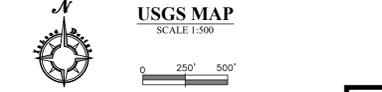
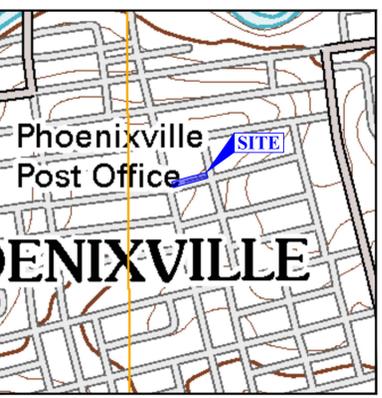
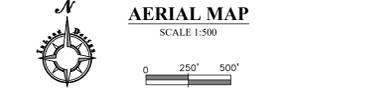
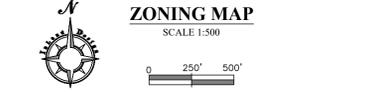
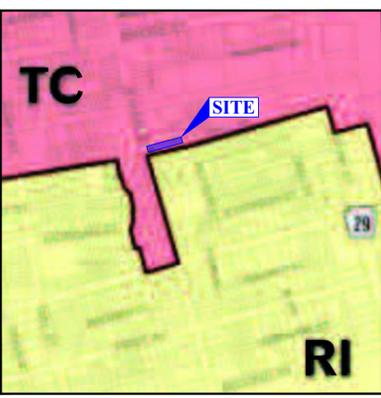


**BOROUGH STANDARD NOTES:**  
AS USED IN THE NOTES AND CERTIFICATIONS ON THIS PLAN, THE FOLLOWING TERMS SHALL HAVE THE FOLLOWING MEANINGS:

- APPLICANT** - THE PERSONS AND/OR ENTITY(IES) WHO OR WHICH HAS SUBMITTED THIS PLAN TO THE BOROUGH FOR APPROVAL PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- APPLICATION** - THE APPLICANT'S APPLICATION, TO THE BOROUGH, FOR APPROVAL OF THIS PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- BOROUGH** - THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA.
- DEVELOPER** - THE PERSONS OR ENTITY(IES) WHO OR WHICH IMPLEMENT THE LAND DEVELOPMENT SHOWN ON THIS PLAN.
- HOMEOWNERS ASSOCIATION** - A PENNSYLVANIA NON-PROFIT CORPORATION TO BE INCORPORATED AND SET UP BY THE DEVELOPER. ALL OWNERS OF THE PROPOSED LOTS IN THE DEVELOPMENT MUST BE MEMBERS OF THE HOMEOWNERS ASSOCIATION, WHICH WILL BE RESPONSIBLE FOR MAINTAINING THE COMMON IMPROVEMENTS.
- PROPERTY OWNER** - ALL THE LEGAL AND EQUITABLE OWNERS OF THE PROPERTY AND THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- PROPERTY** - THE PROPERTY WHICH IS SUBDIVIDED AND/OR DEVELOPED PURSUANT TO THIS PLAN AND IDENTIFIED BY THIS PLAN AS BEING OWNED BY THE PROPERTY OWNER.
- PLAN** - THIS PLAN AS APPROVED BY THE BOROUGH.
- UPI** - CHESTER COUNTY UNIFORM PARCEL IDENTIFIER (NUMBER).
- THE BOROUGH OF PHOENIXVILLE'S APPROVAL OF THIS PLAN, AS A PRELIMINARY/ FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF 2016, ORDINANCE NO. 2016-2267, AS AMENDED, WAS MADE BY BOROUGH RESOLUTION NO. \_\_\_\_\_ WHICH WAS ADOPTED ON \_\_\_\_\_ THIS PLAN GRANTED TO THE BOROUGH'S 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 FACILITIES 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 FACILITY REPAIRS.
  - 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 FACILITIES 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 FACILITY REPAIRS.
  - 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.
  - 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 OWNERS['] OF EACH PARCEL WHERE ANY STORMWATER FACILITY IS LOCATED AND SUCH OWNERS['] 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 TO BE ALTERED, DAMAGED, REMOVED, SILETED UP, OVERGROWN OR TO FAIL TO FUNCTION AS DESIGNED AND/OR AS REQUIRED BY APPLICABLE REGULATIONS. IF THE OWNER DOES NOT DO SO UPON NOTICE 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 REPAIR AND/OR CORRECT THE STORMWATER FACILITY, WITHIN THE TIME SPECIFIED BY THE BOROUGH, THE CONDITION OF THE STORMWATER FACILITY AND FACILITY 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 THE COST OF SUCH STORMWATER FACILITY, ALL SUCH CORRECTION, REPAIRS, RECONSTRUCTION AND/OR REPLACEMENT AND THE DESIGN COSTS THEREOF SHALL BE AT THE EXPENSE OF THE OWNER AND/OR SEVERALLY. THE BOROUGH MAY LITIGATE AND EXECUTE UPON THE PROPERTY (AS A MORTGAGEE, CLAIMANT AND/OR IN ANY OTHER MANNER PROVIDED BY LAW) FOR THE COST OF ALL SUCH WORK, INCLUDING ANY ENGINEERING AND DESIGN COST, AND FOR ATTORNEY'S FEES FOR ENFORCEMENT AND COLLECTION.
  - EACH ASSIGNEE OF ANY PARCEL ON THIS PLAN SHALL BE RESPONSIBLE FOR ALL THE TERMS AND CONDITIONS APPLICABLE TO SUCH PARCEL, AS USED IN THESE PLAN NOTES, "APPLICANT," "PROPERTY OWNER" AND "DEVELOPER" INCLUDE SUCH PARTY'S HEIRS, SUCCESSORS AND ASSIGNS.
  - THIS PLAN SHALL HAVE PRIVATE IMPLIED ACCESS EASEMENTS AND RIGHTS-OF-WAY OVER ONLY THE ROADS SHOWN HEREON WHICH ARE ACTUALLY CONSTRUCTED.
  - ALL PLANTS WHICH ARE PROVIDED PURSUANT TO THE PLAN SHALL CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z601-2004 OR MOST CURRENT). 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 DRIVEWAYS AND/OR STREET LIGHTS OR INTERFERE WITH OVERHEAD PUBLIC UTILITIES.
  - 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, THE APPLICABLE FEDERAL WETLAND REGULATIONS RESULT IN ANY 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.
  - THE WAIVERS SPECIFICALLY GRANTED BY RESOLUTION \_\_\_\_\_ RELATE ONLY TO SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO WAIVE, WAIVER OR REDUCE ANY REQUIREMENTS OF THE ZONING ORDINANCE OR ANY OTHER BOROUGH ORDINANCE OR REGULATION.
  - THE BOROUGH AND BOROUGH ENGINEER HAVE REVIEWED THE DEVELOPMENT AND SUBDIVISION PLAN AND ALL INFORMATION SUPPLIED BY THE APPLICANT 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 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 OR OF 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 PROPERTY AND 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 AND THAT THE IMPROVEMENTS AND/OR WORK ARE NOT SO DESIGNED AND CONSTRUCTED, THE BOROUGH MAY REQUIRE REDESIGN AND RECONSTRUCTION TO ACHIEVE SUCH COMPLIANCE.
  - DRAWING UNITS ARE TO BE CONSTRUCTED AT THE LOCATIONS SHOWN ON THIS PLAN. PURCHASE AGREEMENTS MAY DESIGNATE THE UNIT BY ITS NUMBER AS SHOWN ON THIS PLAN. HOWEVER, BEFORE LEGAL TITLE TO A UNIT IS CONVEYED, A SURVEYED DESCRIPTION FOR THE LOT AND ANY EASEMENT SPECIFICALLY FOR THE USE OF THE UNIT WILL BE IDENTIFIED ON THE BASIS OF A SURVEYED PLAN DESCRIPTION, WITH COURSES AND DISTANCES, WHICH SURVEY PLAN SHALL BE PREPARED BY A PROFESSIONAL LAND SURVEYOR USING THE AS-BUILT FOUNDATION LOCATIONS AND SHALL BE RECORDED BEFORE A CONVEYANCE REFERENCING THE PLAN. THE UNIT DEED SHALL INCLUDE THE DESCRIPTION.
  - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS TO IMPLEMENT THE PLAN, THE APPLICANT AND, IF THE BOROUGH REQUESTS, 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 REQUESTED 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 AND 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.

# PRELIMINARY / FINAL LAND DEVELOPMENT PLANS FOR 119 MAIN STREET, LLC 119 MAIN STREET, PHOENIXVILLE, PA 19460 BOROUGH OF PHOENIXVILLE • CHESTER COUNTY • PENNSYLVANIA



FLOOR	USE	FLOOR AREA	PERCENT OF TOTAL USE
BASEMENT	ENTERTAINMENT HALL - CONDITIONAL USE (FUN DUNGEON)	4,277 S.F.	30 %
FIRST FLOOR	RETAIL/COMMERCIAL- BY RIGHT (SALON)	4,277 S.F.	30 %
2ND AND 3RD FLOORS	MULTIFAMILY RESIDENTIAL BY RIGHT (12 EFFICIENCY UNITS)	5,867 S.F.	41 %
TOTAL:		14,421 S.F.	

AREA OF TRACT	
GROSS LOT AREA	7,620 S.F. (0.175 ACRES)
AREA WITHIN RIGHT OF WAYS	0 S.F. (0.000 ACRES)
LOT AREA	7,620 S.F. (0.175 ACRES)

**WAIVERS GRANTED:**

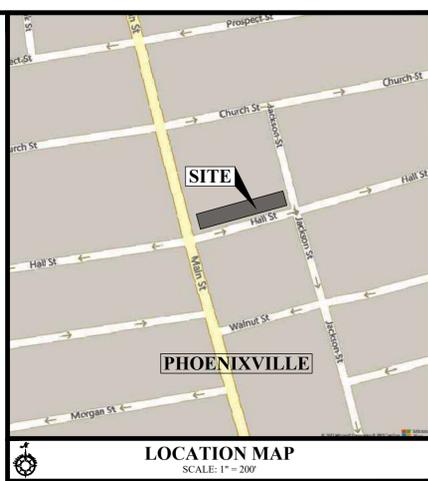
- THE FOLLOWING WAIVERS WERE GRANTED BY THE BOROUGH COUNCIL IN RESOLUTION 2024-27
- SECTION 24-141(A)**: A WAIVER TO ALLOW THE DRIVEWAY CLOSER THAN 60 FEET FROM THE INTERSECTION.
  - SECTION 24-20(A)**: A WAIVER FROM THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT ANALYSIS FOR THIS PROJECT. THE PROJECT SITE IS ALREADY FULLY DEVELOPED/IMPROVED, AND THERE ARE MINIMAL IMPROVEMENTS PROPOSED TO THE SITE OUTSIDE OF THE EXISTING BUILDING ENVELOPE.
  - SECTION 24-12(B)**: A WAIVER FROM THE PARKING LOT BUFFERING AND LANDSCAPING REQUIREMENTS. THE AS-BUILT FOUNDATION LOCATIONS AND SHOWN ON THE PLAN WILL ELIMINATE ALL PARKING.
  - SECTION 24-12(A)**: A WAIVER FROM THE REQUIREMENT FOR A RAISED AND/OR CURBED DRIVEWAY. THE AS-BUILT FOUNDATION LOCATIONS AND SHOWN ON THE PLAN WILL ELIMINATE ALL PARKING. THE APPLICANT HAS PROVIDED THE CURBED AND/OR CURBED WHERE POSSIBLE.

**OWNER OF RECORD:**

119 MAIN STREET, LLC  
28 JENKINS DRIVE  
DOWNTOWNTOWN, PA 19335

**SHEET LIST TABLE**

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING FEATURES & DEMOLITION PLAN
3	LAYOUT & GEOMETRY PLAN
4	GRADING & UTILITIES PLAN
5	EROSION & SEDIMENT CONTROL PLAN
6	LANDSCAPE & LIGHTING PLAN
7	CONSTRUCTION DETAILS
8	EROSION & SEDIMENT CONTROL DETAILS



**GENERAL NOTES:**

- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER "PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY" FOR TRI-COUNTY CONTRACTING CORP., PREPARED BY HOWELL SURVEYING, PLAN DATED 2/1/23.
- THE SURVEY INFORMATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). THE SITE BENCHMARK IS THE RIM OF THE ELECTRICAL MANHOLE AT THE INTERSECTION OF HALL AND JACKSON STREETS.
- ONE FOOT CONTOURS SHOWN ARE BASED ON AN INTERPOLATION OF THE SPOTS AND TWO FOOT CONTOURS PROVIDED ON THE "PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY" FOR TRI-COUNTY CONTRACTING CORP., PREPARED BY HOWELL SURVEYING, PLAN DATED 2/1/23.
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE PROPERTY IS LOCATED WITHIN THE TC - TOWN CENTER ZONING DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FROM PANELS, MAP NUMBER 4202C00606, EFFECTIVE SEPTEMBER 29, 2017.
- SOURCE INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SITE LIES ENTIRELY WITHIN THE URBAN LAND PENS COMPLEX SOIL GROUP (UdBR).
- SITE GEOLOGY IS CHARACTERIZED AS THE ARKOSIC SANDSTONE.
- THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
- THE SITE IS LOCATED IN THE SCHUYLKILL RIVER WATERSHED.
- THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY PER THE USFWS NATIONAL WETLANDS INVENTORY MAP.
- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
- MECHANICAL EQUIPMENT (IF ANY) IS PROPOSED TO BE INSTALLED ON THE ROOF OF THE EXISTING BUILDING AND WILL NOT BE VISIBLE FROM THE GROUND. ANY MECHANICAL EQUIPMENT PLACED IN PUBLIC VIEW SHALL HAVE ITS POSITION AND/OR SCREENING APPROVED BY THE BOROUGH OF PHOENIXVILLE.
- ANY DAMAGED OR SUBSTANDARD SIDEWALK WITHIN THE LIMITS OF THE OWNER'S PROPERTY FRONTAGE SHALL BE REPLACED AS SHOWN.

RECORDER OF DEEDS  
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF CHESTER, AT WEST CHESTER, PA, IN PLAN BOOK \_\_\_\_\_, PAGE NO. \_\_\_\_\_ ON \_\_\_\_\_, 20\_\_.

RECORDER OF DEEDS  
OWEN M. HYNNE, P.E.  
DATE: \_\_\_\_\_

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 2024-27, WHICH APPROVES THIS PLAN AS A DEVELOPMENT AND SUBDIVISION PLAN TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

WE HEREBY CERTIFY THAT THE BOROUGH COUNCIL OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 2024-27, ADOPTED \_\_\_\_\_, 2024, APPROVED THIS PLAN AS A FINAL SUBDIVISION AND/OR LAND DEVELOPMENT PLAN, PURSUANT TO THE BOROUGH'S THEN CURRENT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THAT THE BOROUGH, ON \_\_\_\_\_, HEREBY AUTHORIZES THIS PLAN FOR RECORDING.

E. JEAN KRACK  
BOROUGH MANAGER

JONATHAN M. EWALD  
COUNCIL PRESIDENT

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

CCPC SECRETARY

AFFIDAVIT OF OWNERSHIP  
COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF CHESTER : SS:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED(S) AND SAY(S):  
I AM A MEMBER OF 119 MAIN ST, LLC WHICH IS A LIMITED LIABILITY COMPANY AND IS THE RECORD OWNER OF ALL OF THE PROPERTY ("PROPERTY") TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. THE SOURCE OF THIS PLAN'S TITLE IS THE DEED RECORDED, WITH THE OFFICE ("RECORDERS OFFICE") OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, PENNSYLVANIA, IN RECORD BOOK \_\_\_\_\_ BEGINNING AT PAGE \_\_\_\_\_. THIS PLAN IS 119 MAIN ST, LLC'S ACT AND DEED AND IS AUTHORIZED BY 119 MAIN ST, LLC TO BE RECORDED WITH THE RECORDERS OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID 119 MAIN ST, LLC TO MAKE THIS AFFIDAVIT.  
119 MAIN ST, LLC  
BY: \_\_\_\_\_  
SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.  
NOTARY PUBLIC  
I, JOEL D. COMANDA, P.E., 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.  
JOEL D. COMANDA, P.E.

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Pennsylvania One Call System  
PA, act 172 of 1986 requires  
three working days notice  
Number: \_\_\_\_\_  
2020  
PENNSYLVANIA ACT 187 REQUIREMENTS:  
Inland Design, LLC does not guarantee the accuracy of the location of existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

**INLAND DESIGN**  
Civil Engineers, Surveyors & Land Development Consultants  
16 Hagerty Blvd. Phone: (484) 947-2928  
West Chester, PA 19382 Fax: (484) 947-2946  
www.InlandDesign.net Info@InlandDesign.net

**PROFESSIONAL ENGINEER**  
JOEL D. COMANDA  
ENGINEER  
PE07040

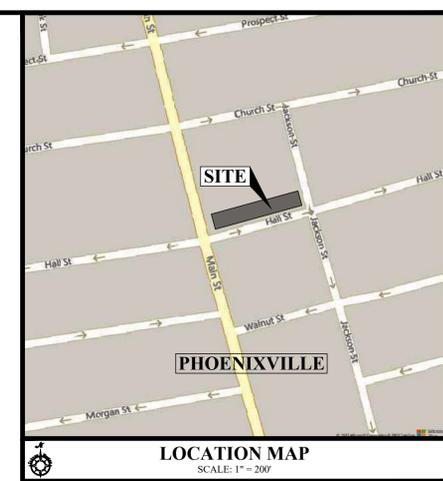
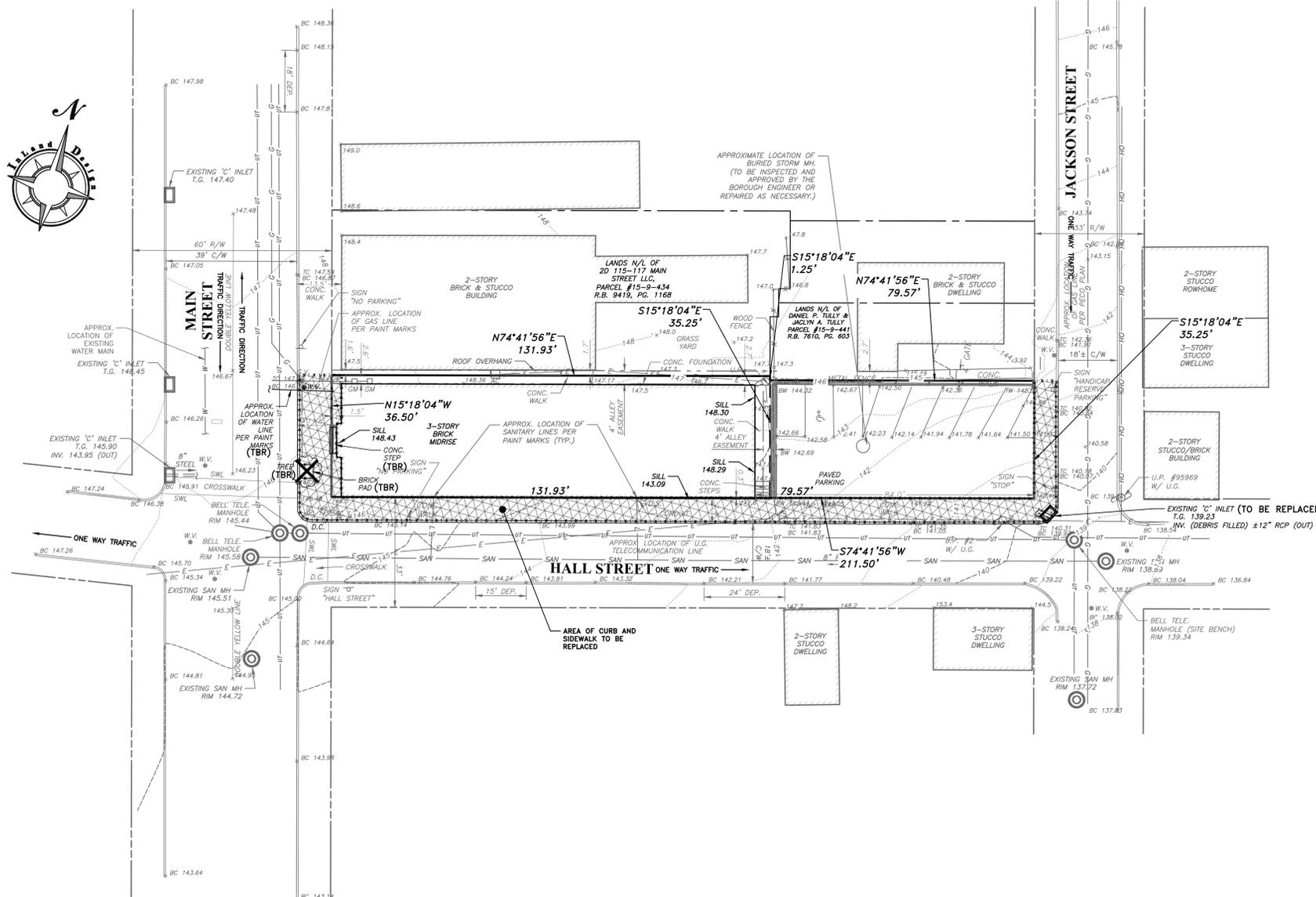
No.	Date:	Description:
1	04/18/2024	REVISED PER TOWNSHIP CONSULTANTS
2	05/23/2024	REVISED PER TOWNSHIP CONSULTANTS
3	08/29/2024	REVISED PER TOWNSHIP CONSULTANTS
4	10/17/2024	REVISED FOR RECORDING

**PRELIMINARY / FINAL  
LAND DEVELOPMENT PLANS**

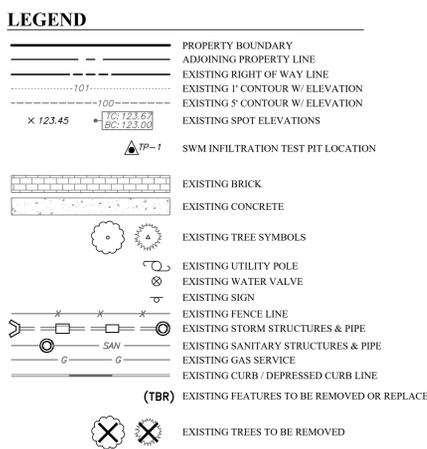
Date: 03/07/2024  
Scale: AS SHOWN  
Drawn by: SMT  
Checked by: JDC  
Project No. 12284

**COVER SHEET  
FOR  
119 MAIN STREET, LLC  
119 MAIN STREET  
PHOENIXVILLE, PA 19460  
BOROUGH OF PHOENIXVILLE • CHESTER COUNTY • PENNSYLVANIA**

**SHEET  
1  
OF 8**



- GENERAL NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER "PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY" FOR TRI-COUNTY CONTRACTING CORP., PREPARED BY HOWELL SURVEYING, PLAN DATED 4/21/23.
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  - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - THE PROPERTY IS LOCATED WITHIN THE TC - TOWN CENTER ZONING DISTRICT.
  - THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42029C060G, EFFECTIVE SEPTEMBER 29, 2017.
  - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SITE LIES ENTIRELY WITHIN THE URBAN LAND-PEN COMPLEX SOIL GROUP (UxB).
  - SITE GEOLOGY IS CHARACTERIZED AS THE ARKOSIC SANDSTONE.
  - THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
  - THE SITE IS LOCATED IN THE SCHUYLKILL RIVER WATERSHED.
  - THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY PER THE USFWS NATIONAL WETLANDS INVENTORY MAP.
  - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
  - MECHANICAL EQUIPMENT (HVAC) IS PROPOSED TO BE INSTALLED ON THE ROOF OF THE EXISTING BUILDING AND WILL NOT BE VISIBLE FROM THE GROUND. ANY MECHANICAL EQUIPMENT PLACED IN PUBLIC VIEW SHALL HAVE ITS POSITION AND/OR SCREENING APPROVED BY THE BOROUGH OF PHOENIXVILLE.
  - ANY DAMAGED OR SUBSTANDARD SIDEWALK WITHIN THE LIMITS OF THE OWNER'S PROPERTY FRONTAGE SHALL BE REPLACED AS SHOWN.



- DEMOLITION NOTES:**
- THE EARTHWORK/SITE CONTRACTOR SHALL REMOVE AND/OR DEMOLISH ALL OF THE ANCILLARY FEATURES WHICH INTERFERE AND/OR CONFLICT WITH THE PROPOSED CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, FENCES, FENCE POSTS AND FOOTINGS, POSTS, VEGETATION, PADS, STEPS, SIGNS, BOLLARDS, CURBING, RAILINGS, ETC., INCLUDING EXISTING IMPROVEMENTS THAT MAY NOT BE SHOWN ON THESE PLANS. REMOVAL OF TREES MUST INCLUDE REMOVAL OF THE STUMPS.
  - THE EARTHWORK/SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY PROVIDERS OWNERS TO DISCONNECT THE EXISTING UTILITY SERVICES TO THE EXISTING BUILDING(S) AND/OR SITE PRIOR TO BEGINNING DEMOLITION. SERVICES, INCLUDING BUT NOT LIMITED TO STORM SEWER, ELECTRIC, SANITARY SEWER, GAS, TELEPHONE, AND WATER, MUST BE REMOVED AS DIRECTED BY THE APPROPRIATE UTILITY PROVIDERS OWNERS.
  - ANY EXISTING IMPROVEMENTS THAT ARE NOT TO BE DEMOLISHED, EITHER ON-SITE OR OFF-SITE (I.E. EXISTING ROAD, EXISTING CURBING, EXISTING UTILITIES, ETC.) DAMAGED BY THE EARTHWORK/SITE CONTRACTOR DURING CONSTRUCTION MUST BE REPAIRED BY THE EARTHWORK/SITE CONTRACTOR TO THEIR PRE-CONSTRUCTION CONDITION.
  - REMOVAL OF EXISTING LINE STRIPING AND/OR PAVEMENT MARKINGS MUST BE COMPLETELY REMOVED BY GRINDING OR WATER BLASTING. PAINTING IS NOT PERMITTED.
  - DEMOLITION OF CURBING AND/OR SIDEWALK (INCLUDING STONE BASE) SHALL EXTEND TO THE FIRST CONSTRUCTION OR EXPANSION JOINT BEYOND THE LIMIT OF DEMOLITION SHOWN ON THE PLANS. REPLACE WITH NEW CURB AND SIDEWALK (INCLUDING STONE BASE) AS REQUIRED.
  - WHEN CONNECTING TO EXISTING STORM SEWER PIPES AND/OR STRUCTURES, IF THE EARTHWORK/SITE CONTRACTOR FINDS THE EXISTING DOWNSTREAM EXISTING STORM SEWER PIPES AND/OR STRUCTURES BLOCKED AND/OR CLOGGED THE EARTHWORK/SITE CONTRACTOR MUST FLUSH AND/OR CLEAR ALL OF THE BLOCKAGES AND/OR CLOGGING FROM THE CONNECTION POINT TO THE EXISTING STORM SEWER PIPING OUTFALL POINT.
  - ALL EXISTING WATER AND SANITARY LATERALS TO BE ABANDONED ARE TO BE TERMINATED AT THE MAINS.
  - THE EXISTING METER LOCATED IN THE ALLEY TO THE NORTH OF THE BUILDING IS TO BE RELOCATED TO BE IN THE BASEMENT UTILITY ROOM.

**ZONING DATA**  
TC - TOWN CENTER DISTRICT

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	3,000 SF	7,620 SF	7,620 SF
MIN. LOT WIDTH (@ BUILDING LINE)	30 FT	36.5 FT	36.5 FT
MIN. FRONT YARD	EXISTING	1.5 FT	1.5 FT
MIN. SIDE YARD	5 FT	0.21 FT <sup>2</sup>	0.21 FT <sup>2</sup>
MIN. REAR YARD	10 FT	84.0 FT	84.0 FT
MAX. IMPERVIOUS COVERAGE	90%	98.0% <sup>2</sup>	98.0% <sup>2</sup>
MAX. BUILDING HEIGHT	45 FT	< 45 FT	39'-5"

1. THE EXISTING SIDE YARDS OF THE ADJOINING PARCEL IS LESS THAN THE MINIMUM ALLOWABLE OF 5 FEET.  
2. EXISTING NON CONFORMING

**EXISTING IMPERVIOUS COVERAGE**

BUILDING	4.251 S.F.
PARKING	2.637 S.F.
CONC. WALK	489 S.F.
WALL	75 S.F.
FOUNDATION	8 S.F.
TOTAL EXISTING IMPERVIOUS	7,460 S.F.

**AREA OF TRACT**

GROSS LOT AREA	7,620 S.F. (0.175 ACRES)
AREA WITHIN RIGHT OF WAYS	0 S.F. (0.000 ACRES)
LOT AREA	7,620 S.F. (0.175 ACRES)

**UTILITY CONTACT LIST**

COMPANY NAME	ADDRESS	CONTACT	EMAIL	PHONE
CROWN CASTLE	1500 CORPORATE DRIVE CANONSBURG, PA 15317	FIBER DIG TEAM PERSONNEL	FIBER.DIG@CROWNCastle.COM	800-654-3110
PHOENIXVILLE BOROUGH	351 BRIDGE STREET PHOENIXVILLE, PA 19460	BRIAN WATSON	BWATSON@PHOENIXVILLE.ORG	610-496-7031 EXT. 320
PHOENIXVILLE BOROUGH	351 BRIDGE STREET PHOENIXVILLE, PA 19460	BRIAN WATSON	BWATSON@PHOENIXVILLE.ORG	610-496-7031 EXT. 320
COMCAST	1004 CORNERSTONE BLVD. DOWNTOWN, PA 19335	TOM RUSSO	TOM_RUSSO@CABLE.COMCAST.COM	610-842-2501
PECO AN EXCELON COMPANY C/O USIC	450 S HENDERSON ROAD, SUITE B KING OF PRUSSIA, PA 19406	NIKKIA SIMPKINS	NIKKIASIMPKINS@USICLLC.COM	484-681-5720
VERIZON BUSINESS FORMERLY MCI	7000 WESTON PKWY CARY, NC 27513	VICTOR WOOD	VICTOR.S.WOOD@VERIZON.COM	919-414-2782

**SOILS DESCRIPTION**

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER SUPPLY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	LAND CAPABILITY CLASSIFICATION (NONIRRIGATED)	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
UxB	URBAN LAND - PENN COMPLEX	0% - 8%	VERY LOW (ABOUT 0.0 INCHES)	WELL DRAINED	>80 INCHES	20 TO 40 INCHES	2c	B	NO

**OWNER OF RECORD:**  
119 MAIN STREET, LLC  
28 JENKINS DRIVE  
DOWNTOWN, PA 19335

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UPJ: 15-9-433 | DEED BOOK 11047 | PAGE 268

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PA. act 172 of 1986 requires three working days notice  
Serial Numbers:  
**2020**  
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2	05/23/2024	REVISED PER TOWNSHIP CONSULTANTS
3	08/29/2024	REVISED PER TOWNSHIP CONSULTANTS
4	10/17/2024	REVISED FOR RECORDING

**PRELIMINARY / FINAL LAND DEVELOPMENT PLANS**

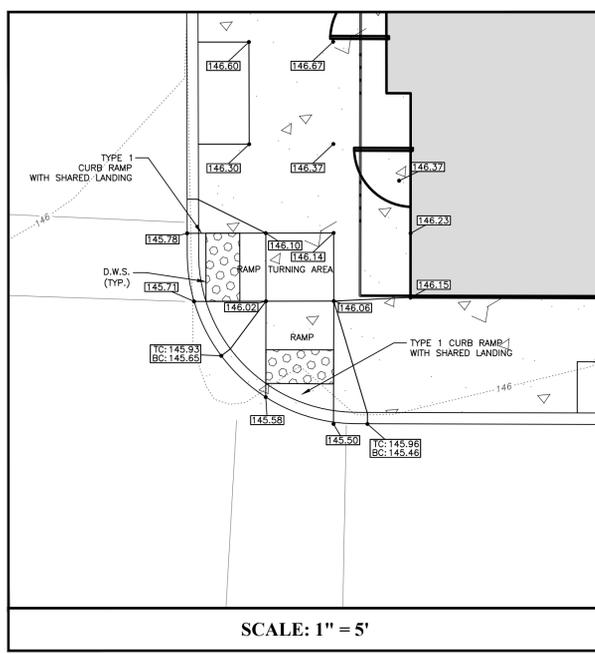
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(IN FEET)  
1 inch = 20'

Date: 03/07/2024  
Scale: 1" = 20'  
Drawn by: SMF  
Checked by: JDC  
Project No. 12284

**EXISTING FEATURES & DEMOLITION PLAN FOR**  
**119 MAIN STREET, LLC**  
**119 MAIN STREET**  
**PHOENIXVILLE, PA 19460**  
BOROUGH OF PHOENIXVILLE • CHESTER COUNTY • PENNSYLVANIA

**S H E E T**  
**2**  
**OF 8**





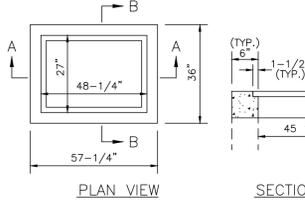
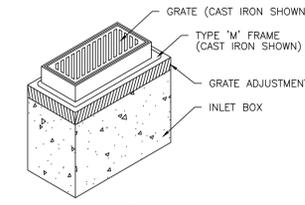
SCALE: 1" = 5'

**LEGEND**

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING 1' CONTOUR W/ ELEVATION
	EXISTING 5' CONTOUR W/ ELEVATION
	EXISTING SPOT ELEVATIONS
	EXISTING BRICK
	EXISTING CONCRETE
	EXISTING TREE SYMBOLS
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING SIGN
	EXISTING FENCE LINE
	EXISTING STORM STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE
	EXISTING GAS SERVICE
	EXISTING CURB / DEPRESSED CURB LINE
	PROPOSED CONCRETE
	PROPOSED CURB LINE
	PROPOSED DEPRESSED CURB LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED 1' CONTOUR W/ ELEVATION
	PROPOSED 5' CONTOUR W/ ELEVATION
	PROPOSED SPOT ELEVATIONS
	PROPOSED STORM STRUCTURES & PIPE
	SWM INFILTRATION TEST PIT LOCATION

**UTILITY NOTES:**

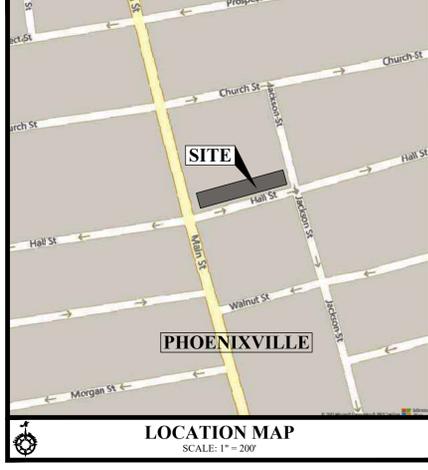
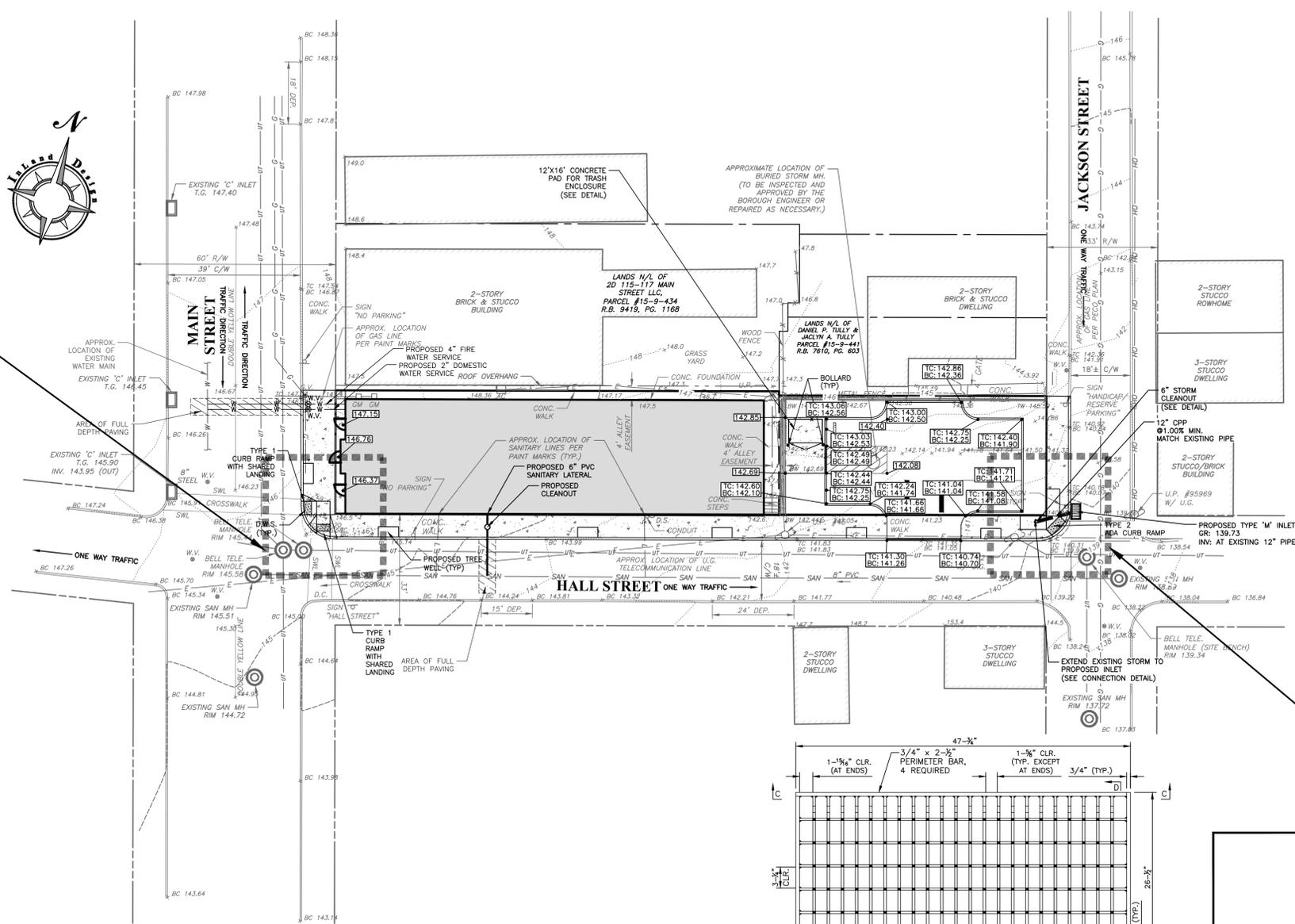
- THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON AND AROUND THE SITE. THE LOCATION AND SIZE OF THESE UTILITIES MAY BE APPROXIMATE. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY INACCURATE UTILITY INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND ORDER ALL NEW SERVICES, LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT THE UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT THE EXPENSE WITH THE PERMISSION OF THE OWNER.
- BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
- WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING, THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE VERIFIED. NOTIFICATION SHALL BE GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
- FOR CLARITY OF THESE DRAWINGS, PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.
- NEW SANITARY LATERALS SHALL MEET THE STANDARDS OF PHOENIXVILLE BOROUGH. SANITARY LATERALS SHALL BE PRESSURE TESTED AND TELEVIEWED FOLLOWING SITE CONSTRUCTION. THE BOROUGH ENGINEER SHALL APPROVE THE LATERAL.
- ALL EXISTING SANITARY LATERALS TO BE RE-USED MUST BE TELEVIEWED AND APPROVED BY THE BOROUGH ENGINEER. IF THE LATERAL IS NOT ACCEPTABLE, IT MUST BE REPLACED.
- ALL ROOF LEADERS ARE TO BE TELEVIEWED TO DETERMINE CONDITION AND DISCHARGE LOCATION. IF ANY ROOF LEADER IS FOUND TO DISCHARGE TO A SANITARY SEWER LINE, IT SHALL BE RECONFIGURED TO DISCHARGE TO A LOCATION APPROVED BY THE BOROUGH ENGINEER.
- THE EXISTING BURIED STRUCTURE AND THE STORM SEWER LOCATED IN THE PARKING LOT ARE TO BE INSPECTED, TELEVIEWED, AND APPROVED BY THE BOROUGH ENGINEER OR REPAIRED AS NECESSARY.
- THE EXISTING WATER SERVICE IS TO BE REMOVED AND A NEW WATER SERVICE INSTALLED TO BOROUGH STANDARDS. THE APPLICANT IS RESPONSIBLE FOR TESTING AVAILABLE STATIC PRESSURE IN THE WATER MAINS.
- CONTRACTOR TO COORDINATE INTERNET SERVICE AND COAX INSTALL AND LOCATIONS WITH OWNER AND CSI REPRESENTATIVE.
- IF THE EXISTING GAS METER CANNOT BE RELOCATED INTERNALLY, IT WILL BE SCREENED AS REQUIRED.



**TYPE M INLET DETAIL**  
(NOT TO SCALE)

- NOTES:**
- THIS SHEET DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGIBILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. ONLY FRAMES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED. FOR A BULLETIN 15 LISTING, SUBMIT A 2" x 24" REPRODUCIBLE SHOP DRAWING TO THE MATERIALS AND TESTING DIVISION, BUREAU OF CONSTRUCTION AND MATERIALS FOR REVIEW AND APPROVAL.
  - PROVIDE EITHER GRAY, MALLEABLE OR DUCTILE IRON CASTING OR STRUCTURAL STEEL FRAMES.
  - WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03(V). WELDING SHOPS ARE NOT REQUIRED TO BE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) CERTIFIED.

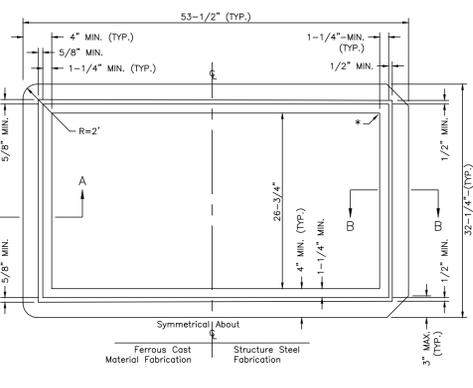
**TYPE 'M' FRAME**  
N.T.S.



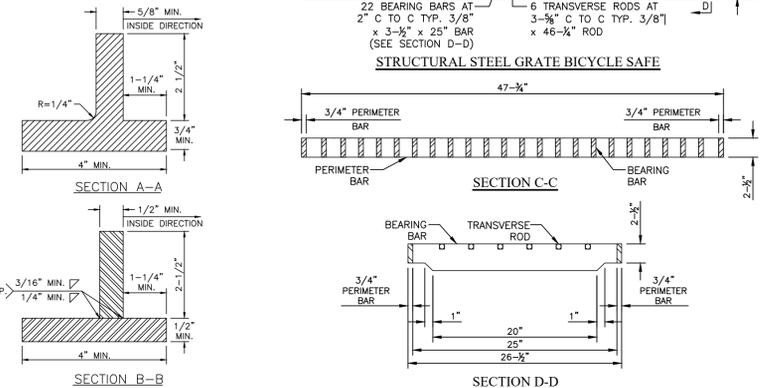
**LOCATION MAP**  
SCALE: 1" = 200'

**GENERAL NOTES:**

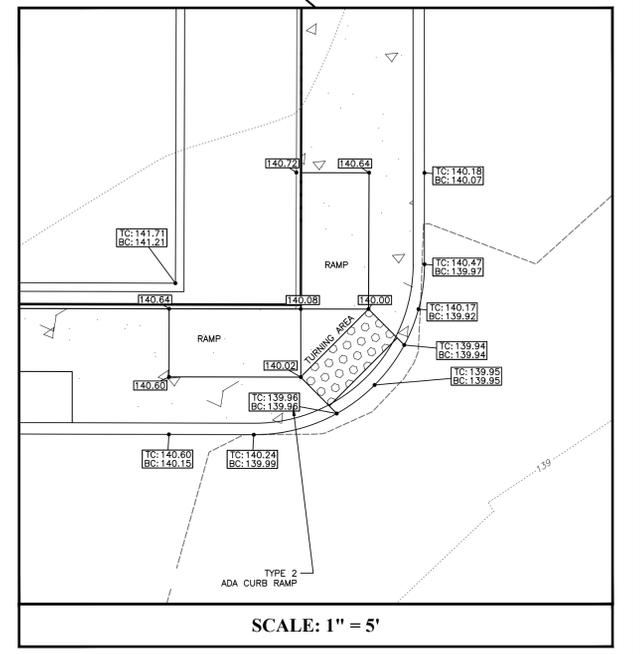
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN PER "PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY" FOR TRI-COUNTY CONTRACTING CORP., PREPARED BY HOWELL SURVEYING, PLAN DATED 4/21/23.
- THE SURVEY INFORMATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE SITE BENCHMARK IS THE RIM OF THE ELECTRICAL MANHOLE AT THE INTERSECTION OF HALL AND JACKSON STREETS.
- ONE FOOT CONTOURS SHOWN ARE BASED ON AN INTERPOLATION OF THE SPOTS AND TWO FOOT CONTOURS PROVIDED ON THE "PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY" FOR TRI-COUNTY CONTRACTING CORP., PREPARED BY HOWELL SURVEYING, PLAN DATED 4/21/23.
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE PROPERTY IS LOCATED WITHIN THE TC - TOWN CENTER ZONING DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 4029C0606G, EFFECTIVE SEPTEMBER 29, 2017.
- SITE INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SITE LIES ENTIRELY WITHIN THE URBAN LAND USES COMPLEX SOIL GROUP (UxUB).
- SITE GEOLOGY IS CHARACTERIZED AS THE AKROSK SANDSTONE.
- THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
- THE SITE IS LOCATED IN THE SCHUYLKILL RIVER WATERSHED.
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- ANY DAMAGED OR SUBSTANDARD SIDEWALK WITHIN THE LIMITS OF THE OWNER'S PROPERTY FRONTAGE SHALL BE REPLACED AS SHOWN.



**STRUCTURAL STEEL GRATE BICYCLE SAFE**  
(NOT TO SCALE)



**BICYCLE SAFE STRUCTURAL STEEL GRATE DETAIL**  
(NOT TO SCALE)



SCALE: 1" = 5'

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Pennsylvania One Call System  
PA. act 172 of 1986 requires three working days notice  
Serial Numbers:  
**2020**  
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Info@InlandDesign.net

**PROFESSIONAL ENGINEER**  
JOEL D. COMANDA  
ENGINEER  
PE07040  
PENNSYLVANIA

No.	Date:	Description:
1	04/18/2024	REVISED PER TOWNSHIP CONSULTANTS
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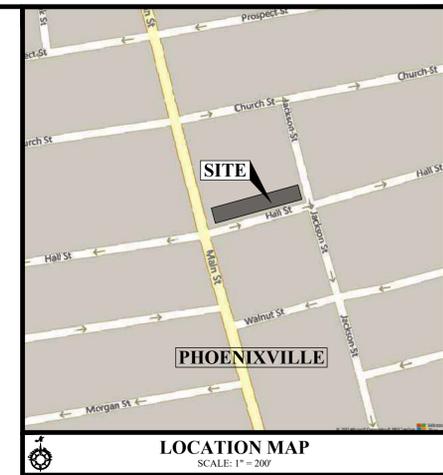
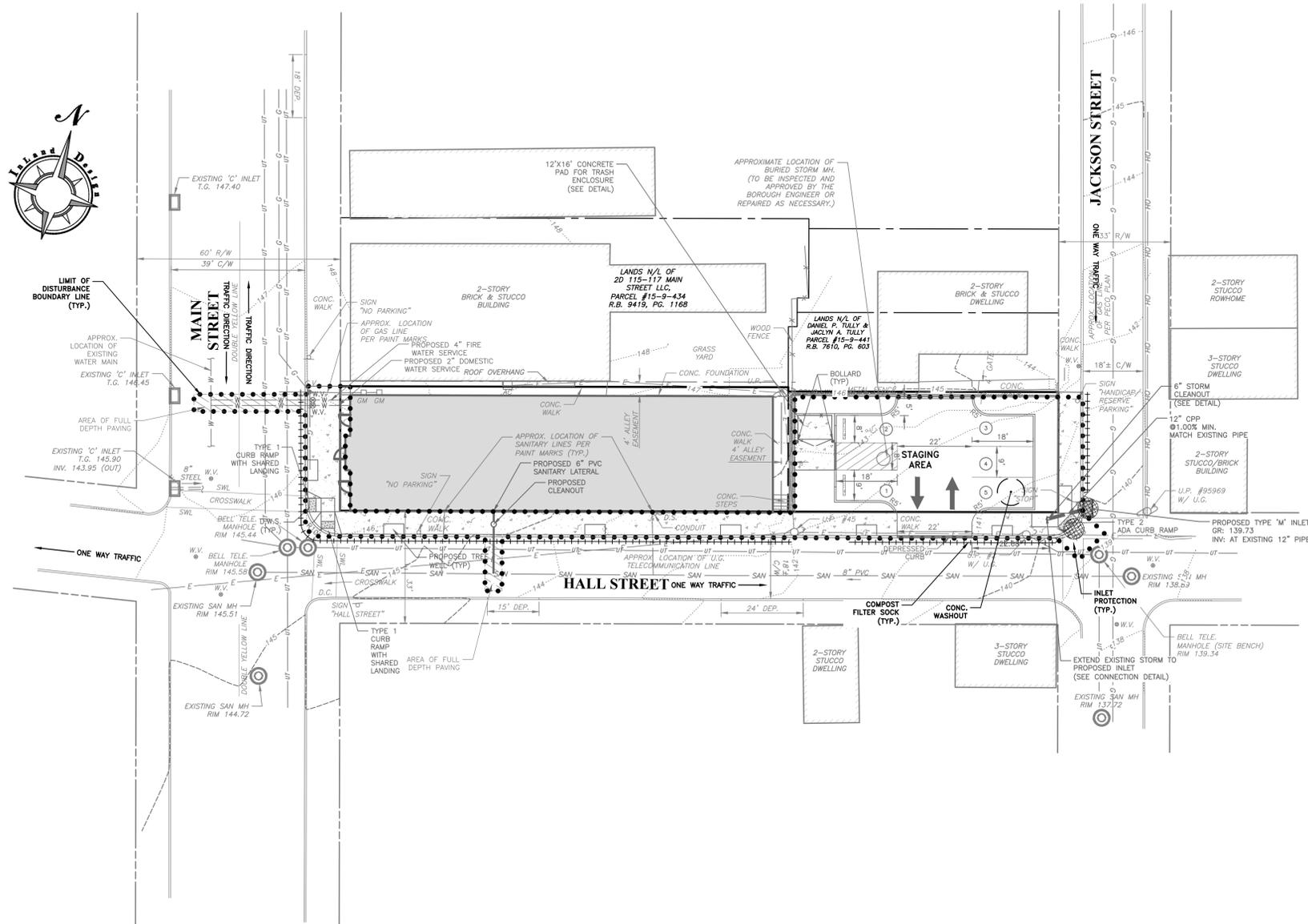
**PRELIMINARY / FINAL LAND DEVELOPMENT PLANS**

GRAPHIC SCALE  
0 10 20 40 80  
(IN FEET)  
1 inch = 20'

Date: 03/07/2024  
Scale: 1" = 20'  
Drawn by: SMF  
Checked by: JDC  
Project No. **12284**

**GRADING & UTILITIES PLAN FOR 119 MAIN STREET, LLC 119 MAIN STREET PHOENIXVILLE, PA 19460**  
BOROUGH OF PHOENIXVILLE • CHESTER COUNTY • PENNSYLVANIA

**SHEET 4 OF 8**



**LOCATION MAP**  
SCALE: 1" = 200'

**LEGEND**

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING 1' CONTOUR W/ ELEVATION
	EXISTING 5' CONTOUR W/ ELEVATION
	EXISTING SPOT ELEVATIONS
	EXISTING CONCRETE
	EXISTING TREE SYMBOLS
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING SIGN
	EXISTING FENCE LINE
	EXISTING STORM STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE
	EXISTING GAS SERVICE
	EXISTING CURB / DEPRESSED CURB LINE
	PROPOSED CONCRETE
	PROPOSED CURB LINE
	PROPOSED DEPRESSED CURB LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED 1' CONTOUR W/ ELEVATION
	PROPOSED 5' CONTOUR W/ ELEVATION
	PROPOSED SPOT ELEVATIONS
	PROPOSED STORM STRUCTURES & PIPE
	COMPOST FILTER SOCK
	LIMIT OF DISTURBANCE BOUNDARY
	INLET SEDIMENT FILTER

**SEQUENCE OF CONSTRUCTION**

ALL EARTH DISTURBANCE ACTIVITY SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. DEMOLITION SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS FOR AN ON SITE PRE-CONSTRUCTION MEETING.

THE PROFESSIONAL DESIGN ENGINEER, GEOTECHNICAL ENGINEER, SOILS PROFESSIONAL, AND/OR DESIGNEE MUST BE PRESENT ON-SITE FOR INSPECTIONS OF THE OVERALL FUNCTIONALITY OF THE STORMWATER BMPs.

ANY DISTURBED AREA WHERE THERE WILL BE A CESSATION OF ACTIVITY FOR FOUR DAYS OR LONGER MUST BE STABILIZED WITH TEMPORARY STABILIZATION.

1. DELINEATE THE LIMITS OF DISTURBANCE.
2. INSTALL COMPOST FILTER SOCK AND PERIMETER EROSION CONTROLS AS SHOWN ON THE PLAN AND ACCORDING TO DETAILS. SILT FENCE PROPOSED ON EXISTING PAVED AREAS SHALL BE INSTALLED FOLLOWING PAVEMENT DEMOLITION.
3. DEMOLISH EXISTING FEATURES AS SHOWN ON THE PLAN. REMOVE DEMOLISHED MATERIAL FROM THE SITE.
4. BEGIN BUILDING RENOVATION.
5. INSTALL NEW CURB AND SIDEWALK WHEN APPROPRIATE.
6. INSTALL LANDSCAPING.
7. ONCE SITE IS PERMANENTLY STABILIZED AND AFTER THE IS SITE INSPECTED AND APPROVED FROM THE BOROUGH, REMOVE ANY REMAINING EROSION CONTROLS AND REPAIR ANY DAMAGE AS NECESSARY.

**LIMIT OF DISTURBANCE: 5,350 S.F. (0.12 ACRES)**

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PROFESSIONAL ENGINEER  
JOEL D. COMANDA  
ENGINEER  
PE070740  
PENNSYLVANIA

No.	Date:	Description:
1	04/18/2024	REVISED PER TOWNSHIP CONSULTANTS
2	05/23/2024	REVISED PER TOWNSHIP CONSULTANTS
3	08/29/2024	REVISED PER TOWNSHIP CONSULTANTS
4	10/17/2024	REVISED FOR RECORDING

**PRELIMINARY / FINAL  
LAND DEVELOPMENT PLANS**

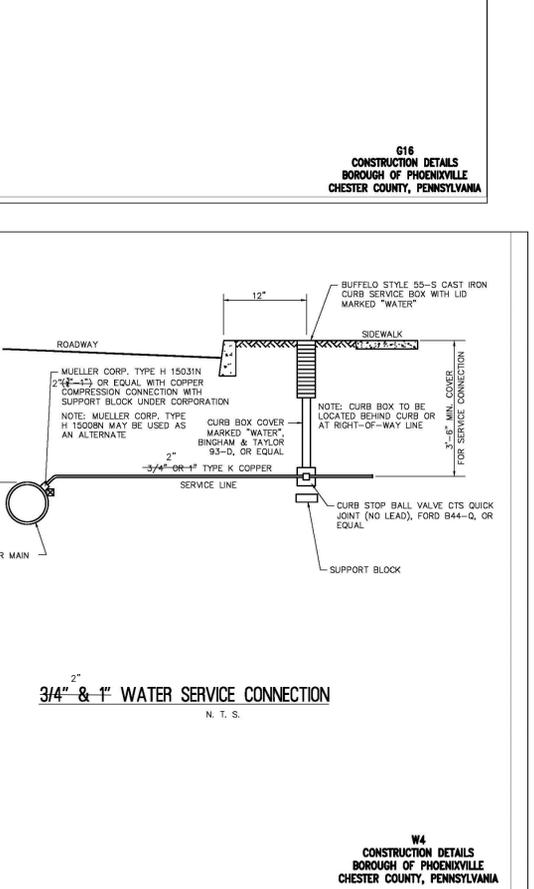
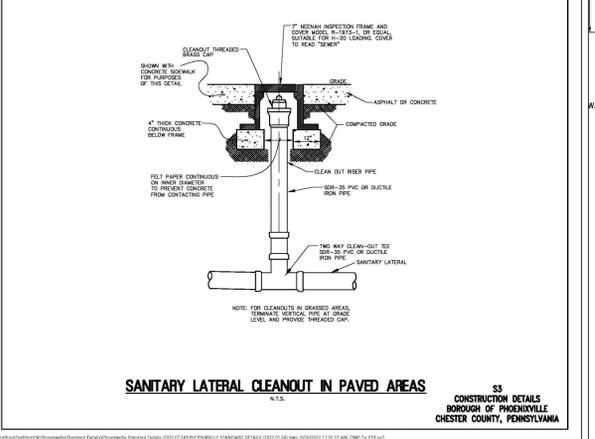
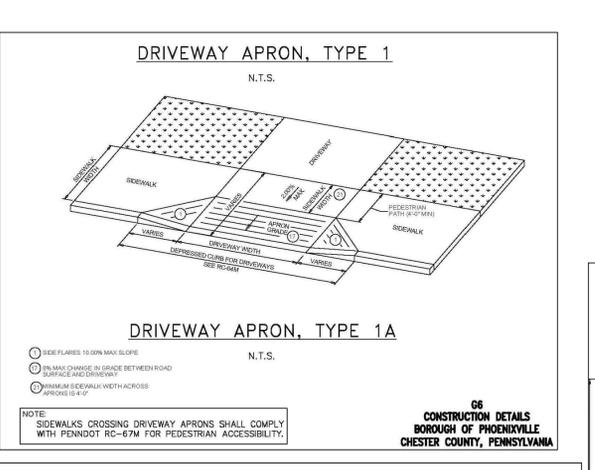
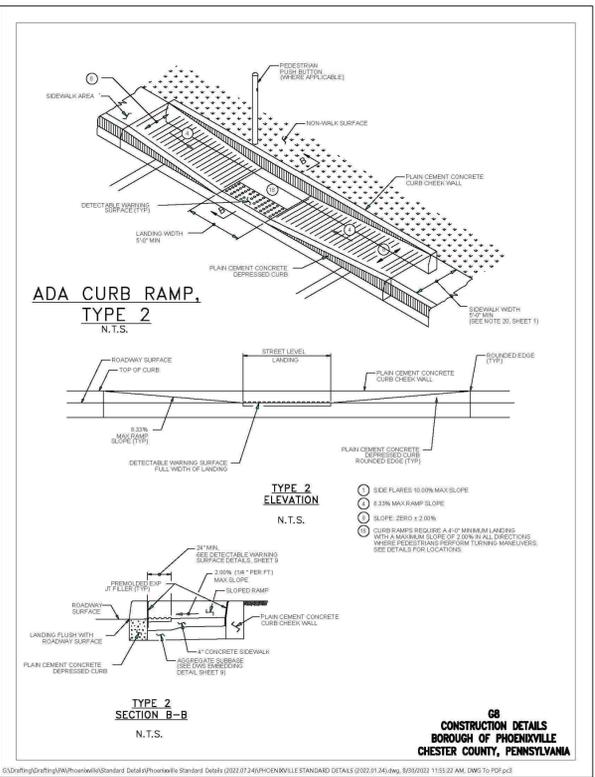
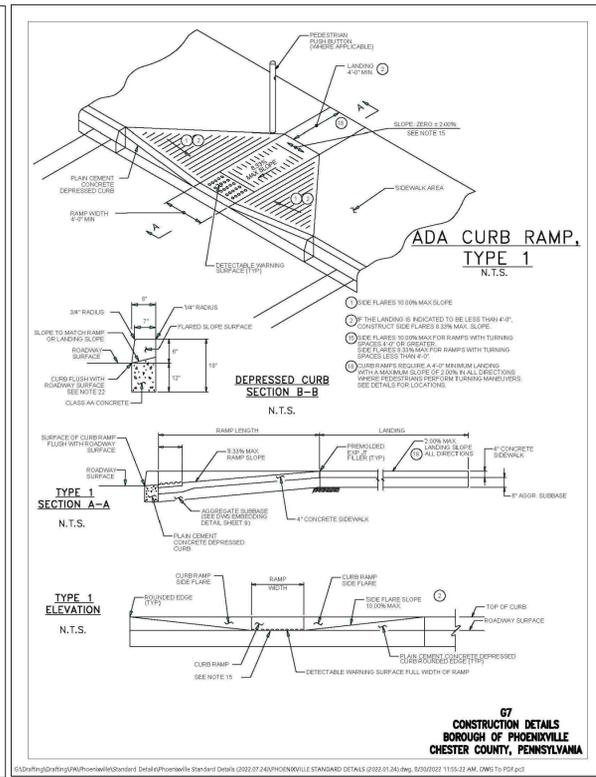
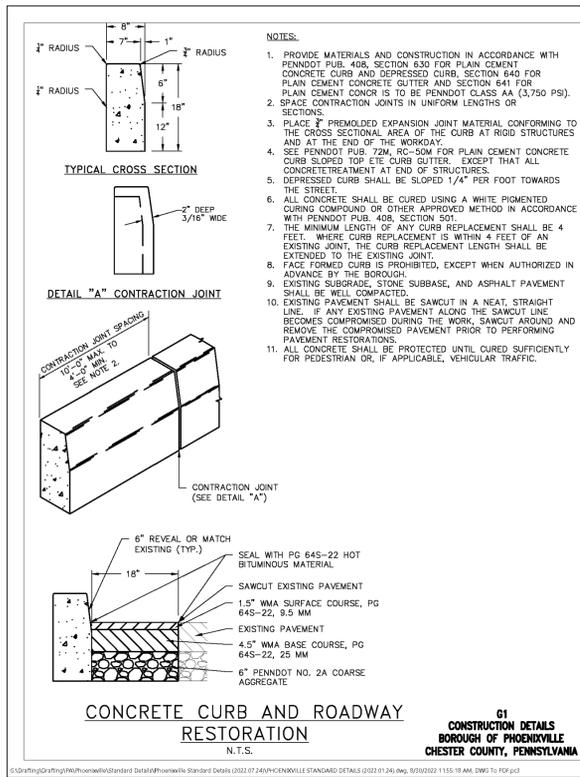
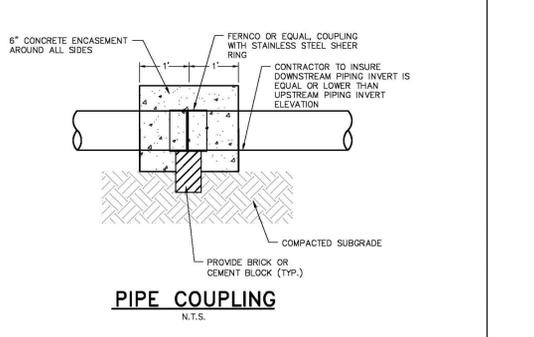
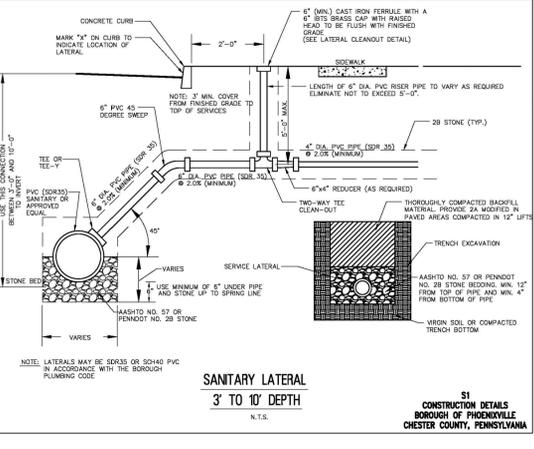
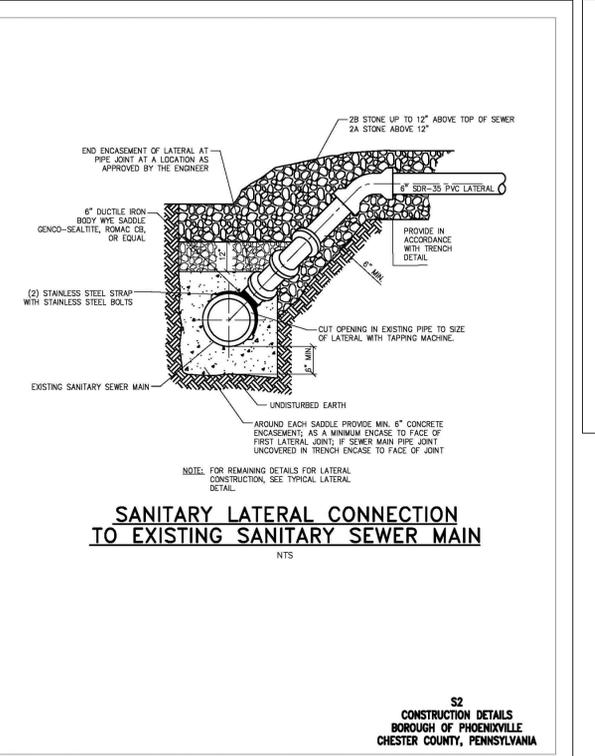
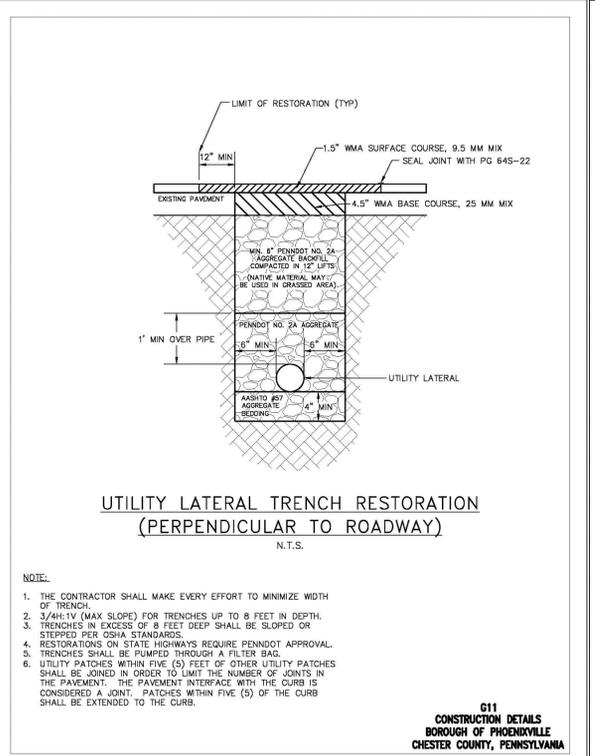
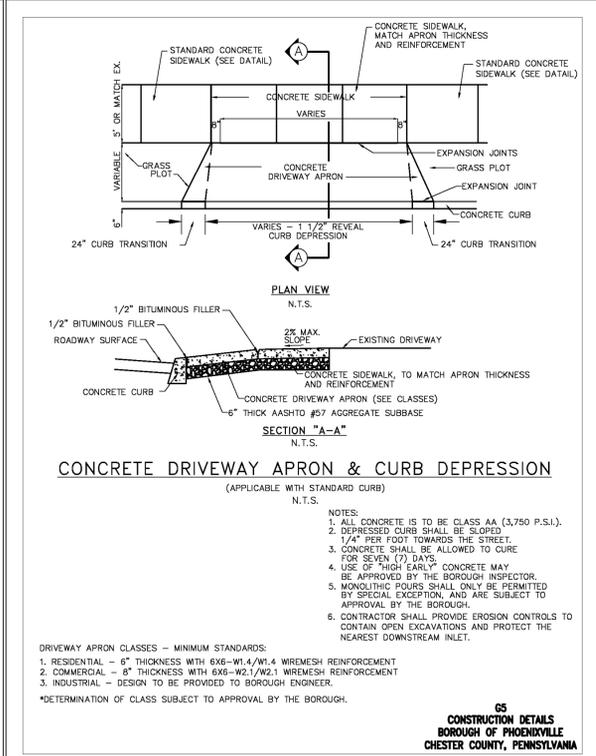
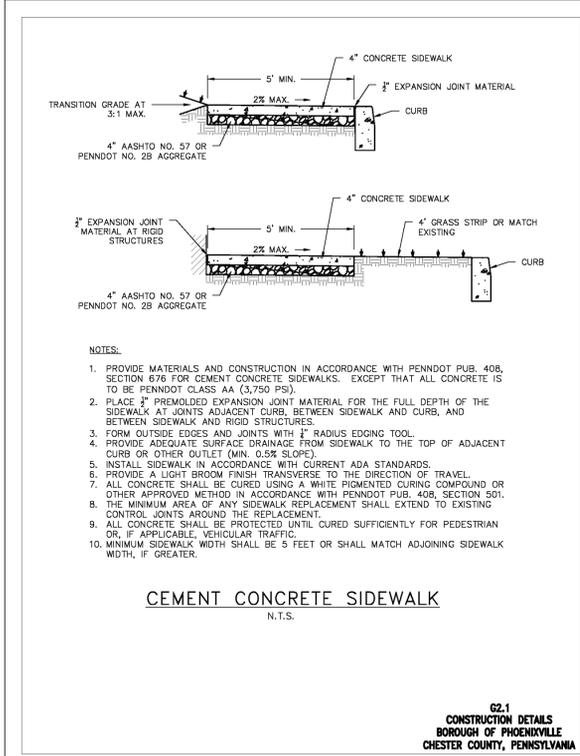
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(IN FEET)  
1 inch = 20'

Date:  
**03/07/2024**  
Scale:  
1" = 20'  
Drawn by:  
SMF  
Checked by:  
JDC  
Project No.  
**12284**

**EROSION & SEDIMENT CONTROL PLAN  
FOR  
119 MAIN STREET, LLC  
119 MAIN STREET  
PHOENIXVILLE, PA 19460  
BOROUGH OF PHOENIXVILLE • CHESTER COUNTY • PENNSYLVANIA**

**SHEET  
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OF 8**





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Info@InLandDesign.net

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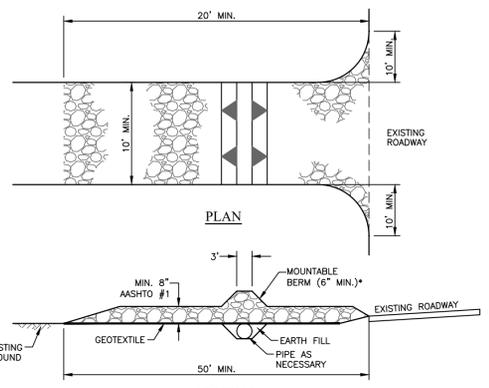
**PRELIMINARY / FINAL LAND DEVELOPMENT PLANS**

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(IN FEET)  
1 inch = 20'

Date: 03/07/2024  
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Checked by: JDC  
Project No. 12284

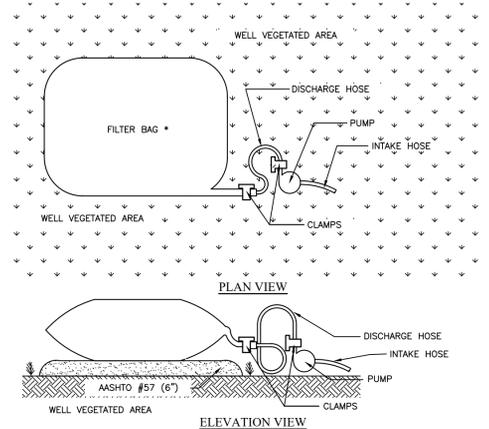
**CONSTRUCTION DETAILS FOR 119 MAIN STREET, LLC 119 MAIN STREET PHOENIXVILLE, PA 19460**  
BOROUGH OF PHOENIXVILLE • CHESTER COUNTY • PENNSYLVANIA

**SHEET 7 OF 8**



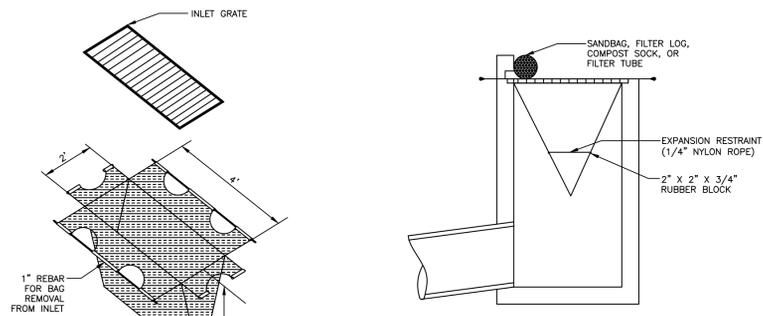
**STANDARD CONSTRUCTION DETAIL #3-1  
ROCK CONSTRUCTION ENTRANCE DETAIL**  
(NOT TO SCALE)

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CURB PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLYATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SWALES, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

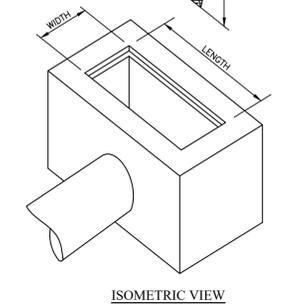


**STANDARD CONSTRUCTION DETAIL #3-16  
PUMPED WATER FILTER BAG**  
(NOT TO SCALE)

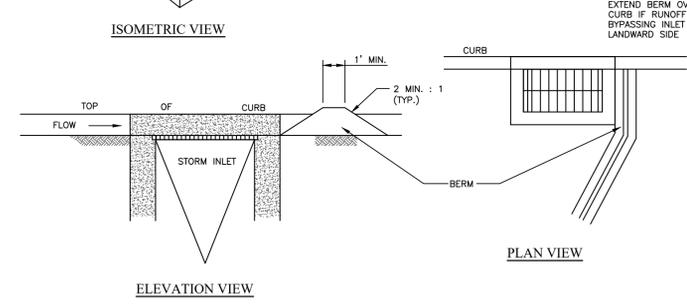
1. FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%.
4. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED.
5. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.



**INSTALLATION DETAIL**

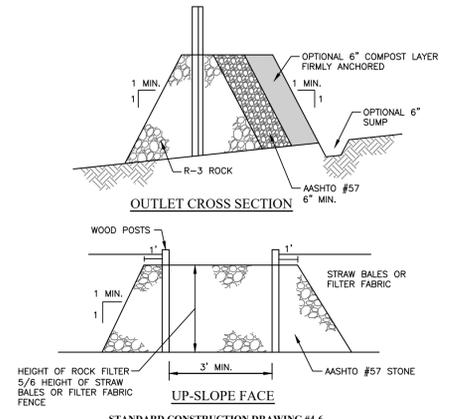


**ISOMETRIC VIEW**



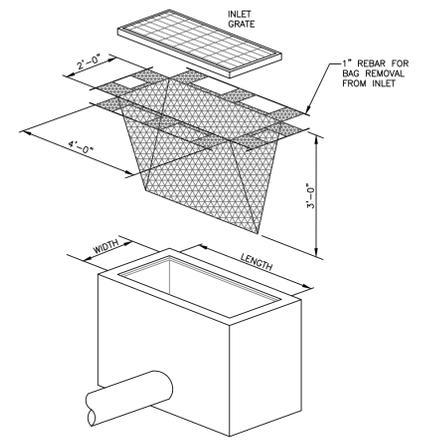
**FILTER BAG INLET PROTECTION - TYPE C INLET DETAIL**  
(PADEP STANDARD CONSTRUCTION DETAIL #4-15)  
(NOT TO SCALE)

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE.
2. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
3. 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.
4. 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.
5. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY 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. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
6. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



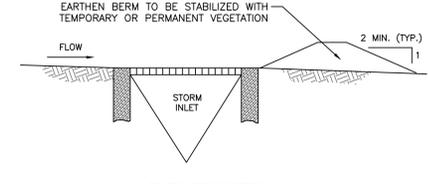
**STANDARD CONSTRUCTION DETAIL #4-6  
ROCK FILTER OUTLET**  
(NOT TO SCALE)

1. A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HO AND EV WATERSHEDS.
2. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

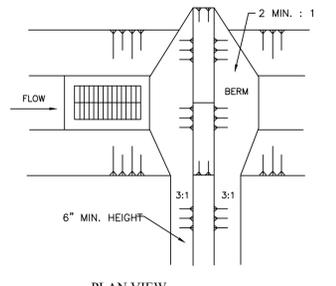


**INSTALLATION DETAIL**

**ISOMETRIC VIEW**



**ELEVATION VIEW**



**PLAN VIEW**

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.

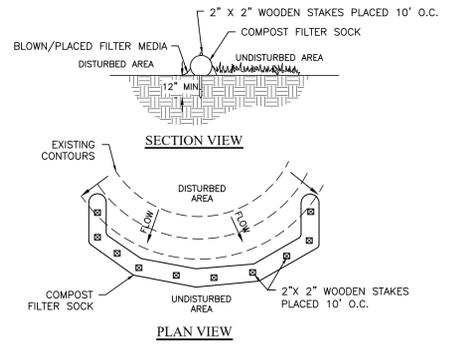
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

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 WEEKLY 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. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE 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)



**COMPOST FILTER SOCK**  
(NOT TO SCALE)

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1).

MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

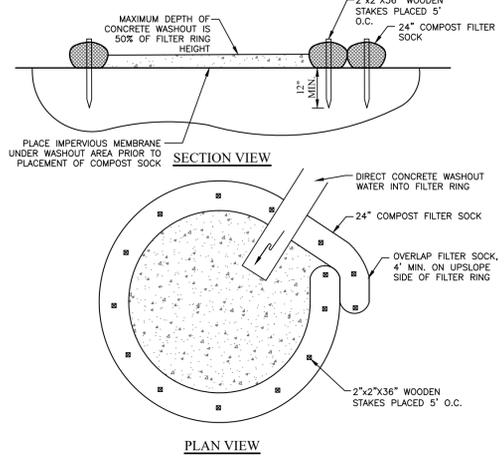
TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

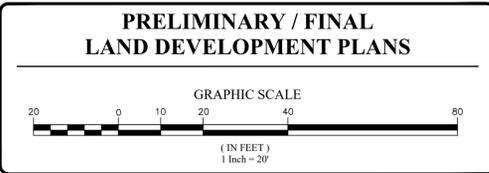
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



**STANDARD CONSTRUCTION DETAIL #4-8  
COMPOST SOCK WASHOUT INSTALLATION**  
(NOT TO SCALE)

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18\"/>

No.	Date:	Description:
1	04/18/2024	REVISED PER TOWNSHIP CONSULTANTS
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Date: 03/07/2024  
Scale: 1" = 20'  
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Checked by: JDC  
Project No. 12284

**EROSION & SEDIMENT CONTROL DETAILS**  
FOR  
**119 MAIN STREET, LLC**  
**119 MAIN STREET**  
**PHOENIXVILLE, PA 19460**  
BOROUGH OF PHOENIXVILLE • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
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**OF 8**

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**PENNSYLVANIA ONE CALL SYSTEM**  
PA. act 172 of 1986 requires three working days notice  
Serial Numbers:  
**2020**

**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

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UP1: 15-9-433 | DEED BOOK 11047 | PAGE 268