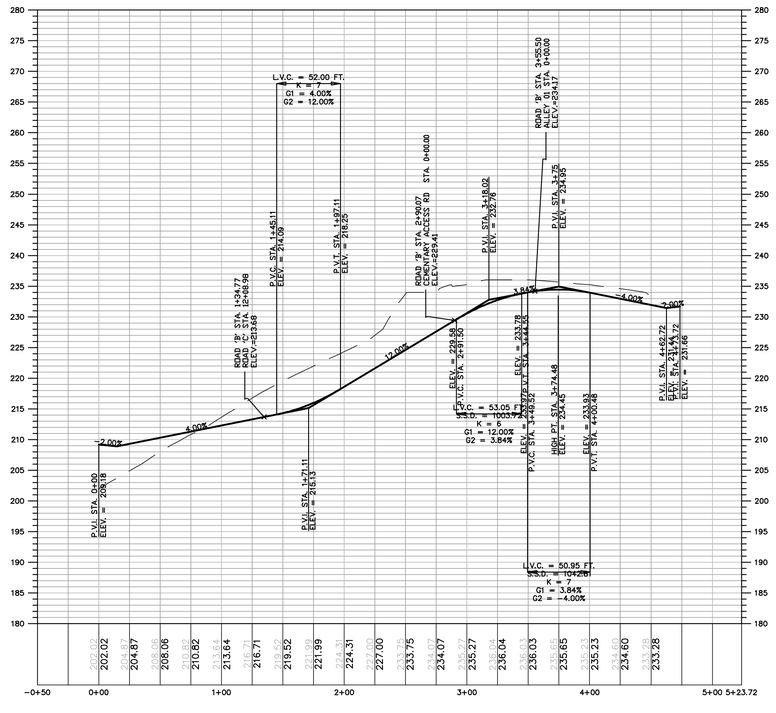
WATER QUALITY INSERTS (STORMSACK)

OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	S

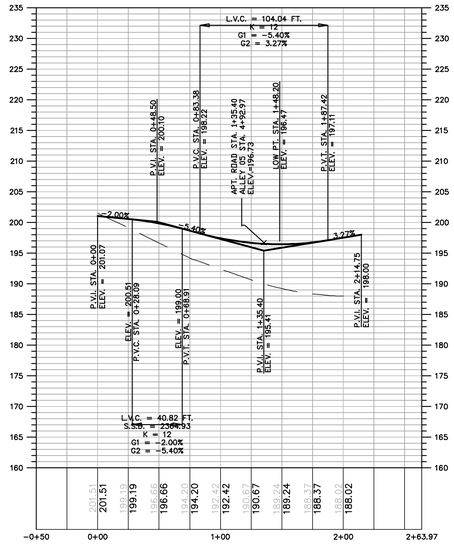
ASHBURN ROAD



ROAD 'B'



APARTMENT ROAD



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BOROUGH OF PHOENIXVILLE
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REVISIONS

No.	Date	Desc.
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6	05/19/2022	Resubmission for Borough
7	06/15/2022	Resubmission for Borough
8	07/14/2023	Resubmission for Borough

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	2101137
Date	5/27/2020
CAD File:	PR2101137-01

Title

ROAD PROFILES

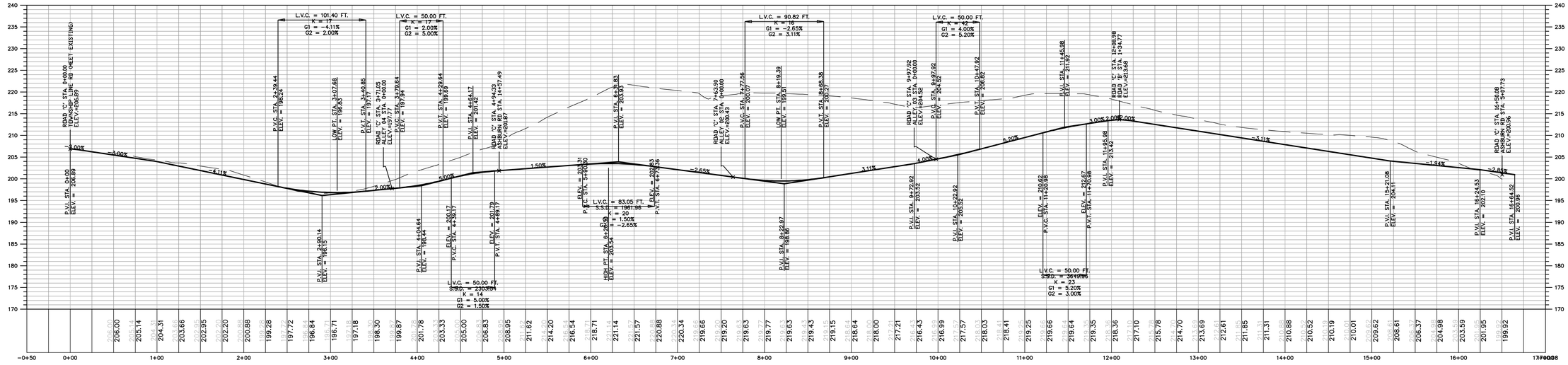
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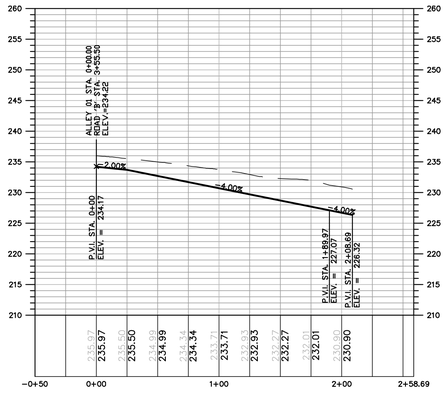
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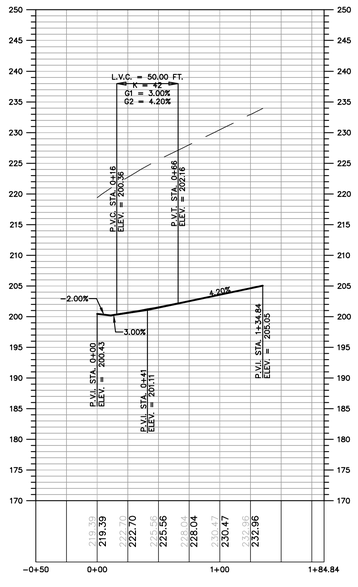
ROAD 'C'



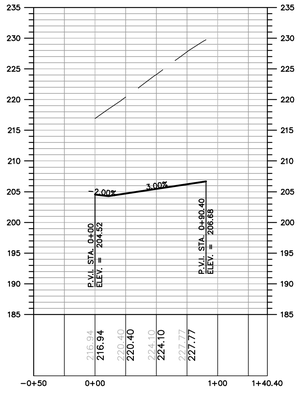
ALLEY 01



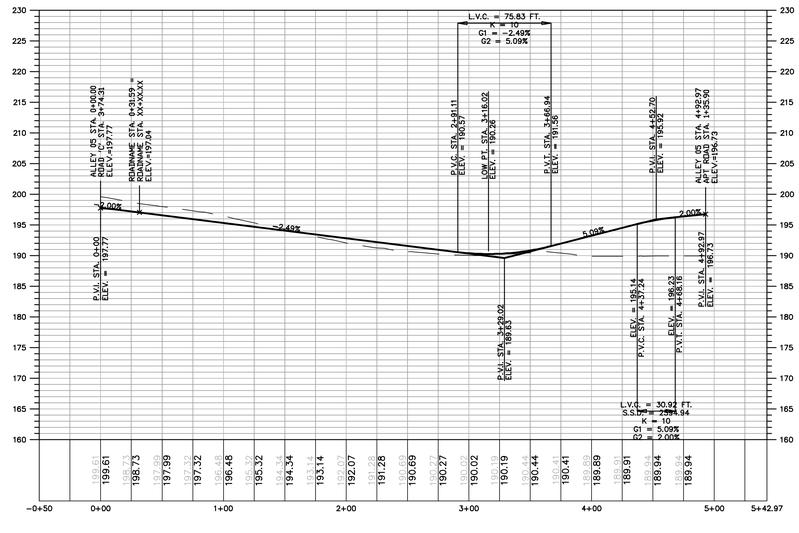
ALLEY 02



ALLEY 03



ALLEY 04



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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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Designed	N.R.C.
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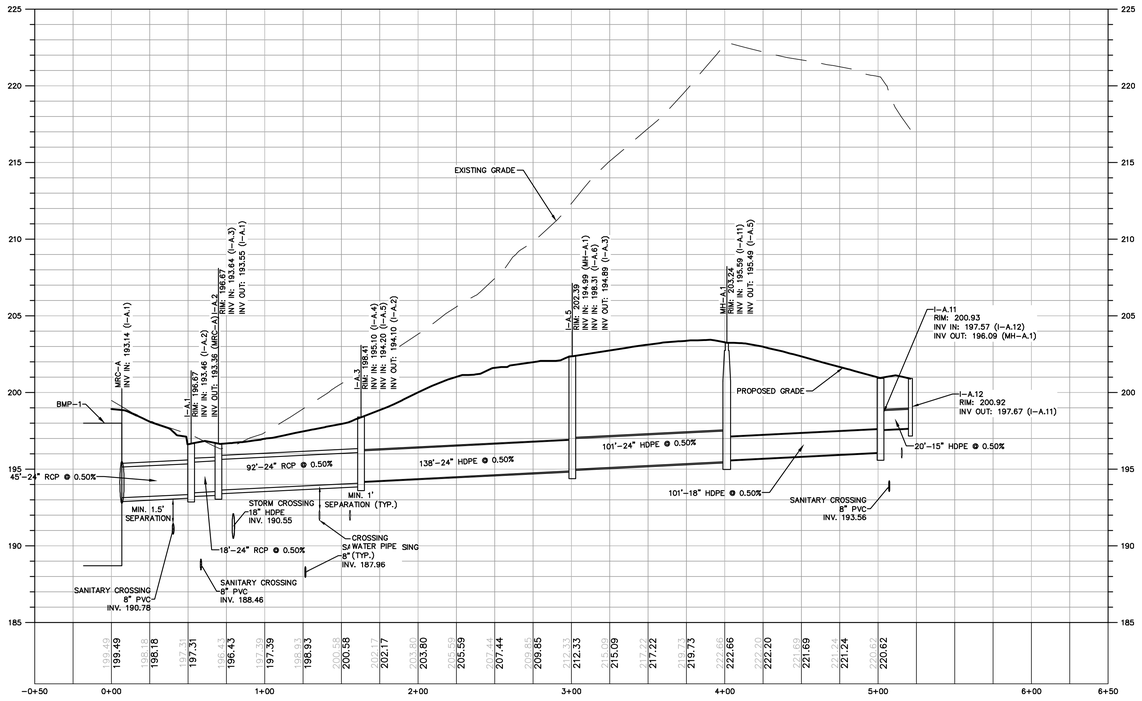
ROAD PROFILES

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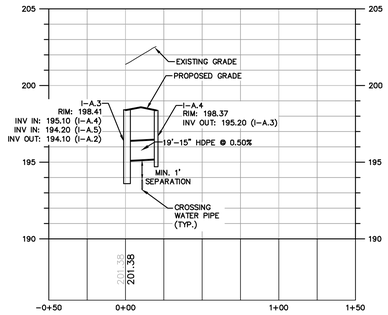
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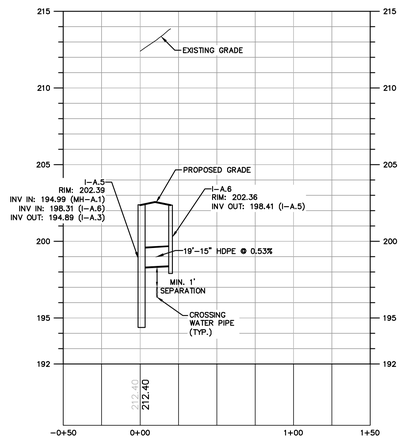
MRC-A TO I-A.12



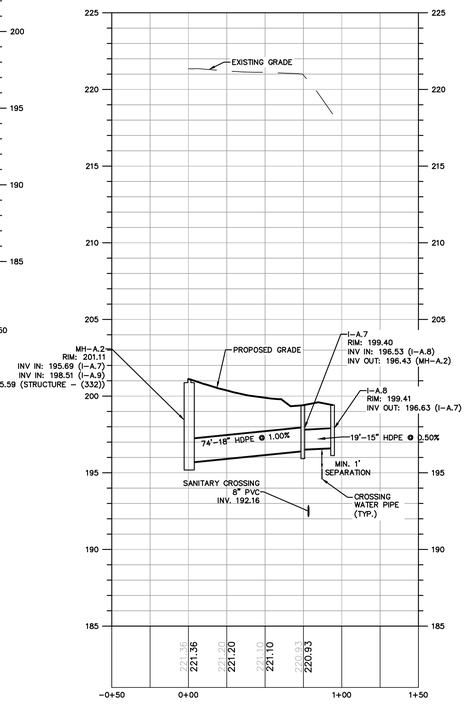
I-A.3 TO I-A.4



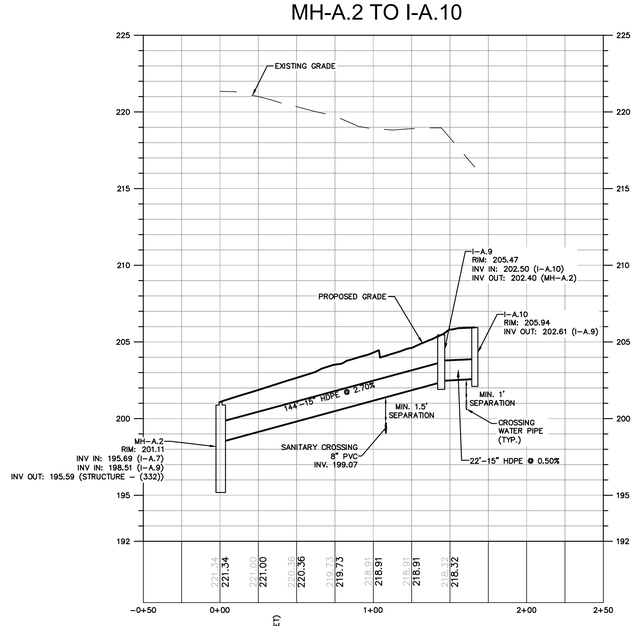
I-A.5 TO I-A.6



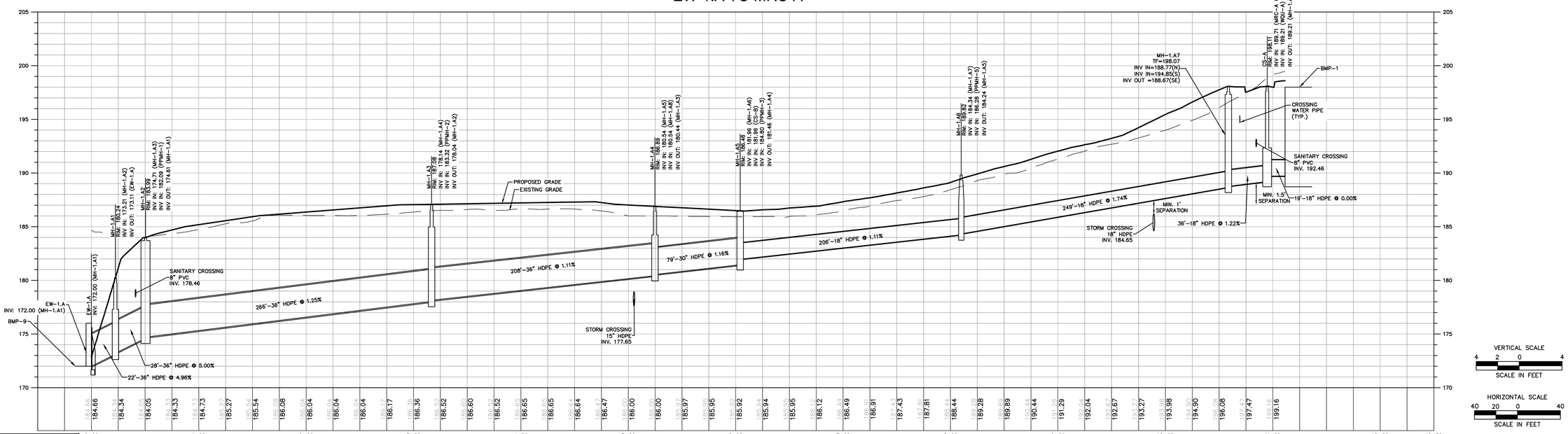
MH-A.2 TO I-A.8



MH-A.2 TO I-A.10



EW-1.A TO MRC-A



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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Designed B.S.P.
Drawn B.S.P.
Checked D.J.S.
Approved
Scale AS NOTED
Project No. 2101137
Date 5/27/2020
CAD File: PR2101137-02

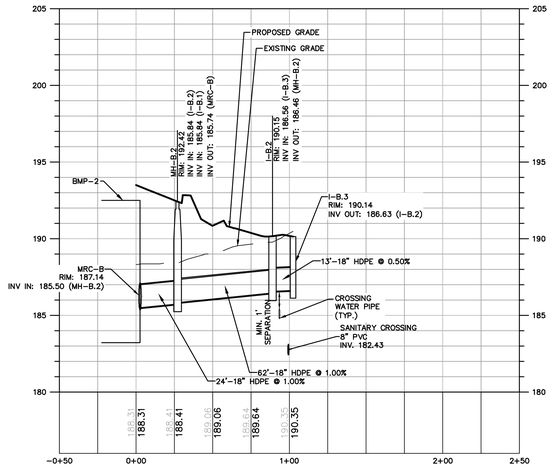
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STORM PROFILES

Sheet No.
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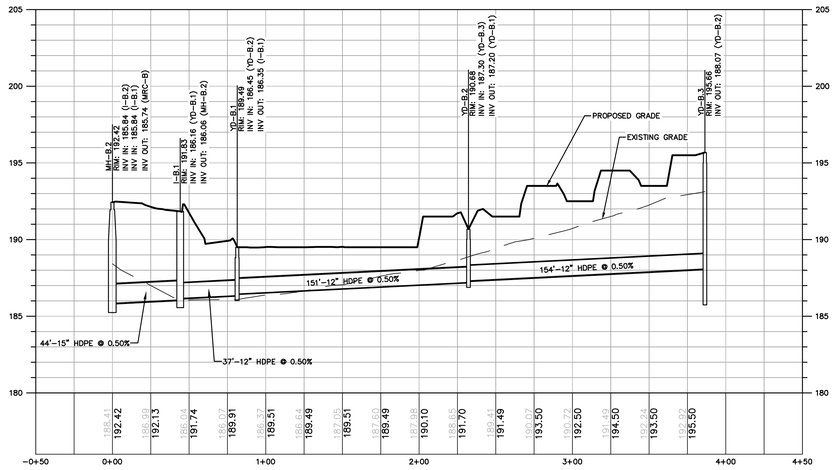
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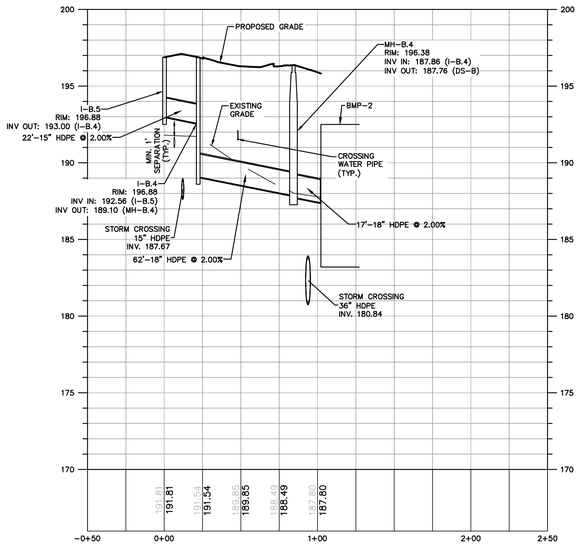
MRC-B TO I-B.3



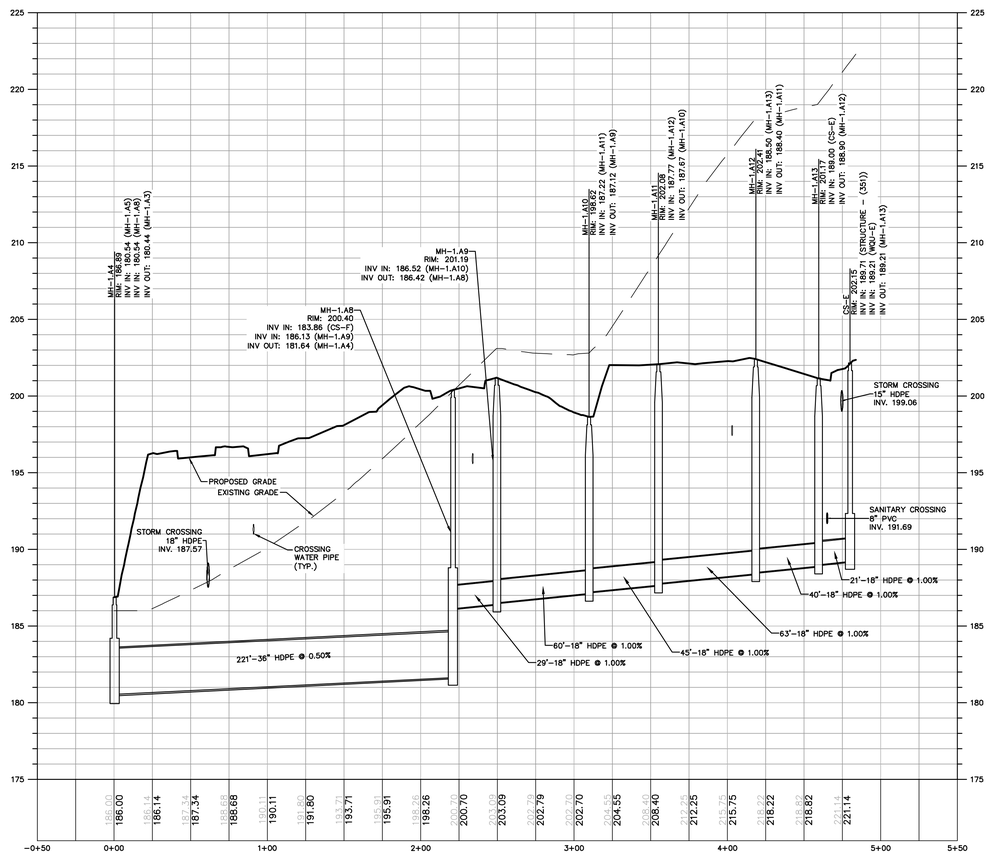
MH-B.2 TO UNITS 1&2



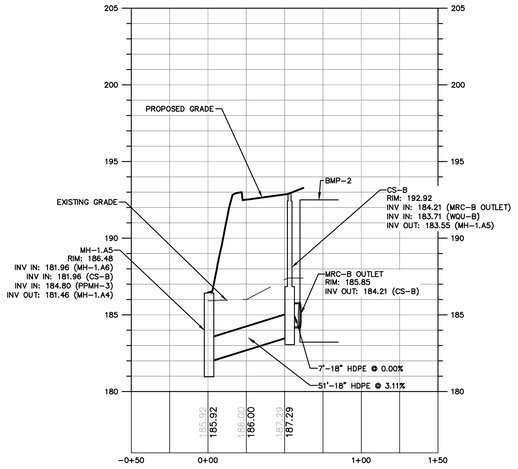
I-B.5 TO MRC-B



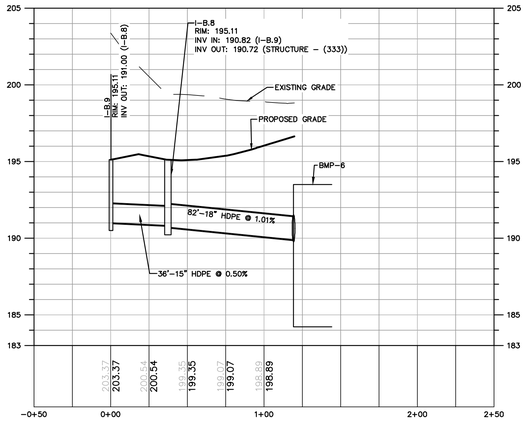
CS-E TO MH-1.A4



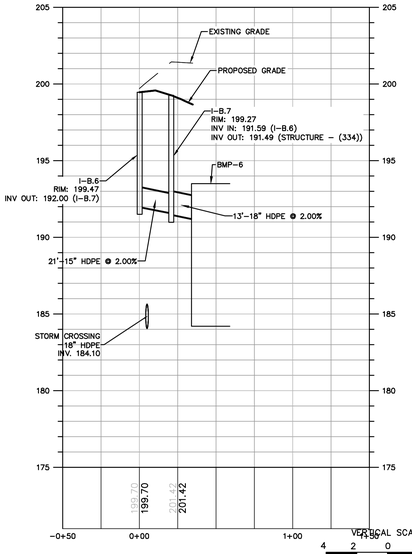
MRC-B TO MH-1.A5



I-B.9 TO MRC-F



I-B.6 TO MRC-F



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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Xref (s): : B02101137 ; X2101137I0

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

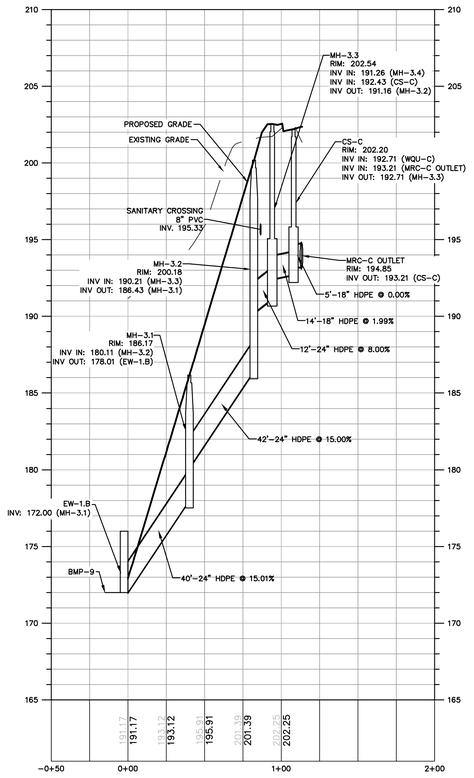
No.	Date	Desc.
1	07/22/2020	Resubmission to Borough
2	08/21/2020	Resubmission to Borough
3	09/23/2020	Resubmission to Borough
4	10/23/2020	Resubmission to Borough
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8	06/23/2022	Resubmission to Borough
9	07/21/2022	Resubmission to Borough
10	01/16/2023	Resubmission to Borough

Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	2101137
Date	5/27/2020
CAD File:	PR2101137-02

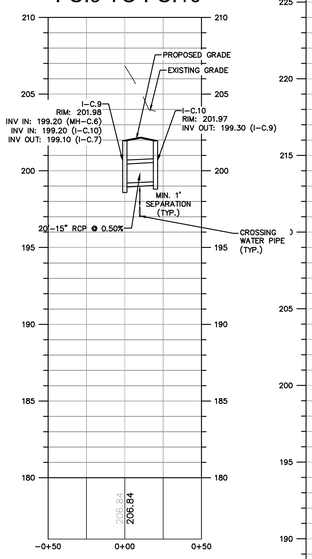
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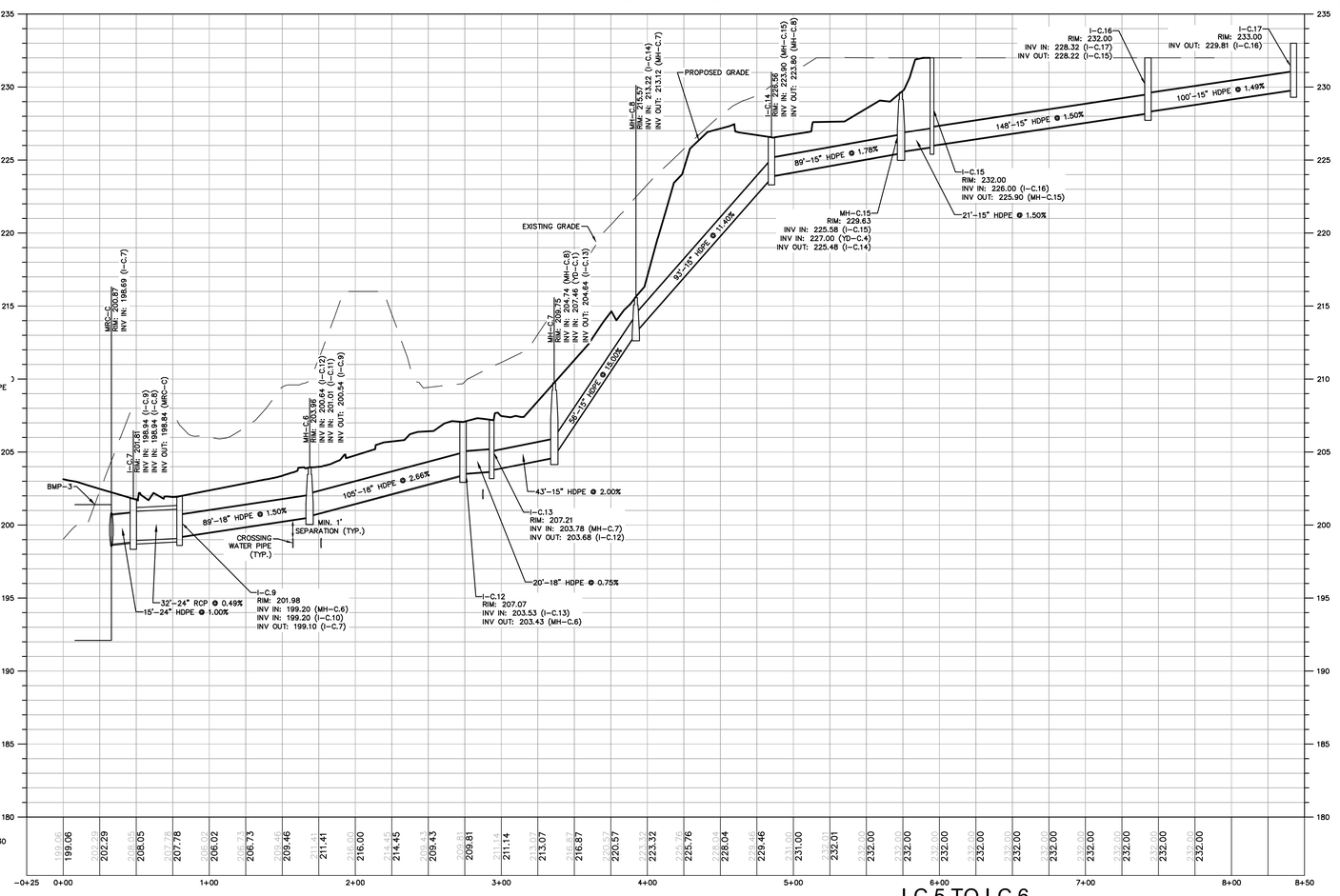
EW-1.B TO MRC-C



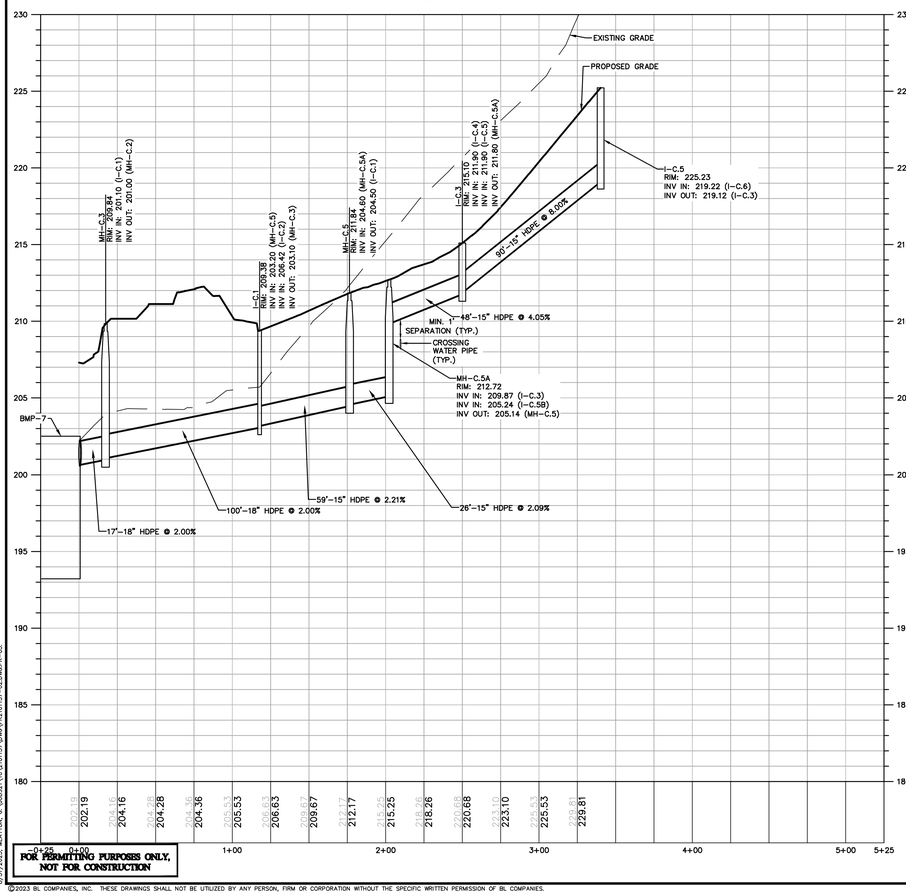
I-C.9 TO I-C.10



MRC-C TO I-C.17

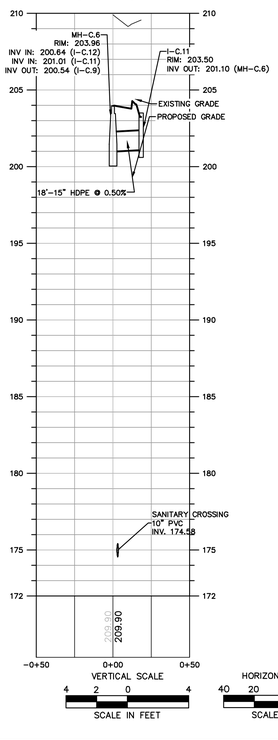


DS-C TO MRC-G

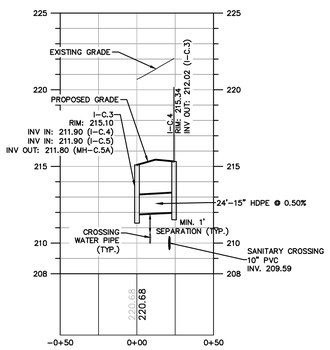


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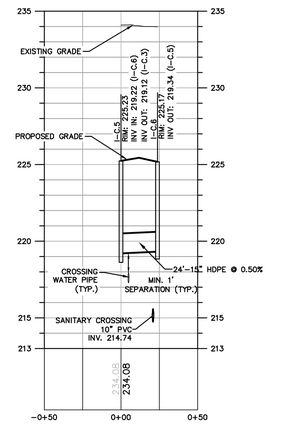
MH-C.6 TO I-C.11



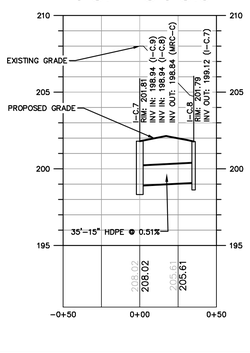
I-C.3 TO I-C.4



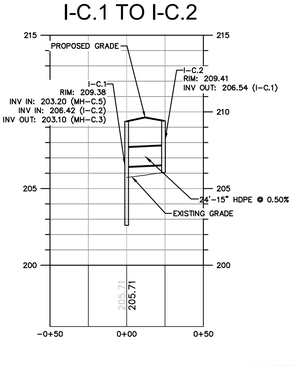
I-C.5 TO I-C.6



I-C.7 TO I-C.8



I-C.1 TO I-C.2



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Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	2101137
Date	5/27/2020
CAD File:	PR2101137-02

Title

STORM PROFILES

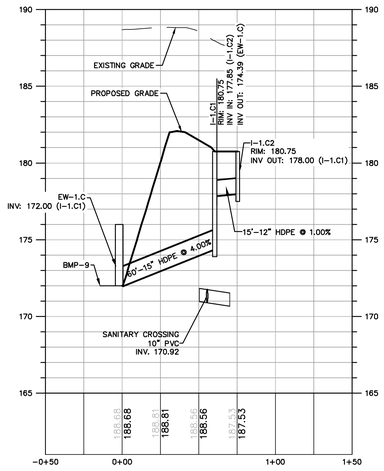
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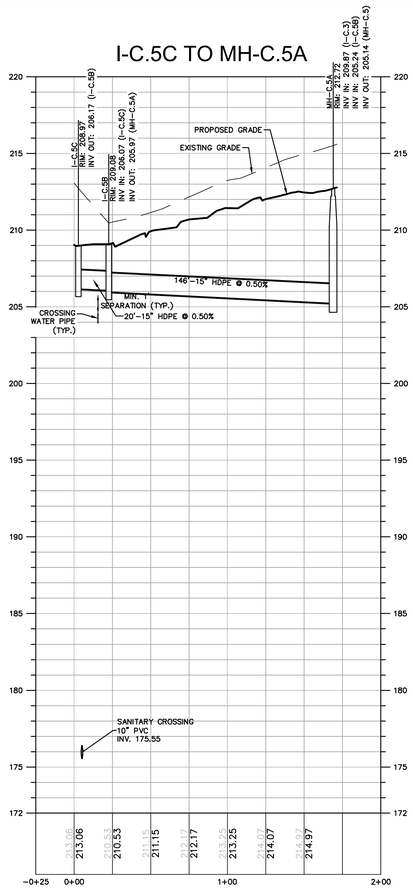
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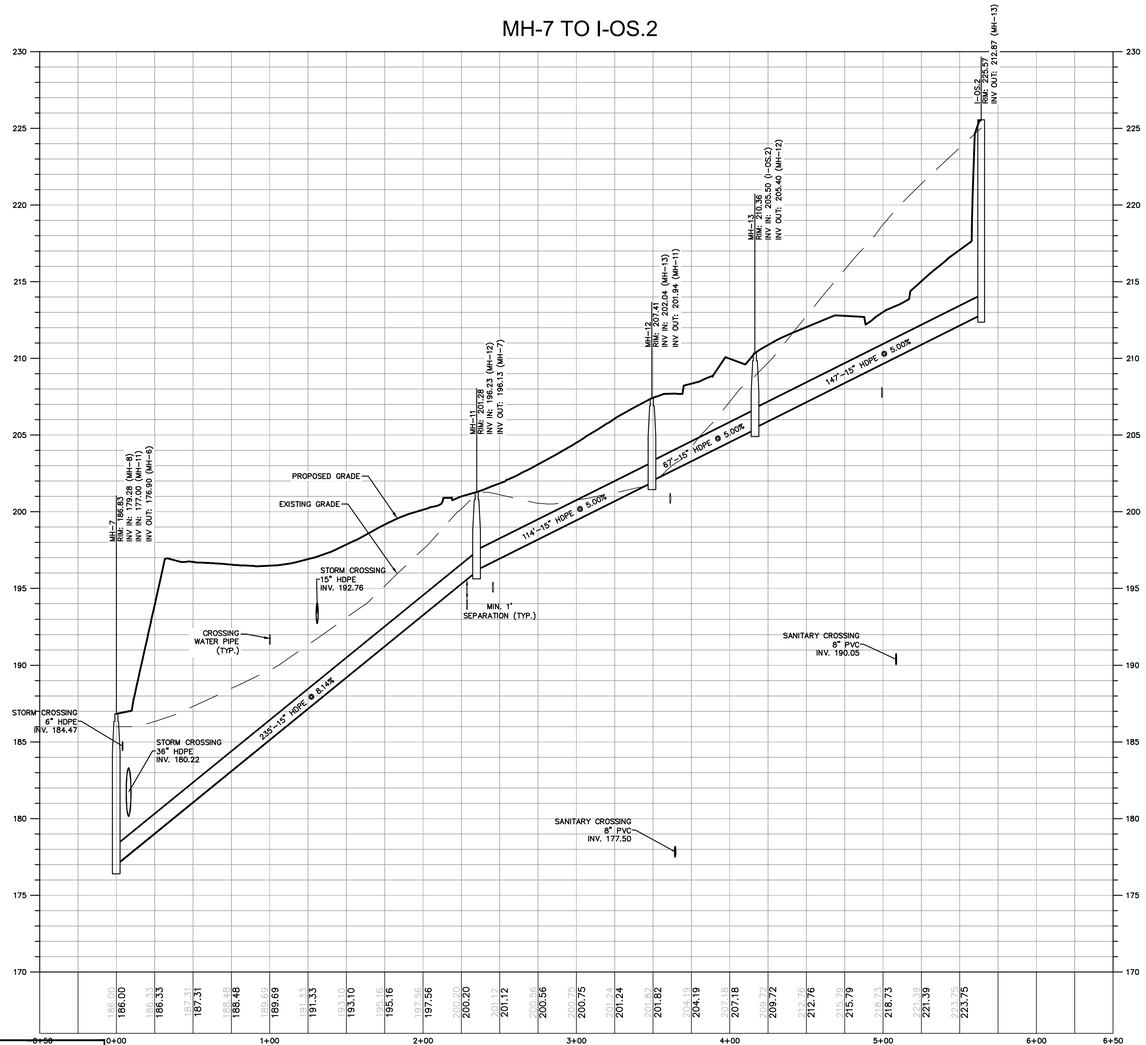
EW-1.C TO I-1.C2



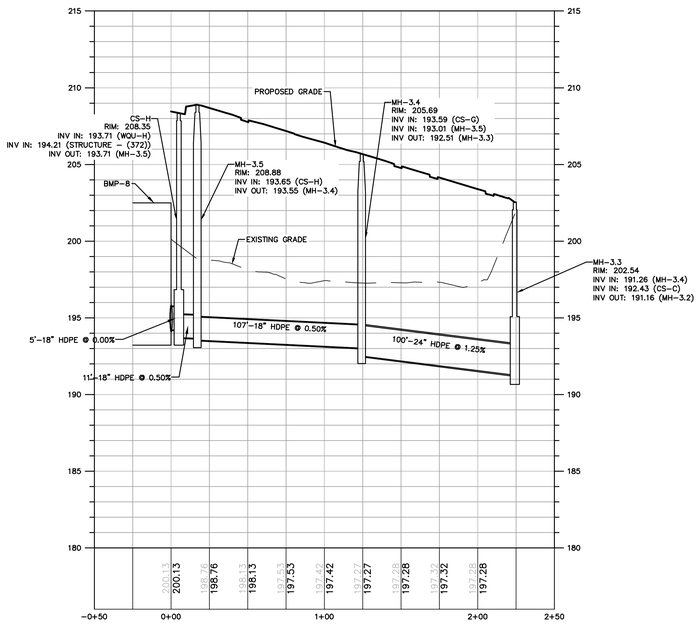
I-C.5C TO MH-C.5A



MH-7 TO I-OS.2



MRC-H TO MH-3.3



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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ODESSA DEVELOPMENT
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9	01/14/2023	Resubmission for Borough

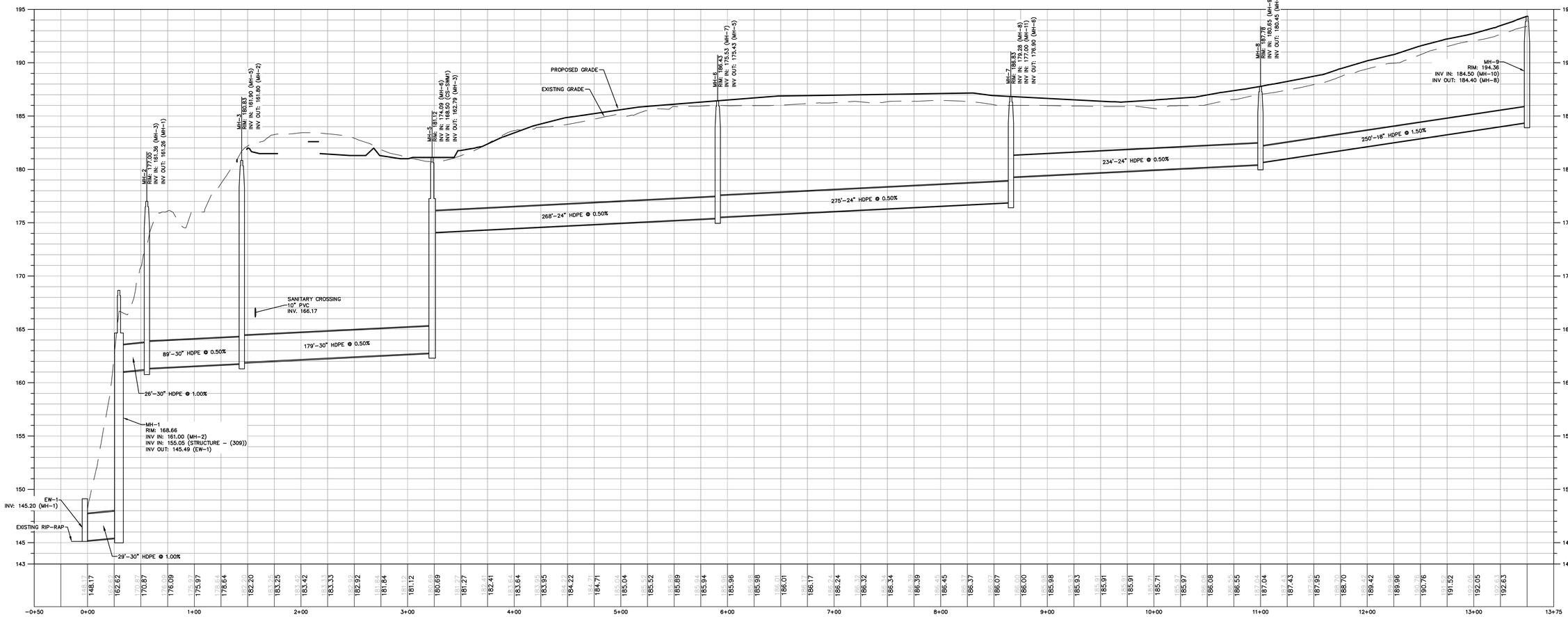
Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	2101137
Date	5/27/2020
CAD File:	PR2101137-02

Title
STORM PROFILES

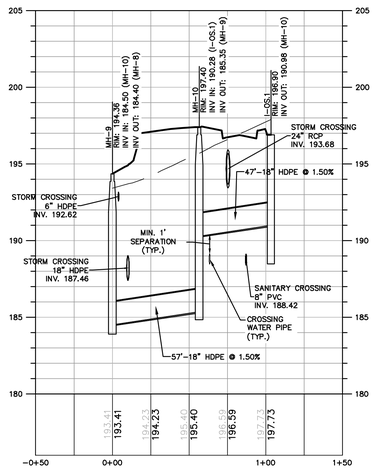
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EW-1 TO MH-9



MH-9 TO I-OS.1



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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Xref (s): : BD21013710, XC21013710

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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

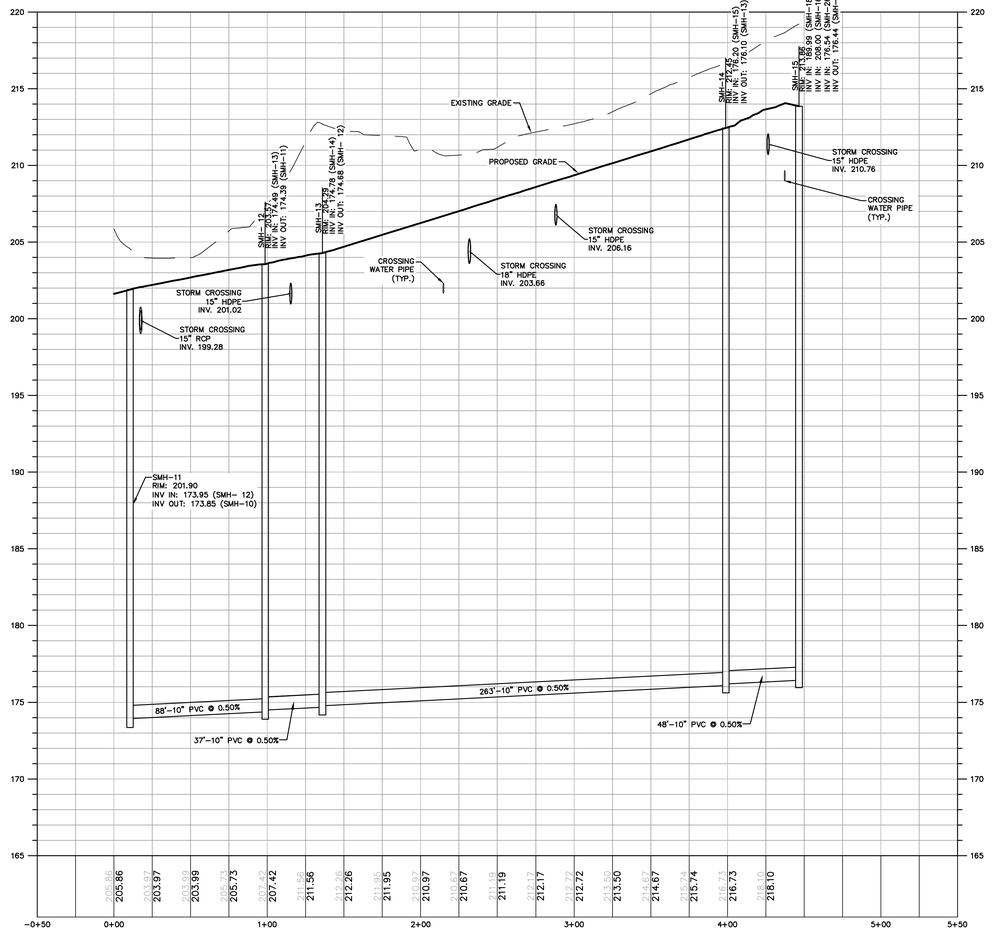
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Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	21011137
Date	5/27/2020
CAD File:	PR21011137-02

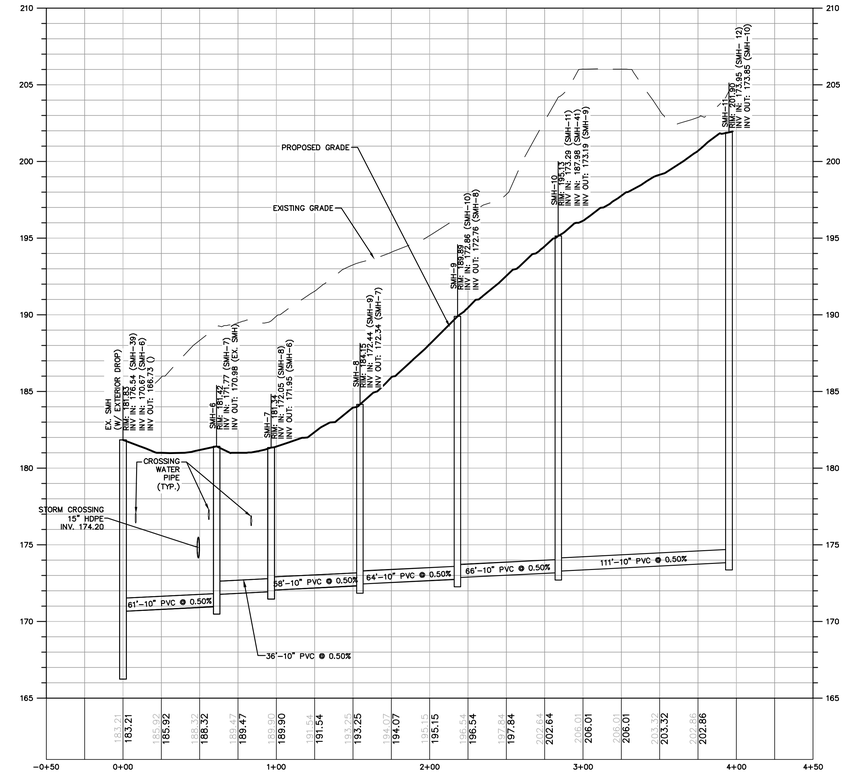
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STORM PROFILES

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PR-07
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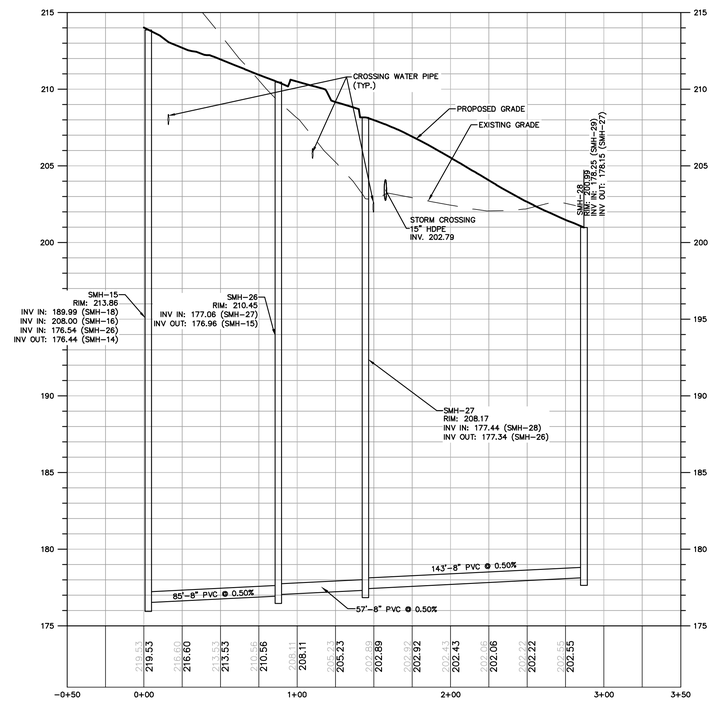
SMH-11 TO SMH-15



EX-MH TO SMH-11



SMH-15 TO SMH-28



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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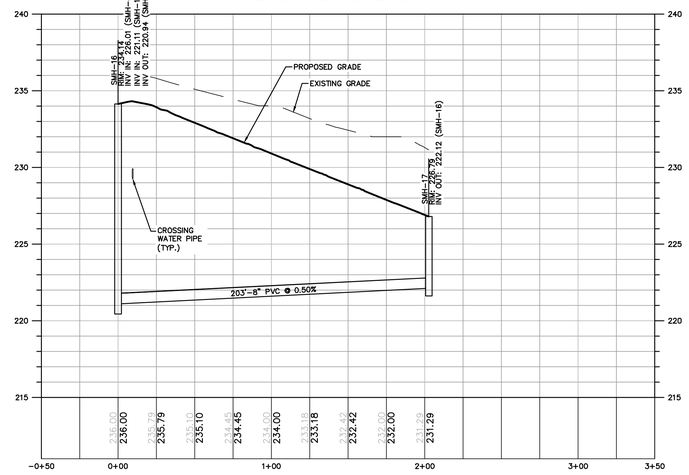
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UTILITY PROFILES

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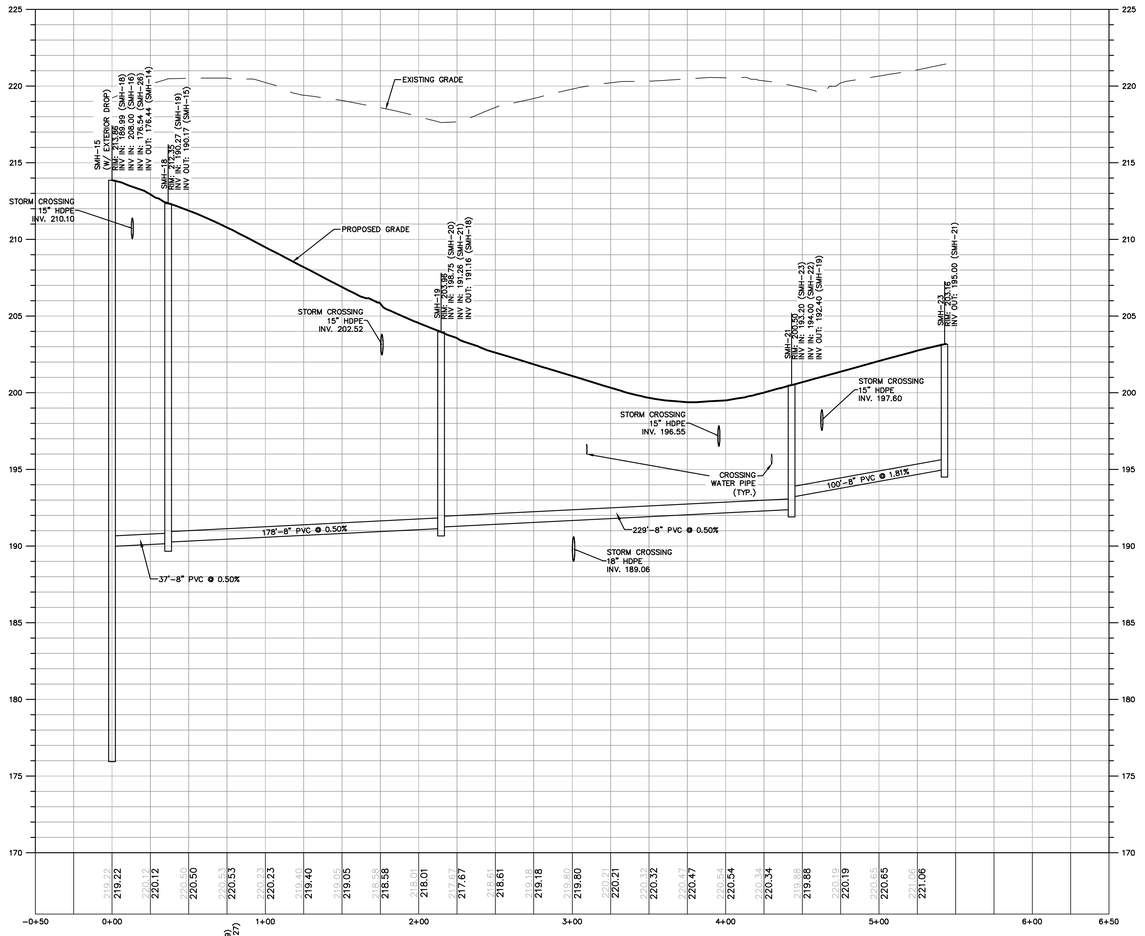
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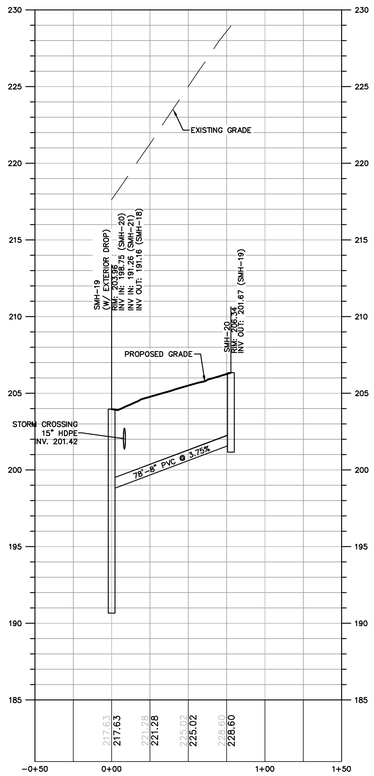
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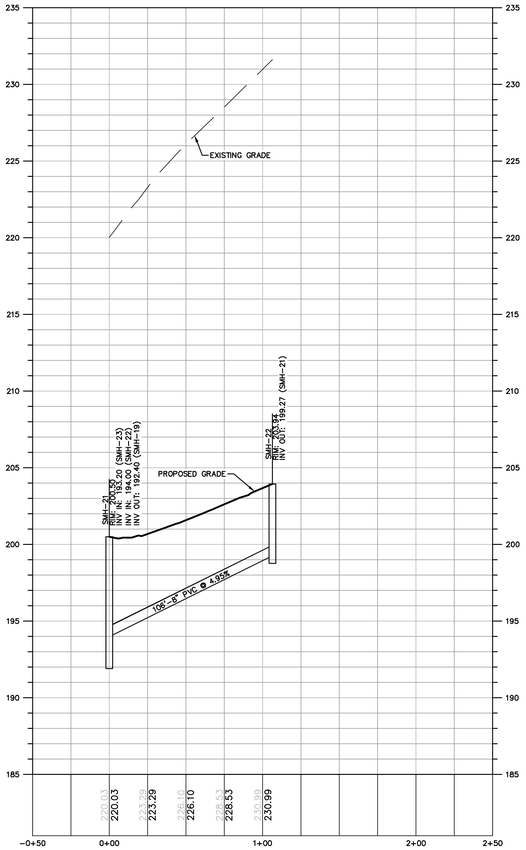
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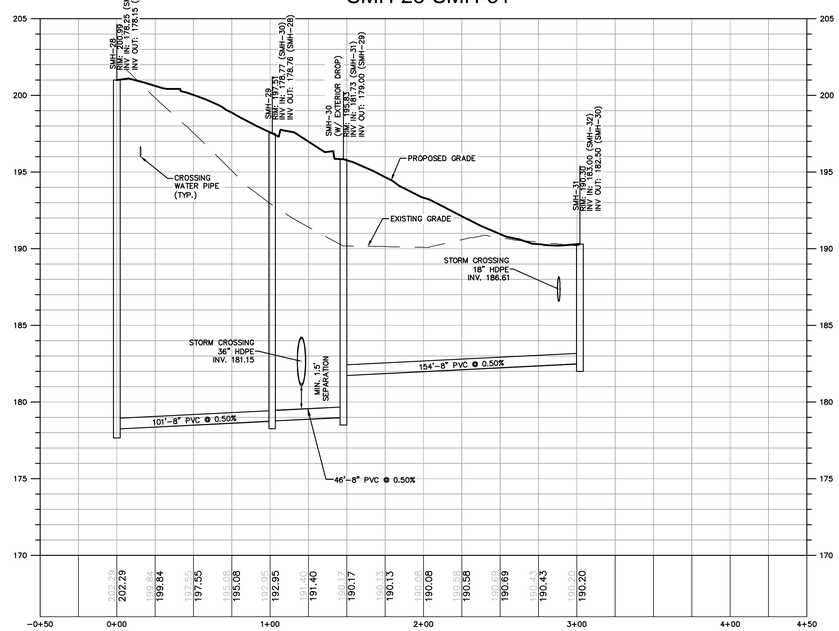
SMH-19 TO SMH-20



SMH-21 TO SMH-22



SMH-28-SMH-31



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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8/29/2023, WLAYTON, G:\JOBS\21\2101137\DWG\PR2101137-02.DWG Pr-09

Xref (s): I:\BD2101137 ; X:\2101137\10

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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

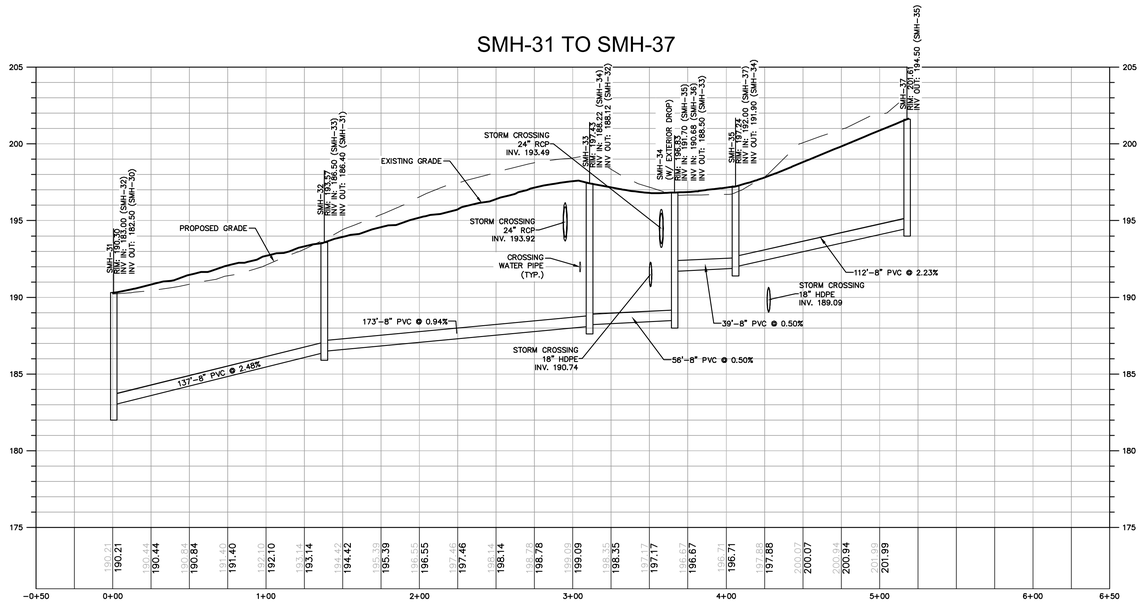
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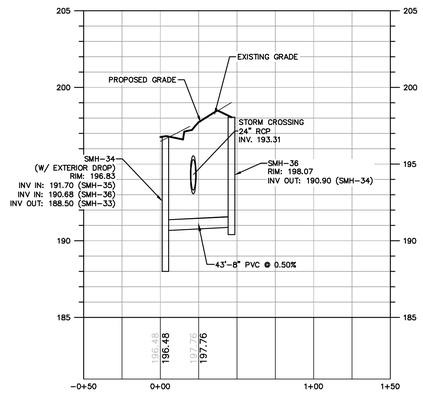
Title
UTILITY PROFILES

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PR-09
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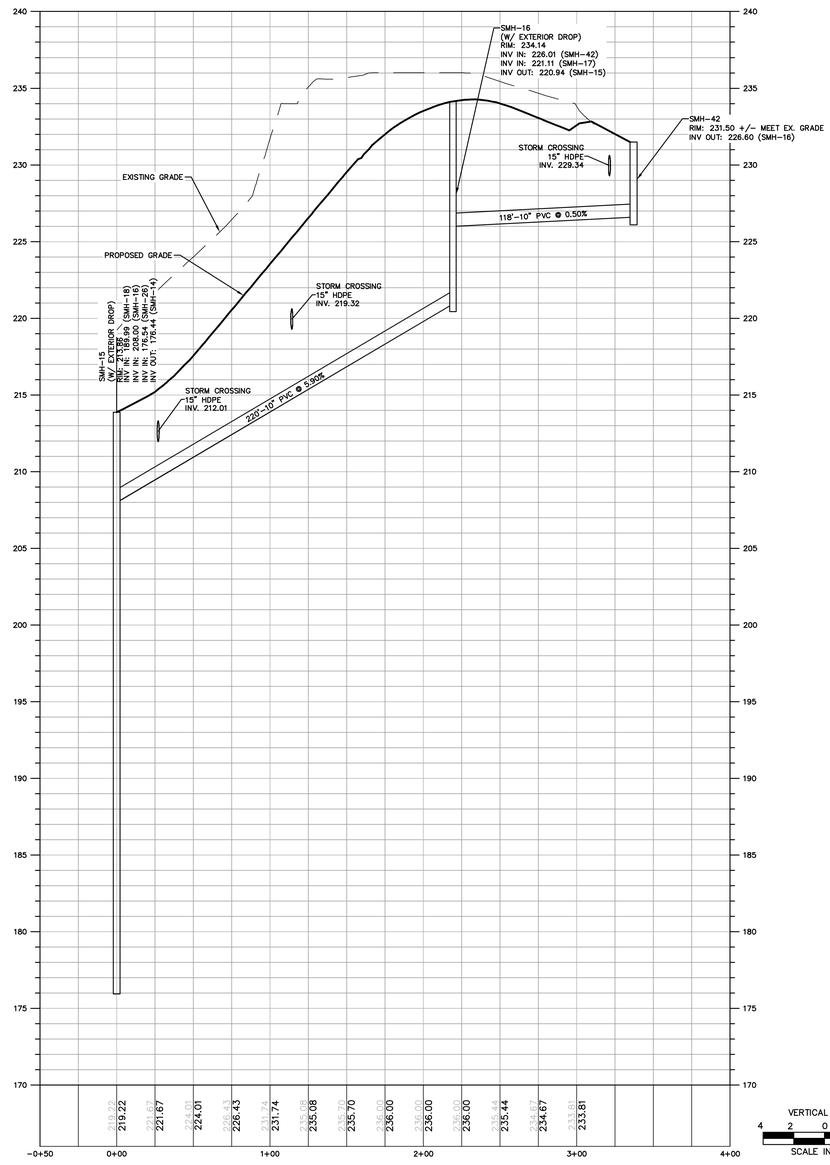
SMH-31 TO SMH-37



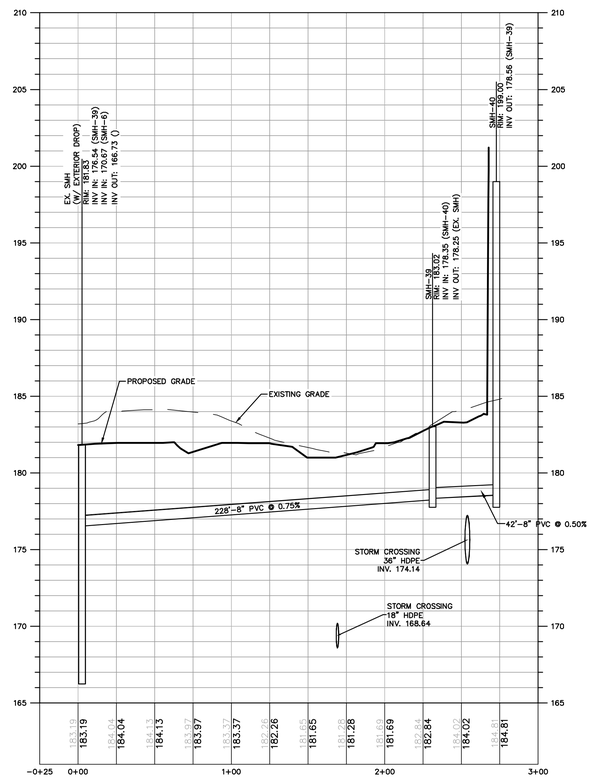
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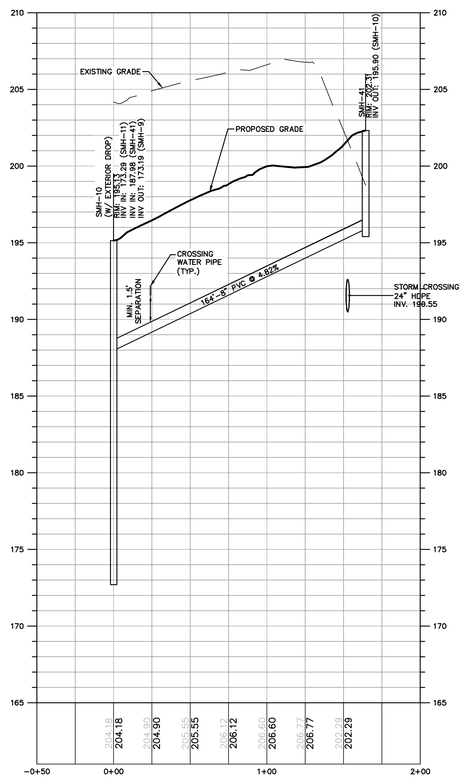
SMH-15 TO FILLMORE STREET



SMH-40 to EX-SMH



SMH-10 TO SMH-41



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Title

UTILITY PROFILES

Sheet No.

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VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

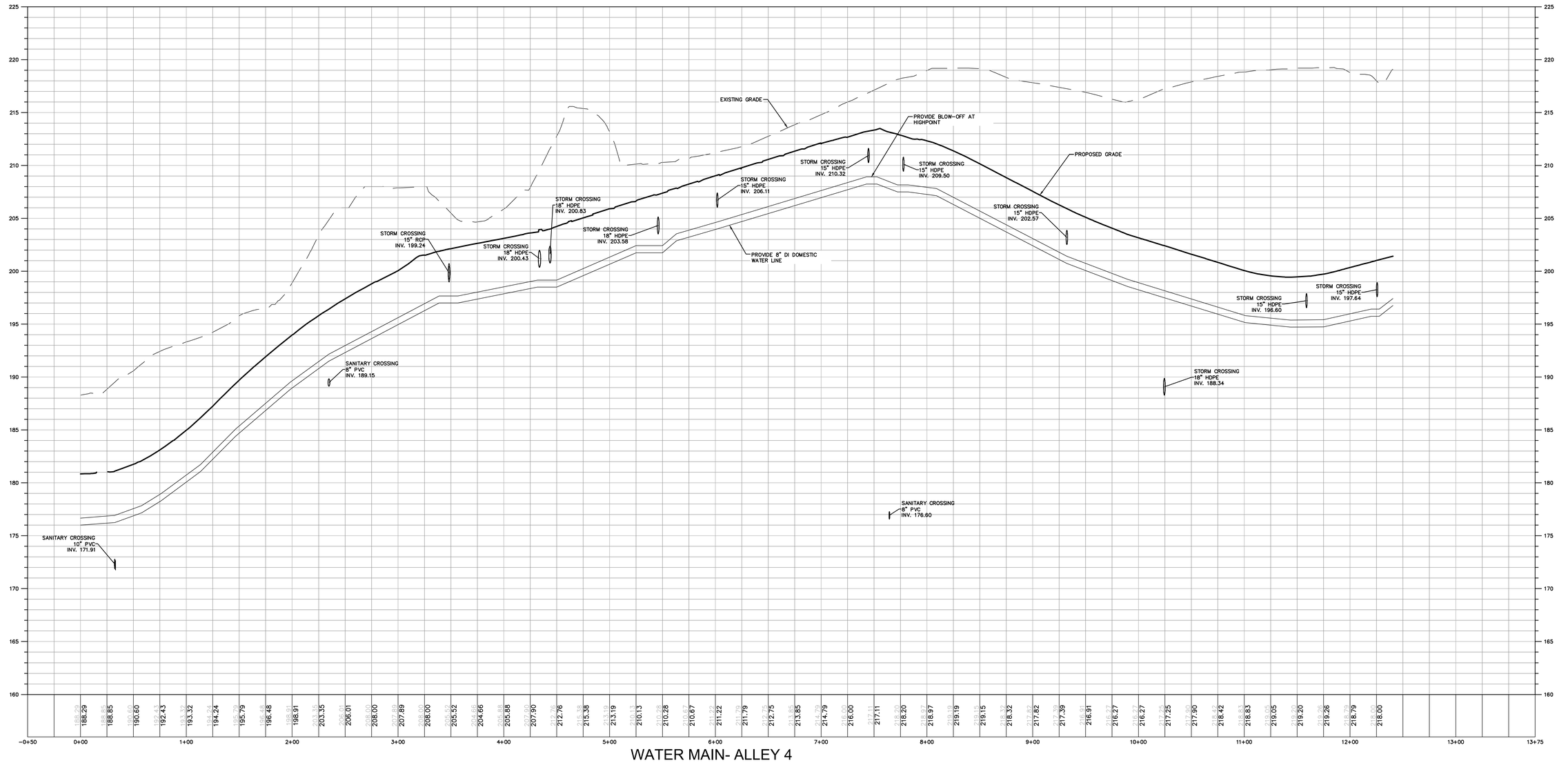
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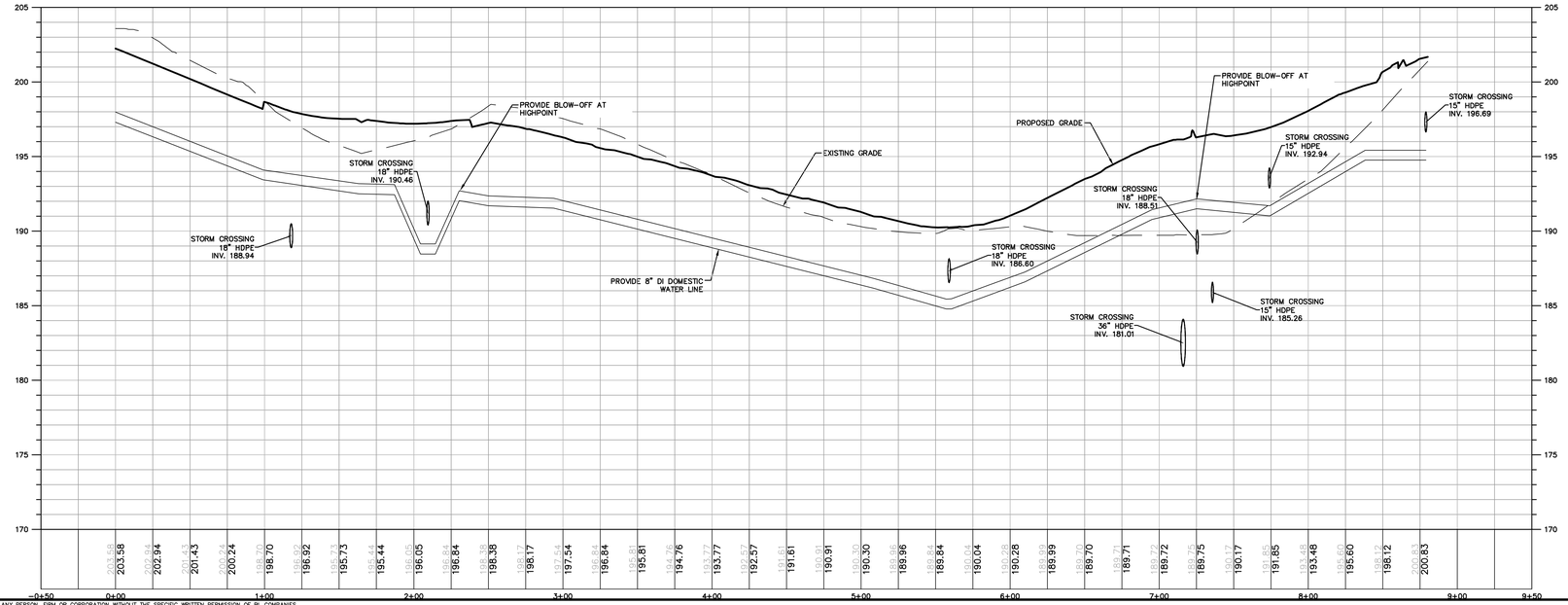
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WATER MAIN - ROAD C



WATER MAIN- ALLEY 4



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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Xref (s): - I:\BD\2101137 - XC2101137\0

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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

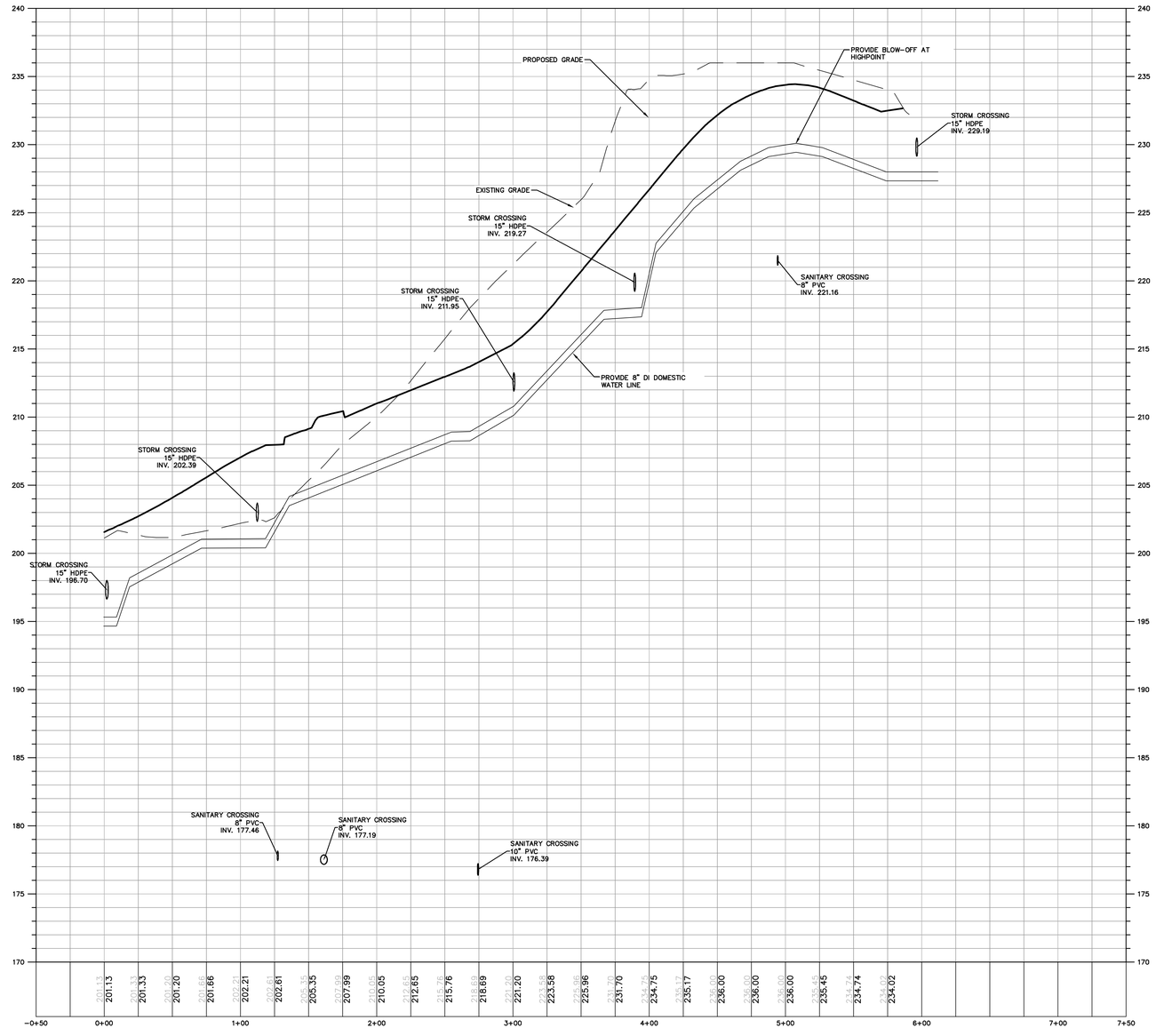
No.	REVISIONS Date	Desc.
1	07/02/2021	Resubmission for Borough
2	08/23/2021	Resubmission for Borough
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4	01/17/2022	Resubmission for Borough
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7	08/19/2022	Resubmission for Borough
8	10/17/2022	Resubmission for Borough
9	01/16/2023	Resubmission for Borough

Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	2101137
Date	5/27/2020
CAD File:	PR2101137-02

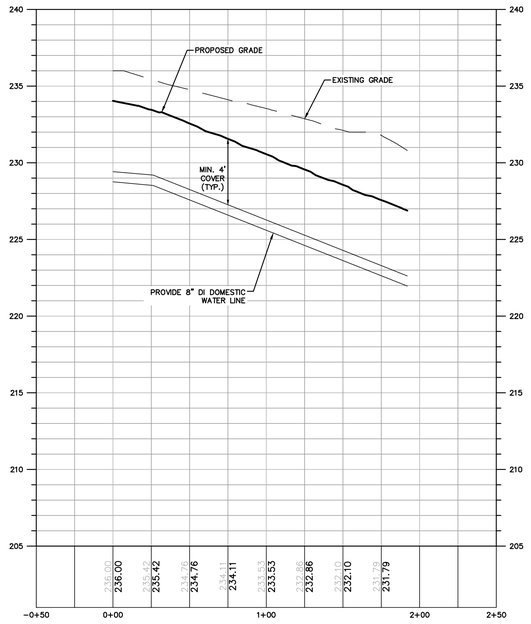
Title
UTILITY PROFILES

Sheet No.
PR-11
65 of 73

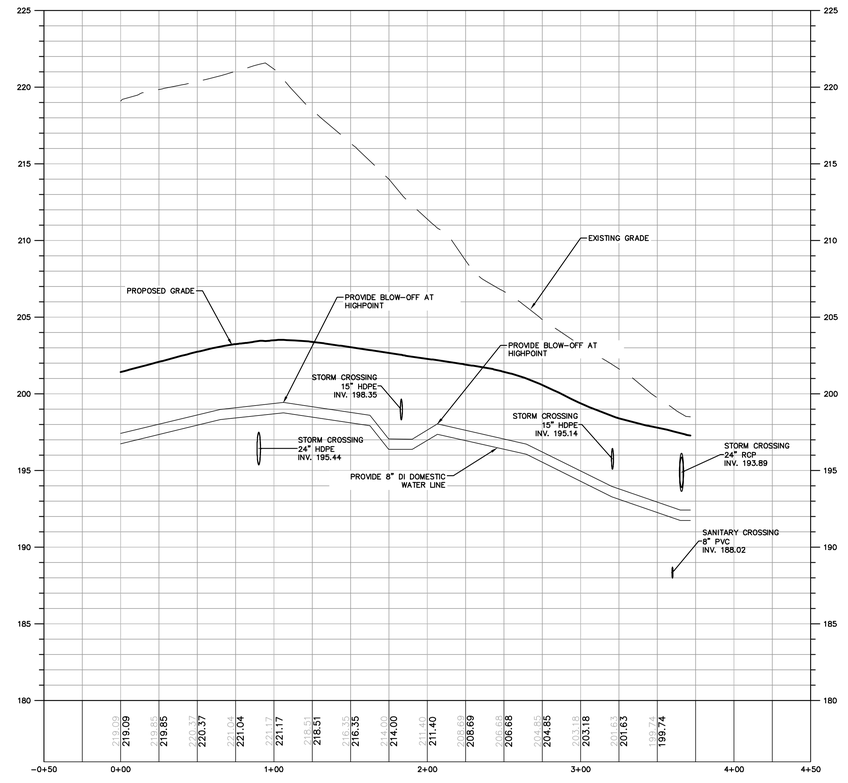
WATER MAIN - ROAD B



WATER MAIN - ALLEY 1



WATER MAIN - ROAD C LOOP



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VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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7	05/19/2022	Resubmission to Borough
8	06/16/2022	Resubmission to Borough
9	07/14/2023	Resubmission to Borough

Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	2101137
Date	5/27/2020
CAD File:	PR2101137-02

Title
UTILITY PROFILES

Sheet No.
PR-12
66 of 73

Xref Ob: ; BD2101137 ; XC2101137I0

5/31/2023, MLAYTON, K:\JOBS\21\01137\DWG\PR\2101137-02(PW)PR-12

ORDINANCE REQUIREMENTS - SALDO Ch. 22

SECTION:		REQUIRED	PROPOSED	WAIVER
22-307	Required Public Open Space (%)	5%	13.32%	NO
22-608.3.D	Residential parking lots: The entire parking lot perimeter shall be buttered and landscaped in accordance with §22-428.	Entire Parking lot perimeter shall be buttered and landscaped	A variety of deciduous and evergreen trees and shrubs in accordance with §22-428 are proposed around the parking lot perimeter	NO

ORDINANCE REQUIREMENTS - ZONING Ch. 27

SECTION:		REQUIRED	PROPOSED	VARIANCE
27-401	Streets, Alleys and Sidewalks (Residential)	4 ft minimum planting strip and street trees spaced 40 ft on center	4 ft minimum planting strip and street trees spaced 40 ft on center	NO

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
AR	27	Acer rubrum "Brandy Wine"	Brandy Wine Red Maple	2-2.5" cal	B/B	6' Br./Full heads
CB	43	Carpinus Betulus 'Fastigiata'	Upright European Hornbeam	2-2.5" cal	B/B	6' Br./Full heads
ZS	25	Zelkova servata 'Village Green'	Village Green Zelkova	2-2.5" cal	B/B	6' Br./Full heads
TC	22	Tilia cordata	LittTileleaf Linden	2-2.5" cal	B/B	6' Br./Full heads
PA	22	Platanus x acerifolia 'Morton Circle	Exclamation Londen Planetree	2-2.5" cal	B/B	6' Br./Full heads
GT	8	Gleditsia triacanthos in. Skyline	Skyline Seedless Honeyfaocust	2.5-3" cal	B/B	6' Br./Full heads
EVERGREEN TREES						
PM	4	Pseudotsuga menziesii	Douglas Fir	6-7'	B/B	Full to ground
PO	8	Picea omorika	Serbian Spruce	7-8'	B/B	Full to ground
TOEG	10	Thuja occidentalis Emerald Green	Emerald Green Arborvitae	6-7'	B/B	Matched specimens; full to ground
ORNAMENTAL TREES						
CF	8	Cornus florida	Flowering Dogwood	1.75-2"	B/B	-
CC	15	Cercis canadensis	Eastern Redbud	6-7'	B/B	Multi-stem (3)/ Full
AC	7	Amelanchier canadensis	Shadblow Serviceberry	5-6'	B/B	Full heads
SHRUBS						
IC	23	Ilex crenata "Green Luster"	Green Luster Holly	18-24"	3 gal	Full
JC	21	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	9-12"	3 gal	Full
CS	4	Cornus stolonifera 'Baileyi'	Redtwig Dogwood	-	2'-3'	Staggered spacing
LB	4	Lindera benzoin	Spicebush	-	1 gal	Staggered spacing
GRASSES						
PAH	148	Pennisetum alopecuroides 'Hameln	Dwarf Fountain Grass	-	1 gal	-
SS	140	Schizachyrium scoparium	Little Bluestem	-	1 gal	-
PVHM	168	Panicum virgatum "Heavy Metal"	Heavy Metal Grass	-	1 gal	-
FLOWERS AND GROUNDCOVERS						
CA	400	Coreopsis auriculata 'Nana'	Tickseed	9-12"	2 gal	Full plants
LM	495	Liriope muscari Big Blue	Big Blue Lilyturf	-	1 gal	Full plants
DAF	120	Daffodils "King Alfred"	King Alfred Daffodil	-	Top Size	Drift in beds where located
PT	2700	Pachysandra terminalis	Pachysandra	-	flats	-
VM	2130	Vinca minor	Periwinkle	-	flats	-

LANDSCAPING SCHEDULE - BASIN PLANTINGS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
CK	6	Cladrastis kentukea	American Yellowwood	2-2.5" cal	B/B	6' Br./Full heads
SHRUBS						
CS	9	Cornus stolonifera 'Baileyi'	Redtwig Dogwood	-	2'-3'	Staggered spacing
LB	9	Lindera benzoin	Spicebush	-	1 gal	Staggered spacing
GRASSES						
PVHM	36	Panicum virgatum "Heavy Metal"	Heavy Metal Grass	-	1 gal	-

LANDSCAPING SCHEDULE - FRUIT TREES AND BUTTERFLY GARDEN

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
AC	4	Amelanchier canadensis	Shadblow Serviceberry	5-6'	B/B	Full heads
MA	3	Morus alba	Common Mulberry	2-2.5" cal	B/B	6' Br./Full heads
CO	3	Celtis occidentalis	Common Hackberry	2-2.5"cal	B/B	6' Br./Full heads
MH	3	Malus 'Hargozam'	Harvest Gold Crabapple	2-2.5" cal	B/B	-
PXY	2	Prunus x Yedoensis	Yoshino Cherry	2-2.5" cal	B/B	6' Br./Full heads
SHRUBS						
BD	6	Buddleia davidii	Dark Purple Butterflybush	18-24"	3 gal	-
LB	5	Lindera benzoin	Spicebush	-	1 gal	Staggered spacing
FLOWERS AND GROUNDCOVERS						
AI	50	Asclepias incarnata	Swamp Milkweed	-	1 gal	Staggered spacing
AT	55	Asclepias tuberosa	Butterfly Weed	-	1 gal	Staggered spacing
EP	60	Eupatorium purpureum	Joe-Pye Weed	-	1 gal	Staggered spacing
SR	70	Solidago rigida	Stiff Goldenrod	-	1 gal	Staggered spacing
RF	35	Rudbeckia fulgida	Black-eyed Susan	-	1 gal	2' O.C., Staggered spacing
ANA	35	Aster novae-angliae	New England Aster	-	1 gal	-
RFG	35	Rudbeckia fulgida 'Goldstum'	Goldstorm Coneflower	-	1 gal	2' O.C., Staggered spacing

PROPOSED LEGEND

PROPERTY LINE

DECIDUOUS TREES

ORNAMENTAL TREES

EVERGREEN TREES

EVERGREEN SHRUBS

SEEDED LAWN

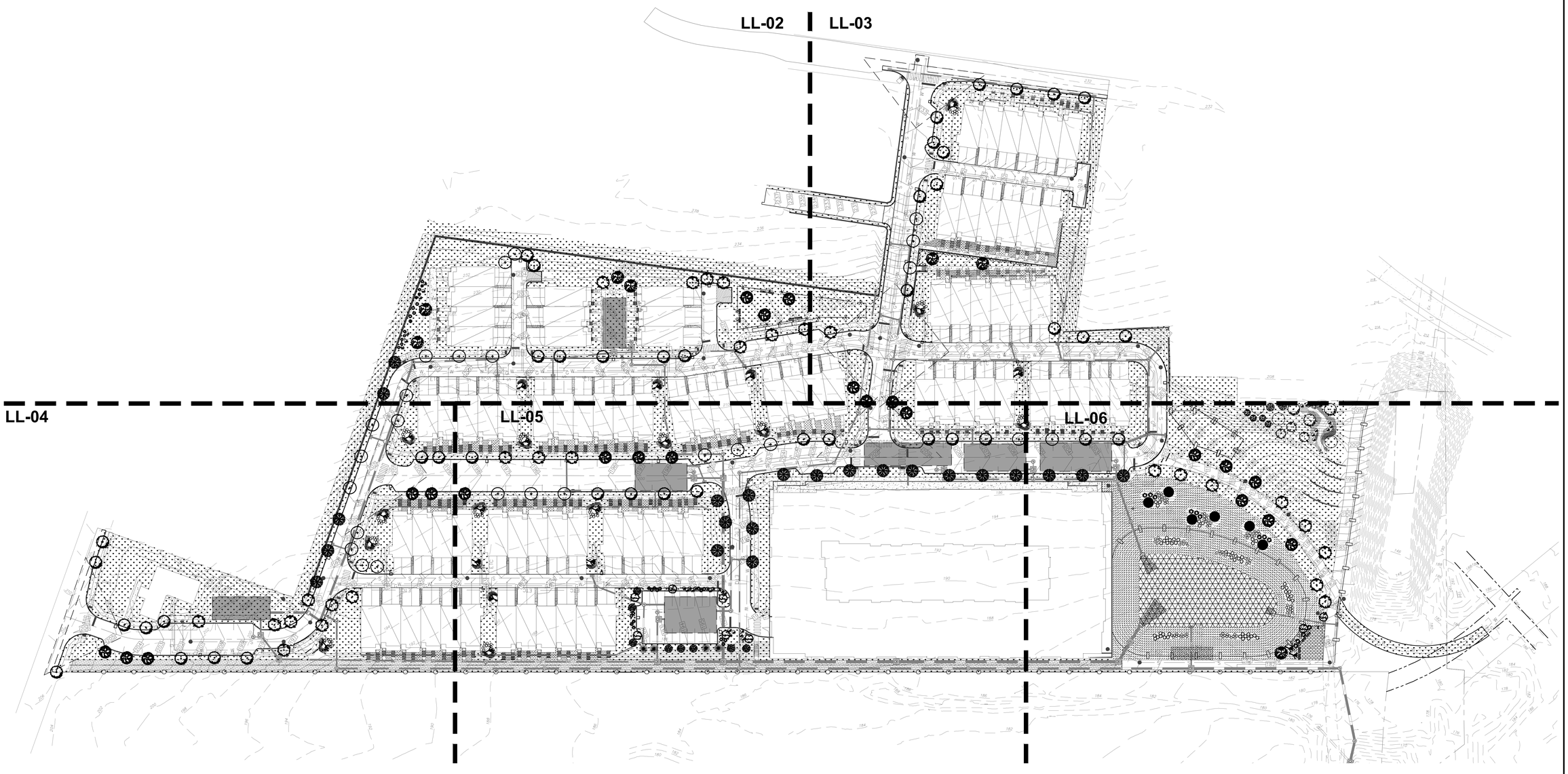
WETLAND SEED MIX

NATIVE MEADOW SEEDING MIX

GROUNDCOVERS & GRASSES

BASIN PLANTINGS

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



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	08/19/2022	Resubmission for Borough
	10/18/2022	Resubmission for Borough
	12/13/2022	Resubmission for Borough
	07/14/2023	Resubmission for Borough

Designed	C.S.
Drawn	C.S.
Checked	G.H.
Approved	
Scale	1"=50'
Project No.	2101137
Date	5/27/2020
CAD File:	LL2101137-01

Title

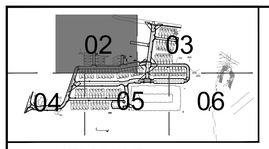
OVERALL LANDSCAPING PLAN

Sheet No.

LL-01
67 of 73

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5/31/2023, MLATTON, G:\JOBS\2101\2101137\DWG\LL2101137-01-PARCEL-01



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

PROPOSED LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- SEEDED LAWN
- WETLAND SEED MIX
- NATIVE MEADOW SEEDING MIX
- GROUNDCOVERS & GRASSES
- BASIN PLANTINGS

SEE SHEET LL-03

SEE SHEET LL-04

SEE SHEET LL-05

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REVISIONS

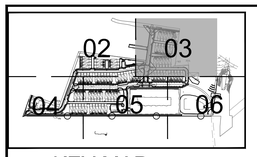
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	08/17/2022	Resubmission for Borough
	10/17/2022	Resubmission for Borough
	01/17/2023	Resubmission for Borough
	07/14/2023	Resubmission for Borough

Designed	C.S.
Drawn	C.S.
Checked	G.H.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	LL2101137-01

Title
LANDSCAPING PLAN

Sheet No.
LL-02
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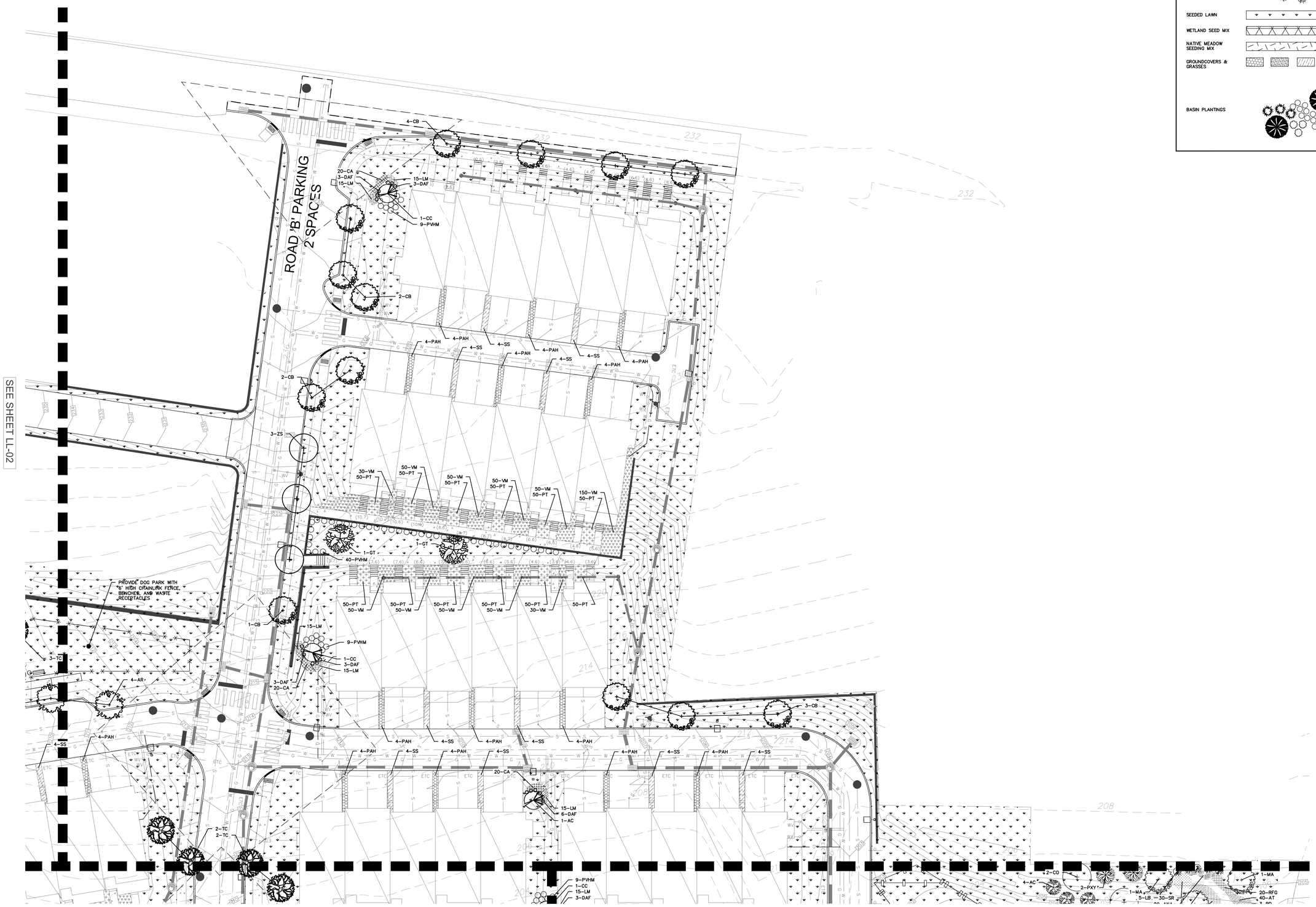


KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

PROPOSED LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- SEEDED LAWN
- WETLAND SEED MIX
- NATIVE MEADOW SEEDING MIX
- GROUNDCOVERS & GRASSES
- BASIN PLANTINGS



SEE SHEET LL-02

SEE SHEET LL-05

SEE SHEET LL-06

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	10/18/2022	Resubmission for Borough
	12/13/2022	Resubmission for Borough
	07/14/2023	Resubmission for Borough

REVISIONS

Designed	C.S.
Drawn	C.S.
Checked	G.H.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	LL2101137-01

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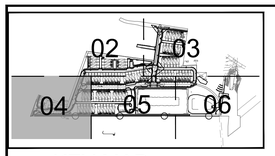
LANDSCAPING PLAN

Sheet No.

LL-03
69 of 73

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8/31/2023, MLAYTON, G:\2021\01\01\01\01\LL2101137-01.DWG,LL-03



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET LL-02

SEE SHEET LL-05

TRAIL PARKING
8 SPACES

IRON PIN
(to be set)

Corner
in Tree

PROPOSED LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- SEEDED LAWN
- WETLAND SEED MIX
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- BASIN PLANTINGS

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8	08/19/2022	Resubmission for Borough
9	07/14/2023	Resubmission for Borough

Designed	C.S.
Drawn	C.S.
Checked	G.H.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	LL2101137-01

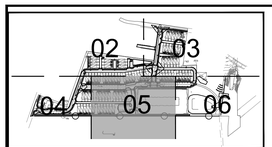
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LANDSCAPING PLAN

Sheet No.

LL-04
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KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET LL-02
SEE SHEET LL-03
SEE SHEET LL-04
SEE SHEET LL-06

17 SPACES

PROPOSED LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- SEEDED LAWN
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8	07/14/2023	Resubmission to Borough

Designed	C.S.
Drawn	C.S.
Checked	G.H.
Approved	
Scale	1"= 20'
Project No.	21011137
Date	5/27/2020
CAD File:	LL21011137-01

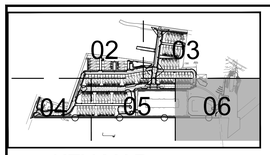
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LANDSCAPING PLAN

Sheet No.

LL-05
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8/29/2023, MLAYTON, G:\JOBS\21\01\21011137\DWG\LL\210113705-05.DWG,LL-05
Xref (s): ; B01424814R1-D ; B01210137 ; X21013701 ; G-X01424814 ; X21424814R1-D ; X20923324R1 ; 1813U-FLWORE-AB 19101 ; X21013701 ; X21013703 ; X21013704 ; X21013702



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

PROPOSED LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- SEEDED LAWN
- WETLAND SEED MIX
- NATIVE MEADOW SEEDING MIX
- GROUNDCOVERS & GRASSES
- BASIN PLANTINGS

SEE SHEET LL-03

SEE SHEET LL-05

9–PVHM
1–CC
15–LM
3–DAF
2–ZS
2–CB
11–PA IV
PROVIDE COMMUNITY GARDEN WITH SPLIT–RAIL FENCE FENCE
4–AC
2–CO
2–PXY
1–MA
5–LB
30–SR
20–ANA
15–AT
1–MA
30–RF
30–AI
3–MH
20–RFG
40–AT
3–BD
15–RF
50–EP
10–EP
20–SR
3–BD
20–AI
1–CO
15–RFG
15–ANA
PROVIDE SPLIT–RAIL FENCE
3–AR
3–TC
3–LB
1–CK
3–LB
12–PVHM
3–CS
1–CK
12–PVHM
1–CK
9 IV
2–AR
WETLAND SEED MIX WITH BASIN PLUG PLANTINGS
2–CF
3–PVHMM
2–LB
5–PVHMM
2–CC
1–LB
3–PVHMM
1–LB
1–GT
PROVIDE SEED MIX FOR UTILITY TRENCH
PROVIDE PLAZA SPACE WITH BENCHES AND WASTE RECEPTACLES

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BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	07/22/2021	Resubmission for Borough
2	09/23/2021	Resubmission for Borough
3	02/17/2022	Resubmission for Borough
4	05/17/2022	Resubmission for Borough
5	06/15/2022	Resubmission for Borough
6	07/14/2023	Resubmission for Borough

Designed	C.S.
Drawn	C.S.
Checked	G.H.
Approved	
Scale	1"= 20'
Project No.	2101137
Date	5/27/2020
CAD File:	LL2101137-01

Title

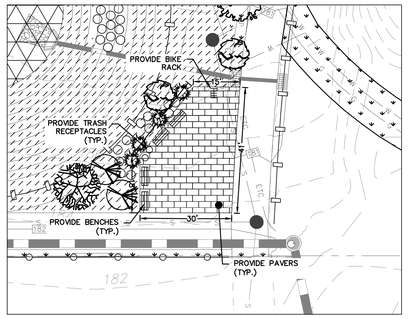
LANDSCAPING PLAN

Sheet No.

LL-06
72 of 73

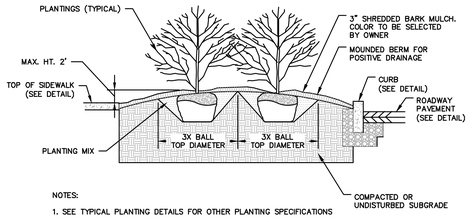
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5/31/2023, MLANTON, G:\2020\21\01\37\DWG\LL2101137-01.DWG,LL-06



SRT PLAZA SPACE - PLAN ENLARGEMENT

1"=20'

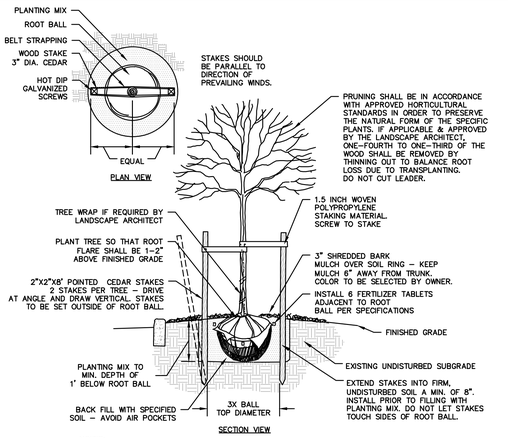


NOTES:

1. SEE TYPICAL PLANTING DETAILS FOR OTHER PLANTING SPECIFICATIONS
2. THOROUGHLY WATER ALL PLANTING BEDS TWICE IN THE FIRST 48 HOURS

1 SECTION OF PLANTED ISLAND

N.T.S

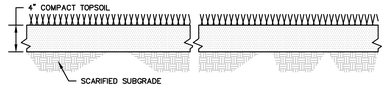


NOTES:

1. 1.5 INCH WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. STAKING MATERIAL SHALL BE ADJUSTED AS NECESSARY THROUGHOUT THE GROWING SEASON TO PREVENT GIRDLING.
2. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.
3. THOROUGHLY WATER ALL TREES TWICE WITHIN THE FIRST 48 HOURS.

1 DECIDUOUS TREE PLANTING

N.T.S

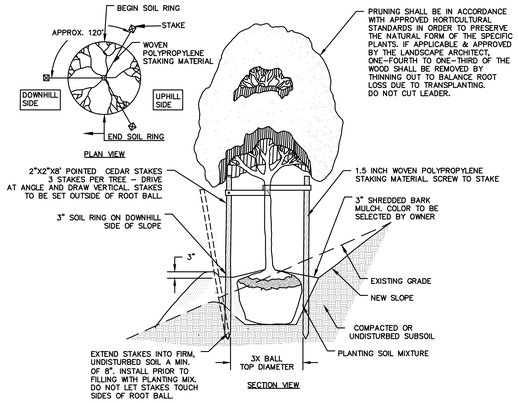


NOTES:

1. CONTRACTOR TO MOW TURF GRASS TO 3"-4" HEIGHT

1 TURF PLANTING DETAIL

N.T.S



NOTES:

1. THIS DETAIL SHALL APPLY TO TREE PLANTING ON 3H:1V SLOPES OR STEEPER UNLESS OTHERWISE DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE. DECIDUOUS TREES 2 ½" CAL. OR GREATER, ALL EVERGREEN TREES 6 FT. OR GREATER, AND MULTI-STEMMED TREES 6 FT. OR GREATER IN HEIGHT SHALL BE STAKED AS SHOWN.
2. 1.5 INCH WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. STAKING MATERIAL SHALL BE ADJUSTED AS NECESSARY THROUGHOUT THE GROWING SEASON TO PREVENT GIRDLING.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.
4. THOROUGHLY WATER ALL TREES TWICE WITHIN THE FIRST 48 HOURS.

1 TREE SLOPE PLANTING

N.T.S

LANDSCAPING NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
4. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. THE OWNER OR LANDSCAPE ARCHITECT SHALL APPROVE THE FIELD LOCATIONS OR ADJUSTMENTS OF THE PLANT MATERIAL.
5. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". SHREDDED HARDWOOD BARK MULCH SHALL BE SPREAD OVER GEOTEXTILE FABRIC EQUAL TO MARAFI MODEL 140 NL FOR SHRUB MASSING AREAS, ANNUAL AND PERENNIAL FLOWER BEDS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. GROUND COVER AREAS SHALL NOT HAVE FABRIC.
6. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE CONTRACTOR. PLANTING BEDS SHALL BE WEED FREE PRIOR TO PLANT INSTALLATION. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE LANDSCAPE DETAIL SHEET FOR PLANTING DETAILS.
7. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
8. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
9. PLANTING SOIL MIXTURE:
   2 PARTS PEAT MOSS
   3 PARTS TOPSOIL
   MYCORHIZA INOCULANT – "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
   FERTILIZER/LIME APPLY AS RECOMMENDED BY SOIL ANAYLSIS
10. TREES, AND SHRUBS:
    TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE OWNER OR LANDSCAPE ARCHITECT SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
11. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL HAVE SINGLE STRAIGHT TRUNKS AND SHALL NOT BRANCH BELOW 7' FEET HIGH IF THE TREE CALIPER IS 2 1/2" INCHES OR GREATER.
12. REQUIREMENTS FOR THE MEASUREMENT, BRANCHING, GRADING, QUALITY, AND BURLAPPING OF ALL TREES AND SHRUBBERY SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD NURSERY STOCK, ANSIZ60, 1-1973, AS AMENDED.
13. ANNUALS, PERENNIALS, AND GROUNDCOVERS:
    ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE IS REQUIRED FOR ALL PLANT MATERIALS.
14. SEEDING MIXTURES: GRASS SEEDING MIXTURES FOR PERMANENT SOIL STABILIZATION SHALL CONFORM TO THE PENNSYLVANIA SEED ACT OF 1965, AS AMENDED.

    SEEDING MIXTURE TYPE 1 (LAWN)
    50% KENTUCKY BLUEGRASS (POA PRATENSIS)
    30% PENNLAWN RED FESCUE (FESTUCA RUBRA)
    10% PERENNIAL RYEGRASS (LOLIUM PERENNE)
    10% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)
    % PURE LIVE SEED: VARIES WITH SEEDING MIXTURE – MINIMUM 95%
    APPLICATION RATE: 4LBS/MSF
    FERTILIZER TYPE: 10-20-20
    FERTIZER APPLICATION RATE: 1000LBS/ACRE
    LIMING RATE: 6000 LBS/ACRE
    MULCH TYPE: WOOD CELLULOSE FIBERS
    MULCH RATE: 1200 LBS/ACRE
    ANCHOR MATERIAL: EC3000 COPOLYMER TACKIFIER
    ANCHORING METHOD: SLURRY, MIX AND SPRAY
    ANCHORING RATE OF APPLICATION: 3 LBS/ACRE
    SEEDING DATES: MARCH 15–MAY 30 AND AUGUST 15–OCTOBER 15

    SEEDING TYPE 3 (3:1 SLOPES OR GREATER)
    20% CROWNVETCH (CORONILLA VARIA)
    40% BIRDSFOOT TREFOIL (LOTUS CORNICULTUS VAR. ARVENSIS)
    30% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)
    10% ALSIKE CLOVER (TRIFOLIUM HYBRIDUM)
    LEGUMINOUS SEED TO BE INOCULATED
    %PURE LIVE SEED: 96–98%
    APPLICATION RATE: 25 LBS/ACRE
    FERTILIZER TYPE: 10–20–20
    FERTILIZER RATE OF APPLICATION: 400 LBS/ACRE
    LIMING RATE: 500 LBS/ACRE (PULVERIZED AGRI. LIMESTONE)
    MULCH TYPE: WOOD CELLULOSE FIBER
    MULCH RATE: 1400 LBS/ACRE
    ANCHOR MATERIAL: EC3000 COPOLYMER TACKIFIER
    ANCHORING METHOD: SLURRY MIX AND SPRAY
    ANCHORING RATE OF APPLICATION: 3 LBS/ACRE
    SEEDING SEASON DATES: MARCH 1–MAY 15 AND SEPT. 1–OCTOBER 15

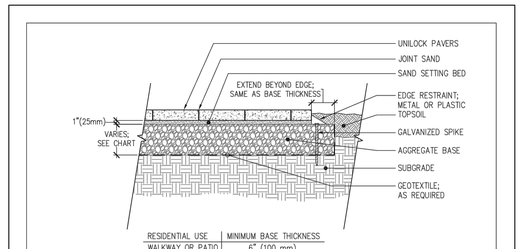
    STORMWATER BASIN BOTTOM SEEDING MIX

Retention Basin Floor Mix - Low Maintenance (ERNMX-126)		
Seeding Rate	20-40 lb per acre	
Mix Type	Uplands & Meadows	
Species List	20.0%	Puccinellia distans, 'Fults' (Alkaligrass, 'Fults')
	19.0%	Panicum clandestinum, 'Tigoa' (Deertongue, 'Tioga')
	18.0%	Agrostis stolonifera (Creeping Bentgrass)
	18.0%	Elymus virginicus, PA Ecotype (Virginia Wildrye, PA Ecotype)
	15.0%	Poa palustris (Fowl Bluegrass)
	5.0%	Carex vlpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
	3.0%	Juncus effusus (Soft Rush)
	2.0%	Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)

NATIVE MEADOW SEEDING MIX

Low-Growing Wildflower & Grass Mix (ERNMX-156)		
Seeding Rate	20-40 lb per acre	
Mix Type	Uplands & Meadows	
Species List	63.5%	Festuca ovina, Variety Not Stated (Sheep Fescue, Variety Not Stated)
	17.0%	Lolium multiflorum (L. perenne var. italicum) (Annual Ryegrass)
	8.0%	Linum perenne ssp. lewisii (Perennial Blue Flax)
	2.0%	Chrysanthemum leucanthemum (Oxeye Daisy)
	2.0%	Coreopsis lanceolata (Lanceleaf Coreopsis)
	2.0%	Rudbeckia hirta, Coastal Plain NC Ecotype (Blackeyed Susan, Coastal Plain NC Ecotype)
	1.0%	Chamaecrista fasciculata (Cassia f.), PA Ecotype (Partridge Pea, PA Ecotype)
	1.0%	Chrysanthemum maximum (Shasta Daisy)
	1.0%	Papaver rhoeas, Shirley Mix (Corn Poppy/Shirley Mix)
	0.7%	Asclepias tuberosa (Butterfly Milkweed)
	0.5%	Achillea millefolium (Common Yarrow)
	0.5%	Monarda punctata, Coastal Plain SC Ecotype (Spotted Beebalm, Coastal Plain SC Ecotype)
	0.4%	Aster oblongifolius (Symphyotrichum oblongifolium), PA Ecotype (Aromatic Aster, PA Ecotype)
	0.2%	Rudbeckia fulgida var. fulgida, Northern VA Ecotype (Orange Coneflower, Northern VA Ecotype)
	0.1%	Eupatorium coelestinum (Conoclinium c.), VA Ecotype (Mistflower, VA Ecotype)
	0.1%	Penstemon hirsutus (Hairy Beardtongue)

15. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
16. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
17. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.
18. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.
19. IF SHEET IS LESS THAN 24" X 36" IT IS A REDUCED PRINT AND SHOULD BE SCALED ACCORDINGLY.



RESIDENTIAL USE	MINIMUM BASE THICKNESS
WALKWAY OR PATIO	6" (100 mm)
DRIVEWAY	8" (200 mm)
OTHER	CONTACT UNILOCK

RESIDENTIAL APPLICATION
PAVER DETAIL

CREATED: MARCH 1, 2011
REVISED: MARCH 6, 2014

FILE NAME: CS-1-PAVER.DWG

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION
PAVERS ON GRANULAR BASE WITH EDGE RESTRAINT

UNILOCK DESIGNED TO CONNECT.

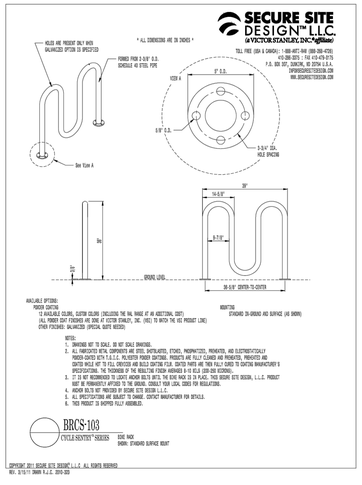
NOTE:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

CONCRETE PAVERS

N.T.S

MANUFACTURER: UNILOCK (OR APPROVED EQUAL)
WEBSITE: WWW.UNILOCK.COM
PHONE: 845-538-7914
PRODUCT:HOLLAND PREMIER
COLOR: TO BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE



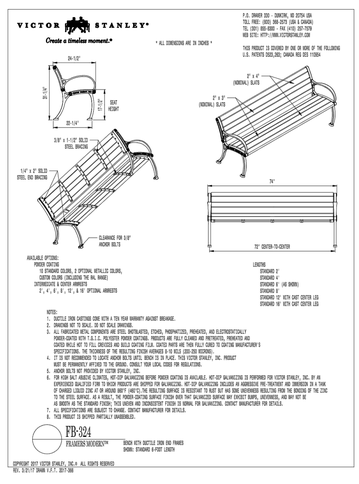
NOTE:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

BIKE RACK

N.T.S

MANUFACTURER: VICTOR STANLEY (OR APPROVED EQUAL)
WEBSITE: WWW.VICTORSTANLEY.COM
PHONE: 1-800-368-2573
PRODUCT: CYCLE SENTRY COLLECTION–BRCS–103; 5 BIKE CAPACITY
COLOR/MATERIAL: TO BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE

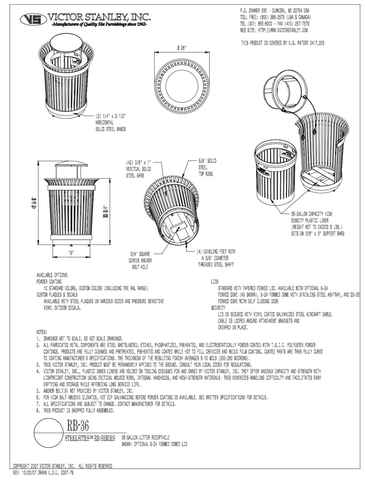


NOTE:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

BENCH

N.T.S
MANUFACTURER: VICTOR STANLEY (OR APPROVED EQUAL)
WEBSITE: WWW.VICTORSTANLEY.COM
PHONE: 1-800-368-2573
PRODUCT: FRAMERS MODERN COLLECTION–FB–324; 6' LENGTH
COLOR/MATERIAL: TO BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE



NOTE:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

TRASH RECEPTACLE

N.T.S

MANUFACTURER: VICTOR STANLEY (OR APPROVED EQUAL)
WEBSITE: WWW.VICTORSTANLEY.COM
PHONE: 1-800-368-2573
PRODUCT: STEEL SITES RB COLLECTION–RB–36; 36 GAL.; DOME LID
COLOR: TO BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE

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BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	REVISIONS	Desinc.
1	07/21/2021	Reas/redesign for Borough	BJS
2	08/20/2021	Reas/redesign for Borough	BJS
3	09/21/2021	Reas/redesign for Borough	BJS
4	10/21/2021	Reas/redesign for Borough	BJS
5	05/20/2022	Reas/redesign for Borough	BJS
6	06/21/2022	Reas/redesign for Borough	BJS
7	07/21/2022	Reas/redesign for Borough	BJS
8	07/14/2023	Reas/redesign for Borough	BJS

Designed C.S.
Drawn C.S.
Checked G.H.
Approved
Scale NONE
Project No. 2101137
Date 5/27/2020
CAD File: LL2101137-01

Title

LANDSCAPING PLAN

Sheet No.

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Xref (s): - B0142491401-D_ B0210137 ; X2101137-D_ 0-X0142491401-D_ X2142491401-D_ X2096326401-D_ 19130-FILMORE-4B 191014_ X2101137D1 ; X2101137D3 ; X2101137D4 ; X2101137D2

5/27/2020, MLARTINI, G:\JOBS\21\D\2101137\DWG\LL2101137-01-DWG\LL2101137-01-07