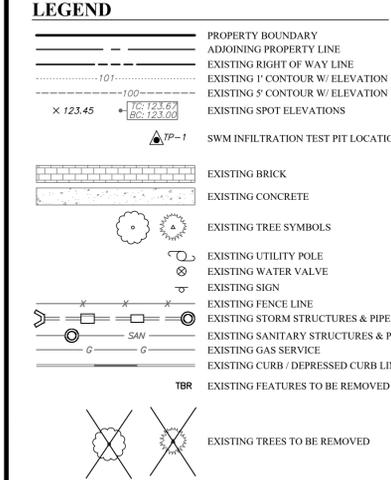


**LOCATION MAP**  
SCALE: 1" = 200'



**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 OUT/FALL POINT.
- ALL EXISTING ON-SITE DRAINAGE FACILITIES SHALL BE ABANDONED. ABANDONED DRAINAGE FACILITIES ARE TO BE SEALED USING BRICK AND NON-SHRINK GROUT OR FILLED WITH FLOWABLE FILL. IF A STRUCTURE CAN NOT BE SEALED OR FILLED IT MUST BE REMOVED.
- ALL EXISTING WATER AND SANITARY LATERALS TO BE ABANDONED ARE TO BE TERMINATED AT THE MAINS.

**ZONING DATA**  
**(RI - RESIDENTIAL INFILL DISTRICT)**

DESCRIPTION	REQUIRED	EXISTING
MIN. LOT WIDTH	40 FT.	82.25 FT.
MIN. LOT AREA (SQ. FT.)	4,000 SQ. FT.	14,945 SQ. FT.
MIN. LOT AREA PER UNIT (SQ. FT.)	1,000 SQ. FT.	N/A
MAX IMPERVIOUS COVERAGE (%)	80%	91.40%
BUILD TO (FT.) <sup>1</sup>	13.81'	13.81'
MIN. SIDE YARD (FT.) <sup>2</sup>	20 FT.	0 / 32.11 FT. <sup>2</sup>
REAR YARD MIN. (FT.)	20 FT.	46.99 FT.
LOT DEPTH MIN. (FT.) <sup>3</sup>	120 FT.	211.5 FT. <sup>3</sup>
HEIGHT MAX. (FT.)	35 FT.	34.375'
ACCESSORY BUILDING REAR, SIDE (FT.)	8.5 OR ATTACHED	N/A

<sup>1</sup> THE BUILD TO LINE SHALL BE IN THE RANGE OF BUILD TO LINES OF EXISTING BUILDINGS ON THE SAME STREET FRONTAGE OF THE BLOCK. IF THERE ARE NO BUILDINGS ON THE BLOCK, THE BUILD TO LINE SHALL BE IN THE RANGE OF EITHER OF THE TWO ADJACENT BLOCKS.  
<sup>2</sup> REQUIRED "SIDE YARD" IF ADJACENT TO A ZERO SIDE YARD BUILDING. OTHERWISE, SIDE YARD SHALL BE WHATEVER IS NEEDED TO ACHIEVE A BUILDING SEPARATION AS SPECIFIED BY THE "BUILDING SPACING" REQUIREMENT.  
<sup>3</sup> THE MINIMUM LOT DEPTH OR AVERAGE LOT DEPTH FOR MULTI-LOT PROJECTS, SHALL EQUAL THE MEDIAN DEPTH OF LOTS IN A BLOCK. THE CALCULATED MEDIAN ON THIS BLOCK OF MAIN ST. IS APPROXIMATELY 105'.

**EXISTING IMPERVIOUS COVERAGE**

DESCRIPTION	6,345 S.F.
BUILDING	6,345 S.F.
COVERED DECK	56 S.F.
DECKING	79 S.F.
PAVING	2,870 S.F.
CONCRETE	1,427 S.F.
BRICK	711 S.F.
STONE/MULCH	2,024 S.F.
CURB	74 S.F.
WALLS	75 S.F.
TOTAL EXISTING IMPERVIOUS	13,661 S.F.

**AREA OF TRACT**

GROSS LOT AREA	14,945 S.F. (0.343 ACRES)
AREA WITHIN RIGHT OF WAYS	0 S.F. (0.000 ACRES)
LOT AREA	14,945 S.F. (0.343 ACRES)

**UTILITY CONTACT LIST:**

- BELL TELEPHONE OF PENNSYLVANIA PH: 215-849-0040
- COMCAST/XFINITY CABLE PH: 800-934-6489
- PECO ENERGY PH: 800-494-4000
- PHOENIXVILLE BOROUGH SEWER PH: 610-933-8801
- PHOENIXVILLE BOROUGH TRASH PH: 610-933-8801
- PHOENIXVILLE BOROUGH WATER PH: 610-933-8801
- VERIZON PENNSYLVANIA, INC PH: 800-922-0204

**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
UrB	URBAN LAND - PENN COMPLEX	0% - 8%	VERY LOW (ABOUT 0.0 INCHES)	WELL DRAINED	>80 INCHES	20 TO 40 INCHES	2c	B	NO

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UPJ: 15-9-527 | D.B. 10927 | PG. 2381

Pennsylvania One Call System  
PA. act 172 of 1986 requires three working days notice  
Serial Numbers:  
**20230240810**

PENNSYLVANIA ACT 187 REQUIREMENTS:  
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Info@InlandDesign.net

PROFESSIONAL ENGINEER  
SCOTT P. ZWIZANSKI  
PE091752  
PENNSYLVANIA

No.	Date:	Description:
1	11/20/2023	REVISED PER MUNICIPAL REVIEW LETTERS

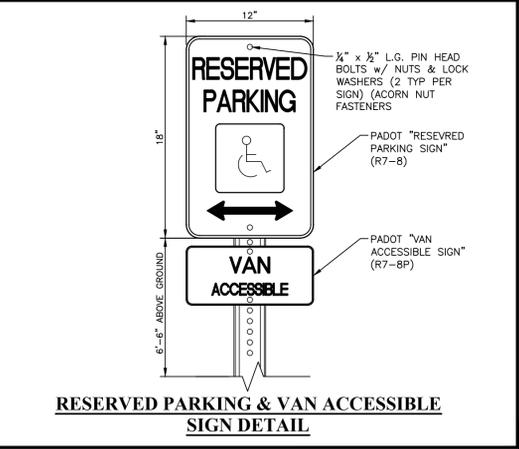
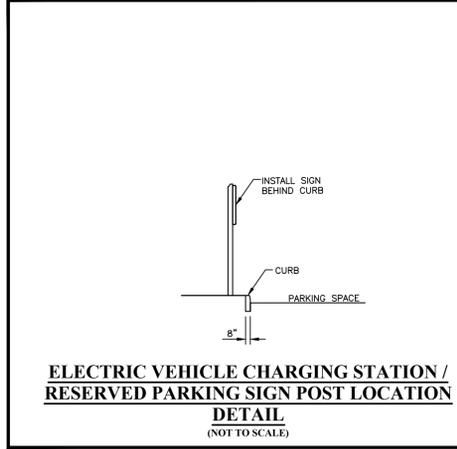
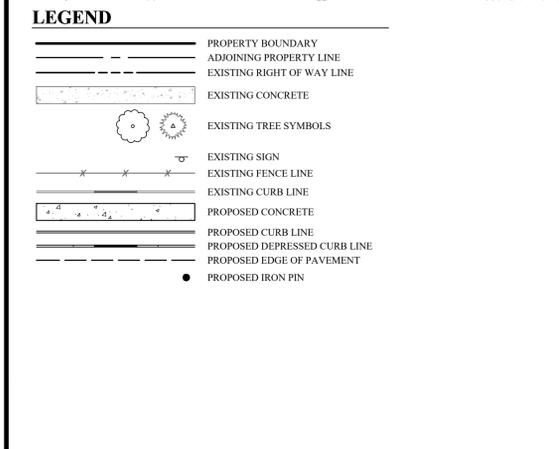
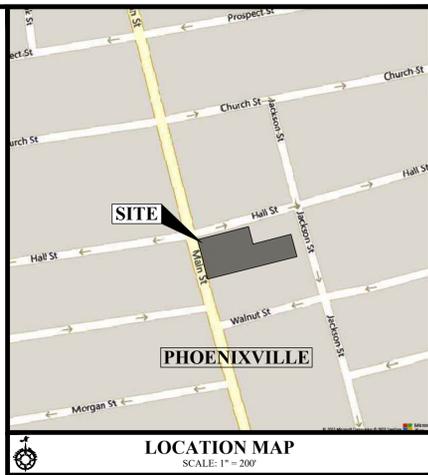
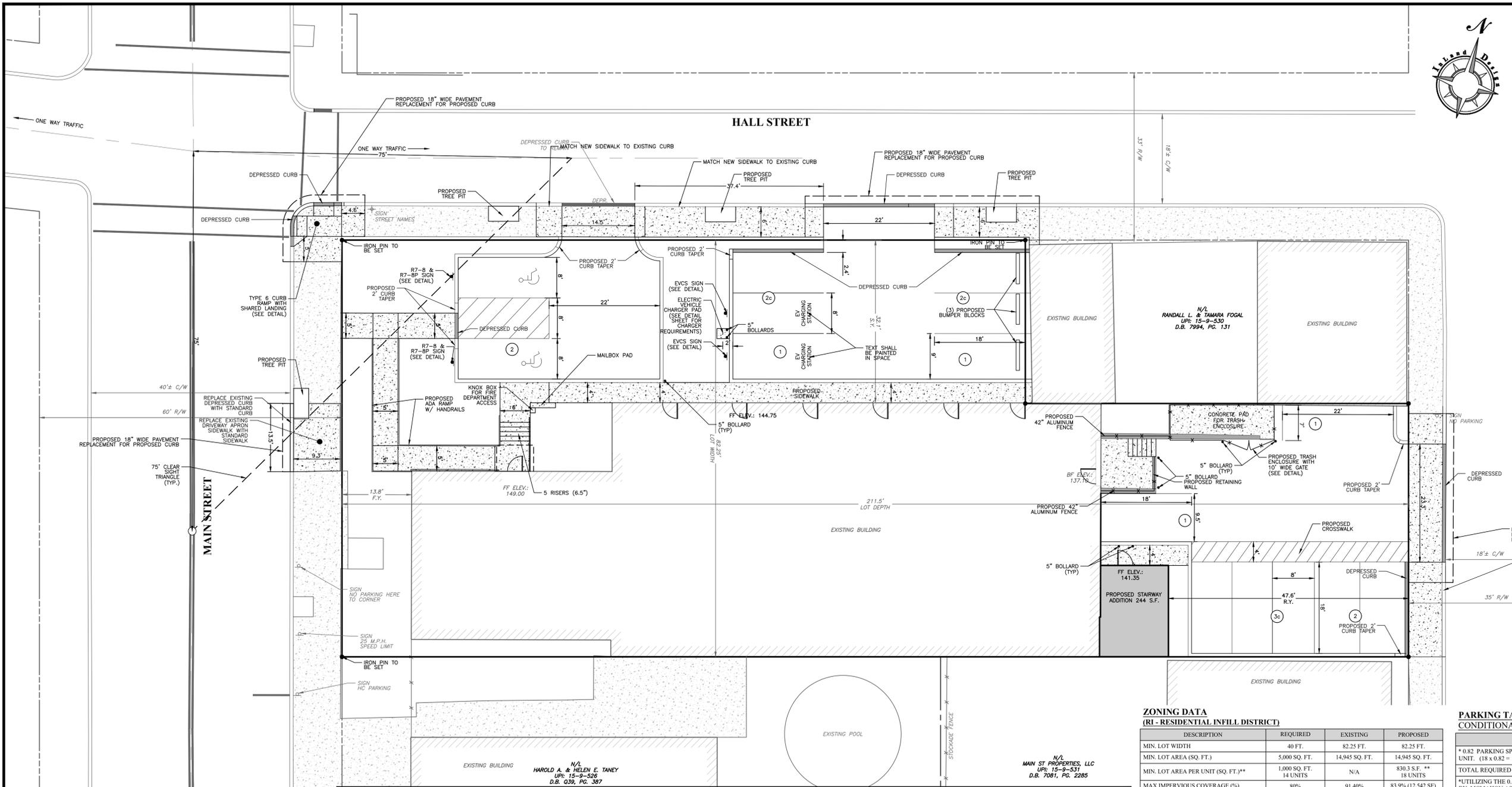
**PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

GRAPHIC SCALE  
10 0 5 10 20 40  
(IN FEET)  
1 inch = 10'

Date: 09/06/2023  
Scale: 1" = 10'  
Drawn by: DWN  
Checked by: SJZ  
Project No. 12073

**EXISTING FEATURES & DEMOLITION PLAN**  
FOR  
**MEK2 PROPERTY GROUP, LLC**  
123 MAIN STREET  
PHOENIXVILLE, PA, 19460  
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**2**  
OF 11



**ZONING DATA (R1 - RESIDENTIAL INFILL DISTRICT)**

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	40 FT.	82.25 FT.	82.25 FT.
MIN. LOT AREA (SQ. FT.)	5,000 SQ. FT.	14,945 SQ. FT.	14,945 SQ. FT.
MIN. LOT AREA PER UNIT (SQ. FT.)**	1,000 SQ. FT.	N/A	830.3 S.F. **
MAX IMPERVIOUS COVERAGE (%)	80%	91.40%	83.9% (12,542 SF)
BUILD TO (FT.) <sup>1</sup>	13.8 FT. <sup>1</sup>	13.8 FT. <sup>1</sup>	13.8 FT. <sup>1</sup>
MIN. SIDE YARD (FT.) <sup>2</sup>	10 FT.	0 / 32.1 FT. <sup>2</sup>	0 * 32.1 FT. <sup>2</sup>
REAR YARD MIN. (FT.)	25 FT.	47 FT.	47.61 FT.
LOT DEPTH MIN. (FT.) <sup>3</sup>	120 FT.	211.5 FT. <sup>3</sup>	211.5 FT. <sup>3</sup>
HEIGHT MAX. (FT.)	35 FT.	34.375'	≤ 35'
ACCESSORY BUILDING REAR, SIDE (FT.)	8, 5 OR ATTACHED	N/A	N/A

**CONDITIONAL USE: ADAPTIVE REUSE - GRANTED JULY 11, 2023 SECTION 27-301(2)(A)(2)(g)**

\*\* PURSUANT TO SECTION 27-301(2)(A)(2)(g)(b) COUNCIL CAN APPROVE UP TO A 25% REDUCTION IN MINIMUM LOT AREA PER RESIDENTIAL DWELLING UNIT.  
1,000 S.F. x 0.25 = 750 S.F. PER UNIT  
14,945 S.F. / 750 S.F. = 19 UNITS

USE: MULTI-FAMILY  
PURSUANT TO SECTION 27-301(2)(A)(2)(g)(4)(b) COUNCIL CAN APPROVE A RESIDENTIAL BUILDING TYPE NOT OTHERWISE PERMITTED BY THE CHAPTER

\*\*\* PURSUANT TO SECTION 27-301(2)(A)(2)(g)(4)(d) COUNCIL CAN APPROVE UP TO A 5% INCREASE IN IMPERVIOUS COVERAGE BEYOND THE MAXIMUM IMPERVIOUS COVERAGE PERMITTED BY THE UNDERLYING ZONING DISTRICT.

NOTE: 100% OF THE GROSS FLOOR AREA WILL BE MULTI FAMILY RESIDENTIAL USE.

**PARKING TABULATION: CONDITIONAL USE § 27-301(2)(A)(2)(g)(4)(a)**

DESCRIPTION	PROVIDED
* 0.82 PARKING SPACE PER 1-BEDROOM / EFFICIENCY DWELLING UNIT. (18 x 0.82 = 14.76)	7 COMPACT 8 STANDARD
TOTAL REQUIRED = 15 SPACES	15 SPACES PROVIDED

\* UTILIZING THE 0.82 PARKING SPACES PER BEDROOM, IN A PARKING EVALUATION OF THE BY MCMAHON ASSOCIATES, INC. DATED APRIL 14, 2021. THIS PROJECT ONLY REQUIRES 15 PARKING SPACES; AS SHOWN (18 X .82 = 14.76).

**PROPOSED IMPERVIOUS COVERAGE**

CATEGORY	EXISTING	TO BE REMOVED	PROPOSED	POST TOTAL
BUILDING	6,345 S.F.	172 S.F.	244 S.F.	6417 S.F.
COVERED DECK	56 S.F.	56 S.F.	0 S.F.	0 S.F.
DECKING	79 S.F.	79 S.F.	0 S.F.	0 S.F.
PAVING	2,870 S.F.	2,870 S.F.	4,728 S.F.	4728 S.F.
CONCRETE	1,427 S.F.	1,361 S.F.	1,186 S.F.	1252 S.F.
BRICK	711 S.F.	711 S.F.	0 S.F.	0 S.F.
STONE/MULCH	2,024 S.F.	2,024 S.F.	0 S.F.	0 S.F.
CURB	74 S.F.	74 S.F.	145 S.F.	145 S.F.
WALL	75 S.F.	75 S.F.	0 S.F.	0 S.F.
TOTAL EXISTING IMPERVIOUS	13,661 S.F.	7422,000	6,303 S.F.	12542 S.F.

**AREA OF TRACT**

GROSS LOT AREA	14,945 S.F. (0.343 ACRES)
AREA WITHIN RIGHT OF WAYS	0 S.F. (0.000 ACRES)
LOT AREA	14,945 S.F. (0.343 ACRES)

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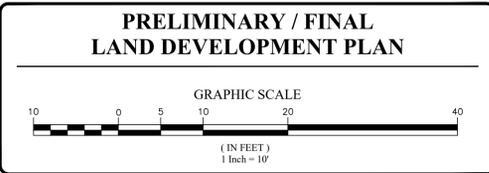
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PA. act 172 of 1986 requires three working days notice  
Serial Numbers:  
**20230240810**

**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
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PROFESSIONAL ENGINEER  
SCOTT J. ZWIZANSKI  
ENGINEER PE091752  
PENNSYLVANIA

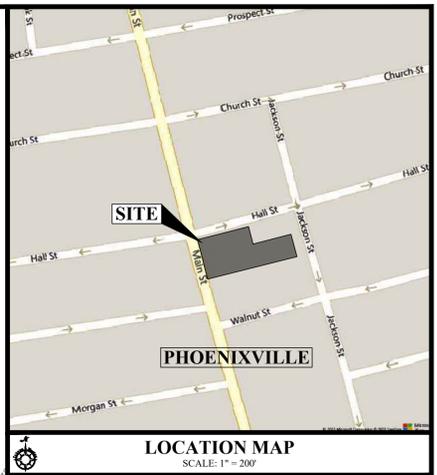
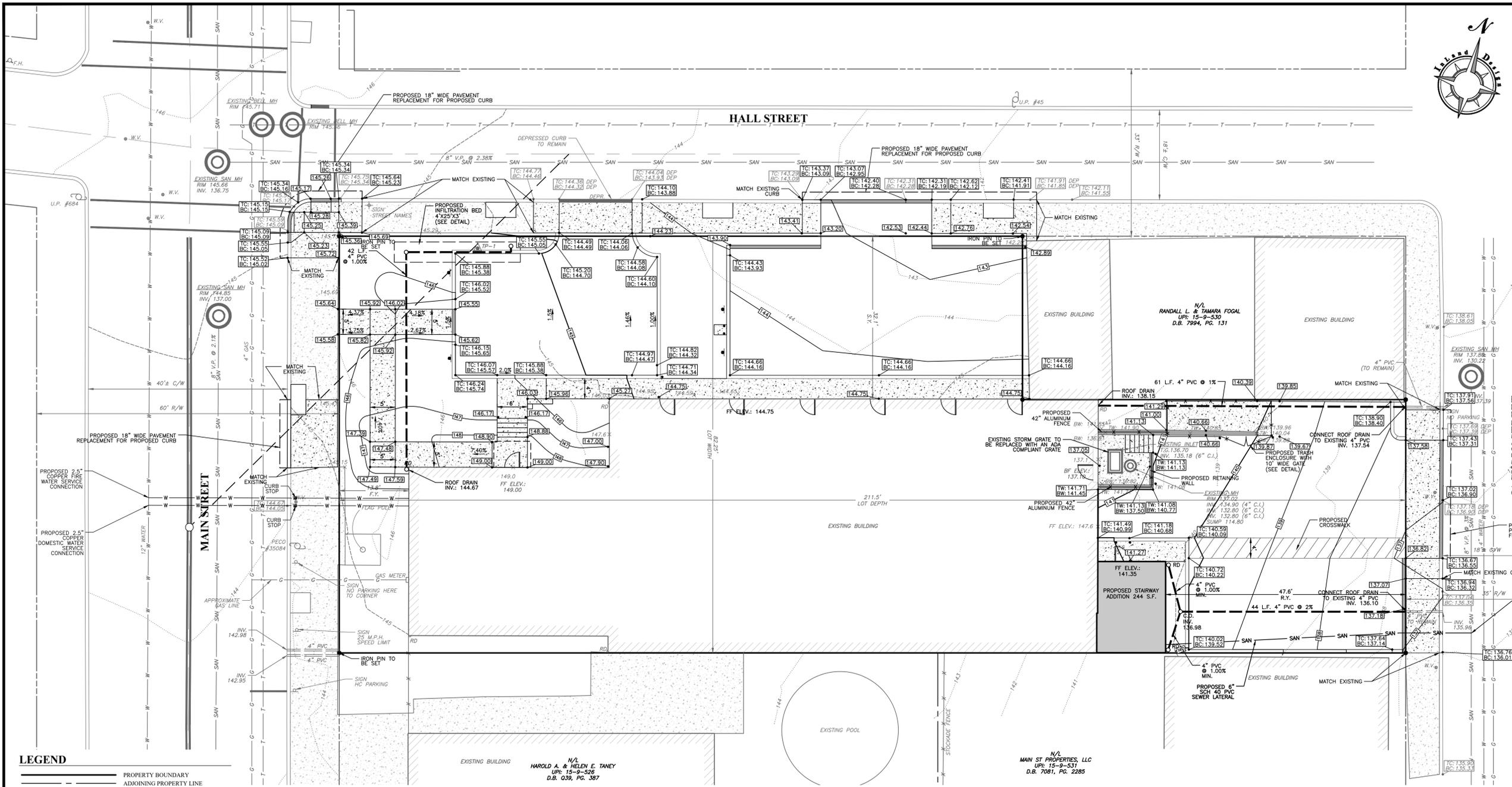
No.	Date:	Description:
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Date: 09/06/2023  
Scale: 1" = 10'  
Drawn by: DWIN  
Checked by: SJZ  
Project No. 12073

**LAYOUT AND GEOMETRY PLAN FOR MEK2 PROPERTY GROUP, LLC 123 MAIN STREET PHOENIXVILLE, PA, 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**SHEET 3 OF 11**



**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 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

- GRADING & UTILITY NOTES:**
1. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
  2. ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND ARE SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.

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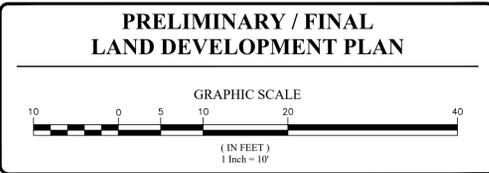
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Serial Number:  
**20230240810**

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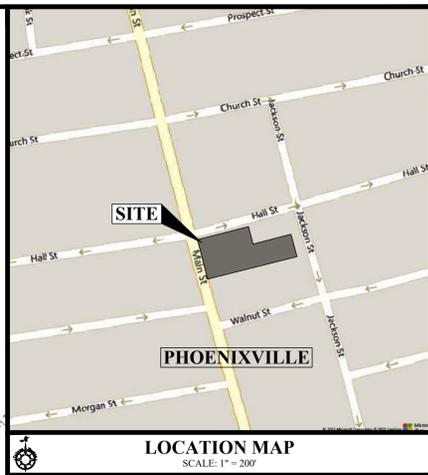
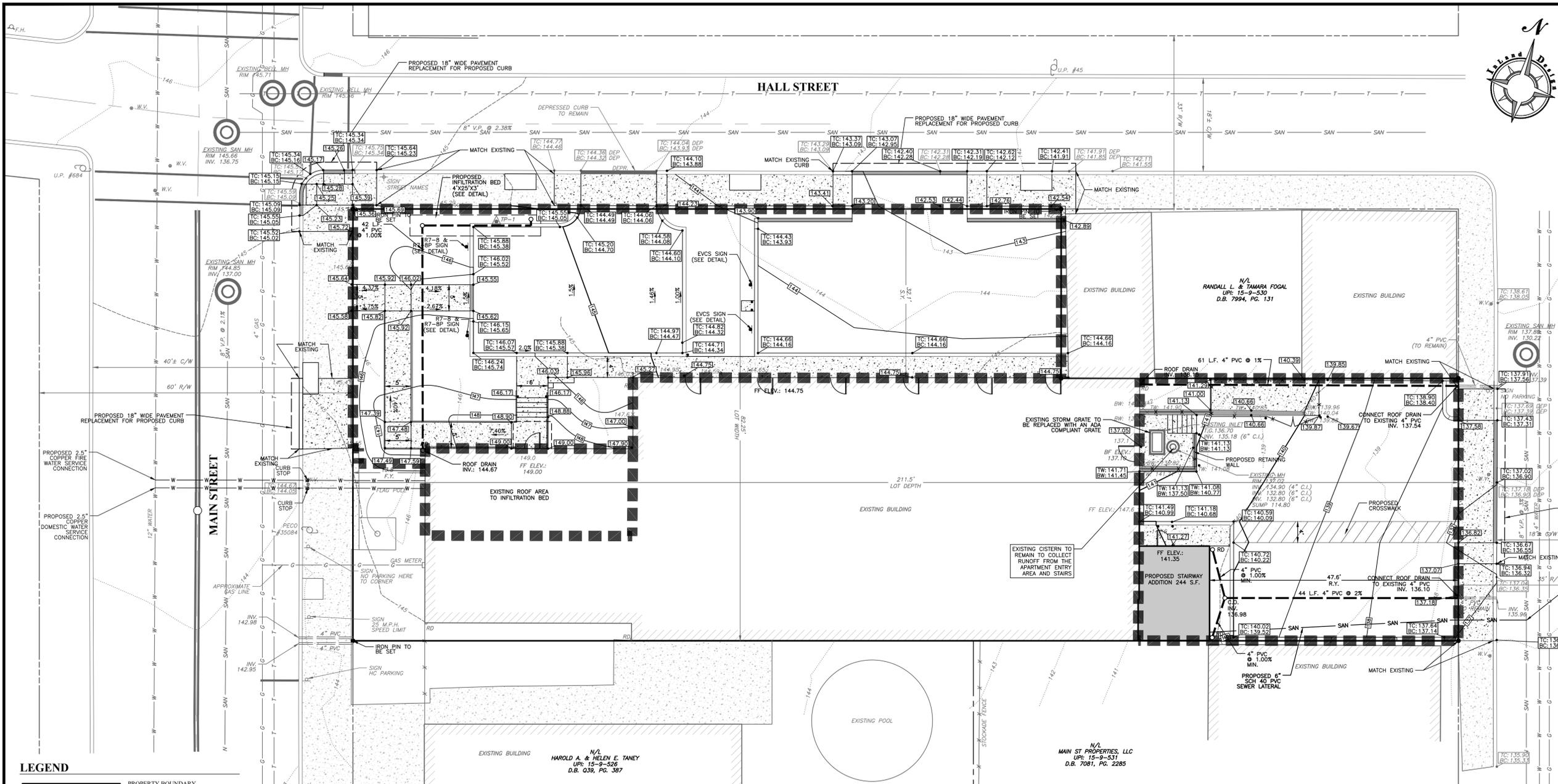
No.	Date:	Description:
1	11/20/2023	REVISED PER MUNICIPAL REVIEW LETTERS



Date: 09/06/2023  
Scale: 1" = 10'  
Drawn by: DWN  
Checked by: SJZ  
Project No. **12073**

**GRADING AND UTILITIES PLAN FOR MEK2 PROPERTY GROUP, LLC 123 MAIN STREET PHOENIXVILLE, PA, 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**SHEET 4 OF 11**



**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 DRAINAGE BOUNDARY
	PROPOSED STORM STRUCTURES & PIPE
	SWM INFILTRATION TEST PIT LOCATION

**PCSWM NOTES:**

1. PCSWM REPORTING AND RECORD KEEPING. THE PCSWM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE BOROUGH.
2. STORMWATER MANAGEMENT SHOWN PER PROJECT NARRATIVE AND POST CONSTRUCTION MANAGEMENT CALCULATIONS FOR 123 MAIN STREET PHOENIXVILLE BOROUGH, CHESTER COUNTY, DATED SEPTEMBER 6, 2023.
3. THE DOWNSPOUT TRIBUTARY TO THE INFILTRATION BED SHALL BE FITTED WITH LEAF STRAINERS TO KEEP LEAVES AND DEBRIS OUT OF THE INFILTRATION FACILITY.
4. THE OWNER, HEREBY GRANTS A BLANKET EASEMENT, ACROSS THE PROPERTY FOR PURPOSES OF INSPECTION OF THE IMPLEMENTATION, CONDITIONS, AND OPERATIONS AND MAINTENANCE OF THE STORMWATER FACILITIES AND BMPs AS SET FORTH ON THIS PLAN, WITHOUT LIMITING THE FOREGOING, THIS EASEMENT IS TO ENABLE THE MUNICIPALITY TO INSPECT AND ENFORCE THE OWNER'S OBLIGATIONS AS SET FORTH IN THE INSPECTION AND MAINTENANCE PROVISION AS SET FORTH ON THESE PLANS AND/OR TO ASSURE COMPLIANCE WITH THE MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE. THIS EASEMENT SHALL RUN WITH THE LAND IN PERPETUITY AND SHALL BE BINDING UPON THE OWNERS, AND ALL SUCCEEDING OWNERS OF THE SUBJECT PARCEL.

**LONG TERM BMP OPERATIONS & MAINTENANCE PROCEDURES:**

THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, OPERATION AND MAINTENANCE OF POST CONSTRUCTION STORMWATER MANAGEMENT BMPs.

THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THE PCSWM BMPs FOR THIS PROJECT INCLUDE THE FOLLOWING:

INFILTRATION FACILITIES SHALL BE CHECKED AFTER EACH RAIN EVENT. ALL GUTTERS, DOWNSPOUTS, AND TRIBUTARY PIPING SHALL BE KEPT FREE OF DEBRIS. INFLOW AND OUTFLOW POINTS INTO THE STORMWATER BMPs SHOULD BE KEPT CLEAR OF LEAVES AND OTHER DEBRIS. ANY LEAVES OR DEBRIS WILL NEGATIVELY IMPACT THE FUNCTION OF THESE SYSTEMS. ALL DOWNSPOUTS AND OVERFLOW PIPES SHALL BE KEPT IN GOOD WORKING ORDER.

FAILURE: IF A SYSTEM IS NOT DRAINING WITHIN 72 HOURS OF THE STORM EVENT, THE SYSTEM SHALL BE REPAIRED OR REPLACED AS REQUIRED.

ALL INSPECTIONS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT BMPs SHALL BE PERFORMED BY THE APPOINTED REPRESENTATIVE OF THE RESPONSIBLE PARTIES.

IF ANY DEFICIENT CONDITIONS ARE FOUND DURING THE INSPECTION A PLAN FOR ADDRESSING THEM SHALL BE PREPARED WITHIN TWO MONTHS AND THE PLAN SHALL BE CARRIED OUT WITHIN SIX MONTHS.

THE PROPERTY OWNERS SHALL MAKE RECORDS OF THE INSTALLATION, AND OF ALL MAINTENANCE AND REPAIRS OF ALL BMPs, AND SHALL RETAIN THE RECORDS FOR AT LEAST FIFTEEN YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY, ANNUALLY.

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE PROPERTY OWNERS.

**BMP SUMMARY**

- STRUCTURAL BMPs**
- INFILTRATION FACILITY - THE INFILTRATION FACILITY IS USED TO CONTROL THE RATE AND VOLUME OF RUNOFF FROM THE SITE AND ALSO ALLEVIATE THERMAL POLLUTION BY STORING STORMWATER UNDERGROUND.

**OWNER'S CERTIFICATION:**

I, SCOTT J. ZWIZANSKI, CERTIFY THAT I AM A MEMBER OF MEK2 PROPERTY GROUP, LLC WHICH IS A LIMITED LIABILITY COMPANY AND IS THE RECORD OWNER OF THIS PROPERTY AND ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR MUNICIPALITY (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

**ENGINEER'S CERTIFICATION:**

I, SCOTT J. ZWIZANSKI, ON THIS DATE NOVEMBER 20, 2023, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF PHOENIXVILLE ORDINANCE NO. 23, STORMWATER MANAGEMENT, AS LAST AMENDED.

*Scott J. Zwizanski*  
SCOTT J. ZWIZANSKI, P.E.

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UP1: 15-9-527 | D.B. 10927 | PG. 2381

PA. act 172 of 1986 requires three working days notice  
20230240810

**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
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SCOTT J. ZWIZANSKI  
PROFESSIONAL ENGINEER  
PE091752  
PENNSYLVANIA

No.	Date:	Description:
1	11/20/2023	REVISED PER MUNICIPAL REVIEW LETTERS

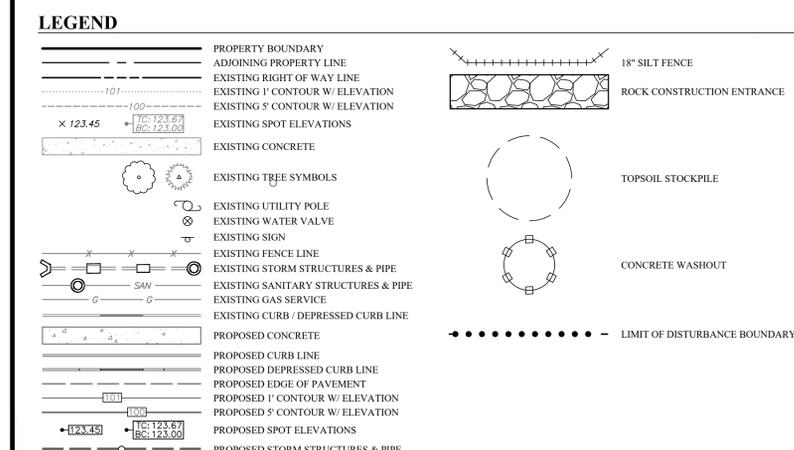
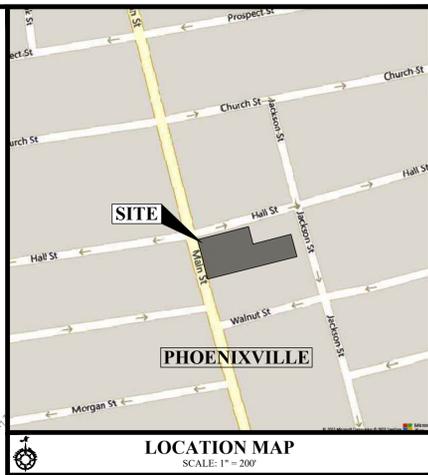
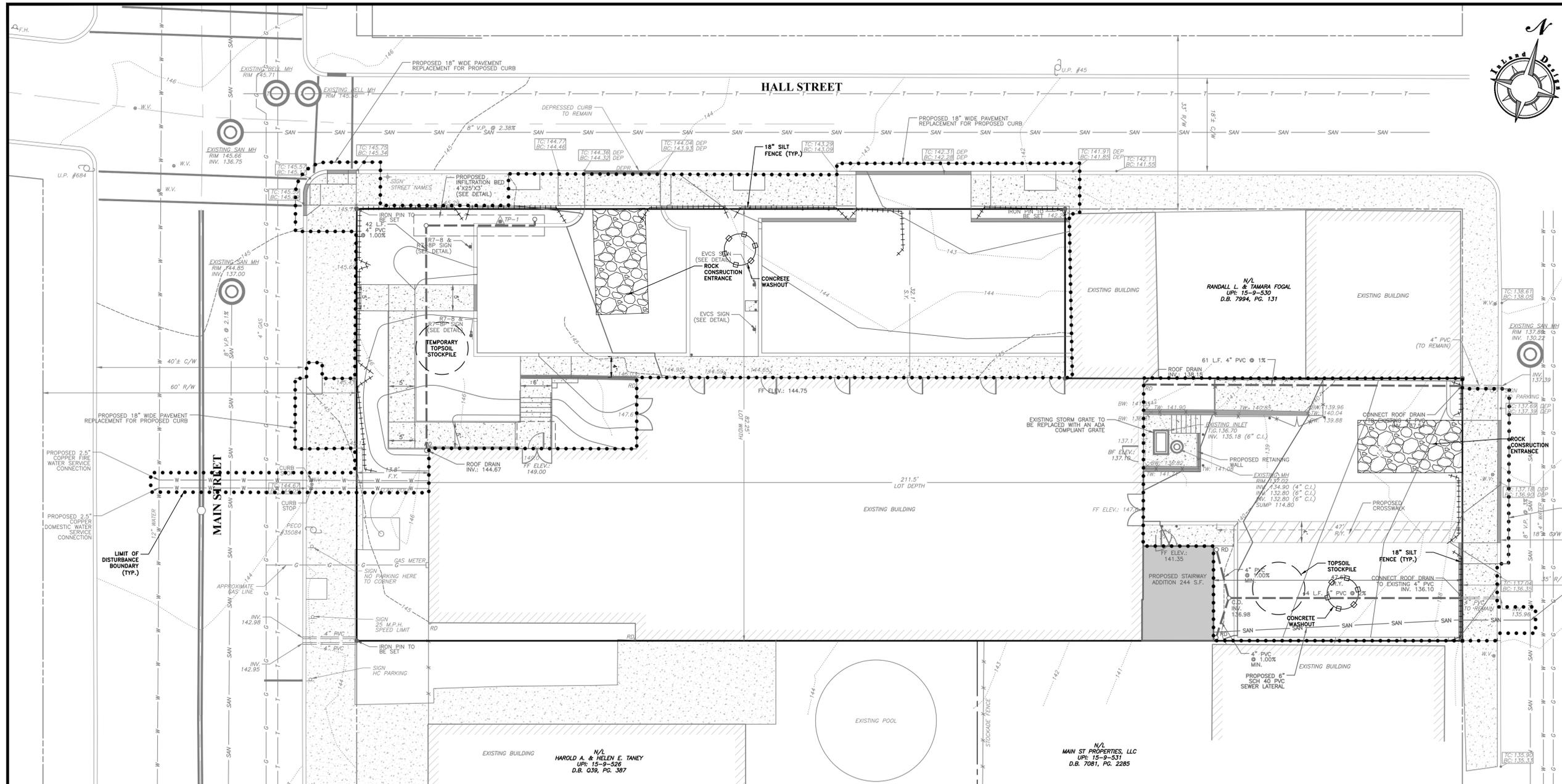
**PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

GRAPHIC SCALE  
10 0 5 10 20 40  
(IN FEET)  
1 inch = 10'

Date: 09/06/2023  
Scale: 1" = 10'  
Drawn by: DWN  
Checked by: SJZ  
Project No. 12073

**PCSWM PLAN FOR**  
**MEK2 PROPERTY GROUP, LLC**  
**123 MAIN STREET**  
**PHOENIXVILLE, PA, 19460**  
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**5**  
**OF 11**



**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. CLEARING AND GRUBBING 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 DESIGNER 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 SILT FENCE 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 ALL EXISTING STRUCTURES AND FEATURES AS SHOWN ON THE PLAN. REMOVE DEMOLISHED MATERIAL FROM THE SITE.
  4. CLEAR, GRUB AND BEGIN ROUGH GRADING OPERATIONS. STOCKPILE TOPSOIL IN DESIGNATED AREA.
  5. INSTALL BUILDING ADDITION AND BEGIN BUILDING RENOVATION.
  6. ROUGH GRADE NEW PARKING AREAS AND INSTALL NEW CURB WHEN APPROPRIATE.
  7. WHEN APPROPRIATE AND INSTALL SUBSURFACE INFILTRATION BED. INSTALL STORM SEWER AND ROOF DRAIN CONNECTION TO INFILTRATION BED.
  8. INSTALL PARKING AREAS.
  9. INSTALL SIDEWALK AROUND BUILDING AND ACCESSIBLE RAMP.
  10. INSTALL LANDSCAPING.
  11. SEED AND MULCH ALL DISTURBED AREAS.
  12. ONCE SITE IS PERMANENTLY STABILIZED (VEGETATED AREAS MUST HAVE A UNIFORM 70% VEGETATIVE COVER), AND AFTER A SITE INSPECTION AND APPROVAL FROM THE BOROUGH, REMOVE ANY REMAINING EROSION CONTROLS.

**TYPICAL INFILTRATION FACILITY CONSTRUCTION SEQUENCE**

- THIS SEQUENCE IS INTENDED TO BE USED IN CONJUNCTION WITH THE OVERALL SEQUENCE OF CONSTRUCTION FOR THE ENTIRE PROJECT. CONSTRUCTION OF THE INFILTRATION FACILITY MUST NOT START UNTIL IT IS CALLED FOR IN THE OVERALL CONSTRUCTION SEQUENCE. BEFORE THE INFILTRATION FACILITY CAN BE UTILIZED, ALL AREAS TRIBUTARY TO THE INFILTRATION FACILITY SHALL BE STABILIZED WITH GRASS (MIN 70% COVER) IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS PROVIDED WITHIN THE PLAN SET. THIS IS A CRITICAL STAGE OF CONSTRUCTION. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMP. ADDITIONAL SOILS TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMP TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMP, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.
1. STRIP TOPSOIL FROM THE INFILTRATION FACILITY AREA AND STOCKPILE AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAILS.
  2. EXCAVATE THE INFILTRATION FACILITY IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLAN. EXCAVATION OF THE INFILTRATION FACILITY SHALL BE COMPLETED USING AN EXCAVATOR (i.e. TRAC-HOE) THAT DOES NOT REQUIRE TRAVEL ACROSS THE BOTTOM OF THE FACILITY. ALL EXCAVATIONS SHALL BE MADE FROM THE EDGE OF THE INFILTRATION FACILITY TO AVOID COMPACTION OF THE BOTTOM OF THE FACILITY.
  3. ONCE THE INFILTRATION FACILITY HAS BEEN EXCAVATED TO THE REQUIRED ELEVATION, INSTALL THE FABRIC, PIPING AND STONE AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAIL. CARE MUST BE TAKEN TO AVOID COMPACTION OF THE INFILTRATION FACILITY BOTTOM. ANY AREAS THAT ARE INADVERTENTLY COMPACTED MUST BE SCARIFIED WITH A CHisel PLOW OR SIMILAR NON-COMPACTING MEASURES.
  4. UPON COMPLETION OF THE FABRIC, PIPE AND STONE INSTALLATION, CONNECT THE EXISTING DOWNSPOUT TO THE BED AS SHOWN ON THE PLAN.
  5. CHECK THE INFILTRATION FACILITY AFTER EACH STORM EVENT AND CLEAN OUT AND ACCUMULATED SEDIMENT IMMEDIATELY. ACCUMULATIONS OF ANY SEDIMENT SHALL BE REMOVED BY HAND AND PLACED IN A STABILIZED AREA IN ACCORDANCE WITH THE LONG TERM OPERATIONS AND MAINTENANCE NOTES SHOWN ON THIS PLAN.
- NOTE:** SHOULD ANY UNFAVORABLE CONDITIONS BE ENCOUNTERED DURING EXCAVATION OF THE INFILTRATION FACILITY (i.e. BEDROCK OR HIGH GROUNDWATER) THE DESIGN ENGINEER MUST BE CONTACTED IMMEDIATELY AND ADDITIONAL TESTING AND DESIGN MUST BE COMPLETED PRIOR TO COMMENCING WITH ANY ADDITIONAL CONSTRUCTION. REMEDIAL MEASURE MAY INCLUDE BUT NOT BE LIMITED TO THE REDESIGN OF THE INFILTRATION FACILITY OR RELOCATION OF ENTIRE BED TO A MORE SUITABLE LOCATION. ALL DESIGN CHANGES MUST BE APPROVED BY PHOENIXVILLE BOROUGH.

**LIMIT OF DISTURBANCE: 9,797 S.F. (0.22 ACRES)**

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**PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

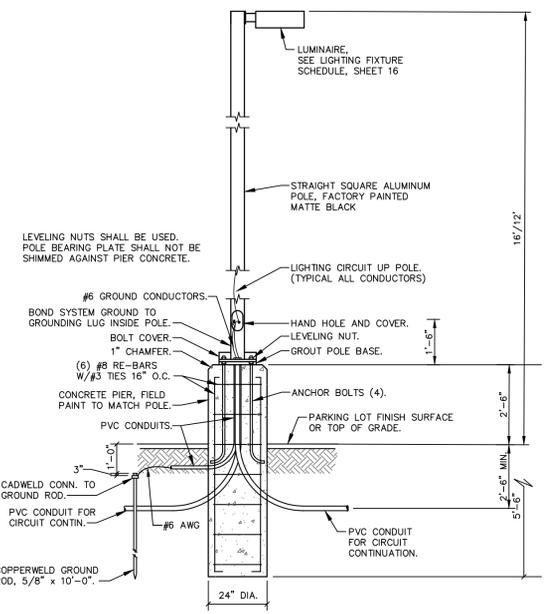
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1 inch = 10'

Date: 09/06/2023  
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Checked by: SJZ  
Project No. 12073

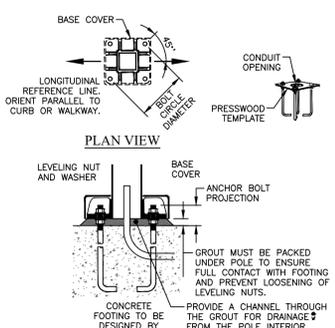
**EROSION AND SEDIMENT CONTROL PLAN FOR MEK2 PROPERTY GROUP, LLC 123 MAIN STREET PHOENIXVILLE, PA, 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**SHEET 6 OF 11**

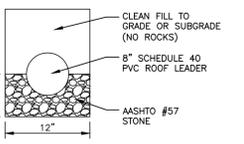




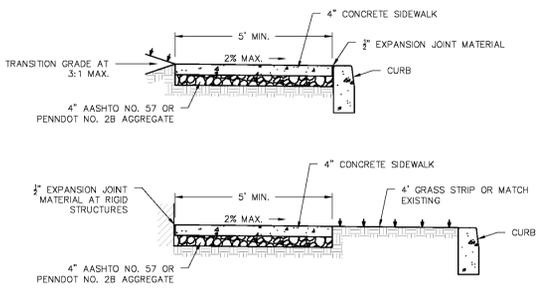
- NOTES:  
 1. LIGHT POLE AND POLE FIXTURES TO BE MANUFACTURED BY KIM LIGHTING OR APPROVED EQUAL.  
 2. LIGHTING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



**BASE SPECS DETAIL**  
(NOT TO SCALE)



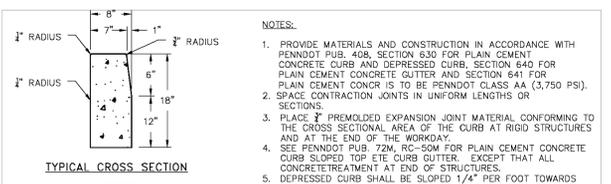
**ROOF LEADER BEDDING DETAIL**  
(NOT TO SCALE)



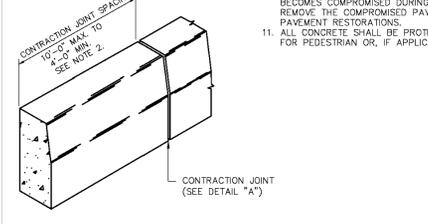
- NOTES:  
 1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 40B, SECTION 676 FOR CEMENT CONCRETE SIDEWALKS. EXCEPT THAT ALL CONCRETE IS TO BE PENNDOT CLASS AA (3,750 P.S.I.).  
 2. PLACE 2" PREMOLED EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK AT JOINTS ADJACENT CURB, BETWEEN SIDEWALK AND CURB, AND BETWEEN SIDEWALK AND RIGID STRUCTURES.  
 3. FORM OUTSIDE EDGES AND JOINTS WITH 3/4" 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. 40B, 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.

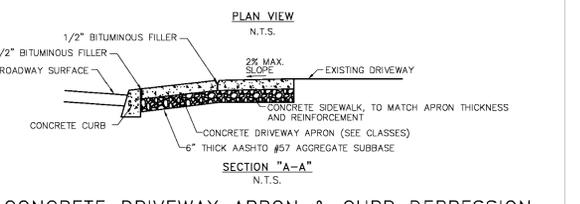
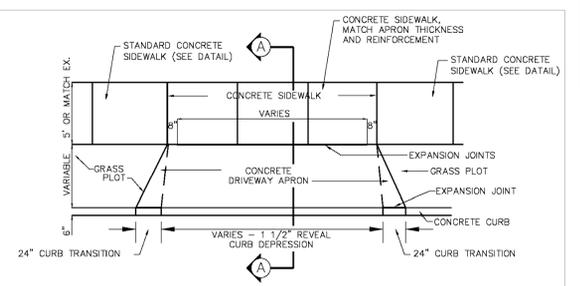
62.1 CONSTRUCTION DETAILS  
BOROUGH OF PHOENIXVILLE  
CHESTER COUNTY, PENNSYLVANIA



- NOTES:  
 1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 40B, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB. SECTION 640 FOR PLAIN CEMENT CONCRETE CUTTERS AND SECTION 641 FOR PLAIN CEMENT CONCR IS TO BE PENNDOT CLASS AA (3,750 PSI).  
 2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.  
 3. PLACE 2" PREMOLED 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 EYE CURB CUTTER. EXCEPT THAT ALL CONCRETETREATMENT 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. 40B, SECTION 501.  
 7. THE MINIMUM LENGTH OF ANY CURB REPLACEMENT SHALL BE 4 FEET. WHERE CURB REPLACEMENT IS WITHIN 4 FEET OF AN EXISTING JOINT, THE CURB REPLACEMENT LENGTH SHALL BE EXTENDED TO THE EXISTING JOINT.  
 8. FACE FORMED CURB IS PROHIBITED, EXCEPT WHEN AUTHORIZED IN ADVANCE BY THE BOROUGH.  
 9. EXISTING SUBGRADE, STONE SUBBASE, AND ASPHALT PAVEMENT SHALL BE WELL COMPACTED.  
 10. EXISTING PAVEMENT SHALL BE SAWCUT IN A NEAT, STRAIGHT LINE. IF ANY EXISTING PAVEMENT ALONG THE SAWCUT LINE BECOMES COMPROMISED DURING THE WORK, SAWCUT AROUND AND REMOVE THE COMPROMISED PAVEMENT PRIOR TO PERFORMING PAVEMENT RESTORATIONS.  
 11. ALL CONCRETE SHALL BE PROTECTED UNTIL CURED SUFFICIENTLY FOR PEDESTRIAN OR, IF APPLICABLE, VEHICULAR TRAFFIC.



61 CONSTRUCTION DETAILS  
BOROUGH OF PHOENIXVILLE  
CHESTER COUNTY, PENNSYLVANIA

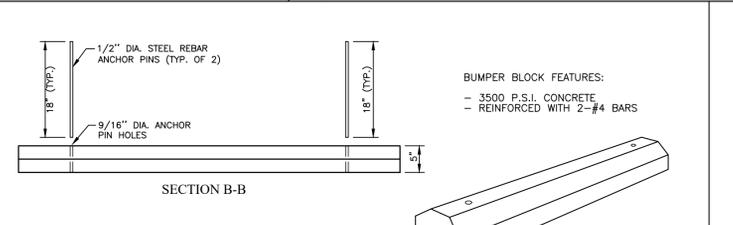
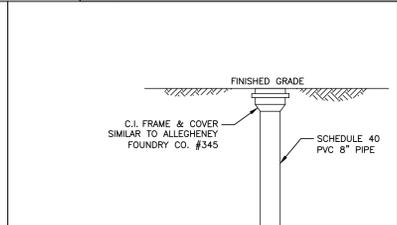
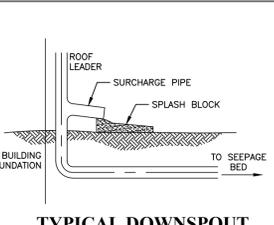
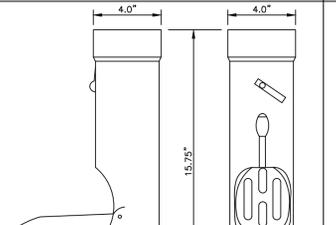
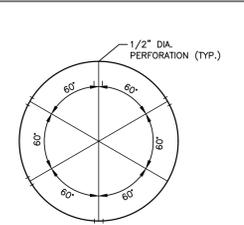


**CONCRETE DRIVEWAY APRON & CURB DEPRESSION**  
(APPLICABLE WITH STANDARD CURB)  
N.T.S.

- NOTES:  
 1. ALL CONCRETE IS TO BE CLASS AA (3,750 P.S.I.).  
 2. DEPRESSED CURB SHALL BE SLOPED 1/4" PER FOOT TOWARDS THE STREET.  
 3. CONCRETE SHALL BE ALLOWED TO CURE FOR SEVEN (7) DAYS.  
 4. USE OF HIGH EARLY STRENGTH CONCRETE MAY BE APPROVED BY THE BOROUGH INSPECTOR.  
 5. MONOLITHIC POURS SHALL ONLY BE PERMITTED BY SPECIAL EXCEPTION, AND ARE SUBJECT TO APPROVAL BY THE BOROUGH.  
 6. CONTRACTOR SHALL PROVIDE EROSION CONTROLS TO CONTAIN OPEN EXCAVATIONS AND PROTECT THE NEAREST DOWNSTREAM INLET.

DRIVEWAY APRON CLASSES - MINIMUM STANDARDS:  
 1. RESIDENTIAL - 8" THICKNESS WITH 6X6-W2.4/W1.4 WIREMESH REINFORCEMENT  
 2. COMMERCIAL - 8" THICKNESS WITH 6X6-W2.1/W2.1 WIREMESH REINFORCEMENT  
 3. INDUSTRIAL - DESIGN TO BE PROVIDED TO BOROUGH ENGINEER.  
 \*DETERMINATION OF CLASS SUBJECT TO APPROVAL BY THE BOROUGH.

65 CONSTRUCTION DETAILS  
BOROUGH OF PHOENIXVILLE  
CHESTER COUNTY, PENNSYLVANIA



- BUMPER BLOCK FEATURES:  
 - 3500 P.S.I. CONCRETE  
 - REINFORCED WITH 2-#4 BARS

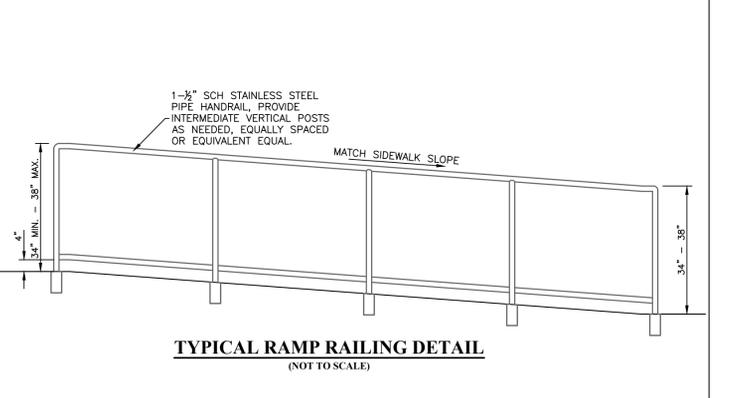
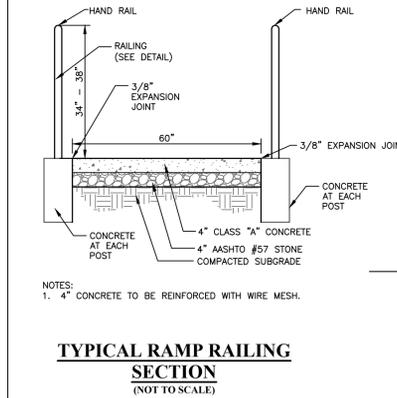
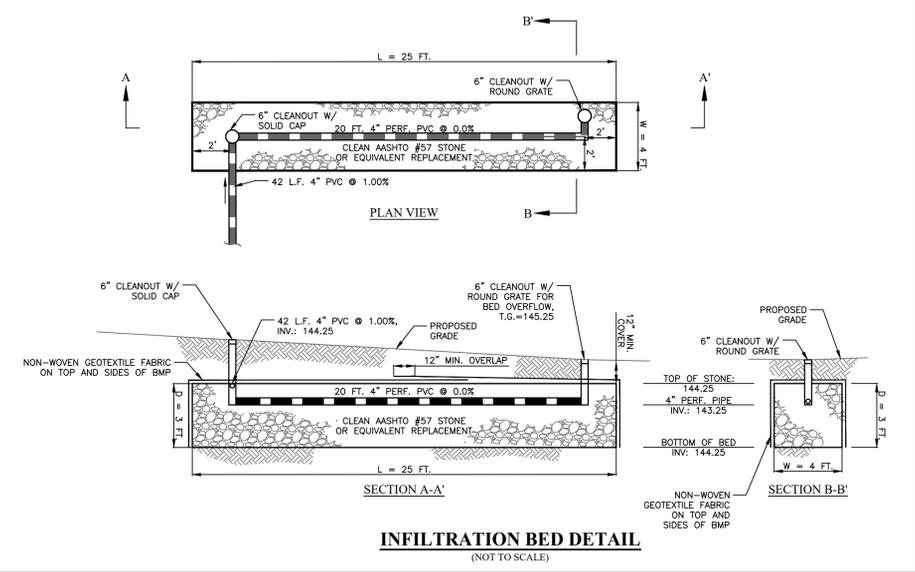
**PVC PIPE PERFORATION DETAIL**  
(NOT TO SCALE)

**LEAF STRAINER DETAIL**  
NOT TO SCALE

**TYPICAL DOWNSPOUT CONFIGURATION DETAIL**  
(NOT TO SCALE)

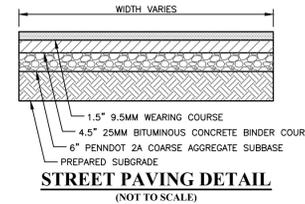
**ROOF LEADER CLEANOUT IN UNPAVED AREA DETAIL**  
(NOT TO SCALE)

**BUMPER BLOCK DETAIL**  
(NOT TO SCALE)

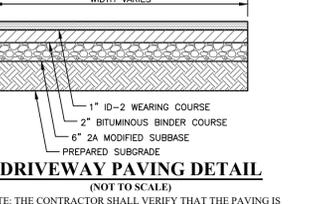


**TYPICAL RAMP RAILING SECTION**  
(NOT TO SCALE)

**TYPICAL RAMP RAILING DETAIL**  
(NOT TO SCALE)



NOTE: THE CONTRACTOR SHALL VERIFY THAT THE PAVING IS PLACED ON A SUITABLE SUBGRADE.



NOTE: THE CONTRACTOR SHALL VERIFY THAT THE PAVING IS PLACED ON A SUITABLE SUBGRADE.

NOTE: THIS SPEC TO BE USED FOR DRIVEWAY AND PARKING AREAS.

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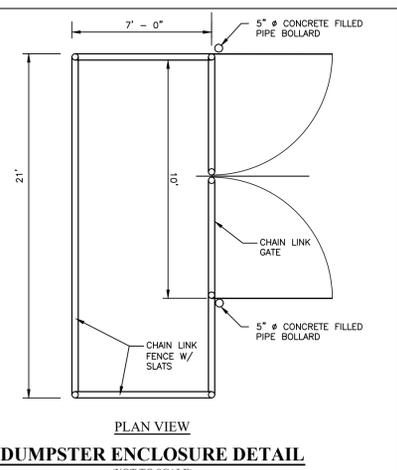
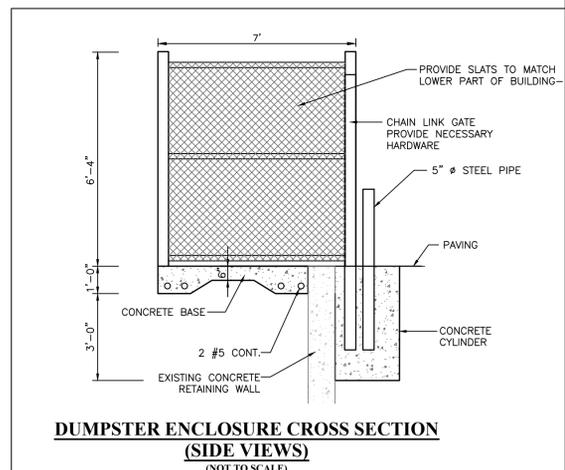
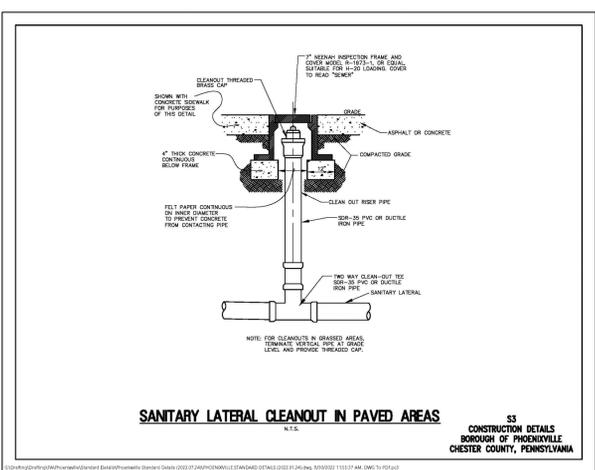
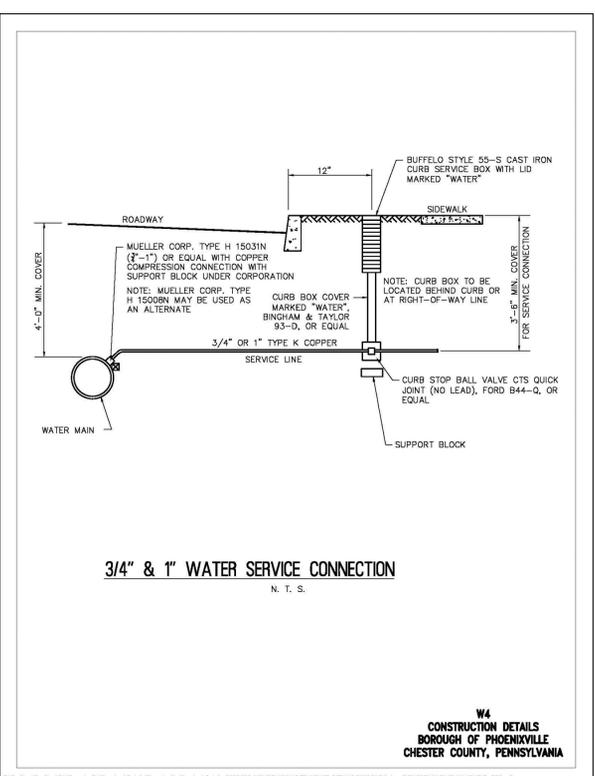
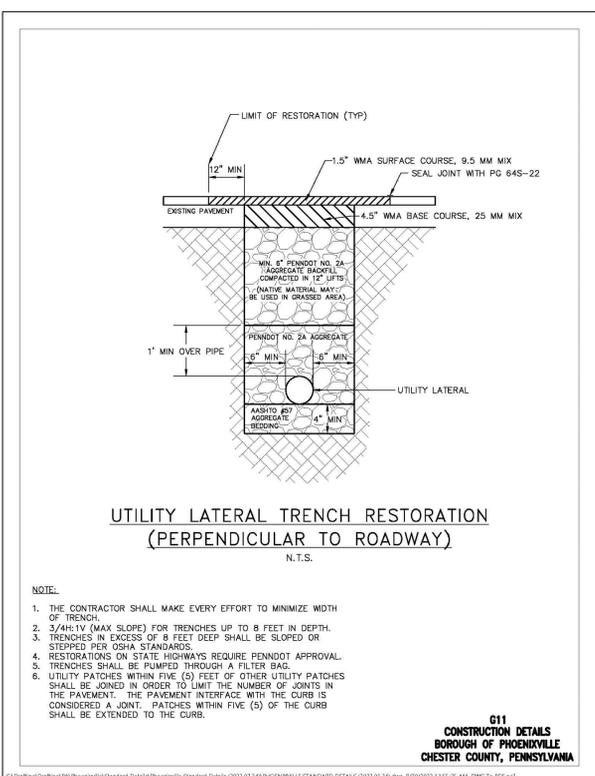
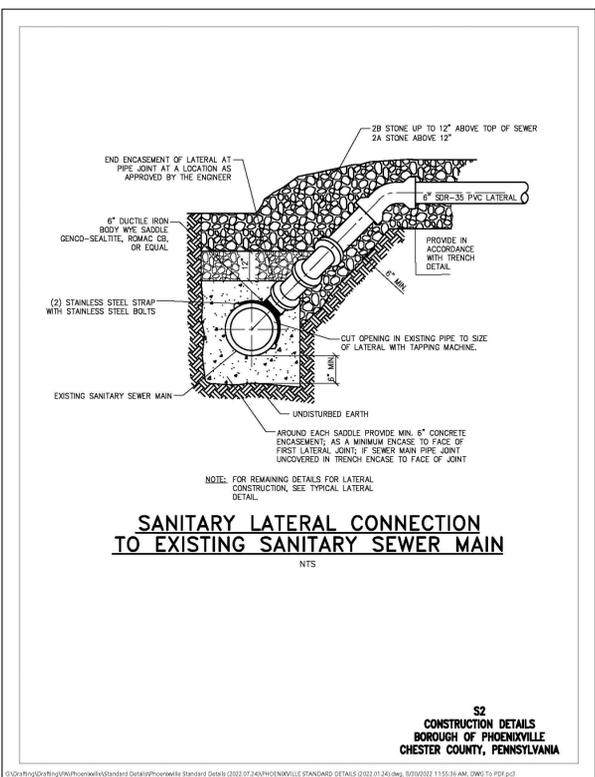
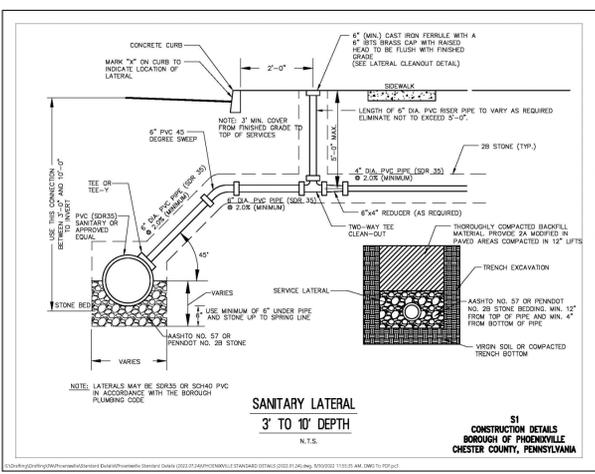
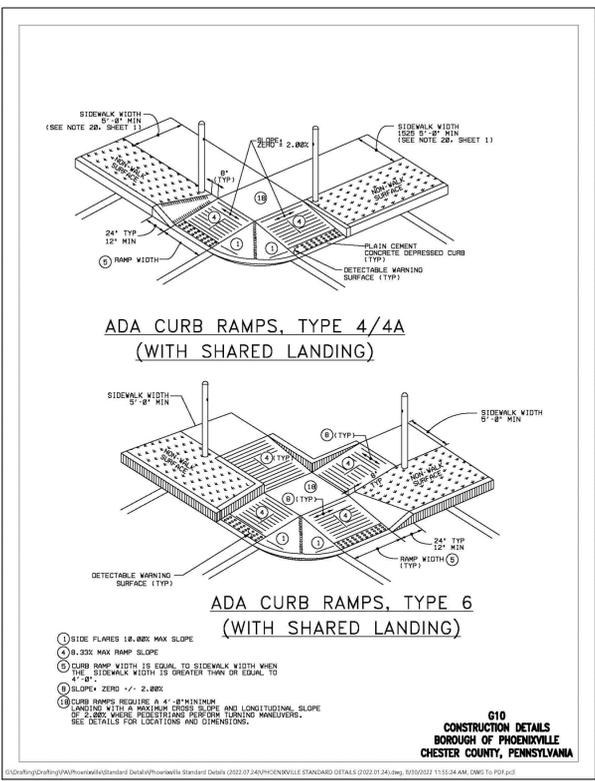
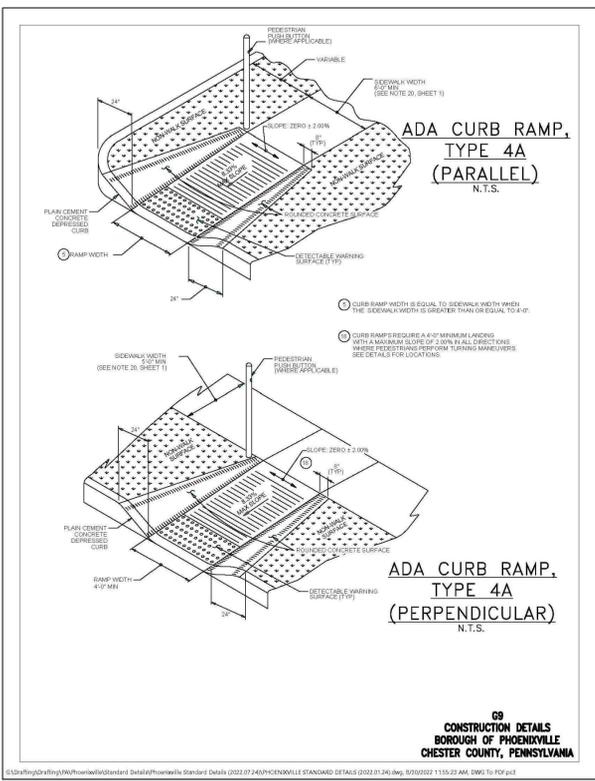
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 Scale:  
 AS SHOWN  
 Drawn by:  
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 Checked by:  
 SJZ  
 Project No.  
**12073**

**CONSTRUCTION DETAILS 'A'**  
 FOR  
**MEK2 PROPERTY GROUP, LLC**  
 123 MAIN STREET  
 PHOENIXVILLE, PA, 19460  
 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
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 OF 11



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**PA. act 172 of 1986 requires three working days notice**  
Serial Number: **20230240810**

**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
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**611 CONSTRUCTION DETAILS BOROUGH OF PHOENIXVILLE CHESTER COUNTY, PENNSYLVANIA**

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**PROFESSIONAL ENGINEER**  
SCOTT J. ZWIZANSKI  
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PE091752  
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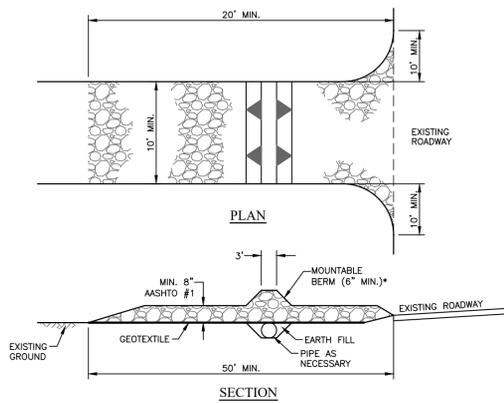
No.	Date:	Description:
1	11/20/2023	REVISED PER MUNICIPAL REVIEW LETTERS

**PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

Date: 09/06/2023  
Scale: AS SHOWN  
Drawn by: SMF  
Checked by: SJZ  
Project No. 12073

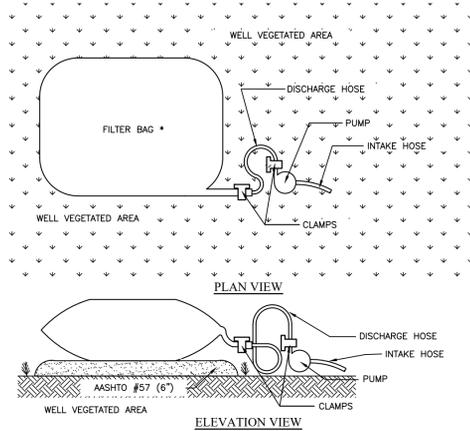
**CONSTRUCTION DETAILS 'B' FOR MEK2 PROPERTY GROUP, LLC 123 MAIN STREET PHOENIXVILLE, PA, 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**SHEET 9 OF 11**



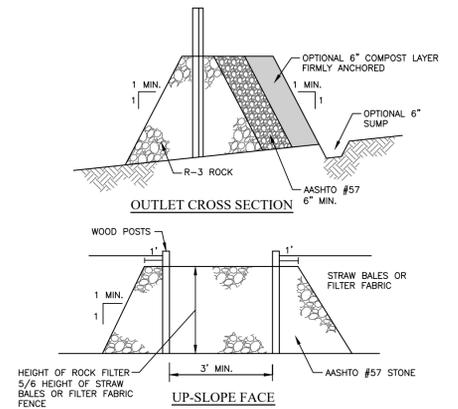
**STANDARD CONSTRUCTION DETAIL #3-1  
ROCK CONSTRUCTION ENTRANCE DETAIL  
(NOT TO SCALE)**

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 CULVERT 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 ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.



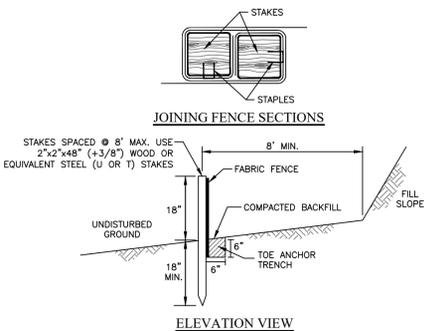
**STANDARD CONSTRUCTION DETAIL #3-16  
PUMPED WATER FILTER BAG  
(NOT TO SCALE)**

1. FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH DOUBLE STITCHED "I" 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.



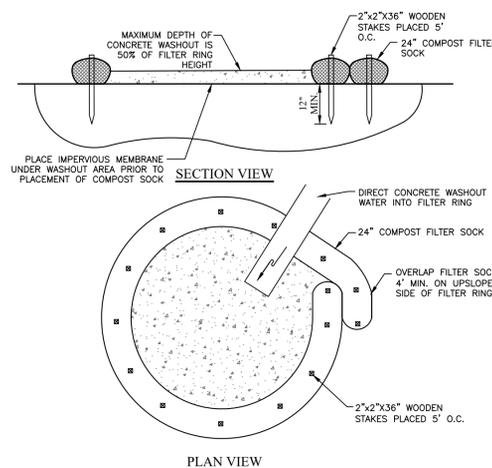
**STANDARD CONSTRUCTION DETAIL #4-4  
ROCK FILTER OUTLET  
(NOT TO SCALE)**

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 VY WATERSHEDS.
2. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.



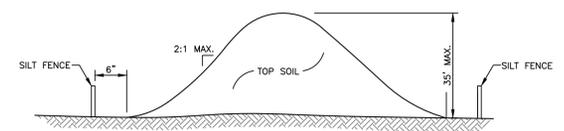
**STANDARD CONSTRUCTION DETAIL #4-7  
STANDARD SILTY FENCE (18" HIGH)  
(NOT TO SCALE)**

1. FABRIC WIDTH SHALL BE 30" MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
2. SILTY FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT (SEE FIGURE 4.1).
3. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVEGROUND HEIGHT OF THE FENCE.
4. ANY SECTION OF SILTY FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL #4-6).
5. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.



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

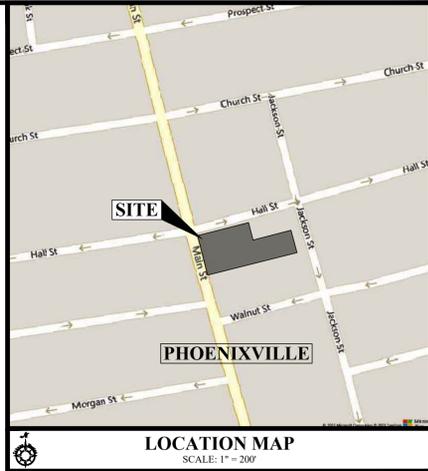
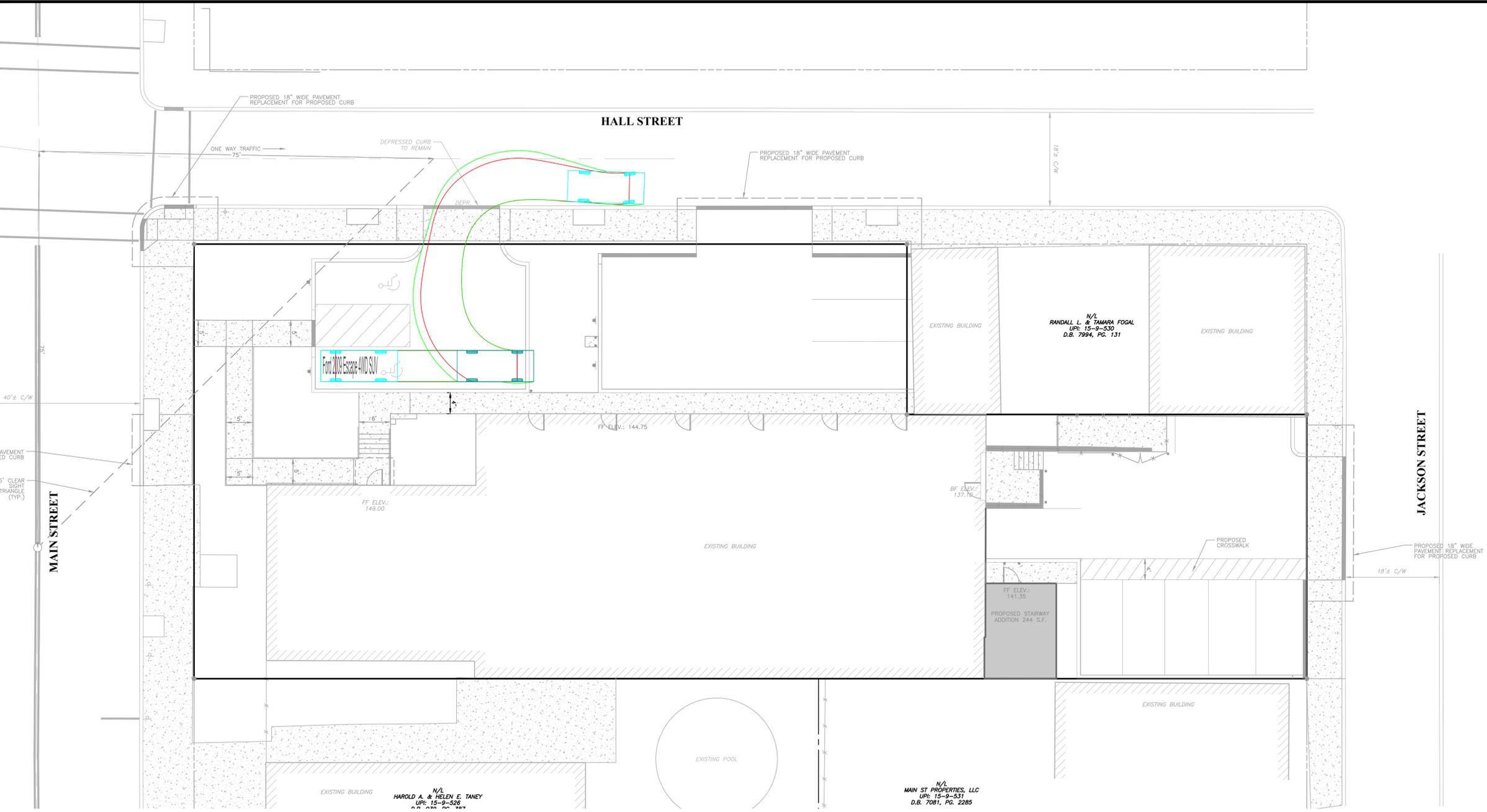
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.



**TYPICAL TOPSOIL STOCKPILE CROSS SECTION  
(NOT TO SCALE)**

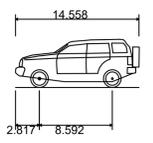
- NOTE: SILT FENCE SHALL BE TRENCHED AND STAKED DOWN SLOPE OF THE STOCKPILE AREA.
- NOTES:
1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
  2. ALL SIDE SLOPES SHALL BE 2 TO 1 OR FLATTER.
  3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQUIREMENTS.
  4. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.
  5. LOCATION OF PROPOSED STOCKPILE WHICH AFFECT EROSION CONTROLS ARE SHOWN SCHEMATICALLY ONLY. ACTUALLY STOCKPILE LOCATION MAY CHANGE DURING CONSTRUCTION.
  6. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.

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

**TURNING PLAN - RIGHT TURN OUT**  
(SCALE: 1" = 10')



Ford 2009 Escape 4WD SUV  
 Overall Length 14.558ft  
 Overall Width 5.925ft  
 Overall Body Height 5.649ft  
 Min Body Ground Clearance 0.675ft  
 Track Width 5.925ft  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 18.350ft

**LEGEND**  
 TIRE PATH  
 BODY PATH

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Pennsylvania One Call System  
 PA. act 172 of 1986 requires three working days notice  
 Serial Numbers:  
**20230240810**  
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**PRELIMINARY / FINAL LAND DEVELOPMENT PLAN**

GRAPHIC SCALE  
 10 0 5 10 20 40  
 (IN FEET)  
 1 inch = 10'

Date: 09/06/2023  
 Scale: 1" = 10'  
 Drawn by: SMF  
 Checked by: SJZ  
 Project No. **12073**

**TURNING TEMPLATE PLAN FOR**  
**MEK2 PROPERTY GROUP, LLC**  
**123 MAIN STREET**  
**PHOENIXVILLE, PA, 19460**  
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