Per Resolution No. 2024-13 the following waivers from the requirements of the cited sections of the Borough of Phoenixville's Subdivision and Land Development Ordinance (Chapter 22), the Borough of Phoenixville's Stormwater Management Ordinance (Chapter 23) and the Borough of Phoenixville's Tree Ordinance (Chapter 25) have been granted. The ordinance section is listed in italics followed by the justification.

Subdivision and Land Development Ordinance

1. *SALDO §22-410.2.A - Street Alignment.*
   To ensure adequate sight 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:
   On local public access roads and as established by proper engineering practices for private local access roads: 200 feet.
   This waiver request is to not provide a minimum horizontal curve radius of 200 ft. for one proposed horizontal curve along the proposed Hall Street centerline. Along the Hall Street centerline, the proposed horizontal curve between stations 0+40.33 and 1+03.03 has a horizontal curve radius of 100 ft. Hall Street is considered to be a local access road and the design speed for Hall Street is 25 mph. The proposed horizontal curve between stations 0+40.33 and 1+03.03 is located near the proposed Paradise Street/Hall Street intersection, which is an un-signalized intersection. The reduced horizontal curve radius of 100 ft. has been provided to allow the Hall Street centerline to connect to the Paradise Street centerline at a 90 degree angle. Also, the reduced horizontal curve radius of 100 ft. has been provided to allow a 40.33 ft. tangent section between the Paradise Street centerline and the start of the horizontal curve at station 0+40.33. As per a telephone discussion with the Borough of Phoenixville traffic consultant on November 15, 2022 regarding the Hall Street centerline geometry at the Paradise Street/Hall Street intersection, our office was directed to provide a minimum tangent length of 40 to 50 ft. and to provide the largest horizontal curve radius available for the Hall Street centerline.
   Condition of waiver approval: Owner/Developer shall coordinate with the Borough Traffic Engineer to optimize the final alignment of Hall Street with Paradise Street to the satisfaction of the Borough Traffic Engineer .
2. *SALDO §22-419 - Sidewalks and Planting Strips.*
   Sidewalks shall be installed along all existing and proposed public and private streets, common driveways, and common parking areas.
   This partial waiver request is to not provide sidewalk and/or a planting strip along the southwest side of Hall Street. Proposed sidewalk and a planting strip are provided along the northeast side of Hall Street. Due to the existing topography and the proposed vertical alignment of Hall Street, a proposed retaining wall is provided directly adjacent to the southwest side of Hall Street. Adequate space is not available to install a proposed sidewalk and a planting strip between the Hall Street cartway area and the proposed retaining wall.
   Pedestrian access to the Luxor property and to the existing dog park along Wheatland Street is provided by a proposed sidewalk on the southeast side of Hall Street.
   The Paradise Street improvements are in close proximity to the proposed Hall Street improvements. The Paradise Street improvements are proposed to be completed by the Borough of Phoenixville. The Paradise Street improvements only include sidewalk and a planting strip on the south side of Paradise Street. The Borough of Phoenixville has elected to provide sidewalk and a planting strip on only one side of Paradise Street.
   Condition of waiver approval:
   1. Provide a double width (10' wide) sidewalk along the northeast side of Hall Street.
   2. Install concrete pavement in the norrow space between the proposed retaining wall and back of curb along the southwest side of Hall Street.
   3. Provide a concrete sidewalk ramp along the southwest property boundary (in the vicinity of it's intersection with the boundary line between UPI: 15-8-25 and UPI: 15-8-27) and a crosswalk across the Hall Street extension connecting the sidewalk on the northeast side of Hall Street in the area of the new trail connection to the French Creek Trail.
3. *SALDO §22-423.2 - Streetlighting.*
   Streetlighting shall be required for all land developments.
   This partial waiver request is to not provide streetlighting along the southwest side of Hall Street. Streetlighting is provided along the northeast side of Hall Street. Due to the existing topography and the proposed vertical alignment of Hall Street, a proposed retaining wall is provided directly adjacent to the southwest side of Hall Street. Adequate space is not available to install proposed streetlighting between the Hall Street cartway area and the proposed retaining wall.
   Condition of waiver approval: Owner/Developer shall provide street lighting along the entire length of Hall Street that meets the minimum foot candle requirements provided in Borough Ordinances.
4. *SALDO §22-500.2.A - Parks and Recreation*
   Conservation of open space.
   Environmentally sensitive features should be conserved based on the natural tolerances to encroachment and development as follows:

Natural Feature With Environmental Constraint Minimum & Percentage of Feature to be Preserved

Floodplains	100%
Watercourses	100%
Wetlands	100%
Ponds	100%
Stream buffers	100%
Steep slopes (15% to 25%)	70%
Very steep slopes (over 25%)	80%
Woodlands	50%

This waiver request is to allow a floodplain preservation of 55.7%, a steep slope preservation (15-25%) of 0.0%. a very steep slope preservation of 0.0% and a woodland preservation of 13.2%. The existing site area contains a significant amount of floodplain areas, steep slope areas, very steep slope areas and woodland areas. Development of the site and the installation of Hall Street will not be feasible without the required amount of floodplain disturbance, steep slope disturbance, very steep slope disturbance and woodland disturbance. The development of this site area and the installation of Hall Street will remove the majority of the existing steep slope areas and very steep slope areas which will improve the site for use by the public.
For the woodland disturbance, an Arborist Report prepared by Rockwell Associates has been prepared for this site. The Arborist Report does not provide a favorable recommendation for maintaining the existing woodland areas.

5. *SALDO §22-502.1.C.(3).(a) - Preservation of Existing Vegetation.*
   Preservation of Existing Vegetation.
   Preservation of Existing Vegetation.
   Each freestanding mature tree, tree mass, or woodland on the site shall be designated "To Remain" or "To Be Removed."
   Trees over six inches in DBH within a tract proposed for subdivision or land development shall not be removed unless any of the following conditions exist: Immediate danger to life or property, or affliction by disease which threatens to injure of destroy other trees.
   This waiver request is to allow existing trees over six inches in DBH to be removed.
   For the proposed removal of trees over six inches in DBH, an Arborist Report prepared by Rockwell Associates has been prepared for this site. The Arborist Report does not provide a favorable recommendation for maintaining the existing woodland areas. Based upon a discussion with the Borough Planner, 30 existing vigorous trees have been delineated on the plans.
   Condition of waiver approval: Owner/Developer shall preserve no less than 9 of the existing 30 "vigorous" trees on the property.

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek & Associates, for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek & Associates.

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LOCATION MAP
SCALE 1" = 200'

PARADISE VILLAGE

PRELIMINARY / FINAL LAND DEVELOPMENT

NOTES:

1. RECORD OWNER:
   Paradise Street, LLC
   1691 Maple Ave.
   Paoli, PA 19301
   Ph. 610-933-5858
   DEVELOPER & APPLICANT:
   Paradise Development, LLC
   101 Bridge St., 2nd Floor
   Phoenixville, PA 19460
   Ph. 484-716-1097
   PROPERTY ADDRESS:
   190 Paradise St.
   Phoenixville, PA 19460
2. This tract is currently zoned MG, MI & TC. All site development will occur in the MG zoning district. The MI & TC zoning districts fall within the proposed Hall Street right-of-way.
3. Contours field survey. Bench Mark is rim of sanitary manhole #P03 at the terminus of existing Hall Street. Elevation 103.31.
4. All bearings, distances and elevations shown hereon are based on the Pennsylvania State Plane Coordinate System - South Zone.
   Horizontal Datum: North American Datum of 1983 (NAD83).
   Vertical Datum: North American Vertical Datum of 1988 (NAVD88).
5. Soils taken from USDA-NCRS Web Soil Survey in July 2022.
   PeB - Penn silt loam, 3 to 8 percent slopes.
   Ro - Rowland silt loam.
   UdtB - Udorthents, shale and sandstone, 0 to 8 percent slopes.
   UrB - Urban land, 0 to 8 percent slopes.
   UrxB - Urban land-Penn complex, 0 to 8 percent slopes.
6. The boundary survey as shown hereon was based on current deeds of record as noted. This survey was done without the benefit of a title search and the properties shown hereon may be subject to easements, right of ways and restrictions not shown hereon.
7. This site contains a total tract area of 5.8671 Ac.± and is an open un-developed parcel.
   The 100-year flood boundary and flood way boundary shown hereon is based on FIRM Map No. 42029C0060G, effective date 9/29/2017. Revised to Reflect LOMR, effective: 1/29/2024.
8. On May 22, 2023 Environmental Design Service completed a wetlands site inspection for this property and verified that wetlands are not located on the site. Any development or activity planned within any wetland area shall not be conducted without prior consultation with and approval from applicable government agencies including, but not limited to, the Commonwealth of Pennsylvania, Department of Environmental Protection; the County Conservation District; the United States Department of the Interior, Fish and Wildlife Service; and/or U.S. Army Corps of Engineers.
9. Sources of Title:
   BEING the same premises which Anthony T. Mirabile and Thomas A. Mirabile, Jr., by deed dated July 31, 2018 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9789, page 1485 granted and conveyed unto Paradise Street LLC, in fee. BEING UPI: 15-8-22 & UPI: 15-8-24.
   BEING the same premises which Paradise Street LLC, by deed dated October 25, 2019 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 10052, page 2162 granted and conveyed unto Paradise Street LLC, in fee. BEING UPI: 15-8-22.
10. Lot Areas:
    Existing
    UPI: 15-8-22
    165,232 s.f.± (3.7932 Ac.±) Gross [Tract Area]
    UPI: 15-8-24
    90,339 s.f.± (2.0739 Ac.±) Gross [Tract Area]
    Consolidated
    255,571 s.f.± (5.8671 Ac.±) Gross [Tract Area]
    Proposed
    154,027 s.f.± (3.5359) Ac.± Net [Lot Area]
11. Proposed Lot Coverage:
    Building coverage = 47,886 s.f.±
    Impervious surface = 92,553 s.f.± (60.1%)
12. This property will be served by public water, gas and sanitary sewer.
13. All proposed sanitary sewer lines are to be SDR-35 PVC.
14. All waste management vehicles shall use the Paradise Street driveway for collection of waste and recycling materials. All waste and recycling vehicles will enter the west side of the building, collect the waste and recycling materials inside of the ground level of the building and then circulate inside the ground level of the building to exit the west side of the building onto the Paradise Street driveway.
15. This project (Paradise Village) consists of the following land uses:
    a. Mid-Rise Residential - 200 Apartments with 264 bedrooms.
    b. High Turnover Restaurant - 4,500 s.f.
    c. Coffee Shop - 3,670 s.f.
    d. Small Office - 4,500 s.f.
    It is anticipated that none of the four proposed land uses listed above will occupy more than 80% of the site area per the Borough of Phoenixville's Zoning Ordinance, Sec. 27-307.
    Building area = 47,983 s.f. All proposed land uses are contained within the building.
    Proposed gross area = 178,020 s.f. The proposed building is 26.9% of the gross area. All proposed land uses will less than 80% of the gross area.
17. The proposed building shall have a maximum height lass than 60' with no vertical dimension of the building measuring more than 10% of the maximum building height per Borough of Phoenixville Zoning Ordinance, Sec. 27-307.
18. All utility lines shall be placed underground.
19. All construction and materials are to be in accordance with PennDOT Publication 408, latest edition.
20. All pavement joints, structures, etc. are to be sealed with joint sealer, 6" minimum width.
21. The public open space area will be owned and maintained by the property owner. The public open space area shall consist of lawn and landscaped areas on the northeast side of Hall Street. Access to the public open space area is by the sidewalk on the northeast side of Hall Street and trail connection that bisects the open space area. An access easement is provided to the Borough of Phoenixville to allow the public to access and utilized the open space area. Refer to the Vegetative Stabilization Specifications and the landscape notes of the Landscaping Plans for the installation and maintenance requirements fot the lawn and landscaped areas.
22. The Hall Street right-of-way area is hereby offered for dedication to the Borough of Phoenixville.
23. Access easements are provided to the Borough of Phoenixville to allow the public to access and utilize the French Creek Trail areas and the connection area with the Paradise Village property.
24. All interior water and sewer lines are to be private and subject to compliance with the Borough Plumbing Code.
25. Water and sewer tapping fees will be coordinated directly with the Borough. Tapping fees must be paid prior to authorization to proceed with construction.
26. All sanitary manholes to be adjusted must be vacuum tested in accordance with newly constructed manholes. Manholes unable to pass vacuum testing should be lined until able to pass vacuum testing.
27. A Fire Department Connection (FDC) shall be installed on the Hall Street side of the proposed building. The FDC shall be a 5" Storz with a 30° downward bend.
28. The FDC shall have an audible and visual device installed above it that activates anytime the fire alarm system activates.
29. A Knox Box shall be installed near the main entrance on the Hall Street side of the proposed building.
30. For any retaining walls over 4' in height, detailed design and structural calculation will be provided to the Borough Engineer for review and approval prior to construction.
31. Open space land may not be separately sold, nor shall such land be further developed or subdivided.
32. Detailed drawings for the water meter pit and a water lateral profile will be submitted to the Borough prior to construction.
33. Access Easements are provided to the Borough of Phoenixville to allow the public to access and utilize the sidewalk areas on the northeast side of Hall Street.
34. Red brick is required for the proposed building facade.

BOROUGH OF PHOENIXVILLE PLANNING COMMISSION

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 202____-_____, which approves this plan as a final plan pursuant to the Borough's Subdivision and Land Development Ordinance.

_____
Catherine Bianco
Planning Commission Chairperson

BOROUGH COUNCIL

We hereby certify that the Borough Council of the Borough of Phoenixville, Chester County, Pennsylvania, by its Resolution 202____-_____, adopted _____, 202__, 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 _____, 202___, hereby authorizes this plan for recording.

_____ _____
E. Jean Krack — Borough Secretary
Jonathan M. Ewald — Council President

CHESTER COUNTY PLANNING COMMISSION
CCPC # : SD-02-23-17569 & LD-02-23-17570
This plan or an earlier version hereof was reviewed by the Chester County Planning Commission on,

_____, _____

_____
Secretary

BOROUGH ENGINEER'S CERTIFICATION

I, Owen M. Hyne, a Pennsylvania Professional Engineer, have reviewed this plan, for the Borough, and have determined that it has been amended as required by Borough Resolution _____, and that, based on the information provided by the Applicant and with any waivers specifically identified and shown hereon, the plan complies with the Borough Subdivision and Land Development Ordinance.

_____ _____
Owen M. Hyne, P.E. — Date

AFFIDAVIT OF OWNERSHIP

Commonwealth of Pennsylvania)
) SS:
County of Chester)

Before me, the undersigned notary public, this day personally appeared _____, who acknowledged himself to be the _____ of Paradise Street LLC, a Pennsylvania Limited Liability Company and that he as the _____, being authorized to do so and sworn accordingly to law deposes and says that Paradise Street LLC is the record owner of the property shown hereon and all rights which are necessary to implement the plan. The source of Paradise Street LLC title to the property is the deeds recorded in Office of the Recorder of Deeds in and for the County of Chester in Record Book 9789, page 1485 and Record Book 10052, page 2162. This plan is Paradise Street LLC's act and deed and is authorized by Paradise Street LLC to be recorded with the Recorder of Deeds Office and that such recording shall be effective for all purposes.

Paradise Street LLC

By : _____
(Signature)

_____
(Printed Name)

_____
(Printed Title)

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

_____
Notary Public

BERCEK & ASSOCIATES

I, Glen E. Kelczewski , 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. _____
Glen E. Kelczewski, P.E. — Date

(Seal)

BERCEK & ASSOCIATES

I, Michael Bercek, a Pennsylvania Professional Land Surveyor, hereby certify that the lot lines, streets, rights-of-way and easements shown on this plan were surveyed and plotted by me and are accurate. I further certify that the 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. _____
Michael Bercek, P.L.S. — Date

(Seal)

PENNSYLVANIA ONE CALL SYSTEM, INC. STOP - CALL BEFORE YOU DIG! 1-800-242-1776 PA ONE CALL SERIAL 20233060731

PENNSYLVANIA ONE CALL SYSTEM, INC.
Facility Owner List for Phoenixville Borough, Chester Co.

NAME	ADDRESS	PHONE NO.
COMCAST CABLE	1701 JFK BLVD., PHILADELPHIA, PA 19103	215-2861700
PECO ENERGY	2301 MARKET ST., PHILADELPHIA, PA 19103	800-494-4000
PHOENIXVILLE BOROUGH	351 BRIDGE ST., PHOENIXVILLE, PA 19480	610-933-8801
VERIZON PENNSYLVANIA LLC	1717 ARCH ST., PHILADELPHIA, PA 19103	215-466-9900

ZONING REGULATIONS - MG

(MID-RISE)		(REQUIRED)		(EXISTING)		(PROPOSED)
MIN. LOT AREA	:	10,500 S.F.	:	150,221 S.F.	:	144,777 S.F.
MIN. LOT WIDTH	:	70'	:	266.93'	:	266.93'
BUILD TO LINE	:	10' - 20'	:	10' - 20'	:	10 - 20'
MIN. SIDE YARDS	:	15'	:	15'	:	15'
MIN. REAR YARD	:	20'	:	10'	:	10'
MIN. BLDG. SPACING	:	30'	:	N/A	:	N/A
MAX. IMPERV. COVERAGE	:	70%	:	0%	:	60.1%
MAX. BLDG. HEIGHT	:	60'	:	N/A	:	<60'

SHEET INDEX :

1. LAND DEVELOPMENT TITLE PLAN
2. LOT CONSOLIDATION PLAN
3. EXISTING FEATURES & DEMOLITION PLAN
4. RECORD PROPERTY BOUNDARY & STREETS RIGHTS-OF-WAY PLAN
5. LAND DEVELOPMENT SITE PLAN
6. HALL STREET GRADING & CONSTRUCTION IMPROVEMENTS PLAN
7. HALL STREET GRADING & CONSTRUCTION IMPROVEMENTS PLAN
8. SITE OVERALL PCSM PLAN
9. SITE GRADING, CONSTRUCTION IMPROVEMENTS & PCSM PLAN
10. SITE GRADING, CONSTRUCTION IMPROVEMENTS & PCSM PLAN
11. PCSM DETAILS & NOTES PLAN
12. PCSM DETAILS & NOTES PLAN
13. DETAILS & NOTES PLAN
14. HALL STREET EROSION & SEDIMENTATION CONTROL PLAN
15. HALL STREET EROSION & SEDIMENTATION CONTROL PLAN
16. SITE EROSION & SEDIMENTATION CONTROL PLAN
17. SITE EROSION & SEDIMENTATION CONTROL PLAN
18. E & S DETAILS & NOTES PLAN
19. PLAN & PROFILE OF HALL STREET
20. INTERSECTION / HANDICAP RAMPS DETAIL PLAN
21. INTERSECTION / HANDICAP RAMPS DETAIL PLAN
22. SIGHT DISTANCE, PAVEMENT MARKING, SIGNAGE & TRAFFIC FLOW PLAN
23. SIGHT DISTANCE, PAVEMENT MARKING, SIGNAGE, TRAFFIC FLOW & DETAILS PLAN
24. LANDSCAPING PLAN
25. LANDSCAPING PLAN
26. LANDSCAPING DETAILS PLAN
27. FIRE TRUCK TURNING TEMPLATE PLAN
28. BOX TRUCK TURNING TEMPLATE PLAN
29. DELIVERY TRUCK TURNING TEMPLATE PLAN
30. TRAFFIC CIRCULATION PLAN
31. LIGHTING PLAN
32. DETAILS & STANDARD NOTES PLAN
33. PROPOSED EASEMENTS PLAN
34. HALL STREET EROSION & SEDIMENTATION CONTROL DRAINAGE AREAS PLAN
35. STORM INLETS & OFF-SITE DRAINAGE AREAS PLAN

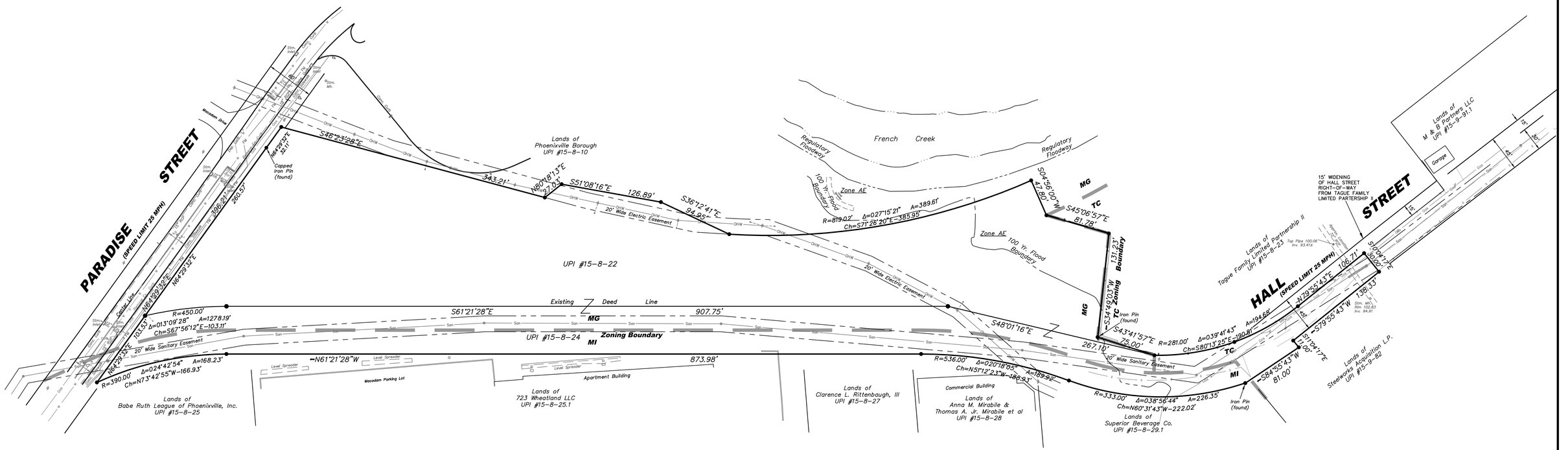
REQUIRED PUBLIC OPEN SPACE CALCULATION:
Z.O. § 27-307 & § 27-407
MINIMUM 5% OF GROSS TRACT AREA
GROSS TRACT AREA = 255,571 S.F.
5% OF GROSS TRACT AREA = 12,778 S.F. (0.29 AC.) REQUIRED & PROVIDED

PRELIMINARY / FINAL

Rev. January 23, 2026 : finalizing plans per client's directions.
Rev. November 25, 2024 : per client's directions.
Rev. October 29, 2024 : per Borough email comment dated 10/23/24.
Rev. October 8, 2024 : per CCCD review letter dated 10/04/24.
Rev. September 11, 2024 : per CCCD review letter dated 09/05/24.
Rev. July 19, 2024 : per Borough Engineer's review dated 12/11/23 & Borough Planner's review dated 12/07/23.
Rev. November 21, 2023 : per Borough Engineer's review dated 10/06/23 & Borough Planner's review dated 10/04/23.
Rev. September 15, 2023 : per Borough Engineer's review dated 04/05/23 & Borough Planner's review dated 04/06/23.

BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Land Development Title Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 — *Plan No. D-21-154-LD*
Sheet 01 of 35



NOTES:

1. Sources of Title:
   BEING the same premises which Anthony T. Mirabile and Thomas A. Mirabile, Jr., by deed dated July 31, 2018 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9789, page 1485 granted and conveyed unto Paradise Street LLC, in fee. BEING UPI: 15-8-22 & UPI: 15-8-24.
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2. UPI: 15-8-22 and UPI: 15-8-24 are to be joined in common deed and consolidated into a single lot.

PRELIMINARY / FINAL

Rev. January 23, 2026 : finalizing plans per client's directions.
Rev. November 25, 2024 : per client's directions.
Rev. October 29, 2024 : per Borough email comment dated 10/23/24.
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0 25 50 100 150
Scale : 1" = 50'

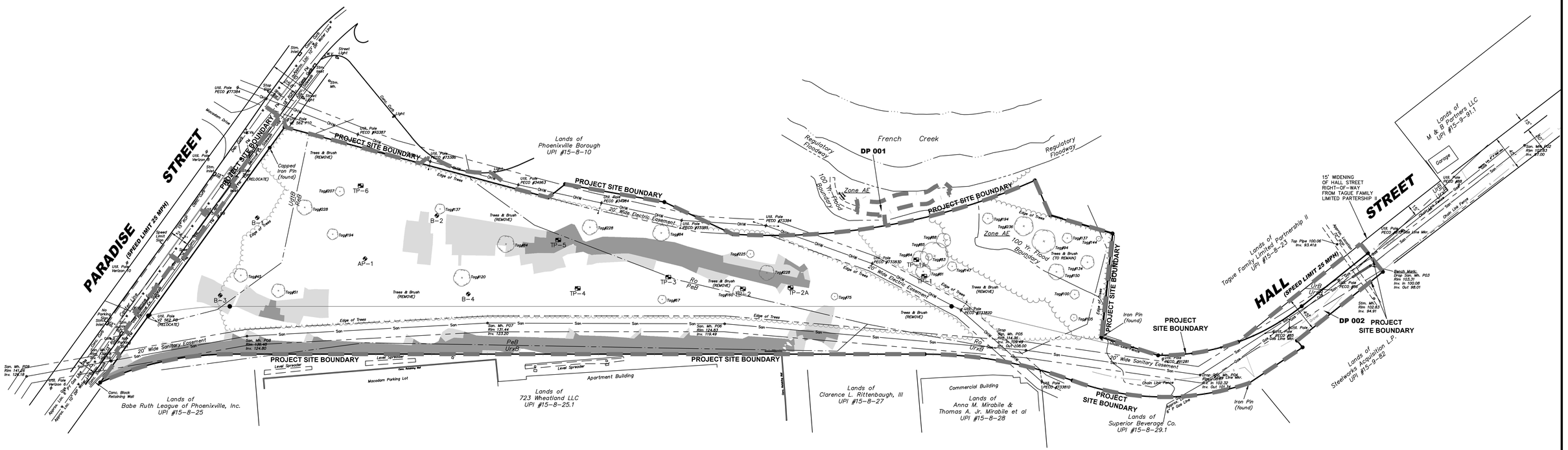
BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

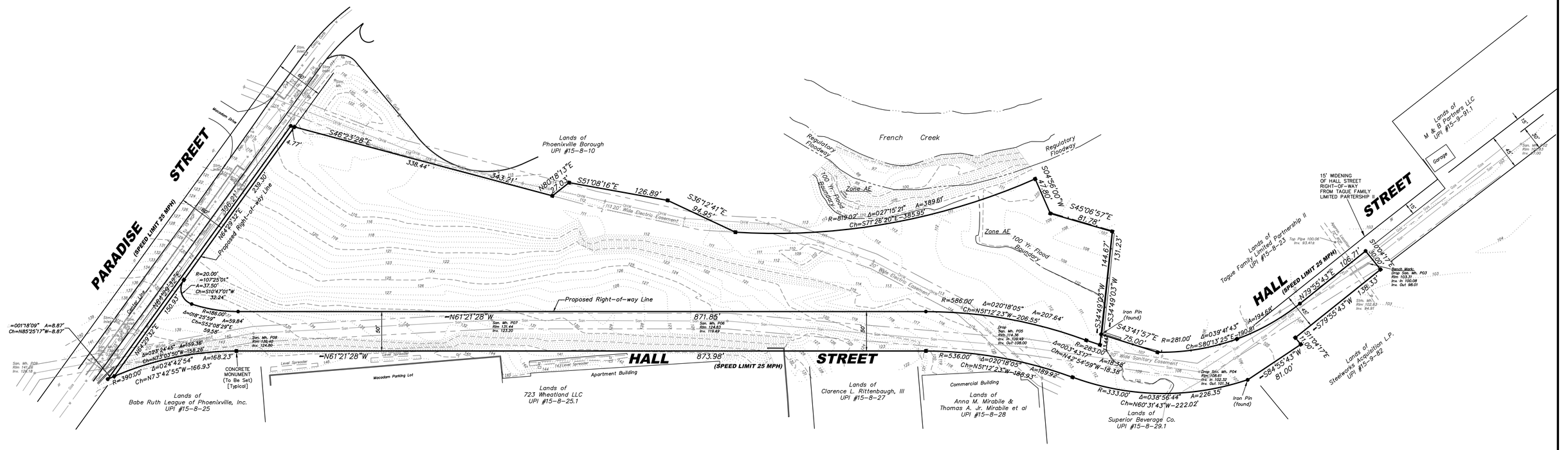
Lot Consolidation Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 02 of 35

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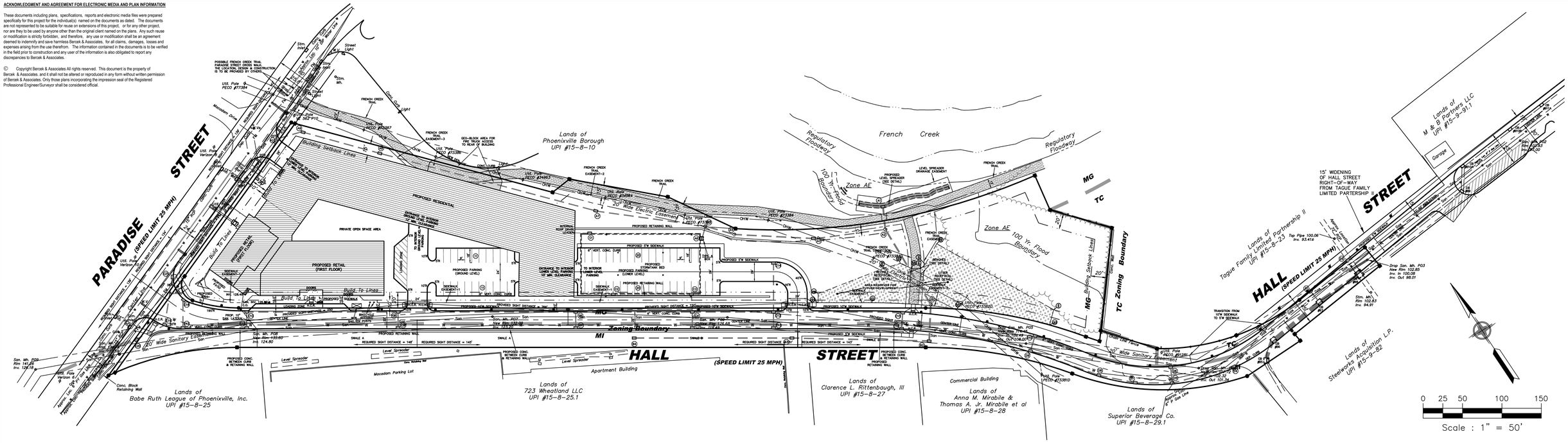

PARADISE STREET (SPEED LIMIT 25 MPH)
HALL STREET (SPEED LIMIT 25 MPH)
PROJECT SITE BOUNDARY
DP 001
DP 002
French Creek
Regulatory Floodway
100 Yr. Flood Boundary
Zone AE
20' Wide Electric Easement
20' Wide Sanitary Easement
15' WIDENING OF HALL STREET RIGHT-OF-WAY FROM TAQUE FAMILY LIMITED PARTERSHIP II
Lands of Phoenixville Borough UPI #15-8-10
Lands of Babe Ruth League of Phoenixville, Inc. UPI #15-8-25
Lands of 723 Wheatland LLC UPI #15-8-25.1
Lands of Clarence L. Rittenbaugh, III UPI #15-8-27
Lands of Anna M. Mirabile & Thomas A. Jr. Mirabile et al UPI #15-8-28
Lands of Superior Beverage Co. UPI #15-8-29.1
Lands of Steelworks Acquisition L.P. UPI #15-9-82
Lands of Tague Family Limited Partnership II UPI #15-8-23
Lands of M & B Partnes LLC UPI #15-9-91.1
Apparent Lot Line Agreement
Apparent Lot Line Agreement
Capped Iron Pin (found)
Iron Pin (found)
Iron Pin (found)
Concr. Block Retaining Wall
Moosdorn Parking Lot
Apartment Building
Commercial Building
Garage
Level Spreader
Trees & Brush (REMOVE)
Edge of Trees
Chain Link Fence
Utility Pole
Street Light
Bench Mark: Drop Spk. in Mh. P03 Rim 163.31 Inv. in 100.09 Inv. Out 98.01
Mh. P03 Rim 102.83 Inv. 94.91
Mh. P04 Rim 102.32 Inv. Out 101.34
Mh. P05 Rim 114.56 Inv. Out 108.49
Mh. P06 Rim 124.83 Inv. 119.49
Mh. P07 Rim 131.44 Inv. 123.37
Mh. P08 Rim 136.48 Inv. 124.80
Mh. P09 Rim 141.65 Inv. 126.18
Mh. P02 Rim 102.63 Inv. 97.00
Mh. P01 Rim 102.83 Inv. 97.20
Top. Pipe 100.06 Inv. 93.41±
Top. Pipe 100.06 Inv. 93.41±
Top. Pipe 100.06 Inv. 93.41±

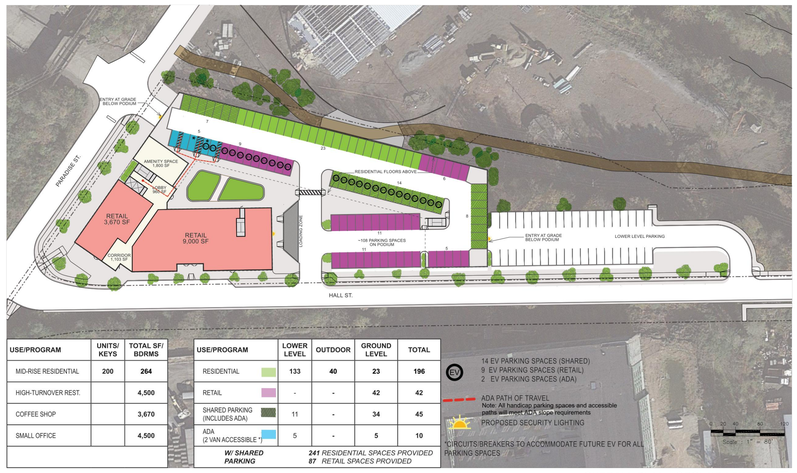

PARADISE STREET
(SPEED LIMIT 25 MPH)
HALL STREET
(SPEED LIMIT 25 MPH)
Macodam Drive
Proposed Right-of-way Line
S46°23'28"E 338.44'
343.21'
N80°18'13"E 27.03'
S51°08'16"E 126.89'
S36°12'41"E 94.95'
French Creek
Regulatory Floodway
100 Yr. Flood Boundary
Zone AE
A=389.61'
R=819.02' Δ=027°15'21"
Ch=S71°26'20"E-385.95'
S04°56'00"W 47.80'
S45°06'57"E 81.78'
S34°49'03"W 144.67'
131.23'
Lands of Phoenixville Borough UPI #15-8-10
Lands of Tague Family Limited Partnership II UPI #15-8-23
Lands of M & B Partners LLC UPI #15-9-91.1
Garage
15' WIDENING OF HALL STREET RIGHT-OF-WAY FROM TAGUE FAMILY LIMITED PARTERSHIP II
Proposed Right-of-way Line
N61°21'28"W 871.86'
N61°21'28"W 873.98'
R=20.00' =107°25'01" A=37.50' Ch=S10°47'01"W 32.24'
R=186.00' Δ=018°25'59" A=59.84' Ch=S52°08'29"E 59.58'
R=390.00' Δ=024°42'54" A=168.23' Ch=N73°42'55"W-166.93'
=001°18'09" A=8.87' Ch=N85°25'17"W-8.87'
N64°29'32"E 150.51'
N61°48'34"E 139.50'
306.24'
R=586.00' Δ=020°18'05" Ch=N51°12'23"W-206.55' A=207.64'
R=536.00' Δ=020°18'05" Ch=N51°12'23"W-189.93' A=189.92'
R=263.00' Δ=003°43'17" Ch=N42°54'59"W-18.38' A=18.38'
R=333.00' Δ=038°56'44" Ch=N60°31'43"W-222.02' A=226.35'
S43°41'57"E 75.00'
R=281.00' Δ=039°41'43" Ch=S80°13'25"E-190.81' A=194.68'
S10°04'17"E 106.71'
N79°55'43"W 138.33'
S79°55'43"W 12.00'
S84°55'43"W 81.00'
Iron Pin (found)
Concrete Monument (found)
CONCRETE MONUMENT (To Be Set) [Typical]
Macodam Parking Lot
Level Spreader
Apartment Building
Commercial Building
Lands of Babe Ruth League of Phoenixville, Inc. UPI #15-8-25
Lands of 723 Wheatland LLC UPI #15-8-25.1
Lands of Clarence L. Rittenbaugh, III UPI #15-8-27
Lands of Anna M. Mirabile & Thomas A. Jr. Mirabile et al UPI #15-8-28
Lands of Superior Beverage Co. UPI #15-8-29.1
Lands of Steelworks Acquisition L.P. UPI #15-9-82
Bench Mark: Drop Sta. Mn. P03 Rim 163.31 Inv. In 100.09 Inv. Out 98.07
Drop Sta. Mn. P04 Rim 106.61 Inv. In 102.32 Inv. Out 101.34
Drop Sta. Mn. P05 Rim 114.36 Inv. In 108.49 Inv. Out 108.00
San. Mh. P07 Rim 131.44 Inv. 123.20'
San. Mh. P06 Rim 124.83 Inv. 119.69
San. Mh. P08 Rim 136.46 Inv. 124.60
San. Mh. P09 Rim 141.65 Inv. 124.18
Stm. Mh. P01 Rim 102.83 Inv. 94.91
Stm. Mh. P02 Rim 102.50 Inv. 97.20
Top Pipe 100.06 Inv. 93.41±
Access Manhole
Iron Pin (found)
Regulatory Floodway
100 Yr. Flood Boundary
Zone AE
20' Wide Electric Easement
113.20' Wide Electric Easement
Level Spreader
Wide Sanitary Easement
Cedar Line
Stone Wall
Chain Link Fence
Wire Fence
Ornamental Fence
Edge of Woods
Edge of Stream
Top of Bank
Utility Pole
Guy Anchor
Sanitary Manhole
Storm Manhole
Storm Inlet
Gas Valve
Water Valve
Fire Hydrant
Deciduous Tree
Evergreen Tree
Shrub
Bollard
Sign
Mailbox
Light Pole
Electric Box
Telephone Pedestal
Cable TV Box
Gas Meter
Gas Line Marker
Water Meter
Water Line Marker
Monitoring Well
Test Pit
Boring
Perc Test
Concrete
Asphalt
Gravel
Brick
Flagstone
Rip-Rap
Wood Deck
Patio
Pool
Pool Equipment
Shed
Gazebo
Pergola
Fence
Retaining Wall
Steps
Ramp
Handicap Ramp
Handicap Parking
Parking Space
Parking Lot Light
Flood Light
Building Setback
Property Line
Lot Line
Right-of-way Line
Easement Line
Contour
Spot Elevation
Curb
Edge of Pavement
Edge of Gravel
Edge of Shoulder
Edge of Grass
Edge of Brush
Edge of Tree
Edge of Hedge
Edge of Bush
Edge of Fence
Edge of Wall
Edge of Steps
Edge of Ramp
Edge of Handicap Ramp
Edge of Handicap Parking
Edge of Parking Space
Edge of Parking Lot Light
Edge of Flood Light
Edge of Building Setback
Edge of Property Line
Edge of Lot Line
Edge of Right-of-way Line
Edge of Easement Line
Edge of Contour
Edge of Spot Elevation
Edge of

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

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USE/PROGRAM	UNITS/ KEYS	TOTAL SF/ BDRMS
MID-RISE RESIDENTIAL	200	264
HIGH-TURNOVER REST.		4,500
COFFEE SHOP		3,670
SMALL OFFICE		4,500

USE/PROGRAM	LOWER LEVEL	OUTDOOR	GROUND LEVEL	TOTAL
RESIDENTIAL	133	40	23	196
RETAIL	-	-	42	42
SHARED PARKING (INCLUDES ADA)	11	-	34	45
ADA (2 VAN ACCESSIBLE *)	5	-	5	10
W/ SHARED PARKING	***241*** *RESIDENTIAL SPACES PROVIDED* ***87*** *RETAIL SPACES PROVIDED*			

EV 14 EV PARKING SPACES (SHARED)
9 EV PARKING SPACES (RETAIL)
2 EV PARKING SPACES (ADA)
ADA PATH OF TRAVEL
Note: All handicap parking spaces and accessible paths will meet ADA slope requirements
PROPOSED SECURITY LIGHTING
*CIRCUITS/BREAKERS TO ACCOMMODATE FUTURE EV FOR ALL PARKING SPACES

OVERALL PLAN - GROUND LEVEL
PARADISE DEVELOPMENT | DATE: 2.25.2025

4



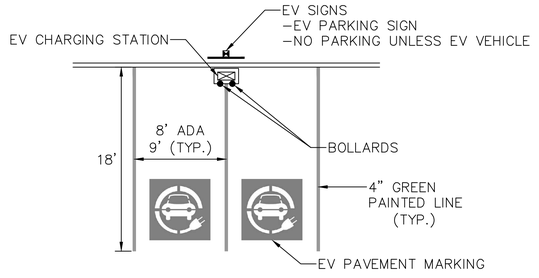
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W/ SHARED PARKING	***241*** *RESIDENTIAL SPACES PROVIDED* ***87*** *RETAIL SPACES PROVIDED*			

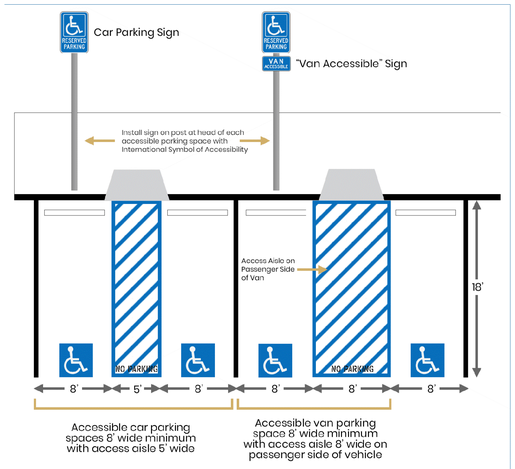
EV 11 EV PARKING SPACES (RESIDENTIAL)
ADA PATH OF TRAVEL
Note: All handicap parking spaces and accessible paths will meet ADA slope requirements

OVERALL PLAN - LOWER LEVEL
PARADISE DEVELOPMENT | DATE: 2.25.2025

3



TYPICAL EV CHARGING STATION DETAIL



LEGEND

- PROPERTY BOUNDARY
- PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINE
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN
- EXISTING STORM PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- EXISTING EDGE OF TREES
- EDGE OF STREAM
- FLOOD WAY BOUNDARY
- 100 YR. FLOOD BOUNDARY
- PROPOSED CONCRETE MONUMENT (TO BE SET)
- PROPOSED STORM STRUCTURES C INLET; M INLET, MANHOLE
- PROPOSED STORM PIPING
- PROPOSED UTILITY POLE
- PROPOSED LIGHTS
- PROPOSED FIRE HYDRANT
- PUBLIC OPEN SPACE

PARKING CALCULATIONS

Required

1.0 Apartments - 200 units, 264 bedrooms
Per Borough Traffic Consultant's Parking Evaluation Letter, dated August 2, 2022, the parking demand rate = 0.82 parking spaces per bedroom.
Required Apartment parking spaces = 264 bedrooms x 0.82 = 217 parking spaces

2.0 High Turnover Restaurant - 4,500 s.f.
Per ITE Trip Generation Manual, 10th Edition, the parking demand rate = 9.77 trips per unit for every 1,000 s.f. of gross floor area (Land Use Code 932).
Required High Turnover Restaurant parking = (4,500/1000) x 9.77 = 44 parking spaces

3.0 Coffee Shop - 3,670 s.f.
Per architect's recommendation, the parking demand rate = 8.5 trips per unit for every 1,000 s.f. of gross floor area.
Required Coffee Shop parking = (3,670/1000) x 8.5 = 32 parking spaces

4.0 Small Office - 4,500 s.f.
Per ITE Trip Generation Manual, 10th Edition, the parking demand rate = 2.45 trips per unit for every 1,000 s.f. of gross floor area (Land Use Code 712).
Required Small Office parking = (4,500/1000) x 2.45 = 11 parking spaces

Total Required for Apartments = 217 parking spaces
Total Required for High Turnover Restaurant, Coffee Shop and Small Office = 87 parking spaces

Provided *
Provided Parking Spaces = 196 dedicated parking spaces for Apartments (156 parking spaces within building, 40 parking spaces outdoor)
42 dedicated parking spaces within building for High Turnover Restaurant, Coffee Shop and Small Office
45 shared parking spaces within building
Total Provided Parking Spaces = 283

Provided Parking Spaces for Apartments = 196 + 45 = 241 provided > 217 required
Provided Parking Spaces for High Turnover Restaurant, Coffee Shop and Small Office = 42 + 45 = 87 provided = 87 required

Percentage of shared parking spaces = 45/283 = 15.9%
ADA Parking Spaces = 10 (8 ADA parking spaces + 2 Van Accessible parking spaces).

* Refer to Bergmann Design Presentation Plans for the locations of the proposed parking spaces on the inside of the building.

ELECTRIC VEHICLE (EV) PARKING CALCULATIONS

Total Provided Parking Spaces = 283 (243 residential and retail parking spaces within building, 40 residential parking spaces outdoor)
All 243 parking spaces within the building shall be EV capable with conduit installed throughout the ground level and lower level of the building.
For the proposed building, electrical subpanels shall be sized to accommodate a Level 2 Electric Vehicle Charging Station (EVCS) for each parking space within the building.
For the proposed building, the main electrical switchgear shall have sufficient space and capacity to support operation of Level 2 EVCS for at least 20% or 49 parking spaces with a dedicated branch circuit and overcurrent protection for each Level 2 EVCS.

Residential Uses
10% of residential parking spaces are required to be EV served by a Level 2 EVCS connection.
10% x 241 parking spaces = 25 required EV parking spaces. (196 Residential + 45 Shared = 241)

Provided Residential Use EV parking spaces served by a Level 2 EVCS connection = 27 (11 Residential + 14 Shared + 2 ADA)

Non-Residential Uses
5% of non-residential parking spaces are required to be EV served by a Level 2 EVCS connection.
5% x 42 parking spaces = 2 required EV parking spaces. (42 Retail)

Provided Non-Residential Use EV parking spaces served by a Level 2 EVCS connection = 9 (9 Retail)

Total parking spaces served by a Level 2 EVCS connection = 36

At least one EV parking space or 10% of the total EV parking spaces (0.1*36 = 4), whichever is greater, shall be available for public use.
4 EV parking spaces are required for public use. 11 proposed EV parking spaces are located on the ground level of the building for use by the public.

Traffic Circulation Narrative

Hall Street is proposed to have two way traffic from the Paradise Street/Hall Street intersection to the Bridge Street/Hall Street intersection. Along the Paradise Village frontage, Hall Street will have a 22 ft. wide cartway. Along the Steelworks frontage, Hall Street will have a 26 ft. wide cartway.

Hall Street is proposed to have concrete curbing on both sides. Hall Street is proposed to have a 5 ft. wide sidewalk along the north side. A 5 ft. wide sidewalk connection has been provided between Hall Street and the existing dog park on the Luxor property located southwest of Hall Street.

On the north side of Hall Street, a 9 ft. wide loading zone is provided on the northeast side of Hall Street. The loading zone is provided for deliveries to the retail portion of the proposed Paradise Village building. The loading zone may also be utilized by uber/lyft vehicles and as a bus stop.

The Paradise Village outdoor parking lot area is located on the east side of the Paradise Village building. Access to the Paradise Village outdoor parking lot is provided by the eastern Hall Street driveway. The Paradise Village outdoor parking lot will have access to the lower level of the Paradise Village building through a proposed garage door on the east side of the Paradise Village building. The garage door on the east side of the Paradise Village building will only be large enough to allow passenger vehicles and ambulances to enter/exit. Delivery vehicles, box trucks, trash trucks and fire trucks are not anticipated to enter the garage door on the east side of the Paradise Village parking lot. The lower level of the Paradise Village building is anticipated to be utilized by passenger vehicles for the apartment units and the retail uses.

The Paradise Village outdoor parking lot has a total of forty (40) parking spaces. The Paradise Village outdoor parking lot is anticipated to be utilized by passenger cars for the apartment units.

The western Hall Street driveway is located on the south side of the Paradise Village building. The western Hall Street driveway will have access to the ground level of the of the Paradise Village building. The only way for a vehicle to enter/exit the ground level of the Paradise Village building will be the western Hall Street driveway. The ground level of the Paradise Village building is anticipated to be utilized by passenger vehicles, delivery vehicles and ambulances for the apartment units/retail uses and by delivery vehicles for the retail uses. A second loading zone for delivery vehicles is provided on the ground floor of the Paradise building.

The Paradise Street driveway is located on the west side of the Paradise Village building. The Paradise Street driveway will have access to the lower level of the Paradise Village building through a proposed large garage door on the west side of the Paradise Village building. The large door on the east side of the Paradise Village building will be large enough to allow passenger vehicles, ambulances and trash trucks to enter/exit. Delivery vehicles, box trucks and fire trucks area not anticipated to enter the large garage door on the west side of the Paradise Village parking lot. All trash and recycling materials are proposed to be stored within the lower level of the Paradise Village building.

Fire trucks are not anticipated to enter/exit either the ground level or the lower level of the Paradise Village building. Fire trucks are not anticipated to enter/exit the Paradise Village outdoor parking lot area. Access to the Paradise Village building will be provided from Paradise Street, Hall Street and from a Geoblock 5150 porous pavement area on the Phoenixville Fire Department property.

It is anticipated that trash trucks will enter the Paradise Street driveway and then the lower level of the Paradise Village building through the large garage door on the west side of the Paradise Village building. Once inside the lower level of the Paradise Village building trash trucks will load trash and recycling materials. Once the trash and recycling materials have been loaded onto the trash trucks, the trash trucks will loop around on the inside of the lower level of the Paradise Village building and then back out onto the Paradise Street driveway.

PRELIMINARY / FINAL

Rev. January 23, 2026 : finalizing plans per client's directions.
Rev. November 25, 2024 : per client's directions.
Rev. October 29, 2024 : per Borough email comment dated 10/23/24.
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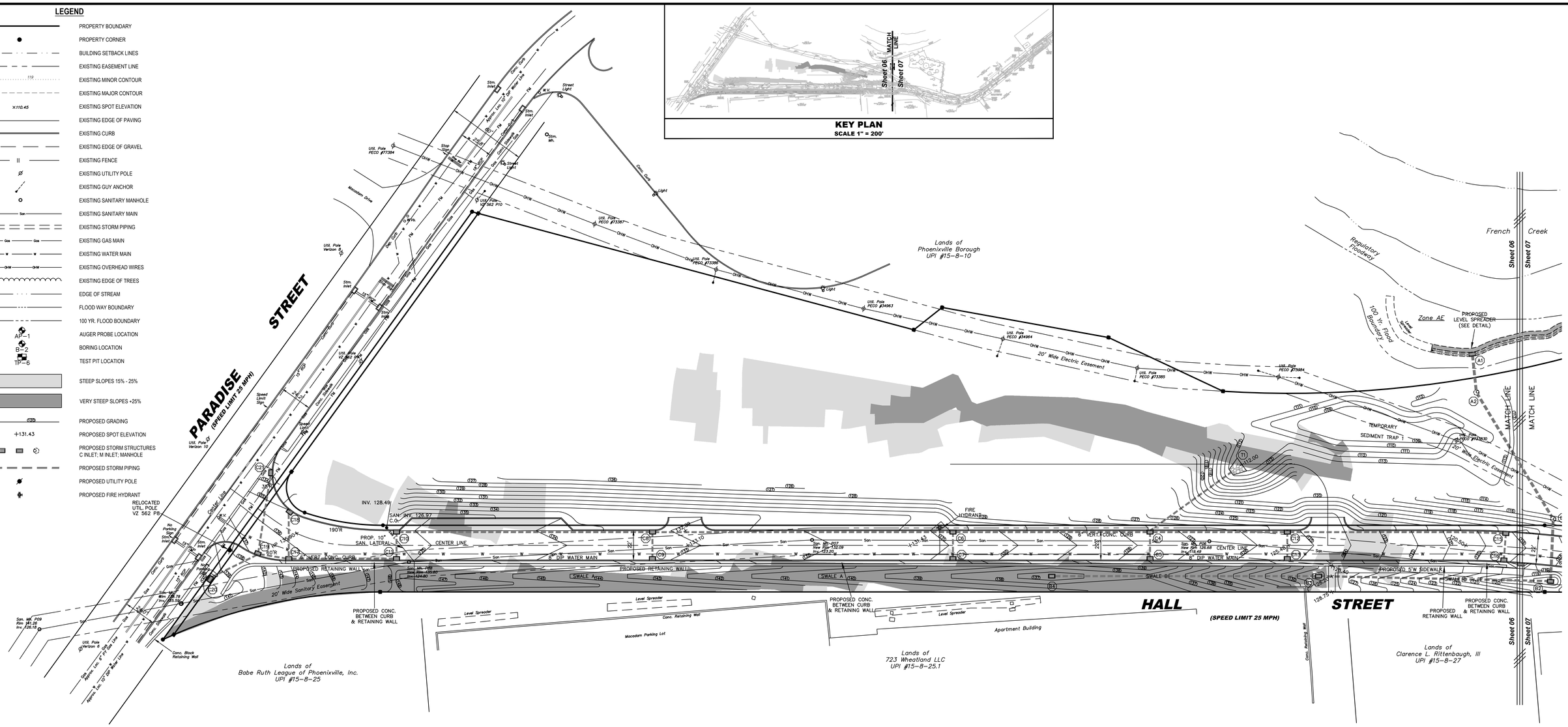
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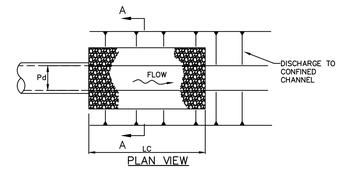
Land Development Site Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 05 of 35

LEGEND

- PROPERTY BOUNDARY
- PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR (119)
- EXISTING MAJOR CONTOUR (120)
- EXISTING SPOT ELEVATION (×110.45)
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN (San)
- EXISTING STORM PIPING
- EXISTING GAS MAIN (Gas)
- EXISTING WATER MAIN (W)
- EXISTING OVERHEAD WIRES (OHW)
- EXISTING EDGE OF TREES
- EDGE OF STREAM
- FLOOD WAY BOUNDARY
- 100 YR. FLOOD BOUNDARY
- AUGER PROBE LOCATION (AP–1)
- BORING LOCATION (B–2)
- TEST PIT LOCATION (TP–6)
- STEEP SLOPES 15% - 25%
- VERY STEEP SLOPES +25%
- PROPOSED GRADING (120)
- PROPOSED SPOT ELEVATION (+131.43)
- PROPOSED STORM STRUCTURES C INLET; M INLET; MANHOLE
- PROPOSED STORM PIPING
- PROPOSED UTILITY POLE
- PROPOSED FIRE HYDRANT

KEY PLAN
SCALE 1" = 200'





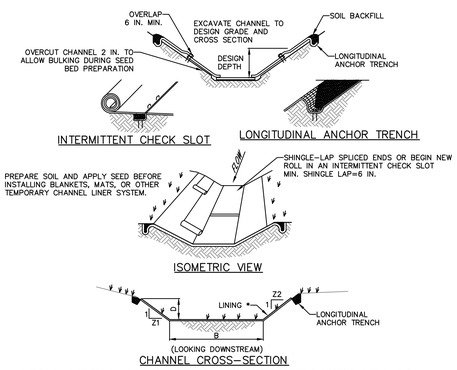
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R––	RIPRAP THICK. Rt (IN)	APRON LENGTH LC (FT)	APRON INITIAL BOTTOM WIDTH (AT ENDWALL) (FT)	APRON END WIDTH (FT)	APRON INITIAL TOP WIDTH (AT ENDWALL) (FT)	APRON END TOP WIDTH (FT)	APRON SIDE SLOPES H: V
T1	15	4	18	10	5	12	–	–	3:1

NOTES:

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

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

STANDARD CONSTRUCTION DETAIL
RIPRAP APRON OUTLET PROTECTION
NOT TO SCALE



* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
A	–––	3	2.0	15	3	3	TEMP.–SC150; PERM. GRASS
B	–––	2	1.5	11	3	3	TEMP.–SC150; PERM. GRASS
C	–––	3	2.0	15	3	3	TEMP.–SC150; PERM. GRASS

NOTES:

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

STANDARD CONSTRUCTION DETAIL
VEGETATED CHANNEL
NOT TO SCALE

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

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0 15 30 60 90
Scale : 1" = 30'

PRELIMINARY / FINAL

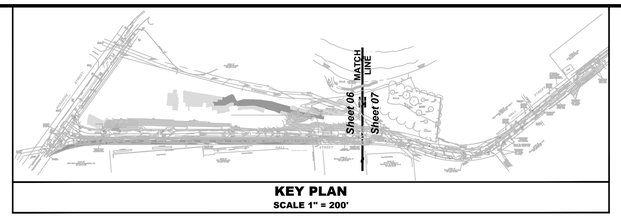
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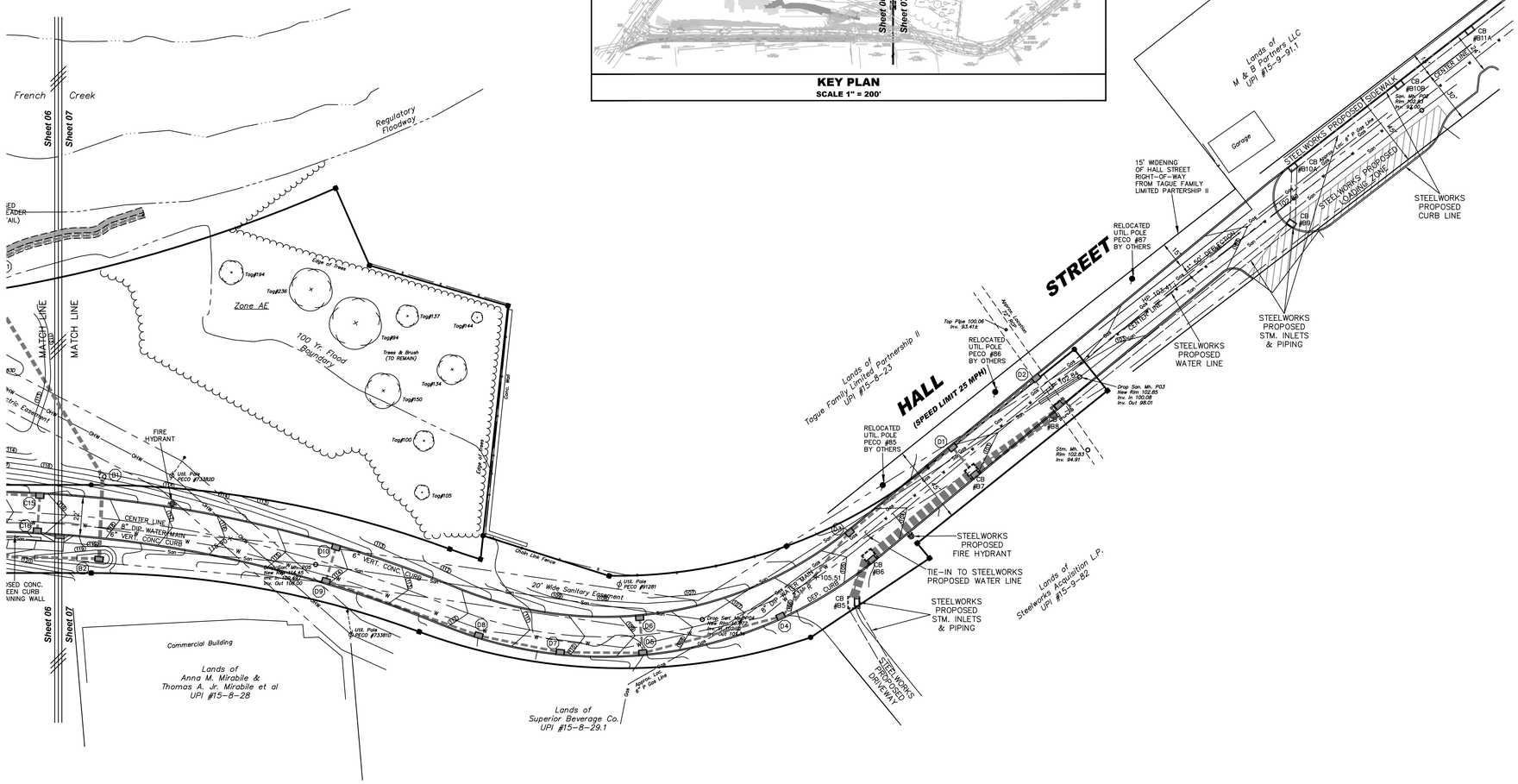
Hall Street Grading & Construction Improvements Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 06 of 35

LEGEND

- PROPERTY BOUNDARY
- PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING EDGE OF PAVING
- EXISTING CURB
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- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN
- EXISTING STORM PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- EXISTING EDGE OF TREES
- EDGE OF STREAM
- FLOOD WAY BOUNDARY
- 100 YR. FLOOD BOUNDARY
- AUGER PROBE LOCATION
- BORING LOCATION
- TEST PIT LOCATION
- STEEP SLOPES 15% - 25%
- VERY STEEP SLOPES +25%
- PROPOSED GRADING
- PROPOSED SPOT ELEVATION
- PROPOSED STORM STRUCTURES C INLET; M INLET; MANHOLE
- PROPOSED STORM PIPING
- PROPOSED UTILITY POLE
- PROPOSED FIRE HYDRANT



KEY PLAN
SCALE 1" = 200'



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Scale : 1" = 30'

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BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Hall Street Grading & Construction Improvements Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 07 of 35

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LEGEND

- PROPERTY BOUNDARY (PROJECT SITE BOUNDARY)
- PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN
- EXISTING STORM PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- EXISTING EDGE OF TREES
- EDGE OF STREAM
- FLOOD WAY BOUNDARY
- 100 YR. FLOOD BOUNDARY
- AUGER PROBE LOCATION
- BORING LOCATION
- TEST PIT LOCATION
- STEEP SLOPES 15% - 25%
- VERY STEEP SLOPES +25%
- PROPOSED GRADING
- PROPOSED SPOT ELEVATION
- PROPOSED STORM STRUCTURES C INLET; M INLET; MANHOLE
- PROPOSED STORM PIPING
- PROPOSED UTILITY POLE
- PROPOSED LIGHTS
- PROPOSED FIRE HYDRANT
- AMENDED SOILS
- PROJECT SITE BOUNDARY
- LIMIT OF DISTURBANCE (LOD)
- DISCHARGE POINT

STRUCTURAL BMPs

- BMP 6.4.6 - UNDERGROUND STORMTANK MODULES WITH STONE BED **(BMP 001)**
- BMP 6.7.3 - AMENDED SOILS **(BMP 002)**
- BMP 6.8.1 - LEVEL SPREADER **(BMP 003)**
- SWALE A — BMP 6.4.8 - VEGETATED SWALES **(BMP 004, BMP 005, BMP 006)**

NON-STRUCTURAL BMPs

- BMP 5.6.2 - MINIMIZED SOIL COMPACTION
- BMP 5.8.1 - ROOFTOP DISCONNECTION
- BMP 5.8.2 - NON-ROOF IMPERVIOUS DISCONNECTION

Natural Feature With Environmental Constraint

	Min. % To Be Preserved	Existing	Disturbed	Preserved
Floodplains	100%	39,138 s.f.	17319 s.f. (44.3%)	21,819 s.f. (55.7%)
Watercourses	100%	0		
Wetlands	100%	0		
Ponds	100%	0		
Stream buffers	100%	0		
Steep slopes (15% to 25%)	70%	17,375 s.f.	17,375 s.f. (100%)	0%
Very steep slopes (over 25%)	80%	8,576 s.f.	8,576 s.f. (100%)	0%
Woodlands	50%	156,308 s.f.	135,650 s.f. (86.8%)	20,658 s.f. (13.2%)

LIMIT OF DISTURBANCE

HALL STREET CONSTRUCTION = 3.18 ACRES
SITE CONSTRUCTION = 3.84 ACRES

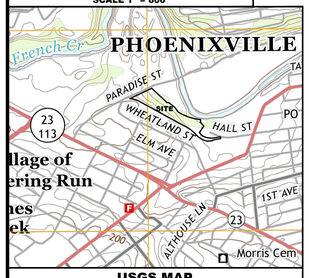
MAXIMUM LIMIT OF DISTURBANCE AREA = 5.16 ACRES
(DOES NOT INCLUDE 0.13 ACRES FROM STEELWORKS GRAVEL DRIVEWAY AREA)

NOTES:

1. The 100-year flood boundary and flood way boundary shown hereon is based on FIRM Map No. 42029C0060G, effective date 9/29/2017. Revised to Reflect LOMR, effective: 1/29/2024.
2. On May 22, 2023 Environmental Design Service completed a wetlands site inspection for this property and verified that wetlands are not located on the site. Any development or activity planned within any wetland area shall not be conducted without prior consultation with and approval from applicable government agencies including, but not limited to, the Commonwealth of Pennsylvania, Department of Environmental Protection; the County Conservation District; the United States Department of the Interior, Fish and Wildlife Service; and/or U.S. Army Corps of Engineers.
3. The site area does not contain any existing sinkholes and/or surface depressions.
4. Per the Phase 1 Environmental Site Assessment Report, dated December 3, 2021, prepared by Earth Engineering, Inc., the site does not contain any soil contamination hot spots.
5. All existing utilities (public water, sanitary sewer, electric, gas, etc.) have been shown on these plans to the best of our knowledge. All proposed utility (public water, sanitary sewer, electric, gas, etc.) have been shown on these plans.
6. All proposed site improvements and Hall Street improvements (within the Project Site Boundary) have been shown on these plans.



SOILS MAP
SCALE 1" = 600'



USGS MAP
SCALE 1" = 1000'

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES:

a) The Stormwater Management Facilities shown on these plans are permanent and are not to be removed. The individual lot owner(s) shall be responsible for the perpetual maintenance of the stormwater management facilities located on their lot. The Municipality shall have the right, but not the obligation, to enter upon the said property to perform any required maintenance which has not been properly performed or carried out in a timely manner. The individual lot owner(s) shall bear the responsibility for the cost of any maintenance which is performed by the Municipality. A lien may be filed against the property for the costs of all corrections including applicable engineering and/or attorney's fees.
b) The lot owners shall enter into a Stormwater Best Management Practices Operations and Maintenance Agreement with the Municipality, which shall be recorded at the Office of the Recorder of Deeds of and for Chester County, Pennsylvania, which shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, its heirs, administrators, executors, successors and/or assigns, in perpetuity.
c) A "blanket" drainage easement, has been provided for the entire tract area. The "blanket" drainage easement is provided to allow the Municipality to enter the property to inspect the stormwater management facilities.
d) Refer to the design of the Stormwater Management facilities in the Post Construction Stormwater Management Report.

PENNSYLVANIA ONE CALL SYSTEM, INC.
PA ONE CALL SERIAL # 20232060731
1-800-242-1776
STOP - CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM, INC.
Facility Owner List for Phoenixville Borough, Chester Co.

NAME	ADDRESS	PHONE NO.
COMCAST CABLE	1701 JFK BLVD., PHILADELPHIA, PA 19103	215-2861700
PECO ENERGY	2301 MARKET ST., PHILADELPHIA, PA 19103	800-494-4000
PHOENIXVILLE BOROUGH	351 BRIDGE ST., PHOENIXVILLE, PA 19480	610-933-8801
VERIZON PENNSYLVANIA LLC	1717 ARCH ST., PHILADELPHIA, PA 19103	215-466-9900

0 25 50 100 150
Scale : 1" = 50'

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BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Site Overall PCSM Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 08 of 35

LEGEND

- PROPERTY BOUNDARY (PROJECT SITE BOUNDARY) PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
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- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN
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- PROPOSED FIRE HYDRANT
- DISCHARGE POINT

KEY PLAN
SCALE 1" = 200'

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PARADISE STREET (SPEED LIMIT 25 MPH)

HALL STREET (SPEED LIMIT 25 MPH)

French Creek

Regulatory Floodway

100 Yr. Flood Boundary

Zone AE

DP 001

PROPOSED LEVEL SPREADER (SEE DETAIL)

LEVEL SPREADER DRAINAGE EASEMENT

BMP 001

BMP 002

BMP 003

BMP 004

BMP 005

BMP 006

BMP 002 AREA RESERVED FOR FUTURE DEVELOPMENT

PROPOSED RETAINING WALL

PROPOSED RESIDENTIAL

PROPOSED RETAIL (FIRST FLOOR)

PRIVATE OPEN SPACE AREA

PROPOSED PARKING (GROUND LEVEL)

PROPOSED PARKING (LOWER LEVEL)

PROPOSED STORMTANK BED

PROPOSED 5'W SIDEWALK

PROPOSED 10'W SIDEWALK

6" VERT. CONC. CURB

BIKECYCLE RACK

BUS HITCHING SHELTER POSTS

LOADING ZONE H.C.R.

FIRE HYDRANT

TYPE 4 BOX

RECYCLING RECEPTICAL (SEE DETAIL)

SIDEWALK EASEMENT

FRENCH CREEK TRAIL CONNECTION

FRENCH CREEK TRAIL

FRENCH CREEK TRAIL EASEMENT-1

FRENCH CREEK TRAIL EASEMENT-2

FRENCH CREEK TRAIL EASEMENT-3

GEO-BLOCK AREA FOR FIRE TRUCK ACCESS TO REAR OF BUILDING

ENTRANCE TO INTERIOR GROUND LEVEL PARKING 12' MIN. CLEARANCE

ENTRANCE TO INTERIOR LOWER LEVEL PARKING 10' MIN. CLEARANCE

INTERNAL ROOF DRAIN LEADER

TO INTERIOR LOWER LEVEL PARKING

LOADING ZONE

Building Setback Lines

Build To Lines

DOORS

PROPOSED PATIO

PROPOSED WALL

PROPOSED SIDEWALK

PROPOSED CONC. BETWEEN CURB & RETAINING WALL

PROPOSED RETAINING WALL

PROPOSED 6" DIP DOMESTIC WATER LINE & FIRE LINE

FIRE DEPT. CONNECTION

PROPOSED 10" DIP WATER MAIN

PROP. 10" SAN. LATERAL

RELOCATED UTIL. POLE VZ 562 P8

75' CLEAR SIGHT TRIANGLE

20' Wide Sanitary Easement

POSSIBLE FRENCH CREEK TRAIL PARADISE STREET CROSS WALK. THE LOCATION, DESIGN & CONSTRUCTION IS TO BE PROVIDED BY OTHERS

Lands of Phoenixville Borough UPI #15-8-10

Lands of Babe Ruth League of Phoenixville, Inc. UPI #15-8-25

Lands of 723 Wheatland LLC UPI #15-8-25.1

Lands of Clarence L. Rittenbaugh, III UPI #15-8-27

Macadam Parking Lot

Apartment Building

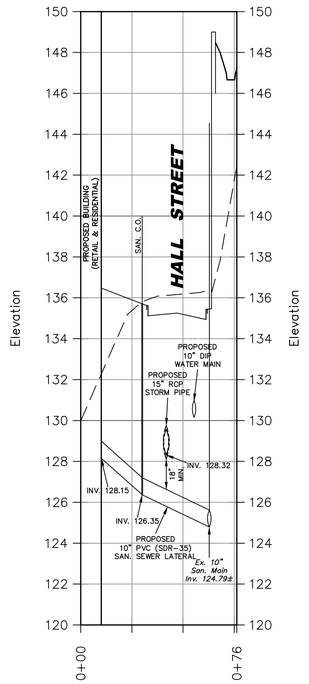
Conc. Retaining Wall

Conc. Block Retaining Wall

MATCH LINE Sheet 09 / Sheet 10

Sheet 09

Sheet 10



Horizontal Scale : 1"= 30' – Vertical Scale : 1"= 3'

Profile - SANITARY LATERAL

0 15 30 60 90

Scale : 1" = 30'

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Site Grading, Construction Improvements & PCSM Plan for

PARADISE VILLAGE

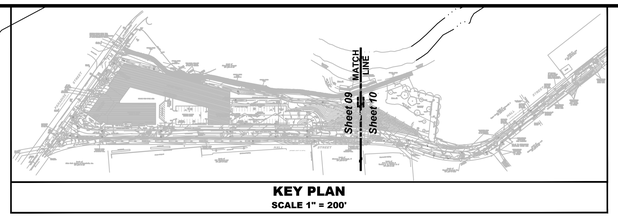
Borough of Phoenixville - Chester County, PA

February 15, 2023 Plan No. D-21-154-LD

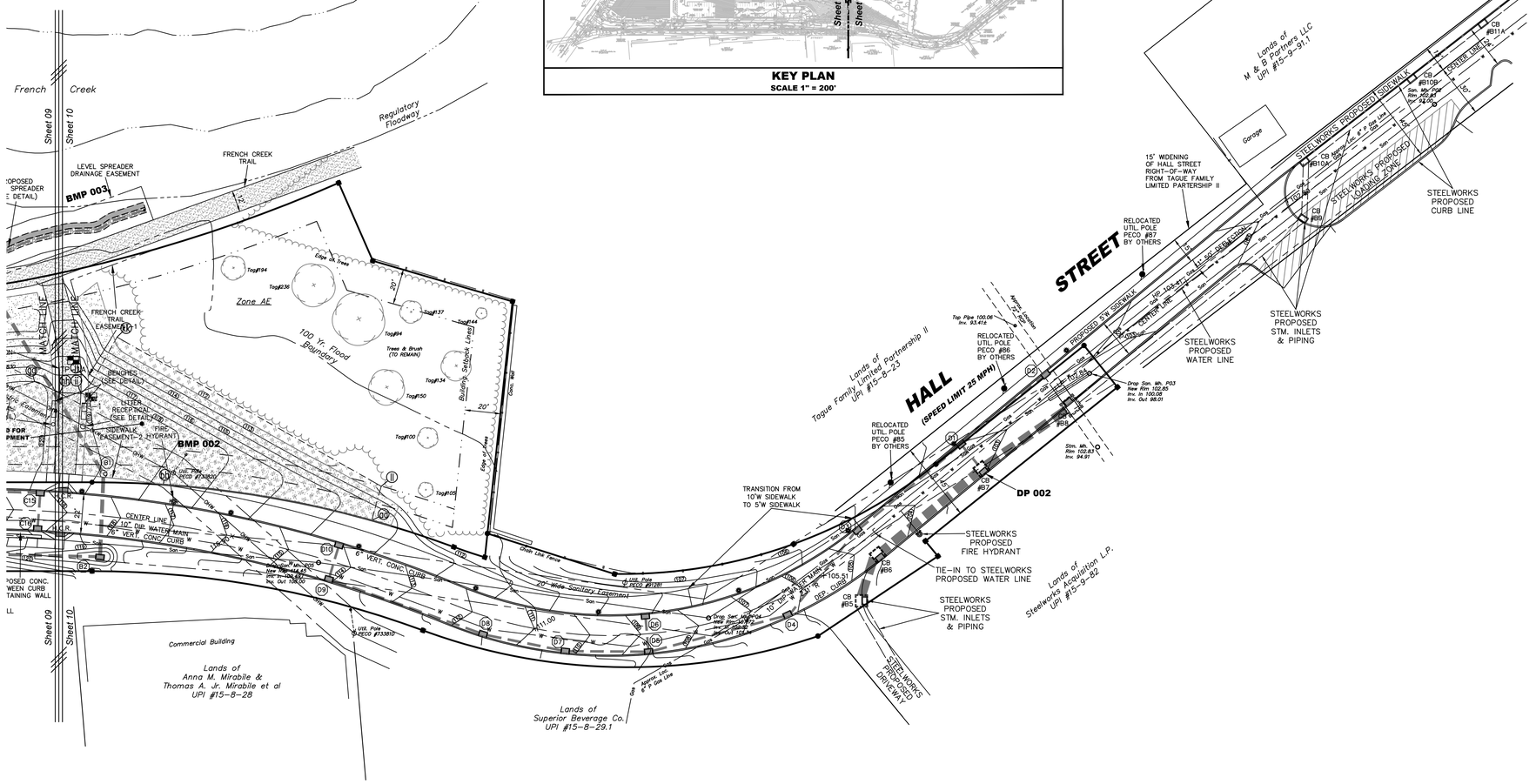
LEGEND

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- PROPOSED STORM PIPING
- PROPOSED UTILITY POLE
- PROPOSED LIGHTS
- PROPOSED FIRE HYDRANT
- DISCHARGE POINT

DP 002



KEY PLAN
SCALE 1" = 200'


French Creek
Regulatory Floodway
Sheet 09
Sheet 10
FRENCH CREEK TRAIL
LEVEL SPREADER DRAINAGE EASEMENT
BMP 003
BMP 002
Zone AE
100 Yr. Flood Boundary
Edge of Trees
Building Setback Line
Edge of Pond
FRENCH CREEK TRAIL EASEMENT
BENCHES (SEE DETAIL)
SHELTER RECEPTACLE (SEE DETAIL)
SIDEWALK EASEMENT-2
FIRE HYDRANT
Trees & Brush (TO REMAIN)
Tree#194
Tree#236
Tree#137
Tree#144
Tree#94
Tree#134
Tree#150
Tree#100
Tree#105
Chain Link Fence
20' Wide Sanitary Easement
Commercial Building
Lands of Anna M. Mirabile & Thomas A. Jr. Mirabile et al UPI #15-8-28
Lands of Superior Beverage Co. UPI #15-8-29.1
Lands of Tague Family Limited Partnership II UPI #15-8-23
HALL STREET (SPEED LIMIT 25 MPH)
TRANSITION FROM 10'W SIDEWALK TO 5'W SIDEWALK
RELOCATED UTIL. POLE PECO #85 BY OTHERS
RELOCATED UTIL. POLE PECO #86 BY OTHERS
RELOCATED UTIL. POLE PECO #87 BY OTHERS
DP 002
STEELWORKS PROPOSED FIRE HYDRANT
TIE-IN TO STEELWORKS PROPOSED WATER LINE
STEELWORKS PROPOSED STM. INLETS & PIPING
STEELWORKS PROPOSED DRIVEWAY
Lands of Steelworks Acquisition L.P. UPI #15-9-82
Lands of M & B Partners, LLC UPI #15-9-91.1
Garage
15' WIDENING OF HALL STREET RIGHT-OF-WAY FROM TAGUE FAMILY LIMITED PARTERSHIP II
STEELWORKS PROPOSED SIDEWALK
STEELWORKS PROPOSED CURB LINE
STEELWORKS PROPOSED STM. INLETS & PIPING
STEELWORKS PROPOSED WATER LINE
Drop Inl. #P01 New Rim 102.85 Inv. In 100.08 Inv. Out 98.01
Drop Inl. #P02 New Rim 102.85 Inv. In 100.08 Inv. Out 98.01
Drop Inl. #P03 New Rim 102.85 Inv. In 100.08 Inv. Out 98.01
Drop Inl. #P04 New Rim 102.85 Inv. In 100.08 Inv. Out 98.01
Stm. Mh. Rim 102.83 Inv. 94.91
Top Pipe 100.06 Inv. 93.41±
Approx. Edge of Water
Approx. Top of Bank
Approx. Toe of Slope
Approx. Util. Co. Gas Line
Existing Fence to be Removed
Existing Fence to be Relocated
Existing Gas Line to be Relocated
Existing Gas Line to be Removed
Existing Water Line to be Removed
Existing Water Line to be Relocated
Existing Overhead Wires to be Relocated
Existing Overhead Wires to be Removed
Existing Utility Pole to be Relocated
Existing Utility Pole to be Removed
Existing Guy Anchor to be Removed
Existing Guy Anchor to be Relocated
Existing Sanitary Manhole to be Removed
Existing Sanitary Manhole to be Relocated
Existing Sanitary Main to be Removed
Existing Sanitary Main to be Relocated
Existing Storm Piping to be Removed
Existing Storm Piping to be Relocated
Existing Inlet to be Removed
Existing Inlet to be Relocated
Existing Curb to be Removed
Existing Curb to be Relocated
Existing Edge of Pavement to be Removed
Existing Edge of Pavement to be Relocated
Existing Sign to be Removed
Existing Sign to be Relocated
Existing Trees to be Removed
Existing Trees to be Relocated
Existing Shrubs to be Removed
Existing Shrubs to be Relocated
Existing Bollard to be Removed
Existing Bollard to be Relocated
Existing Mailbox to be Removed
Existing Mailbox to be Relocated
Existing Fire Hydrant to be Removed
Existing Fire Hydrant to be Relocated
Existing Concrete Pad to be Removed
Existing Concrete Pad to be Relocated
Existing Retaining Wall to be Removed
Existing Retaining Wall to be Relocated
Existing Concrete Steps to be Removed
Existing Concrete Steps to be Relocated
Existing Concrete Curb to be Removed
Existing Concrete Curb to be Relocated
Existing Concrete Sidewalk to be Removed
Existing Concrete Sidewalk to be Relocated
Existing Concrete Driveway to be Removed
Existing Concrete Driveway to be Relocated
Existing Asphalt Pavement to be Removed
Existing Asphalt Pavement to be Relocated
Existing Asphalt Driveway to be Removed
Existing Asphalt Driveway to be Relocated
Existing Concrete Pavement to be Removed
Existing Concrete Pavement to be Relocated
Existing Brick Pavement to be Removed
Existing Brick Pavement to be Relocated
Existing Stone Pavement to be Removed
Existing Stone Pavement to be Relocated
Existing Stone Wall to be Removed
Existing Stone Wall to be Relocated
Existing Concrete Wall to be Removed
Existing Concrete Wall to be Relocated
Existing Brick Wall to be Removed
Existing Brick Wall to be Relocated
Existing Block Wall to be Removed
Existing Block Wall to be Relocated
Existing Concrete Block Wall to be Removed
Existing Concrete

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STORM SEWER CHART — **Paradise Village**

Upstream Node	Downstream Node	Pipe Diameter	Pipe Material	Finished Grade at US Node	Upstream Invert	Downstream Invert	Pipe Length	Slope
		INCH		FT.	FT.	FT.	FT	FT/FT
A11 - C	A10 - M	15	SLCPP	117.00	113.50	112.67	55	0.0151
A10 - C	A9 - M	15	SLCPP	116.17	112.57	110.65	30	0.0640
A9 - M	A8 - M	15	SLCPP	114.15	110.55	108.50	97	0.0211
A8 - M	A7 - M	15	SLCPP	112.00	108.40	106.41	278	0.0072
A7 - M	A6 - MH	15	SLCPP	109.25	106.31	105.29	136	0.0075
A6 - MH	A4 - MH	18	SLCPP	112.00	105.19	104.85	34	0.0100
A4 - MH	A3 - M	18	SLCPP	111.75	104.75	103.79	96	0.0100
A3 - M	A2 - MH	18	SLCPP	109.00	103.69	102.81	88	0.0100
A2 - MH	A1 - M	24	SLCPP	113.25	102.71	99.00	28	0.1325
A6 - OCS, Type 4 Box	A5 - MH	15	SLCPP	118.25	111.50	107.50	12	0.3333
B4 - M	B3 - M	18	SLCPP	136.50	131.50	122.50	198	0.0455
B3 - M	B2 - M	18	SLCPP	127.50	122.40	108.10	169	0.0846
B2 - M	B1 - MH	24	RCP	117.00	108.00	106.65	45	0.0300
B1 - MH	A2 - MH	24	SLCPP	119.50	106.55	102.81	108	0.0346
C20 - M	C19- C	15	RCP	139.25	135.25	132.21	38	0.0800
C19 - C	C17 - C	15	RCP	136.80	128.82	128.63	19	0.0100
C17 - C	C11 - C	15	RCP	136.29	128.53	127.77	76	0.0100
C11 - C	C10 - C	15	RCP	135.03	127.67	127.48	18	0.0100
C10 - C	C8 - C	15	RCP	135.03	127.39	124.37	188	0.0161
C8 - C	C6 - C	15	RCP	133.16	124.27	119.85	221	0.0200
C6 - C	C4 - C	15	RCP	130.64	119.75	113.00	144	0.0469
C4 - C	C3 - C	15	RCP	127.42	112.90	112.50	20	0.0200
C21 - C	C19 - C	15	RCP	133.00	129.50	128.92	58	0.0100
C18 - C	C17 - C	15	RCP	135.01	131.01	128.63	33	0.0721
C9 - C	C8 - C	15	RCP	133.16	129.16	128.98	18	0.0100
C7 - C	C6 - C	15	RCP	130.64	126.64	126.46	18	0.0100
C5 - C	C4 - C	15	RCP	127.42	123.42	123.24	18	0.0100
C16 - C	C15 -C	15	RCP	120.25	116.25	116.07	18	0.0100
C15 - C	C12 - C	15	RCP	120.25	115.97	114.37	160	0.0100
C12 - C	C4 - C	15	RCP	125.17	114.27	113.00	99	0.0128
C14 -C	C12 - C	15	RCP	121.83	117.83	114.67	60	0.0527
C13 - C	C12 - C	15	RCP	125.17	120.17	119.99	18	0.0100
D10 - C	D9 - C	15	RCP	113.98	110.75	110.39	18	0.0200
D9 - C	D8 - C	15	RCP	113.98	110.29	107.35	88	0.0334
D8 - C	D7 - C	15	RCP	111.46	107.25	105.77	43	0.0344
D7 -C	D5 - C	15	RCP	110.10	105.67	104.17	43	0.0349
D5 - C	D4 - C	15	RCP	108.52	104.07	101.38	77	0.0349
D4 - C	D3 - C	15	RCP	106.11	101.28	99.25	58	0.0350
D3 - C	D1 - C	15	RCP	104.46	99.15	96.63	72	0.0350
D1 - C	CB #B7 - C	15	RCP	103.00	96.53	93.55	14	0.0700
D6 - M	D5 - C	15	RCP	106.55	104.59	104.23	18	0.0200
D2 - C	D1 - C	15	RCP	102.61	100.11	98.66	58	0.0250
C1 - M				118.00	112.50	---		
C2 - C				118.28	112.50	---		
C3 - C				118.28	112.50	---		
C4 - C	T1	15	SLCPP	127.42	112.90	112.00	75	0.0120

M - Type M Inlet, C - Type C Inlet, MH - Storm Manhole, OCS - Outlet Control Structure
SLCPP - Smooth Lined Corrugated Plastic Pipe, RCP - Reinforced Concrete Pipe
For Inlets C1 & C2, provide a sump invert of 109.50 for SNOUT installation.
For inlet C4, provide a sump invert of 109.40 for SNOUT installation.
*** Type C Inlet CB #B7 shall be installed by others**

NOTE:
ALL AMENDED SOILS AREAS ARE TO USE 6" MIN. OF AMENDED SOIL (MODIFIED SOIL / PLANTING MIX.):
- 33% TOPSOIL / 33% SAND / 33% LEAF COMPOST (TOPSOIL TO BE SELECTED WITH LOW CLAY CONTENT)

ADD 4" TO 5" OF COMPOST TILL & BLEND INTO TOPSOIL MATERIAL RATIO: 2 TOPSOIL TO 1 COMPOST

ADD 4" TO 6" OF TOPSOIL

ADD 4" OF COMPOST TIL. & BLEND INTO SUBSOIL

SUBSOIL

ESTABLISH PERMANENT GRASS SEEDING

18"±

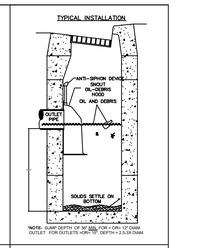
RIP SUBSOIL 8"± DEEP

RIPPING SHOULD BE DONE WITH A SOLID SHANK RIP TEETH ON REAR OR TRACK MACHINE. DO NOT RIP WHEN SOIL IS WET. AVOID RIPPING EXISTING TREE ROOTS. SPACE RIP CHANNELS 12" TO 36" APART. TILLING AND BLENDING MAY BE DONE WITH ROTOTILLER, DISK HARROW, CHISEL PLOW, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.

SOIL RESTORATION MAINTENANCE:
WATER GRASS AS NEEDED FOR VIGOROUS HEALTH. APPLY ADDITIONAL COMPOST AS NEEDED FOR NORISHMENT. AVOID COMMERCIAL FERTILIZER AND PESTICIDES.

AMENDED SOIL DETAIL
N.T.S.

CONFIGURATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION

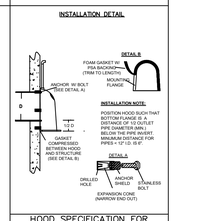
*NOTE: SUMP DEPTH OF 36" BELOW CB / DRY INLET OUTLET. FOR OUTLETS >24"-72", DEPTH = 2.5-3X DIAM.

NOTES:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 1 MAIN STREET LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-9008 OR (888) 434-0277 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

SNOUT
use size 24F
(Install in Inlets C1, C2 & C4)

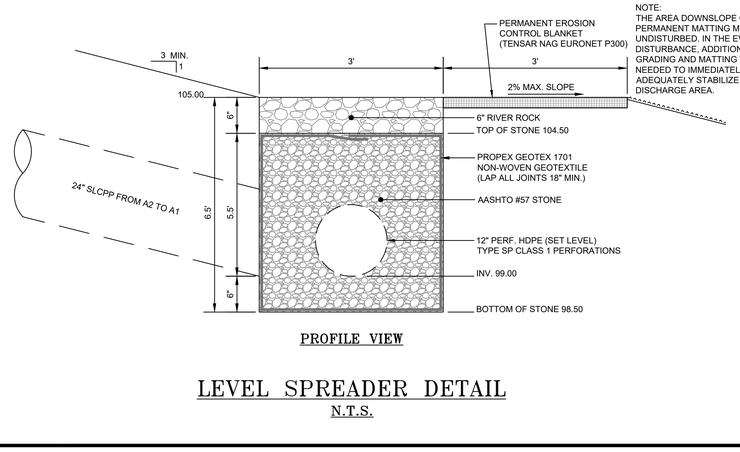
US Patent # 6126817

INSTALLATION DETAIL



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	SP-SN



NOTE:
THE AREA DOWNSLOPE OF THE P300 PERMANENT MATTING MUST REMAIN UNDISTURBED. IN THE EVENT OF ANY DISTURBANCE, ADDITIONAL FINE GRADING AND MATTING WILL BE NEEDED TO IMMEDIATELY AND ADEQUATELY STABILIZE THE DISCHARGE AREA.

LEVEL SPREADER DETAIL
N.T.S.

PROFILE VIEW

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS

Visual Inspections

The permittee and co-permittee(s) must ensure that the visual site inspections are conducted weekly, and within 24 hours after each measurable rainfall event throughout the duration of construction and until the receipt and acknowledgement of the NOT by the department or the authorized conservation district. The visual site inspection and reports shall be completed in a format provided by the department, and conducted by qualified personnel, trained and experienced in erosion and sediment control, to ascertain that E & S BMPs and PCSM BMPs are properly constructed and maintained to effectively minimize pollution to the waters of this commonwealth. A written report of each inspection shall be kept and include at a minimum:
(1) A summary of site conditions, E & S BMP and PCSM BMP, implementation and maintenance and compliance actions; and
(2) The date, time, name and signature of the person conduction the inspection.

Noncompliance Reporting

Where E&S, PCSM or PPC BMPs are found to be inoperative or ineffective during an inspection, or any other time, the permittee and co-permittee(s) shall, within 24 hours, contact the department or authorized conservation district, by phone or by personal contact, followed by the submission of a written report within 5 days of the initial contact. Noncompliance reports shall include the following information:
(1) Any condition on the project site which may endanger public health, safety or the environment, or involve incidents which cause or threaten pollution;
(2) The period of noncompliance, including exact dates and times and/or anticipated time when the activity will return to compliance;
(3) Steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance; and
(4) The date or schedule of dates, and identifying remedies for correcting noncompliance conditions.

Reduction, Loss or Failure of the BMPs

Upon reduction, loss of failure of the BMPs, the permittee and co-permittee shall take immediate action to restore the BMPs or provide an alternative method of treatment. Such restored BMPs or alternative treatment shall be at least as effective as the original BMPs.

Termination of Coverage

NOT: Upon permanent stabilization of earth disturbance activities associated with construction activity that are authorized by this permit and when BMPs identified in the PCSM Plan have been properly installed, the permittee and/or co-permittee of the facility must submit a NOT form that is signed in accordance with Part B, Section 1.c, Signatory Requirements of this permit. All letters certifying discharge termination are to be sent to the department or authorized conservation district. The NOT must contain the following information: facility name, address, and location, operator name and address, permit number, identification and proof of acknowledgment from the person(s) who will be responsible for operation and maintenance of the PCSM BMPs in accordance with the approved PCSM Plan, and the reason for the permit termination. Until the permittee has received written acknowledgement of the NOT, the permittee will remain responsible for operating and maintaining all E & S BMPs and PCSM BMPs on the project site and will be responsible for violations occurring on the project site.

Completion Certificate and Final Plan

Within 30 days after completion of the earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM Plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of this permit and the approved E & S and PCSM Plans.

NPDES Permit Notes

Permittee's requesting a renewal of coverage under **general** permit must submit to the Chester County Conservation District an administratively complete and acceptable NOI, at least 90 days prior to the expiration date of the coverage.

Permitee's requesting a renewal of coverage under **individual** permit must submit to the Chester County Conservation District an administratively complete and acceptable NOI, at least 180 days prior to the expiration date of the coverage.

Soil Limitations:
PeB: Penn silt loam, 3 to 8% slopes
Ro: Rowland silt loam
UdtB: Udorthents, shale and sandstone, 0 to 8% slopes
UrB: Urban land, 0 to 8% slopes
UrxB: Urban land - Penn complex, 0 to 8% slopes

1. Cutbanks Cave
2. Corrosive to Concrete/Steel
3. Droughty
4. Easily Erodible
5. Flooding
6. Frost Action
7. Hydric/Hydric Inclusions
8. Low Strength/Landslide Prone
9. Slow Percolation
10. Piping
11. Poor Source of Topsoil
12. Frost Action
13. Wetness

Soil Resolutions:

Cutbanks Caves/Low Strength/Landslide Prone - It is imperative that appropriate precautions be taken to safeguard workers during all trenching and excavation operations. All applicable OSHA standards and regulations must be implemented at all times. Contactor shall layback slopes, as necessary. Design modifications shall be considered in landslide prone areas.

Corrosive to Concrete/Steel - Suitable precautions should be taken to protect all underground pipes, conduits and storage tanks. Contractor shall utilize corrosion resistant concrete and corrosion resistant steel.

Droughty - Contractor shall implement appropriate dust control measures, as necessary.

Easily Erosible - Precautions should be taken to prevent slope failures due to improper construction practices such as over-steepening and overloading of slopes, removal of lateral support, and failure to prevent saturation of slopes. Setbacks should comply with the standards contained in Chapter 16 of PADEP's Erosion and Sediment Control Program Manual unless it can be shown that proposed cuts and fills do not pose a hazard to public safety or to surface waters. Also, road fill material will likely need to be important in areas where soils have low strength. Contractor shall maintain erosion control BMPs.

Hydric/Hydric Inclusions/Wetness - Contractor shall avoid working in areas of hydric soils. Pumped water filter bag shall be utilized to dewater erosion control BMPs. Trench plugs shall be utilized in storm sewer pipe trenches, as necessary.

Flooding/Depth to Saturated Zone/Seasonal High Water Table/Slow Percolation - Any time excess groundwater or stormwater runoff is encountered during construction the water shall be pumped into an erosion and sediment control facility such as a pumped water filter bag or equivalent.

Piping - If piping is discovered during construction of an underground utility, the contractor shall provide trench plugs, as necessary, to mitigate the effects of the piping.

Poor Source of Topsoil - Soils that are classified as unsuitable as a source of topsoil shall not be used for these purposes. An alternative soil type must be used for these applications. Avoid reuse as topsoil or amend soil, as necessary.

Frost Action - Soils that are classified as unsuitable for frost action shall not be used as structural support for pavement and concrete structured during the winter months. In winter months, construction shall be completed below the frost depth.

MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES:

a) The Stormwater Management Facilities shown on these plans are permanent and are not to be removed. The individual lot owner(s) shall be responsible for the perpetual maintenance of the stormwater management facilities located on their lot. The Municipality shall have the right, but not the obligation, to enter upon the said property to perform any required maintenance which has not been properly performed or carried out in a timely manner. The individual lot owner(s) shall bear the responsibility for the cost of any maintenance which is performed by the Municipality. A lien may be filed against the property for the costs of all corrections including applicable engineering and/or attorney's fees.
b) The lot owners shall enter into a Stormwater Best Management Practices Operations and Maintenance Agreement with the Municipality, which shall be recorded at the Office of the Recorder of Deeds of and for Chester County, Pennsylvania, which shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, its heirs, administrators, executors, successors and/or assigns, in perpetuity.
c) A "blanket" drainage easement, has been provided for the entire tract area. The "blanket" drainage easement is provided to allow the Municipality to enter the property to inspect the stormwater management facilities.
d) Refer to the design of the Stormwater Management facilities in the Post Construction Stormwater Management Report.

POST CONSTRUCTION NARRATIVE

Narrative

This report will describe the measures taken to ensure that stormwater runoff during the post-development condition does not exceed stormwater runoff during the pre-development condition. The impervious area for the post-development condition is greater than the impervious area for the pre-development condition. The additional impervious area may increase the volume of stormwater runoff generated by this site. To maintain or possibly reduce the amount of stormwater runoff volume leaving this site, Underground Rain Tank Modules with a Stone Bed (BMP 001), the Amended Soils (BMP 002), the Level Spreader (BMP 003) and Vegetated Swales A, B & C (BMPs 004, 005 & 006) have been provided.

Stormwater runoff from this site is tributary to the French Creek. French Creek is classified as a trout stocking fishery, migratory fishes (TSF, MF) stream. This project is not located in an area designated by the Pennsylvania Department of Environmental Protection as a Special Exception or Exceptional Value watershed.

As per the Web Soil Survey website, the existing soil types for this site consist of PeB - Penn silt loam, 3 to 8% slopes, Ro - Rowland silt loam, UdtB - Udorthents, shale and sandstone, 0 to 8% slopes, UrB - Urban land, 0 to 8% slopes, UrxB - Urban land - Penn complex, 0 to 8% slopes. PeB soils and UrxB soils are designated as Hydrologic Soil Group "B". Ro soil is designated as Hydrologic Soil Group "C". UdtB soil is designated as Hydrologic Soil Group "A." UrB soil does not have a Hydrologic Soil Group designation. The majority of the site disturbance will be within the PeB & Ro soil types. Hydrologic Soil Group "B" has been utilized for the stormwater calculations included within the Post Construction Stormwater Management (PCSM) Report. Hydric soils (Ro & UdtB & UrxB) are located within the limit of disturbance area.

For the water quality volume calculations, the design computations utilize the SCS method to determine the required water quality volume for the 2 year storm event. For the peak rate calculations, the design computations utilize the Rational Method to determine the design peak discharge rates.

Potential Pollution Causing Materials - According to the Commonwealth of Pennsylvania Topographic and Geologic Survey, *Atlas of Preliminary Geologic Maps of Pennsylvania*, 1978, Phoenixville Quadrangle, the site is situated within Lockatong Formation (geologic symbol - Trl). As noted in the Commonwealth of Pennsylvania, Topographic and Geologic Survey, Engineering Characteristics of The Rocks of Pennsylvania, Fourth (4th) Series, Revised 1982, the Lockatong Formation is composed of dark gray to black argillite having some zones of black shale. Excavation of this material varies from easy in highly weathered rock to difficult in the moderately weathered to fresh bedrock. The residual soils of the Lockatong Formation are characterized by good surface drainage. Joint openings of the underlying rock type provide a low secondary porosity and low permeability. The existing geologic formation and the existing soil types are not expected to cause excessive pollution to a surface water during construction activities.

Infiltration testing was conducted in the area of the Underground Rain Tank Modules with a Stone Bed (BMP 001). Refer to Earth Engineering, Inc.'s Infiltration Testing Investigation Letter, dated December 9, 2021.

On November 19, 2021 & November 22, 2021, eight test pits (TP-1, TP-1A, TP-2, TP-2A, TP-3, TP-4, TP-5 & TP-6) were completed on this site to determine if a limiting zone (seasonally high water table or bedrock) is present. Test pits TP-3, TP-4 & TP-5 are located in the area of the Underground Rain Tank Modules with a Stone Bed. TP-3 has a limiting zone elevation of 109.50. TP-4 has a limiting zone elevation of 108.00. TP-5 has a limiting zone elevation of 102.50. The Underground Rain Tank Modules with a Stone Bed have a bottom elevation of 111.50, which is 2 ft. above the limiting zone elevation for TP-3.

Thermal Impact Analysis (PCSM) - thermal impacts have been minimized by the installation of the Underground Rain Tank Modules with a Stone Bed (BMP 001), the Amended Soils (BMP 002), the Level Spreader (BMP 003) and Vegetated Swales A, B & C (BMPs 004, 005 & 006). The proposed Post Construction Stormwater Management BMPs will collect stormwater runoff from the proposed building areas, the parking lot areas, the Hall Street area and the sidewalk areas. To minimize thermal impacts, proposed Post Construction Stormwater Management BMPs will capture the "first flush" of stormwater runoff from the proposed impervious areas. The Underground Rain Tank Modules with a Stone Bed (BMP 001), the Amended Soils (BMP 002), the Level Spreader (BMP 003) and Vegetated Swales A, B & C (BMPs 004, 005 & 006) will provide underground storage of stormwater runoff allowing the stormwater runoff to decrease in temperature before leaving the site. The thermal impact potential is minimal.

The proposed site improvements have been designed to preserve the integrity of stream channels and maintain and protect the physical, biological and chemical qualities of the receiving stream, to prevent an increase in the rate of stormwater runoff, to minimize impervious areas, to maximize protection of existing drainage features and vegetation, to minimize land disturbance and grading, to minimize soil compaction and to utilize other measures or controls that prevent or minimize generation of increased stormwater runoff.

Operations and Maintenance Report

The Post Construction Stormwater Management Plan, inspection reports and monitoring records must be available for review and inspection by the Pennsylvania Department of Environmental Protection or the Chester County Conservation District. Once the Chester County Conservation District approves the Soil Erosion and Sedimentation Control Plans and the Post Construction Stormwater Management Plans are to be implemented, the following procedures shall be completed:

1. The Underground Rain Tank Modules with a Stone Bed (BMP 001), the Amended Soils (BMP 002), the Level Spreader (BMP 003) and Vegetated Swales A, B & C (BMPs 004, 005 & 006) shall be excavated and constructed to the specified elevations as shown on the plans.
2. There shall be no heavy equipment traffic in the area of Underground Rain Tank Modules with a Stone Bed (BMP 001) and the area of the Level Spreader (BMP 003). Vehicles shall not be parked or driven on the Underground Rain Tank Modules with a Stone Bed area, the Amended Soils area and the Level Spreader area.

The permittee shall provide engineering construction oversight/inspection for the proposed installation of the Post Construction Stormwater Management BMPs. If unfavorable conditions (high groundwater table, bedrock or soil compaction) are encountered during the installation of the proposed stormwater BMPs, additional soil testing may be required prior to the installation of infiltration BMP's to ensure proper location and function. A licensed professional engineer knowledgeable in the design and construction of stormwater BMP's, preferably the design engineer, shall conduct the oversight/inspection. Refer to the Site Construction Sequence for the critical stages when engineering construction oversight/inspection is required for this project.

Permittees and co-permittees are responsible for ensuring that a licensed professional has oversight responsibilities for the design and proper installation of BMPs identified in the PCSM Plan prior to the submission of the NOT for this permit. The licensed professional shall certify that the BMPs identified in the plan have been installed in accordance with the approved PCSM Plan. The installation schedule of PCSM BMPs and maintenance requirements contained within the approved PCSM plan must be followed; and failure to comply with the installation schedule is a violation of this permit, the Clean Streams Law and the Clean Water Act.

The Underground Rain Tank Modules with a Stone Bed provides rate control, volume control and water quality. The Amended Soils provide volume control and water quality. The Level Spreader provides volume control and water quality. Vegetated Swales A, B & C provide water quality.

If a Post Construction Stormwater Management BMP has been determined to have achieved a "failure" status, the design engineer shall be contacted to provide guidance for corrective measures to the BMP. Refer to the Post Construction Stormwater BMP as per Protocol 2 (Infiltration Systems Design and Construction Guidelines) in Appendix C of the Pennsylvania Stormwater Best Management Practices Manual.

The operator shall remove from this site, recycle, or properly dispose of all building materials, building wastes (concrete, bituminous paving, metal scrap, etc.) and materials associated with PCSM BMPs (sediment, leaves, trash/debris, grease/oils, *etc.*) in accordance with the Department's Solid Waste Management Regulations at 25 PA Code 260.1 et. seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump or discharge any building material, debris, building wastes or materials at this site.

Sediment removed from BMP's shall be disposed of in landscaped areas outside of steep slopes, wetlands, flood plains or drainage swales and immediately stabilized, or placed in topsoil stockpiles. Sediment tracked or conveyed onto a public roadway will be immediately removed and redeposited onto the construction site. Removal can be completed through the use of mechanical or hand tools, but must never be washed off the road by use of water.

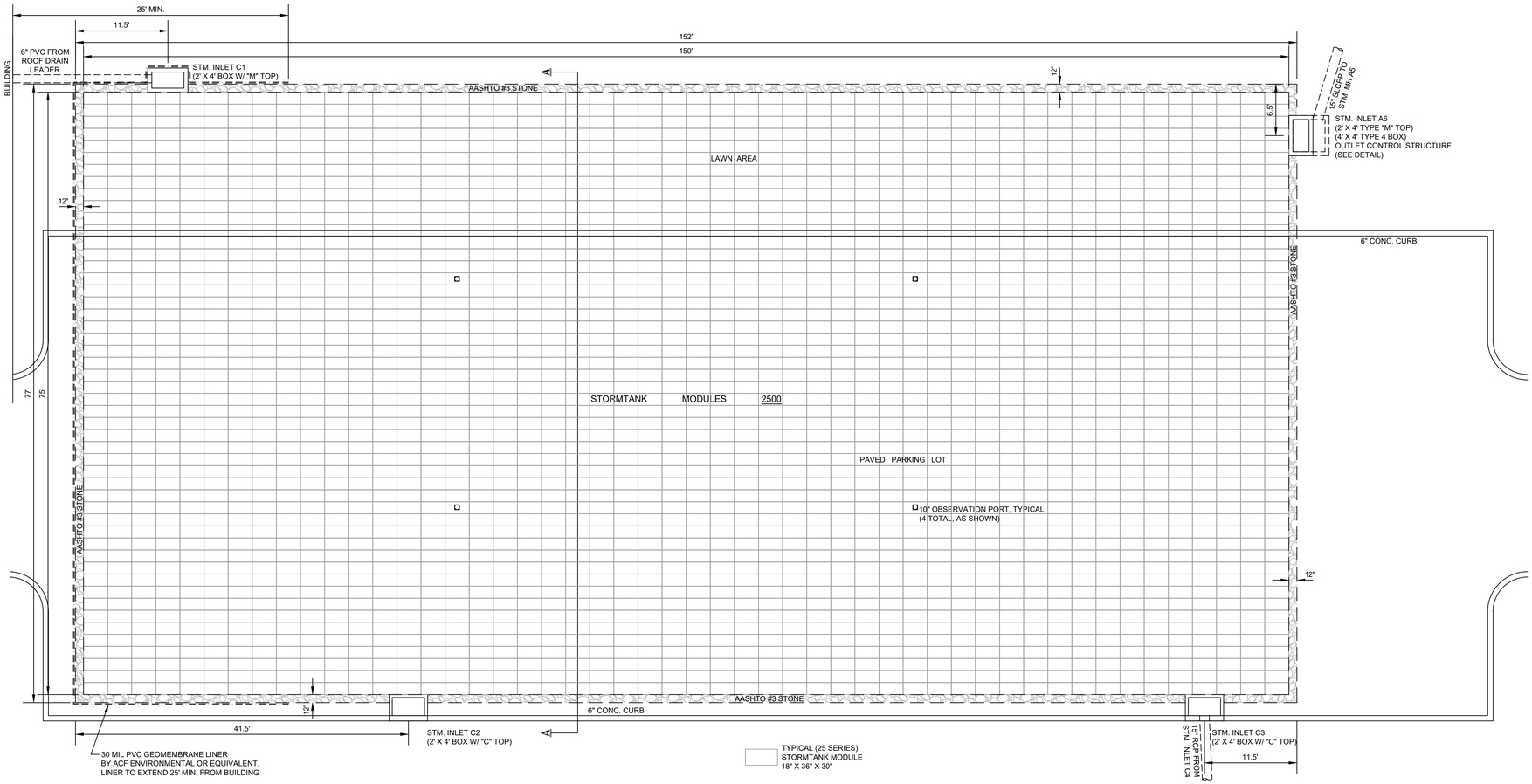
The following long term operation and maintenance procedures shall be provided for the Underground Rain Tank Modules with a Stone Bed (BMP 001), the Amended Soils (BMP 002), the Level Spreader (BMP 003) and Vegetated Swales A, B & C (BMPs 004, 005 & 006):

1. Rain Tank Modules are also known as StormTank Modules
2. The property owner shall determine if professional contractors are hired to complete the long term periodic inspection and maintenance procedures required for the Underground Rain Tank Modules with a Stone Bed, the Amended Soils, the Level Spreader and Vegetated Swales A, B & C.
3. The Underground Rain Tank Modules with a Stone Bed, the Amended Soils, the Level Spreader and Vegetated Swales A, B & C are the responsibility of the Applicant/Developer/Contractor (during construction) or the Applicant/Developer (after completion of construction).
4. For the Underground Rain Tank Modules with a Stone Bed, the Amended Soils, the Level Spreader and Vegetated Swales A, B & C, remove sediment, leaves and debris for the inflow and outflow points. Sediment, leaves and debris will negatively impact the performance of these systems. All downspouts and outlet pipes shall be kept in good working order. The removal of sediment, leaves and debris shall be provided a minimum of two times per year and after each storm event.
5. For the Underground Rain Tank Modules with a Stone Bed and the Level Spreader, the sump in the bottom of the inlets shall be cleaned and any sediment, leaves and debris shall be removed. Sediment, leaves and debris will negatively impact the performance of these systems. Properly dispose of all sediment, leaves and debris. The inlet cleaning shall be provided a minimum of two times per year and after each storm event.
6. For the Underground Rain Tank Modules with a Stone Bed, the Amended Soils and the Level Spreader, the stormwater Best Management Practices (BMPs) shall be inspected to ensure that the dewatering time is less than 72 hours. For the Underground Rain Tank Modules with a Stone Bed and the Level Spreader, cleanout ports are provided to allow inspections within the Rain Tank Modules. The inspections shall be provided a minimum of one time per year and after each storm event.
7. If the dewatering time is determined to be unsuitable for the Underground Rain Tank Modules with a Stone Bed and the Level Spreader, sediment, leaves and debris shall be removed. For sediment, leaves and debris within the Rain Tank Modules and/or the 12" perforated HDPE pipe for the Level Spreader, the sediment, leaves and debris shall be removed by a vacuum truck. The sediment, leaves and debris removal shall be provided, as necessary.
8. For the Amended Soils, remove leaves and debris to preserve the permeability of the amended soils. The removal of leaves and debris shall be completed, as necessary.
9. For the Amended Soils, avoid mower compaction to the extent possible at all times.
10. For the Amended Soils, permanently stabilize the amended soils per the Vegetative Stabilization Specifications. Permanent stabilization of the amended soils area shall be completed at the end of construction and as necessary after construction has been completed.
11. For the Amended Soils, permanently stabilize any upslope areas tributary to the amended soils to reduce incoming sediments. The permanent stabilization of the upslope areas shall be completed, as necessary.
12. For the Amended Soils, the amended soils area shall be inspected annually for unwanted growth of invasive species.
13. For the Amended Soils, vegetative cover for the amended soils areas shall be maintained at a minimum of 70%. If vegetative cover has been reduced below 70%, permanent stabilization shall be re-established for the amended soils areas. The re-establishment of vegetative cover shall be completed, as necessary.
14. For the Amended Soils, de-thatch the grass to remove accumulated sediments. The de-thatching procedure shall be completed a minimum of every two years.
15. For the Amended Soils, aerate compacted amended soils areas to promote infiltration. The aeration procedure shall be completed a minimum of every two years.
16. For the Amended Soils, in extreme cases where no infiltration into the soil mantle is occurring, perform tilling operations to a minimum depth of 8" and mix in organic mulch or compost prior to the re-application of permanent stabilization. The tilling operations shall be completed, as necessary.
17. For Vegetated Swales A, B & C, grass cover shall be installed to stabilize the bottom, the side slopes and the top of berm. For Vegetated Swales A, B & C, the installation of the grass cover shall be provided one time at the end of construction.
18. For Vegetated Swales A, B & C, the bottom, the side slopes and the top of berm shall be mowed. For Vegetated Swales A, B & C, the mowing shall be completed only one time per year in early spring or late fall.
19. For Vegetated Swales A, B & C, the vegetation in the bottom of the stormwater facility shall be maintained and any bare spots shall be re-vegetated. For Vegetated Swales A, B & C, the vegetation maintenance and re-vegetation of the bare spots shall be provided a minimum of one time per year.
20. For Vegetated Swales A, B & C, the vegetation in the bottom of the stormwater facility shall be fertilized and shall utilize integrated pest management practices. Sustainable fertilizer and integrated pest management practices shall be provided according to the Penn State Extension Service. For Vegetated Swales A, B & C, the fertilization and the integrated pest management practices shall be provided a minimum of one time per year.
21. For Vegetated Swales A, B & C, the vegetation in the bottom of the stormwater facility shall be inspected for deer browse and rodent damage. For Vegetated Swales A, B & C, the inspections for deer browse and rodent damage shall be provided a minimum of one time per year.
22. For Vegetated Swales A, B & C, invasive weeds shall be removed from the bottom of the stormwater facility. Remove invasive weeds such as cattail and phragmites from the bottom of Vegetated Swales A, B & C. For Vegetated Swales A, B & C, the removal of the invasive weeds shall be provided a minimum of one time per year.
23. For Vegetated Swales A, B & C, invasive plants shall be removed from the bottom of the stormwater facility. Remove invasive plants such as multiflora rose, bittersweet and Japanese honeysuckle from the bottom of Vegetated Swales A, B & C. For Vegetated Swales A, B & C, the removal of the invasive plants shall be provided a minimum of one time per year.
24. For the SNOUT Oil Water Debris Separators in storm inlets C1, C2 & C4, refer to Best Management Products, Inc.'s website for full operation and maintenance notes. SNOUT Oil Water Debris Separator shall be inspected immediately after an upstream oil, fuel or other chemical spill. The SNOUT Oil Water Debris Separator cleaning shall be provided a minimum of 2 times per year or after each storm event.
25. For maintenance of the SNOUT Oil Water Debris Separator hoods, an annual inspection of the anti-siphon vent and access hatch are recommended. A simple flushing of the vent, or gentle rodding with a flexible wire are all that's typically needed to maintain the anti-siphon properties. Opening and closing the access hatch once a year ensures a lifetime of trouble free service.
26. For the SNOUT Oil Water Debris Separators in storm inlets C1, C2 & C4, if oil absorbent hydrophobic booms are being used in the structure to enhance hydrocarbon capture and removals, they should be checked on a monthly basis and serviced or replaced when 2/3 of the boom is submerged, indicating a nearly saturated state.
27. Cleaning of the SNOUT Oil Water Debris Separator in storm inlets C1, C2 & C4 shall be completed with a vacuum truck.

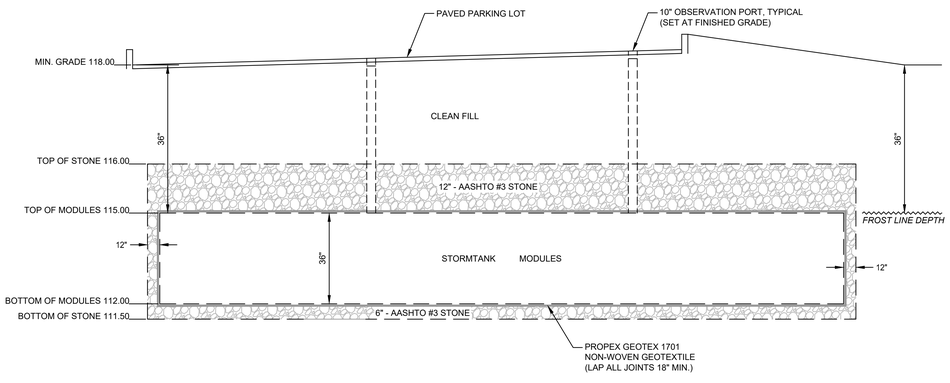
SITE CONSTRUCTION SEQUENCE

Approximate Starting Date for Construction: Fall 2024
Approximate Completion Date for Construction/Final Stabilization: Fall 2025

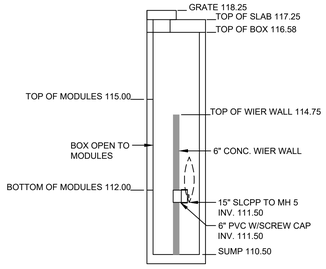
A copy of the approved erosion and sediment control plan must be available at the project site at all times. Additionally, the operator shall assure that the approved erosion and sediment control plan is properly and completely implemented. The operator shall assure that an erosion and sediment control plan has been prepared, approved by the local municipality, and is being implemented and maintained for all off-site soil and/or rock spoil and/or borrow areas.
At least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One-Call System Incorporated at 1-800-242-1776 for buried utilities locations.
Before initiating any revisions to the approved erosion and sediment control plan or revisions to other plans which may affect the effectiveness of the approved erosion and sediment control plan, the operator must receive approval of the revisions from the design engineer and the Municipality.
Before disposing of soil or receiving borrow for the site, the operator must assure that each spoil or borrow area has an erosion and sediment control plan which is being implemented and maintained according to Chapter 102 regulations.
If unfavorable conditions



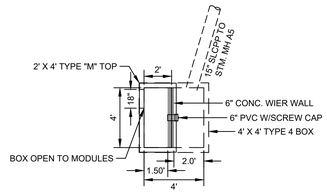
PLAN VIEW



PROFILE VIEW A-A



OUTLET CONTROL STRUCTURE (A6)
PROFILE VIEW DETAIL



OUTLET CONTROL STRUCTURE (A6)
PLAN VIEW DETAIL

NOTES:

1. Rain Tank Modules are also known as Stormtank Modules.
2. All BMP's used for water quality control shall be in accordance with design specifications outlined in the Pennsylvania Stormwater Best Management Practices Manual (Pennsylvania Department of Environmental Protection) and the Maryland Stormwater Design Manual (Maryland Department of the Environment).
3. The bottom elevation of the Stormtank Modules is located 5.5'± to 7.0'± below finished grade.
4. During construction of the Stormtank Modules, sediment shall be prevented from entering the Stormtank Module area. The geotextile and Stormtank Modules should be kept clean of soil/sediment during the installation process. If inspection indicates sediment has entered the Stormtank Module area appropriate measures (i.e. cleaning soil/sediment from the fabric, Stormtank Modules, etc. and/or replacement of the fabric and Stormtank Modules) should be taken.
5. All PVC pipe is to be Schedule 40.
6. All screw caps are to be watertight. Screw caps are only to be removed for operation and maintenance procedures and should not be removed without prior authorization from PA DEP.
7. There shall be no heavy equipment crossing or working within the Stormtank Module area.
8. All joints shall be watertight.

STORMTANK MODULES & STONE BED DETAIL

N.T.S.

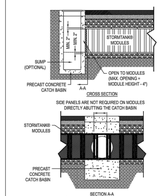
ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

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READING, PA 19611
PHONE: (610) 374-5109
www.stormtank.com

BRENTWOOD



NOTES:
1. PLACEMENT OF ABUTMENT UNITS MUST OCCUR FIRST. THIS IS TO ALLOW FOR CONNECTOR TAB CONNECTION WITH ADJOINING UNITS.
2. CONNECTOR TABS WILL NEED TO BE REMOVED ALONG THE CATCH BASIN FACE TO ALLOW FULL ABUTMENT.

MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4807-031

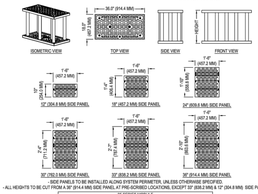
STORMTANK MODULE
CATCH BASIN ABUTMENT DETAIL

4807-031 REVISION DATE 29/04/2020

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- SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
- ALL HEIGHTS TO BE CUT FROM A 30" (914.4 MM) SIDE PANEL AT PRE-SCRIBED LOCATIONS, EXCEPT 30" (838.2 MM) & 18" (304.8 MM). SIDE PANEL.

20 SERIES MODULE

MODEL	HEIGHT (MM)	CAPACITY (GAL)	VOID	NOMINAL WEIGHT (KG)
2015	18" (304.8)	4.7 CF (1.1M3)	95.76%	77.56 LBS. (7.5KG)
2018	18" (457.2)	6.4 M CF (1.1M3)	96.82%	22.75 LBS. (10.3)
2024	18" (609.6)	8.8 M CF (0.2M3)	96.82%	29.75 LBS. (13.5)
2030	18" (762.0)	10.8 M CF (0.3M3)	96.82%	35.63 LBS. (15.9)
2036	18" (914.4)	13.0 M CF (0.4M3)	96.82%	42.50 LBS. (19.3)
2038	18" (914.4)	13.0M CF (0.4TM)	97.95%	51.13 LBS. (23.2)

MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.

NOTES:
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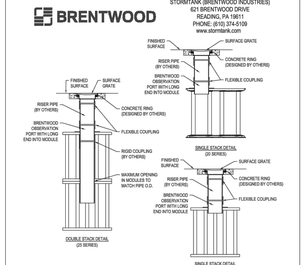
STORMTANK MODULE
20 SERIES DETAIL

4807-008 REVISION DATE 14/05/2020

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5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4807-009

STORMTANK MODULE
OBSERVATION PORT DETAIL

4807-009 REVISION DATE 29/04/2020

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2.0 PRODUCT INFORMATION

Applications

The Module system can be utilized for detention, infiltration, capture and reuse, and specialty applications across a wide range of industries, including the commercial, residential, and recreational segments. The product's modular design allows the system to be configured in almost any shape (even around utilities) and to be located under almost any pervious or impervious surface.

Module Selection

Brentwood manufactures the Module in six different heights (Table 1) that can be stacked uniformly up to two Modules high. This allows for numerous height configurations up to 9' (1.83 m) tall. The Modules can be buried up to a maximum invert of 11' (3.35 m) and require a minimum cover of 24" (610 mm) for load rating. When selecting the proper Module, it is important to consider the minimum required cover, any groundwater or limiting zone restrictions, footprint requirements, and all load, state, and federal regulations.

Table 1: Nominal StormTank® Module Specifications



MODEL SPEC	ST-12	ST-18	ST-24	ST-30	ST-33	ST-36
Height	12" (305 mm)	18" (457 mm)	24" (610 mm)	30" (762 mm)	33" (838 mm)	36" (914 mm)
Void Space	93.70%	95.5%	96.0%	96.5%	96.5%	97.0%
Storage Capacity	4.7 ft³ (0.13 m³)	6.4 ft³ (0.18 m³)	8.8 ft³ (0.24 m³)	10.80 ft³ (0.31 m³)	11.99 ft³ (0.34 m³)	13.13 ft³ (0.37 m³)
Min. Installed Capacity*	6.91 ft³ (0.20 m³)	9.33 ft³ (0.26 m³)	11.34 ft³ (0.32 m³)	13.35 ft³ (0.38 m³)	14.69 ft³ (0.42 m³)	16.85 ft³ (0.48 m³)
Weight	17.59 lb (7.97 kg)	22.75 lb (10.29 kg)	29.50 lb (13.38 kg)	35.63 lb (16.16 kg)	42.50 lb (19.28 kg)	48.38 lb (19.01 kg)

(*) Minimum Installed Capacity includes the leveling bed, Module, and top backfill storage capacity for one Module. Stone storage capacity is based on 40% void space. Side backfill storage is not included.

PRELIMINARY / FINAL

Rev. January 23, 2026 : finalizing plans per client's directions.
Rev. November 25, 2024 : per client's directions.
Rev. October 29, 2024 : per Borough email comment dated 10/23/24.
Rev. October 8, 2024 : per CCCD review letter dated 10/04/24.
Rev. September 11, 2024 : per CCCD review letter dated 09/05/24.
Rev. July 19, 2024 : per Borough Engineer's review dated 12/11/23 & Borough Planner's review dated 12/07/23.
Rev. November 21, 2023 : per Borough Engineer's review dated 10/06/23 & Borough Planner's review dated 10/04/23.
Rev. September 15, 2023 : per Borough Engineer's review dated 04/05/23 & Borough Planner's review dated 04/06/23.

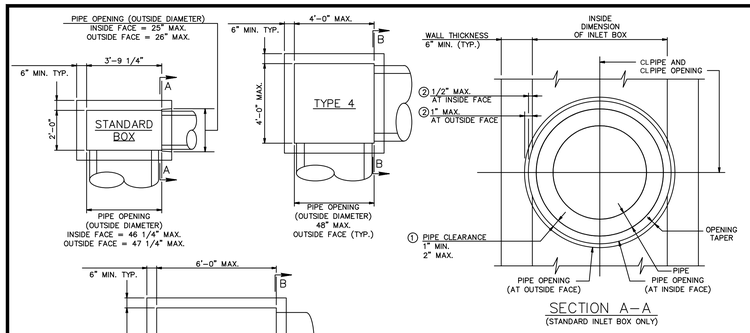
BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

PCSM Details & Notes Plan for

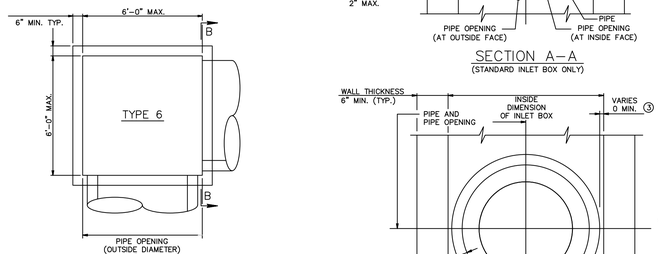
PARADISE VILLAGE

Borough of Phoenixville - Chester County, PA

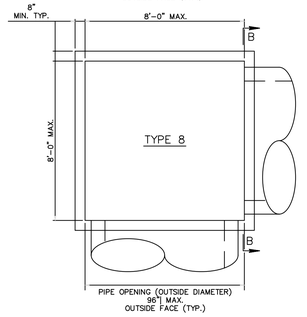
February 15, 2023 *Plan No. D-21-154-LD*



SECTION A–A
(STANDARD INLET BOX ONLY)



SECTION B–B
(TYPICAL ALL TYPES EXCEPT STANDARD)



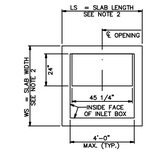
LEGEND

① OUTSIDE DIAMETER OF PIPE TO PIPE OPENING

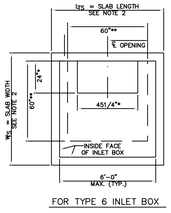
② REDUCTION IN WALL THICKNESS DIMENSION

③ INSIDE FACE OF BOX WALL TO OUTSIDE DIAMETER OF PIPE OPENING

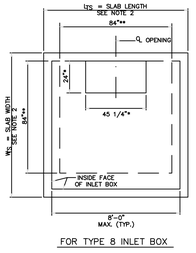
INLET BOXES
N.T.S.



TYPE 4 INLET BOX



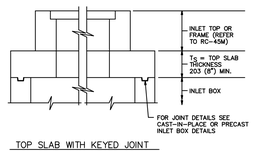
FOR TYPE 6 INLET BOX



FOR TYPE 8 INLET BOX

NOTES:

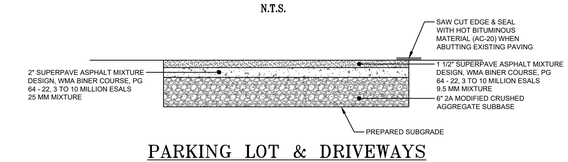
1. FOR ADDITIONAL NOTES, SEE SHEETS 1 – 3.
2. CUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH SIZE OF INLET BOX.
3. SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS, IF POSSIBLE.
4. FOR SECTION D–D AND REINFORCEMENT REQUIREMENTS, SEE SHEET 8
5. FOR ADDITIONAL REINFORCEMENT AROUND OPENINGS, SEE SHEETS 9 & 10.



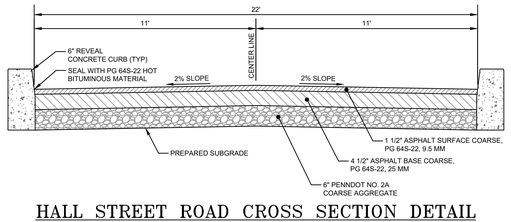
TOP SLAB WITH KEYED JOINT

TOP SLABS

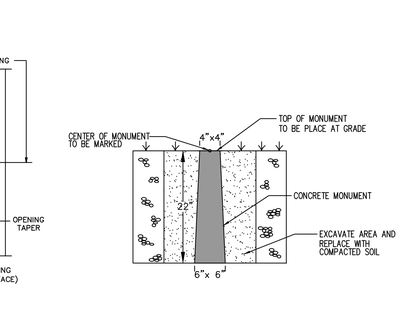
INLET BOX TOP SLABS
N.T.S.



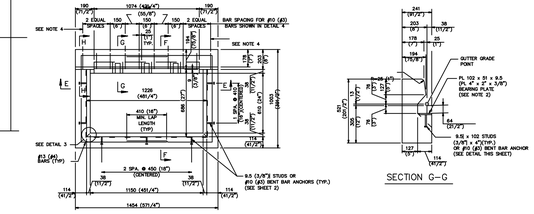
PARKING LOT & DRIVEWAYS PERMANENT PAVEMENT DETAIL
N.T.S.



HALL STREET ROAD CROSS SECTION DETAIL
N.T.S.



MONUMENT DETAIL
N.T.S.



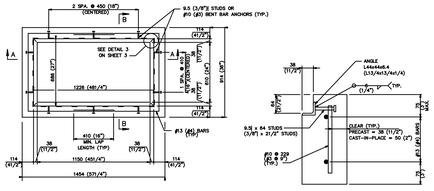
PLAN VIEW – TYPE C

SECTION G–G

SECTION E–E

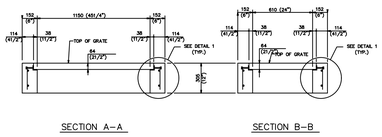
SECTION F–F

TYPE "C" CONCRETE TOP UNIT
N.T.S.



PLAN VIEW – TYPE M

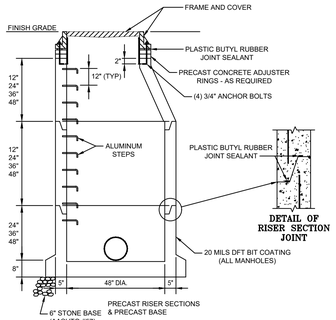
DETAIL 1



SECTION A–A

SECTION B–B

TYPE "M" CONCRETE TOP UNIT
N.T.S.



NOTE:
THE MAXIMUM RISER HEIGHT IS 12 INCHES AND CAN BE MADE UP WITH A MAX. OF TWO SECTIONS. THE INTERIOR OF THESE SECTIONS SHALL HAVE A MORTAR COATING APPLIED TO PROVIDE A SMOOTH FINISH.

TYPICAL PRECAST MANHOLE
N.T.S.

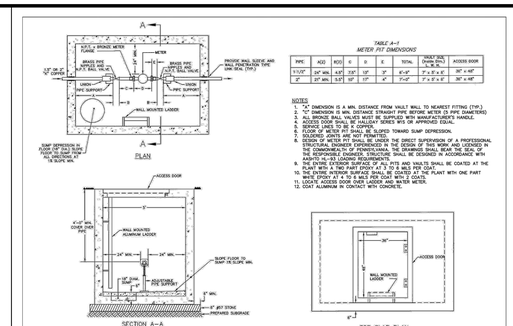


TABLE A–1
METER PIT DIMENSIONS

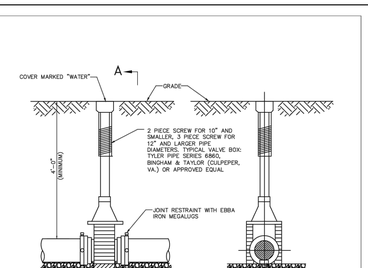
PIPE	ACD	BCD	G	E	TOTAL	HOLE DIA. (Tolerance ±1/2")	ACCESS DOOR
1-1/2"	24" MIN.	4.5"	3.5"	12"	3' - 6 1/4"	3' - 6 1/4" X 3' - 6 1/4"	36" x 48"
2"	27" MIN.	5.5"	3.5"	17"	4' - 6"	3' - 6" X 3' - 6"	36" x 48"

NOTES

1. "AC" DIMENSION IS A MIN. DISTANCE FROM VAULT WALL TO NEAREST FITTING (TYP.)
2. "CC" DIMENSION IS MIN. DISTANCE STRAIGHT PIPE BEFORE METER (5 PIPE DIAMETERS)
3. ALL BRONZE BALL VALVES MUST BE SUPPLIED WITH MANUFACTURER'S HANDLE.
4. ALL PIPE SHALL BE SCHEDULE 40 GALVANIZED STEEL WITH SCREWED FITTINGS.
5. SERVICE LINES TO BE CONSTRUCTED LEVEL.
6. FLOOR OF METER PIT SHALL BE SLOPED TOWARD SUMP DEPRESSION.
7. SUMP SHALL BE CONSTRUCTED AS SHOWN.
8. DESIGN OF METER PIT SHALL BE UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN THE DESIGN OF THIS WORK AND LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA. ALL DESIGN WORK SHALL BE SEALED BY THE RESPONSIBLE ENGINEER. STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH AASHTO HL-93 LOADING REQUIREMENTS.
9. ALL EXPOSED METAL SURFACES IN PITS AND VAULTS SHALL BE COATED AT THE PLANT WITH A TWO PART EPOXY AT 3 TO 4 MILS PER COAT.
10. THE ENTIRE INTERIOR SURFACE SHALL BE COATED AT THE PLANT WITH ONE PART EPOXY AT 3 TO 4 MILS PER COAT. (AS PER AWWA C-210)
11. LOCATE ACCESS DOOR OVER LADDER AND METER.
12. COAT ALUMINUM IN CONTACT WITH CONCRETE.

W8
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

STANDARD WATER METER PIT FOR COPPER DOMESTIC SERVICE LINES 1 1/2" & 2"
NOT TO SCALE

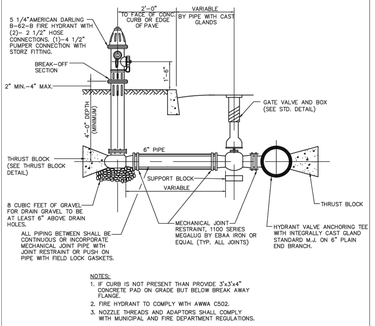


NOTES

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

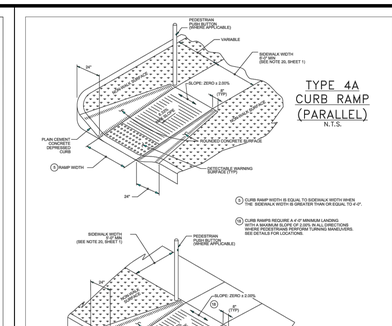


NOTES:

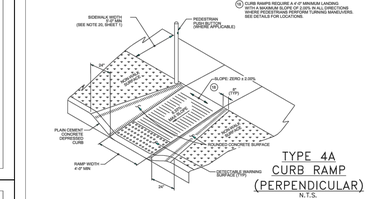
1. IF CURB IS NOT PRESENT THAN PROVIDE 3'x3'x4" CONCRETE PAD ON GRADE BUT BELOW BREAK AWAY FLANGE.
2. FIRE HYDRANT TO COMPLY WITH AWWA C502.
3. NOZZLE THREADS AND ADAPTORS SHALL COMPLY WITH MUNICIPAL AND FIRE DEPARTMENT REGULATIONS.

FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

W5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

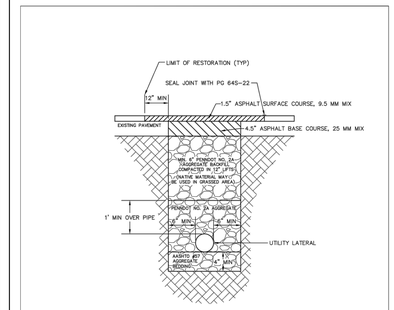


TYPE 4A CURB RAMP (PARALLEL)
N.T.S.



TYPE 4A CURB RAMP (PERPENDICULAR)
N.T.S.

G9
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

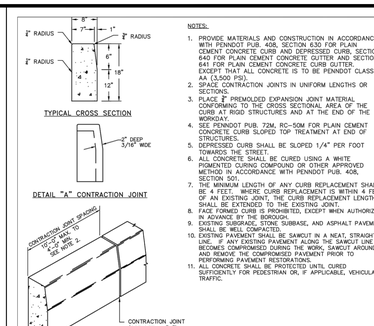


UTILITY LATERAL TRENCH RESTORATION (PERPENDICULAR TO ROADWAY)
N.T.S.

NOTE:

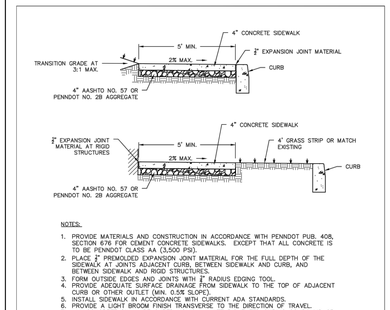
1. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE WIDTH OF TRENCH.
2. 3/4in1V (MAX SLOPE) FOR TRENCHES UP TO 8 FEET IN DEPTH.
3. TRENCHES IN EXCESS OF 8 FEET DEEP SHALL BE SLOPED OR STEPPED PER OSHA STANDARDS.
4. RESTORATIONS ON STATE HIGHWAYS REQUIRE PENNDOT APPROVAL.
5. TRENCHES SHALL BE PUMPED THROUGH A FILTER BAG.
6. UTILITY PATCHES WITHIN FIVE (5) OF THE CURB UTILITY PATCHES SHALL BE EXTENDED WHERE THERE ARE LESS THAN FIVE (5) OF JOINTS IN THE PAVEMENT. THE PAVEMENT INTERFACE WITH THE CURB IS CONSIDERED A JOINT. PATCHES WITHIN FIVE (5) OF THE CURB SHALL BE EXTENDED TO THE CURB.

G11
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



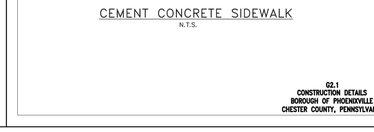
NOTES:

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. SAWCUT FULL DEPTH 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 IS DAMAGED OR REMOVED DURING THE WORK, SAWCUT 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.



CONCRETE CURB AND ROADWAY RESTORATION DETAIL
N.T.S.

G1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



NOTES:

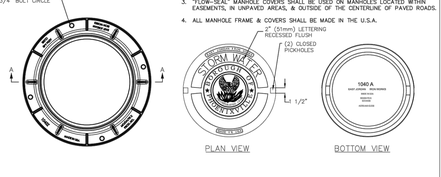
1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 676 FOR CEMENT CONCRETE SIDEWALKS. EXCEPT THAT ALL CONCRETE IS TO BE PENNDOT CLASS AA (3,500 PSI).
2. PLACE ½" PREMOLDED EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK AT JOINTS ADJACENT CURB, BETWEEN SIDEWALK AND CURB, AND BETWEEN SIDEWALK AND RIGID STRUCTURES.
3. FORM OUTSIDE EDGES AND JOINTS WITH ¼" 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

NOTES:

1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
2. STANDARD MANHOLE FRAME & COVER SHALL BE BRIDGESTATE PATTERN #10128, OR APPROVED EQUAL, WITH FOUR (4) MOGUARD BOLTS.
3. "FLOW–SEAL" MANHOLE COVERS SHALL BE USED ON MANHOLES LOCATED WITHIN EASEMENTS, IN UNPAVED AREAS, & OUTSIDE OF THE CENTERLINE OF PAVED ROADS.
4. ALL MANHOLE FRAME & COVERS SHALL BE MADE IN THE U.S.A.



STORM MANHOLE FRAME AND COVER (PFT)
NOT TO SCALE

G15
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

PRELIMINARY / FINAL

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BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Details & Notes Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 13 of 35

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

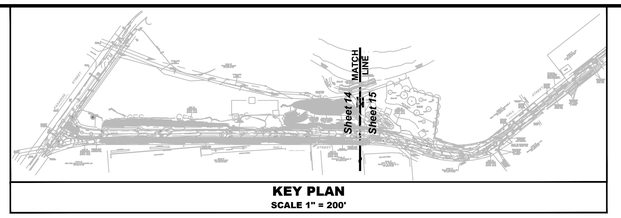
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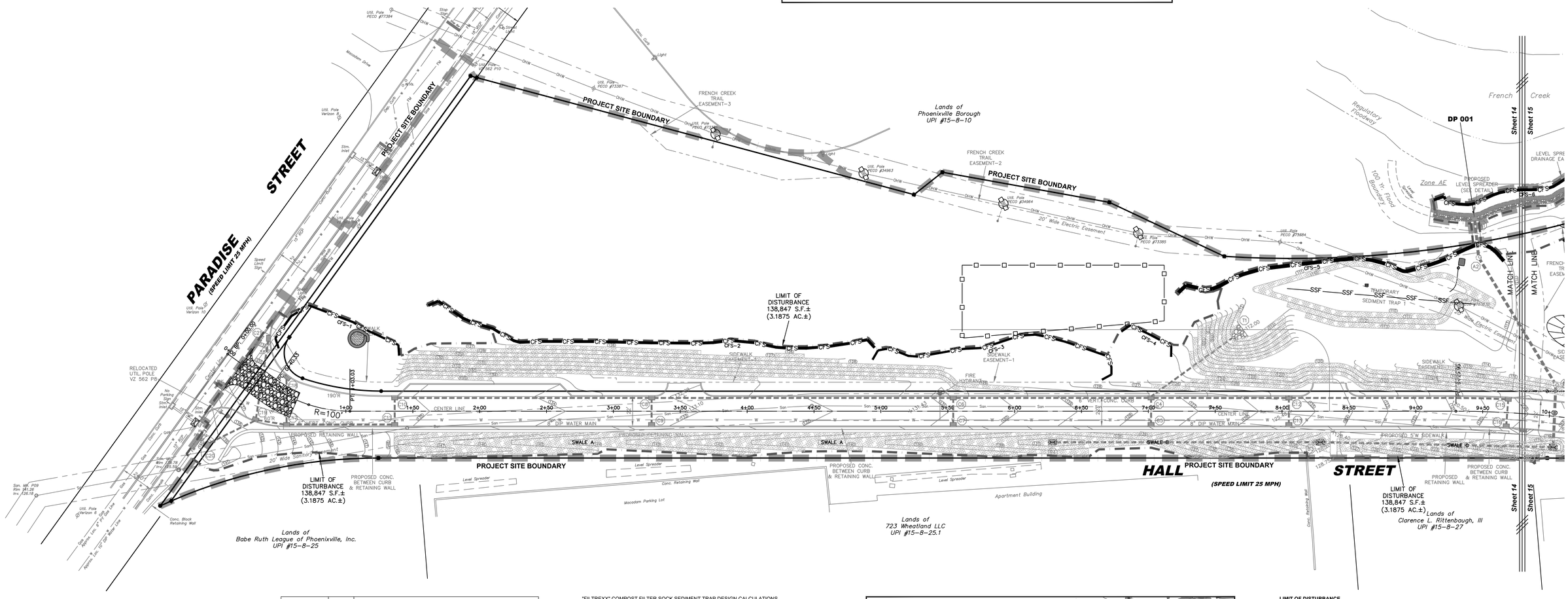
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KEY PLAN
SCALE 1" = 200'



E & S LEGEND

- CFS—CFS — COMPOST FILTER SOCK (CFS-#)
- SSF—SSF — SUPER SILT FENCE (BAFFLE)
- ORANGE SAFETY/PROTECTION FENCING
- TOPSOIL STOCKPILE
- SUBSOIL/EXCAVATED MATERIAL STOCKPILE
- ROCK CONSTRUCTION ENTRANCE (RCE)
- CONCRETE WASHOUT (CW)
- INLET PROTECTION [TYPE M OR TYPE C FILTER BAG]
- TEMPORARY EROSION CONTROL BLANKET (TENSAR NAG ERONET SC150)
- PERMANENT EROSION CONTROL BLANKET (TENSAR NAG ERONET P300)
- PUMPED WATER FILTER BAG (PWFB)
- SEDIMENT CLEAN-OUT STAKE
- TEMPORARY RIP-RAP APRON
- LIMIT OF DISTURBANCE
- DP 001 — DISCHARGE POINT
- PROJECT SITE BOUNDARY
- 119 — EXISTING CONTOUR MINOR
- 120 — EXISTING CONTOUR MAJOR
- (120) — PROPOSED CONTOUR

SOCK NO.	Dia. In.	LOCATION
CFS-1	18	NE side of Hall Street
CFS-2	24	NE side of Hall Street
CFS-3	18	NE side of Hall Street
CFS-4	18	NE side of Hall Street
CFS-5	32	NE side of Compost Filter Sock Sediment Trap #1
CFS-6	24	NE side of level spreader
CFS-7	18	East side of stockpiles
CFS-8	18	NE side of Hall Street
CFS-9	18	NE side of Hall Street
CFS-10	18	NE side of Hall Street
CFS-11	18	NE side of Hall Street
CFS-12	18	NE side of Hall Street
CFS-13	18	NE side of Hall Street
CFS-14	18	NE side of Hall Street
CFS-15	18	South side of Paradise Street
CFS-16	18	South side of Paradise Street
CFS-17	18	South side of Paradise Street
CFS-18	18	South side of Paradise Street
CFS-19	24	South side of Paradise Street
CFS-20	24	NE side of Inlet A3
CFS-21	18	NE side of Hall Street/stockpile area

"FILTREXX" COMPOST FILTER SOCK SEDIMENT TRAP DESIGN CALCULATIONS
IN ACORDANCE WITH THE COMPOST SOCK SEDIMENT TRAP SECTION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT POLLUTION CONTROLPROGRAM MANUAL (TECHNICAL GUIDANCE NUMBER 363-2134-008, MARCH 2012), A COMPOSTSOCK SEDIMENT TRAP MUST PROVIDE 2,000 CUBIC FEET STORAGE CAPACITY WITH 12"FREEBOARD FOR EACH TRIBUTARY DRAINAGE ACRE.

TRIBUTARY DRAINAGE AREA = 1.40 ACRES
MIN. REQUIRED STORAGE CAPACITY = 1.40 ACRES X 2,000 CF/ACRE = 2,800 CF
ELEVATION h = 112.17
SURFACE AREA OF CONTAINMENT @ ELEV. h = 7,879 S.F. *
EFFECTIVE DEPTH OF 32" DIA. COMPOST SOCK = 26 IN.
MAX. WATER LEVEL W/12" FREEBOARD = 26 IN. - 12 IN. = 14 IN.
STORAGE CAPACITY PROVIDED AT ELEV. h = 12,039 S.F.
12,039 CF > 2,800 CF -- OK

IN ACCORDANCE WITH SECTION NO. 1.9 OF THE "FILTREXX" DESIGN MANUAL, THE MINIMUMCONSTRUCTED FACIA AREA (LENGTH X HEIGHT [FROM GROUND TO MAX. WATER LINE]) OF THESEDIMENT TRAP CAN BE CALCULATED ACCORDING TO THE FOLLOWING EQUATION:

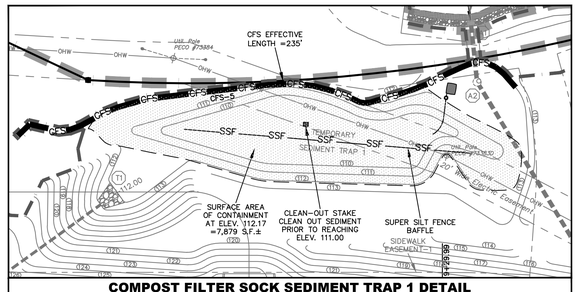
A = Q/0.984 WHERE
A = AREA OF SEDIMENT TRAP FACIA (S.F.)
Q = PEAK FLOW RATE TO SEDIMENT TRAP (CFM)
0.984 = FLOW-THROUGH RATE OF SEDIMENT TRAP (CFM/S.F.)

Q = 4.37 CFS = 262 CFM FOR 2 YEAR STORM **
A = 262 CFM/0.984 = 266 S.F.
EFFECTIVE LENGTH OF SEDIMENT TRAP = 235 FT.
HEIGHT OF WATER LEVEL FOR 2 YEAR STORM = 266 S.F./235 FT. = 13.6 IN.
EFFECTIVE DEPTH OF 32" DIA. COMPOST SOCK = 26 IN.
MAX. WATER LEVEL W/12" FREEBOARD = 26 IN. - 12" = 14 IN.
13.6 IN. < 14 IN. -- OK

NOTES
* THIS VALUE REPRESENTS THE MINIMUM AREA OF CONTAINMENT THAT WOULD OCCUR AFTER THE COMPOST FILTER SOCK SEDIMENT TRAP HAS BEEN CONSTRUCTED.
** FROM VTPSUHM CALCULATIONS
1. SEE TRIBUTARY AREA TO "FILTREXX" SEDIMENT TRAP.
2. "FILTREXX" SEDIMENT TRAP MUST COMPLY WITH ALL "FILTREXX" STANDARD SPECIFICATIONS.
3. "FILTREXX" SEDIMENT TRAP MUST USE "FILTREXX Filter Media".
4. ENDS OF THE SEDIMENT TRAP SHALL BE A MINIMUM OF ONE FOOT HIGHER THAN IS LOWER ELEVATION.

INSPECTION:
1. ROUTINE INSPECTION SHALL BE CONDUCTED WITHIN 24 HOURS OF A RUNOFF EVENT OR ASDESIGNATED BY THE REGULATING AUTHORITY.
2. SEDIMENT TRAPS SHOULD BE REGULARLY INSPECTED TO MAKE SURE THEY MAINTAINTHEIR SHAPE AND ARE PRODUCING ADEQUATE HYDRAULIC FLOW-THROUGH.
3. IF PONDING BECOMES EXCESSIVE, ADDITIONAL SEDIMENT TRAPS MAY BE REQUIRED TOREDUCE THE EFFECTIVE DRAINAGE AREA OR SDEDIMENT REMOVAL MAY BE NECESSARY.

OPERATION AND MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN THE SEDIMENT TRAP IN A FUNCTIONAL CONDITION AT ALLTIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. IF THE SEDIMENT TRAP HAS BEEN DAMAGED, IT SHALL BE REPAIRED, OR REPLACED IFBEYOND REPAIR.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THESEDIMENT TRAP WHEN ACCUMULATION HAS REACHED 1/3 OF THE EFFECTIVE HEIGHT OF THESEDIMENT TRAP OR AS DIRECTED BY THE ENGINEER.
4. SEDIMENT TRAPS SHALL BE MAINTAINED UNTIL DISTURBED AREA HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS CEASED.
5. THE "Filter Media" SHALL BE DISPERSED ON-SITE ONCE THE DISTURBED AREA HAS BEENPERMANENTLY STABILIZED, CONSTRUCTION ACTIVITY HAS CEASED, OR AS DETERMINED BY THE ENGINEER.
6. FOR LONG-TERM SEDIMENT AND POLLUTION CONTROL APPLICATION, SEDIMENT TRAPS CANBE SEEDED AT THE TIME OF INSTALLATION TO CREATE A VEGETATIVE FILTERING SYSTEM FOR PROLONGED AND INCREASED FILTRATION OF SEDIMENT AND SOLUBLE POLLUTANTS (CONTAINEDVEGETATIVE FILTER STRIP). THE APPROPRIATE SEED MIX SHALL BE DETERMINED BY THE ENGINEER.



COMPOST FILTER SOCK SEDIMENT TRAP 1 DETAIL
SCALE 1" = 30'

LIMIT OF DISTURBANCE

HALL STREET CONSTRUCTION = 3.18 ACRES
SITE CONSTRUCTION = 3.84 ACRES

MAXIMUM LIMIT OF DISTURBANCE AREA = 5.16 ACRES
(DOES NOT INCLUDE 0.13 ACRES FROM STEELWORKS GRAVEL DRIVEWAY AREA)

PENNSYLVANIA ONE CALL SYSTEM, INC. — PA ONE CALL SERIAL # 20230906731 — 1-800-242-1776 — STOP–CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM, INC.
Facility Owner List for Phoenixville Borough, Chester Co.

NAME	ADDRESS	PHONE NO.
COMCAST CABLE	1701 JFK BLVD., PHILADELPHIA, PA 19103	215-2861700
PECO ENERGY	2301 MARKET ST., PHILADELPHIA, PA 19103	800-494-4000
PHOENIXVILLE BOROUGH	351 BRIDGE ST., PHOENIXVILLE, PA 19480	610-933-8801
VERIZON PENNSYLVANIA LLC	1717 ARCH ST., PHILADELPHIA, PA 19103	215-466-9900

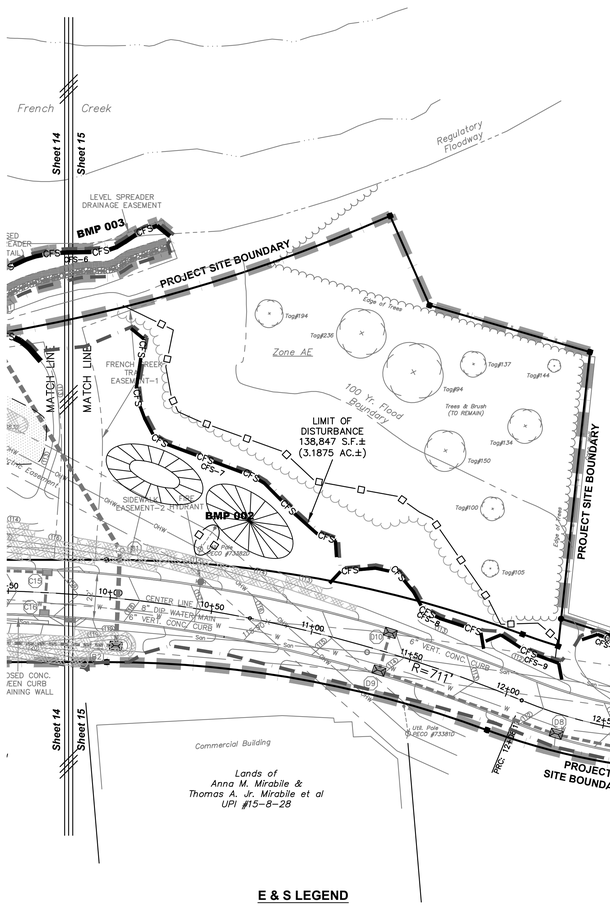
0 15 30 60 90
Scale : 1" = 30'

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BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Hall Street Erosion & Sedimentation Control Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 14 of 35

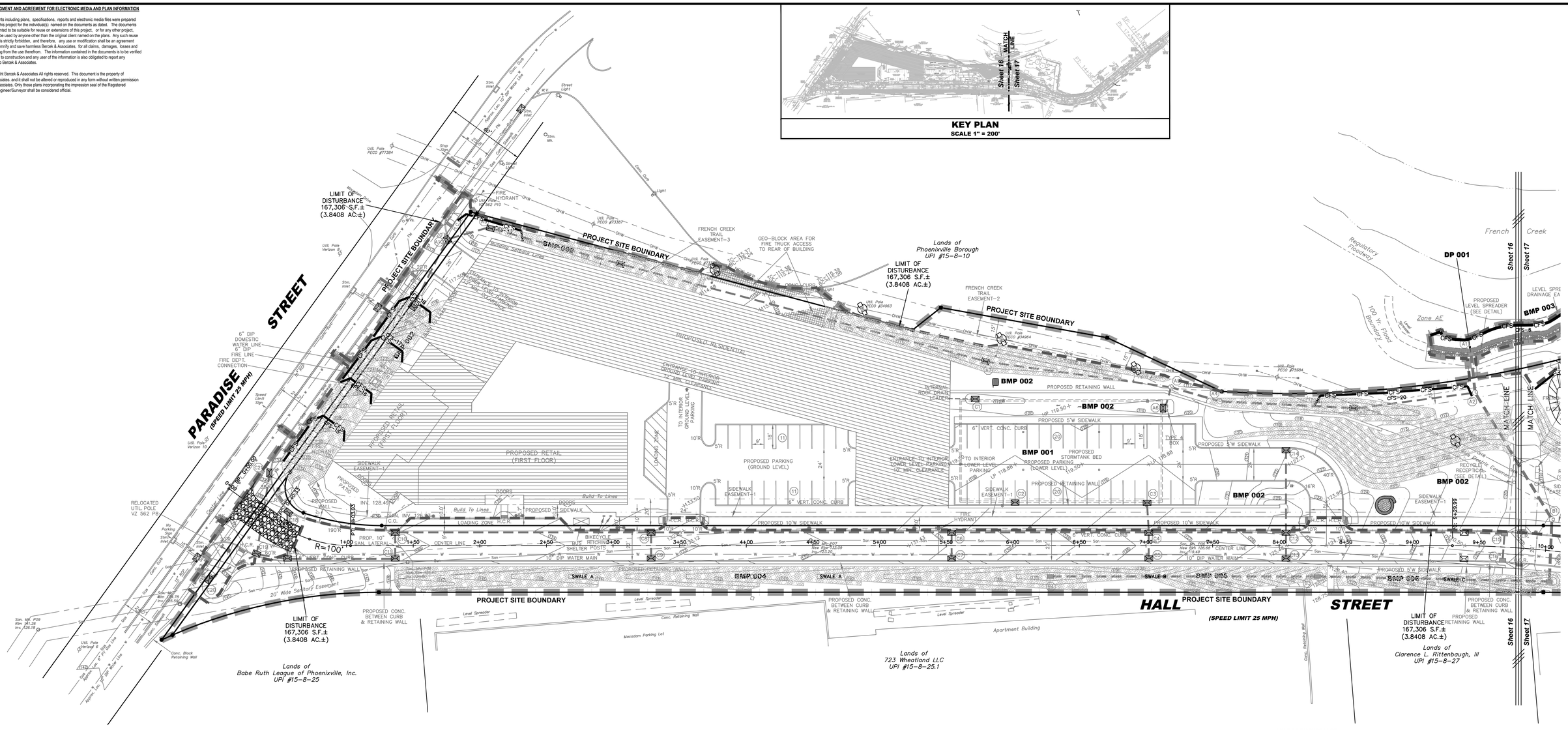

French Creek
Regulatory Floodway
Sheet 14
Sheet 15
LEVEL SPREADER DRAINAGE EASEMENT
BMP 003
BMP 002
PROJECT SITE BOUNDARY
Edge of Woods
Zone AE
100 Yr. Flood Boundary
FRENCH CREEK TRAIL EASEMENT-1
SIDEWALK EASEMENT-2 (TYP.)
WATER MAIN EASEMENT-2 (TYP.)
MATCH LINE
LIMIT OF DISTURBANCE 138,847 S.F.± (3.1875 AC.±)
CENTER LINE
75' VERT. CONC. CURB
R=717'
R=231'
PRC
PRC DEGREES
Commercial Building
Lands of Anna M. Mirabile & Thomas A. Jr. Mirabile et al UPI #15-8-28
Lands of Superior Beverage Co. UPI #15-8-29.1
Lands of Tague Family Limited Partnership II UPI #15-8-23
HALL
(SPEED LIMIT 25 MPH)
STREET
DP 001
DP 002
PROJECT SITE BOUNDARY
LIMIT OF DISTURBANCE 138,847 S.F.± (3.1875 AC.±)
20' Wide Sanitary Easement
Top Pipe 100.08 Inv. 93.41ft
Inv. 93.41ft
Inv. 93.08
Inv. 92.83
Inv. 92.58
Inv. 92.33
Inv. 92.08
Inv. 91.83
Inv. 91.58
Inv. 91.33
Inv. 91.08
Inv. 90.83
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ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek & Associates, for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek & Associates.

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KEY PLAN
SCALE 1" = 200'



E & S LEGEND

- COMPOST FILTER SOCK (CFS-#)
- SUPER SILT FENCE (BAFFLE)
- ORANGE SAFETY/PROTECTION FENCING
- TOPSOIL STOCKPILE
- SUBSOIL/EXCAVATED MATERIAL STOCKPILE
- ROCK CONSTRUCTION ENTRANCE (RCE)
- CONCRETE WASHOUT (CW)
- INLET PROTECTION [TYPE M OR TYPE C FILTER BAG]
- TEMPORARY EROSION CONTROL BLANKET (TENSAR NAG ERONET SC150)
- PERMANENT EROSION CONTROL BLANKET (TENSAR NAG ERONET P300)
- PUMPED WATER FILTER BAG (PWFB)
- LIMIT OF DISTURBANCE
- DP 001 — DISCHARGE POINT
- PROJECT SITE BOUNDARY
- 119 — EXISTING CONTOUR MINOR
- 120 — EXISTING CONTOUR MAJOR
- 120 — PROPOSED CONTOUR

SOCK NO.	Dia. In.	LOCATION
CFS-1	18	NE side of Hall Street
CFS-2	24	NE side of Hall Street
CFS-3	18	NE side of Hall Street
CFS-4	18	NE side of Hall Street
CFS-5	32	NE side of Compost Filter Sock Sediment Trap #1
CFS-6	24	NE side of level spreader
CFS-7	18	East side of stockpiles
CFS-8	18	NE side of Hall Street
CFS-9	18	NE side of Hall Street
CFS-10	18	NE side of Hall Street
CFS-11	18	NE side of Hall Street
CFS-12	18	NE side of Hall Street
CFS-13	18	NE side of Hall Street
CFS-14	18	NE side of Hall Street
CFS-15	18	South side of Paradise Street
CFS-16	18	South side of Paradise Street
CFS-17	18	South side of Paradise Street
CFS-18	18	South side of Paradise Street
CFS-19	24	South side of Paradise Street
CFS-20	24	NE side of Inlet A3
CFS-21	18	NE side of Hall Street/stockpile area

LIMIT OF DISTURBANCE

HALL STREET CONSTRUCTION	=	3.18 ACRES
SITE CONSTRUCTION	=	3.84 ACRES

MAXIMUM LIMIT OF DISTURBANCE AREA = 5.16 ACRES
(DOES NOT INCLUDE 0.13 ACRES FROM STEELWORKS GRAVEL DRIVEWAY AREA)

PENNSYLVANIA ONE CALL SYSTEM, INC.
PA ONE CALL SERIAL # 20230660751
1-800-242-1776
STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM, INC.
Facility Owner List for Phoenixville Borough, Chester Co.

NAME	ADDRESS	PHONE NO.
COMCAST CABLE	1701 JFK BLVD., PHILADELPHIA, PA 19103	215-2861700
PECO ENERGY	2301 MARKET ST., PHILADELPHIA, PA 19103	800-494-4000
PHOENIXVILLE BOROUGH	351 BRIDGE ST., PHOENIXVILLE, PA 19480	610-933-8801
VERIZON PENNSYLVANIA LLC	1717 ARCH ST., PHILADELPHIA, PA 19103	215-466-9900

0 15 30 60 90
Scale : 1" = 30'

PRELIMINARY / FINAL

Rev. January 23, 2026 : finalizing plans per client's directions.
Rev. November 25, 2024 : per client's directions.
Rev. October 29, 2024 : per Borough email comment dated 10/23/24.
Rev. October 8, 2024 : per CCCD review letter dated 10/04/24.
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Rev. July 19, 2024 : per Borough Engineer's review dated 12/11/23 & Borough Planner's review dated 12/07/23.
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Rev. September 15, 2023 : per Borough Engineer's review dated 04/05/23 & Borough Planner's review dated 04/06/23.

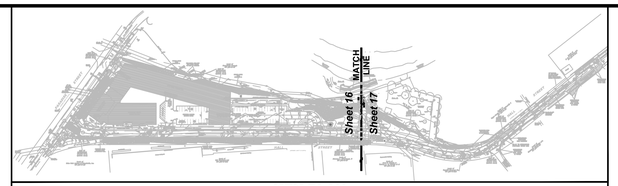
BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Site Erosion & Sedimentation Control Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 16 of 35

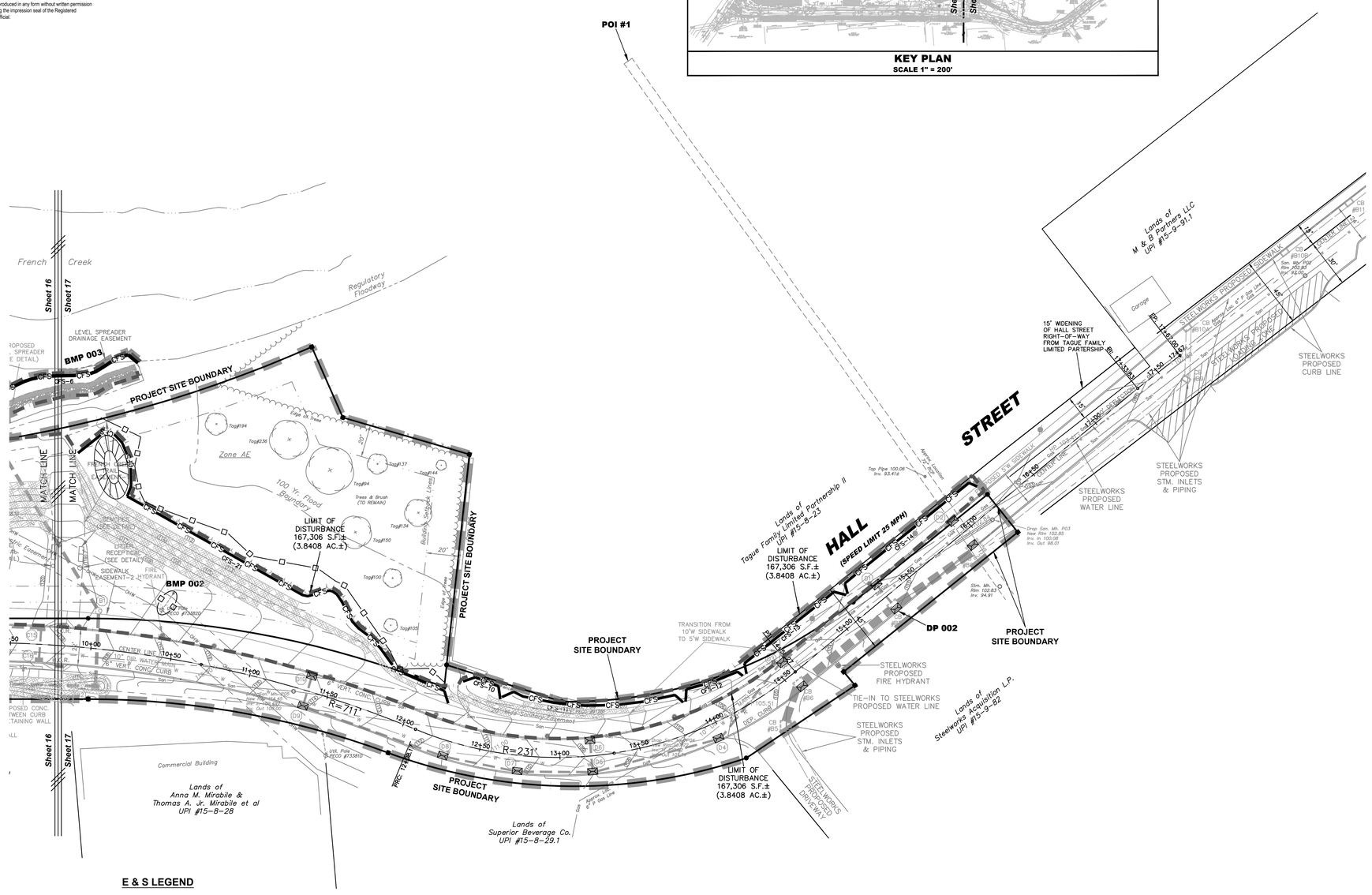
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SCALE 1" = 200'



E & S LEGEND

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SSF—SSF	SUPER SILT FENCE (BAFFLE)
	ORANGE SAFETY/PROTECTION FENCING
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	ROCK CONSTRUCTION ENTRANCE (RCE)
	CONCRETE WASHOUT (CW)
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Site Erosion & Sedimentation Control Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 17 of 35

GENERAL EROSION & SEDIMENT CONTROL NOTES

1. The project receiving watercourse is the French Creek and the Chapter 93 classification is Trout Stocking Fishery, Migratory Fishes (TSF, MF).
2. This project is not located within a specially protected High Quality or Exceptional Value watershed; extreme care should be exercised in all disturbance activities to prevent degradation to the Waters of the Commonwealth.
3. Upon completion or temporary cessation of earth disturbance activity, the project site shall be immediately stabilized in accordance with the recommendations contained in the Erosion and Sediment Pollution Control Program Manual (E & S Manual), Commonwealth of Pennsylvania, Department of Environmental Protection No. 363-2134-008, March 2012, as amended and updated. Erosion and sediment control BMPs shall be implemented and maintained until permanent stabilization is completed and PCSM BMPs are operational.
4. The contractor is advised to become thoroughly familiar with the provisions of the Appendix 64, Erosion Controls Rules and Regulations, Title 25, Part 1, Department of Environmental Protection, Subpart C, Protection of Natural Resources, Article III, Water Resources, Chapter 102, Erosion Control.
5. Erosion and sediment BMP's must be constructed, stabilized, and functional before site disturbance begins within the tributary areas of those BMP's. Rock construction entrance filters shall be installed at all points of vehicular access to each lot.
6. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
7. Vehicles and equipment may neither enter directly nor exit directly from an adjacent property. All construction vehicles shall enter the site from Hall Street.
8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan map(s) in the amount necessary to complete finished grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes must be 2H:1V or flatter.
9. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches for uncompacted soils and 6 to 12 inches on compacted soils, prior to placement of topsoil. Areas to be vegetated shall have a minimum of 4 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a minimum of 2 inches of topsoil.
10. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
11. Areas to be filled are to be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots and other objectional material.
12. Clearing, grubbing and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E & S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E & S plan.
13. All off-site waste and borrow areas must have an E & S plan approved by the local conservation district or the Department fully implemented prior to being activated.
14. All fills shall be compacted as required to reduce erosion, slippage, settlement of subsidence or other related problems. Fill intended to support buildings, structures, conduits, tec. Shall be compacted in accordance with local requirements or codes.
15. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
16. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
17. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
18. Fills shall not be placed on saturated or frozen surfaces.
19. Seeps or springs encountered during construction shall be handled in accordance with the standard specification for subsurface drain or other approved method.
20. Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.
21. Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectional materials. The embankment shall be compacted in maximum 8" layered lifts at 95% density
22. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.
23. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
24. Channels having riprap, Reno mattress, or gabion linings must be sufficiently over-excavated so that design dimensions will be provided after placement of the protective lining.
25. Upon request, the applicant or his contractor shall provide an as-built (record drawing) for any sediment basin or trap to the municipal inspector, local conservation district or the Department.
26. Failure to correctly install E & S BMPs, failure to prevent sediment laden runoff from leaving the construction site or failure to take immediate corrective action to resolve failure of E & S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to $10,000 per day in civil penalties, up to $10,000 in summary criminal penalties, and up to $25,000 in misdemeanor criminal penalties for each violation.
27. The Applicant/Developer/Contractor will be responsible for the proper construction, stabilization and maintenance of the temporary (short term) erosion control measures (BMP's). The Property Owner will be responsible for the stabilization and maintenance of the permanent (long term) erosion control measures (BMP's).
28. ***A COPY OF THE EROSION AND SEDIMENT CONTROL PLANS MUST BE AVAILABLE AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.***

MAINTENANCE OF EROSION & SEDIMENT CONTROLS

(Operations and Maintenance Procedure)

1. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a daily basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately. If E & S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
   A log showing dates that E & S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory officials at the time of inspection.
2. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
3. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
4. Rock construction entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on the site for this purpose. At the end of each construction day, all sediment deposited on paved roadways shall be removed and returned to the construction site.
5. Filter fabric fencing/compost filter socks (filtrexx siltsoxx) must be installed at existing level grade. Both ends of each filter fabric fence section/compost filter socks (filtrexx siltsoxx) section must be extended at least 8 feet upslope at 45 degrees to the main fence alignment.
6. Sediment must be removed where accumulations reach ½ the above ground height of the filter fabric fence/compost filter sock (filtrexx siltsoxx).
7. Any filter fabric fence section/compost filter sock (filtrexx siltsoxx), which has been undermined or topped, must be immediately replaced with a rock filter outlet.
8. Sediment must be removed when accumulations reach 1/3 the rock filter outlet.
9. Sediment must be removed when accumulations reach 1/3 the height of the rock filters. Immediately upon stabilization, remove accumulated sediment, remove rock filter, and stabilize disturbed area with vegetation.
10. For a curbed roadway storm inlet protection and berm (Type C), the earthen berm shall be maintained until the roadway is stoned. The road subbase berm shall be maintained until the roadway is paved. A six inch minimum height asphalt berm shall be maintained until the roadway surface receives the final coat.
11. For a channel or roadside swale storm inlet protection and berm (Type M), the earthen berm in roadway shall be maintained until roadway is stoned. Road subbase berm on roadway shall be maintained until roadway is paved. Earthen berm in channel shall be maintained until permanent stabilization is completed or to remain permanently.
12. Sediment must be removed from storm water inlet protection after each runoff event and on a daily basis.
13. At stream crossings, 50 ft. buffer areas should be maintained. On buffers, clearing, sod disturbances, excavation, and equipment traffic should be minimized. Activities such as stacking logs, burning cleared brush, discharging rainwater from trenches, welding pipe sections, refueling and maintaining equipment should be accomplished outside of buffers.
14. Approval of the use of skimmers does not approve use of skimmers in violation of any patent, patent rights, and/or patent laws.
15. Baffles must be installed to allow basin maintenance and cleanout.
16. Sediment basins shall be protected from unauthorized acts of third parties.
17. Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the basin/trap outlet structures and/or pollute the surface waters.
18. Any damage that occurs in whole or in part as a result of basin or trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, local conservation district, and the owner of the damaged property.
19. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.
20. All channels shall be kept free of obstructions including but not limited to fill, rocks, leaves, woody debris, accumulated sediment, excess vegetation, and construction material/wastes.
21. Underground utilities cutting through any active channel shall be immediately backfilled and the channel restored to its original cross section and protective lining. Any base flow within the channel shall be conveyed past the work area in the manner described in this plan until such restoration is complete.
22. The Contractor shall remove accumulations of silt and debris in erosion and sediment control BMP's and repair or reconstruct erosion and sediment control BMP's during construction, as required, to maintain effective erosion control.
23. All building materials and wastes shall be removed from the site and recycled and disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et. seq., 271.1 et seq. and 287.1 et seq. No building materials, wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
24. No action will be taken by the occupant to disrupt or in any way impair the effectiveness of any storm-water management system.
25. Maintenance of the erosion and sediment control BMP's must include inspections after each major runoff event and on a daily basis. All preventive and remedial maintenance work including clean-out, repair, replacement, reseeding, remulching, and renetting must be performed immediately. The property owners and the contractor are responsible for the maintenance of the temporary (short term) erosion and sediment control BMP's. The property owner is responsible for the maintenance of the permanent (long term) erosion and sediment control BMP's.
26. The Applicant/Developer/Contractor are responsible for the operation and maintenance (O & M) of the temporary (short term) erosion and sediment control BMP's. The Property Owner is responsible for the operation and maintenance (O & M) of the permanent (long term) erosion and sediment control BMP's.

SITE STABILIZATION

1. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
2. Immediately after earth disturbance activities cease in an area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
3. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
4. E & S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the local conservation district of the Department.
5. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion if the E & S BMPs.
6. After final site stabilization has been achieved, temporary erosion and sediment BMPS must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.
7. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.
8. The stone subbase for the proposed streets, driveways and parking lot areas shall be applied immediately after grading procedures, to minimize erosion of the subgrade.

VEGETATIVE STABILIZATION SPECIFICATIONS

Preparation and seeding shall be performed in accordance with the Pennsylvania Department of Transportation Specifications, Publication 408, Section 804, latest revision:

Seeding Dates:
Formula B, D & L: March 15 to June 1
August 1 to October 15

Formula E: March 15 to October 15

Temporary Seeding Specifications:
Temporary Seed Mix:
FORMULA E
- 100% - Perennial Ryegrass - 10 Lbs Per 1,000 Sq. Yards

Straw Mulch: 3 Tons Per Acre

Permanent Seeding Specifications:
Preparation: Fertilizer (10-20-20) - 140 Lbs Per 1000 Sq. Yards
Agricultural Limestone - 800 Lbs Per 1000 Sq. Yards

Permanent Seed Mixes:
LAWN AREAS LESS THAN 3:1 SLOPES:
FORMULA B - 44 Lbs Per 1000 Square Yards
- 25% Perennial Ryegrass mixture - 8.5 Lbs Per 1000 Sq. Yards
- 30% Creeping Red Fescue or Chewings Fescue - 12.5 Lbs Per 1000 Sq. Yards
- 45% Kentucky Bluegrass mixture - 21 Lbs Per 1000 Sq. Yards

LAWN AREAS GREATER THAN 3:1 SLOPES & PERMANENT SWALES
FORMULA D - 50 Lbs Per 1000 Square Yards
- 65% Tall Fescue - 30 Lbs Per 1000 Sq. Yards
- 35% Creeping Red Fescue or Chewings Fescue - 15 Lbs Per 1000 Sq. Yards

LOW MAINTENANCE LAWN/MEADOW AREAS (mowing height greater than 6 inches)
Utilize ERNST Seed Mix - Low Growing Wildflower & Grass Mix - ERNMX-156

Straw Mulch: 3 Tons Per Acre

A minimum of four (4) inches of topsoil shall be provided for all areas that are to be seeded. Any seeded areas that washout shall be filled and regraded, as necessary, and then processed. An anchoring method should then be used to hold seeding and mulching in place.

Soil Limitations:
PaB: Penn silt loam, 3 to 8% slopes
Ro: Rowland silt loam
UotB: Udorthents, shale and sandstone, 0 to 8% slopes
UrB: Urban land, 0 to 8% slopes
UrxB: Urban land - Penn complex, 0 to 8% slopes

1. Cutbanks Cave
2. Corrosive to Concrete/Steel
3. Droughty
4. Easily Erodible
5. Flooding
6. Depth to Saturated Zone/Seasonal High Water Table
7. Hydric/Hydric Inclusions
8. Low Strength/Landslide Prone
9. Slow Percolation
10. Piping
11. Poor Source of Topsoil
12. Frost Action
13. Wetness

Soil Resolutions:

Cutbanks Caves/Low Strength/Landslide Prone - It is imperative that appropriate precautions be taken to safeguard workers during all trenching and excavation operations. All applicable OSHA standards and regulations must be implemented at all times. Contactor shall layback slopes, as necessary. Design modifications shall be considered in landslide prone areas.

Corrosive to Concrete/Steel - Suitable precautions should be taken to protect all underground pipes, conduits and storage tanks. Contractor shall utilize corrosion resistant concrete and corrosion resistant steel.

Droughty - Contractor shall implement appropriate dust control measures, as necessary.

Easily Erodible - Precautions should be taken to prevent slope failures due to improper construction practices such as over-steepening and overloading of slopes, removal of lateral support, and failure to prevent saturation of slopes. Setbacks should comply with the standards contained in Chapter 15 of PADEP's Erosion and Sediment Control Program Manual unless it can be shown that proposed cuts and fills do not pose a hazard to public safety or to surface waters. Also, road fill material will likely need to be imported in areas where soils have low strength. Contractor shall maintain erosion control BMPs.

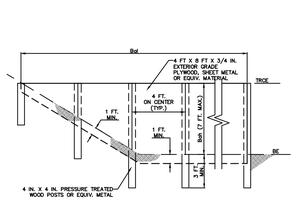
Hydric/Hydric Inclusions/Wetness - Contractor shall avoid working in areas of hydric soils. Pumped water filter bag shall be utilized to dewater erosion control BMPs. Trench plugs shall be utilized in storm sewer pipe trenches, as necessary.

Flooding/Depth to Saturated Zone/Seasonal High Water Table/Slow Percolation - Any time excess groundwater or stormwater runoff is encountered during construction the water shall be pumped into an erosion and sediment control facility such as a pumped water filter bag or equivalent.

Piping - If piping is discovered during construction of an underground utility, the contractor shall provide trench plugs, as necessary, to mitigate the effects of the piping.

Poor Source of Topsoil - Soils that are classified as unsuitable as a source of topsoil shall not be used for these purposes. An alternative soil type must be used for these applications. Avoid reuse as topsoil or amend soil, as necessary.

Frost Action - Soils that are classified as unsuitable for frost action shall not have building, storm sewer and/or paved area construction started during the winter months. In winter months, construction shall be completed below the frost depth.



BASIN ON PLAN NO.	BAFFLE LENGTH Bsl (FT)	BAFFLE HEIGHT Bsh (FT)	TEMPORARY RISER CREST ELEV. TRCE (FT)	BOTTOM BASIN ELEV. BE (FT)	BOTTOM OF BAFFLE ELEV. (FT)
1	140	3	N/A	110.00	110.00

NOTES:

SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.

AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION

IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION.

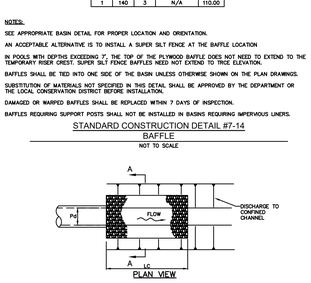
BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.

SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.

DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.

BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

STANDARD CONSTRUCTION DETAIL #7-14
BAFFLE
NOT TO SCALE



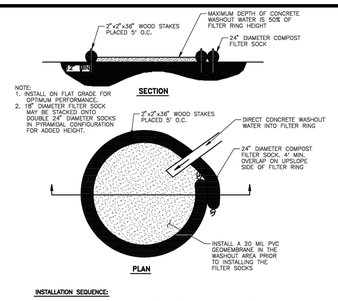
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE RL (IN)	RIPRAP THICK. (IN)	RIPRAP LENGTH LC (FT)	APRON INITIAL BOTTOM WIDTH (AT ENDWALL) (FT)	APRON END WIDTH (FT)	APRON INITIAL TOP WIDTH (AT ENDWALL) (FT)	APRON END WIDTH (FT)	APRON SIDE SLOPES H:V
11	15	4	18	10	6	12	–	–	3:1

NOTES:

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

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

STANDARD CONSTRUCTION DETAIL
RIPRAP APRON OUTLET PROTECTION
NOT TO SCALE



NOTE:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

INSTALLATION SEQUENCE:

1. PREPARE SURFACE BY REMOVING ANY DEBRIS AND ENSURING A SMOOTH CONSISTENT SURFACE IS PROVIDED.
2. INSTALL PVC GEOMEMBRANE IN WASHOUT AREA.
3. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE, BOTH ENDS OF THE BARRIER SHALL OVERLAP TO FORM A CIRCLE AS SHOWN.
4. UPON REMOVAL OF THE WASHOUT AREA, STAKES SHALL BE REMOVED, THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
5. ALL CONCRETE AND THE GEOMEMBRANE MUST BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED DEP FACILITY.

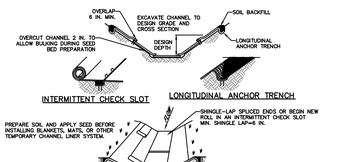
MAINTENANCE NOTES:

WASHOUT AREA SHALL BE INSPECTED WEEKLY. DAMAGED SOCKS SHALL BE REPAIRED OR REPLACED TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

INSPECTIONS:

INSPECTIONS MUST BE PERFORMED ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THIS COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

CONCRETE WASHOUT AREA DETAIL
N.T.S.



* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
A	---+--	3	2.0	15	3	3	TEMP.--SC150, PERM. GRASS
B	---+--	2	1.5	11	3	3	TEMP.--SC150, PERM. GRASS
C	---+--	3	2.0	15	3	3	TEMP.--SC150, PERM. GRASS

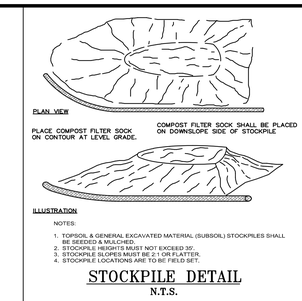
NOTES:

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL DEPTH IS REDUCED BY 50% OR MORE OF THE ORIGINAL DESIGN.
SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS ARE DISCOVERED OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

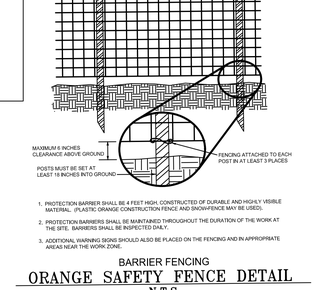
STANDARD CONSTRUCTION DETAIL
VEGETATED CHANNEL
NOT TO SCALE



NOTES:

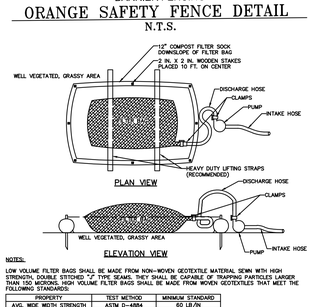
1. TOPSOIL & GENERAL EXCAVATED MATERIAL (SUBSOIL) STOCKPILES SHALL BE SEEDED & MULCHED.
2. STOCKPILE HEIGHTS MUST NOT EXCEED 35'.
3. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
4. STOCKPILE LOCATIONS ARE TO BE FIELD SET.

STOCKPILE DETAIL
N.T.S.



1. PROTECTION BARRIER SHALL BE 4 FEET HIGH, CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL. ORANGE CONSTRUCTION FENCE/NET AND SNOWFENCE MAY BE USED.
2. PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE. BARRIERS SHALL BE INSPECTED DAILY.
3. ADDITIONAL WARNING SIGNS SHOULD ALSO BE PLACED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE WORK ZONE.

BARRIER FENCING
ORANGE SAFETY FENCE DETAIL
N.T.S.



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. MOE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%, FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

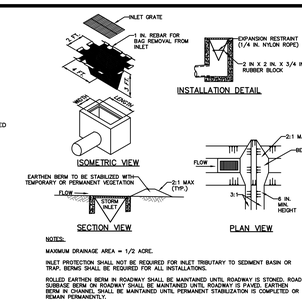
COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

CONSTRUCTION DETAIL
PUMPED WATER FILTER BAG
NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

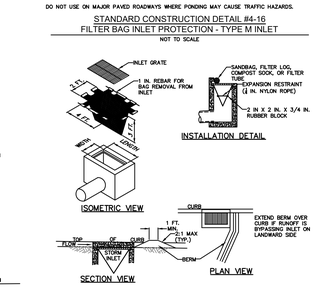
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A DAILY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS AS NEEDED. REPAIRS SHALL BE IN KIND AND MADE IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET
NOT TO SCALE

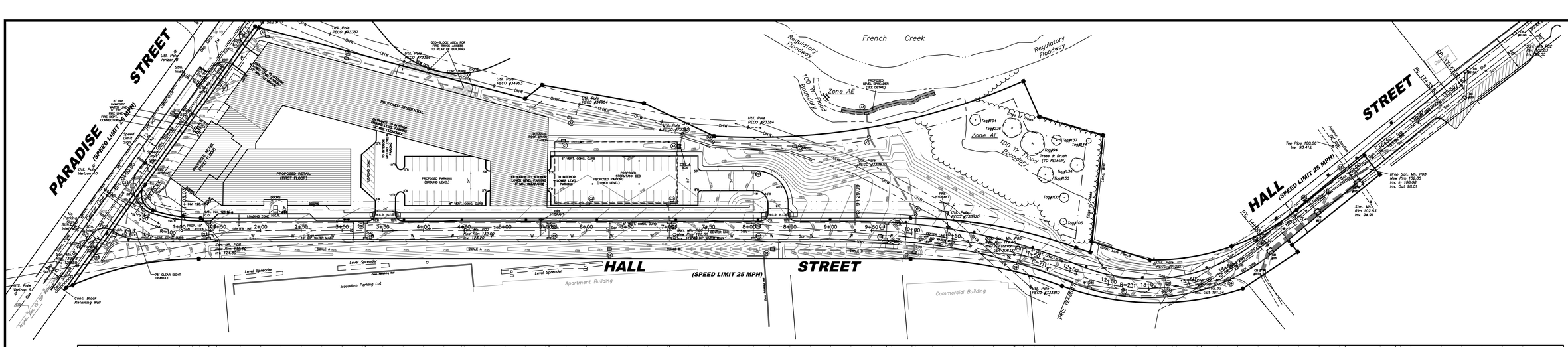


NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TE



PRELIMINARY / FINAL

Horizontal Scale : 1"= 50' – Vertical Scale : 1"= 5'

Profile -HALL STREET

LEGEND

- PROPERTY BOUNDARY
- PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN
- EXISTING STORM PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- EXISTING EDGE OF TREES
- EDGE OF STREAM
- FLOOD WAY BOUNDARY
- 100 YR. FLOOD BOUNDARY

LEGEND

- PROPOSED GRADING
- PROPOSED SPOT ELEVATION
- PROPOSED STORM STRUCTURES C INLET; M INLET; MANHOLE
- PROPOSED STORM PIPING
- PROPOSED UTILITY POLE
- PROPOSED LIGHTS
- PROPOSED FIRE HYDRANT

0 25 50 100 150

Scale : 1" = 50'

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek & Associates, for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek & Associates.

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Revisions
Rev. January 23, 2026 : finalizing plans per client's directions.
Rev. November 25, 2024 : per client's directions.
Rev. October 29, 2024 : per Borough email comment dated 10/23/24.
Rev. October 8, 2024 : per CCCD review letter dated 10/04/24.
Rev. September 11, 2024 : per CCCD review letter dated 09/05/24.
Rev. July 19, 2024 : per Borough Engineer's review dated 12/11/23 & Borough Planner's review dated 12/07/23.
Rev. November 21, 2023 : per Borough Engineer's review dated 10/06/23 & Borough Planner's review dated 10/04/23.
Rev. September 15, 2023 : per Borough Engineer's review dated 04/05/23 & Borough Planner's review dated 04/06/23.

BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Plan & Profile of Hall Street for

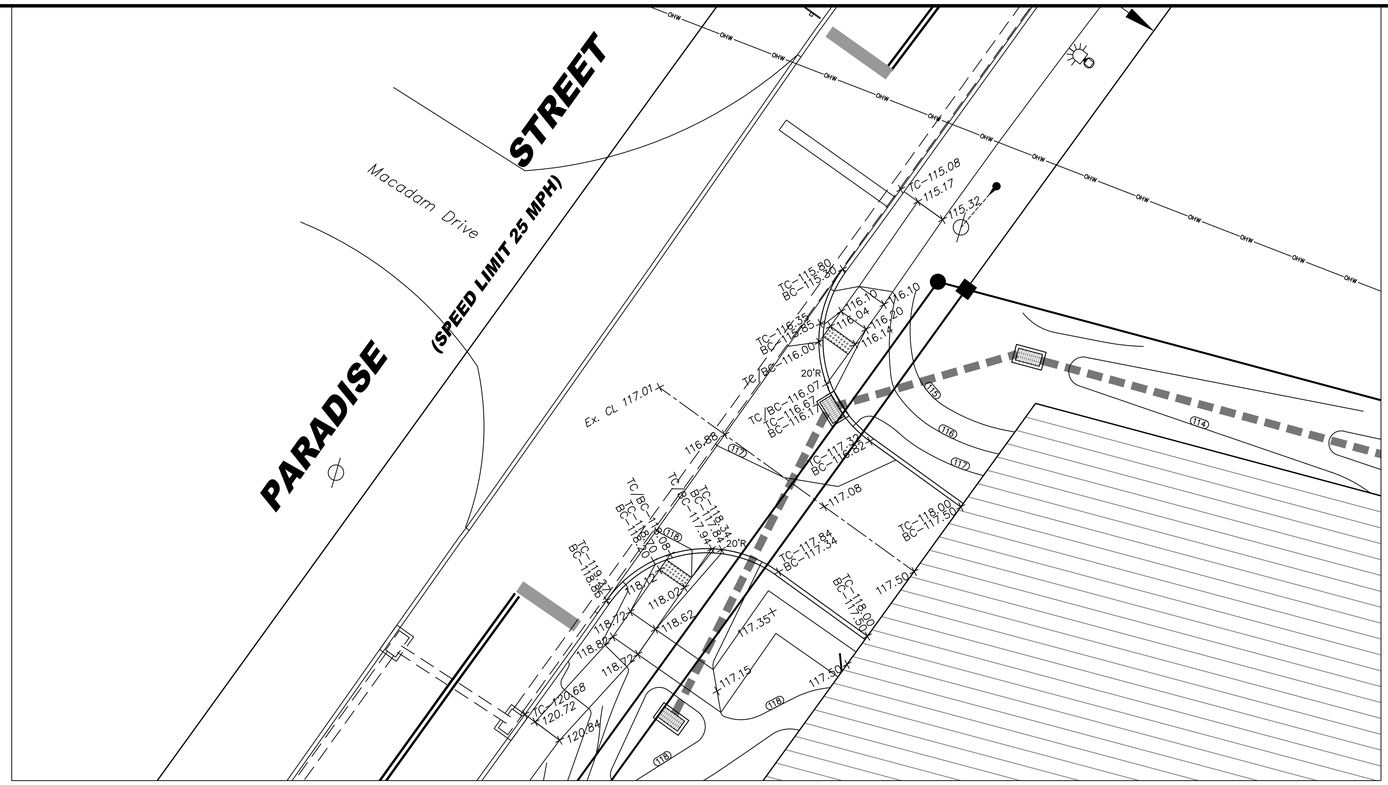
PARADISE VILLAGE

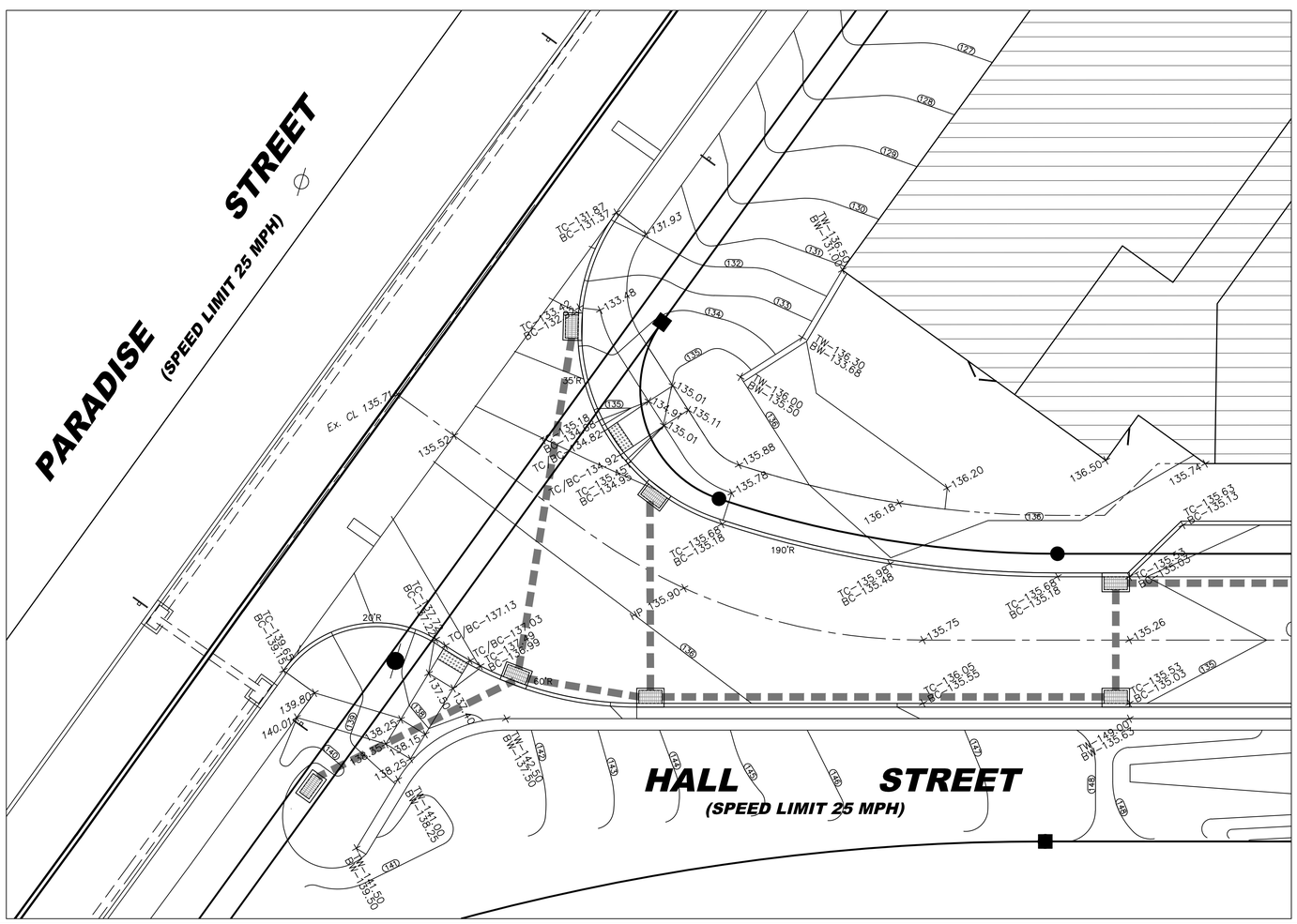
Borough of Phoenixville - Chester County, PA

February 15, 2023 *Plan No. D-21-154-LD*

LEGEND

- PROPERTY BOUNDARY
- PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR (119)
- EXISTING MAJOR CONTOUR (120)
- EXISTING SPOT ELEVATION ×110.45
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN (San)
- EXISTING STORM PIPING
- EXISTING GAS MAIN (Gas)
- EXISTING WATER MAIN (W)
- EXISTING OVERHEAD WIRES (OHW)
- EXISTING EDGE OF TREES
- EDGE OF STREAM
- FLOOD WAY BOUNDARY
- 100 YR. FLOOD BOUNDARY
- AUGER PROBE LOCATION AP–1
- BORING LOCATION B–2
- TEST PIT LOCATION TP–6
- STEEP SLOPES 15% - 25%
- VERY STEEP SLOPES +25%
- PROPOSED GRADING (120)
- PROPOSED SPOT ELEVATION +131.43
- PROPOSED STORM STRUCTURES C INLET; M INLET; MANHOLE
- PROPOSED STORM PIPING
- PROPOSED UTILITY POLE





ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

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0 5 10 20 30

Scale : 1" = 10'

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Intersection / Handicap Ramps Detail Plan for

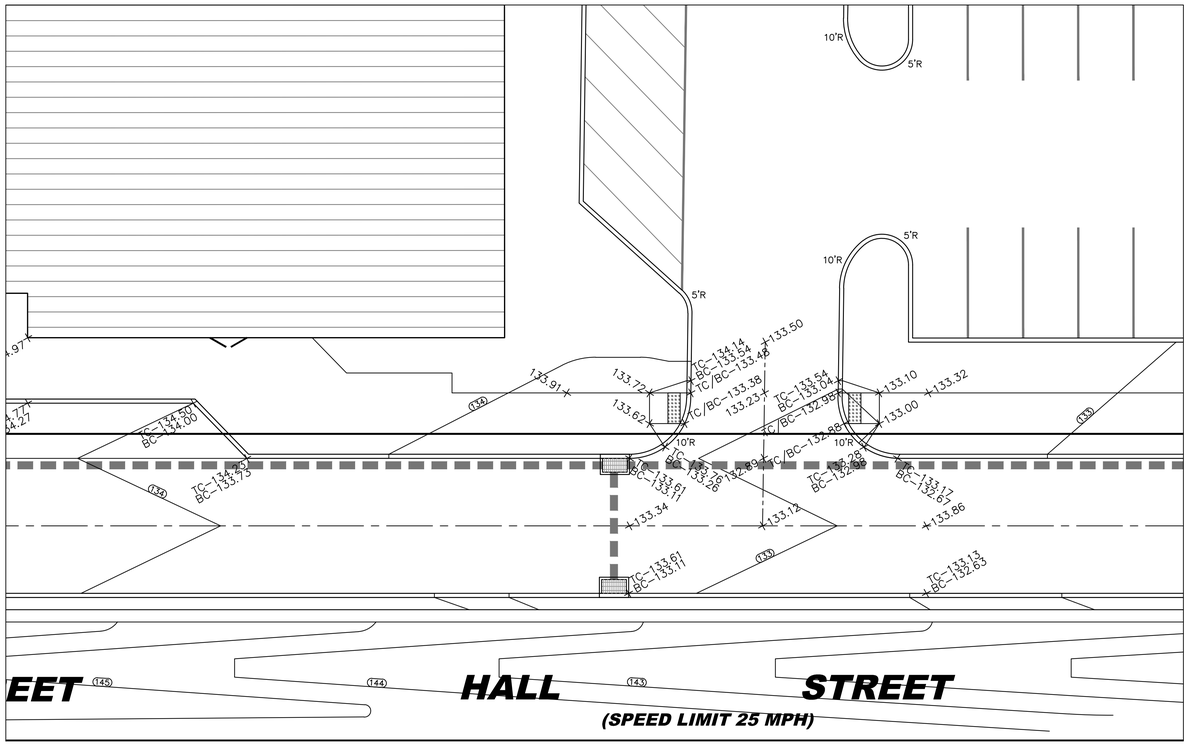
PARADISE VILLAGE

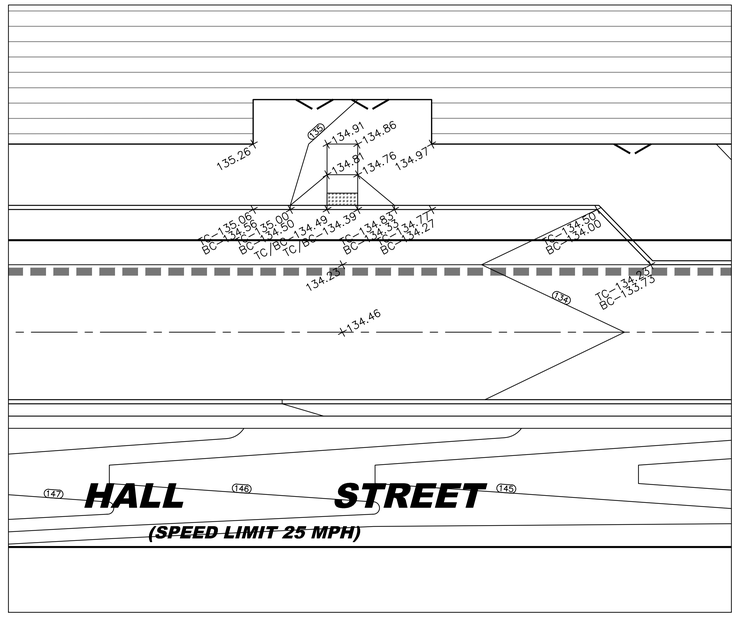
Borough of Phoenixville - Chester County, PA

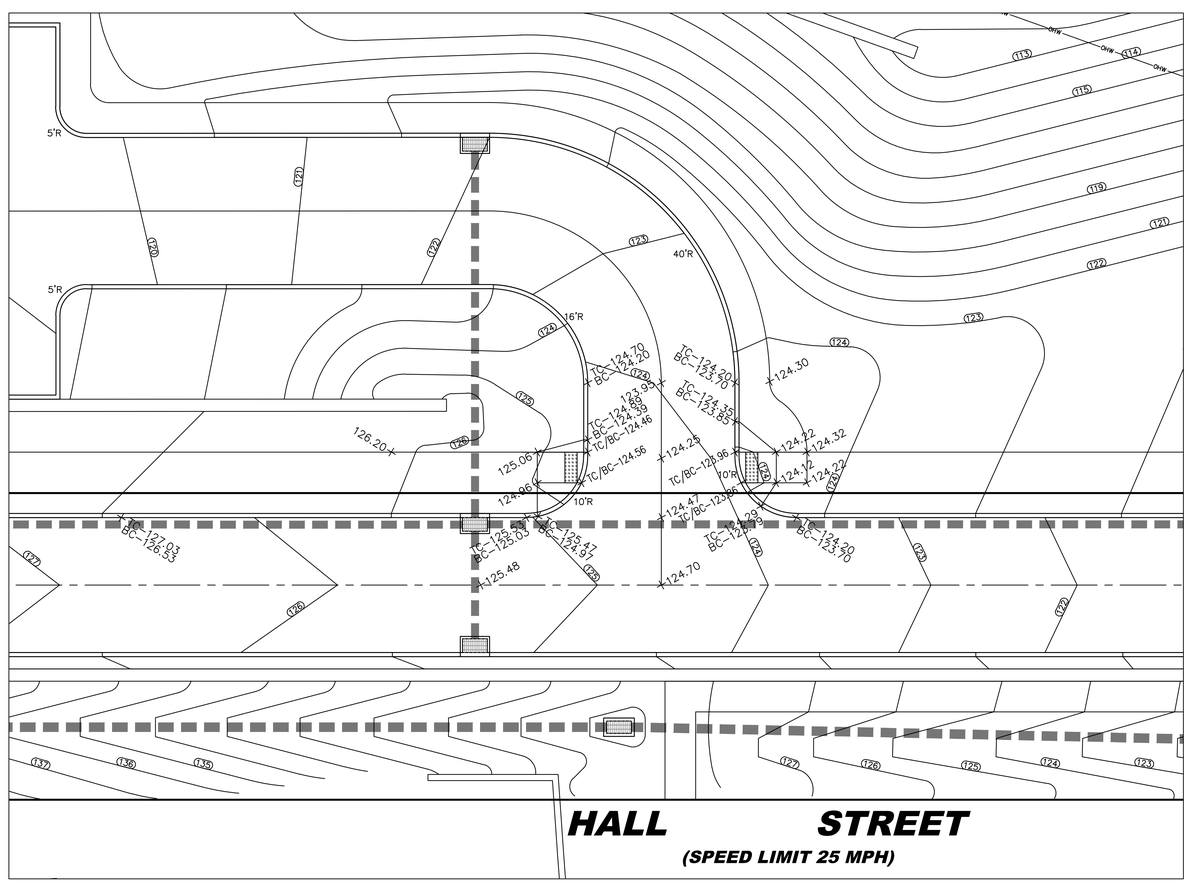
February 15, 2023 *Plan No. D-21-154-LD*

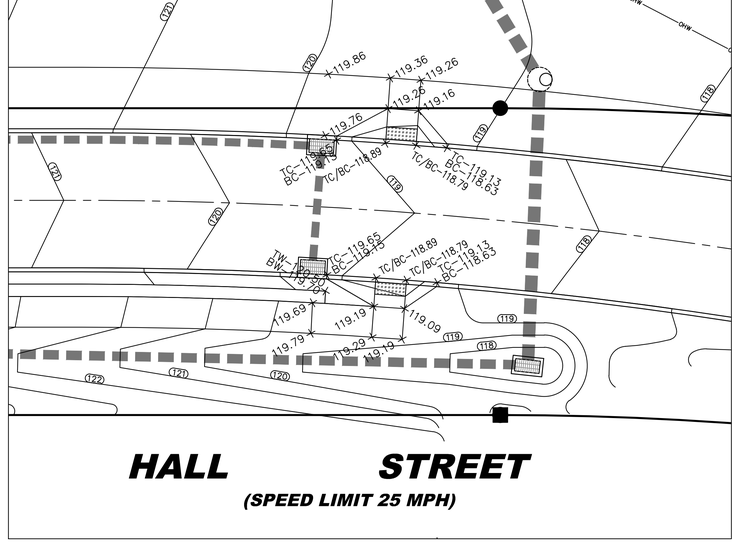
LEGEND

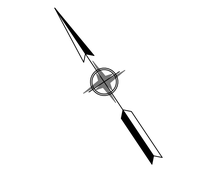
- PROPERTY BOUNDARY
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Scale : 1" = 10'

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Intersection / Handicap Ramps Detail Plan for

PARADISE VILLAGE

Borough of Phoenixville - Chester County, PA

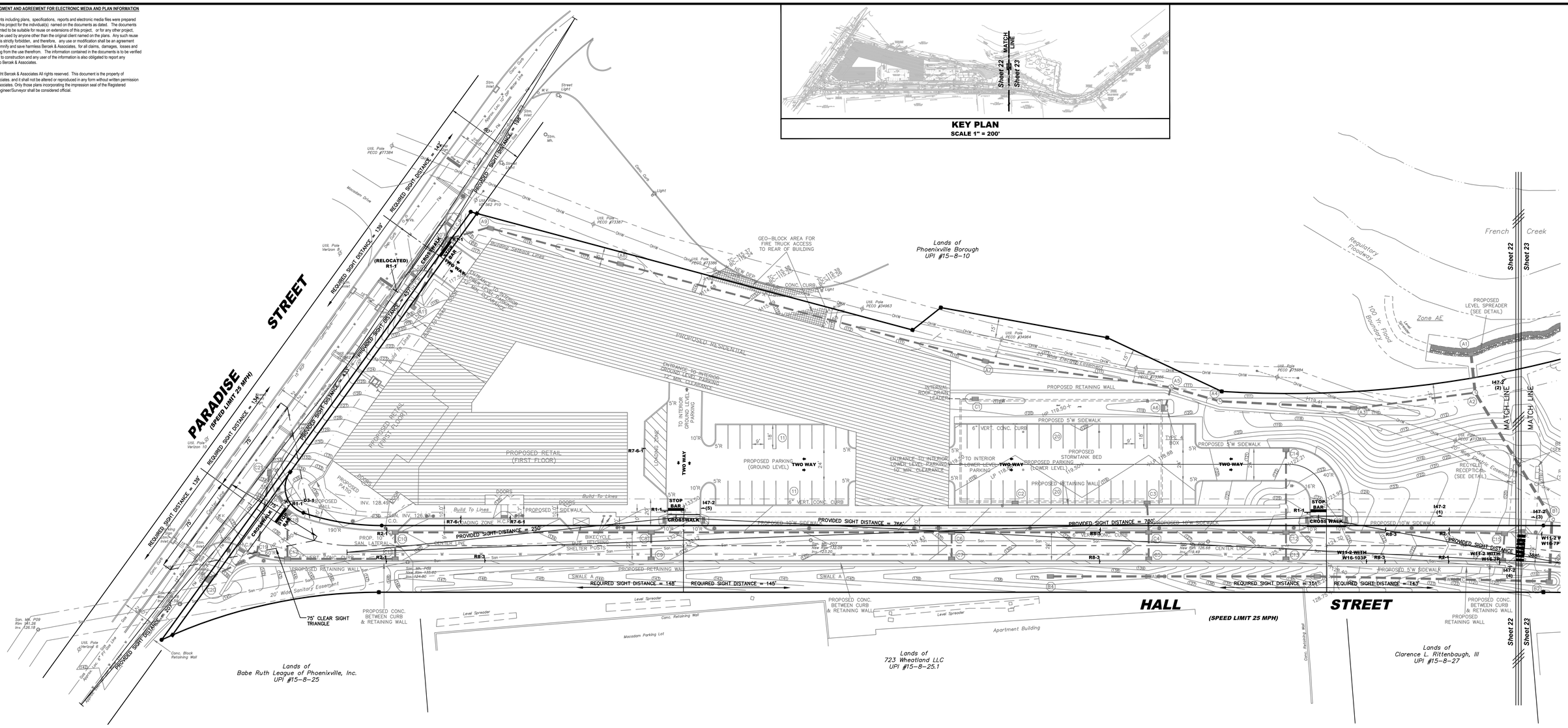
February 15, 2023 *Plan No. D-21-154-LD*

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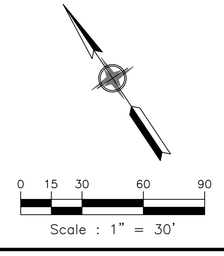
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KEY PLAN
SCALE 1" = 200'



PROPOSED SIGN TABULATION

# OF SIGNS	SIGN DESIGNATION	SIZE	DESCRIPTION
4	R1-1	30" x 30"	STOP SIGN
6	R2-1	24" x 30"	SPEED LIMIT SIGN
3	R7-6-1	12" x 18"	NO PARKING LOADING ZONE SIGN
9	R8-3	12" x 12"	NO PARKING SYMBOL SIGN
1	D3-1	VAR. x 6"	STREET NAME SIGN
4	W11-2	30" x 30"	PEDESTRIAN SIGN
2	W16-7P	24" x 12"	DIAGONAL DOWNWARD POINTING ARROW SIGN
2	W16-103P	24" x 18"	DISTANCE AHEAD SIGN "100 FEET AHEAD"
2	I47-2 (1)	36" x 12"	BEAUTIFICATION AREA SPONSOR SIGN "PUBLIC OPEN SPACE AREA"
1	I47-2 (2)	36" x 12"	BEAUTIFICATION AREA SPONSOR SIGN "TRAIL TO HALL STREET"
1	I47-2 (3)	36" x 12"	BEAUTIFICATION AREA SPONSOR SIGN "TRAIL TO FRENCH CREEK TRAIL"
1	I47-2 (4)	36" x 12"	BEAUTIFICATION AREA SPONSOR SIGN "TO LUXOR DOG PARK / WHEATLAND STREET"
1	I47-2 (5)	36" x 12"	BEAUTIFICATION AREA SPONSOR SIGN "TRUCKS WITH TWO OR MORE AXLES PROHIBITED"



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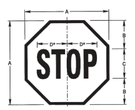
Sight Distance, Pavement Marking, Signage & Traffic Flow Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 22 of 35

R1–1
STOP SIGN

(a) Justification. The Stop Sign (R1-1) is authorized for use on those streets or highways which intersect with a through highway or at a stop intersection so designated by the Department with reference to State-designated highways or local authorities with reference to highways under their jurisdiction. The R1-1 sign is also authorized for use in work zones involving one-lane, two-way roadways. At intersections where all approaches are controlled by an R1-1 sign, a supplemental ALL-WAY plaque (R1-3P) shall be mounted below each R1-1 sign.

(b) Authorization. Before local authorities designate any highway as a through highway or stop intersection which will intersect or affect a State-designated highway, approval of such designation shall first be obtained from the Department. Approval to install R1-1 signs in work areas shall not require the approval of the Department or local authorities when the conditions stipulated in the Department's Temporary Traffic Control Guidelines are satisfied.

(c) Size. The standard size R1-1 sign shall be 30" x 30" for single lane conventional highways and 36" x 36" for multi-lane conventional highways. The 24" x 24" size shall only be used for alleys with restrictive physical conditions and vehicle usage that prohibits the installation of the standard size R1-1. A sign that is mounted back-to-back with a R1-1 sign should stay within the edges of the R1-1 sign. If necessary, the size of the R1-1 sign should be increased so that any other sign installed back-to-back with it remains within the edges of the R1-1 sign.



DIMENSIONS – IN					
SIGN SIZE A x A	B	C	D	BOR-DER	BLANK STD.
18" x 18"	6	6C	8	0.4	———
24" x 24"	8	8C	10	0.6	R1-24
30" x 30"	10	10C	12.6	0.8	R1-30
36" x 36"	12	12C	15	0.8	R1-36
48" x 48"	16	16C	20	1.2	R1-48

* REDUCE SPACING 40%

COLOR:
LEGEND AND BORDER: WHITE (REFLECTORIZED)
BACKGROUND: RED (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: John C. Reuer Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R1_1036

R2–1
SPEED LIMIT SIGN

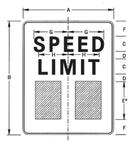
The Speed Limit Sign (R2-1) shall be authorized for use to display the maximum legal speed limit on a highway. When used as a variable speed limit sign, speed display module(s) may be attached to the sign or inserted through cut-outs in the sign substrate.

The R2-1 Sign shall be placed at intervals as specified in Department regulations. The standard size signs shall be as follows:

(1) 24" x 30". All single lane conventional highways having any speed limit.

(2) 30" x 36". Multi-lane conventional highways regardless of speed limit.

(3) 48" x 60". Expressways and freeways.



DIMENSIONS – IN									
SIGN SIZE A x B	C	D	E	F	G	H	MAR-GIN	BOR-DER	BLANK STD.
24" x 30" *	4E	2	10E	4	9.6	7.3	0.4	0.6	R5-R024
30" x 36"	5E	2	12E	5	12	9.1	0.6	0.8	R5-3630
48" x 60"	8E	6	20E	6	19.1	14.6	0.8	1.2	R5-4048

* OPTICALLY SPACE NUMERALS ABOUT VERTICAL ℄

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

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: John C. Reuer Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R2_1036

R7–6–1
NO PARKING LOADING ZONE SIGN

The No Parking Loading Zone Sign (R7-6-1) may be used in lieu of a separate No Parking Symbol Sign (R8-3) and a No Parking Loading Zone Plaque (R8-3GP-1) to prohibit parking when curb space is utilized for loading and unloading commercial vehicles.



DIMENSIONS – IN														
SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	N	MAR-GIN	BOR-DER	BLANK STD.
12" x 18"	3	6E(M)	1.9	0.6	2B	0.8	1.5	4.9	1	3.8	2.2	0.4	0.4	BS-1218

COLOR:
LEGEND, CIRCLE, DIAGONAL AND BORDER: RED (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)
"P": BLACK (NON-REFLECTORIZED)

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By: John C. Reuer Date: 02-29-12
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Bureau of Maintenance and Operations

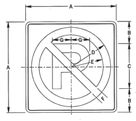
R7_8036

R8–3
NO PARKING SYMBOL SIGN

(a) Justification. The No Parking Symbol Sign (R8-3) shall be authorized for use to prohibit parking along a given highway. If the restriction applies to a limited area or zone, supplemental signs or messages shall be authorized to show the limits of the restriction. Authorized supplemental signs include, but are not limited to the No Parking Loading Zone Sign (R7-6-1), No Parking Loading Zone Plaque (R8-3GP-1), No Parking Area Plaque (R8-3GP-2), No Parking Symbol Sign (R8-3CP), Tow-Away Zone Sign (R7-202MP) and No Parking On Pavement Sign (R8-3CP). As an alternate to the use of supplemental signs, the appropriate supplemental message and the no parking symbol may be incorporated into a single sign.

(b) Size. The standard size R8-3 sign shall be 12" x 12" in business, residential, or park areas and 24" x 24" in rural areas. The standard size for expressways shall be 36" x 36", and on freeways shall be 48" x 48".

(c) Placement. Signs should be set at an angle of not less than 30° or more than 45° with a line parallel to the flow of traffic so as to be visible to approaching traffic. Care should be taken to ensure that supplemental arrows point in the proper direction to indicate the regulated area. Signs shall be placed at the beginning of and at reasonable intervals throughout the restriction.

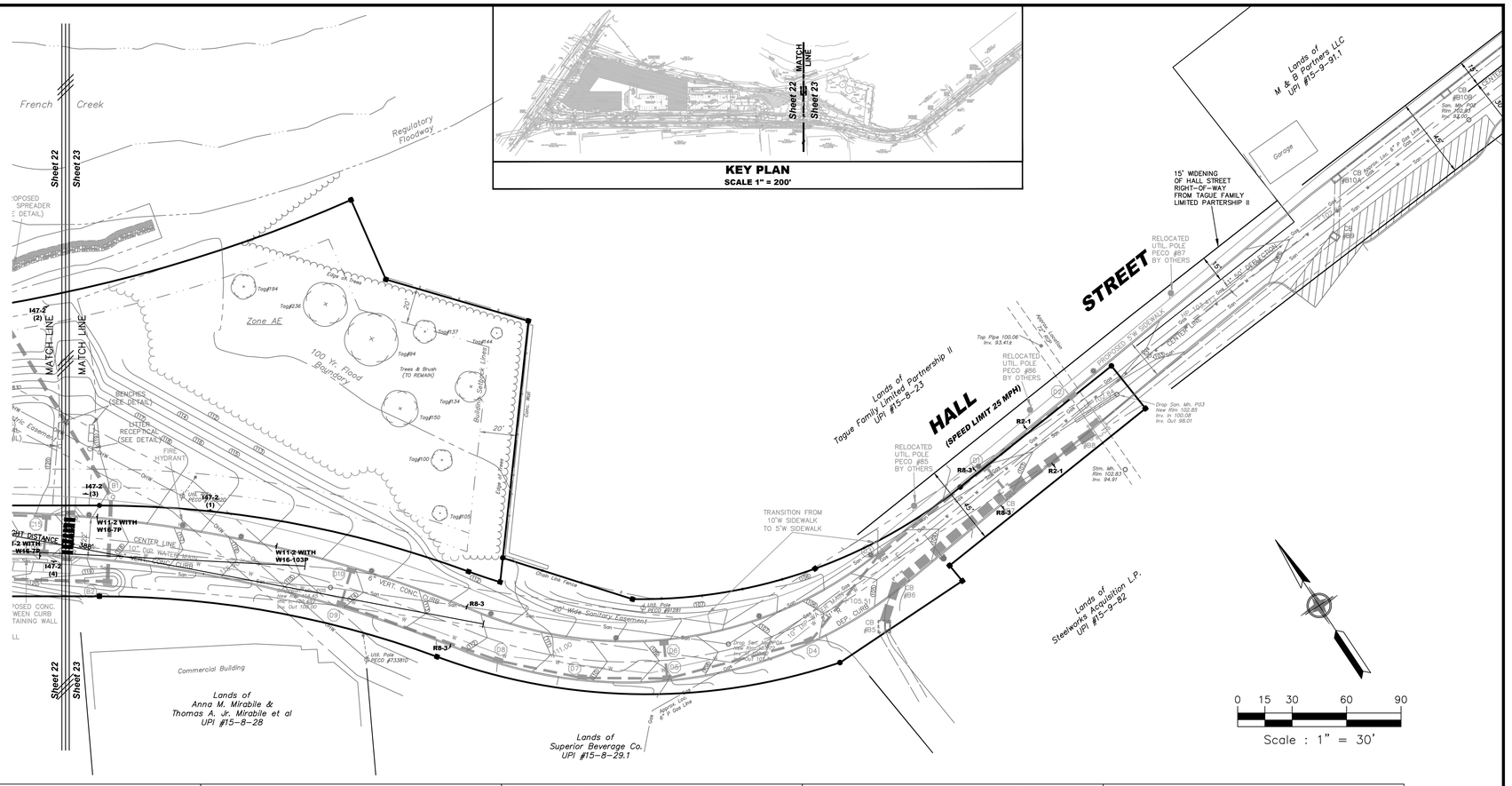


DIMENSIONS – IN									
SIGN SIZE A x A	B	C	D	E	F	G	MAR-GIN	BOR-DER	BLANK STD.
12" x 12"	3	6E(M)	4.9	3.9	1	2.4	0.4	0.4	———
24" x 24"	6	12E(M)	10.5	8.5	2	4.8	0.4	0.6	R3-24
36" x 36"	9	18E(M)	15.8	12.8	3	7.2	0.6	0.8	R3-36
48" x 48"	12	24E(M)	21	17	4	9.6	0.8	1.2	R3-48

COLOR:
SYMBOL AND BORDER: BLACK (NON-REFLECTORIZED)
CIRCLE AND DIAGONAL: RED (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: John C. Reuer Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R8_3036

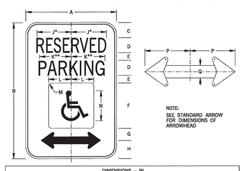


R7–8
RESERVED PARKING SIGN

The Reserved Parking Sign (R7-8) is authorized to mark the location of a parking space which is reserved for handicapped persons or severely disabled veterans.

When used the R7-8 sign should generally be installed at the front of each reserved parking stall; except in the case of parallel parking, it should be installed at intervals not exceeding 100' along the side of the stalls. When installed at the front of the parking stalls, the single or double headed arrow may be deleted from the R7-8 sign and the message may be spaced accordingly.

The Reserved Parking Penalties Sign (R7-8P) shall be posted in conjunction with the R7-8 sign. When used, the R7-8P sign shall be placed below the R7-8 sign.



NOTE: SEE STANDARD ARROW FOR DIMENSIONS OF ARROWHEAD

DIMENSIONS – IN																	
SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	N	P	Q	MAR-GIN	BOR-DER	BLANK STD.
12" x 18" *	2	2C	1	6	1.6	2.4	4.9	4.3	3	0.4	4	3.8	0.8	0.4	0.4	R7-1218

* REDUCE SPACING 50%
** REDUCE SPACING 33%

COLOR:
LEGEND, ARROW AND BORDER: GREEN (REFLECTORIZED)
BACKGROUND AND SYMBOL: WHITE (REFLECTORIZED)
SYMBOL BACKGROUND: BLUE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: John C. Reuer Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R7_8036

R7–8P
VAN ACCESSIBLE SIGN

The Van Accessible Sign (R7-8P) may be used as a supplemental sign to indicate that a parking space signed with the Reserved Parking Sign (R7-8) is of sufficient size for use by the disabled to accommodate vans displaying a handicapped or severely disabled veteran registration plate or placard.

One in every eight reserved parking spaces for the disabled, but not less than one, shall be designated with the R7-8P sign. When used, the R7-8P sign shall be placed immediately below the Reserved Parking Sign (R7-8).



DIMENSIONS – IN								
SIGN SIZE A x B	C	D	E	F	G	H	MAR-GIN	BOR-DER	BLANK STD.
12" x 6" *	1.4	1.60	0.6	1D	2.1	4	0.4	0.4	R5-1206

* INCREASE SPACING 50%

COLOR:
LEGEND AND BORDER: GREEN (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: John C. Reuer Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

R7_8P036

D3–1
STREET NAME SIGN

The Street Name Sign (D3-1) shall be authorized for use as a post-mounted sign to identify names of streets for motorists and pedestrians. The D3-1 sign, or other official type of street name sign, should be placed at all street intersections regardless of other route marking that may be present.

When the D3-1 signs are used in business districts, they should be placed at least on the diagonally opposite corners so that they will be on the far right-hand side of the intersection for traffic on the more important street. Signs naming both streets should be erected at each location. They should be mounted with their longest dimension parallel to the street that they name. They should be as practical with the nearest part of the each sign not less than 1' and preferably 2', back from both curb lines.

In residential districts, D3-1 signs should be mounted as in business districts, but a single location at each intersection shall ordinarily suffice on all but the most important thoroughfares.

Lettering on post-mounted D3-1 signs should be composed of initial upper-case letters at least 6 inches in height and lower-case letters at least 4.5 inches in height On multi-lane streets with speed limits greater than 40 MPH the lettering on post-mounted D3-1 signs should be composed of initial upper-case letters at least 8 inches in height and lower-case letters at least 6 inches in height. The overall width of the sign is variable. Abbreviations should not be used on street name signs. Signs such as "AVE", "ST", "RD", "DR", "CT", "PL" and "TER" as "WAY" should not be used. When used, this supplemental lettering may be in smaller lettering, composed of initial upper-case letters at least 3 inches in height and lower-case letters at least 2.25 inches in height. For roads functionally classified as local with speed limits of 25 MPH or less, the lettering may be 4" high upper and lower case letters.

A pictograph may be used on a D3-1 sign. If a pictograph is used, the height and width of the pictograph shall not exceed the upper-case letter height of the principal legend of the sign.

The street name sign should be reflectorized or illuminated and should have a white legend on a green background, white legend on a brown background, white legend on a blue background, or black legend on a white background. An alternative background color for D3-1 signs, if used, should be applied to the D3-1 signs on all roadways under the jurisdiction of a particular highway agency.



DIMENSIONS – IN							
SIGN SIZE A x B	C	D	E	F	G	MAR-GIN	BOR-DER	BLANK STD.
VAR. x 6"	4*	1	3*	2	1		
VAR. x 9"	6*	1.5	4.5*	3	1.4		
VAR. x 12"	8*	2	6*	4	2		

* CHOOSE UPPER / LOWER CASE CLEARVIEW/HWY FONT FOR BEST FIT

NOTE: WHEN DESCENDING LOWER-CASE LEGEND (e.g. g, j, p, q, y) CANNOT BE ACCOMMODATED ON THE SIGN BLANK, THE HEIGHT AND/OR WIDTH OF THE BLANK SHOULD BE INCREASED TO ACCOMMODATE THESE LETTERS.

COLOR:
LEGEND: WHITE (REFLECTORIZED)
BACKGROUND: GREEN (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: John C. Reuer Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

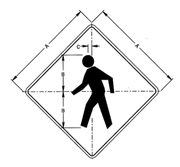
D3_1036

W11–2
PEDESTRIAN SIGN

The Pedestrian Sign (W11-2) may be used to warn of the unexpected hazard of pedestrians entering, or sharing the use of, or crossing the roadway. The W11-2 sign may be installed in advance of the crossing, in which case it may be supplemented with the Distance Ahead Plaque (W16-103P) or the Ahead Plaque (W16-9P).

If the sign is used at the crossing, the W11-2 sign shall be supplemented with a Diagonal Downward Pointing Arrow Plaque (W16-7P) to indicate the location of the crosswalk, if there is a marked crosswalk marking. If a W11-2 sign has been post-mounted at the crosswalk location where a a Yield Here To Pedestrians sign (R1-5C or R1-5BC) is used on the approach, the R1-5L or R1-5R sign shall not be placed on the same post as, or block the road user's view of, the W11-2 sign.

Fluorescent yellow-green background may be used for the W11-2 Sign, in which case all associated plaques shall be the same color.



DIMENSIONS – IN							
SIGN SIZE A x B	B	C	MAR-GIN	BOR-DER	BLANK STD.
18" x 18"	8	0.9	0.4	0.6	B3-18
30" x 30"	13.6	1.5	0.5	0.8	B3-30
36" x 36"	16.3	1.8	0.6	0.8	B3-36

COLOR:
SYMBOL AND BORDER: BLACK (NON-REFLECTORIZED)
BACKGROUND: YELLOW OR FLUORESCENT YELLOW GREEN (REFLECTORIZED)

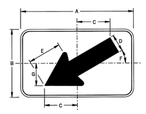
APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: John C. Reuer Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

W11_2036

W16–7P
DIAGONAL DOWNWARD POINTING ARROW PLAQUE

The Diagonal Downward Pointing Arrow Plaque (W16-7P) may be used below the Pedestrian Sign (W11-2), the School Sign (S1-1) and other crossing signs when the crossing sign is installed at the crossing location.

The W16-7P sign may be used below any standard warning or regulatory sign, when used with a warning sign, the W16-7P sign shall have the same legend, border and background color as the warning sign with which it is displayed. When used with a regulatory sign , the W16-7P sign shall have a black legend and border on a white background.



DIMENSIONS – IN								
SIGN SIZE A x B	C	D	E	F	G	MAR-GIN	BOR-DER	BLANK STD.
24" x 12"	6.6	3	5.9	30°	3.3	0.4	0.6	BS-2412
30" x 18"	8.7	4.5	8.8	30°	5.9	0.6	0.8	BS-3018

COLOR:
ARROW AND BORDER: BLACK (NON-REFLECTORIZED)
BACKGROUND: YELLOW OR FLUORESCENT YELLOW GREEN (REFLECTORIZED) OR WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: John C. Reuer Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

W16_7P036

W16–103P
DISTANCE AHEAD PLAQUE

The Distance Ahead Plaque (W16-103P) may be used below any standard warning sign or regulatory sign to indicate the distance to the condition cited by the warning sign or regulatory sign. Normally distances used should be in an increment of 500'. When used with a warning sign, the W16-103P sign shall have the same background color as the warning sign with which it is displayed. When used with a regulatory sign, the W16-103P sign shall have a yellow background.

The 36" x 24" size should be used with 48" x 48" and larger warning signs and regulatory signs wider than 36".

The W16-103P sign may be used below the Weight Limit Sign (R12-1) when the sign is used as an advance warning sign for a bridge. When the W16-103P sign is used in advance of a bridge limitation, it shall be used in conjunction with the Bridge Sign (R12-1-2). When the distance to the restriction is 1 mile or less, the distance shall be rounded to 1 MILE, 3/4 MILE or 1/2 MILE, except as follows:

a. When the distance to the restriction is less than 1/2 MILE, the distance shall be rounded to the nearest multiple of 500 FT.

b. When the distance to the restriction is less than 500 FT, the distance shall be rounded to the closest 100 FT.

When the distance to the restriction is greater than 1 MILE, the distance may be rounded to the nearest whole integer or nearest 1/4 MILE.

When used, the W16-103P sign shall be placed at the intersection nearest each end of the restricted bridge or section of highway which would allow drivers an opportunity to avoid the restriction.



DIMENSIONS – IN									
SIGN SIZE A x B	C	D	E	F	G	H	MAR-GIN	BOR-DER	BLANK STD.
24" x 18"	3	5*	4D	3	14.7	8.7	0.4	0.6	BS-2418
36" x 24"	4	7*	6D	3	22.1	13	0.6	0.8	BS-3624

* CHOOSE STANDARD ALPHABETS SERIES FOR BEST FIT

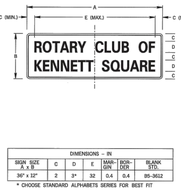
COLOR:
LEGEND AND BORDER: BLACK (NON-REFLECTORIZED)
BACKGROUND: YELLOW OR FLUORESCENT YELLOW-GREEN (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: John C. Reuer Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

W16_103P036

I47–2
BEAUTIFICATION AREA SPONSOR SIGN

The Beautification Area Sponsor Sign (I47-2) may be mounted below the Beautification Area Sign (I47-1) to identify that the indicated group(s) or individual(s) maintains plantings and /or provides other beautification efforts within a specific island area, median area, roadside area, or other section of highway.



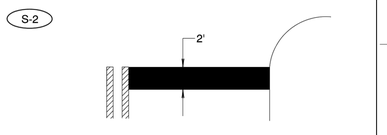
DIMENSIONS – IN						
SIGN SIZE A x B	C	D	E	MAR-GIN	BOR-DER	BLANK STD.
36" x 12" *	2	3*	32	0.4	0.4	BS-3612

* CHOOSE STANDARD ALPHABETS SERIES FOR BEST FIT

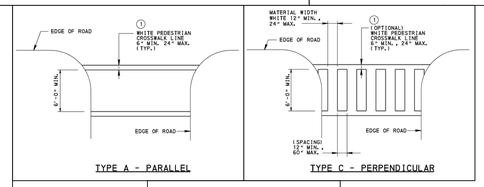
COLOR:
LEGEND AND BORDER: GREEN (REFLECTORIZED)
BACKGROUND: WHITE (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: John C. Reuer Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

I47_2036



STOP BAR - LARGE
2' WHITE BAR



STANDARD CROSSWALK MARKINGS

PRELIMINARY / FINAL

Rev. January 23, 2026 : finalizing plans per client's directions.
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BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Sight Distance, Pavement Marking, Signage, Traffic Flow & Details Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 Plan No. D-21-154-LD
Sheet 23 of 35

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek & Associates, for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek & Associates.

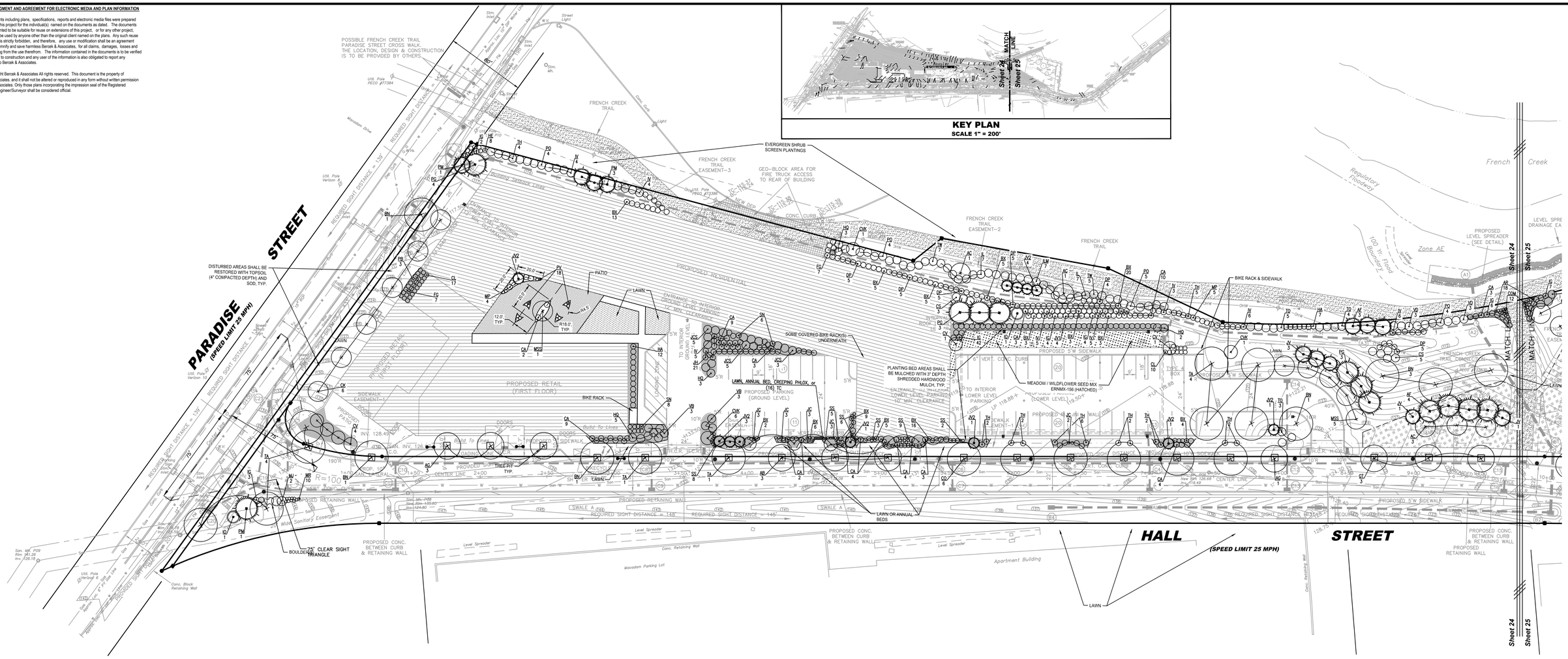
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KEY PLAN
SCALE 1" = 200'



PLANT SCHEDULE

Key	Qty.	Botanical Name	Common Name	Mature Size Height	Mature Size Spread	Installed Size	Condition	Notes
Shade Trees								
AB	6	Acer buergerianum	Trident Maple	20-35' Ht.	20-30' Sprd.	2.5" Cal.	B&B	
AG	6	Acer griseum	Paperbark Maple	20-35' Ht.	15-25' Sprd.	2.5" Cal.	B&B	
BN	9	Betula nigra	River Birch	40-70' Ht.	40-60' Sprd.	2.5" Cal.	B&B	
CO	6	Celtis occidentalis	Hackberry	40-60' Ht.	40-60' Sprd.	2.5" Cal.	B&B	
GT	6	Gleditsia t.i. "Skyline"	Skyline Honeylocust	35-45' Ht.	25-35' Sprd.	2.5" Cal.	B&B	
TA	10	Tilia americana 'American Sentry'	American Sentry Linden	40-45' Ht.	25-30' Sprd.	2.5" Cal.	B&B	
Ornamental Trees								
AC	8	Amelanchier canadensis	Shadblow Serviceberry	25-30' Ht.	15-20' Sprd.	1.5" Cal.	B&B	Clump Form
DK	3	Cladrastis kentukea	Yellowwood	30-50' Ht.	40-55' Sprd.	1.5" Cal.	B&B	
CVK	8	Crataegus viridis 'Winter King'	Winter King Hawthorn	25-35' Ht.	25-35' Sprd.	1.5" Cal.	B&B	
CV	6	Chionanthus virginicus	White Fringetree	12-20' Ht.	12-20' Sprd.	1.5" Cal.	B&B	
MSS	6	Malus "Spring Snow'	Spring Snow Crab	20-25' Ht.	15-20' Sprd.	1.5" Cal.	B&B	
MA	1	Malus pumila 'Honeygold' (semi-dwarf)	Honeygold Apple	12-15' Ht.	12-15' Sprd.	1.5" Cal.	B&B	
MA2	1	Malus pumila 'Cattlin' STARK GRANDGALA (semi-dwarf)	Grandgala Apple	12-15' Ht.	12-15' Sprd.	1.5" Cal.	B&B	
Evergreen Trees								
AF	7	Abies fraseri	Fraser Fir	50-75' Ht.	20-30' Sprd.	6-7' Ht.	B&B	
IO	2	Ilex opaca	American Holly	20-50' Ht.	10-30' Sprd.	8' Ht.	B&B	
JC	14	Juniperus communis 'Compressa'	Pencil Point Juniper	2-8' Ht.	1-1.5' Sprd.	7 Ht.	Cont.	
JV	5	Juniperus virginiana	Eastern Red Cedar	30-60' Ht.	10-20' Sprd.	8' Ht.	B&B	
JV1	4	Juniperus virginiana 'Taylor'	Taylor Red Cedar	15-20' Ht.	3-4' Sprd.	8' Ht.	B&B	
JV2	12	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Red Cedar	8-20' Ht.	5-10' Sprd.	6' Ht.	B&B	
PG	7	Picea glauca	White Spruce	40-60' Ht.	10-20' Sprd.	8' Ht.	B&B	
PM	5	Pseudotsuga menziesii	Douglas Fir	40-80' Ht.	15-20' Sprd.	8' Ht.	B&B	
Deciduous / Evergreen Shrubs								
BX	99	Buxus sempervirens	Boxwood	2-3' Ht.	2.5-3' Sprd.	No. 3	Cont.	
CA	56	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	4-8' Ht.	3-5' Sprd.	7 Ht.	Cont.	
CS	11	Cornus sericea 'Baileyi'	Baileyi Red Twig Dogwood	6-10' Ht.	6-10' Sprd.	3-4' Ht.	Cont.	
DP	29	Dirca palustris	Leatherwood	4-8' Ht.	4-6' Sprd.	18-24" Ht.	Cont.	
FG	14	Fothergilla gardenii	Dwarf Fothergilla	2-3' Ht.	2-4' Sprd.	18-24" Ht.	Cont.	
HA	19	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3-5' Ht.	3-5' Sprd.	24-30" Ht.	Cont.	
HQ	13	Hydrangea quercifolia	Oakleaf Hydrangea	6-8' Ht.	6-8' Sprd.	18-24" Ht.	Cont.	
IG	68	Ilex glabra 'Chamrin'	Nordic Inkberry	3-4' Ht.	3-4' Sprd.	No. 3	Cont.	
IL	14	Ilex verticillata 'Winter Gold'	Winterberry	6-12' Ht.	6-12' Sprd.	18-24" Ht.	Cont.	dioecious
ILM	7	Ilex verticillata 'Jim Dandy'	Winterberry (male)	6-12' Ht.	6-12' Sprd.	18-24" Ht.	Cont.	dioecious
IV	38	Ilex virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	3-4' Ht.	4-6' Sprd.	No. 3	Cont.	
JCS	13	Juniperus ch. 'Sea Green'	Sea Green Juniper	4-6' Ht.	6-8' Sprd.	No. 5	Cont.	
JH	21	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	6-10" Ht.	4-10' Sprd.	No. 3	Cont.	
MJ	2	Mahonia japonica	Oregon Grape-holly	5-7' Ht.	7-10' Sprd.	24-30" Ht.	Cont.	non-native
MR	10	Mahonia repens	Creeping Mahonia	9-12" Ht.	9-18" Sprd.	No. 3	Cont.	
MP	21	Myrica pensylvanica	Northern Bayberry	5-10' Ht.	5-10' Sprd.	7 Ht.	B&B	
PO	17	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	4-8' Ht.	4-6' Sprd.	3-4' Ht.	Cont.	
TH	25	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	6-9' Ht.	3-4' Sprd.	6' Ht.	B&B	
TO	12	Thuja occidentalis 'Techny'	Mission Arborvitae	10-15' Ht.	6-10' Sprd.	6' Ht.	B&B	
TW	12	Thuja occidentalis 'Woodwardii'	Woodward Arborvitae	4-10' Ht.	8-15' Sprd.	7' Ht.	B&B	
VB	6	Viburnum x burkwoodii	Burkwood Viburnum	8-10' Ht.	6-7' Sprd.	5' Ht.	B&B	
VD	6	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum	10-12' Ht.	8-10' Sprd.	4-5' Ht.	B&B	
Perennials / Groundcovers								
AS	18	Actaea(Cimicifuga) racemosa	Black Snakeroot	4-7' Ht.	2-3' Sprd.	No. 1	Cont.	plant 12" o.c.
COM	12	Calendula officinalis	Marigold	1-2' Ht.	1-2' Sprd.	No. 1	Cont.	plant 12" o.c.
HE	8	Helleborus 'Confetti Cake'	Hellebores	1-2' Ht.	1-2' Sprd.	No. 2	Cont.	
PB	3	Polygonatum biflorum	Solomon's Seal	1-3' Ht.	12-18" Sprd.	No. 2	Cont.	
TC	16	Tiarella cordifolia 'Spring Symphony' or similar	Foamflower	6-12" Ht.	6-12" Sprd.	No. 2	Cont.	plant 12" o.c.
Ornamental Grasses								
CL	27	Chasmanthium latifolium	Northern Sea Oats	2-3' Ht.	1.5-2'	No. 2	Cont.	Cool season
SN	14	Sorghastrum nutans	Indian Grass	3-5' Ht.	1-2'	No. 3	Cont.	Warm
SS	49	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	2-4' Ht.	1.5-3' Sprd.	No. 3	Cont.	Warm
PV	18	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	3-4' Ht.	2-3' Sprd.	No. 3	Cont.	Warm

GENERAL LANDSCAPE PLAN NOTES

CELS-NOTE-GNRL-1000

MOD: 11/11/25
05/01/25

LANDSCAPE PLAN NOTES

1. REFER TO SHEET **26** FOR ADDITIONAL SPECIFIC LANDSCAPE PLAN NOTES AND LANDSCAPE DETAILS.
2. REFER TO **THIS SHEET** FOR PLANT SCHEDULE.
3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE; ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS.
4. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
5. LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. REFER TO THE LAWN SEED MIX NOTES ON THE LANDSCAPE DETAILS SHEET AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
6. SOD SHALL BE A BLEND OF TURFGRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.
7. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-00" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-00" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.

GENERAL NOTES

1. THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
2. REFER TO CIVIL SITE PLANS FOR ADDITIONAL GENERAL NOTES.

TREE PRUNING NOTES

1. ALL PRUNING OF EXISTING TREES SHALL BE PERFORMED BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST, UTILIZING THE NATURAL TARGET PRUNING METHOD.
2. ALL PRUNING SHALL FOLLOW ISA'S TREE PRUNING GUIDELINES OR THE MOST RECENT ANSI A300 PRUNING STANDARDS, AND ANSI Z133.1 SAFETY STANDARDS.
3. SELECTIVE DIRECTIONAL PRUNING SHALL BE UTILIZED AND TOPPING OR DEADHEADING OF TREES SHALL BE PROHIBITED.
4. ANY TREES LOCATED UNDER OR ADJACENT TO OVERHEAD UTILITY WIRES SHALL BE PRUNED BY AN ISA CERTIFIED ARBORIST WHO MEETS ANSI AND OSHA STANDARDS IN THE SPECIAL TECHNIQUES NEEDED TO WORK SAFELY AROUND ENERGIZED LINES.
5. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT A UTILITY COMPANY REPRESENTATIVE, PRIOR TO PERFORMING ANY TREE PRUNING WORK NEAR AN OVERHEAD POWER LINE.

LANDSCAPE LEGEND

- SHADE / ORNAMENTAL
- EVERGREEN TREE
- SHRUB / ORNAMENTAL GRASS
- MULCHED PLANTING BED AREA
- BRICK PAVERS
- SEED MIX ERNMX-156
- PUBLIC OPEN SPACE

MEADOW / WILDFLOWER SEED MIX NOTES ERNMX-156

CELS-NOTE-SDMX-1200

MOD: 11/11/25
05/01/25

LOW-GROWING WILDFLOWER & GRASS MIX
BY ERNST CONSERVATION SEEDS
HEIGHT: 0.5 - 5.0 FEET
SEEDING RATE: 20-40 LBS PER ACRE

MIX COMPOSITION
66.9% FESTUCA OVINA, VARIETY NOT STATED (SHEEP FESCUE)
17.0% LOLIUM MULTIFLORUM, (ANNUAL RYEGRASS)
6.0% LINUM PERENNE (PERENNIAL BLUE FLAX)
2.5% CHRYSANTHEMUM MAXIMUM (SHASTA DAISY)
2.0% COREOPSIS LANCEOLATA (LANCELEAF COREOPSIS)
2.0% RUDBECKIA HIRTA (BLACKEYED SUSAN)
1.0% CHAMAECRISTA FASCICULATA, PA ECOTYPE (PATRIDGE PEA, PA ECOTYPE)
1.0% PAPAVER RHOEAS, RED (CORN POPPY, RED)
0.4% ACHILLEA MILLEFOLIUM (COMMON YARROW)
0.4% ASCLEPIAS TUBEROSA (BUTTERFLY MILKWEED)
0.3% ASTER OBLONGIFOLIUS, PA ECOTYPE (AROMATIC ASTER, PA ECOTYPE)
0.2% PYCNANTHEMUM TENUIFOLIUM (NARROWLEAF MOUNTAINMINT)
0.1% PENSTEMON CANESCENS (EASTERN GRAY BEARDTONGUE)
0.1% PENSTEMON HIRSUTUS (HAIRY BEARDTONGUE)
0.1% ZIZIA AUREA, PA ECOTYPE (GOLDEN ALEXANDERS, PA ECOTYPE)

LANDSCAPE COMPLIANCE:

1. NO MORE THAN 10% OF TREES ARE ANY ONE SPECIES (TREE MANUAL, 8.4.b.). 14 Pencil Point Juniper (most) / 140 Trees = 10%
2. EVERGREEN PLANTS SHALL MAKE UP AT LEAST 40% OF PLANTINGS ALONG BUILDINGS (§22-428.9). > 50%
3. STREET TREES SHALL BE SPACED EVERY 40 FEET (§27-401).

   PARADISE STREET ~260 FT / 40 FT = 7 STREET TREES.
   7 STREET TREES ARE PROPOSED ALONG PARADISE ST.

   HALL STREET ~1,610 FT / 40 FT = 41 STREET TREES.
   29 STREET TREES ARE PROPOSED ALONG HALL ST.*

   *12 ADDITIONAL LARGE DECIDUOUS TREES ARE PLANTED ON SITE DUE TO UTILITY AND DRIVEWAY CONSTRAINTS ALONG THE STREET. 29 + 12 = 41

PRELIMINARY / FINAL

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0 15 30 60 90
Scale : 1" = 30'

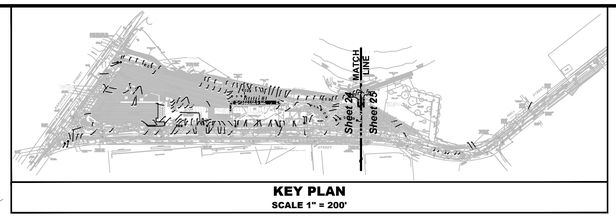
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112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Landscaping Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*

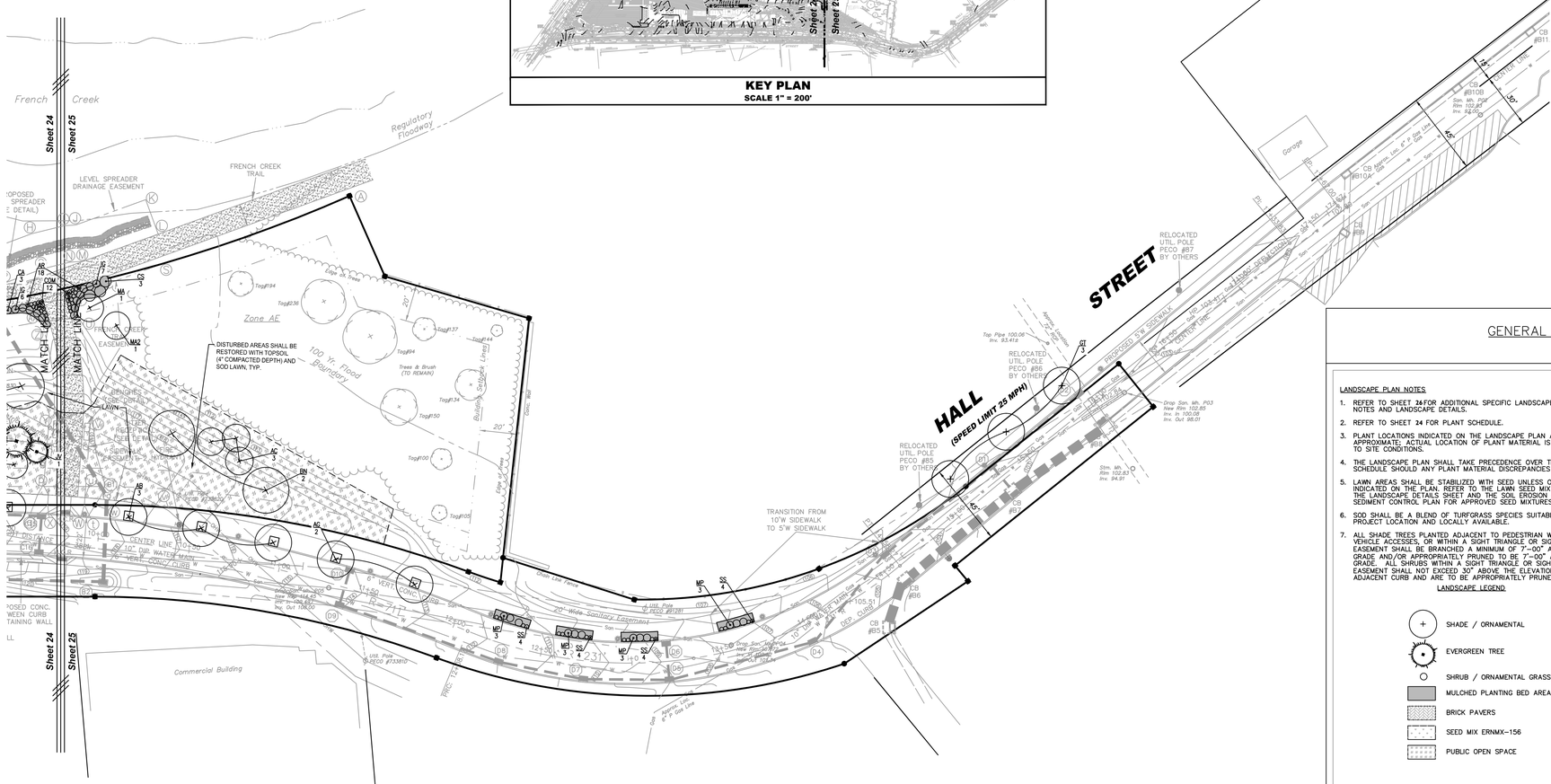
ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

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KEY PLAN
SCALE 1" = 200'


French Creek
Regulatory Floodway
FRENCH CREEK TRAIL
LEVEL SPREADER DRAINAGE EASEMENT
PROPOSED SPREADER (SEE DETAIL)
Sheet 24
Sheet 25
MATCH LINE
Zone AE
100 Yr. Flood Boundary
DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL (4" COMPACTED DEPTH) AND SOD LAWN, TYP.
Trees & Brush (TO REMAIN)
Existing Sanitary Line
Edge of Tree
Edge of Woods
Limit of Disturbance
Silt Fence
20' Wide Sanitary Easement
Commercial Building
TRANSITION FROM 10'W SIDEWALK TO 5'W SIDEWALK
HALL
(SPEED LIMIT 25 MPH)
STREET
RELOCATED UTIL. POLE PECO #87 BY OTHERS
RELOCATED UTIL. POLE PECO #85 BY OTHERS
PROPOSED 5'W SIDEWALK
CENTER LINE
Garage
CB #B11
CB #B10B
CB #B10A
CB #B9
CB #B8
CB #B7
CB #B6
CB #B5
Stm. Mh. Rim 102.83 Inv. In 94.91
Drop Son. Mh. P03 New Rim 102.85 Inv. In 100.08 Inv. Out 98.01
Top Pipe 100.06 Inv. 93.416
Asphalt Ledge
Proposed Concrete Curb
Proposed Concrete Curb Ramp
Proposed Concrete Curb Ramp with Detectable Warning Surface
Proposed Concrete Curb with Detectable Warning Surface

PENNSYLVANIA LANDSCAPE PLAN NOTES

CELS-NOTE-GNRL-1200

MOD: 11/11/25
05/01/25

A. GENERAL

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
3. OWNER OR HIS/HER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

B. PLANT MATERIAL

1. PLANT MATERIAL:
   - 1.1. PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH IN THE "ANSI Z60.1(LATEST ADDITION) 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
   - 1.2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT.
   - 1.3. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT NURSERY AT SAME HARDINESS ZONE AS THE PROJECT LOCATION.
   - 1.4. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.
   - 1.5. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.
   - 1.6. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.
2. PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY PLANT QUANTITY DISCREPANCIES PRIOR TO PLACING ORDERS.
3. PLANT SIZE: THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.
4. SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BY DOCUMENTED BY THE CONTRACTOR.
5. GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR **ONE (1) YEAR** AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS DEAD, DYING, DEFOLIATING, AND/OR LOST MORE THAN 50% OF ITS NATURAL FORM WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN **ONE YEAR OR ONE GROWING SEASON**. TREE STAKES AND ARBOR TIES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS, LAWN, AND SEEDING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES) UNTIL FINAL ACCEPTANCE BY THE OWNER.

C. TOPSOIL REQUIREMENTS:

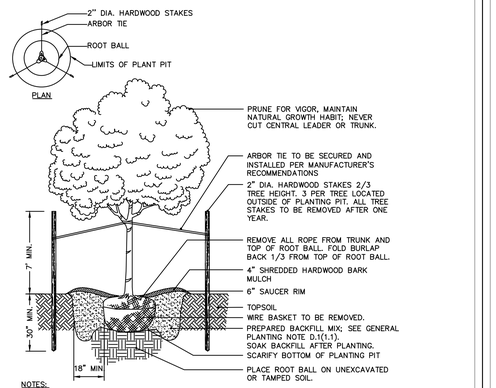
1. TOPSOIL REQUIREMENTS: SEE **PENNDOT SECTION 801** FOR REFERENCE AND SOIL ADDITIVES.
   - 1.1. UNACCEPTABLE TOPSOIL SOURCES: DO NOT OBTAIN TOPSOIL FROM THE FOLLOWING SOURCES: AREAS CONTAINING CHEMICALLY CONTAMINATED SOILS, AREAS FROM WHICH THE ORIGINAL SURFACE HAS BEEN STRIPPED OR COVERED OVER, SUCH AS BORROW PITS, OPEN MINES, DEMOLITION SITES, DUMPS, LANDFILLS. NO TOPSOIL FROM WET EXCAVATION OR ACID PRODUCING SOILS.
   - 1.2. TOPSOIL SHALL BE UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, SODS, LARGE STONES, CEMENT, ASH, SLAG, CONCRETE, TAR, BOARDS, CHIPS, MULCH, OR ANY OTHER UNDESIRABLE MATERIALS. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.
   - 1.3. TOPSOIL PH REQUIREMENTS ARE AS FOLLOWS: PH < 4.1 TOPSOIL IS UNACCEPTABLE. 4.1 ≤ PH < 5.8 ADD PULVERIZED LIME TO INCREASE THE PH TO 6.5 BEFORE USE. 5.8 ≤ PH < 7.0 TOPSOIL IS ACCEPTABLE. NO REMEDIATION NEEDED. 7.0 ≤ PH < 7.2 DECREASE PH TO AT LEAST 6.8 BEFORE USE. PH ≥7.2 TOPSOIL IS UNACCEPTABLE.
   - 1.4. ORGANIC CONTENT. ENSURE THAT TOPSOIL HAS A MINIMUM ORGANIC CONTENT OF 2.75% BY WEIGHT. IF THE ORGANIC CONTENT IS LESS THAN 2.75%, INCREASE THE ORGANIC CONTENT BY ADDING SOIL ADDITIVES AT A RATE NECESSARY TO ATTAIN THE MINIMUM ORGANIC CONTENT. THE ORGANIC CONTENT SHALL NOT EXCEED 8% BY WEIGHT AND SHALL BE SAMPLED IN ACCORDANCE WITH THE ASSOCIATION OF AGRICULTURAL CHEMISTS.
   - 1.5. GRADATION/PARTICLE SIZE. PROVIDE TOPSOIL CONFORMING TO THE PARTICLE SIZE REQUIREMENTS IN TABLE 917.01-2 AND THAT HAS NO MORE THAN 20 PERCENT RETAINED ON A NO. 10 SIEVE WHEN MECHANICALLY GRADED. THE DEPARTMENT WILL DETERMINE THE PARTICLE SIZE DISTRIBUTION FOR THE PORTION OF THE TOPSOIL PASSING THE NO. 10 SIEVE USING HYDROMETER ANALYSIS ACCORDING TO AASHTO T 88. SAND (2.0 MM TO 0.05 MM) 40 – 80% COMPOSITION. SILT (0.05 MM TO 0.005 MM) 0 – 30% COMPOSITION. CLAY (0.005 MM AND SMALLER) 10 – 30% COMPOSITION.
2. PREPARATION OF SUBGRADE:
   - 2.1. HOLLOWS, DEPRESSIONS, AND GULLIES SHALL BE FILLED WITH ACCEPTABLE SANDY LOAM AS OUTLINED ABOVE OR SOIL AS DESCRIBED HEREON: SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.
   - 2.2. LOOSEN SUBSOIL BY SCARIFYING, RIPPING OR TILLING USING DISKS, HARROWS OR OTHER SUITABLE EQUIPMENT TO A DEPTH OF 4"–6" IMMEDIATELY BEFORE PLACING ANY TOPSOIL. REPEAT IN AREAS WHERE SEED OR PLANTINGS ARE PROPOSED AND THERE HAS BEEN COMPACTED SOIL.
3. TESTING AND APPROVAL OF SOILS:
   - 3.1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED REPORT SHOWING THE ANALYSIS OF REPRESENTATIVE SAMPLES OF TOPSOIL. TESTING SHALL BE PERFORMED BY **PENN STATE COOPERATIVE RESEARCH & EXTENSION TESTING LABORATORIES** OR EQUIVALENT AS APPROVED BY STATE AND LOCAL REGULATIONS. PRICE BID SHALL INCLUDE ALL INSPECTION AND LABORATORY FEES.

D. PLANTING PROCEDURES

1. PLANTING BEDS:
   - 1.1. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH SOILS AS OUTLINED IN SECTION C PRIOR. BACKFILL SOIL TO BE AT MINIMUM ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.
   - 1.2. PLANTING BEDS SHALL RECEIVE **FOUR (4) INCHES** OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR; UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.
   - 1.3. MULCH SHALL BE DOUBLE SHREDDED GROUND HARDWOOD BARK MULCH, SHALL BE AGED A MINIMUM OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION, SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER, SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS, PALLETS, AND/OR PRESSURE TREATED LUMBER, AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. NO DIED MULCH WILL BE ACCEPTED.
   - 1.4. SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
2. PLANT LOCATIONS: THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS, UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.
3. PLANTING DATES: PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPT 15 THROUGH NOV 15. PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.
4. PLANTING METHODS:
   - 4.1. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY SECURED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.
     - 4.1.1. STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND, DURABLE UNFINISHED LUMBER CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER
     - 4.1.2. THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 ½ TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.
     - 4.1.3. TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF ARBOR TIE TREE TIE (⅛" WIDE RECOMMENDED FOR TREES UP TO 2 ½ INCHES IN CALIPER).
   - 4.2. SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.
   - 4.3. AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.
   - 4.4. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.
   - 4.5. CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER ⅓ OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.

E. MAINTENANCE

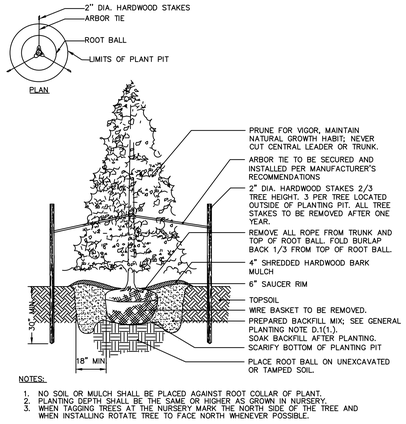
1. PRUNING:
   - 1.1. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   - 1.2. SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'–0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT TO HAVE BRANCHES BELOW 7'–0".
   - 1.3. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.
2. LAWN AREAS:
   - 2.1. THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS.
   - 2.2. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE LAWN SEED MIX NOTES AND THE SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET.
   - 2.3. SOD, IF SPECIFIED, SHALL CONSIST OF A STATE CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.
3. EXISTING VEGETATION: EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING, OR CLEARING. EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DAMAGED, OR DISEASED BRANCHES.
4. SITE CLEANUP: PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.



NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

DECIDUOUS TREE PLANTING DETAIL

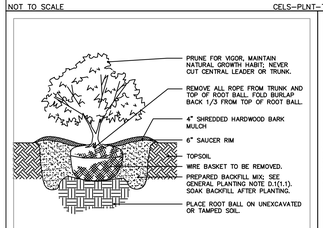
NOT TO SCALE — CELS-PLNT-TREE-1000 — MOD: 11/11/25 05/01/25 NOT TO SCALE



NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

EVERGREEN TREE PLANTING DETAIL

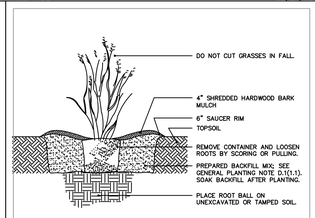
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NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

SHRUB PLANTING DETAIL

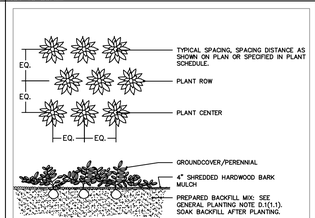
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NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

ORNAMENTAL GRASS PLANTING DETAIL

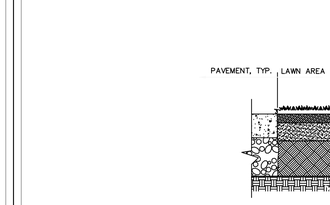
NOT TO SCALE — CELS-PLNT-SHRB-1100 — MOD: 11/11/25 05/01/25



NOTES:
1. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

GROUNDCOVER/PERENNIAL PLANTING DETAIL

NOT TO SCALE — CELS-PLNT-SHRB-1300 — MOD: 11/11/25 05/21/25

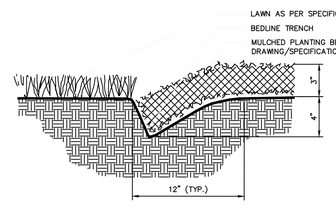


SODDING PROCEDURE:

1. CULTIVATE ENTIRE AREA TO 4"–6" DEPTH. HANDRAKE SMOOTH. SPREAD 4" OF TOPSOIL.
2. APPLY ANY SOIL MODIFICATIONS AS NECESSARY (SEE SPECIFICATIONS OR LANDSCAPE NOTES).
3. WATER AREA TO BE SODDED PRIOR TO LAYING SOD.
4. LAY AND ROLL SOD AND WATER THOROUGHLY.
5. SOD IS TO BE INSTALLED SUCH THAT TOP OF SOIL AND ROOT LAYER IS LEVEL WITH THE TOP OF PAVEMENT.
6. DO NOT LAY DORMANT SOD OR INSTALL SOD ON FROZEN OR SATURATED SOIL.
7. DO NOT OVERLAY EDGES.

SOD INSTALLATION DETAIL

NOT TO SCALE



PLANTING BED EDGE TREATMENT

NOT TO SCALE

PRELIMINARY / FINAL

Revisions
Rev. January 23, 2026 : finalizing plans per client's directions.
Rev. November 25, 2024 : per client's directions.
Rev. October 29, 2024 : per Borough email comment dated 10/23/24.
Rev. October 8, 2024 : per CCCD review letter dated 10/04/24.
Rev. September 11, 2024 : per CCCD review letter dated 09/05/24.
Rev. July 19, 2024 : per Borough Engineer's review dated 12/11/23 & Borough Planner's review dated 12/07/23.
Rev. November 21, 2023 : per Borough Engineer's review dated 10/06/23 & Borough Planner's review dated 10/04/23.
Rev. September 15, 2023 : per Borough Engineer's review dated 04/05/23 & Borough Planner's review dated 04/06/23.

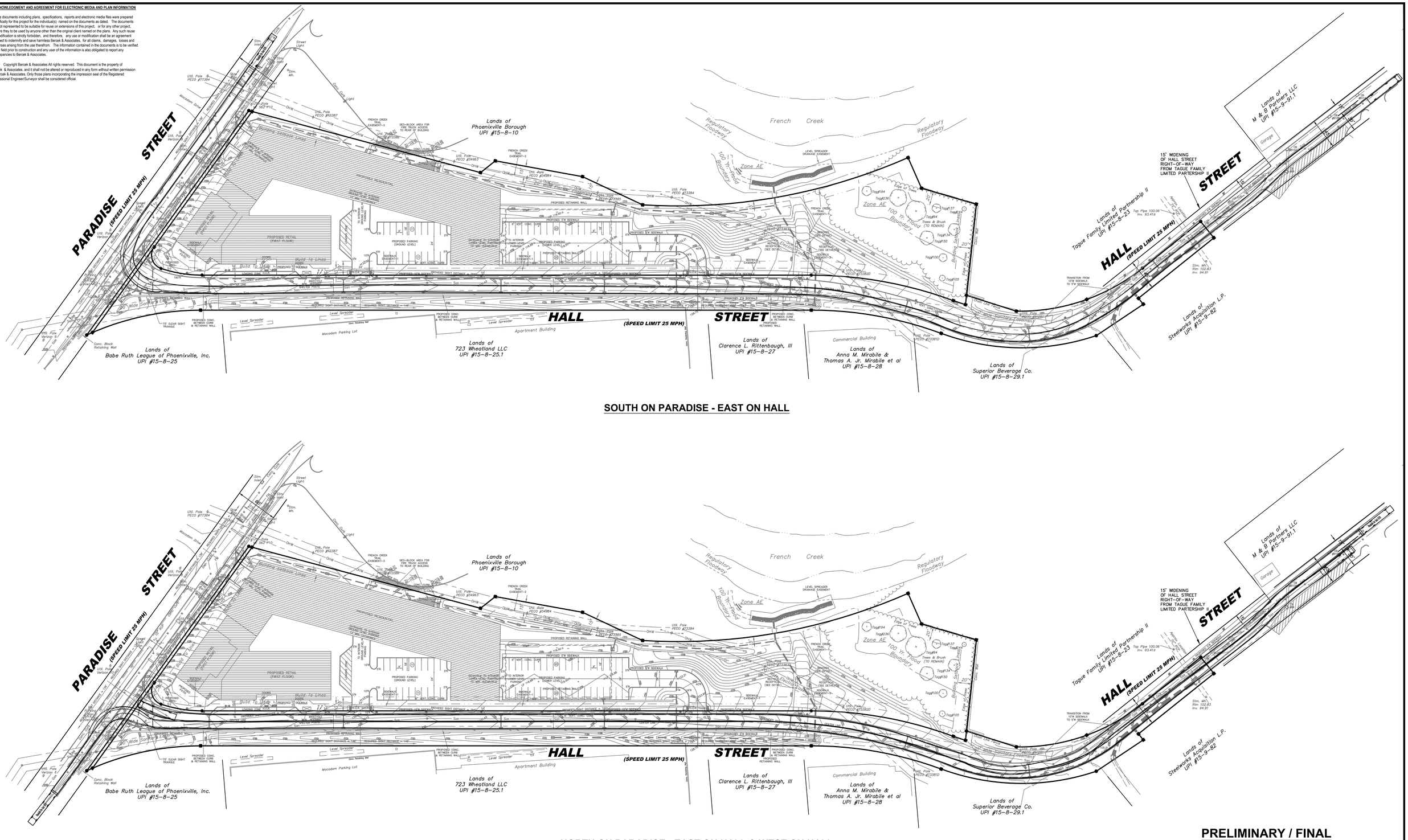
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Landscaping Details Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 — Plan No. D-21-154-LD

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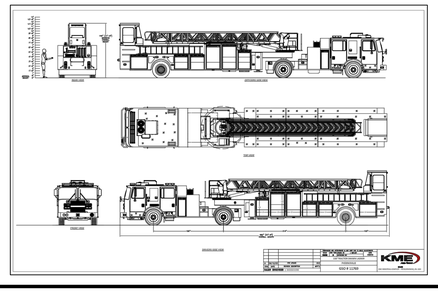
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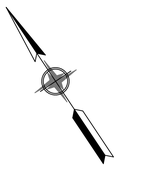
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SOUTH ON PARADISE - EAST ON HALL

NORTH ON PARADISE - EAST ON HALL & WEST ON HALL





0 25 50 100 150

Scale : 1" = 50'

PRELIMINARY / FINAL

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Fire Truck Turning Template Plan for

PARADISE VILLAGE

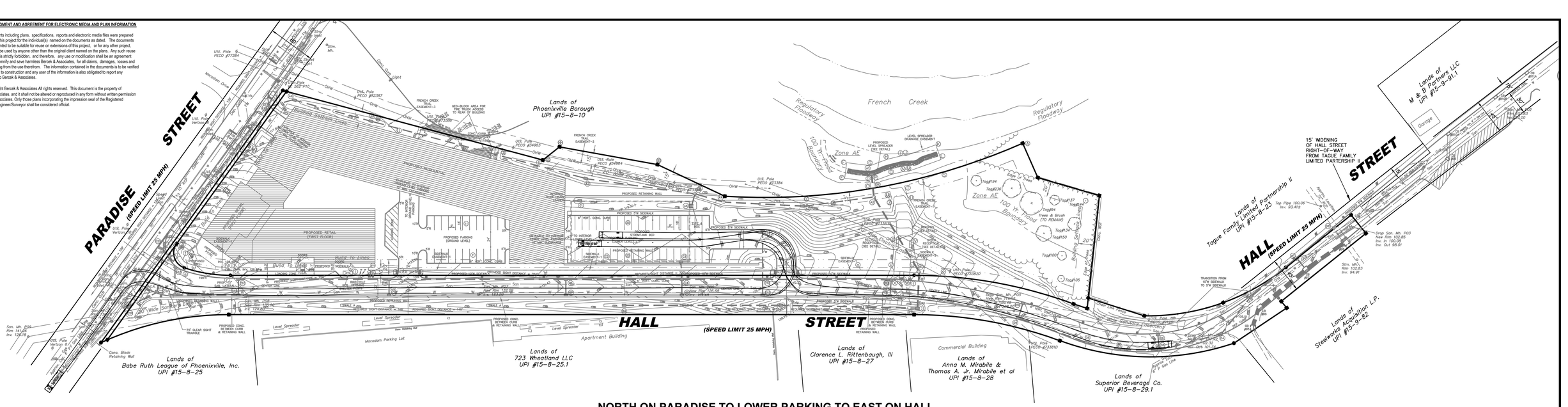
Borough of Phoenixville - Chester County, PA

February 15, 2023 *Plan No. D-21-154-LD*

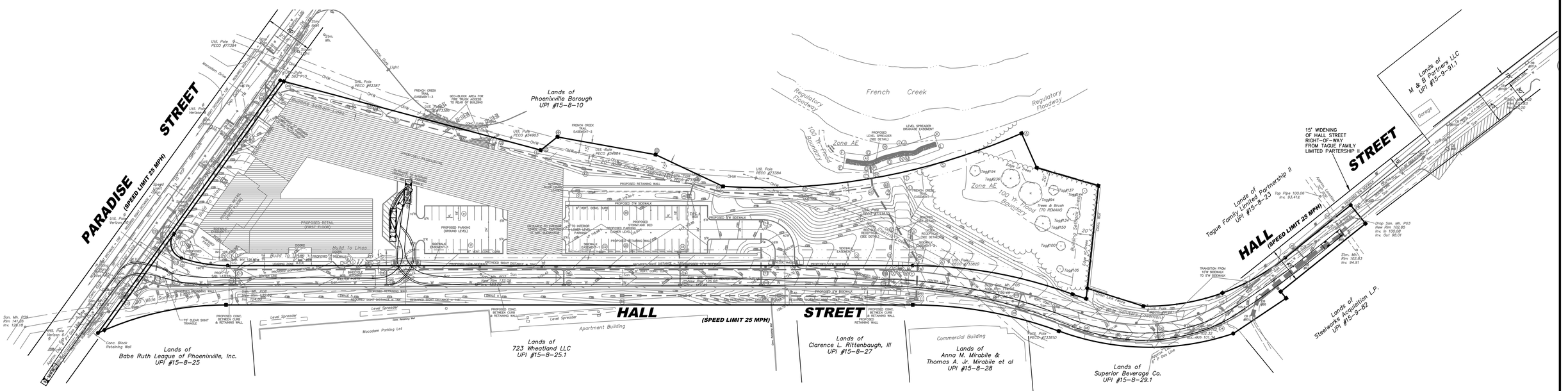
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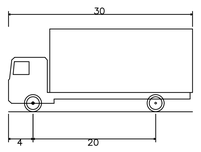
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NORTH ON PARADISE TO LOWER PARKING TO EAST ON HALL



NORTH ON PARADISE TO UPPER PARKING TO EAST ON HALL



SU-30 – Single Unit 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°



0 25 50 100 150

Scale : 1" = 50'

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Box Truck Turning Template Plan for

PARADISE VILLAGE

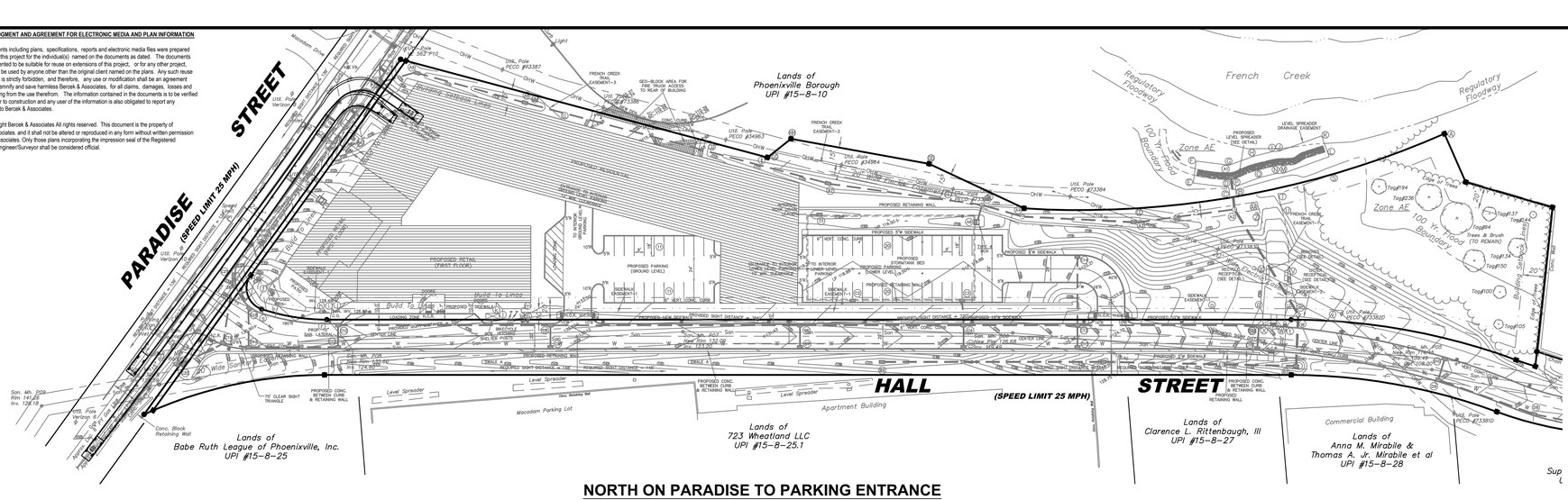
Borough of Phoenixville - Chester County, PA

February 15, 2023 *Plan No. D-21-154-LD*

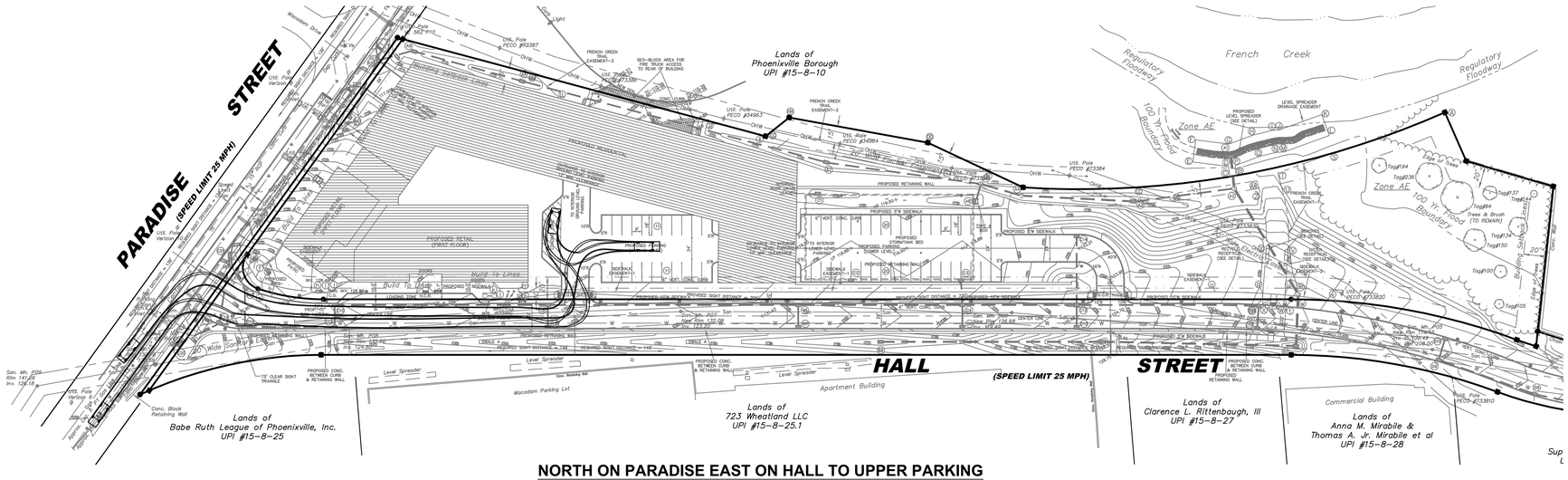
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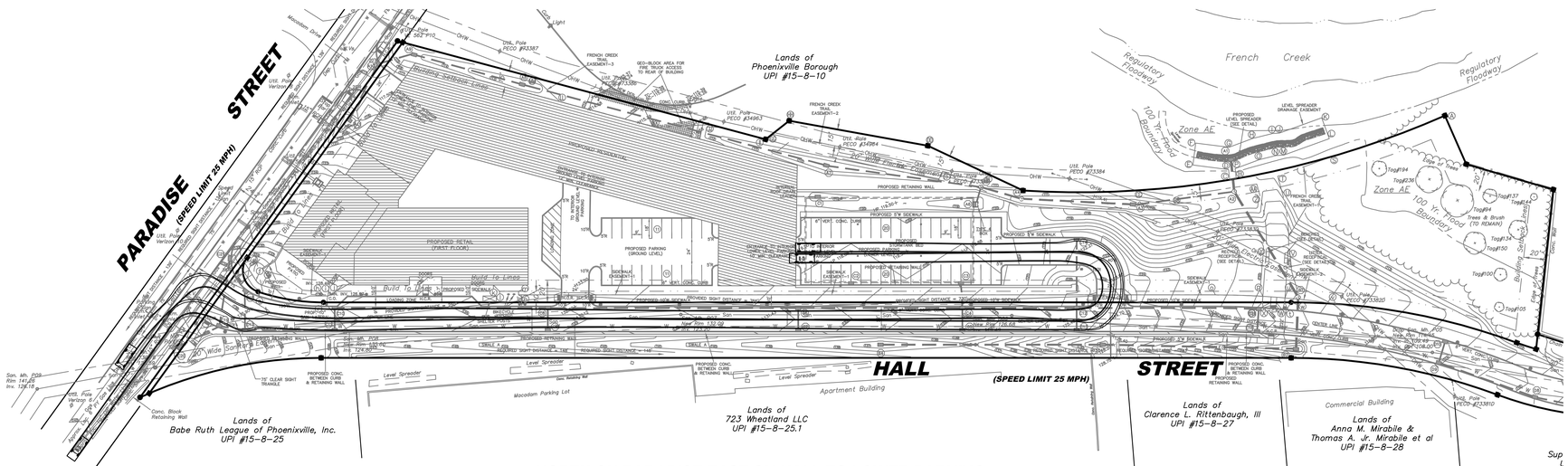
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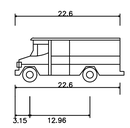
NORTH ON PARADISE TO PARKING ENTRANCE



NORTH ON PARADISE EAST ON HALL TO UPPER PARKING

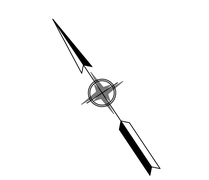


NORTH ON PARADISE EAST ON HALL TO LOWER PARKING



DL-23

Overall Length	22.600ft
Overall Width	8.500ft
Overall Body Height	7.083ft
Min Body Ground Clearance	1.246ft
Track Width	7.120ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	23.300ft



0 25 50 100 150

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Delivery Truck Turning Template Plan for

PARADISE VILLAGE

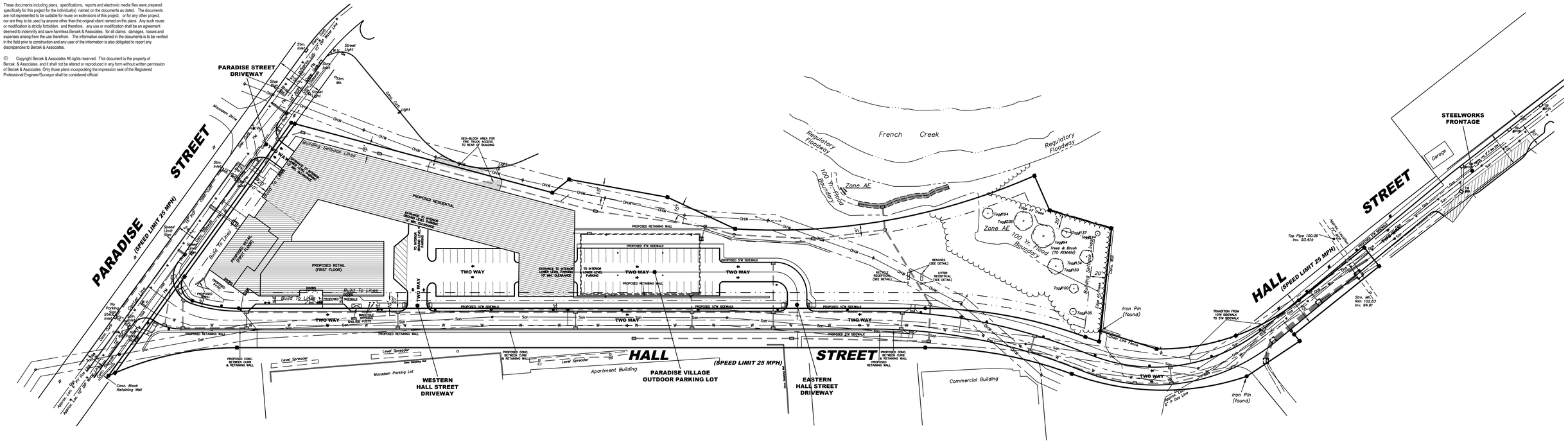
Borough of Phoenixville - Chester County, PA

February 15, 2023 *Plan No. D-21-154-LD*

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Traffic Circulation Narrative

Hall Street is proposed to have two way traffic from the Paradise Street/Hall Street intersection to the Bridge Street/Hall Street intersection. Along the Paradise Village frontage, Hall Street will have a 22 ft. wide cartway. Along the Steelworks frontage, Hall Street will have a 24 ft. wide cartway.

Hall Street is proposed to have concrete curbing on both the north and south sides. Hall Street is proposed to have a 5 ft. sidewalk along the north side.

On the north side of Hall Street, a 9 ft. wide loading zone is provided on the northeast side of Hall Street. The loading zone is provided for deliveries to the retail portion of the proposed Paradise Village building. The loading zone may also be utilized by uber/lyft vehicles and as a bus stop.

The Paradise Village outdoor parking lot area is located on the east side of the Paradise Village building. Access to the Paradise Village outdoor parking lot is provided by the eastern Hall Street driveway. The Paradise Village outdoor parking lot will have access to the lower level of the Paradise Village building through a proposed garage door on the east side of the Paradise Village building. The garage door on the east side of the Paradise Village building will only be large enough to allow passenger vehicles and ambulances to enter/exit. Delivery vehicles, trash trucks and fire trucks are not anticipated to enter the garage door on the east side of the Paradise Village parking lot. The lower level of the Paradise Village building is anticipated to be utilized by passenger vehicles for the apartment units and the retail uses.

The Paradise Village outdoor parking lot has a total of forty (40) parking spaces. The Paradise Village outdoor parking lot is anticipated to be utilized by passenger cars for the apartment units.

The western Hall Street driveway is located on the south side of the Paradise Village building. The western Hall Street driveway will have access to the ground level of the of the Paradise Village building. The only way for a vehicle to enter/exit the ground level of the Paradise Village building will be the western Hall Street driveway. The ground level of the Paradise Village building is anticipated to be utilized by passenger vehicles and ambulances for the apartment units/retail uses and by delivery vehicles for the retail uses.

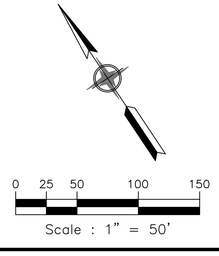
The Paradise Street driveway is located on the west side of the Paradise Village building. The Paradise Street driveway will have access to the lower level of the Paradise Village building through a proposed large garage door on the west side of the Paradise Village building. The large door on the east side of the Paradise Village building will be large enough to allow passenger vehicles, ambulances and trash trucks to enter/exit. Delivery vehicles and fire trucks area not anticipated to enter the large garage door on the west side of the Paradise Village parking lot. All trash and recycling materials are proposed to be stored within the lower level of the Paradise Village building.

Fire trucks are not anticipated to enter/exit either the ground level or the lower level of the Paradise Village building. Fire trucks are not anticipated to enter/exit the Paradise Village outdoor parking lot area.

It is anticipated that trash trucks will enter the Paradise Street driveway and then the lower level of the Paradise Village building through the large garage door on the west side of the Paradise Village building. Once inside the lower level of the Paradise Village building trash trucks will load trash and recycling materials. Once the trash and recycling materials have been loaded onto the trash trucks, the trash trucks will loop around on the inside of the lower level of the Paradise Village building and then back out onto the Paradise Street driveway.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINE
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN
- EXISTING STORM PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- EDGE OF STREAM
- FLOOD WAY BOUNDARY
- 100 YR. FLOOD BOUNDARY
- PROPOSED STORM STRUCTURES C INLET; M INLET; MANHOLE
- PROPOSED STORM PIPING
- PROPOSED UTILITY POLE



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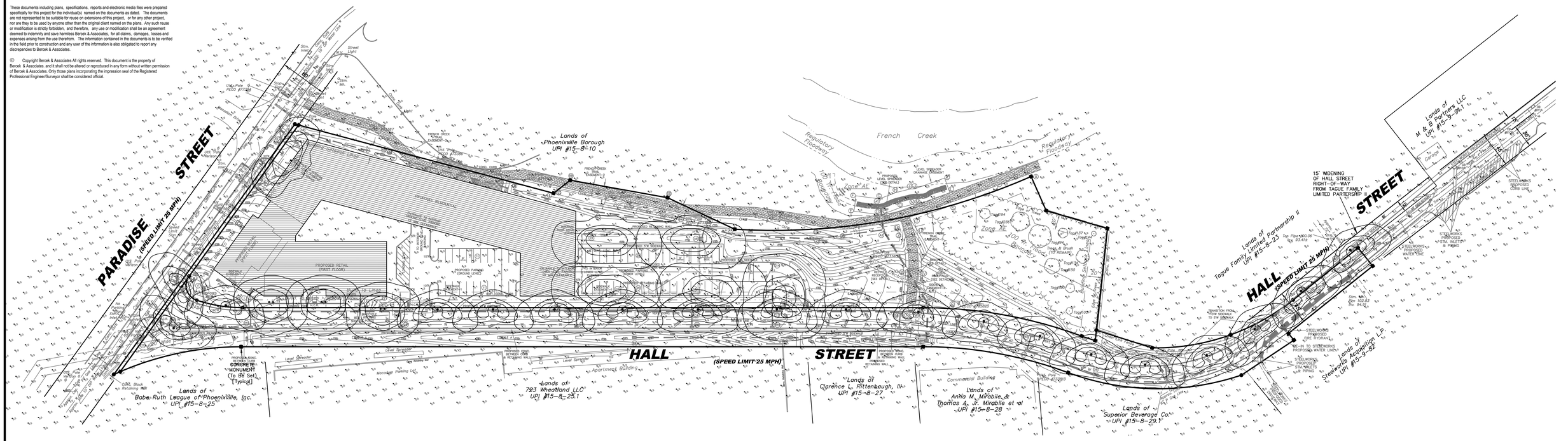
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Traffic Circulation Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 30 of 35

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Luminaire Schedule								
Symbol	Qty	Label	[MANUFAC]	Description	Arrangement	LLD	LDD	LLF
⊙	19	Type S3 82	Spring City Electrical Manufacturing Co	IRV-LE080_EVX_2G2-30-CR3-YKSF-PCR7-CR/RWL-S/RME-XBP	SINGLE	0.900	0.800	0.720
—→	5	Type S3 87	Leotek Electronics USA LLC	AR13-48N-MV-NW-3-BK-120-PCR7-CR/RWL-S/RME-XBP	SINGLE	0.900	0.800	0.720
⊙	3	Type S5 82 Twin	Spring City Electrical Manufacturing Co	IRV-LE080_EVX_2G2-30-CNS-YKSF-PCR7-CR/RWL-S/RME-XBP	TWIN	0.900	0.800	0.720
—→	1	Type S5 88	Leotek Electronics USA LLC	AR13-48N-MV-NW-5-BK-120-PCR7-CR/RWL-S/RME-XBP	SINGLE	0.900	0.800	0.720

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	LVRatio	Grid Z
Entrance to Lower Parking	Illuminance	Fc	6.54	11.2	1.0	6.54	11.20	N.A.	0
Hall Street	Illuminance	Fc	1.52	6.9	0.5	3.04	13.80	N.A.	0
Proposed East Parking	Illuminance	Fc	1.30	5.6	0.5	2.60	11.20	N.A.	0
Proposed Walkway	Illuminance	Fc	1.79	5.9	0.5	3.58	11.80	N.A.	0

THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS.

ANY SUBSTITUTION REQUESTS MUST BE SUBMITTED 15 DAYS PRIOR TO THE BID AND MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE FIXTURES IN QUESTION WILL MEET OR EXCEED THE DESIGN INTENT OF THIS PLAN.

ALL EXTERIOR LIGHTING PLANS SHALL BE SUBMITTED 15 DAYS PRIOR TO THE BID TO THE LOCAL LIGHTING AUTHORITY TO DETERMINE IF ALL OF THE LOCAL LIGHTING REQUIREMENTS HAVE BEEN MET AND APPROVED BY THE LOCAL AUTHORITY.

INSTALLATION NOTES:

1.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UNDERGROUND STRUCTURES AND UTILITIES, SUCH AS WATER MAINS, SANITARY AND STORM SEWERS, TELEPHONE AND ELECTRIC CONDUITS, AND GAS LINES, ETC. AND ABOVE GROUND UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION OPERATIONS.
2.) DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL ELEVATIONS, INVERTS, AND DIMENSIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF WORK.
3.) THE PENNSYLVANIA ONE CALL NUMBER IS 1-800-242-1776. THE CONTRACTOR IS REQUIRED TO SUBMIT VERIFICATION TO THE MUNICIPALITY THAT A "ONE-CALL" HAS BEEN PLACED PRIOR TO THE START OF DEMOLITION WORK.
4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE MUNICIPALITY RELATIVE TO THE PROPOSED PROJECT.
5.) THE CONTRACTOR SHALL REPAIR ALL UTILITY TRENCHING WORK LOCATED WITHIN EXISTING PAVED STREETS.
6.) THE CONTRACTOR SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
7.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL.
8.) THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FENCING, GATES, COVERED PEDESTRIAN WALKWAYS, TRAFFIC BARRIERS, AND SIGNAGE AT THE COMPLETION OF THE PROJECT. ALL AREAS DISTURBED AS A RESULT OF THE INSTALLATION OF THESE TEMPORARY CONTROLS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
9.) THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF SHOWN IN THE LUMINAIRE SCHEDULE.
10.) THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED.
11.) ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
12.) THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS THE REVIEWING AGENCY APPROVED.
13.) THE SUBSTITUTING CONTRACTOR IS RESPONSIBLE FOR COVERING THE COSTS OF A POST-INSTALLATION FIELD REVIEW TO CONFIRM THAT THE REPLACED LUMINAIRES MEET THE ORIGINAL LIGHTING CALCULATIONS. SHOULD THE LIGHT LEVELS BE INADEQUATE, THE CONTRACTOR MUST BEAR THE EXPENSE OF ANY NECESSARY REPLACEMENTS TO ACHIEVE COMPLIANCE AND PROPER ILLUMINATION, ENSURING THE PROJECT ADHERES TO THE SPECIFIED STANDARDS.
14.) THE SUBSTITUTING CONTRACTOR SHALL PROVIDE A WORKING SAMPLE AT THEIR EXPENSE, WHICH WILL BE EVALUATED TO DETERMINE IF IT MEETS THE SPECIFICATIONS OF THE ORIGINAL LUMINAIRE.

CALCULATION NOTES:

THE LIGHT LOSS FACTOR SHALL BE 0.72.

ILLUMINATION VALUES SHOWN (IN FOOTCANDLES) ARE THE PREDICTED RESULTS FOR PLANES OF THE CALCULATION EITHER HORIZONTAL, VERTICAL, OR INCLINED AS DESIGNATED IN THE CALCULATION SUMMARY.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY ALTERNATE FIXTURE USED IN PLACE OF THE SPECIFIED LIGHTING MEETS THE PHOTOMETRIC PERFORMANCE STANDARDS OUTLINED IN THE APPROVED LIGHTING PLAN; FAILURE TO DO SO WILL RESULT IN LIABILITY FOR ANY DEFICIENCIES OR INADEQUATE LIGHTING OUTCOMES.

FULL CUTOFF CLASSIFICATION:
SHOEBOX LUMINAIRES PRODUCE 0% TOTAL LUMENS ABOVE 90° (BUG RATING, U=0).

POLES:

DECORATIVE CAST DUCTILE IRON POLES SHALL BE SUPPLIED BY SPRING CITY ELECTRICAL.
SPRING CITY (BOROUGH STANDARD)
20' SQUARE STEEL POLES SHALL BE SUPPLIED BY DIT SOLUTIONS, INC.

LIGHTING CONTROLS AND SURGE PROTECTION: ALL NEW FIXTURES ARE TO BE EQUIPPED WITH DIMONOFF RME-XBP PHOTOCELLS AND ABLE POWER PRODUCTS RWL-S SURGE DEVICE. FIXTURES MUST BE EQUIPPED WITH ALL-MODE PROTECTION (L-N, L-G, N-G). SURGE PROTECTION INTEGRAL TO THE PHOTOCONTROL SHOULD HAVE 3 MODES OF PROTECTION, LINE-TO-NEUTRAL, LINE-TO-GROUND AND NEUTRAL-TO-GROUND. THE MINIMUM SURGE PROTECTION SPECIFICATIONS SHOULD BE 10KA IN, 25KA IMAX AND 20KV UOC.

THE LIGHT FIXTURES WILL BE MANAGED THROUGH THE DIMONOFF GEN3 GATEWAY (DIMONOFF #RME-XBP), ALLOWING FOR ORGANIZED GROUPING BASED ON FIXTURE TYPES. SCHEDULING WILL BE ESTABLISHED IN COMPLIANCE WITH LOCAL LIGHTING ORDINANCES TO ENSURE APPROPRIATE LIGHTING CONTROL AND USAGE.

FOR PRICING AND COMMISSIONING, PLEASE CONTACT INDEPENDENCE LIGHTING:

INDEPENDENCE LIGHTING
KENT LAZOR
PHONE: 610-363-5271
EMAIL: KLAZOR@COMCAST.NET

NOTES:

1. POST-APPROVAL ALTERATIONS TO THE LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE BOROUGH FOR REVIEW AND APPROVAL.
2. THE BOROUGH RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION NIGHT TIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 22 AND OTHERWISE AGREED UPON BY THE BOROUGH, AND IF APPROPRIATE, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE BOROUGH.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINE
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN
- EXISTING STORM PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- EDGE OF STREAM
- FLOOD WAY BOUNDARY
- 100 YR. FLOOD BOUNDARY
- PROPOSED STORM STRUCTURES C INLET; M INLET; MANHOLE
- PROPOSED STORM PIPING
- PROPOSED UTILITY POLE

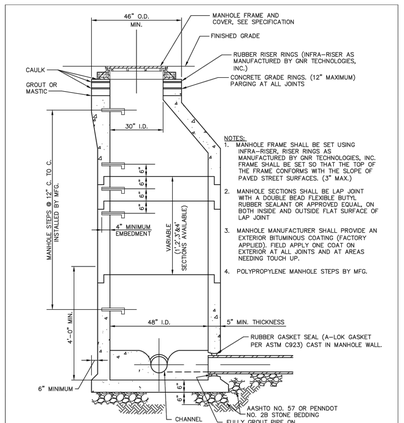
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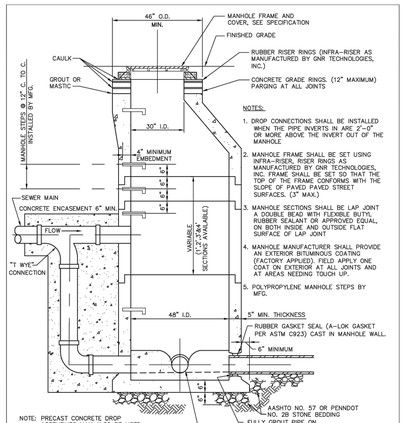
BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Lighting Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 31 of 35



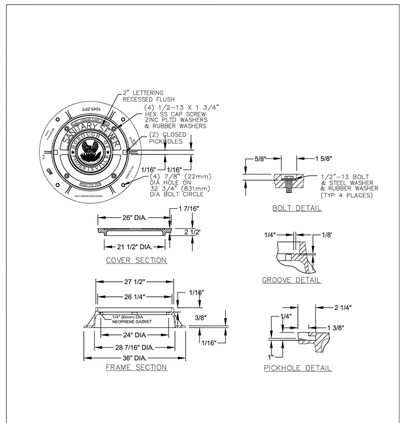
STANDARD SANITARY MANHOLE SECTION DETAIL
NOT TO SCALE

S6
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



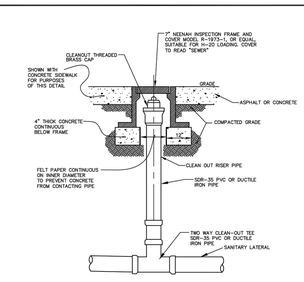
STANDARD DROP SANITARY MANHOLE SECTION DETAIL
NOT TO SCALE

S7
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



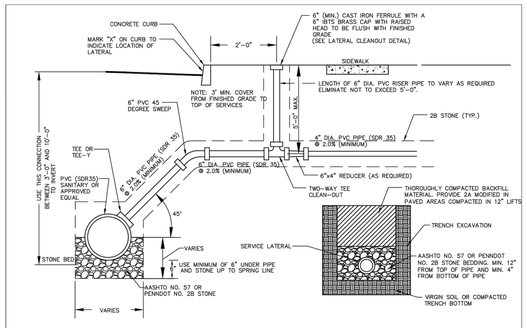
STANDARD SANITARY MANHOLE LID DETAIL
NOT TO SCALE

S8
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



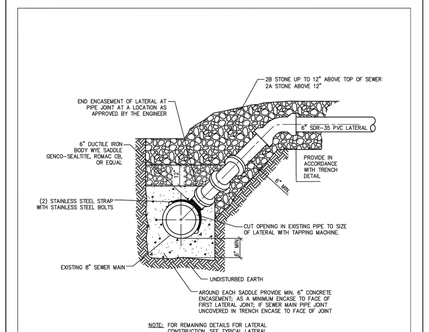
SEWER LATERAL CLEANOUT DETAIL – ASPHALT OR CONCRETE
N.T.S.

S3
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



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

S1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



SEWER LATERAL CONNECTION TO EXISTING SEWER MAIN
NTS

S2
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

PHOENIXVILLE BOROUGH STANDARD NOTES

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

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

APPLICATION - the Applicant's application, to the Borough, for approval of this Plan pursuant to the Borough's subdivision and land development regulations.

BOROUGH - the Borough of Phoenixville, Chester County, Pennsylvania.

DEVELOPER - the person(s) or entity(ies) who or which implement the land development shown on this Plan. The Developer for this project is: Paradise Development, LLC.

PROPERTY OWNER - all legal and equitable owners of the Property and their heirs, successors and assigns. The Property Owner for this project is: Paradise Street, LLC.

PROPERTY - the property which is subdivided and/or developed pursuant to this Plan and identified by this Plan as being owned by the Property Owner. The property address for this project is: 190 Paradise Street, Phoenixville, PA 19460.

PLAN - this Plan as approved by the Borough.

UPI - Chester County Uniform Parcel Identifier (number). The UPI for this project are: 15-8-22 & 15-8-24.

(1) The Borough of Phoenixville's approval of this Plan, as a Preliminary/Final subdivision and land development plan, pursuant to the Borough of Phoenixville Subdivision and Land Development Ordinance of 2016, Ordinance No. 2267, as amended, was made by Borough Resolution No. 2024-13, which was adopted on March 12, 2024. This Plan shows the conditions of its approval per Resolution No. 2024-13. The conditions bind all Owners, Developers and Users of the Property hereby developed and/or subdivided and their heirs, successors and assigns. The conditions may create on-going obligations, limitations and/or requirements affecting the use of the Property. The Resolution is kept by the Borough Secretary at the Borough Hall and may be inspected there by the public. Copies of the Resolution are also available from the Borough for a charge. (The note shall include the Resolution Number and date of its adoption.)

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

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

(4) All areas shown as and/or required to be (at the time the Borough adopted Resolution No. 2024-13 open space or common area shall be used only as open undeveloped areas and shall not be further subdivided and/or alienated so as to create any rights that could infringe on this open space use limitation.

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

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

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

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

(9) If and when requested by the Borough, the Applicant and Its / His /Her /Their, successors and assigns shall transfer title to any and/or all of the offered rights and improvements to the Borough. Such transfer shall be by deed(s) or agreement(s) of dedication which shall be in such form as the Borough may require and title to all such rights and improvements shall be good and marketable and free from any encumbrance. When transferring to Its / His /Her /Their assigns the Property Owner shall and hereby does reserve and except for itself all interests and rights necessary for either to make, fully and completely, all the dedications required hereby. However, these reserved rights to dedicate shall not be exclusive and the (Lot Owners, Applicant's and Property Owner's(s') successors and assigns) may also make such dedications. In any event, the Applicant's and Property Owner's(s') successors and assigns shall be obligated to make such transfer to the Borough, at the Borough's request.

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

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

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

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

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

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

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

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

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

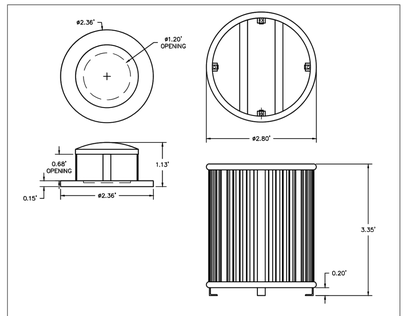
(19) All plants which are provided pursuant to the Plan shall conform to the current American Standard for Nursery Stock of the American Association of Nurserymen, Inc. Each plant shall be mulched when planted with three inches of mulch approved by the Borough. Trees and shrubs, which grow to heights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

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

(21) The waivers specifically granted by Resolution No. 2024-13 relate only to Subdivision and Land Development Ordinance requirements. Nothing shown hereon shall be construed to vary, waive or reduce any requirements of the Zoning Ordinance or any other Borough Ordinance or regulation.

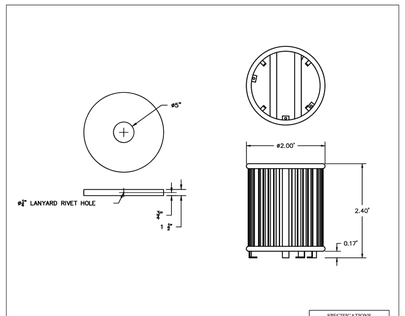
(22) The Borough and Borough Engineer have reviewed the Development and Subdivision Plan and all information supplied with it only for Borough purposes and only for compliance with Borough regulations, such as those relating to stormwater management and erosion and sedimentation control. The Borough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

(23) Prior to the issuance of any building permits to implement the plan, the Applicant and if the Borough requires, the Property Owner must enter into a development agreement and an improvement security agreement with the Borough, with terms and conditions satisfactory to the Borough, and must provide the requisite improvement security as identified by the Borough Engineer. The improvement security shall secure, for the Borough's benefit, the proper and timely completion of the Developer's obligations under the development agreement. The improvement security shall not be a bond. The development agreement may provide that the Borough may withhold and/or revoke permits if the Developer is in default of its obligations thereunder. No work shall be done to implement the plan and no building permits shall be issued for any such purpose until the development agreement is executed., the plans are finally approved in all respects and the requisite improvement security is posted to the Borough's satisfaction.



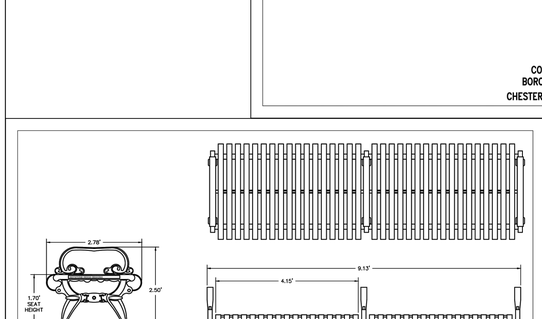
32 GALLON LITTER RECEPTACLE W/ELEVATED LID
NOT TO SCALE

ST16
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



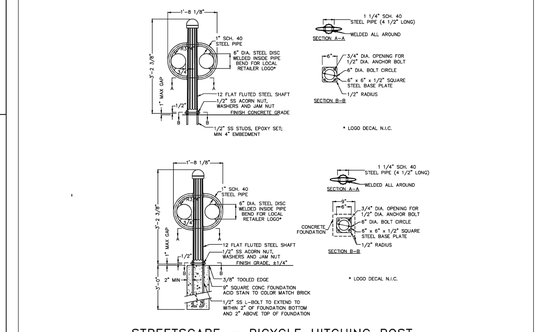
22 GALLON LITTER RECEPTACLE W/RECYCLE LID
NOT TO SCALE

ST17
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



8' FLAT BENCH WITH CENTER ARM
NOT TO SCALE

ST15
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



STREETSCAPE – BICYCLE HITCHING POST
NOT TO SCALE

ST4
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

PRELIMINARY / FINAL

Rev. January 23, 2026 : finalizing plans per client's directions.
Rev. November 25, 2024 : per client's directions.
Rev. October 29, 2024 : per Borough email comment dated 10/23/24.
Rev. October 8, 2024 : per CCCD review letter dated 10/04/24.
Rev. September 11, 2024 : per CCCD review letter dated 09/05/24.
Rev. July 19, 2024 : per Borough Engineer's review dated 12/11/23 & Borough Planner's review dated 12/07/23.
Rev. November 21, 2023 : per Borough Engineer's review dated 10/06/23 & Borough Planner's review dated 10/04/23.
Rev. September 15, 2023 : per Borough Engineer's review dated 04/05/23 & Borough Planner's review dated 04/06/23.

BERCEK & ASSOCIATES
112 N. Lewis Road - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Details & Standard Notes Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 32 of 35

LEGEND

- PROPERTY BOUNDARY
- PROPERTY CORNER
- BUILDING SETBACK LINES
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MAIN
- EXISTING STORM PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD WIRES
- EXISTING EDGE OF TREES
- EDGE OF STREAM
- FLOOD WAY BOUNDARY
- 100 YR. FLOOD BOUNDARY
- AUGER PROBE LOCATION
- BORING LOCATION
- TEST PIT LOCATION
- STEEP SLOPES 15% - 25%
- VERY STEEP SLOPES +25%
- PROPOSED GRADING
- PROPOSED SPOT ELEVATION
- PROPOSED STORM STRUCTURES C INLET; M INLET; MANHOLE
- PROPOSED STORM PIPING
- PROPOSED UTILITY POLE
- PROPOSED LIGHTS
- PROPOSED FIRE HYDRANT

SIDEWALK EASEMENT-1

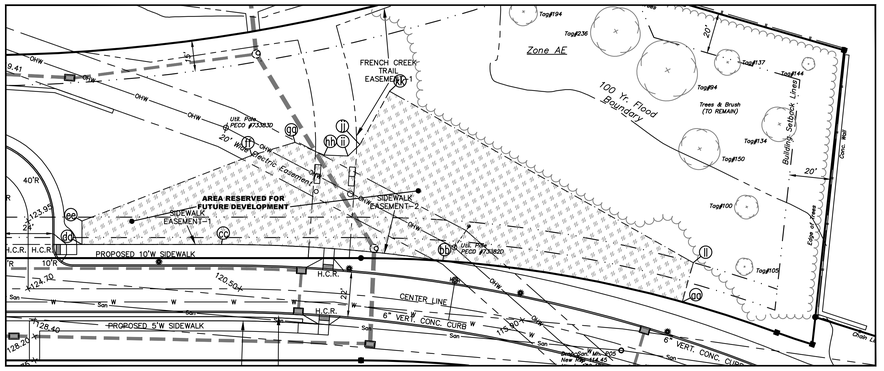
e - f	S03°53'28"E - 19.33'
f - g	R=10.00' Δ=39°29'20" A=6.89' CH=S23°38'08"E - 6.76'
g - h	R=179.33' Δ=14°58'40" A=56.27' CH=S52°22'08"E - 56.04'
h - i	S61°21'28"E - 8.17'
i - j	N74°28'27"E - 12.92'
j - k	S61°21'21"E - 135.57'
k - l	S15°31'33"E - 8.02'
l - m	S61°21'51"E - 17.21'
m - n	S28°38'06"W - 3.25'
n - o	S61°21'28"E - 627.80'
o - p	R=732.67' Δ=3°21'01" A=42.84' CH=S59°40'57"E - 42.84'
p - q	S32°46'29"W - 5.43'
q - r	N61°21'28"W - 846.03'
r - s	R=186.00' Δ=18°25'59" A=59.84' CH=N52°08'29"W - 59.58'
s - e	R=20.00' Δ=93°06'23" A=32.50' CH=N3°37'42"E - 29.04'

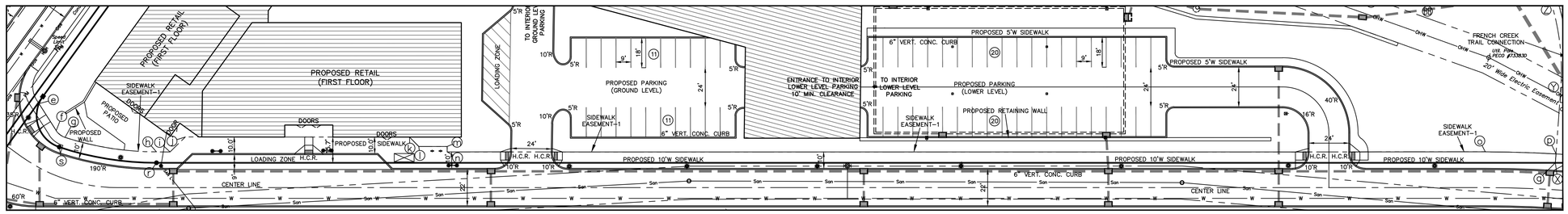
CONTAINS : 7,547 S.F.±

OPEN SPACE EASEMENT

aa - bb	R=586.00' Δ=11°38'41" A=119.10' CH=N51°37'29"W - 118.89'
bb - cc	R=732.67' Δ=8°29'35" A=108.61' CH=N57°06'40"W - 108.51'
cc - dd	N61°21'28"W - 68.18'
dd - ee	N28°38'32"E - 11.49'
ee - ff	S82°28'51"E - 88.93'
ff - gg	S78°04'18"E - 22.10'
gg - hh	S37°48'12"E - 15.55'
hh - ii	S59°09'35"E - 11.75'
ii - jj	N74°46'27"E - 7.99'
jj - kk	N57°45'36"E - 29.90'
kk - ll	S31°55'20"W - 170.51'
ll - aa	S44°11'51"W - 19.95'

CONTAINS : 12,778 S.F.±





LEVEL SPREADER EASEMENT

TIE A - B	R=819.02' Δ=13°46'28" A=196.90' CH=N78°10'46"W - 196.43'
B - C	R=819.02' Δ=0°25'14" A=6.01' CH=N71°04'54"W - 6.01'
C - D	N22°37'15"E - 9.23'
D - E	N54°08'21"W - 32.39'
E - F	N35°51'39"E - 20.00'
F - G	S54°08'21"E - 30.28'
G - H	S81°51'31"E - 22.95'
H - I	S75°09'14"E - 18.28'
I - J	S64°43'54"E - 6.16'
J - K	S81°16'42"E - 40.54'
K - L	S08°43'18"W - 20.00'
L - M	N81°16'42"W - 43.45'
M - N	N64°43'54"W - 7.24'
N - O	N75°09'14"W - 15.28'
O - P	N81°51'31"W - 23.36'
P - B	S22°37'15"W - 9.04'

CONTAINS : 2,513 S.F.±

FRENCH CREEK TRAIL EASEMENT - 1

TIE A - S	R=819.02' Δ=7°30'33" A=107.34' CH=N81°18'43"W - 107.26'
S - T	N81°16'42"W - 53.01'
T - U	S13°15'48"W - 15.85'
U - V	R=160.00' Δ=19°30'41" A=54.49' CH=S23°01'08"W - 54.22'
V - W	S32°46'29"W - 44.46'
W - X	N61°21'28"W - 20.05'
X - Y	N32°46'29"E - 45.91'
Y - Z	R=140.00' Δ=19°30'41" A=47.68' CH=N23°01'08"E - 47.45'
Z - AA	N13°15'48"E - 14.10'
AA - BB	N69°54'40"W - 72.83'
BB - CC	N52°48'59"W - 34.48'
CC - S	R=819.02' Δ=12°26'22" A=177.82' CH=S71°20'16"E - 177.47'

CONTAINS : 3,152 S.F.±

SIDEWALK EASEMENT-2

t - u	N32°46'29"E - 3.99'
u - v	R=732.67' Δ=3°34'43" A=45.76' CH=S54°39'14"E - 45.76'
v - w	R=586.00' Δ=3°54'38" A=40.00' CH=N59°24'09"W - 39.99'
w - t	N61°21'12"W - 5.77'

CONTAINS : 89 S.F.±

FRENCH CREEK TRAIL EASEMENT - 3

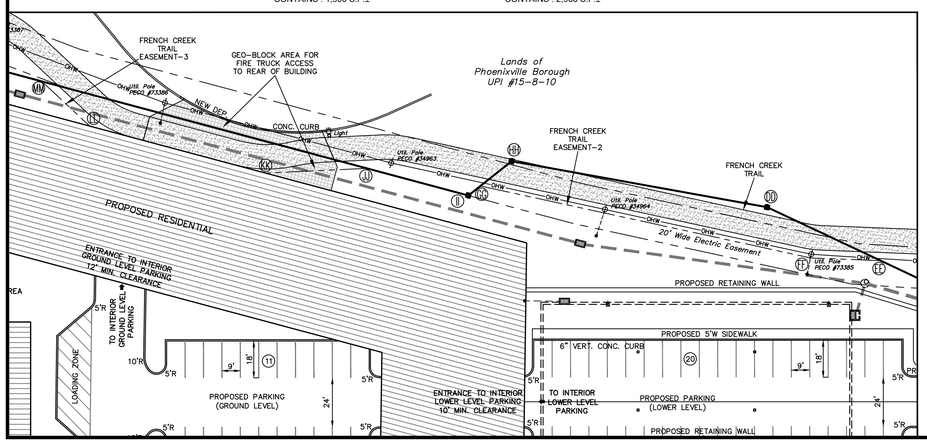
TIE II - JJ	N46°23'28"W - 51.45'
JJ - KK	N64°01'49"W - 49.64'
KK - LL	N46°23'35"W - 88.96'
LL - MM	N18°19'16"W - 31.97'
MM - JJ	S46°23'28"E - 164.48'

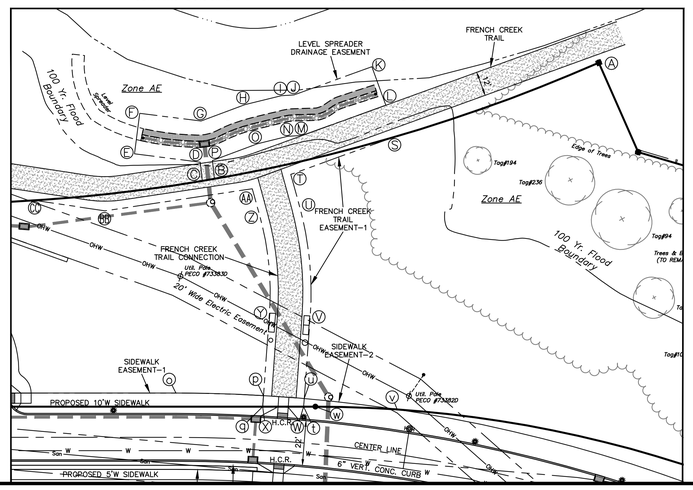
CONTAINS : 1,906 S.F.±

FRENCH CREEK TRAIL EASEMENT - 2

DD - EE	S36°12'41"E - 61.53'
EE - FF	N59°05'23"W - 34.48'
FF - GG	N49°03'54"W - 165.23'
GG - HH	N80°18'13"E - 19.53'
HH - DD	S51°08'16"E - 126.89'

CONTAINS : 2,968 S.F.±





ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek & Associates, for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek & Associates.

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Scale : 1" = 30'

Proposed Easements Plan for

PARADISE VILLAGE

Borough of Phoenixville - Chester County, PA

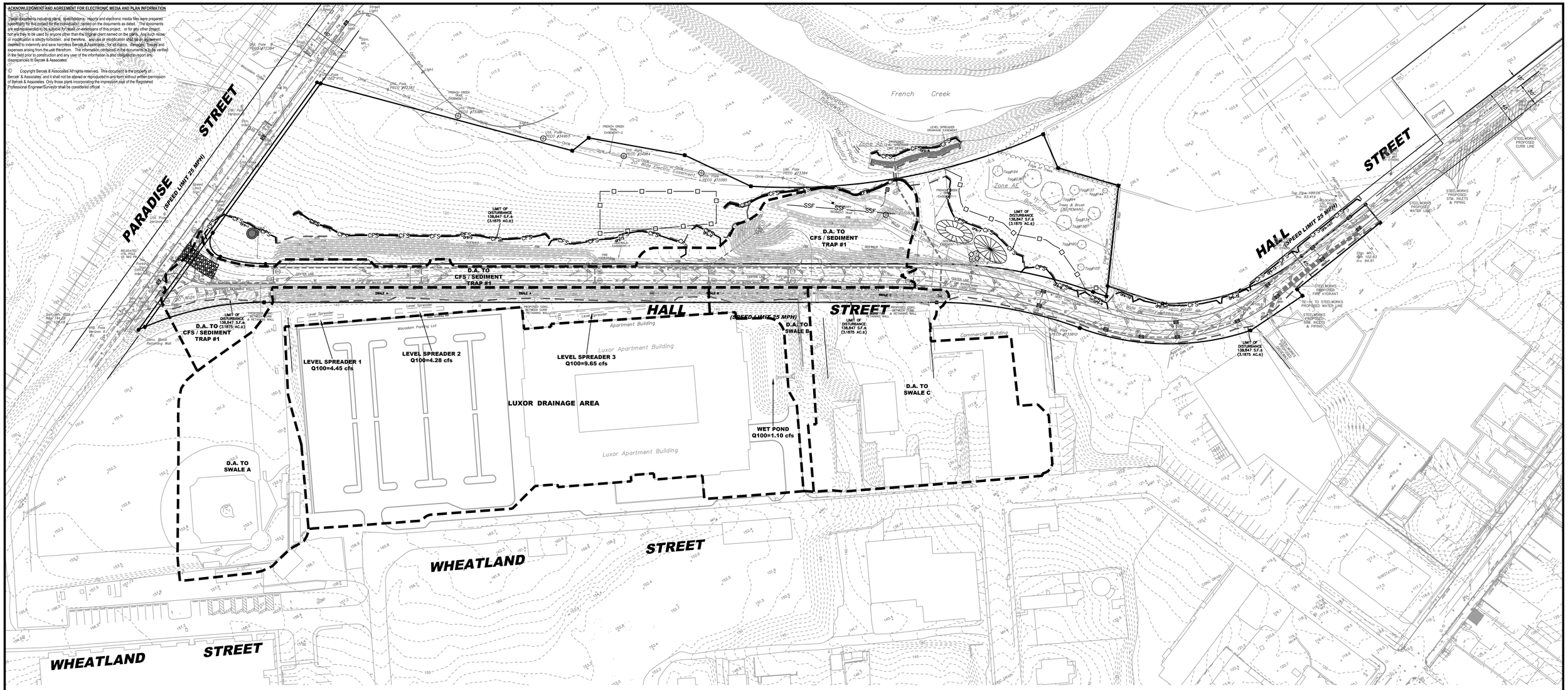
February 15, 2023 *Plan No. D-21-154-LD*

Sheet 33 of 35

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E & S LEGEND

- COMPOST FILTER SOCK (CFS-#)
- SUPER SILT FENCE (BAFFLE)
- ORANGE SAFETY/PROTECTION FENCING
- TOPSOIL STOCKPILE
- SUBSOIL/EXCAVATED MATERIAL STOCKPILE
- ROCK CONSTRUCTION ENTRANCE (RCE)
- CONCRETE WASHOUT (CW)
- INLET PROTECTION [TYPE M OR TYPE C FILTER BAG]
- TEMPORARY EROSION CONTROL BLANKET (TENSAR NAG ERONET SC150)
- PERMANENT EROSION CONTROL BLANKET (TENSAR NAG ERONET P300)
- PUMPED WATER FILTER BAG (PWFB)
- SEDIMENT CLEAN-OUT STAKE
- TEMPORARY RIP-RAP APRON
- LIMIT OF DISTURBANCE
- DP 001 — DISCHARGE POINT
- DRAINAGE AREA BOUNDARY

SOCK NO.	Dia. In.	LOCATION
CFS-1	18	NE side of Hall Street
CFS-2	24	NE side of Hall Street
CFS-3	18	NE side of Hall Street
CFS-4	18	NE side of Hall Street
CFS-5	32	NE side of Compost Filter Sock Sediment Trap #1
CFS-6	24	NE side of level spreader
CFS-7	18	East side of stockpiles
CFS-8	18	NE side of Hall Street
CFS-9	18	NE side of Hall Street
CFS-10	18	NE side of Hall Street
CFS-11	18	NE side of Hall Street
CFS-12	18	NE side of Hall Street
CFS-13	18	NE side of Hall Street
CFS-14	18	NE side of Hall Street
CFS-15	18	South side of Paradise Street
CFS-16	18	South side of Paradise Street
CFS-17	18	South side of Paradise Street
CFS-18	18	South side of Paradise Street
CFS-19	24	South side of Paradise Street
CFS-20	24	NE side of Inlet A3
CFS-21	18	NE side of Hall Street/stockpile area

MAXIMUM DURING CONSTRUCTION DRAINAGE AREA TO CFS / SEDIMENT TRAP #1 = 1.40 AC.±

0 25 50 100 150

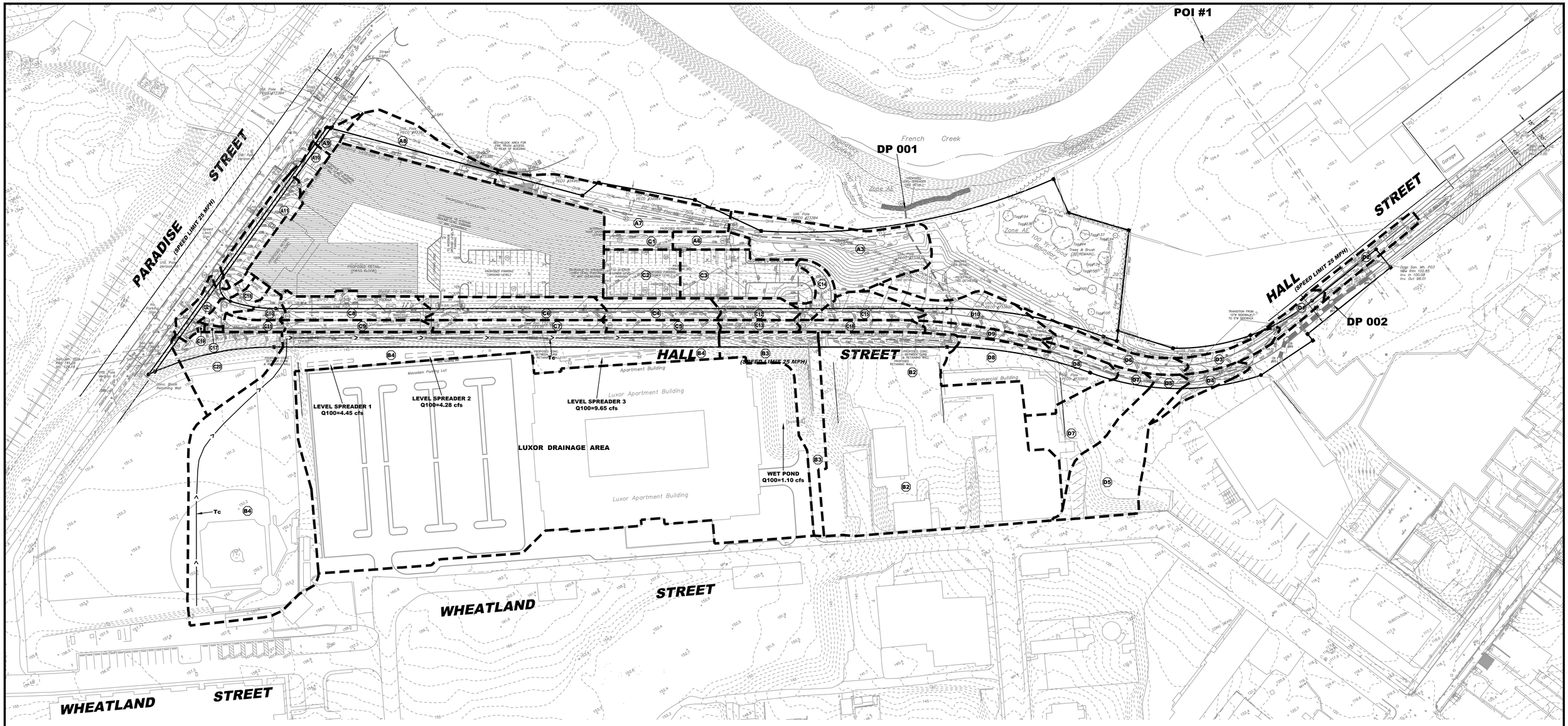
Scale : 1" = 50'

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Hall Street Erosion & Sedimentation Control Drainage Areas Plan for
PARADISE VILLAGE
Borough of Phoenixville - Chester County, PA
February 15, 2023 *Plan No. D-21-154-LD*
Sheet 34 of 35



Discharge Point #1 (DP 001)

1. Drainage Areas
   A11, A10, A4, A8, A7, A6, & A3 - DP 001 By-Pass

2. Drainage Areas - DP 001 By-Pass
   B4, B3 & B2
   B4 = Swale A Drainage Area (BMP 004)
   B3 = Swale B Drainage Area (BMP 005)
   B2 = Swale C Drainage Area (BMP 006)

3. Drainage Areas - DP 001
   C21, C20, C19, C18, C17, C16, C15, C14, C13, C12, C11, C10, C9, C8, C7, C6, C5, C4, C3, C2 & C1
   Tributary to the Underground Stormtank Modules & Stone Bed (BMP 001)

Discharge Point #2 (DP 002)

4. Drainage Areas - DP 002
   D10, D9, D8, D7, D6, D5, D4, D3, D2 & D1
   Tributary to Borough of Phoenixville Storm Sewer

DRAINAGE AREAS — **Paradise Village**

Node	Lawn (0.35)	Gravel (0.70)	Impervious (0.99)	Total	Weighted C
	Acres	Acres	Acres	Acres	
A11 - M	0.115	0.000	0.001	0.116	0.356
A10 - C	0.012	0.000	0.022	0.034	0.764
A9 - M	0.027	0.000	0.000	0.027	0.350
A8 - M	0.174	0.000	0.000	0.174	0.350
A7 - M	0.251	0.000	0.007	0.258	0.367
A5 - M	0.348	0.000	0.007	0.355	0.363
A6 - OCS	0.042	0.000	0.016	0.058	0.527
B4 - M	1.516	0.000	0.048	1.564	0.369
B3 - M	0.239	0.000	0.002	0.241	0.357
B2 - M	0.391	0.000	0.909	1.300	0.798
C21 - C	0.018	0.000	0.043	0.061	0.801
C20 - M	0.221	0.000	0.001	0.222	0.353
C19 - C	0.001	0.000	0.001	0.002	0.670
C17 - C	0.002	0.000	0.003	0.005	0.734
C11 - C	0.000	0.000	0.031	0.031	0.990
C10 - C	0.001	0.000	0.034	0.035	0.972
C8 - C	0.005	0.000	0.133	0.138	0.967
C6 - C	0.039	0.000	0.119	0.158	0.832
C4 - C	0.023	0.000	0.074	0.097	0.838
C18 - C	0.008	0.000	0.039	0.047	0.881
C9 - C	0.000	0.000	0.068	0.068	0.990
C7 - C	0.000	0.000	0.082	0.082	0.990
C5 - C	0.000	0.000	0.053	0.053	0.990
C16 - C	0.000	0.000	0.058	0.058	0.990
C15 - C	0.021	0.000	0.065	0.086	0.834
C12 - C	0.014	0.000	0.051	0.065	0.852
C14 - C	0.000	0.000	0.048	0.048	0.990
C13 - C	0.000	0.000	0.037	0.037	0.990
D10 - C	0.066	0.000	0.086	0.152	0.712
D9 - C	0.008	0.000	0.046	0.054	0.895
D8 - C	0.161	0.028	0.105	0.294	0.618
D7 - C	0.061	0.090	0.085	0.236	0.737
D6 - C	0.015	0.000	0.090	0.105	0.899
D5 - C	0.073	0.168	0.058	0.299	0.705
D4 - C	0.016	0.018	0.020	0.054	0.724
D3 - C	0.003	0.000	0.058	0.061	0.959
D2 - C	0.009	0.000	0.060	0.069	0.907
D1 - C	0.007	0.000	0.030	0.037	0.869
C1 - M	0.053	0.000	0.000	0.053	0.350
C2 - C	0.003	0.000	0.147	0.150	0.977
C3 - C	0.049	0.000	0.180	0.229	0.853

LEGEND

DRAINAGE AREA BOUNDARY

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Storm Inlets & Off-Site Drainage Areas Plan for

PARADISE VILLAGE

Borough of Phoenixville - Chester County, PA

February 15, 2023 *Plan No. D-21-154-LD*