



PRELIMINARY / FINAL MAJOR SUBDIVISION PLAN FOR PROVIDENCE CAPITAL GROUP CHRISTMAN STREET SUBDIVISION, PHOENIXVILLE, PA, 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF THE TWO (2) EXISTING PARCELS UPI: 15-5-336 (17 CHRISTMAN ST) AND UPI: 15-5-338 (10 CHRISTMAN ST) AT THIS LOCATION INTO FIVE (5) LOTS. LOT ONE WILL RETAIN THE ONE EXISTING DUPLEX UNIT. THE OTHER FOUR (4) LOTS WILL BE DEVELOPED WITH 2-UNIT DUPLEX UNITS (2 BEDROOMS EACH).
- BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JANUARY, 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA. BEARINGS HAVE BEEN ROTATED TO STATE PLANE COORDINATES.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JANUARY, 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
- ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON JANUARY 3, 2024.
- THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 420K0000, EFFECTIVE SEPTEMBER 28, 2017.
- SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SOIL CLASSIFICATION FOR THIS ENTIRE SITE IS URBAN LAND-PENN COMPLEX (UrB).
- SITE GEOLOGY IS CHARACTERIZED AS LOCKTONG FORMATION (Th).
- 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.
- THERE ARE NO WETLAND AREAS OR BODIES OF WATER LOCATED ON THE SITE.
- THE SITE HAS AREAS OF STEEP (15%-25% SLOPES) AND VERY STEEP SLOPES (25% SLOPES) AS SHOWN ON THE PLAN.
- THE PROPERTY IS IN THE R1 - RESIDENTIAL INFILL ZONING DISTRICT.
- ALL LOTS WILL BE SERVED WITH PUBLIC WATER AND SEWER.
- MAIL BOXES WILL BE PROVIDED ON THE PORCHES FOR EACH UNIT.
- TRASH COLLECTION IS TO BE HANDLED THROUGH TOTES TO BE STORED AT THE REAR OF THE UNITS AND SHALL BE SCREENED FROM PUBLIC VIEW.

PARKING TABULATION

LOT #	DUPLEX UNITS	SPACES REQUIRED*	SPACES PROPOSED
1	2	3 SPACES	3 SPACES
2	2	3 SPACES	4 SPACES
3	2	3 SPACES	4 SPACES
4	2	3 SPACES	4 SPACES
5	2	3 SPACES	4 SPACES
TOTAL:	10	15 SPACES	19 SPACES

*1.38 SPACES PER DWELLING REQUIRED FOR RESIDENTIAL CONDOMINIUM/TOWNHOUSE PER ITE PARKING GENERATION 4TH EDITION PAGE 61.

ZONING (R1)

RESIDENTIAL INFILL DISTRICT
USES PERMITTED BY-RIGHT: SINGLE FAMILY DETACHED (SFD), TWIN, DUPLEX (PER 27-301.1.B)¹

MULTI-FAMILY DWELLINGS	REQUIRED PER DUPLEX/27-301.1	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MINIMUM LOT WIDTH	40 FEET	53.26 FEET	46.00 FEET	46.00 FEET	46.00 FEET	69.26 FEET ²
AVERAGE LOT AREA (NET) ¹	3,830 S.F. ⁴	4,151 S.F.	3,565 S.F.	3,578 S.F.	3,590 S.F.	4,637 S.F.
LOT AREA (GROSS) ⁵		4,444 S.F.	3,818 S.F.	3,831 S.F.	3,843 S.F.	5,529 S.F.
MAXIMUM IMPERVIOUS COVERAGE ⁵	90%	74.7% (3,320 S.F.)	59.3% (2,264 S.F.)	59.42% (2,274 S.F.)	58.8% (2,264 S.F.)	48.5% (2,684 S.F.)
BUILD TO LINE: CHRISTMAN STREET	9.5-21.3 FEET ⁶	23.7 FEET ⁸	17.8 FEET	17.4 FEET	17.0 FEET	16.0 FEET
MINIMUM SIDE YARD	5 FEET ⁷	5.0 FEET	5.0 FEET	5.0 FEET	5.0 FEET	19.0 FEET
MINIMUM REAR YARD	20 FEET	6.1 FEET ³	30.3 FEET	30.6 FEET	30.9 FEET	31.1 FEET
MINIMUM LOT DEPTH	EX. LOT DEPTH ⁸	82.56 FEET ⁸	82.87 FEET ⁸	83.14 FEET ⁸	83.41 FEET ⁸	83.67 FEET ⁸
MAXIMUM BUILDING HEIGHT	35 FEET	< 35 FEET	< 35 FEET	< 35 FEET	< 35 FEET	< 35 FEET
ACCESSORY BUILDING MINIMUM REAR YARD	8 FEET	N/A	N/A	N/A	N/A	N/A
ACCESSORY BUILDING MINIMUM SIDE YARD	5 FEET	N/A	N/A	N/A	N/A	N/A

- NOTES:
1. 17 CHRISTMAN STREET (15-5-336) IS A LEGAL 2-UNIT (DUPLEX) RENTAL.
2. MEASURED ALONG FRONT FACE OF DWELLING.
3. CALCULATED TO PROPOSED SIDEWALK EASEMENT.
4. BASED ON 437 FREEMONT STREET.
5. CALCULATED TO PROPOSED RIGHT OF WAY LINE.
6. BASED ON ACCESSORY BUILDINGS AT 435 FREEMONT STREET AND THE PRIMARY STRUCTURE AT 17 CHRISTMAN STREET.
7. IN NO CASE SHALL THE SIDE YARD BE LESS THAN 5' OR STRUCTURES CLOSER THAN 10'.
8. EXISTING NON-CONFORMITY, EXISTING LOT DEPTH REDUCED AS A RESULT OF RIGHT OF WAY DEDICATION.

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
UrB	URBAN LAND-PENN COMPLEX	0% - 8%	LOW (ABOUT 4.1 INCHES)	WELL DRAINED	MORE THAN 80 INCHES	20 TO 40 INCHES	2c	B

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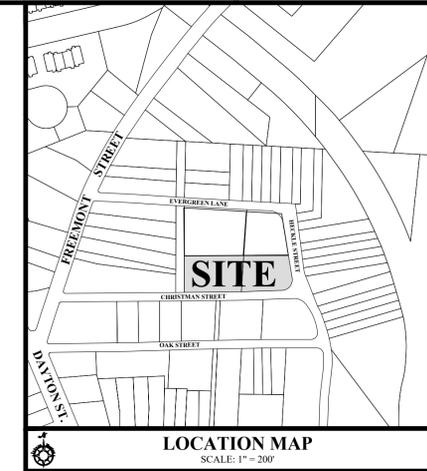
Pennsylvania One Call System
PA. act 172 of 1986 requires three working days notice
Serial Number:
20240221017

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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West Chester, PA 19382 Fax: (484) 947-2946
www.InLandDesign.net Info@InLandDesign.net

JOEL D. COMANDA
REGISTERED PROFESSIONAL ENGINEER
ENGINEER
PE070740
PENNSYLVANIA

PARCEL NO. 15-5-336 & 15-5-338; DBV H40 PG. 399, DBV V41 PG. 118



SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	TITLE PLAN
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	PROPOSED LAYOUT & GEOMETRY PLAN
5	GRADING & UTILITIES PLAN
6	PCSWM PLAN
7	PCSWM PROFILES & DETAILS
8	PCSWM PROFILES & DETAILS
9	EROSION & SEDIMENT CONTROL PLAN
10	EROSION & SEDIMENT CONTROL NOTES AND DETAILS
11	LANDSCAPING PLAN
12	CONSTRUCTION DETAILS

ALL SHEETS ARE TO BE RECORDED

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 NO. _____ ON _____, 20____, PAGE _____.

RECORDER OF DEEDS
I, OWEN M. HYNNE, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY BOROUGH RESOLUTION 2025-08, AND THAT, BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

OWEN M. 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 CONCL'S ADOPTION OF RESOLUTION 2025-08, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

CATHERINE BIANCO
PLANNING COMMISSION CHAIR PERSON

WE HEREBY CERTIFY THAT THE BOROUGH COUNCIL OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 2025-08, ADOPTED, FEBRUARY 11, 2025, 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 THAT THE BOROUGH, ON 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 _____.

CCPCU _____ SECRETARY

AFFIDAVIT OF OWNERSHIP COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF CHESTER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED MARK R. GERAGHTY, TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED(S) AND SAY(S):

HE IS THE SOLE MEMBER OF PROVIDENCE CAPITAL GROUP WHICH IS A LIMITED LIABILITY COMPANY AND IS THE RECORD OWNER OF ALL THE PROPERTY ("PROPERTY") TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. THE SOURCE OF PROVIDENCE CAPITAL GROUP'S TITLE IS THE DEED RECORDED, WITH THE OFFICE ("RECORDER'S OFFICE") OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, PENNSYLVANIA, IN RECORD BOOK _____ BEGINNING AT PAGE _____. THIS PLAN IS PROVIDENCE CAPITAL GROUP'S ACT AND DEED AND IS AUTHORIZED BY PROVIDENCE CAPITAL GROUP TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID PROVIDENCE CAPITAL GROUP TO MAKE THIS AFFIDAVIT.

PROVIDENCE CAPITAL GROUP PROPERTIES, LLC

BY: _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC

I, JASON E. HARMON, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THAT THE ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

JASON E. HARMON, P.L.S. NO. SU075782



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.

WAIVERS GRANTED BY BOROUGH COUNCIL FEBRUARY 11, 2025:

- SECTION 22-414.10(e): A WAIVER IS REQUESTED TO ALLOW THE DRIVEWAYS FOR LOT 5 TO BE LOCATED CLOSER THAN 60 FEET FROM THE RADIUS OF THE INTERSECTION.
- SECTION 22-418.1.A-A: A WAIVER IS REQUESTED TO NOT INSTALL CURB ALONG THE SHARED DRIVEWAYS PROPOSED AS A PART OF THIS DEVELOPMENT.
- SECTION 22-502.1.C.(3)(a): A WAIVER IS REQUESTED TO ALLOW REMOVAL OF EXISTING TREES OVER 6" IN DBH AS A PART OF THIS DEVELOPMENT.

AREA OF TRACT

UPI: 15-5-336	11,580 S.F. (0.266 ACRES)
UPI: 15-5-338	9,916 S.F. (0.228 ACRES)
AREA OF RELINQUISHED RIGHT OF WAY	851 S.F. (0.019 ACRES)
EXISTING TOTAL TRACT AREA	22,347 S.F. (0.513 ACRES)

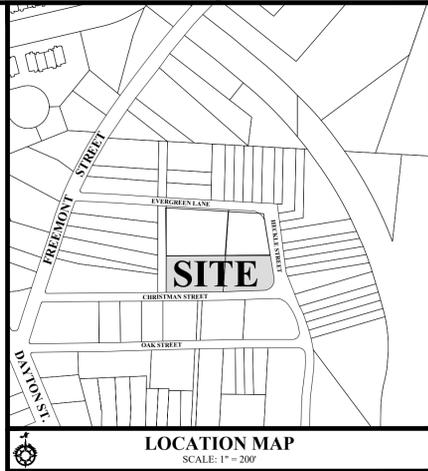
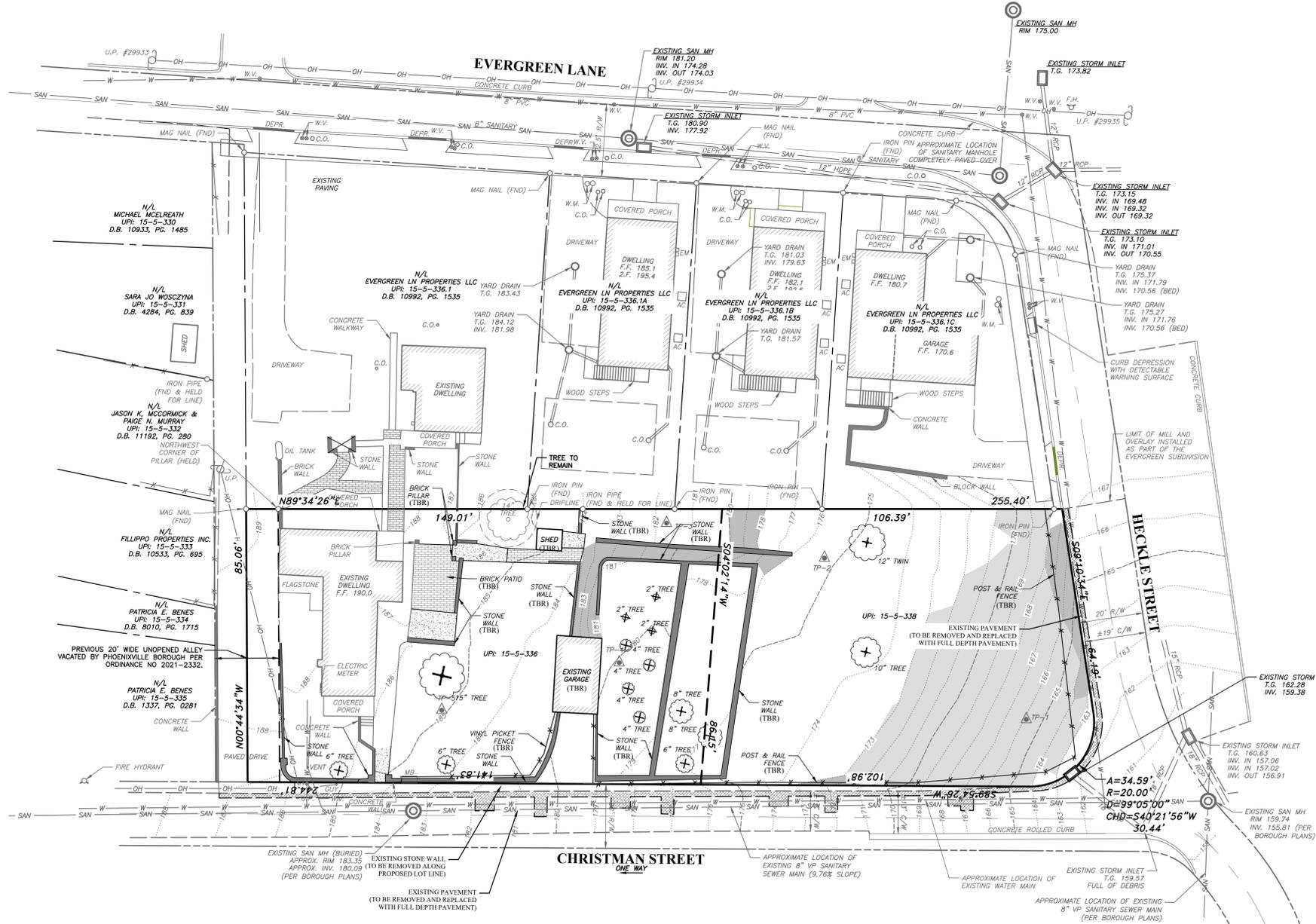
**PRELIMINARY / FINAL
MAJOR SUBDIVISION PLAN**

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

Date: 08/08/2024
Scale: AS NOTED
Drawn by: DWN
Checked by: JDC
Project No. 12191

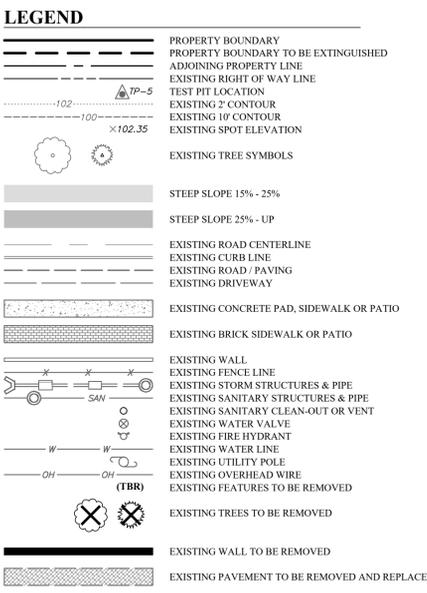
**COVER SHEET
FOR
PROVIDENCE CAPITAL GROUP
CHRISTMAN STREET SUBDIVISION
PHOENIXVILLE, PA, 19460
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**S H E E T
1
OF 12**



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 - TRASH COLLECTION IS TO BE HANDLED THROUGH TOTES TO BE STORED AT THE REAR OF THE UNITS AND SHALL BE SCREENED FROM PUBLIC VIEW.

- 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 STRIPPING 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 ON-SITE DRAINAGE FACILITIES SHALL BE ABANDONED. ABANDONED DRAINAGE FACILITIES ARE TO BE SEALED USING BRICK AND NON-SHRINK GROUT OR FILLED WITH LOWABLE FILL. IF A STRUCTURE CANNOT BE SEALED OR FILLED IT MUST BE REMOVED.
 - ALL EXISTING WATER AND SANITARY LATERALS TO BE ABANDONED ARE TO BE TERMINATED AT THE MAINS.



EXISTING IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING
DWELLING	1,174 S.F.
PORCH	177 S.F.
DETACHED GARAGE	335 S.F.
SHEDS	53 S.F.
WALLS	721 S.F.
FLAGSTONE	98 S.F.
BRICK	407 S.F.
CONCRETE	746 S.F.
DRIVEWAY	890 S.F.
TOTAL EXISTING IMPERVIOUS	4,601 S.F.

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
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OWNER OF RECORD:
15-5-336: NICOLA DELLAQUILLA
1075 BALFOUR CIR
PHOENIXVILLE, PA 19460

EQUITABLE OWNER/ APPLICANT:
PROVIDENCE CAPITAL GROUP LLC
ATTN: MARK R. GERAGHTY
153 PERSIMMON DRIVE
COLLIERVILLE, PA 19426
(484) 886-2266
MGERAGHTY@PROVCAPITALGROUP.COM

AREA OF TRACT

UPI: 15-5-336	11,580 S.F. (0.266 ACRES)
UPI: 15-5-338	9,916 S.F. (0.228 ACRES)
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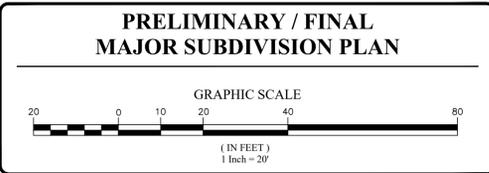
PENNSYLVANIA ONE CALL SYSTEM
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Serial Numbers
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Info@InLandDesign.net

JOEL D. COMANDA
REGISTERED PROFESSIONAL ENGINEER
PE#07040
PENNSYLVANIA

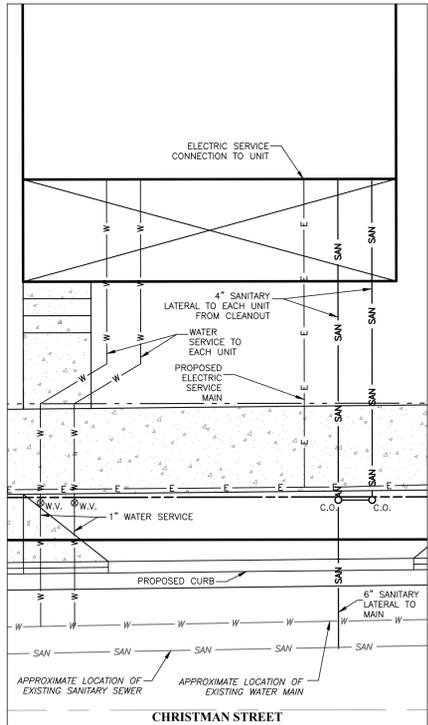
No.	Date	Description
1	12/12/2024	REVISED PER TOWNSHIP CONSULTANTS
2	01/22/2025	REVISED PER TOWNSHIP CONSULTANTS
3	01/28/2025	REVISED STORM PROFILES
4	03/10/2025	RECORD PLANS



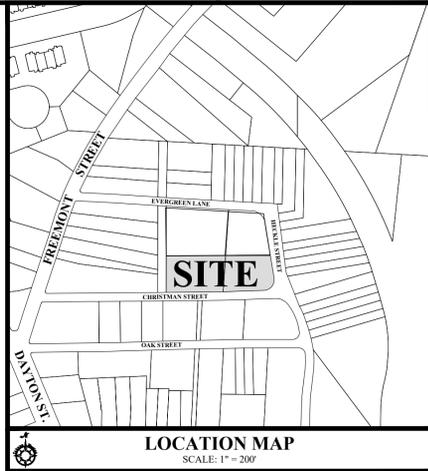
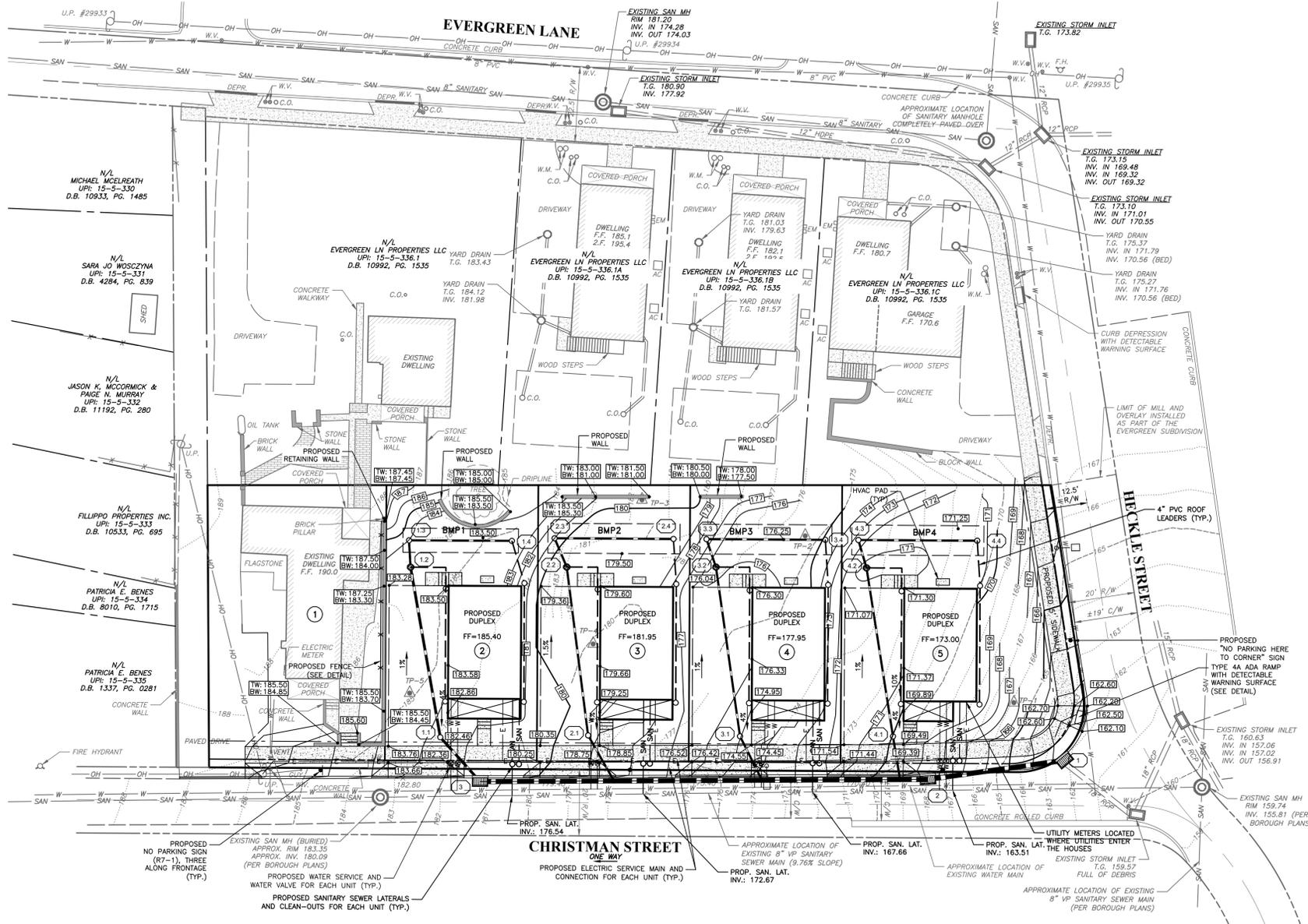
Date: 08/08/2024
Scale: 1" = 20'
Drawn by: DWN
Checked by: JDC
Project No. 12191

EXISTING CONDITIONS AND DEMOLITION PLAN FOR
PROVIDENCE CAPITAL GROUP
CHRISTMAN STREET SUBDIVISION
PHOENIXVILLE, PA, 19460
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET
3
OF 12



**TYPICAL UTILITY CONNECTION
BLOW-UP DETAIL**
1" = 5'



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7. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SOIL CLASSIFICATION FOR THIS SITE IS URBAN LAND-PENN COMPLEX (U1B).
8. SITE GEOLOGY IS CHARACTERIZED AS LOCKATONG FORMATION (T4).
9. 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.
10. THERE ARE NO WETLAND AREAS OR BODIES OF WATER LOCATED ON THE SITE.
11. THE SITE HAS AREAS OF STEEP (15%-25% SLOPES) AND VERY STEEP SLOPES (25%-35% SLOPES) AS SHOWN ON THE PLAN.
12. THE PROPERTY IS IN THE RI - RESIDENTIAL INFLU ZONING DISTRICT.
13. ALL LOTS WILL BE SERVED WITH PUBLIC WATER AND SEWER.
14. MAIL BOXES WILL BE PROVIDED ON THE PORCHES FOR EACH UNIT.
15. TRASH COLLECTION IS TO BE HANDLED THROUGH TOTES TO BE STORED AT THE REAR OF THE UNITS AND SHALL BE SCREENED FROM PUBLIC VIEW.

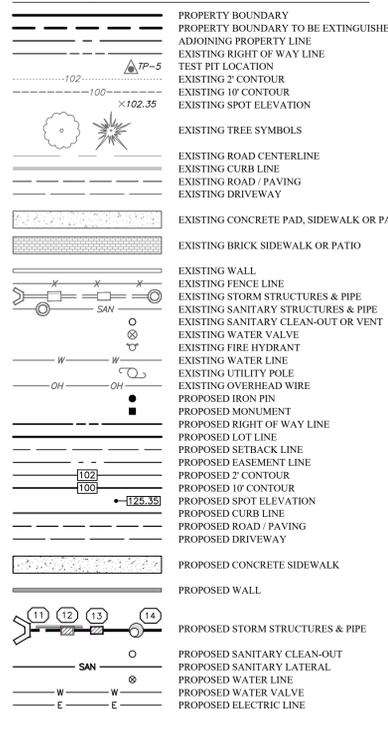
GRADING AND UTILITY NOTES:

1. DRIVEWAY GRADES ARE NOT TO EXCEED 4% FOR THE 1ST 20 FEET.
2. SIDEWALK CROSSING OF THE DRIVEWAYS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
3. ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.
4. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD CONSTRUCTION DETAILS FOR THE BOROUGH OF PHOENIXVILLE.
5. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
6. CONDENSING UNITS AND GAS METERS WILL NOT BE LOCATED IN THE DRIVEWAY AREAS.
7. ALL PAD MOUNTED EQUIPMENT SUCH AS AIR CONDITIONING AND HEATING UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
8. WATER SERVICE LINES ARE TO BE 2" TYPE K COPPER.
9. SANITARY SERVICE LINES ARE TO BE 4" SDR-35 PVC FROM THE HOUSE TO THE CLEANOUT AND 6" SDR-35 PVC FROM THE CLEANOUT TO THE SEWER.
10. EXISTING SEWER IS APPROXIMATELY SEVEN (7) FEET DEEP IN CHRISTMAN STREET. CONTRACTOR IS TO VERIFY SANITARY SEWER PRIOR TO LATERAL INSTALLATION.
11. WATER AND SANITARY LATERAL SIZING MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
12. NO UNITS ARE TO BE SPRINKLED. FIRE WATER SUPPLY IS TO BE THE EXISTING HYDRANTS LOCATED AT THE INTERSECTION OF EVERGREEN LANE AND HECKLE STREET AND APPROXIMATELY 50 FEET WEST OF THE SITE ON CHRISTMAN STREET.
13. PER 822-417.7(D), ONE UNIT WILL BE PROVIDED WITH TWO PARKING SPACES SERVICED BY EVPS SERVED BY A LEVEL 2 EVCS CONNECTION.
14. UTILITY CONTACT INFORMATION:
COMCAST (CABLE): (800) 266-2278
PECO ENERGY (GAS & ELECTRIC): (800) 494-4000
PHOENIXVILLE BOROUGH: (610) 933-8801 EXT. 110
(WATER & SEWER): (610) 933-8801 EXT. 110

TRENCH RESTORATION:

1. AREAS OF FULL DEPTH PAVEMENT RESTORATION ARE TO BE SAW CUT AND PAVEMENT IS TO BE RESTORED WITH THE PAVEMENT SPECIFICATION SHOWN IN THE STREET PAVING DETAIL.
2. ALL TRENCH RESTORATION SHALL BE ALLOWED TO SETTLE FOR A MINIMUM OF 90 DAYS BEFORE THE AREAS ARE MILLED AND OVERLAYED WITH A 1.5 INCH SUPERPAVE WEARING COURSE SPECIFICATION.

LEGEND



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PENNSYLVANIA ONE CALL SYSTEM
Pennsylvania One Call System
PA. act 172 of 1986 requires three working days notice
Serial Numbers
20240221017
PENNSYLVANIA ACT 187 REQUIREMENTS:
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West Chester, PA 19382 Fax: (484) 947-2946
www.InLandDesign.net Info@InLandDesign.net

JOEL D. COMANDA
REGISTERED PROFESSIONAL ENGINEER
PE070740
PENNSYLVANIA

No.	Date	Description
1	12/12/2024	REVISED PER TOWNSHIP CONSULTANTS
2	01/22/2025	REVISED PER TOWNSHIP CONSULTANTS
3	01/28/2025	REVISED STORM PROFILES
4	03/10/2025	RECORD PLANS

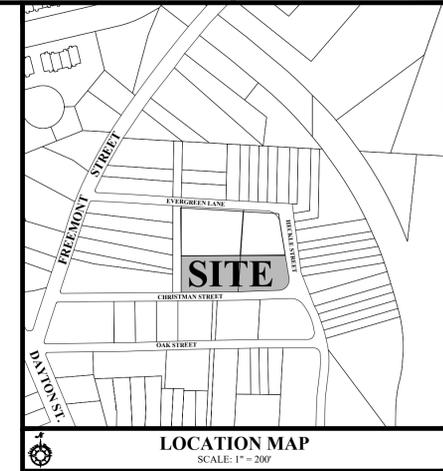
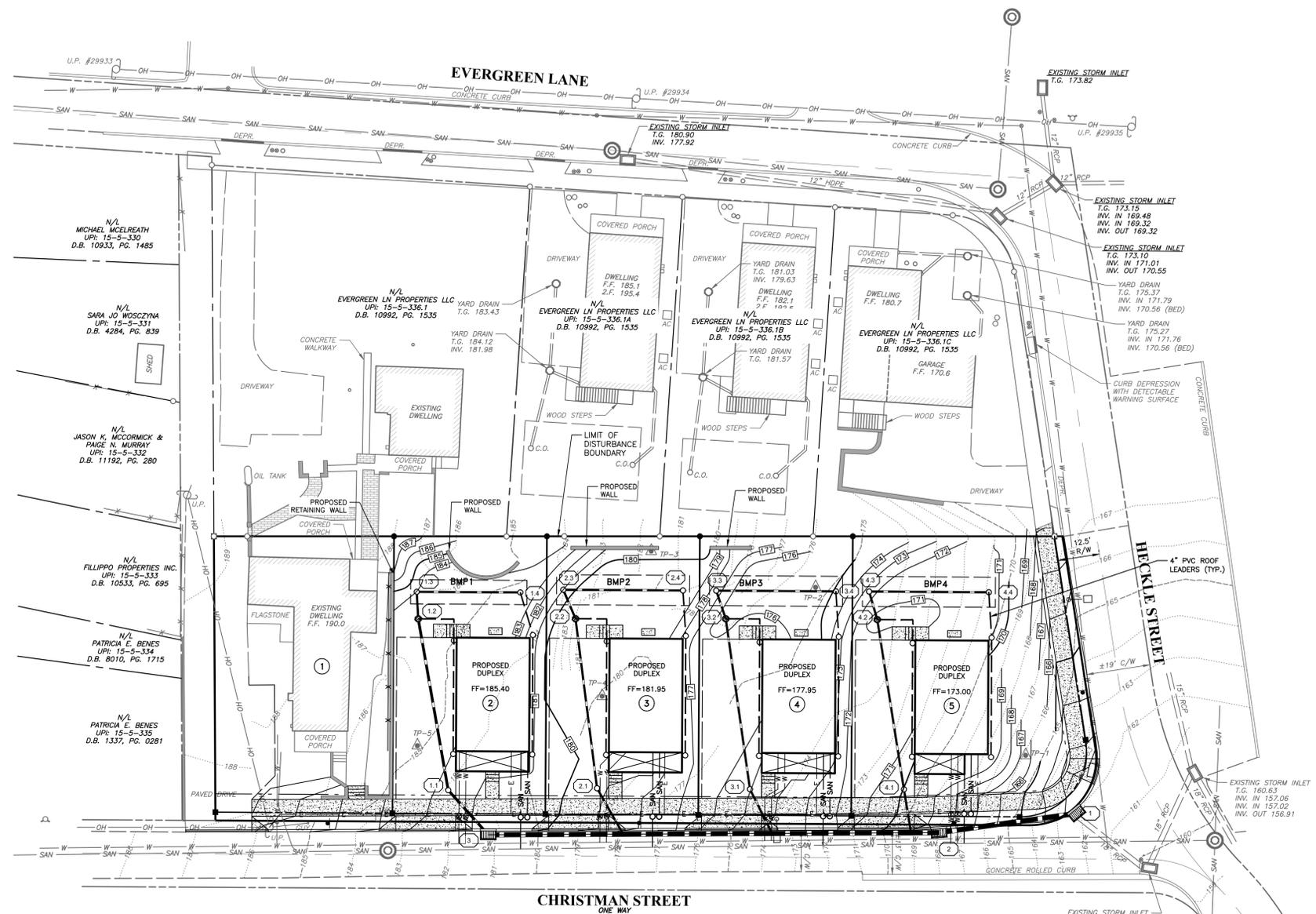
**PRELIMINARY / FINAL
MAJOR SUBDIVISION PLAN**

GRAPHIC SCALE
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(IN FEET)
1 inch = 20'

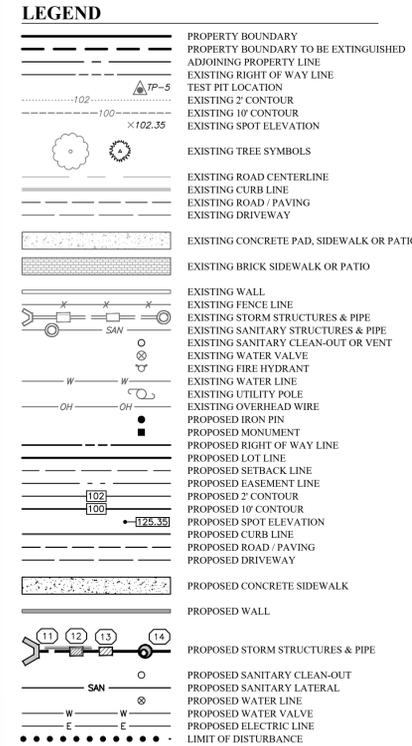
Date: 08/08/2024
Scale: 1" = 20'
Drawn by: DWN
Checked by: JDC
Project No. 12191

**GRADING & UTILITIES PLAN
FOR
PROVIDENCE CAPITAL GROUP
CHRISTMAN STREET SUBDIVISION
PHOENIXVILLE, PA, 19460
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**SHEET
5
OF 12**



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF THE TWO (2) EXISTING PARCELS UPI: 15-5-336 (17 CHRISTMAN ST) AND UPI: 15-5-338 (10 CHRISTMAN ST) AT THIS LOCATION INTO FIVE (5) LOTS. LOT ONE WILL RETAIN THE ONE EXISTING DUPLEX UNIT. THE OTHER FOUR (4) LOTS WILL BE DEVELOPED WITH 2-UNIT DUPLEX UNITS (2 BEDROOMS EACH).
 - BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JANUARY, 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA. BEARINGS HAVE BEEN ROTATED TO STATE PLANE COORDINATES.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JANUARY, 2024 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
 - ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON JANUARY 3, 2024.
 - THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 4202C06066, EFFECTIVE SEPTEMBER 29, 2017.
 - SOILS INFORMATION TAKEN FROM UNIFIED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SOIL CLASSIFICATION FOR THIS ENTIRE SITE IS URBAN LAND-PENN COMPLEX (UrbB).
 - SITE GEOLOGY IS CHARACTERIZED AS LOCATIONS FORMATION (Tb).
 - 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. THERE ARE NO WETLAND AREAS OR BODIES OF WATER LOCATED ON THE SITE.
 - THE SITE HAS AREAS OF STEEP (15%-25% SLOPES) AND VERY STEEP SLOPES (>25% SLOPES) AS SHOWN ON THE PLAN.
 - THE PROPERTY IS IN THE R1 - RESIDENTIAL INFLU ZONING DISTRICT.
 - ALL LOTS WILL BE SERVED WITH PUBLIC WATER AND SEWER.
 - MAIL BOXES WILL BE PROVIDED ON THE PORCHES FOR EACH UNIT.
 - TRASH COLLECTION IS TO BE HANDLED THROUGH TOTES TO BE STORED AT THE REAR OF THE UNITS AND SHALL BE SCREENED FROM PUBLIC VIEW.



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.

- REMOVE PROTECTIVE CONSTRUCTION FENCE FROM THE PERIMETER OF THE INFILTRATION FACILITY AREA. STRIP TOPSOIL FROM THE INFILTRATION FACILITY AREA AND STOCKPILE AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAILS.
- 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.
- 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.
- UPON EXCAVATION TO THE BOTTOM OF BED ELEVATION FOR EACH PROPOSED RECHARGE BED, INFILTRATION TESTING SHALL BE PERFORMED TO CONFIRM AVAILABILITY OF INFILTRATION AT THE RECHARGE BEDS. IF ACCEPTABLE INFILTRATION IS NOT CONFIRMED, THEN A REVISED DESIGN FOR THE RECHARGE BEDS SHALL BE SUBMITTED AND APPROVED BY THE BOROUGH ENGINEER.
- 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.
- UPON COMPLETION OF THE FABRIC, PIPE AND STONE INSTALLATION, INSTALL THE PROPOSED GUTTERS, DOWNSPOUTS AND ROOF LEADERS TO THE HOUSES.
- 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.

BMP MANAGEMENT TABLE

BMP	TRIBUTARY AREA	2 YEAR VOLUME MANAGED
INFILTRATION BED 1	4,162 S.F. (0.09 ACRES)	662 CF
INFILTRATION BED 2	3,071 S.F. (0.07 ACRES)	370 CF
INFILTRATION BED 3	3,117 S.F. (0.07 ACRES)	370 CF
INFILTRATION BED 4	3,556 S.F. (0.09 ACRES)	413 CF

BMP OPERATIONS AND MAINTENANCE PROCEDURES

THE OWNER (OR ITS ASSIGNS) SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, OPERATION AND MAINTENANCE OF POST CONSTRUCTION STORMWATER MANAGEMENT BMPS IDENTIFIED ON THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT (PCSWM) PLAN.

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

- INFILTRATION FACILITIES - THE 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.
- ALL INSPECTIONS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT BMPS SHALL BE PERFORMED BY THE APPOINTED REPRESENTATIVE OF THE OWNER.

PCSWM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS:

- THE INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSWM BMPS LOCATED ON THEIR PROPERTY.
- THE INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE ROOF GUTTERS AND DOWNSPOUTS LOCATED ON THEIR OWN PROPERTIES.
- THE ENTITY RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSWM BMP, OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE.

SWM TESTING RESULTS

- TP-1 - 5.50 IN/HR @ 163.00
- TP-2 - 0.25 IN/HR @ 170.50
- TP-3 - 9.00 IN/HR @ 179.25
- TP-4 - 10.50 IN/HR @ 177.92
- TP-5 - 3.00 IN/HR @ 183.33

BMP SUMMARY

STRUCTURAL BMPS

- INFILTRATION FACILITIES - THE INFILTRATION FACILITIES ARE USED TO CONTROL THE RATE AND VOLUME OF RUNOFF FROM THE SITE AND ALSO ALLEVIATE THERMAL POLLUTION BY STORING STORMWATER UNDERGROUND.

PCSWM NOTES:

- PHOENIXVILLE BOROUGH IS GRANTED A BLANKET EASEMENT TO ENTER THE SITE AND INSPECT THE STORMWATER BMPS.
- ALL BMPS ARE TO BE FITTED WITH AN IMPERVIOUS MEMBRANE ALONG SIDES FACING DWELLING UNITS.
- PCSWM REPORTING AND RECORDKEEPING. THE PCSWM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE BOROUGH.
- STORMWATER MANAGEMENT SHOWN PER PROJECT NARRATIVE AND POST CONSTRUCTION MANAGEMENT CALCULATIONS FOR CHRISTMAN STREET LANE SUBDIVISION, PHOENIXVILLE BOROUGH, CHESTER COUNTY, DATED AUGUST 8, 2024 OR LAST REVISED.
- ALL ROOF DRAINS ARE TO BE #4 SDR35 PVC AT A MINIMUM 1% SLOPE UNLESS OTHERWISE NOTED.
- ALL DOWNSPOUTS ARE TO BE FITTED WITH LEAF STRAINERS TO KEEP LEAVES AND DEBRIS OUT OF THE INFILTRATION FACILITIES.
- FOUNDATION PERIMETER DRAINS AND SUMP PUMPS OUTLETS ARE TO BE DISCHARGED TOWARDS CHRISTMAN STREET.

OWNER'S CERTIFICATION:

I, MARK R. GERAGHTY, CERTIFY THAT I AM THE SOLE MEMBER OF PROVIDENCE CAPITAL 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, JOEL D. COMANDA, ON THIS DATE DECEMBER 12, 2024, 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.

Joel D. Comanda
JOEL D. COMANDA, P.E.

OWNER OF RECORD:

15-5-326; NICOLA DELLAQUILLA
1075 BALFOUR CIR
PHOENIXVILLE, PA 19460
15-5-338; ANDREW & BRUNETTA DELLAQUILLA
C/O NICOLA DELLAQUILLA
1075 BALFOUR CIR
PHOENIXVILLE, PA 19460

EQUITABLE OWNER/APPLICANT:

PROVIDENCE CAPITAL GROUP LLC
ATTN: MARK R. GERAGHTY
153 BRIMSOM DRIVE
COLLEGEVILLE, PA 19426
(484)-886-2266
MGERAGHTY@PROVCAPITALGROUP.COM

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three working days notice
Serial Number:
20240221017

PENNSYLVANIA ACT 187 REQUIREMENTS:
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West Chester, PA 19382 Fax: (484) 947-2946
www.InLandDesign.net Info@InLandDesign.net

Professional Engineer
JOEL D. COMANDA
PE#07040

**PRELIMINARY / FINAL
MAJOR SUBDIVISION PLAN**

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

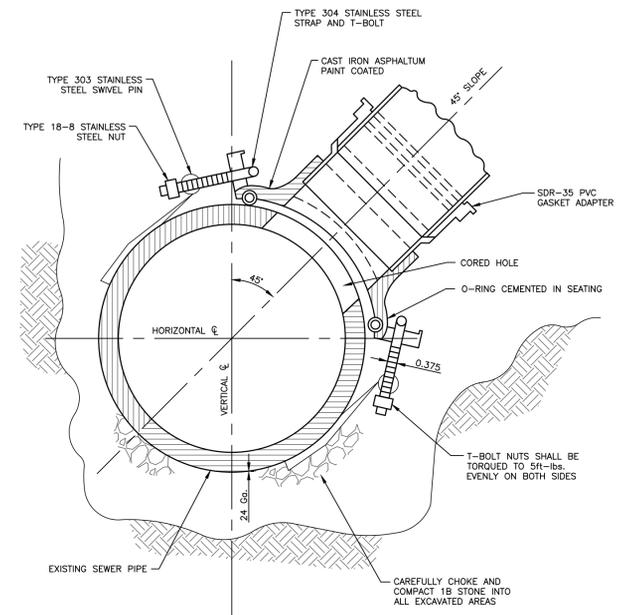
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Scale: 1" = 20'
Drawn by: DW
Checked by: JDC
Project No. 12191

**PCSWM PLAN FOR
CHRISTMAN STREET SUBDIVISION
PHOENIXVILLE, PA, 19460
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**SHEET
6
OF 12**

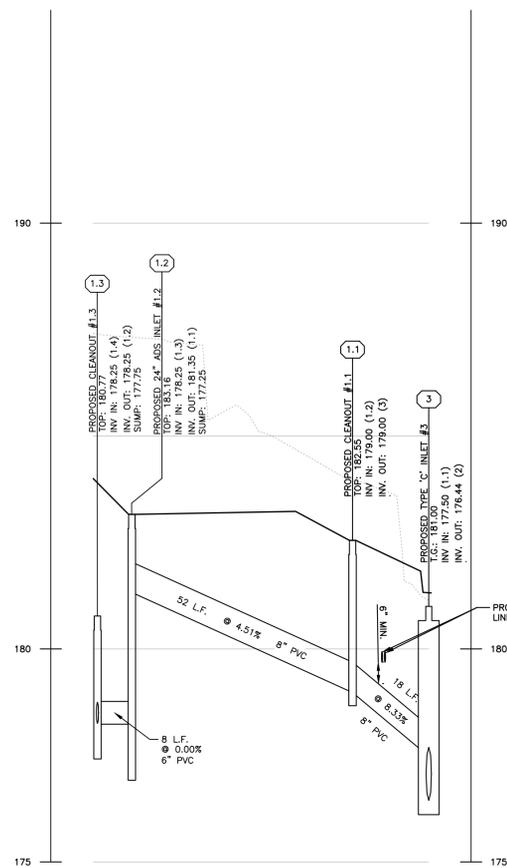
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1	12/12/2024	REVISED PER TOWNSHIP CONSULTANTS
2	01/22/2025	REVISED PER TOWNSHIP CONSULTANTS
3	01/28/2025	REVISED STORM PROFILES
4	03/10/2025	RECORD PLANS

PARCEL NO. 15-5-336 & 15-5-338; DBV H40 PG. 399, DBV V41 PG. 118

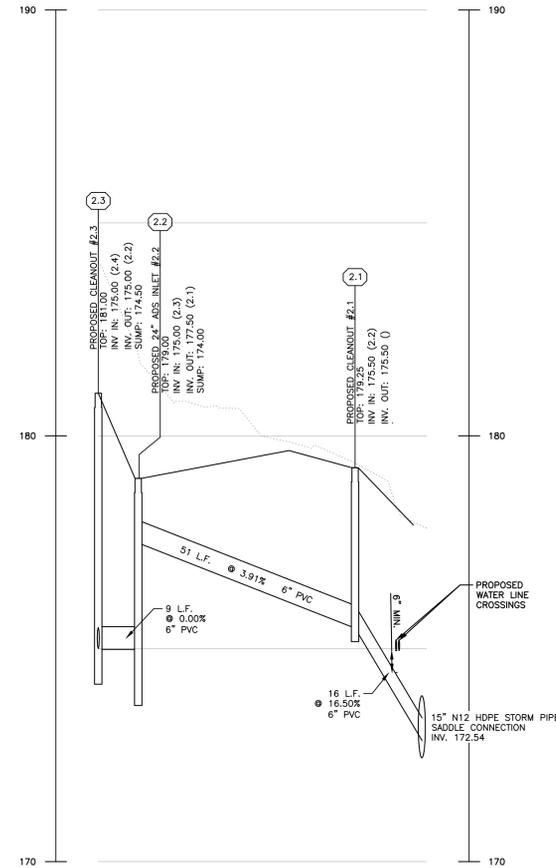


CONTRACTOR IS TO UTILIZE ROMAC CB SADDLE OR EQUIVALENT EQUAL. SHOP DRAWINGS MUST BE SUBMITTED TO THE TOWNSHIP SEWER ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

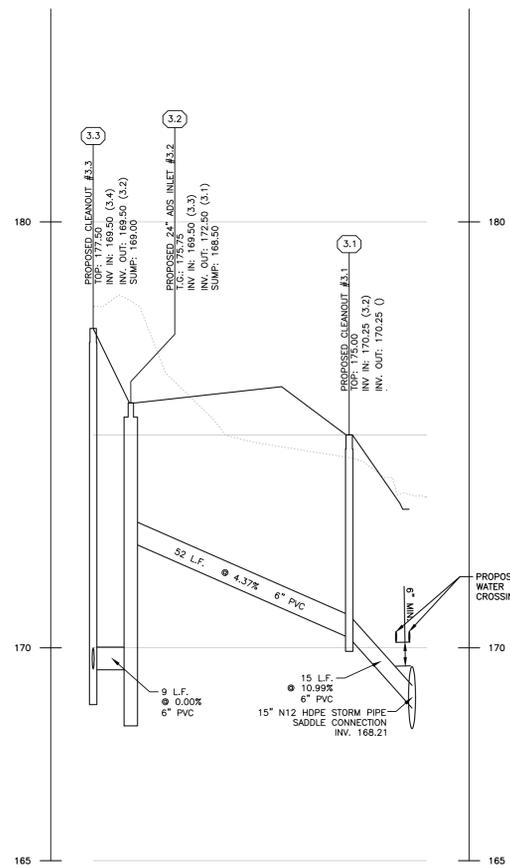
SADDLE FOR TAP-IN CONNECTION TO RIGID PIPE
(NOT TO SCALE)



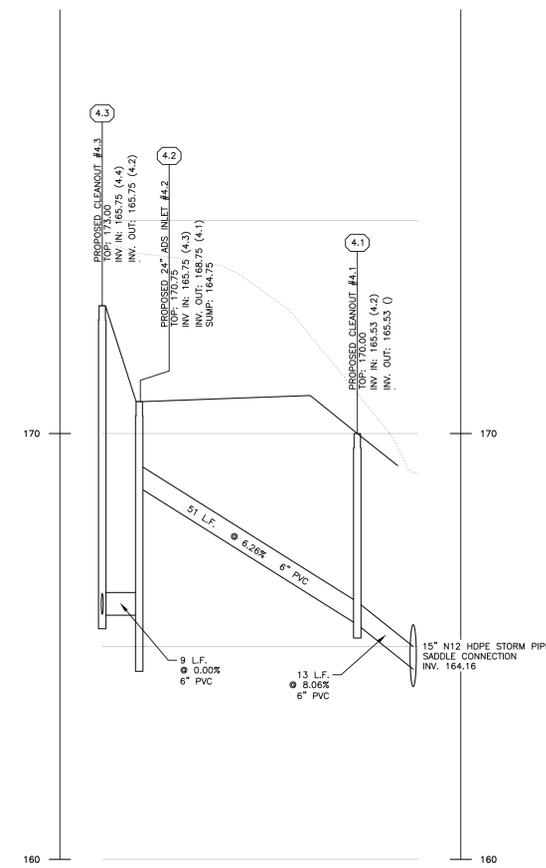
CLEANOUT 1.3 TO INLET 3
SCALE: (H) 1"=20' (V) 1"=2'



CLEANOUT 2.3 TO SADDLE CONNECTION
SCALE: (H) 1"=20' (V) 1"=2'



CLEANOUT 3.3 TO SADDLE CONNECTION
SCALE: (H) 1"=20' (V) 1"=2'



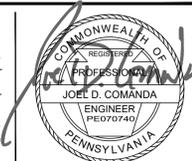
CLEANOUT 4.3 TO SADDLE CONNECTION
SCALE: (H) 1"=20' (V) 1"=2'

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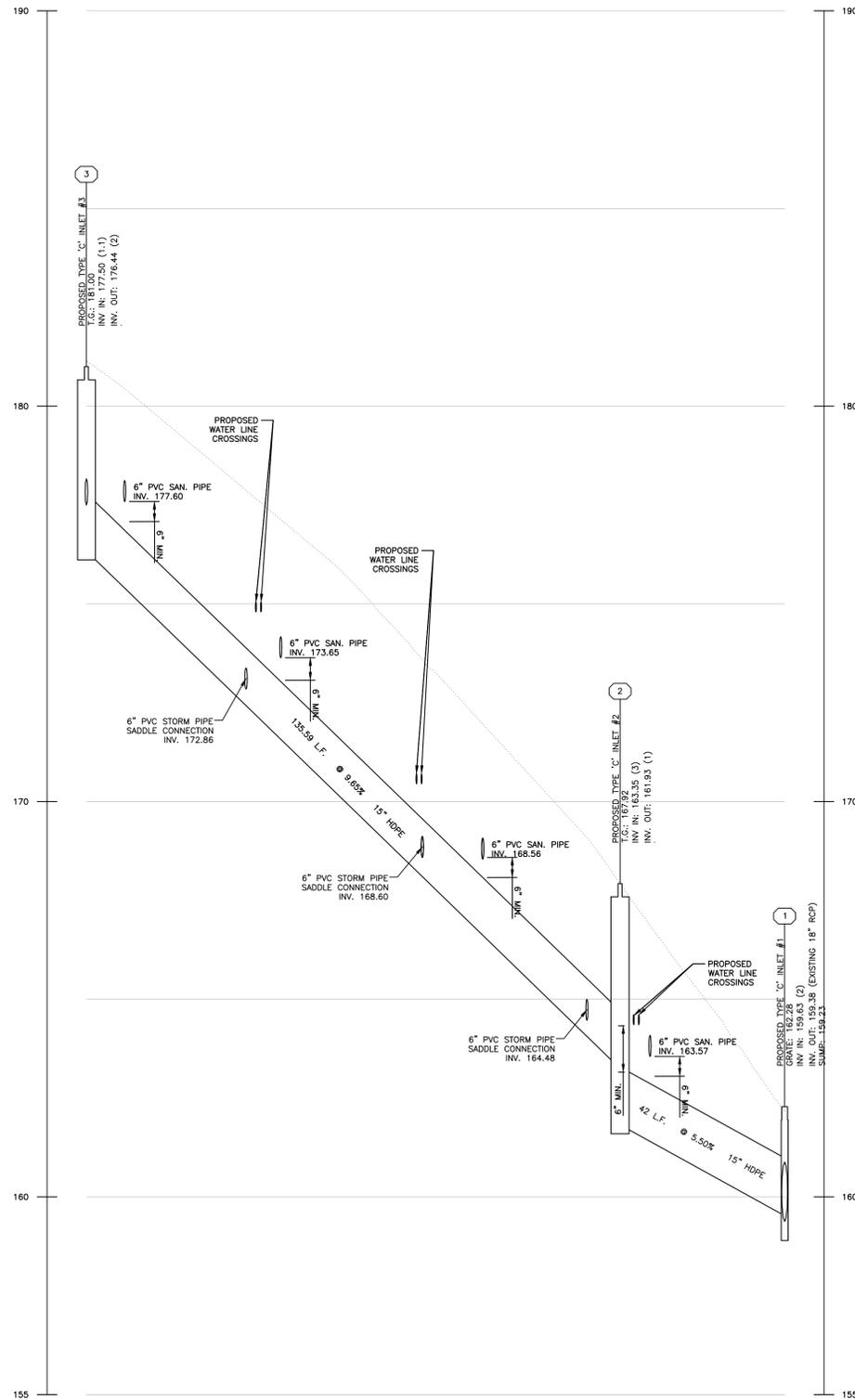
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**PRELIMINARY / FINAL
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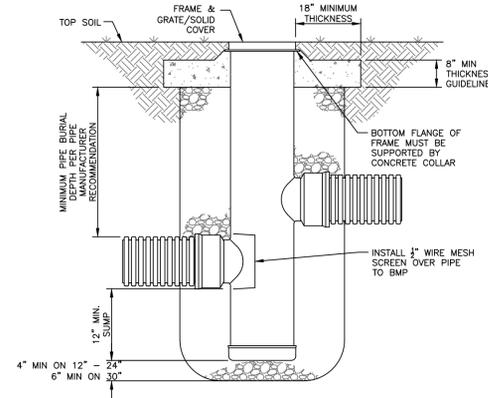
Date: 08/08/2024
Scale: AS NOTED
Drawn by: JAH
Checked by: JDC
Project No. 12191

**PCSWM PROFILES & DETAILS
FOR
PROVIDENCE CAPITAL GROUP
CHRISTMAN STREET SUBDIVISION
PHOENIXVILLE, PA, 19460
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

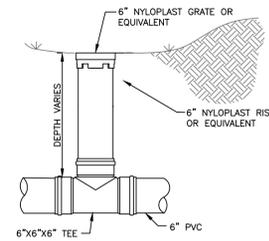
**SHEET
7
OF 12**



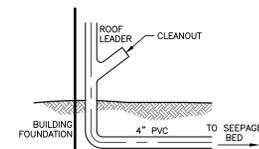
STORM INLET #3 TO #1
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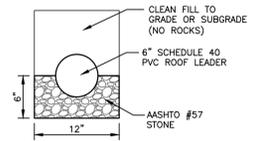
24" NYLOPLAST YARD INLET / MANHOLE RISER INSTALLATION
(NOT TO SCALE)



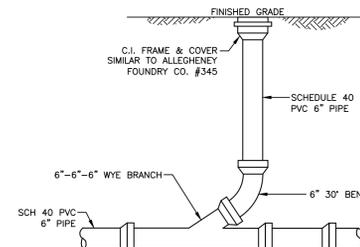
6" RISER INSTALLATION
(NOT TO SCALE)



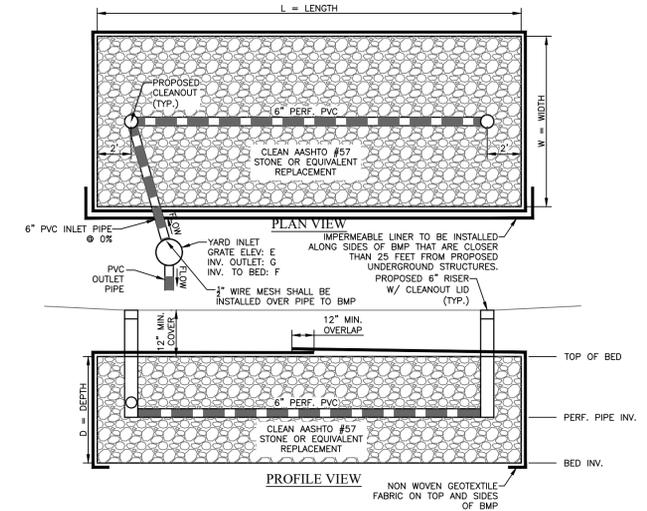
TYPICAL DOWNSPOUT CONFIGURATION DETAIL
(NOT TO SCALE)



ROOF LEADER BEDDING DETAIL
(NOT TO SCALE)



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



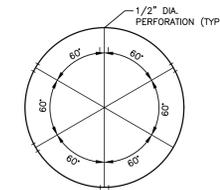
TYPICAL BMP DETAIL
(NOT TO SCALE)

BMP DIMENSION CHART

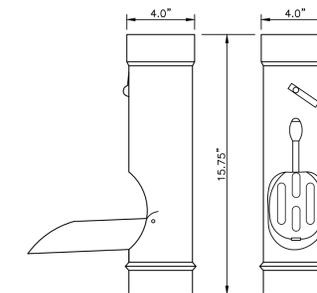
DESCRIPTION	LENGTH (L)	WIDTH (W)	DEPTH (D)	TOP OF BED	PERF. PIPE INV.	BED INV.	YARD DRAIN GRATE (E)	INV. OUTLET PIPE (G)	OUTLET PIPE DIAMETER (I)	INV. INLET PIPE (F)	DESIGN INFILT. RATE
BMP-1	35 FEET	7.25 FEET	4.25 FEET	182.00	178.25	177.75	183.16	181.35	8.00	178.25	1.00
BMP-2	40 FEET	9 FEET	3.5 FEET	178.00	175.00	174.50	179.00	177.50	6.00	175.00	1.00
BMP-3	40 FEET	9 FEET	4 FEET	173.00	169.50	169.00	175.75	172.50	6.00	169.50	1.00
BMP-4	40 FEET	9 FEET	4 FEET	169.25	165.75	165.25	170.75	168.75	6.00	165.75	1.00

RECHARGE BED NOTES:

- DURING SITE CONSTRUCTION, THE RECHARGE BED SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL AND SHALL ALSO BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY. ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW. THE RECHARGE BED SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION.
- IT IS RECOMMENDED THAT A SOILS ENGINEER OR REPRESENTATIVE THEREOF IS PRESENT ON-SITE DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM IN ORDER TO ENSURE THE SYSTEM WAS CONSTRUCTED AS DESIGNED AND TO OVERSEE THE EXCAVATION OF THE FINE GRAIN SOILS. GIVEN THE LOCALIZED INVESTIGATIONS, IT IS PARAMOUNT THAT THE ENTIRE FACILITY BOTTOM BE VERIFIED TO BE SITUATED WITHIN THE CORRECT INFILTRATION STRATUM.
- THE CONTRACTOR IS TO ENSURE THAT THERE IS NO PRECIPITATION IN THE FORECAST FOR THE DURATION OF THE RECHARGE BED CONSTRUCTION.
- APPROPRIATE, PERMANENT MEASURES, AS SHOWN ON THE PLAN, SHALL BE IMPLEMENTED TO PROTECT THE RECHARGE BED FROM SEDIMENT LADEN RUNOFF ENTERING IT.
- ROOF DRAINS DISCHARGING TO THE RECHARGE BED SHALL HAVE APPROPRIATE MEASURES TO PREVENT LOGGING BY UNWANTED DEBRIS (FOR EXAMPLE, SILT, LEAVES AND VEGETATION). THESE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, LEAF TRAPS, GUTTER GUARDS AND CLEANOUTS.
- THE DOWNSPOUT OVERFLOWS SHALL ACT AS A POSITIVE OVERFLOW CONTROL FOR THE RECHARGE BED.
- THE FOLLOWING PROCEDURES AND MATERIALS SHALL BE REQUIRED DURING THE CONSTRUCTION OF THE RECHARGE BED:
 - EXCAVATION FOR THE RECHARGE BED SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BED.
 - THE BOTTOM OF THE BED SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.
 - ONLY CLEAN AGGREGATE WITH DOCUMENTED POROSITY, FREE OF FINES, SHALL BE ALLOWED.
 - THE TOP AND SIDES OF THE RECHARGE BED SHALL BE COVERED WITH DRAINAGE FABRIC. FABRIC SHALL BE CLASS 1 NON-WOVEN FABRIC ACCEPTABLE TO THE MUNICIPAL ENGINEER.
 - STORMWATER SHALL BE DISTRIBUTED THROUGHOUT THE ENTIRE RECHARGE BED AND PROVISIONS FOR THE COLLECTION OF DEBRIS SHALL BE PROVIDED AS SHOWN ON THE PLAN.



8" PVC PIPE PERFORATION DETAIL
(NOT TO SCALE)



LEAF STRAINER DETAIL
(NOT TO SCALE)

INFILTRATION FACILITY NOTES:

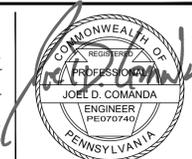
- ALL INFILTRATION FACILITY PIPING SHALL BE SCH 40 PVC OR APPROVED EQUAL.
- ALL INFILTRATION FACILITY PIPING SHALL BE FULLY PERFORATED. PERFORATIONS SHALL BE ORIENTED ON THE PIPE PERFORATION DETAIL SHOWN ON THIS SHEET. ALL PERFORATIONS SHALL HAVE A MINIMUM DIAMETER OF 1/2". THERE SHALL BE A MINIMUM OF 3 RINGS OF PERFORATIONS PER LINEAL FOOT OF PIPE.
- ALL PIPE CONNECTIONS SHALL BE SOLVENT WELDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL GEOTEXTILE FABRIC SHALL BE CLASS 1 NON-WOVEN GEOTEXTILE IN ACCORDANCE WITH PENNDOT FORM 408 SPECIFICATIONS OR APPROVED EQUAL.
- GEOTEXTILE FABRIC SHALL BE USED ON THE SIDES AND TOP OF THE INFILTRATION FACILITY ONLY. ALL OVERLAPS ON THE TOP OF THE FACILITY SHALL BE A MINIMUM OF 2 FEET.
- IMPERVIOUS LINER IS TO BE INSTALLED ON ALL SIDES OF BMPs THAT FACE PROPOSED DWELLING UNITS CLOSER THAN 25 FEET.

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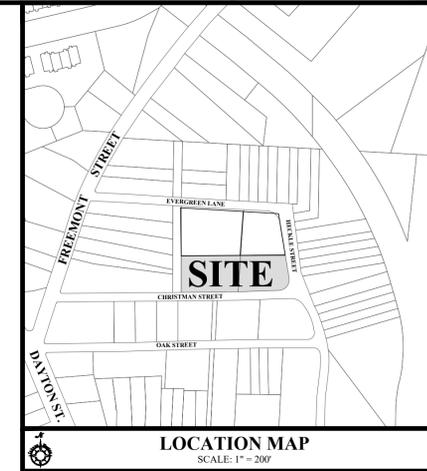
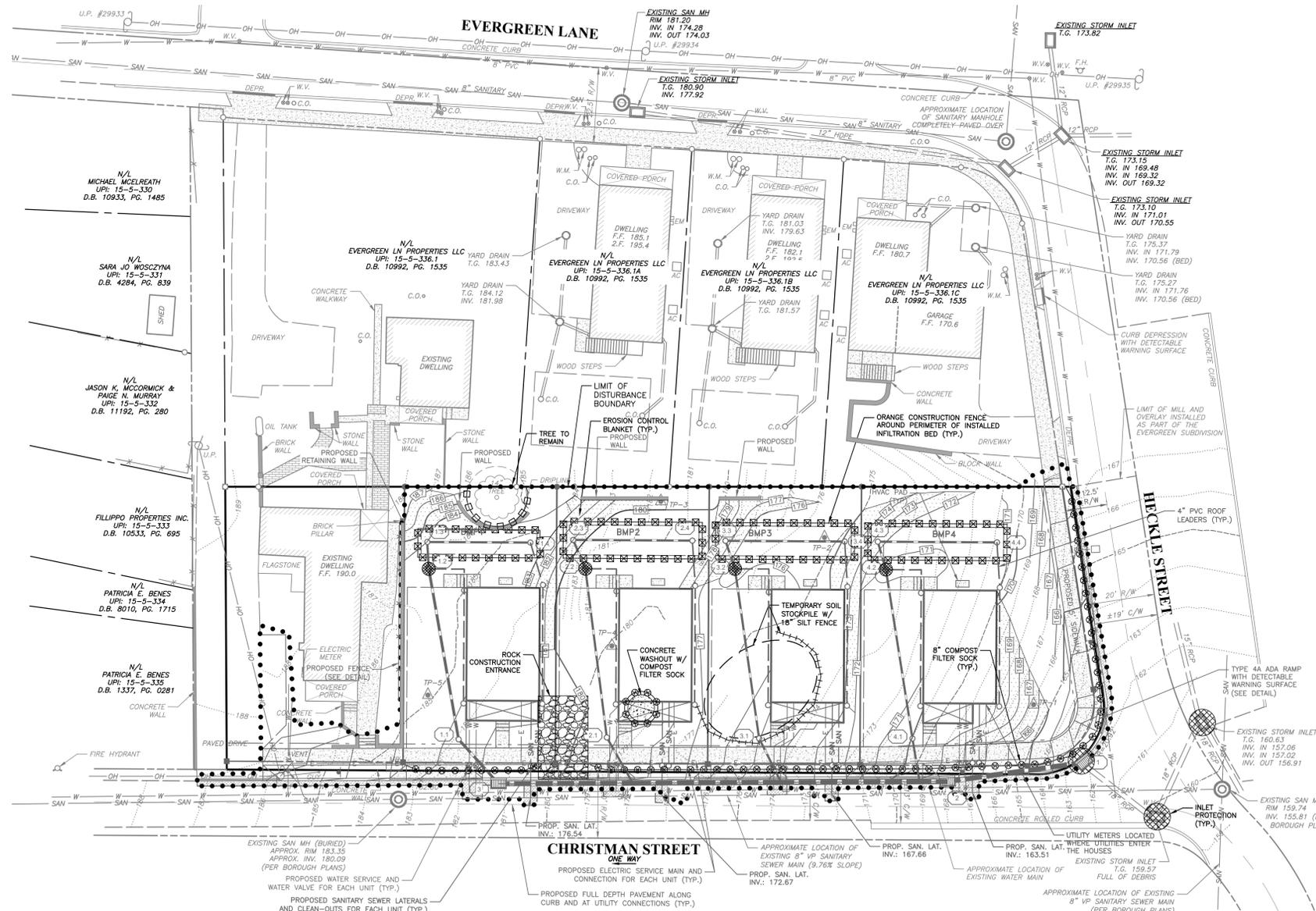
No.	Date:	Description:
1	12/12/2024	REVISED PER TOWNSHIP CONSULTANTS
2	01/22/2025	REVISED PER TOWNSHIP CONSULTANTS
3	01/28/2025	REVISED STORM PROFILES
4	03/10/2025	RECORD PLANS

**PRELIMINARY / FINAL
MAJOR SUBDIVISION PLAN**

Date:
08/08/2024
Scale:
AS NOTED
Drawn by:
TAH/DWN
Checked by:
JDC
Project No.
12191

**PCSWM PROFILES & DETAILS
FOR
PROVIDENCE CAPITAL GROUP
CHRISTMAN STREET SUBDIVISION
PHOENIXVILLE, PA, 19460
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**SHEET
8
OF 12**



SEQUENCE OF CONSTRUCTION

- ALL EARTH DISTURBANCE ACTIVITIES 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.
1. DELINEATE LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN.
 2. INSTALL ROCK CONSTRUCTION ENTRANCE AND SILT SOCK AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAILS. PLACE BARRIER FENCE AROUND THE PROPOSED INFILTRATION FACILITIES TO PROTECT THEM FROM ANY EQUIPMENT TRAFFIC UNTIL THE INFILTRATION FACILITIES ARE READY FOR INSTALLATION.
 3. DEMOLISH EXISTING STRUCTURES AND WALLS AS NEEDED FOR CONSTRUCTION.
 4. STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE AS SHOWN ON THE PLAN.
 5. ROUGH GRADE SITE.
 6. INSTALL INFILTRATION FACILITIES AND BLOCK SO NO RUNOFF CAN ENTER. IMMEDIATELY INSTALL INLET PROTECTION IN TRIBUTARY INLETS. EACH INFILTRATION FACILITY (SEE SEPARATE SEQUENCE OF CONSTRUCTION) SHALL NOT BE UTILIZED UNTIL ALL AREAS DRAINING TO IT ARE PERMANENTLY STABILIZED.
 7. INSTALL BUILDING FOUNDATIONS AND BEGIN HOME CONSTRUCTION.
 8. COMPLETE BULK EARTHWORK RELATED TO GRADING OF THE SITE INCLUDING DRIVEWAY AND LAWN AREAS.
- NOTE: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITIES THAT WILL EXCEED 4 DAYS, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.**
9. INSTALL ALL UNDERGROUND UTILITIES.
 10. INSTALL PROPOSED GUTTERS, DOWNSPOUTS AND ROOF LEADERS FOR THE BUILDINGS. ONCE THE INFILTRATION FACILITIES ARE INSTALLED, CONNECT THE ROOF LEADERS TO THE INFILTRATION FACILITIES AS SHOWN ON THE PLAN.
 11. COMPLETE FINE GRADING OF THE DRIVEWAYS AND INSTALL STONE BASE COURSE AND PAVING.
 12. INSTALL PERMANENT SEEDING AND MULCH ON ALL DISTURBED AREAS IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS SHOWN ON THE PLAN. INSTALL LANDSCAPING AS SHOWN ON THE PLAN AND IN THE DETAIL.
- NOTE: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITIES THAT WILL EXCEED 4 DAYS, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.**
13. ONCE ALL AREAS HAVE BEEN PERMANENTLY STABILIZED (DETERMINED BY MINIMUM 70% ESTABLISHED GRASS COVER), REMOVE ALL REMAINING EROSION CONTROLS MEASURES AND STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE EROSION CONTROLS MEASURES.

LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY TO BE EXTINGUISHED
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- TEST PIT LOCATION
- EXISTING 2" CONTOUR
- EXISTING 10" CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE SYMBOLS
- EXISTING ROAD CENTERLINE
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING CONCRETE PAD, SIDEWALK OR PATIO
- EXISTING BRICK SIDEWALK OR PATIO
- EXISTING WALL
- EXISTING FENCE LINE
- EXISTING STORM STRUCTURES & PIPE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING SANITARY CLEAN-OUT OR VENT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRE
- PROPOSED IRON PIN
- PROPOSED MONUMENT
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT LINE
- PROPOSED 2" CONTOUR
- PROPOSED 10" CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CURB LINE
- PROPOSED ROAD / PAVING
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WALL
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY CLEAN-OUT
- PROPOSED SANITARY LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED ELECTRIC LINE
- LIMIT OF DISTURBANCE
- 18" SILT FENCE
- COMPOST FILTER SOCK
- ORANGE CONSTRUCTION FENCE
- TREE PROTECTION FENCING
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET FOR SLOPES
- INLET SEDIMENT FILTER

WATERSHED: THE SITE IS TRIBUTARY TO THE MAIN STEM OF THE SCHUYLKILL RIVER, WHICH IS DESIGNATED AS A WARM WATER FISHES/MIGRATORY FISH (WW/MF) BY CHAPTER 93.

LIMIT OF DISTURBANCE: 20,045 S.F. (0.46 AC.)

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
UxB	URBAN LAND-PENN COMPLEX	0% - 8%	LOW (ABOUT 4.1 INCHES)	WELL DRAINED	MORE THAN 80 INCHES	20 TO 40 INCHES	2c	B

OWNER OF RECORD:

15-5-336; NICOLA DELLAQUILLA
1075 BALFOUR CIR
PHOENIXVILLE, PA 19460
15-5-338; ANDREW & BRUNETTA DELLAQUILLA
1075 BALFOUR CIR
PHOENIXVILLE, PA 19460

EQUITABLE OWNER/APPLICANT:

PROVIDENCE CAPITAL GROUP LLC
ATTN: MARK R. GERAGHTY
153 PERSIMMON DRIVE
COLLEGEVILLE, PA 19426
(484) 886-2266
MGERAGHTY@PROVCAPITALGROUP.COM

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JOEL D. COMANDA
REGISTERED PROFESSIONAL ENGINEER
PE#070740
PENNSYLVANIA

PARCEL NO. 15-5-336 & 15-5-338; DBV H40 PG. 399, DBV V41 PG. 118

PRELIMINARY / FINAL MAJOR SUBDIVISION PLAN

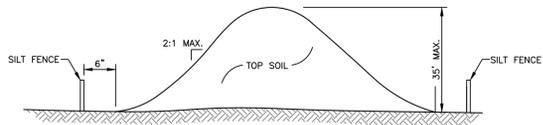
GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
1 inch = 20'

Date: 08/08/2024
Scale: 1" = 20'
Drawn by: DWN
Checked by: JDC
Project No: 12191

EROSION & SEDIMENT CONTROL PLAN FOR CHRISTMAN STREET SUBDIVISION PHOENIXVILLE, PA, 19460
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 9 OF 12

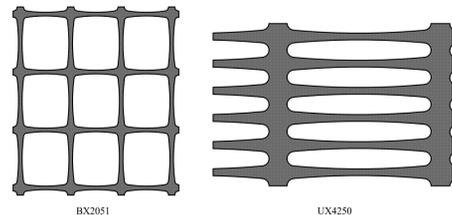
N:\2100\12191\Dwg\Sheets\Preliminary Submission\9 EROSION & SEDIMENT CONTROL PLAN.dwg



TYPICAL TOPSOIL STOCKPILE CROSS SECTION
(NOT TO SCALE)

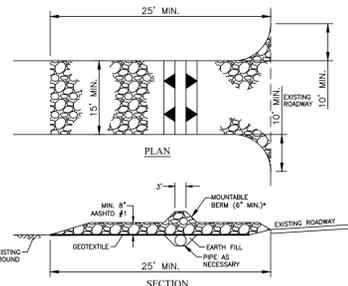
NOTES:

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 AFFECTS EROSION CONTROLS ARE SHOWN SCHEMATICALLY ONLY. ACTUALLY STOCKPILE LOCATION MAY CHANGE DURING CONSTRUCTION.
6. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.



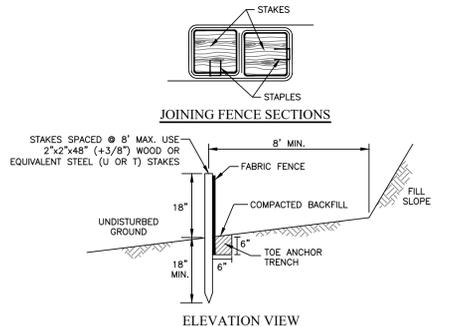
FOR GENERAL USE:
TENSAR SAFETY FENCE BX 2051, 4' HT., ORANGE
FOR EXTRA PROTECTION:
TENSAR SAFETY FENCE UX 4250, 4' HT., ORANGE
INSTALLATION: ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 8' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

ORANGE CONSTRUCTION FENCE DETAIL
(NOT TO SCALE)



ROCK CONSTRUCTION ENTRANCE DETAIL
(PAPER STANDARD CONSTRUCTION DETAIL #3.1)

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FILL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. METAL BEAM 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 OUTLET BEING PROTECTED.
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. EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY WIPING INCREMENTS UNTIL CONSTRUCTION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEBRIS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE CONDUITS IS NOT ACCEPTABLE.



STANDARD SILT 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. SILT 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 SILT 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.

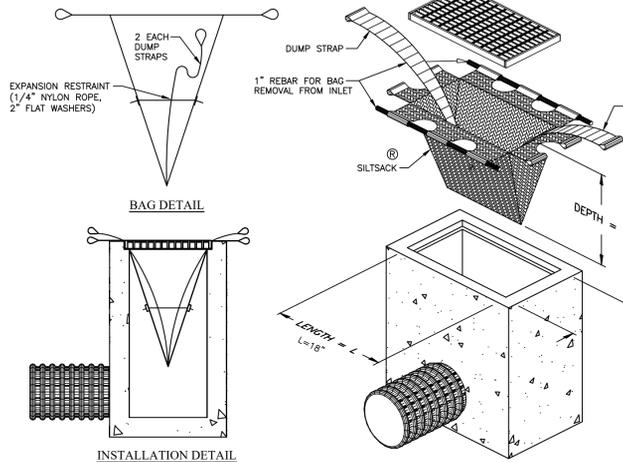
OPTIONAL NOTES

1. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
2. CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF THE PROTECTIVE LINING.
3. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
4. SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
5. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PARTICIPANT IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
6. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
7. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
8. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 12" LAYERED LIFTS AT 90% DENSITY.
9. ALL PUMPING OF SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.

CONSTRUCTION AND DEMOLITION WORK PRACTICES TO REDUCE / MINIMIZE DUST (AMR II, § IX.C.)

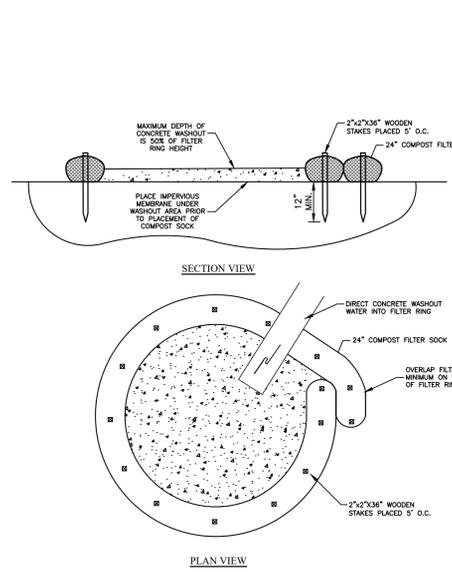
1. FLIGHT DUST FROM CONSTRUCTION, DEMOLITION, AND EARTHWORKS ACTIVITIES MAY NOT BE VISIBLE AT THE POINT IT PASSES THE WORKSITE PROPERTY LINE.
2. USE OF VACUUM OR SIMILAR SUCTION SYSTEMS TO CAPTURE DUST KICKED UP BY POWER TOOLS WHEN GRINDING / CUTTING.
3. APPLICATION OF WATER OR APPROVED DUST SUPPRESSANT TO A WORKSITE WITH ONGOING EXCAVATION, LAND CLEARING, DEMOLITION, OR OTHER EARTH DISTURBANCE RELATED ACTIVITIES TO SUPPRESS DUST FORMATION.
4. GENERAL PROHIBITION AGAINST DRY ABRASIVE BLASTING OF EXTERIOR SURFACES OPEN TO THE OUTSIDE AIR WHEN TEMPERATURE IS ABOVE FREEZING.
5. COVERING AND WETTING OF STOCKPILED EARTH, SAND, GRAVEL, AND OTHER SIMILAR CONSTRUCTION MATERIALS.
6. USE OF A MATERIAL CHUTE WHEN DROPPING MATERIAL OR DEBRIS MORE THAN 20 FT OUTSIDE OF THE EXTERIOR WALLS OF A BUILDING OR STRUCTURE. MATERIALS MUST BE WETTED WHEN DROPPED, AND / OR EXIT OF CHUTE MUST BE SEALED AGAINST THE TOP OF THE RECEIVING CONTAINER / DUMPSTER.
7. ALL TEMPORARY PERIMETER FENCING AROUND MUST HAVE DUST CONTROL FABRIC; MUST MEASURE A MINIMUM OF 5 FT IN HEIGHT FROM THE BOTTOM OF THE FENCING.
8. A 10 MILES PER HOUR SPEED LIMIT FOR ALL EQUIPMENT AND TRUCKS TRAVELING WITHIN THE WORKSITE.
9. WETTING AND SWEETING OF ROADWAYS / ACCESS ROADS IN A WORKSITE TO PREVENT DUST FORMATION.
10. VEHICLE ACCESS POINTS MUST BE EQUIPPED WITH DUST SUPPRESSION MEASURES (I.E. WHEEL WASH SYSTEMS, RUMBLE GRATES, AND/OR GUM PADDS)

NOTE: REQUIRED WORK PRACTICES APPLY FOR ALL CONSTRUCTION / DEMOLITION / EXCAVATION / LAND CLEARING ACTIVITIES (EVEN IF NO DUST CONTROL PERMIT OR PUBLIC NOTIFICATION IS REQUIRED).



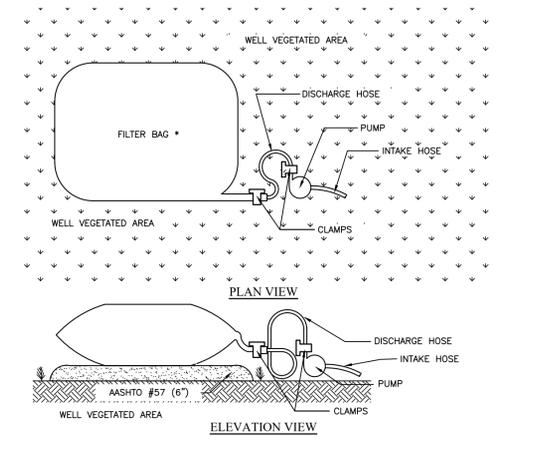
SEDIMENT FILTER BAG INLET PROTECTION DETAIL
(NOT TO SCALE)

1. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 200 PSL AND A MINIMUM TENSILE TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES 150 MICRONS PASSING A NO. 40 SIEVE.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPLOYED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING BY BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED.



COMPOST SOCK WASHOUT INSTALLATION
(PAPER STANDARD FIGURE 3.18)

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. IF FILTER SOCK MAY BE STACKED ONTO DOUBLE 24\"/>



PUMPED WATER FILTER BAG
(NOT TO SCALE)

1. FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH DOUBLE STITCHED 7\"/>

STANDARD E&S PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COME IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADE OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM PP-400 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS 1 THROUGH 4 ONTO OAK STREET OR E. GRANT STREET.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A DAILY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SKIPPED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- TO 12 INCHES ON COMPACTED SOILS -- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADDED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR OR CRIMINAL PENALTIES FOR EACH VIOLATION.
34. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING DUST CONTROL MEASURES IN ACCORDANCE WITH THE PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL - APPENDIX - H.

SEEDING AND MULCHING REQUIREMENTS

1. IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY AT LEAST SIX (6) TONS OF AGRICULTURAL GRADE LIMESTONE AND 100-200-200 (100 POUNDS OF N, 200 POUNDS OF P205 AND 200 POUNDS OF K2O) PER ACRE TO DISTURBED AREAS.
2. ALL ON-LOT DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED BY SEEDING WITH THE FOLLOWING SEED MIXTURE AT THE RATE OF 176 POUNDS PER ACRE: 50% KENTUCKY BLUEGRASS BARRON MIX, 25% RED FESCUE-PENNLAWN, 20% CHAMPION PERENNIAL RYEGRASS, AND 5% ANNUAL. THE SEEDING DATES FOR THIS MIXTURE SHALL BE MARCH 15 TO JUNE 15 AND OR AUGUST 15 TO OCTOBER 15. AFTER SEEDING IS COMPLETE, MULCH THE SEEDED AREAS WITH CLEAN UN-ROTTED SMALL GRAIN STRAW OR SALT HAY AT A RATE OF THREE (3) TONS PER ACRE. OTHER SEED MIXTURES MAY BE SUBSTITUTED IF APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT OR THE TOWNSHIP ENGINEER.
3. IF THE ABOVE SEED MIXTURES DO NOT GERMINATE SATISFACTORILY IN AREAS OF THE SITE DUE TO WET SOIL CONDITIONS, THOSE AREAS SHALL BE RESEED WITH REED CANARY GRASS AT THE RATE OF 100 POUNDS PER ACRE.
4. PERMANENT SEEDING SHALL ONLY OCCUR DURING THE DATES LISTED ABOVE. IF AREAS ARE PREPARED FOR SEEDING AT OTHER TIMES, THEN THE PREPARED SEEDED SHALL BE HEAVILY MULCHED WITH CLEAN UN-ROTTED SMALL GRAIN STRAW OR SALT HAY AT THE RATE OF THREE (3) TONS PER ACRE. THE MULCH SHALL THEN BE REMOVED AND THE AREA SHALL BE DRESSED, SEEDED AND RE-MULCHED AS DESCRIBED ABOVE.
5. DISTURBED AREAS ON WHICH ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 15 DAYS MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT FINISHED AT GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING, TEMPORARY SEEDING MIXTURE (ANNUAL RYEGRASS, 40 POUNDS PER ACRE, OR SEE PENNSYLVANIA STATE UNIVERSITY AGRONOMY GUIDE FOR OTHER SEEDING RECOMMENDATIONS). APPLY 1 TON OF AGRICULTURAL LIMESTONE PER ACRE, PLUS FERTILIZER, AT THE RATE OF 50-50-200 PER ACRE. (50 LBS. OF N, 50 LBS OF P205, AND 200 LBS. OF K2O).

NOTE:

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A DAILY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY.

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Pennsylvania One Call System
PA. act 172 of 1986 requires
three working days notice
Serial Numbers
20240221017

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.

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PARCEL NO. 15-S-336 & 15-S-338; DBV 140 PG. 399, DBV V41 PG. 118

PROVIDENCE CAPITAL GROUP
CHRISTMAN STREET SUBDIVISION
PHOENIXVILLE, PA, 19460
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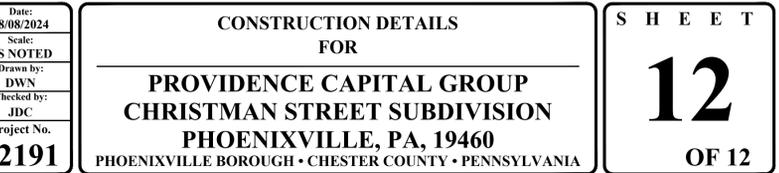
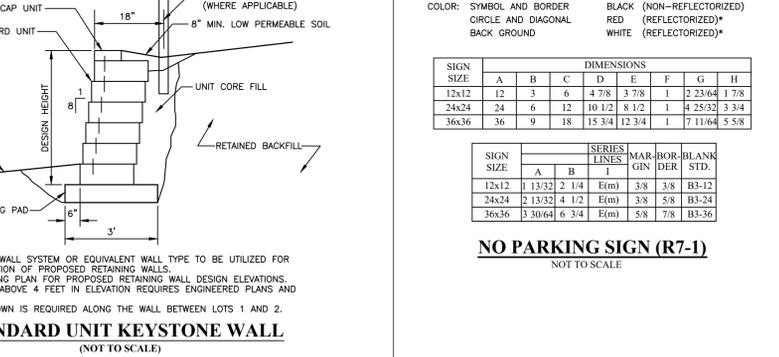
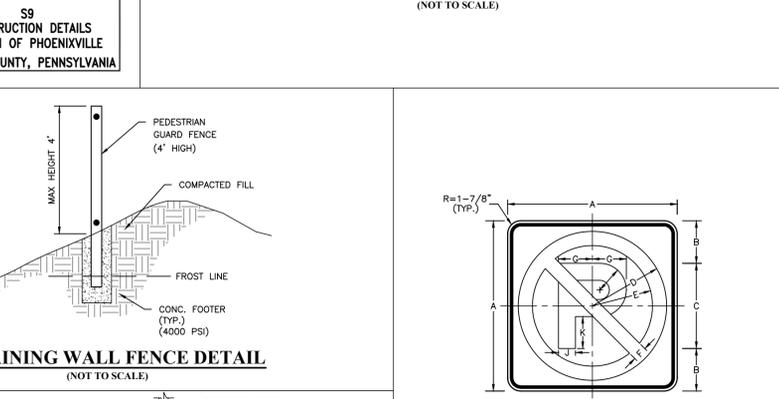
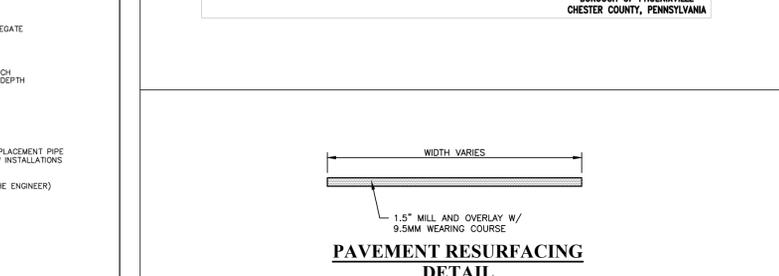
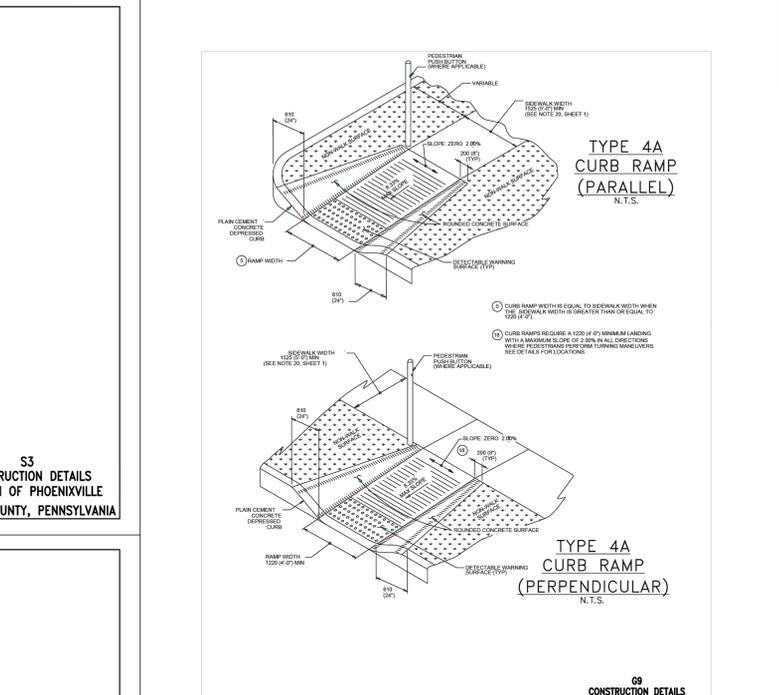
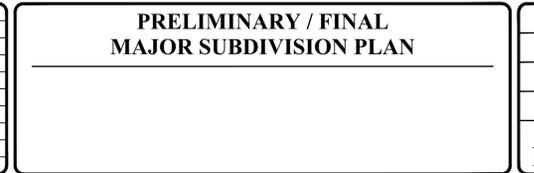
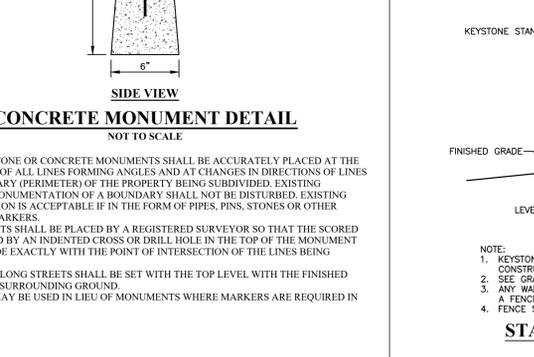
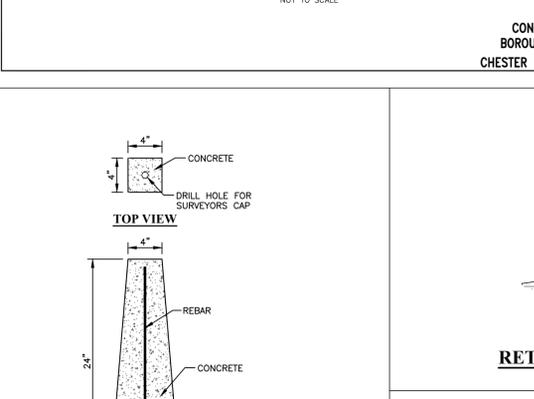
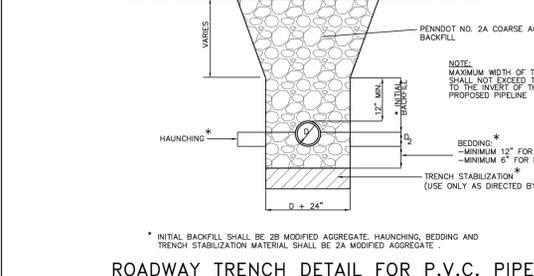
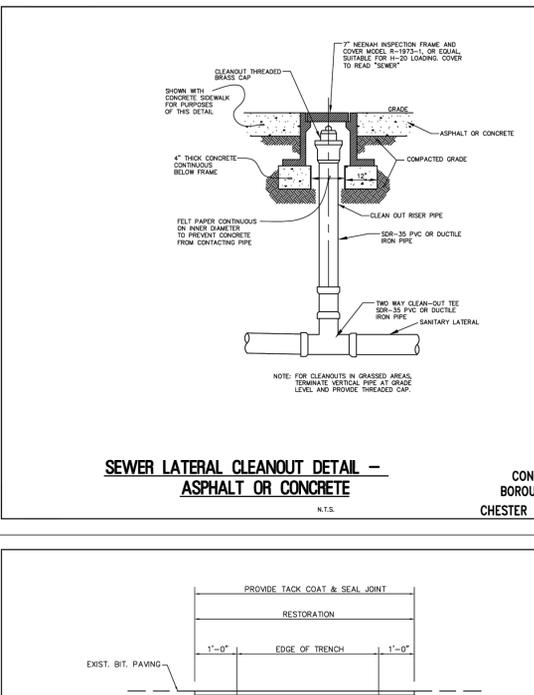
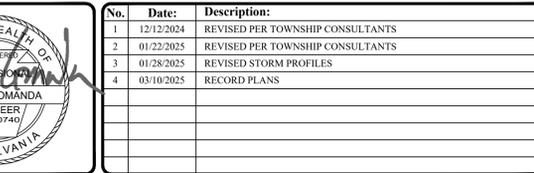
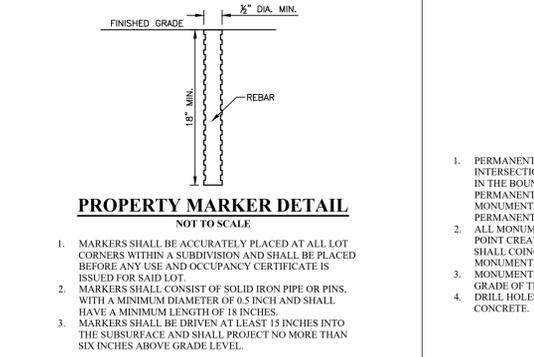
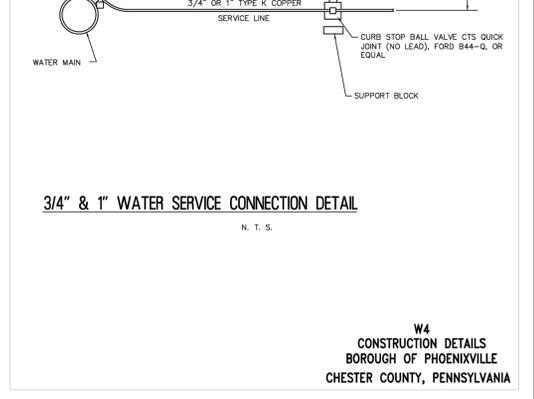
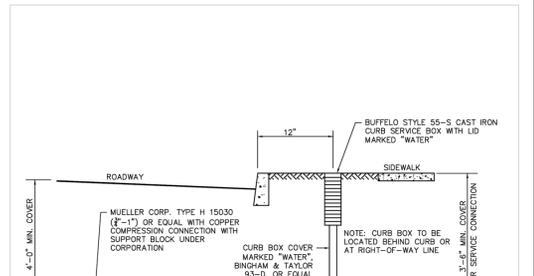
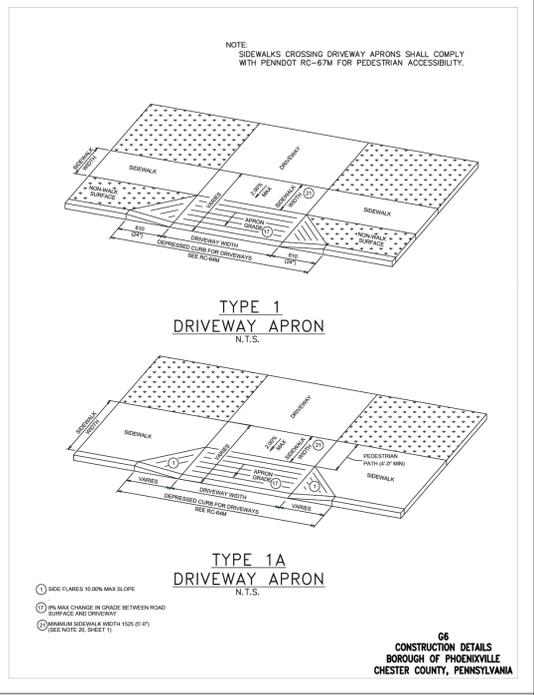
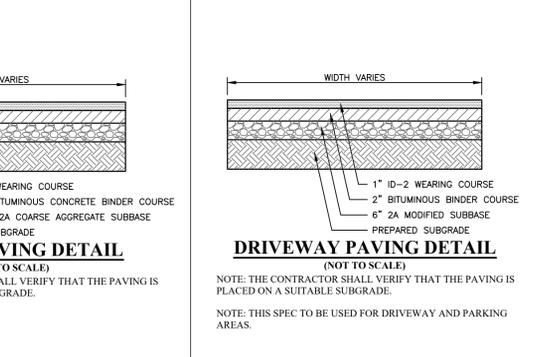
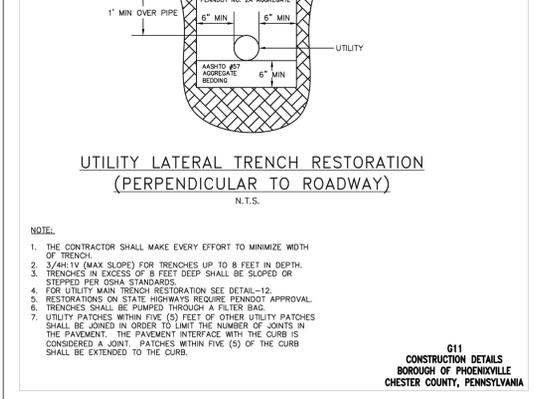
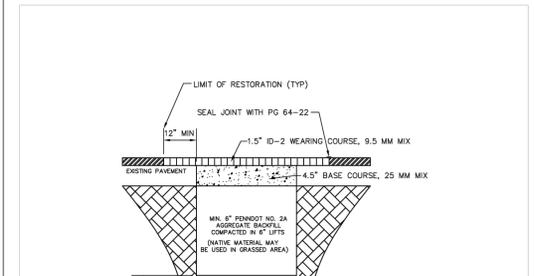
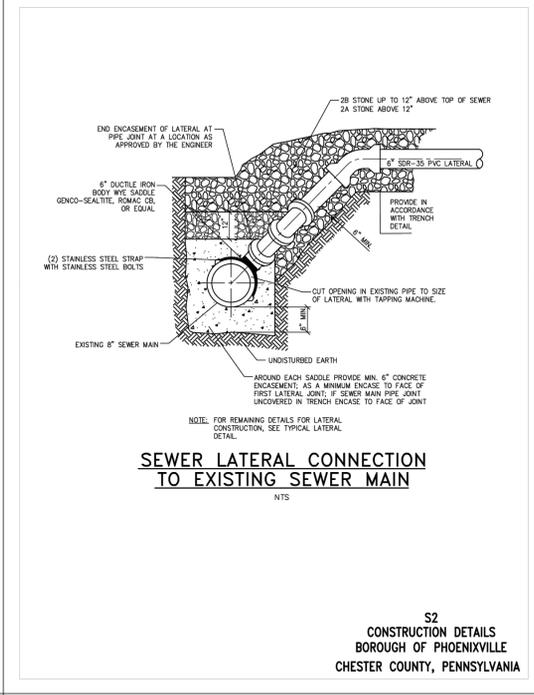
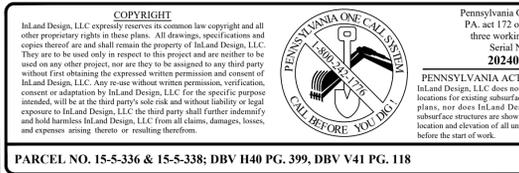
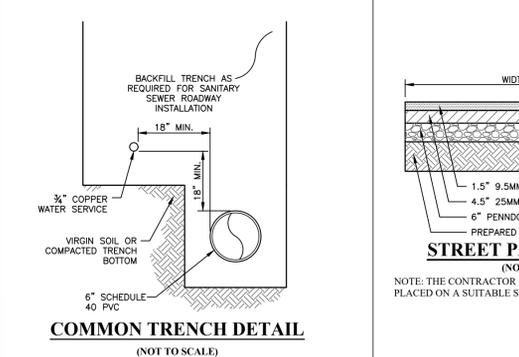
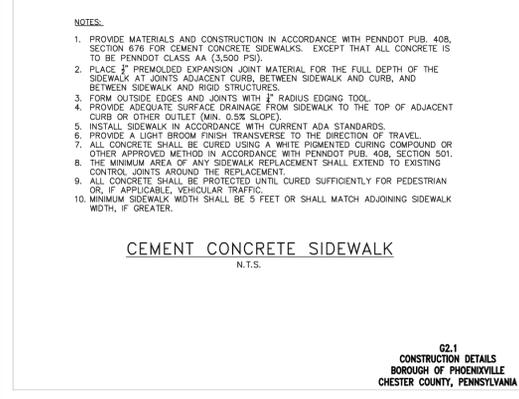
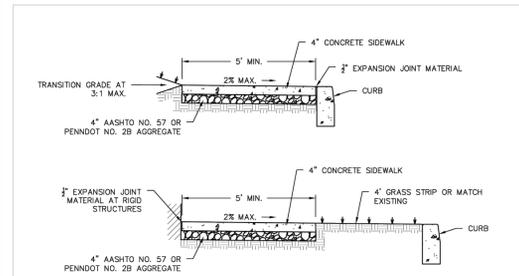
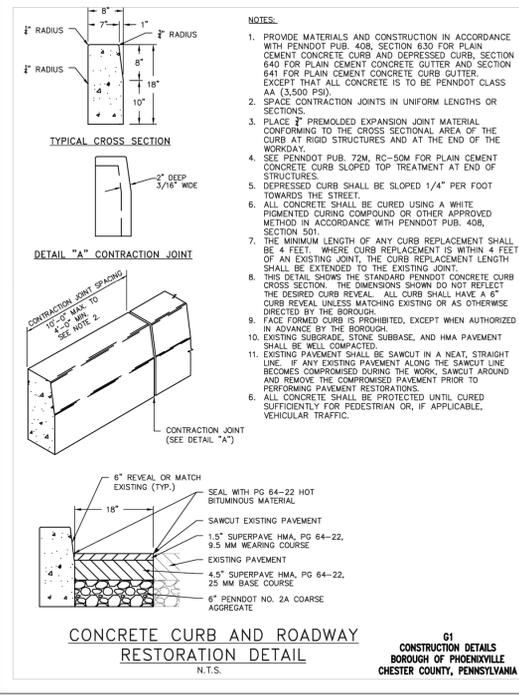
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOEL D. COMANDA
ENGINEER
PE#07040

No.	Date:	Description:
1	12/12/2024	REVISED PER TOWNSHIP CONSULTANTS
2	01/22/2025	REVISED PER TOWNSHIP CONSULTANTS
3	01/28/2025	REVISED STORM PROFILES
4	03/10/2025	RECORD PLANS

PRELIMINARY / FINAL
MAJOR SUBDIVISION PLAN

Date:
08/08/2024
Scale:
AS NOTED
Drawn by:
DWN
Checked by:
JDC
Project No.
12191

EROSION & SEDIMENT CONTROL NOTES AND DETAILS
SHEET
10
OF 12



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COMMONWEALTH OF PENNSYLVANIA
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1	12/12/2024	REVISED PER TOWNSHIP CONSULTANTS
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3	01/28/2025	REVISED STORM PROFILES
4	03/10/2025	RECORD PLANS

PRELIMINARY / FINAL MAJOR SUBDIVISION PLAN

Date: 08/08/2024
Scale: AS NOTED
Drawn by: DWN
Checked by: JDC
Project No: 12191

CONSTRUCTION DETAILS FOR PROVIDENCE CAPITAL GROUP CHRISTMAN STREET SUBDIVISION PHOENIXVILLE, PA, 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 12 OF 12

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