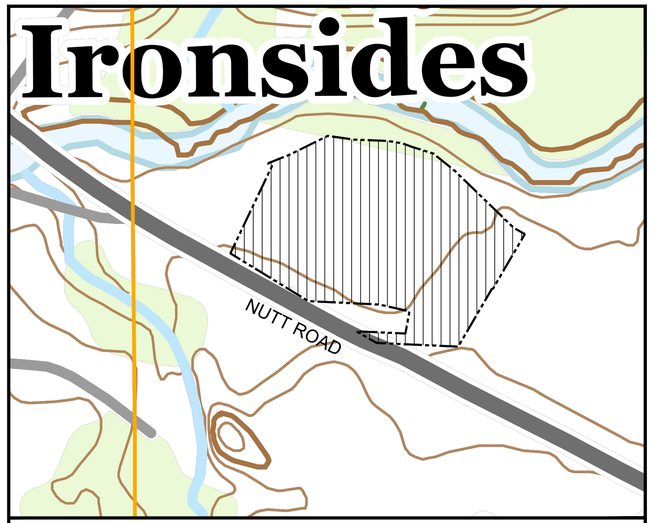
1000 NUTT ROAD - PAD SITES

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

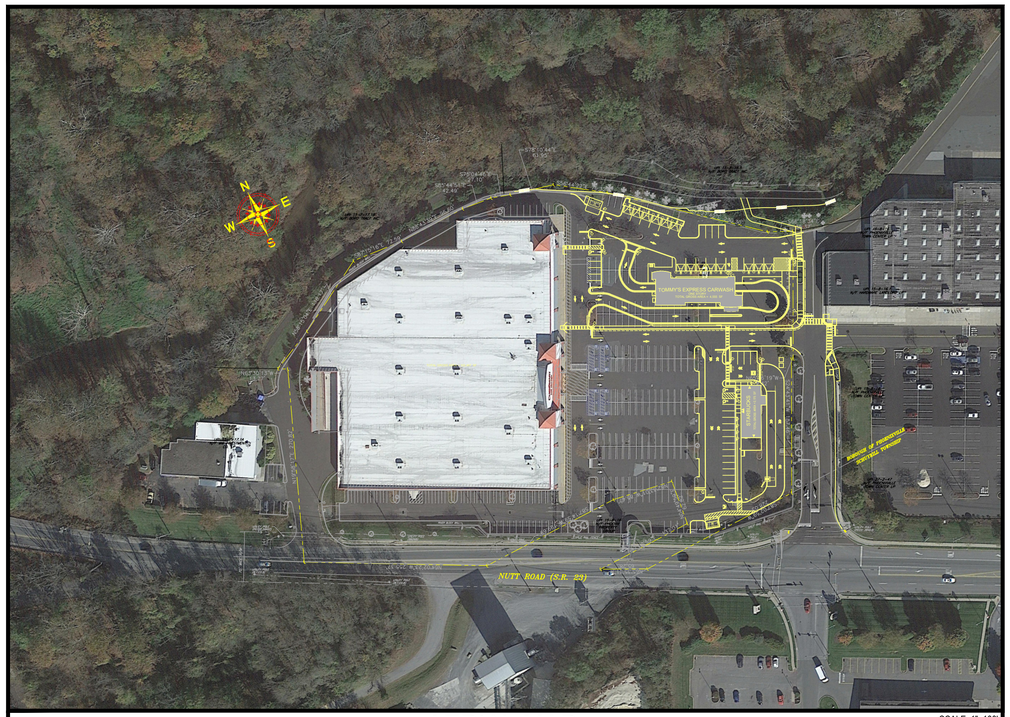
TMP # 15-7-17.1

BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1"=200'



AERIAL MAP

SCALE: 1"=100'
SOURCE: GOOGLE EARTH PRO

Drawing Index			
Sheet No.	Drawing No.	Drawing Title	Last Revised
1	GI-001	Cover Sheet	10/27/2023
2	GI-101	Existing Conditions Aerial Plan	6/9/2023
3	EX-101	Existing Conditions Plan	10/27/2023
4	DM-101	Demolition Plan	10/27/2023
5	CS-101	Site Plan	10/27/2023
6	CP-101	Truck Turn and Pavement Plan	6/9/2023
7	CS-501	Site Construction Details	6/9/2023
8	CS-502	Site Construction Details	6/9/2023
9	CG-101	Post-Construction Stormwater Management -Grading Plan	6/9/2023
10	CG-110	Post-Construction Stormwater Management -Drainage Plan	6/9/2023
11	CG-501	Post-Construction Stormwater Management -Details	6/9/2023
12	CG-502	ADA Detailed Grading Plan	10/27/2023
13	CE-101	Soil Erosion and Sediment Control Plan	6/9/2023
14	CE-501	Soil Erosion and Sediment Control Details	6/9/2023
15	CU-101	Utility Plan	10/27/2023
16	CU-501	Utility Details	6/9/2023
17	LT-101	Lighting Plan	6/9/2023
18	LT-501	Lighting Details	6/9/2023

Supplemental Drawings

1. "Existing Features Survey" for Parcel UPI 15-7-17.1, Borough of Phoenixville, Chester County, Pennsylvania prepared by Cavanaugh's Surveying Services, dated February 25, 2019.
2. "Planting Plan" prepared by GreenHaus Design Group, dated June 6, 2023.

CONTACT LIST

BOROUGH OF PHOENIXVILLE
ADMINISTRATION OFFICE
351 BRIDGE STREET,
PHOENIXVILLE, PA 19460
(610) 933-8801

FIRE SERVICE
PHOENIXVILLE FIRE DEPARTMENT
177 CHURCH STREET
PHOENIXVILLE, PA 19460
(610) 933-9717

POLICE SERVICE
PHOENIXVILLE POLICE DEPARTMENT
THOMAS SJOSTROM, POLICE CHIEF
351 BRIDGE STREET
PHOENIXVILLE, PA 19460
(610) 935-2440

BOROUGH OF PHOENIXVILLE PLANNING COMMISSION
WILLIAM DAVIDSON, CHAIR PERSON
351 BRIDGE STREET, 3RD FLOOR
PHOENIXVILLE, PA 19460
(610) 933-8801

PENN DOT DISTRICT 6
PA DEPARTMENT OF TRANSPORTATION
7000 GEERDES BOULEVARD
KING OF PRUSSIA, PA 19406
(610) 205-6700

WATER AND SEWER UTILITY SERVICES
BOROUGH OF PHOENIXVILLE
351 BRIDGE STREET, 2ND FLOOR
PHOENIXVILLE, PA 19460
(610) 933-9717 (ext. 214)

ELECTRIC
PECO
1101 W BRIDGE STREET
PHOENIXVILLE, PA 19460
(949) 437-1000

TELEPHONE
VERIZON
550 KIMBERTON ROAD
PHOENIXVILLE, PA 19460
(610) 816-0954

CHESTER COUNTY CONSERVATION DISTRICT
CHRISTIAN E.STROHMAIER, MANAGING DIRECTOR
688 UNIONVILLE ROAD, SUITE 200
KENNETT SQUARE, PA 19348
(610) 925-4920

GAS
PECO
1101 W BRIDGE STREET
PHOENIXVILLE, PA 19460
(610) 648-7809

CIVIL ENGINEER:

arna ENGINEERING CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
Phone: 215.766.8280
Fax: 215.434.5280
ATTN: Chirag V. Thakkar, P.E.

ACT 187

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CONTACT PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE
(NO NOTICE NEEDED FOR EMERGENCY)
*** STOP & CALL ***

Pennsylvania One Call System, Inc.
1-800-242-1776

PRELIMINARY DESIGN SERIAL NUMBER: 20230480490

SURVEYOR:

Cavanaugh's Surveying Services
28 East Oakland Avenue
Doylestown, Pennsylvania 18901
Phone: 215.348.8359
ATTN: Patrick Cavanaugh, P.L.S.

RECORD OWNER & APPLICANT:

Nutt Road, LP
C/O Longview Property Group
309 Lancaster Avenue, Suite C-3
Malvern, Pennsylvania 19355
ATTN: Arnold Andersen

I hereby certify that the Borough of Phoenixville Planning Commission reviewed this plan and issued its comments to Borough Council prior to Council's adoption of Resolution 2023-_____, which approves this plan as a final plan pursuant to the Borough's Subdivision and Land Development Ordinance.

Tom Carnevale
Planning Commission Chairperson

We hereby certify that the Borough Council of the Borough of Phoenixville, Chester County, Pennsylvania, by its Resolution 202____-_____, adopted _____, 202____, approved this plan as a final subdivision and/or land development plan, pursuant to the Borough's then current Subdivision and Land Development Ordinance and the Pennsylvania Municipalities Planning Code and that the Borough, on _____, 202____, hereby authorizes this plan for recording.

E. Jean Krack
Borough Secretary

Jonathan M. Ewald
Borough Council President

(seal)

This plan or an earlier version hereof was reviewed by the Chester County Planning Commission on _____, 202____.
CCPC # LD- 03-23-17583

Secretary

AFFIDAVIT OF OWNERSHIP

Commonwealth of Pennsylvania)
) SS:
County of Chester)

Before me, the undersigned notary public, this day personally appeared _____, to me known (or satisfactorily proven), who being duly sworn according to law, depose(s) and say(s):

Arnold F. Andersen is the President of The General Partner of Nutt Road, LP, which is a partnership 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 Nutt Road, LP, title to the Property is the deed(s) recorded, with the Office ("Recorder's Office") of the Recorder of Deeds in and for Chester County, Pennsylvania, in Record Book _____, beginning at page _____. This plan is Nutt Road, LP, act and deed and is authorized by Nutt Road, LP, to be recorded with the Recorder's Office and that such recording shall be effective for all purposes. _____ is authorized by said Nutt Road, LP, to make this affidavit.

Nutt Road, LP,

By:
Arnold F. Andersen, President of The General Partner

Sworn and subscribed to before me _____

this _____ day of _____.

Notary Public

Borough Engineer's Certification:

I, Owen M Hyne, a Pennsylvania Professional Engineer, have reviewed this plan, for the Borough, and have determined that it has been amended as required by Borough Resolution 2023-_____, and that, based on the information provided by the Applicant and with any waivers specifically identified and shown hereon, the plan complies with the Borough Subdivision and Land Development Ordinance.

Owen M. Hyne, P.E.

Date: _____

(seal)

For use by Applicant's Professional Engineer to certify regulatory compliance:

I, Chirag V. Thakkar , 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.

Chirag V. Thakkar, P.E.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFFESIONAL
CHIRAG V. THAKKAR
ENGINEER
No. 075153

(seal)

For use by Applicant's Professional Land Surveyor to certify regulatory compliance:

I, Patrick Cavanaugh , 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.

Patrick Cavanaugh, P.L.S.

(seal)

RECORDER OF DEEDS

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

Recorder of Deeds

3.	OCTOBER 27, 2023
2.	JUNE 9, 2023
1.	MARCH 7, 2023

Drawing Title

GI-001

NOTES:

1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON FEBRUARY 25, 2019.
2. EXISTING TOTAL TRACT AREA : 7.03 ACRES
3. AERIAL SOURCE: GOOGLE EARTH PRO, NOVEMBER, 2021.
4. 100-YEAR FLOODPLAIN SHOWN ON THIS PLAN IS MAPPED BASED ON BASE FLOOD ELEVATION OF 116.7' (NAVD 88 DATUM) AS DEPICTED ON THE FEMA FIRM PANEL NUMBER 42029C0060G, LAST REVISED ON SEPTEMBER 29, 2017.

REFERENCE PLAN:

1. PLAN ENTITLED "2005 ALTA/ACSM LAND TITLE SURVEY KMART #9409, PHOENIXVILLE, PA" PREPARED BY LUDGATE ENGINEERING CORP. DATED 3/08/06 AND LAST REVISED 3/31/06.

NUTT ROAD (S.R. 23)

EXISTING WAWA GAS STATION

BOROUGH OF PHOENIXVILLE
SCHUYLKILL TOWNSHIP

LEGEND
EXISTING SYMBOLS & LINES

- STORM DRAIN
- SANITARY LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD WIRE
- FENCE (TYPE AS NOTED)
- TREE LINE
- PROPERTY RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- CONTOUR LINE
- HYDRANT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POLE
- ANCHOR POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- SPOT ELEVATION
- CLEAN OUT
- TREE
- BENCH MARK
- SIGN
- BOLLARD
- METAL COVER
- ELECTRIC BOX
- EXIST. PARKING COUNT

arna
ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

40 0 20 40
SCALE IN FEET

PROJECT: 230005602 PHOENIXVILLE PLAZA - PAD SITES

Project

1000 NUTT ROAD-PAD SITES

UPI # 15-7-17.1

BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title

EXISTING CONDITIONS AERIAL PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFFESIONAL
CHIRAG V. THAKKAR
ENGINEER
No. 075153

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

NO.	COMMENTS	DATE
1.	RESOLUTION COMPLIANCE	06-09-23

REVISIONS

Project No.	230005602
Date	03-07-2023
Scale	1" = 40'
Drawn By	KGP
Checked By	AAB

Drawing No.

GI-101

Sheet 2 of 18

STEEP SLOPES DISTURBANCE TABLE						
	Total Area (SF)	Allowable Disturbance (SF)	Allowable Disturbance (%)	Proposed Disturbance (SF)	Proposed Disturbance (%)	
Steep slopes (15% to 25%)	4,288	1,286	30	371	9	
Very steep slopes (over 25%)	9,716	1,943	20	2934	30	*

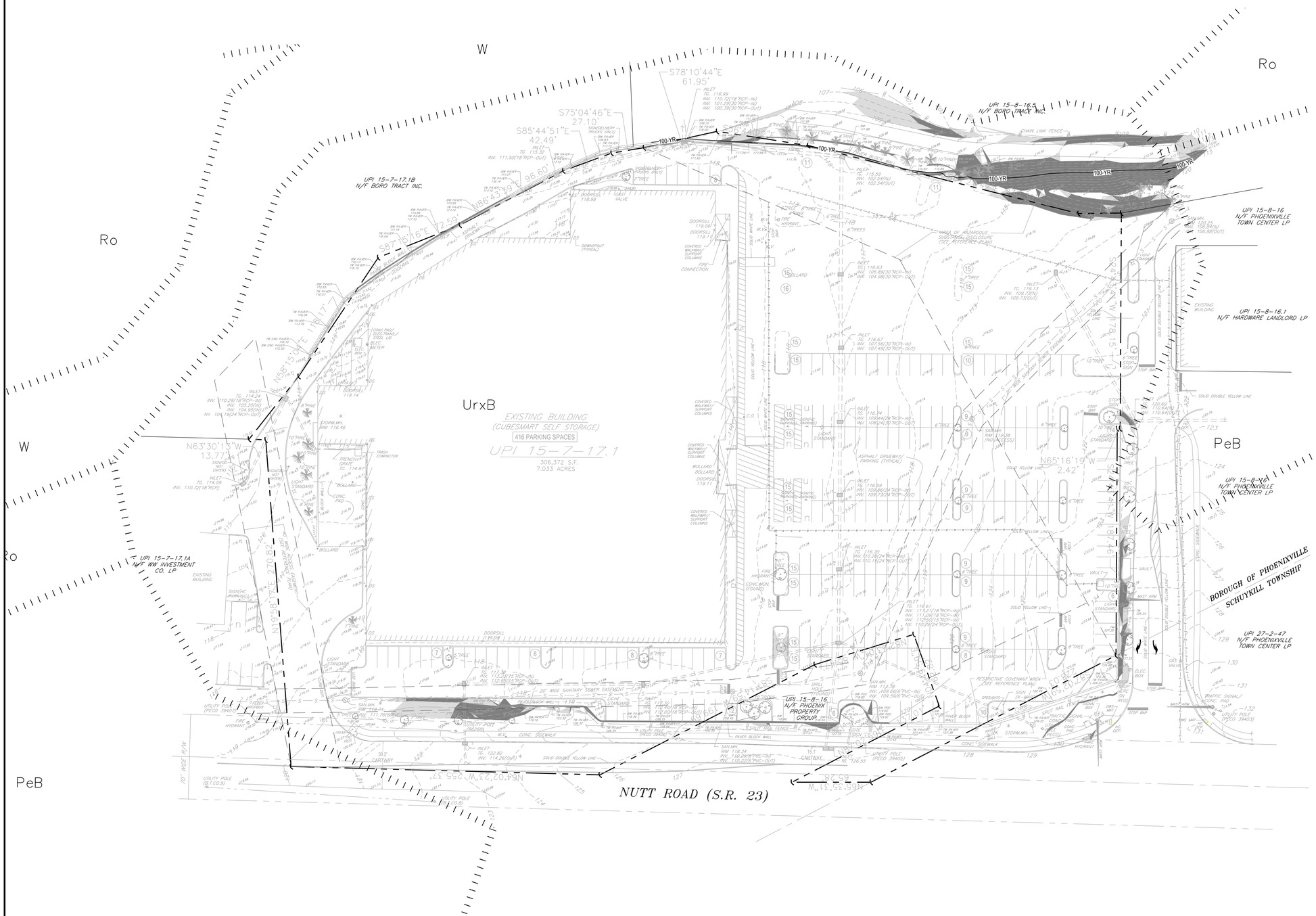
* - Waiver is requested for disturbance of manmade very steep slopes.

NOTES:

1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON FEBRUARY 25, 2019.
2. EXISTING TOTAL TRACT AREA : 7.03 ACRES
3. AERIAL SOURCE: GOOGLE EARTH PRO, NOVEMBER, 2021.
4. 100-YEAR FLOODPLAIN SHOWN ON THIS PLAN IS MAPPED BASED ON BASE FLOOD ELEVATION OF 116.7' (NAVD 88 DATUM) AS DEPICTED ON THE FEMA FIRM PANEL NUMBER 42029C0060G, LAST REVISED ON SEPTEMBER 29, 2017.

REFERENCE PLAN:

1. PLAN ENTITLED "2005 ALTA/ACSM LAND TITLE SURVEY KMART #9409, PHOENIXVILLE, PA" PREPARED BY LUDGATE ENGINEERING CORP. DATED 3/08/06 AND LAST REVISED 3/31/06.



HATCH LEGEND

- 25% AND OVER STEEP SLOPES
- 15% - 25% STEEP SLOPES

LEGEND

EXISTING SYMBOLS & LINES

- STORM DRAIN
- SANITARY LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD WIRE
- FENCE (TYPE AS NOTED)
- TREE LINE
- PROPERTY/RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- CONTOUR LINE
- HYDRANT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POLE
- ANCHOR POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- SPOT ELEVATION
- CLEAN OUT
- TREE
- BENCH MARK
- SIGN
- BOLLARD
- METAL COVER
- ELECTRIC BOX
- EXIST. PARKING COUNT

arna ENGINEERING CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

40 0 20 40
SCALE IN FEET

Project

1000 NUTT ROAD-PAD SITES

UPI # 15-7-17.1

BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title

EXISTING CONDITIONS PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFFESIONAL
CHIRAG V. THAKKAR
ENGINEER
No. 075153

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

DATE	COMMENTS	NO.
10-27-23	RESOLUTION COMPLIANCE	2.
06-09-23	RESOLUTION COMPLIANCE	1.

REVISIONS

Project No.	230005602
Date	03-07-2023
Scale	1" = 40'
Drawn By	KGP
Checked By	AAB

Drawing No.

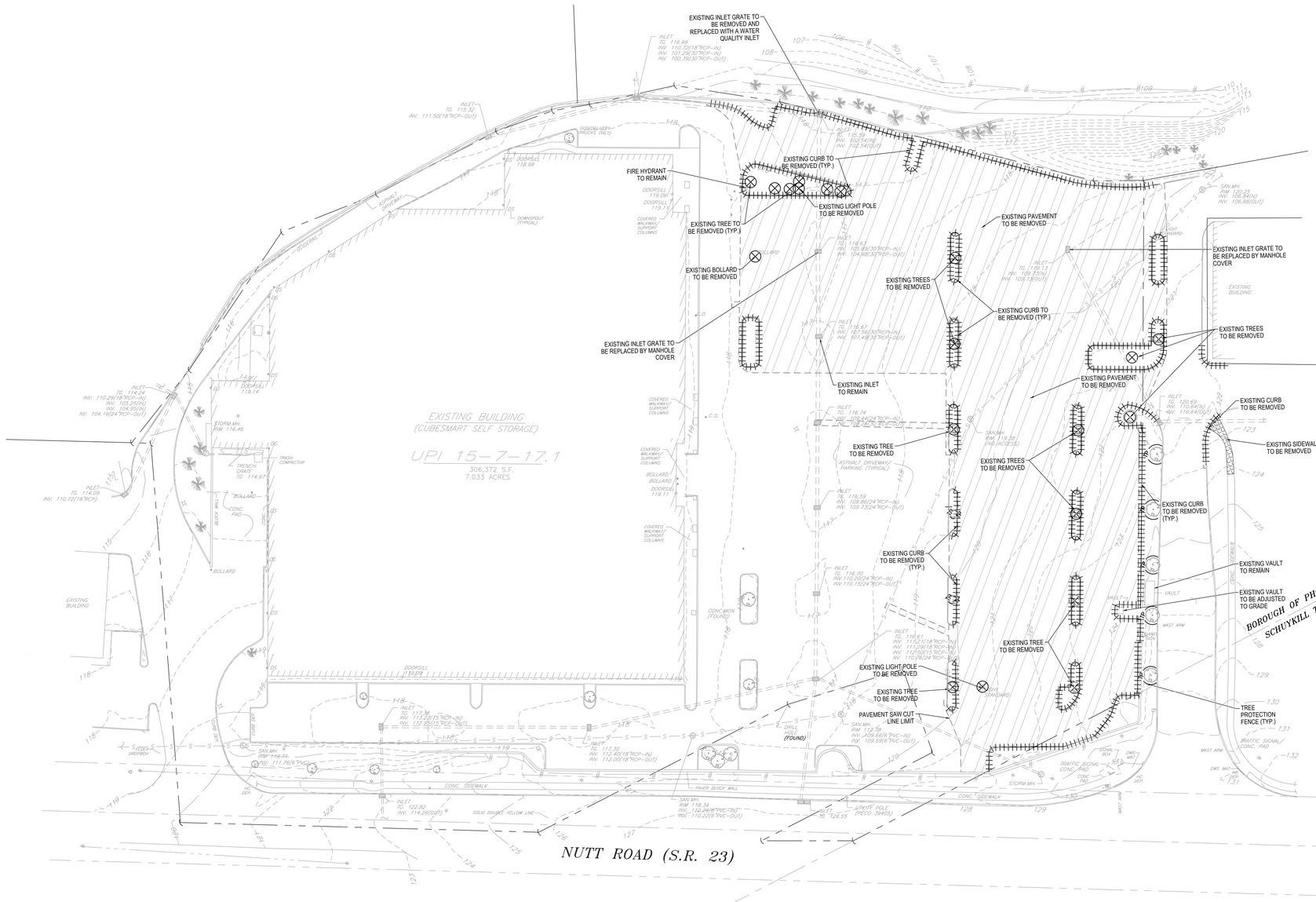
EX-101

Sheet 3 of 18

PROJECT: 230005602 PHOENIXVILLE PLAZA - PAD SITES

DEMOLITION LEGEND

- AREA OF PAVEMENT TO BE REMOVED
- AREA OF SIDEWALK TO BE REMOVED
- EXISTING CURB TO BE REMOVED
- PAVEMENT SAW CUT LINE LIMIT
- EXISTING FEATURE TO BE REMOVED



DEMOLITION PLAN NOTES:

1. THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
2. THIS PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY TO IDENTIFY THE LIMITS OF DEMOLITION AND SHALL NOT BE CONSIDERED ALL INCLUSIVE. ADDITIONAL ITEMS MAY BE FOUND THAT SHALL BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL LIMITS & EXTENTS OF DEMOLITION. DEMOLITION OF BUILDINGS IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL BUILDING DEMOLITION LIMITS AND COORDINATION.
3. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL PROVISIONS OF BOROUGH OF PHOENIXVILLE AND OTHER JURISDICTIONAL AGENCIES. DEMOLITION AND REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AS WELL AS THE EROSION CONTROL PLANS, SPECIFICALLY THE CONSTRUCTION STAGING.
4. THE CONTRACTOR MUST INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES PER THE APPROVED PLAN PRIOR TO THE START OF EARTH DISTURBING ACTIVITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO SIDEWALK/STREET CLOSING, DEMOLITION, DISPOSAL AND ASBESTOS ABETMENT.
6. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALK DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL ITEMS WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY AND EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY AND UTILITY INTERRUPTIONS WITH THE OWNER TO MINIMIZE DISTURBANCE.
7. THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL OFFSITE PROPERTIES AND STRUCTURES FROM ANY AND ALL DAMAGE DURING THE DEMOLITION OPERATION. THE CONTRACTOR SHALL USE ANY NECESSARY PROTECTION SCREENS, PLATFORMS, BRACING, UNDERPINNING, ETC. TO PROTECT OFFSITE PROPERTY. ANY DAMAGE CAUSED BY THE CONSTRUCTOR OR HIS/HER AGENTS SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE COST AND INSTALLATION OF DEMOLITION / CONSTRUCTION FENCE. THE LIMITS OF FENCE ON THIS PLAN ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL LIMITS AND THE AMOUNT OF FENCE REQUIRED IN ADDITION TO THE SECURITY OF THE WORK AREA.
9. THE CONTRACTOR SHALL INSPECT THE SITE THOROUGHLY AND FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND LATERALS. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND /OR ELEVATION OF EXISTING UTILITIES ARE SHOWN ON THESE PLANS IS BASED ON THE SURVEY PREPARED BY OTHERS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEGIN EXACT OR COMPLETE. ADDITIONAL UTILITIES MAY ALSO EXIST. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
10. ALL EXISTING UTILITIES SHOWN MUST NOT TO BE INTERPRETED AS OF THE EXACT SIZE, DEPTH, MATERIAL, LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR MUST THOROUGHLY VERIFY EXISTING CONDITIONS, AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO THE ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE ROUTED F UNDER BUILDING.
11. ALL EXISTING UTILITIES TO BE REMOVED ARE TO BE DISCONNECTED PRIOR TO THE START OF DEMOTION. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. CONTRACTOR MUST PROVIDE ADEQUATE TIME FOR RELOCATION AND COORDINATION WITH THE UTILITY COMPANIES TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND /OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
13. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPARTMENT AND THE BOROUGH TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IN CONSTANTLY AVAILABLE TO THE SITE AND THROUGH OUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING /PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUTOFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
14. THE DEMOLITION CONTRACTOR SHALL COORDINATE DECOMMISSIONING AND REMOVAL OF UTILITY LINES WITH THE UTILITY CONTRACTOR AS TO LOCATION AND CONDITION OF CAPPING. THE ACCESS SHALL REMAIN OPEN AND OPERATION AT ALL TIMES.
15. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED UTILITY SERVICE TO THE SURROUNDING PROPERTIES AND EXISTING TENANTS AT ALL TIMES.
16. ALL EXISTING UTILITIES THAT ARE NOT TO BE MAINTAINED IN SERVICE SHOULD EITHER BE REMOVED AND REPLACED WITH APPROVED COMPACTED FILL, OR BE ABANDONED IN PLACE BY FILLING WITH GROUT AND CAPPING, PROVIDED THAT THEY DO NOT INTERFERE WITH ANY OF THE PROPOSED CONSTRUCTION.
17. ALL EXISTING BITUMINOUS AND CONCRETE PAVEMENT NOTED TO BE REMOVED MUST BE REMOVED COMPLETELY THROUGHOUT THE SITE TO PERMIT PROPER GRADING AND FILL PLACEMENT AS WELL AS FACILITATE BUILDING CONSTRUCTION AND UTILITY INSTALLATIONS. THE REUSE OF EXISTING PAVEMENTS/LAB MATERIALS AFTER PROCESSING SHOULD BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS AND ENVIRONMENTAL STATUES AND AT THE DIRECTION OF THE OWNER AND GEOTECHNICAL ENGINEER.
18. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
19. ALL EXISTING FOUNDATIONS AND ALL SUPPORTING UTILITIES WITHIN THE PROPOSED BUILDING FOOTPRINTS AND WITHIN A 10' WIDE ZONE BEYOND THE PROPOSED BUILDING FOOTPRINT LIMITS MUST BE REMOVED AND REPLACED WITH APPROVED STRUCTURAL FILL COMPACTED PER SPECIFICATION. REFER TO GEOTECHNICAL REPORT.
20. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL , AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIALS AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATION.
21. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A WASTE MANAGEMENT PLAN IN ACCORDANCE WITH THE STATE, FEDERAL, & LOCATION REGULATION IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION.
22. LANDSCAPING TO REMAIN IS TO BE PROTECTED DURING ALL SITE WORK.
23. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR STORM INLET STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS / STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. EXCEPT FOR MATERIAL DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
24. CONCRETE REMOVAL- AREAS SHOWN ON PLAN ARE INTENDED TO BE APPROXIMATE. CONTRACTOR SHALL ADJUST REMOVAL AREA AS REQUIRED TO PROVIDE PROPOSED GRADES. WHERE PRACTICAL CONTRACTOR CAN EXTEND LIMITS OF REMOVAL BASED ON LOCATION OF EXISTING CONCRETE JOINTS FOR EASE OF CONSTRUCTION.
25. ASPHALT REMOVAL- AREAS SHOWN ON PLAN ARE INTENDED TO BE APPROXIMATE. CONTRACTOR SHALL ADJUST ASPHALT REMOVAL AREA AS REQUIRED.
26. ASPHALT MILLING- AREAS SHOWN ON PLAN ARE INTENDED TO BE APPROXIMATE. CONTRACTOR SHALL ADJUST ASPHALT MILLING AREA AS REQUIRED.
27. TO THE MAXIMUM EXTENT POSSIBLE, ALL TREES WITHIN THE LIMITS OF DISTURBANCE OF THE DEVELOPMENT SITE SHALL BE PRESERVED AND THE LOSS OR DAMAGE TO TREES EXISTING ON-SITE WHICH ARE TO REMAIN SHALL BE MINIMIZED.

ACT 187

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES
72 WORKING DAYS NOTICE
(NO WORK MAY BEGIN UNTIL THE
1ST & 2ND DAY AFTER)

Pennsylvania One Call System, Inc.
1-800-242-1776

PRELIMINARY DESIGN SERIAL NUMBER: 20230480490

LEGEND

EXISTING SYMBOLS & LINES

- STORM DRAIN
- SANITARY LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD WIRE
- FENCE (TYPE AS NOTED)
- TREE LINE
- PROPERTY/RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- CONTOUR LINE
- HYDRANT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POLE
- ANCHOR POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- SPOT ELEVATION
- CLEAN OUT
- TREE
- BENCH MARK
- SIGN
- BOLLARD
- METAL COVER
- ELECTRIC BOX
- EXIST. PARKING COUNT

arna
ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280
NJ Certificate of Authorization: 24GA28242200

PROJECT: 230005602 PHOENIXVILLE PLAZA - PAD SITES

40 0 20 40
SCALE IN FEET

Project

1000 NUTT ROAD-PAD SITES

UPI # 15-7-17.1

BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title

DEMOLITION PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHIRAG V. THAKKAR
ENGINEER
No. 075153

CHIRAG V. THAKKAR, P.E.
PROFESSIONAL ENGINEER
PA LIC. No. 75153

10-27-23	RESOLUTION COMPLIANCE	2.
06-09-23	RESOLUTION COMPLIANCE	1.
DATE	COMMENTS	NO.

REVISIONS

Project No.	230005602
Date	03-07-2023
Scale	1" = 40'
Drawn By	KGP
Checked By	AAB

Drawing No.

DM-101

Sheet 4 of 18

BOROUGH OF PHOENIXVILLE ZONING DATA TABLE
ZONING DISTRICT: CD - CORRIDOR DEVELOPMENT

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
Zoning District:	CD-CORRIDOR DEVELOPMENT	CD-CORRIDOR DEVELOPMENT	CD-CORRIDOR DEVELOPMENT
Proposed Use:	Group Home, Hotel/motel, Municipal use, Medical use, Restaurant, Office use, Retail goods and services, Theater and entertainment	Self-storage**	Self-Storage***, Restaurant-drive-through*, Automobile sales and services (Carwash)*
Building Type	Detached	Detached	Detached
Area and Dimensional Requirements			
Minimum Lot Area	3,000 SF	291,845 SF	291,845 SF
Minimum Lot Width	30 FT	690 FT	690 FT
Minimum Yards (Building Type: Detached)			
Build To Line	Existing	83.1 FT/313.5 FT	158.3
Side	5 FT	16.5 FT	16.5 FT
Rear	10 FT	16.8 FT	16.8 FT
Maximum Height	45 FT	< 45 FT	< 45 FT
Maximum Impervious Coverage	90%	93.1% **	87.0%
Minimum Building Spacing	10 FT	NA	111.1 FT
Parking			
Side Front Yard	No	Yes**	Yes***
Electric Vehicle Parking Spaces (5% of proposed)	1.65 Spaces (33 Proposed Spaces)	NA	2 Spaces
Available for Public Use		1 Space	2 Spaces
At least One ADA space		1 Space	1 Space

*Conditional Use Approval Received at the January 10, 2023 Phoenixville Borough Council Meeting
**Existing Non-Conformity
***Existing Non-Conformity to Remain

GRANTED WAIVERS:

1. § 22-304.1.A REQUIRES THAT THE INFORMATION ON THE FINAL PLANS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT CHECKLIST WHICH REQUIRES PLANS BE DRAWN AT EITHER 1"=50', 1"=30', 1"=20' OR 1"=10' SCALE. A WAIVER HAS BEEN GRANTED FROM THIS REQUIREMENT FOR PLANS DRAWN AT 1"=40' SCALE.
2. §22-401.5.A - REQUIRES THAT A SIDEWALK SHALL BE PROVIDED ALONG THE ENTIRE LOT TEN (10) FEET. A WAIVER HAS BEEN GRANTED TO ALLOW A SIDEWALK LESS THAN TEN FEET (10') WIDE BE PLACED WITHIN THE PROJECT IN CERTAIN LOCATIONS AND AT CERTAIN WIDTHS AS IDENTIFIED ON THE PLAN.
3. § 22-402.2 REQUIRES THAT ALL BUILDINGS SHALL BE WITHIN A BUILDING SETBACK IN A GIVEN ZONING DISTRICT. AT A MINIMUM, THEY SHOULD BE SET BACK IN ACCORDANCE WITH ACCESSORY STRUCTURES. A WAIVER HAS BEEN GRANTED FROM THIS REQUIREMENT TO PROPOSE A TRASH ENCLOSURE 5.1 FEET FROM THE PROPERTY LINE ALONG NUTT ROAD.
4. § 22-500.2.A REQUIRES CONSERVATION OF 80% OF THE EXISTING VERY STEEP SLOPES ON THE PROPERTY. A WAIVER HAS BEEN GRANTED FROM THIS REQUIREMENT TO DISTURB THE EXISTING MAN-MADE BERM AREA.
5. § 22-503.6.B. ALL GRADING SHALL BE SET BACK FROM PROPERTY LINES AT LEAST THREE FEET, OR A SUFFICIENT DISTANCE, TO PREVENT ANY ADVERSE EFFECTS ON ADJACENT PROPERTIES. A WAIVER HAS BEEN GRANTED FROM THIS REQUIREMENT TO INSTALL WALKWAY CONNECTIONS.

TRAIL EASEMENT #1

Line Table		
Line #	Length	Direction
L1	12.00	S65° 21' 28"E
L2	49.00	S24° 43' 46"W
L3	23.41	S00° 57' 17"W
L4	23.04	S20° 31' 45"W
L5	33.58	S23° 49' 46"W
L6	92.68	S24° 17' 02"W
L7	45.50	S25° 54' 19"W
L8	12.00	S76° 44' 41"W
L9	0.96	N12° 44' 16"W
L10	12.00	S76° 44' 41"W
L11	0.96	N12° 44' 16"W
L12	45.33	N25° 54' 19"E
L13	14.41	S20° 22' 24"W
L14	92.47	N24° 17' 02"E
L15	33.19	N23° 49' 46"E
L16	20.62	N20° 31' 45"E
L17	23.86	N00° 57' 17"E
L18	51.51	N24° 43' 46"E

TRAIL EASEMENT #2

Line Table		
Line #	Length	Direction
L19	12.00	N65° 19' 51"W
L20	116.89	N24° 43' 46"E
L21	15.07	N20° 22' 24"E
L22	58.73	N01° 36' 42"W
L23	26.52	N01° 06' 16"E
L24	12.64	S64° 39' 02"E
L25	27.56	S07° 06' 16"W
L26	66.64	S51° 36' 42"E
L27	8.06	S24° 39' 36"W
L28	14.41	S20° 22' 24"W
L29	117.33	S24° 43' 46"W

TRAIL EASEMENT #2

Curve Table					
Curve #	Arc Length	Chord Bearing	Radius	Tangent	Chord Length
C4	16.40	N22° 15' 13"W	16.00	16.40	15.69
C5	4.10	S22° 15' 13"E	4.00	4.10	3.92
C6	2.66	S13° 28' 33"E	2.00	2.66	2.47

TRAIL EASEMENT #1

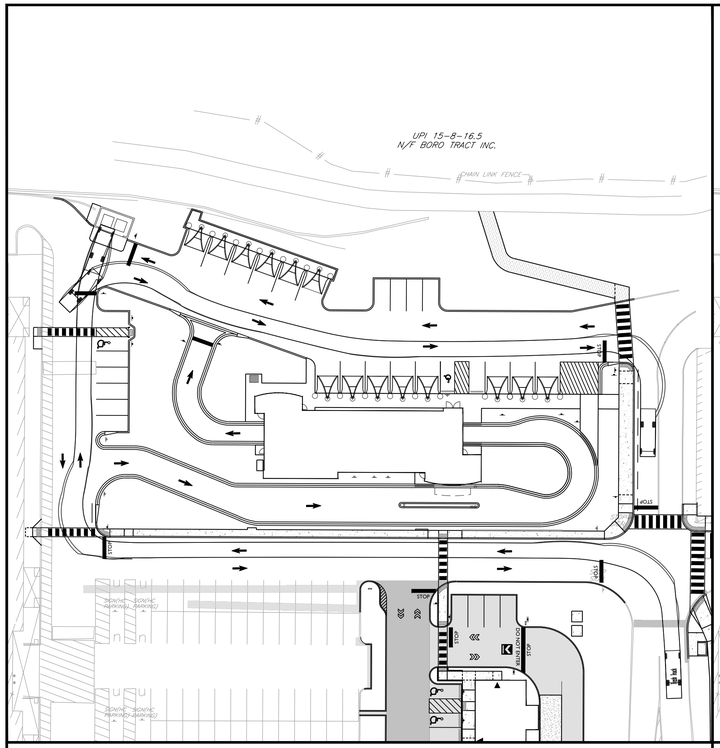
Curve Table					
Curve #	Arc Length	Chord Bearing	Radius	Tangent	Chord Length
C1	25.58	S7° 08' 15"W	39.04	25.58	25.12
C2	0.64	S12° 51' 47"E	46.84	0.64	0.64
C3	33.46	N1° 07' 38"E	51.04	33.46	32.86

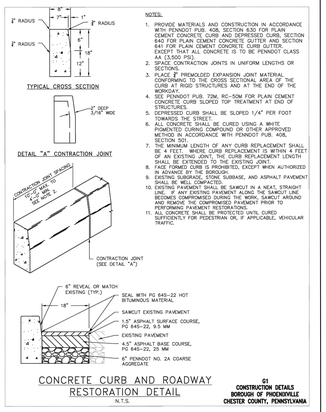
PLAN NOTES:

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

APPLICANT - THE PERSON(S) AND/OR ENTITY(IES) WHO OR WHICH HAS SUBMITTED THIS PLAN TO THE BOROUGH FOR APPROVAL PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
APPLICATION - THE APPLICANT'S APPLICATION, TO THE BOROUGH, FOR APPROVAL OF THIS PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
BOROUGH - THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA.
DEVELOPER - THE PERSON(S) OR ENTITY(IES) WHO OR WHICH IMPLEMENT THE LAND DEVELOPMENT SHOWN ON THIS PLAN.
HOMEOWNERS ASSOCIATION - A PENNSYLVANIA NON-PROFIT CORPORATION TO BE INCORPORATED AND SET UP BY THE DEVELOPER, ALL OWNERS OF THE PROPOSED LOTS IN THE DEVELOPMENT MUST BE MEMBERS OF THE HOMEOWNERS ASSOCIATION, WHICH WILL BE RESPONSIBLE FOR MAINTAINING THE COMMON IMPROVEMENTS.
PROPERTY OWNER - ALL THE LEGAL AND EQUITABLE OWNERS OF THE PROPERTY AND THEIR HEIRS, SUCCESSORS AND ASSIGNS.
PROPERTY - THE PROPERTY WHICH IS SUBDIVIDED AND/OR DEVELOPED PURSUANT TO THIS PLAN AND IDENTIFIED BY THIS PLAN AS BEING OWNED BY THE PROPERTY OWNER.
PLAN - THIS PLAN AS APPROVED BY THE BOROUGH.
UPI - CHESTER COUNTY UNIFORM PARCEL IDENTIFIER (NUMBER).

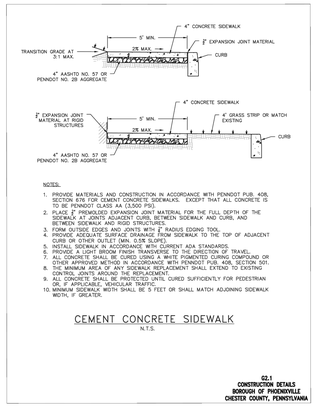
(1) THE BOROUGH OF PHOENIXVILLE'S APPROVAL OF THIS PLAN, AS A [PRELIMINARY / FINAL] SUBDIVISION AND LAND DEVELOPMENT PLAN, PURSUANT TO THE BOROUGH OF PHOENIXVILLE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2016, ORDINANCE NO. 2267, AS AMENDED, WAS MADE BY BOROUGH RESOLUTION NO. _____, WHICH WAS ADOPTED ON _____. THIS PLAN SHOWS THE CONDITIONS OF ITS APPROVAL PER RESOLUTION _____. THE CONDITIONS BIND ALL OWNERS, DEVELOPERS AND USERS OF THE PROPERTY HEREBY DEVELOPED AND/OR SUBDIVIDED AND THEIR HEIRS, SUCCESSORS AND ASSIGNS. THE CONDITIONS MAY CREATE ON-GOING OBLIGATIONS, LIMITATIONS AND/OR REQUIREMENTS AFFECTING THE USE OF THE PROPERTY. THE RESOLUTION IS KEPT BY THE BOROUGH SECRETARY AT THE BOROUGH HALL AND MAY BE INSPECTED THERE BY THE PUBLIC. COPIES OF THE RESOLUTION ARE ALSO AVAILABLE FROM THE BOROUGH FOR A CHARGE.
(2) ALL CONDITIONS OF PLAN APPROVAL SHOWN ON THIS PLAN, AND OFFERS OF DEDICATION, SHALL RUN WITH THE LAND FOREVER AND SHALL BE ENFORCEABLE BY THE BOROUGH.
(3) THE APPLICANT REPRESENTS TO THE BOROUGH THAT THE APPLICANT HAS ALL THE PROPERTY RIGHTS NECESSARY TO MAKE THE APPLICATION AND, AT THE TIME ANY PERMITS FROM THE IMPLEMENTATION OF THE PLAN ARE ISSUED AND/OR WORK COMMENCED, WILL HAVE ALL THE RIGHTS NECESSARY TO IMPLEMENT THE PLAN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND WITHOUT VIOLATING THE PROPERTY RIGHTS OF OTHERS. IF THE APPLICANT DOES NOT HAVE OR LOSES ANY SUCH PROPERTY RIGHTS THIS APPROVAL SHALL BE VOIDABLE BY THE BOROUGH BY WRITTEN RESOLUTION. IF ANY OTHER PARTY TAKES ANY ACTION AGAINST THE BOROUGH FOR ANY REASON INVOLVING AND/OR ALLEGING THE APPLICANT'S OR PROPERTY OWNER'S LACK OF ANY SUCH PROPERTY RIGHT, THE APPLICANT AND PROPERTY OWNER SHALL DEFEND THE BOROUGH HARMLESS AND INDEMNIFY IT FROM ANY AND ALL LIABILITY, LOSS, CLAIM, COST AND/OR EXPENSE, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES RESULTING FROM SUCH LEGAL ACTION.
(4) A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO A STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. NEITHER THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ("PENNDOT") NOR THE BOROUGH SHALL BE LIABLE FOR ANY DAMAGE OR CLAIM WHATSOEVER FOR ANY INJURY TO PERSON OR PROPERTY RESULTING FROM THE ISSUANCE OR DENIAL OF A HIGHWAY OCCUPANCY PERMIT OR FOR FAILURE TO REGULATE ANY DRIVEWAY. FURTHERMORE, THE BOROUGH SHALL NOT BE LIABLE FOR ANY DAMAGE AND/OR CLAIM WHATSOEVER ARISING OUT OF THE ISSUANCE OR DENIAL OF A HIGHWAY OCCUPANCY PERMIT BY PENNDOT.
(5) ALL AREAS SHOWN AS AND/OR REQUIRED TO BE (AT THE TIME THE BOROUGH ADOPTED RESOLUTION NO. _____) OPEN SPACE OR COMMON AREA SHALL BE USED ONLY AS OPEN UNDEVELOPED AREAS AND SHALL NEITHER BE DEVELOPED AND/OR ALIENATED SO AS TO CREATE ANY RIGHTS THAT COULD INFRINGE ON THIS OPEN SPACE USE LIMITATION.
(6) AT THE BOROUGH'S REQUEST THE PROPERTY OWNER SHALL EXECUTE AND RECORD, WITH THE APPROPRIATE OFFICES AND OFFICIALS AND IN THE APPROPRIATE AND LEGALLY EFFECTIVE MANNER FOR THE PURPOSE, ALL DOCUMENTS, PLANS, DEEDS AND DECLARATIONS (COLLECTIVELY "RECORDINGS") REQUIRED TO BE RECORDED, BY APPLICABLE REGULATIONS, THE TERMS OF THIS PLAN APPROVAL AND/OR NOTES ON THIS PLAN, AND SHALL PROVIDE THE BOROUGH WITH COPIES, CERTIFIED BY THE RECORDING OFFICE, OF ALL SUCH RECORDINGS. IF, AT THE BOROUGH'S EXPRESS OPTION, THE BOROUGH MAY RECORD SUCH DOCUMENTS AND THE PROPERTY OWNER SHALL PAY ALL RECORDING COSTS.
(7) AT THE BOROUGH'S REQUEST, THE PROPERTY OWNER WILL EXECUTE, ACKNOWLEDGE AND DELIVER ALL DOCUMENTS, DEEDS AND/OR INSTRUMENTS NECESSARY OR APPROPRIATE, IN THE OPINION OF THE BOROUGH SOLICITOR, TO IMPLEMENT THIS PLAN AS APPROVED AND TO RECORD ALL INSTRUMENTS, DEEDS, COVENANTS, EASEMENTS AND/OR RIGHTS-OF-WAY WHICH ARE REQUIRED BY THE TERMS OF THIS PLAN APPROVAL AND/OR NOTES ON THIS PLAN TO BE CONVEYED TO THE BOROUGH.
(8) THE BOROUGH MAY WITHHOLD BUILDING AND/OR OCCUPANCY PERMITS AND/OR REFUSE TO ACCEPT DEDICATION OF IMPROVEMENTS AND/OR RELEASE IMPROVEMENT SECURITY IF THE LAND DEVELOPMENT AND/OR SUBDIVISION IS/ARE NOT AND IS/ARE NOT IMPLEMENTED IN FULL COMPLIANCE WITH ANY OTHER GOVERNMENTAL REGULATIONS THAT APPLY TO THE LAND, BUILDING, STRUCTURE, OCCUPANCY, WORK AND/OR IMPROVEMENT FOR WHICH BOROUGH ACTION IS REQUESTED. HOWEVER, THE BOROUGH DOES NOT HEREBY ASSUME ANY DUTY TO INSPECT FOR OR APPROVE ANY WORK OR CONDITION PURSUANT TO ANY OTHER GOVERNMENTAL ENTITY'S REGULATIONS, IT IS THE PROPERTY OWNER'S OBLIGATION TO ACHIEVE COMPLIANCE WITH ANY AND ALL REGULATIONS OF OTHER GOVERNMENTAL ENTITIES BY WORKING DIRECTLY WITH SUCH ENTITY TO THE EXTENT THAT SUCH APPROVALS OR OTHER GOVERNMENTAL ENTITIES ARE REQUIRED. FOR THE IMPROVEMENTS, WORK AND/OR PROPOSED USE, THE PROPERTY OWNER REPRESENTS THAT THESE APPROVALS HAVE BEEN APPLIED FOR AND ALL ARE GRANTED AND IN EFFECT OR WILL BE SO PRIOR TO THE ISSUANCE OF ANY BOROUGH BUILDING PERMIT TO CONSTRUCT NEW IMPROVEMENTS PURSUANT TO THIS PLAN. BY REQUIRING COMPLIANCE WITH THE REGULATIONS OF OTHER GOVERNMENTAL ENTITIES AND/OR BY APPROVING THE DEVELOPMENT AND SUBDIVISION PLAN OR ANY PLAN AMENDMENTS, NEITHER THE BOROUGH NOR ANY BOROUGH OFFICIAL REPRESENTS THAT THE SUBJECT MATTER OF THE BOROUGH'S APPROVAL COMPLIES WITH SUCH OTHER ENTITY'S REGULATIONS OR HAS BEEN APPROVED BY OR IS ENTITLED TO BE APPROVED BY SUCH OTHER ENTITY OR THAT THE SUBJECT OF THE APPROVAL HAS BEEN DESIGNED CORRECTLY OR WILL FUNCTION SAFELY.
(9) THE STREETS, STREET RIGHTS-OF-WAY AND STREET DRAINAGE RIGHTS, PUBLIC WATER SUPPLY FACILITIES AND EASEMENTS THEREFOR AND PUBLIC SANITARY SEWER SYSTEMS AND EASEMENTS FOR SUCH SEWERS THEREFOR, AS SHOWN ON THIS PLAN, ARE OFFERED HEREBY FOR DEDICATION TO THE BOROUGH SPECIFICALLY AND WITHOUT LIMITATION, ALL STREET DRAINAGE RIGHTS INCLUDE THE RIGHT TO USE, REPAIR AND REPLACE ANY STORMWATER MANAGEMENT FACILITY WHICH DRAINS RUNOFF FROM A DEDICATED ROAD (THIS RIGHT DOES NOT INCLUDE ANY DUTY TO REPAIR OR MAINTAIN ANY SUCH FACILITY). ALSO OFFERED HEREBY FOR DEDICATION TO THE BOROUGH, PERPETUALLY AND IRREVOCABLY, IS AN EXCLUSIVE EASEMENT, RIGHT-OF-WAY AND RIGHTS (ALL CALLED "UTILITY EASEMENT RIGHTS") FOR THE PURPOSES ("UTILITY PURPOSES") OF ANY UTILITY SERVICE OR IMPROVEMENT, WITH FREE AND UNINTERRUPTED RIGHT OF ENTRY UPON THE PROPERTY FOR ACCESS TO AND USE OF THE EASEMENT AREA. "UTILITY" INCLUDES, BUT IS NOT LIMITED TO, ANY AND ALL WATER, SANITARY SEWER, STORMWATER MANAGEMENT, ELECTRIC, TELEPHONE, CABLE TV AND INFORMATION TRANSMISSION LINES, FACILITIES, SYSTEMS, STRUCTURES AND/OR OPERATIONS NO MATTER WHO THE OPERATOR(S) AND OWNER(S) ARE. THE UTILITY PURPOSES INCLUDE, BUT ARE NOT LIMITED TO, THE FREE RIGHT TO LAY OUT, PLACE, CONSTRUCT, OPERATE, INSPECT, TEST, MAINTAIN, REPAIR, REPLACE, RELOCATE, RECONSTRUCT, ENLARGE, CHANGE AND/OR USE ANY AND ALL PIPE(S), STRUCTURE(S), FACILITY(IES) AND/OR SYSTEM(S) AND ANY AND ALL APPURTENANCE(S) THERETO FOR ANY AND ALL UTILITY PURPOSES. THE EASEMENT AREA SHALL INCLUDE AND IS LIMITED TO ALL PORTIONS OF THE AREA OF THE PROPERTY, WHICH AREA IS WITHIN ALL WATER SUPPLY AND SANITARY SEWER EASEMENTS AND/OR ALL STREET RIGHTS-OF-WAY. THE UTILITY EASEMENT RIGHTS MAY BE USED OVER, UNDER, UPON AND THROUGH ANY AND ALL PART(S) OF THE EASEMENT AREA. ALL THE OFFERED RIGHTS INCLUDE A NEGATIVE EASEMENT WHICH PROHIBITS, IN THE OFFERED RIGHT-OF-WAY AND EASEMENT AREA, ANY ACTIVITY, USE, IMPROVEMENT, STRUCTURE AND/OR BUILDING WHICH, IN THE SOLE JUDGMENT OF THE BOROUGH, IS INCONSISTENT IN ANY WAY WITH AND/OR MAY IN ANY WAY INTERFERE WITH, ENDANGER AND/OR OBSTRUCT THE SAFE OR EFFICIENT USE OF AND/OR ANY PURPOSE OF THE OFFERED RIGHTS. THE NEGATIVE EASEMENT SHALL ALSO PROVIDE THAT NO STRUCTURE SHALL BE PERMITTED ON, OVER AND/OR UNDER ANY PART OF THE RIGHT-OF-WAY AND/OR EASEMENT AREA, WITHOUT THE BOROUGH'S PRIOR APPROVAL, BY WRITTEN RESOLUTION, SPECIFICALLY AUTHORIZING SUCH USE.
(10) THE BOROUGH'S APPROVAL OF THIS PLAN, THE PLAN AND [ITS / HIS /HER /THEIR] HEIRS, SUCCESSORS AND ASSIGNS SHALL TRANSFER TITLE TO ANY AND/OR ALL OF THE OFFERED RIGHTS THEREIN DESCRIBED TO THE BOROUGH. SUCH TRANSFER SHALL BE BY DEED(S) OR AGREEMENT(S) OF DEDICATION WHICH SHALL BE IN SUCH FORM AS THE BOROUGH MAY REQUIRE AND TITLE TO ALL SUCH RIGHTS AND IMPROVEMENTS SHALL BE GOOD AND MARKETABLE AND FREE FROM ANY ENCUMBRANCE, WHICH IMPEDES THE USE OF THE RIGHTS FOR THEIR INTENDED PURPOSES AND HEREBY DOES RESERVE AND EXCEPT FOR ITSELF ALL INTERESTS AND RIGHTS NECESSARY FOR EITHER TO MAKE FULL AND COMPLETE USE OF THE PROPERTY AS REQUIRED HEREIN. HOWEVER, THESE RESERVED RIGHTS TO DEDICATE SHALL NOT BE EXCLUSIVE AND THE APPLICANTS AND PROPERTY OWNER(S)'S SUCCESSORS AND ASSIGNS MAY ALSO MAKE SUCH DEDICATIONS. IN ANY EVENT, THE APPLICANT'S AND PROPERTY OWNER'S(S') SUCCESSORS AND ASSIGNS SHALL BE OBLIGATED TO MAKE SUCH TRANSFER TO THE BOROUGH, AT THE BOROUGH'S REQUEST.
(11) NEITHER THE BOROUGH'S APPROVAL OF THIS PLAN, THE PLAN, THE RECORDING NOR ANY NOTE HEREON IS INTENDED TO OR DOES OBLIGATE THE BOROUGH TO MAINTAIN AND/OR ACCEPT, IN ANY WAY, ANY STREET, STORMWATER MANAGEMENT, WATER SUPPLY AND/OR SANITARY SEWER FACILITY, EASEMENT OR RIGHT-OF-WAY AND/OR ANY OTHER IMPROVEMENT SHOWN HEREON AND/OR ANY UTILITY IN THE BOROUGH UNLESS AND UNTIL THE BOROUGH'S DEDICATION OF A STREET OR STREET RIGHT-OF-WAY, UNLESS THE DEED OF DEDICATION EXPRESSLY AND CLEARLY PROVIDES OTHERWISE, THE BOROUGH WILL NOT TAKE FEE TITLE TO THE AREA WITHIN SUCH STREET RIGHT-OF-WAY AND WILL NOT OWN OR BE RESPONSIBLE FOR ANY STREET TREE, SIDEWALKS (EITHER EXISTING, REQUIRED OR PROVIDED HEREAFTER WHETHER OR NOT SHOWN ON THIS PLAN) AND YARD AREAS WITHIN SUCH STREET RIGHT-OF-WAY. RESPONSIBILITY FOR SUCH STREET TREES, SIDEWALKS AND YARD AREAS SHALL REMAIN, FOR ALL PURPOSES, WITH THE OWNER(S) OF THE FEE TITLE. THE BOROUGH, AT ANY TIME PRIOR TO ACCEPTING DEDICATION OF A STREET, MAY REQUIRE A STREET TREE TO BE MOVED. ALL RIGHTS DEDICATED TO AND ACCEPTED BY THE BOROUGH, UNLESS THE BOROUGH SHALL SPECIFICALLY OTHERWISE, SHALL BE PERPETUAL, RUN WITH THE LAND AND BE ASSIGNABLE BY THE BOROUGH.
(12) THE UTILITY SYSTEMS SHALL BE INSTALLED, AND INSPECTED AND APPROVED AS REQUIRED BY THE BOROUGH ENGINEER, BEFORE PAVING OF THE CARTWAY, POURING OF CONCRETE FOR AND/OR PAVING OF SIDEWALKS AND THE CONSTRUCTION OF ANY OTHER IMPROVEMENT WITH WHICH THE CONSTRUCTION, DESIGN AND/OR INSPECTION OF THE IMPROVEMENTS IS INTERFERED WITH. INSTALLED AND/OR EASEMENT FOR SUCH SYSTEM GRANTED, WITHIN ANY RIGHT-OF-WAY AND/OR COLLECTOR OR ARTERIAL STREET, SHALL BE WITH SUFFICIENT SLOPE AND/OR SUFFICIENT MANAGEMENT FACILITY, PROPOSED TO BE DEDICATED TO THE BOROUGH, UNLESS AND UNTIL THE PLANS FOR SUCH UTILITY SYSTEM HAVE BEEN APPROVED AND THE TIMING OF ITS CONSTRUCTION ARE APPROVED BY THE BOROUGH ENGINEER IN WRITING.
(11) IF THE BOROUGH ACCEPTS, FROM THE DEVELOPER, THE DEVELOPER'S SUCCESSOR OR ASSIGN OR ANY OWNER THE GRANTOR, A DEED OR OTHER INSTRUMENT OF DEDICATION OF ANY IMPROVEMENT, THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL HOLD THE BOROUGH HARMLESS AND DEFEND THE BOROUGH AND ALL BOROUGH OFFICIALS, FROM AND AGAINST ANY AND ALL LIENS, DEMANDS, SUITS, JUDGMENTS AND LIABILITIES WHATSOEVER RESULTING FROM THE NEGLIGENT CONSTRUCTION, DESIGN AND/OR INSPECTION OF THE IMPROVEMENTS.
(12) ALL TREES EXISTING IN AND/OR PLANTED IN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED IN GOOD, HEALTHY AND SAFE CONDITION, AT ALL TIMES, BY THE FEE OWNER OF THE PART OF THE PROPERTY WHERE THE TREE IS LOCATED. THE BOROUGH SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO INSPECT ANY SUCH TREE AND TO REQUIRE ITS OWNER, AT THE OWNER'S EXPENSE, TO PRUNE, MAINTAIN AND, IF THE TREE IS DEAD, DISEASED, DAMAGED, MALFORMED OR A THREAT TO PUBLIC SAFETY, TO REMOVE THE TREE AND REPLACE IT WITH A TREE OF AT LEAST A THREE (3") INCH CALIPER AND OF THE SAME SPECIES OR A SPECIES APPROVED BY THE BOROUGH. ALL LIABILITY FOR ANY TREE ON THE PROPERTY SHALL BE ON THE FEE OWNER OF THE PART OF THE PROPERTY WHERE THE TREE IS LOCATED, WITHOUT LIMITATION, SUCH OWNER SHALL HAVE THE DUTY TO ENSURE THAT THE TREE DOES NOT CREATE ANY NUISANCE OR SAFETY HAZARD.
(13) IRREVOCABLE LICENSES AND RIGHTS OF ENTRY UPON ANY OF THE PROPERTY SUBJECT TO THIS PLAN ARE HEREBY GRANTED TO THE BOROUGH OF PHOENIXVILLE, ITS OFFICERS AND AGENTS, FOR THE PURPOSE OF CORRECTIVE ACTION, AFTER NOTIFICATION AND FAILURE TO ADD TO, REPAIR, MODIFY AND/OR REPLACE ANY DRAINS, STORMWATER MANAGEMENT FACILITIES, SEWERS, WATER LINES AND/OR OTHER UTILITIES WHICH ARE CONSTRUCTED TO A PUBLIC FACILITY OR UTILITY AND TO INSPECT AND ENFORCE THE BOROUGH'S REGULATIONS AND/OR COMPLIANCE WITH THIS PLAN. THESE RIGHTS CREATE NO BOROUGH DUTY TO DO ANY SUCH WORK OR INSPECTIONS.
(14) ANY IMPROVEMENT SHOWN ON THIS PLAN WHICH DOES NOT FUNCTION SAFELY, AS INTENDED AND/OR IN COMPLETE COMPLIANCE WITH ALL APPLICABLE REGULATIONS SHALL BE REDESIGNED AND RECONSTRUCTED PROMPTLY, BY THE DEVELOPER AND/OR THE PROPERTY OWNER, AT SUCH PARTY'S EXPENSE, TO BE SAFE, FUNCTION AS INTENDED AND TO COMPLY WITH ALL APPLICABLE REGULATIONS. ALL SUCH NEW DESIGNS AND SPECIFICATIONS SHALL BE SUBJECT TO THE BOROUGH ENGINEER'S PRIOR WRITTEN APPROVAL AND INSPECTION, DURING AND AFTER CONSTRUCTION, ALL AT THE APPLICANT'S COST.
(15) THE STORMWATER MANAGEMENT FACILITIES (INDIVIDUALLY "STORMWATER FACILITY" AND COLLECTIVELY "STORMWATER FACILITIES"), LOCATED ON THE PROPERTY AND SHOWN ON THIS PLAN ARE PERMANENT AND ARE NOT TO BE REMOVED OR ALTERED. STORMWATER FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, SWALES DESIGNED OR USED TO CONVEY STORMWATER. THE [HOMEOWNERS ASSOCIATION AND THE] OWNER[S] OF EACH PARCEL ON WHICH ARE SHOWN ANY STORMWATER FACILITY IS LOCATED AND [SUCH OWNER'S / THEIR] HEIRS, SUCCESSORS AND ASSIGNS ([COLLECTIVELY] THE "OWNER") SHALL BE RESPONSIBLE FOR, IN PERPETUAL, MAINTENANCE OF THE STORMWATER FACILITIES LOCATED ON THAT PARCEL. THE OWNER SHALL MAINTAIN THE STORMWATER FACILITIES IN GOOD CONDITION AND IN ACCORDANCE WITH THE PROPERTY'S APPROVED MAINTENANCE AGREEMENT. WATER SUPPLY AND SANITARY SEWER FACILITY, A CONDITION WHICH IS STRUCTURALLY SOUND AND FUNCTIONAL AND IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SHALL NOT CAUSE OR ALLOW ANY SUCH FACILITY TO BE ALTERED, SILTED UP, OVERGROWN AND/OR TO FAIL TO FUNCTION AS DESIGNED AND/OR AS REQUIRED BY APPLICABLE REGULATIONS. IF THE OWNER DOES NOT DO SO, UPON NOTIFICATION BY THE BOROUGH, THE PROPERTY OWNER, AS PROMPTLY AS POSSIBLE, SHALL CORRECT, REPAIR, RECONSTRUCT AND/OR REPLACE SUCH FACILITY TO ACHIEVE AND MAINTAIN THE FACILITY'S DESIGN SPECIFICATIONS AND ITS COMPLIANCE WITH ALL APPLICABLE REGULATIONS. NOTWITHSTANDING IF THE OWNER FAILS TO SO RESTORE AND/OR CORRECT THE STORMWATER FACILITY, WITHIN THE TIME SPECIFIED BY THE BOROUGH, THE CONDITION OF THE STORMWATER FACILITY SHALL BE A PUBLIC NUISANCE AND THE BOROUGH SHALL HAVE THE FREE RIGHT TO ENTER UPON THE PROPERTY AND TO DO SUCH REPAIRS, MAINTENANCE, REPLACEMENT AND/OR RECONSTRUCTION AS THE BOROUGH DETERMINES NECESSARY WITH RESPECT TO SUCH STORMWATER FACILITY. ALL SUCH CORRECTION, REPAIRS, RECONSTRUCTION AND/OR REPLACEMENT AND THE DESIGN COSTS THEREOF SHALL BE AT THE EXPENSE OF THE OWNER JOINTLY AND SEVERALLY. THE BOROUGH MAY LIEN AND EXECUTE ON THE PROPERTY AS A MUNICIPAL CLAIM AND LIEN AND/OR IN ANY OTHER MANNER PROVIDED BY LAW) FOR THE COST OF ALL SUCH WORK, INCLUDING ENGINEERING AND DESIGN COST, AND FOR ATTORNEYS' FEES FOR ENFORCEMENT AND COLLECTION.
(16) EACH ASSIGNEE OF ANY PARCEL ON THIS PLAN SHALL BE RESPONSIBLE FOR ALL THE TERMS AND CONDITIONS OF THIS PLAN AS APPLICABLE TO SUCH PARCEL, AS USED IN THESE NOTES, "APPLICANT," "PROPERTY OWNER" AND "DEVELOPER" INCLUDE SUCH PARTY'S HEIRS, SUCCESSORS AND ASSIGNS.
(17) EACH LOT SHOWN ON THIS PLAN SHALL HAVE PRIVATE IMPLIED ACCESS EASEMENTS AND RIGHTS-OF-WAY OVER ONLY THE ROADS SHOWN HEREON WHICH ARE ACTUALLY CONSTRUCTED.
(18) ALL PLANTS WHICH ARE PROVIDED PURSUANT TO THE PLAN SHALL CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. EACH PLANT SHALL BE MULCHED WHEN PLANTED WITH THREE INCHES OF MULCH APPROVED BY THE BOROUGH. TREES AND SHRUBS, WHICH GROW TO HEIGHTS OF FIVE FEET OR TALLER, SHALL BE PLACED SO THAT THEIR BRANCHES WILL NOT GROW OVER ANY SIDEWALK, DRIVEWAY OR PUBLIC STREET RIGHT TRIANGLES OR INTERFERE WITH OVERHEAD PUBLIC UTILITIES.
(19) AS PART OF THE LAND DEVELOPMENT AND SUBDIVISION PLAN REVIEW AND APPROVAL PROCESS, THE BOROUGH DID NOT DETERMINE WHETHER THERE ARE ANY WETLANDS ON THE PROPERTY. IF THE U.S. ARMY CORPS OF ENGINEERS ("CORPS") OR PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION ("DEP") DETERMINES THAT THERE ARE SUCH WETLANDS ON THE TRACT AND THE APPLICABLE WETLAND REGULATIONS RESULT IN A RELOCATION AND/OR REDESIGN OF ANY IMPROVEMENT OR AFFECT COMPLIANCE WITH ANY APPLICABLE REGULATION, THIS PLAN SHALL BE VOIDABLE BY THE BOROUGH BY WRITTEN RESOLUTION. THE BOROUGH MAY REQUIRE THE PROPERTY OWNER TO AMEND THE DEVELOPMENT AND SUBDIVISION PLAN, IN SUCH CASE, THE BOROUGH MAY REQUEST ITS PROFESSIONALS TO REVIEW ANY AMENDMENT FOR WHICH APPROVAL MAY BE GRANTED SUBJECT TO SUCH CONDITIONS AS BOROUGH COUNCIL DETERMINES APPROPRIATE.
(20) THE WAIVERS SPECIFICALLY GRANTED BY RESOLUTION _____ RELATE ONLY TO SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO VARY, WAIVE OR REDUCE ANY REQUIREMENTS OF THE ZONING ORDINANCE OR ANY OTHER BOROUGH ORDINANCE OR REGULATION.
(21) BOROUGH OFFICIALS AND STAFF HAVE REVIEWED THE DEVELOPMENT AND SUBDIVISION PLAN AND ALL INFORMATION SUPPLIED WITH IT ONLY FOR BOROUGH PURPOSES AND ONLY FOR COMPLIANCE WITH BOROUGH REGULATIONS, SUCH AS THOSE RELATING TO STORMWATER MANAGEMENT AND EROSION AND SEDIMENT POLLUTION CONTROL. THE BOROUGH DOES NOT WARRANT, IN ANY WAY, THE IMPROVEMENTS OR WORK SHOWN ON THE PLAN. IN REVIEWING THE DEVELOPMENT AND SUBDIVISION PLAN AND ANY FUTURE PLANS, THE BOROUGH AND/OR SPECIFICATIONS AND DESIGNS CONCERNING THE PROPOSED USE, IMPROVEMENTS AND/OR WORK, THE BOROUGH ENGINEER AND ALL BOROUGH OFFICIALS HAVE RELIED AND MAY RELY ON THE INFORMATION SUPPLIED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR THE AC


UPI 15-8-16.5
N/F BORO TRACT INC.
CHAIN LINK FENCE
STOP
SIGNAGE
SIGNAGE
PARKING
PARKING
DRIVE-THRU
SIGNAGE
SIGNAGE
PARKING
PARKING
SIGNAGE
SIGNAGE
PARKING
PARKING
SIGNAGE
SIGNAGE
PARKING
PARKING



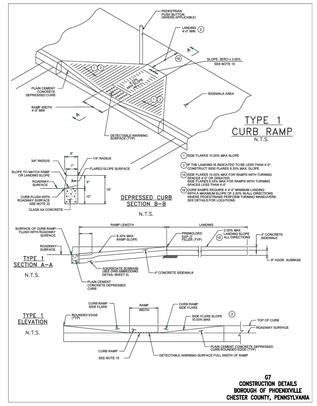
01
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CONCRETE CURB



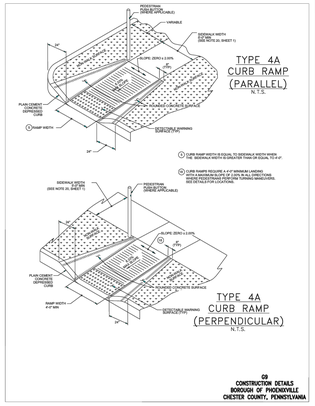
02.1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CEMENT CONCRETE SIDEWALK



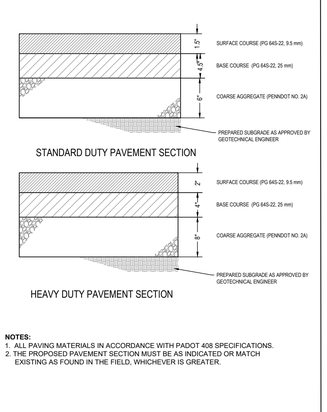
07
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CURB RAMP (TYPE 1)

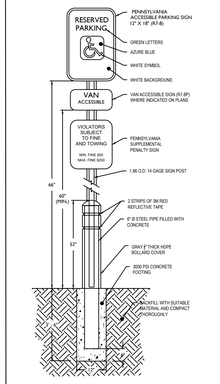


09
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

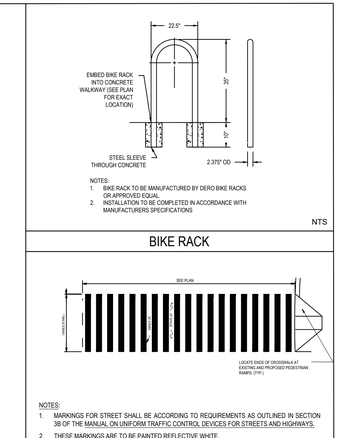
CURB RAMP (TYPE 4A- PARALLEL)



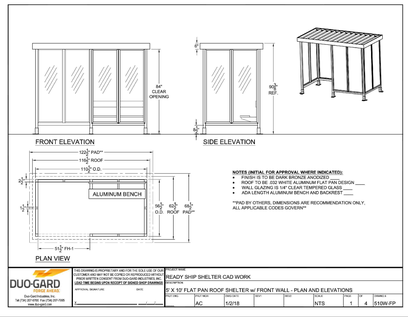
ASPHALT PAVEMENT



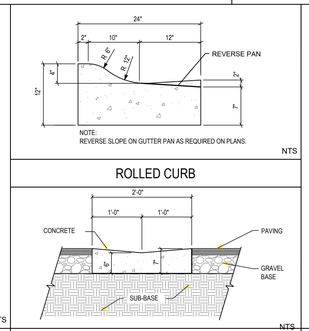
ACCESSIBLE PARKING SIGN



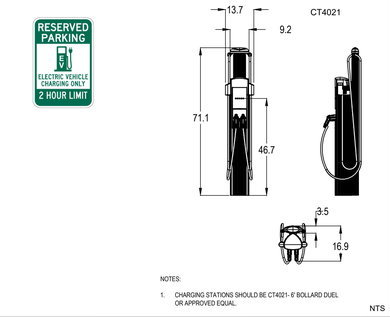
CROSSWALK MARKING



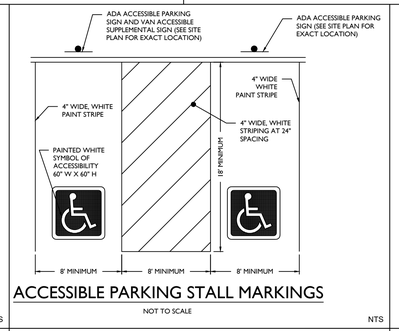
BUS SHELTER



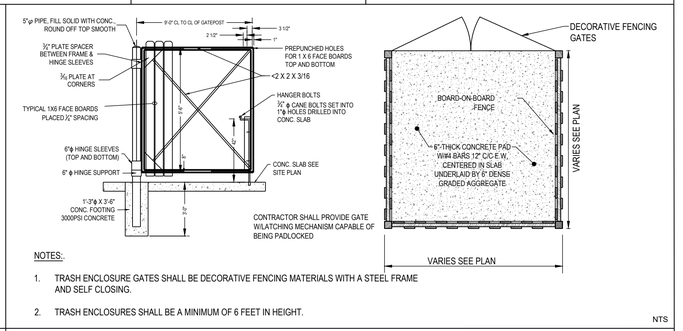
GUTTER PAN DETAIL



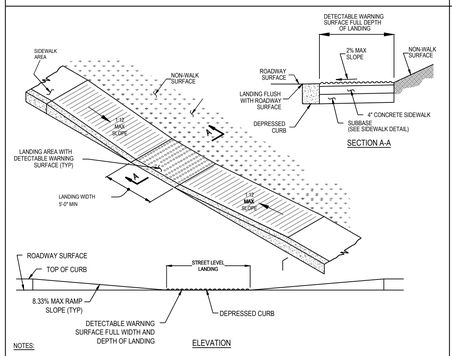
EVCS



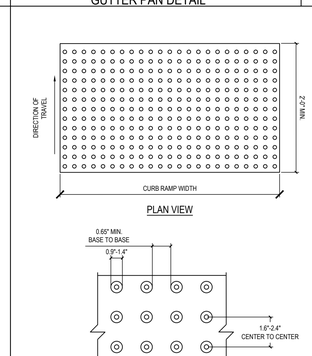
ACCESSIBLE PARKING STALL



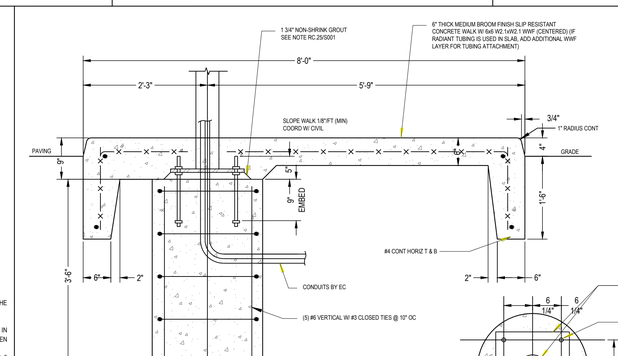
TRASH ENCLOSURE & GATE WITH CONCRETE PAD



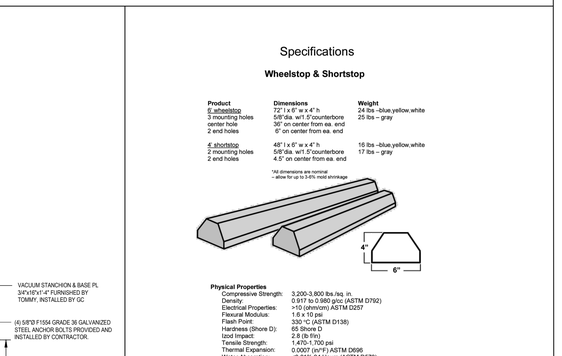
ALTERNATIVE CURB RAMP (TYPE II)



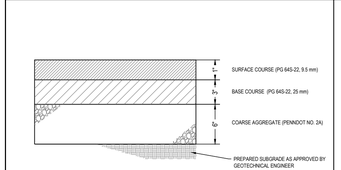
ADA DETECTABLE WARNING SURFACE



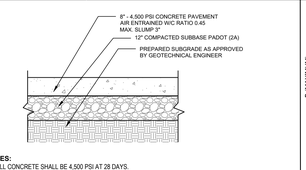
VACUUM BASE AND CURB



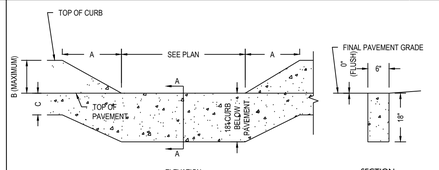
WHEEL STOP



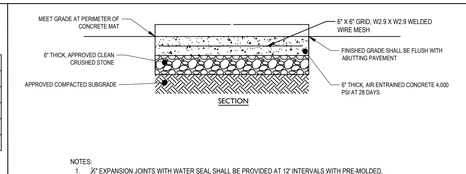
ASPHALT WALKWAY PAVEMENT



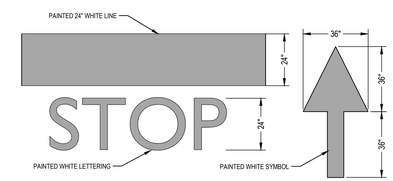
8" HEAVY DUTY CONCRETE PAVEMENT



FLUSH CURB



REINFORCED 6" CONCRETE PAD



STOP BAR & ARROW

arna
ENGINEERING
CIVIL ENGINEERS
arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

PROJECT: 230005602 PHOENIXVILLE PLAZA - PAD SITES

Project
1000 NUTT ROAD-PAD SITES
UPI # 15-7-17.1
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title
SITE CONSTRUCTION DETAILS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHIRAG V. THAKKAR
ENGINEER
No. 075153
CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

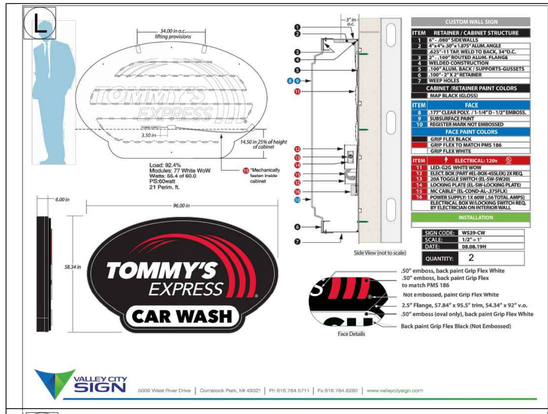
NO.	COMMENTS	DATE
1.	RESOLUTION COMPLIANCE	06-09-23

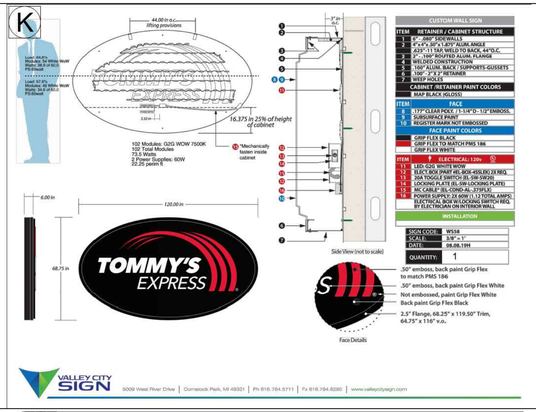
REVISIONS

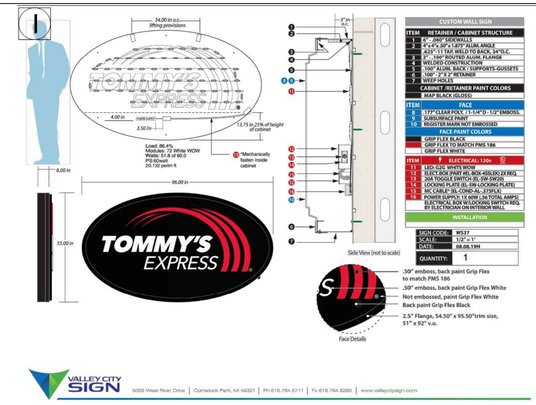
Project No.	230005602
Date	03-07-2023
Scale	N.T.S
Drawn By	KP
Checked By	AAB

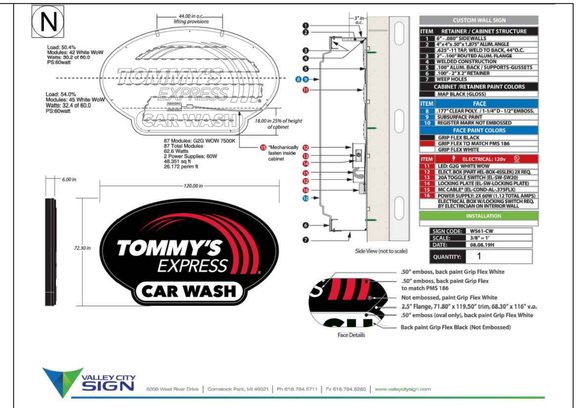
Drawing No.
CS-501

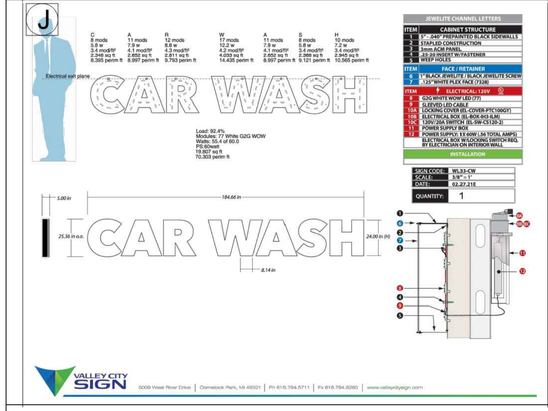
Sheet 7 of 18

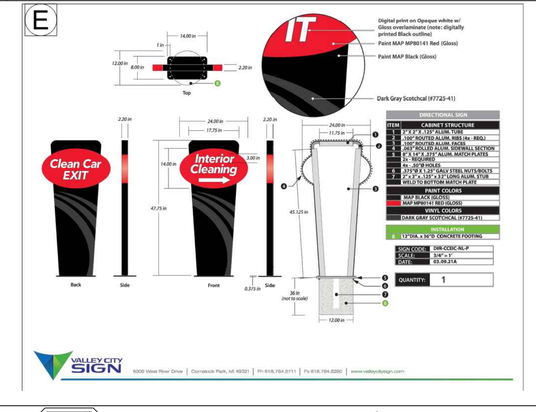


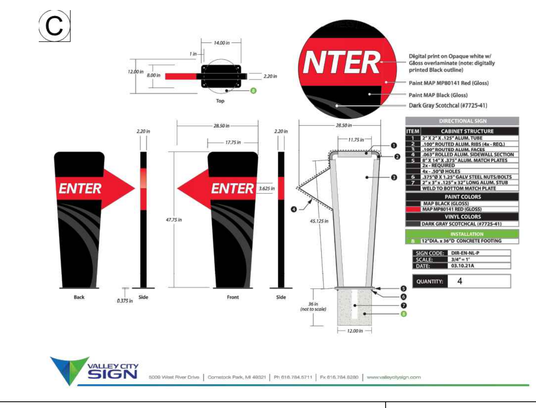


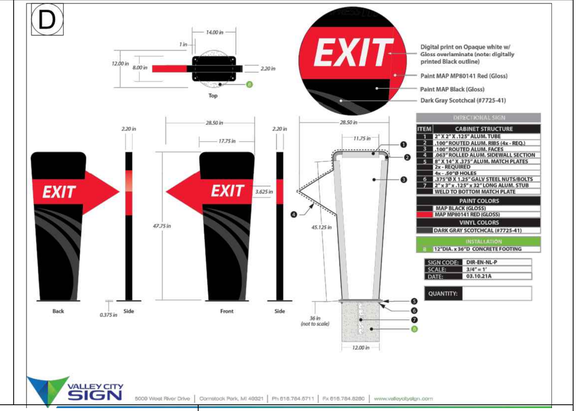


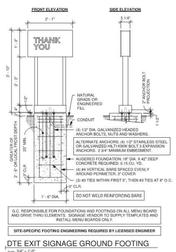


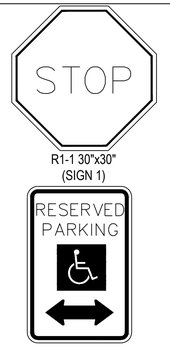




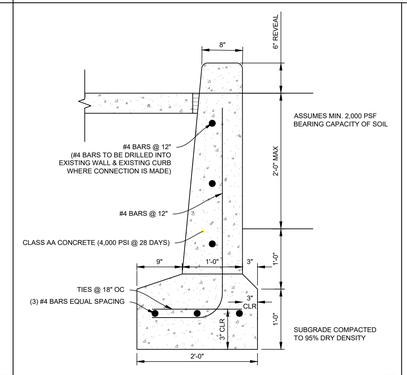




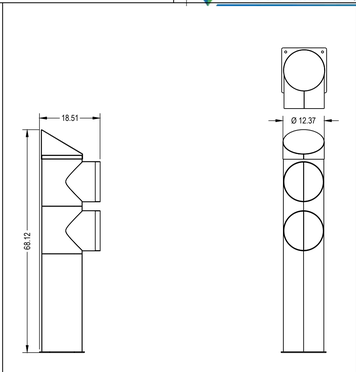




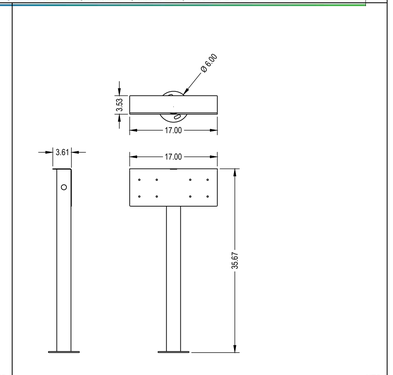
TRAFFIC CONTROL SIGNS



TYPICAL EXTENDED CONCRETE CURB



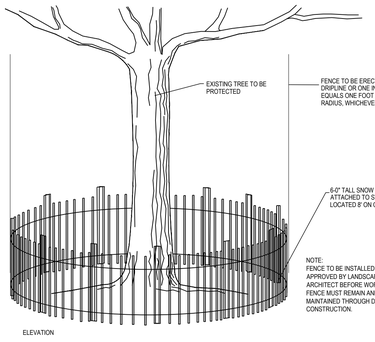
"APPROVED/GO" LED LIGHT STANCHION



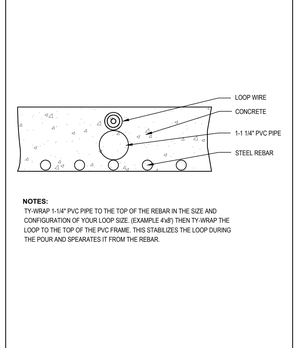
LICENSE PLATE CAMERA READER

CONSTRUCTION NOTES:

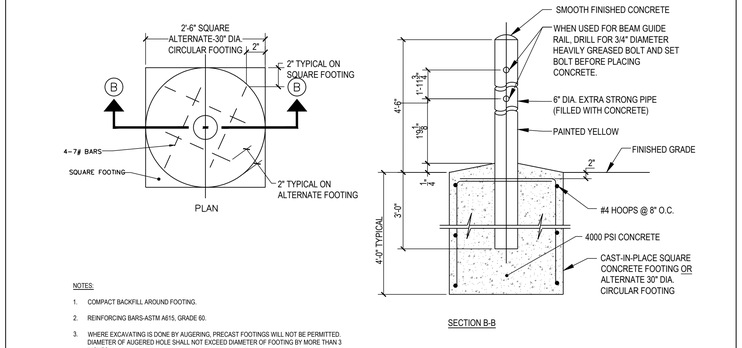
1. ALL CONCRETE STRUCTURES TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI UNLESS OTHERWISE NOTED.
2. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE DESIGNED IN ACCORDANCE WITH THE "PADOT GUIDELINES", LATEST EDITION.
3. ALL CURB AND EDGE PAVEMENT RADII SHALL BE 5 FT, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII AIRE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH THE CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM, IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SIDEWALK/STREET CLOSING AND DEMOLITION.
8. THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE JURISDICTIONAL AUTHORITIES / AGENCIES REQUIRED NOTICE PRIOR TO ANY LAND DISTURBANCES.
9. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL REGULATIONS RELATED TO HEALTH AND SAFETY AS WELL AS ALL APPLICABLE STATE, FEDERAL AND LOCAL RULES AND REGULATIONS.
10. THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THE SITE.
11. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING SITE IMPROVEMENTS SUCH AS BUILDINGS, FINISHED FLOOR ELEVATIONS OF STRUCTURES, ROAD GRADES, EXISTING UTILITIES, ETC AS SHOWN ON THESE PLANS IS BASED ON FIELD SURVEY(S) AND RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT, ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE ALL EXISTING IMPROVEMENTS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES LOCATED WITHIN THE LIMITS OF IMPROVEMENTS DURING ENTIRE CONSTRUCTION PERIOD. IF NECESSARY, CONTRACTOR SHALL RELOCATE AND/OR MODIFY ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
12. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND DETAILS FOR PROPOSED BUILDINGS, SIDEWALKS ALONG PROPOSED BUILDINGS, ACCESS LOCATIONS AND ACTUAL LOCATIONS, SIZE, MATERIAL AND DEPTH OF INSTALLATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, WATER SERVICE, ELECTRICAL, TELEPHONE, GAS AND CABLE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES. UTILITY SERVICES TO EXISTING USERS AT THE SITE SHALL BE MAINTAINED AT ALL TIMES.
13. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER.
14. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SUBMITTALS TO OWNER AND OWNER'S ENGINEER FOR REVIEW AND APPROVAL PRIOR PROCURING ANY MATERIAL OR CONSTRUCTION OF ANY IMPROVEMENTS SHOWN HEREON. CONTRACTOR SHALL PROVIDE WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO ORDER OR CONSTRUCTION OF ANY SITE IMPROVEMENTS ITEM IF ANY SUCH ITEM WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR MUST BE RESPONSIBLE FOR SITE IMPROVEMENTS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN ABSENCE OF SUBMITTING A REQUEST FOR INFORMATION.
15. ALL DEMOLITION MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL RULES AND REGULATIONS.
16. CONTRACTOR MUST MAINTAIN UNINTERRUPTED UTILITY SERVICE AND ACCESS TO ALL EXISTING TENANTS DURING CONSTRUCTION.
17. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.



TREE PROTECTION FENCING



PAY LANE CONCRETE SLAB CROSS VIEW



BOLLARD WITH FOOTING

arna
ENGINEERING
CIVIL ENGINEERS
arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

PROJECT: 230005602 PHOENIXVILLE PLAZA - PAD SITES

Project
1000 NUTT ROAD-PAD SITES
UPI # 15-7-17.1
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title
SITE CONSTRUCTION DETAILS

CHIRAG V. THAKKAR
REGISTERED PROFESSIONAL ENGINEER
No. 075153
PROFESSIONAL ENGINEER
PA LIC. No. 75153

DATE	COMMENTS	NO.
06-09-23	RESOLUTION COMPLIANCE	1.

REVISIONS

Project No.	230005602
Date	03-07-2023
Scale	N.T.S
Drawn By	KP
Checked By	AAB

Drawing No.
CS-502

Sheet 8 of 18

DEFINITIONS

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. UNCONTAMINATED MEANS UNAFFECTED BY SPILL OR RELEASE, OR IF AFFECTED, LEVELS ARE BELOW RESIDENTIAL STANDARDS.

ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

GEOGRAPHIC MAPPING FEATURE:

NOTE THAT THROUGH SOIL INVESTIGATION TESTING, AS WELL AS THE PAST AND PRESENT USES OF THE LAND, THE SITE IS NOT INTENDED TO BE CONTAMINATED WITH POLLUTANTS OR HAVE SINKHOLES. THE FOLLOWING GUIDELINES ARE PROVIDED IN THE CASE THAT ANTICIPATED POLLUTANTS AND/OR SINKHOLES ARISE DURING CONSTRUCTION.

FOR CONTAMINATION:

1. IF HAZARDOUS MATERIAL IS IDENTIFIED DURING CONSTRUCTION, EARTH MOVING SHALL IMMEDIATELY CEASE UNTIL CONTAMINATED AREA IS REEDITED.
2. CONTRACTOR SHALL IDENTIFY AND PHYSICALLY MARK LIMITS OF HAZARDOUS MATERIAL WITHIN THE AREA OF CONSTRUCTION.
3. EXCAVATE HAZARDOUS MATERIAL AND STOCK PILE IN AREA SHOWN ON THIS PLAN.
4. HAUL TO A PENNSYLVANIA DEP APPROVED HAZARDOUS WASTE FACILITY.
5. VERIFY THAT ALL HAZARDOUS MATERIAL IDENTIFIED HAS BEEN REMOVED FROM SITE PRIOR TO COMMENCING CONSTRUCTION AND EARTH MOVING PRACTICES.

SINKHOLE:

1. IF A SINKHOLE IS IDENTIFIED DURING CONSTRUCTION, EARTH MOVING SHALL IMMEDIATELY CEASE UNTIL THE SINKHOLE IS REPAIRED.
2. CONTRACTOR SHALL IDENTIFY AND PHYSICALLY MARK LIMITS OF SINKHOLE REPAIR NECESSARY.
3. SINK HOLE SHALL BE REPAIRED PER DETAIL(S) PROVIDED ON CE-502 (EITHER FOR PERVIOUS OR IMPERVIOUS COVER).
4. CONSTRUCTION AND EARTH MOVING PRACTICES MAY RESUME ONLY AFTER THE REPAIR OF THE SINKHOLE AREA IS COMPLETED.

PCSM LEGEND

DRAINAGE AREA	
LIMIT OF DISTURBANCE	LOD LOD LOD
PROJECT SITE BOUNDARY	

NOTE:
THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF A BLANKET STORMWATER EASEMENT ACROSS THE PROJECT TRACT FOR ACCESS, INSPECTION AND MAINTENANCE OF STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPS. THIS EASEMENT SHALL NOT BE CONSTRUED TO OBLIGATE THE BOROUGH TO INSPECT OR MAINTAIN STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPS

MANAGEMENT OF WASTE FOR PCSM BMPS:

ALL BMPs SHALL BE INSPECTED BE INSPECTED BASED ON THE MAINTENANCE SCHEDULE PROVIDED ON THIS PLAN. ANY ANTICIPATED WASTE ENCOUNTERED IN ANY BMP DURING THE INSPECTION SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. CONTRACTOR MUST RESTORE ANY DISTURBED AREAS FOLLOWING THE WASTE REMOVAL.

ANTICIPATE WASTE MATERIALS FROM PCSM BMPs

1. SEDIMENT
2. DEBRIS / TRASH
3. OTHER WASTE MATERIAL NOT IDENTIFIED TO BE A COMPONENT OF THE BMP.

ACCESSIBLE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003 FOR BUILDINGS AND FACILITIES (ADAAG) TO ENSURE THAT ADA DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT AREAS DESIGNATED FOR ACCESSIBLE ROUTES (INCLUDING CURB RAMPS, SIDEWALKS, HANDICAP PARKING STALLS, CROSSWALKS AND INLETS) BY FOLLOWING THE MOST CURRENT ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003.
2. ALL ACCESSIBLE PARKING SPACES AREA SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
3. ALL ACCESSIBLE ROUTE AND RAMP CROSS SLOPES SHALL NOT EXCEED 2%.
4. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5%. IF ANY PART OF THE ACCESSIBLE ROUTE HAS A RUNNING SLOPE EXCEEDING 5%, IT IS CONSIDERED A RAMP.
5. RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.33% (1:12 SLOPE) AND A MAXIMUM CROSS SLOPE OF 2%. SEE SHEET CONSTRUCTION DETAIL SHEET FOR RAMP DETAILS.
6. CONTRACTOR SHALL FIELD VERIFY THAT THE EXISTING LONGITUDINAL SLOPE (ALONG THE DIRECTION OF TRAVEL) DOES NOT EXCEED 5% AND CROSS SLOPE DOES NOT EXCEED 2% FOR ACCESSIBLE ROUTES (TYP.). CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S ENGINEER IF ANY ACCESSIBLE ROUTES (I.E. SIDEWALK, PAVED AREAS, ETC.) DOES NOT COMPLY WITH THE ABOVE ADA REQUIREMENTS.

BMP CONSTRUCTION SEQUENCE:

WATER QUALITY FILTERS & HYDRODYNAMIC DEVICES- CONSTRUCTION SEQUENCE

1. SNOUTS SHALL BE INSTALLED PER MANUFACTURER SUPPLIED INSTALLATION KIT
2. INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

LANDSCAPING - CONSTRUCTION SEQUENCE

1. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
2. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS.
3. PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

THERMAL IMPACT ANALYSIS NOTE:

THERMAL IMPACTS WILL BE MINIMIZED AND MITIGATED IN THE POST CONSTRUCTION CONDITION BY PROPOSED TREES THAT WILL SHADE THE PROPOSED IMPERVIOUS SURFACES. ALL OF THESE MEASURES WILL PROVIDE COOLING OF STORMWATER IN THE POST CONSTRUCTION CONDITION.

BMP MAINTENANCE NOTES:

MAINTENANCE, ROUTINE INSPECTION AND ANY REPAIRS OF THE PROPOSED STORMWATER MANAGEMENT BMPS SHALL REST WITH THE OWNER OF PROPERTY. THE TOWNSHIP HAS THE RIGHT, BUT NOT THE RESPONSIBILITY, TO INSPECT AND MAINTAIN ALL BMPS.

1. STORMWATER CONVEYANCE SYSTEM
   - CATCH BASINS, MANHOLES AND PIPES TO BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1-INCH OF RAINFALL.
   - ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEARING, AND DETERIORATION AT LEAST ANNUALLY.
2. LANDSCAPING MAINTENANCE
   - ALL LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
   - DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDED AREAS IF WEED HEIGHT EXCEEDS SEED MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE. THE SEED MIX MAY BE DAMAGED.
   - AFTER THE FIRST GROWING SEASON, AND IF SEED MIX IS WELL ESTABLISHED, THE SEED MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH
   - MOW IN WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 15 - AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF SEED MIX.

REPLACEMENT OF FAILED BMPs

IN THE EVENT THAT A COMPLETE FAILURE OF ANY ON-SITE BMP OCCURS, THE RESPONSIBLE PARTY FOR OPERATION AND MAINTENANCE SHALL HAVE THE BMP REMOVED COMPLETELY AND HAVE THE BMP RECONSTRUCTED PER THE BMP SEQUENCE OF CONSTRUCTION ON THE APPROVED "POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS" (CG-501). CHESTER COUNTY CONSERVATION DISTRICT (CCCD) SHALL BE NOTIFIED IF TEMPORARY EROSION AND SEDIMENT CONTROLS WILL BE REQUIRED IN RECONSTRUCTION/REPLACEMENT OF THE BMP REQUIRES EARTH DISTURBANCE.

PCSM PLAN NOTES:

1. PRESERVE AND PROTECT STREAM INTEGRITY - PRESERVES THE INTEGRITY OF STREAM CHANNELS AND MAINTAINS AND PROTECTS THE PHYSICAL BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAM. THE PROJECT COMPLIES WITH ALL APPLICABLE NPDES REQUIREMENTS.
2. PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF. THE PROJECT IS WILL COMPLY WITH PHOENIXVILLE BOROUGH STORMWATER MANAGEMENT ORDINANCE.
3. MINIMIZES ANY INCREASE IN STORMWATER RUNOFF VOLUME. THE PROJECT IS WILL COMPLY WITH PHOENIXVILLE BOROUGH STORMWATER MANAGEMENT ORDINANCE.
4. MINIMIZES IMPERVIOUS SURFACE AREAS - THE PROJECT PROPOSES TO MINIMIZE THE IMPERVIOUS SURFACE ONSITE AND THE PROPOSED IMPROVEMENTS REDUCE THE EXISTING IMPERVIOUS WITHIN THE PROJECT AREA.
5. MAXIMIZES THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE PROJECT IS DESIGNED TO MIMIC EXISTING DRAINAGE PATTERNS. EXISTING TREES WITHIN THE PERIMETER OF THE SITE ARE BEING PROTECTED TO THE MAXIMUM EXTENT POSSIBLE.
6. MINIMIZES LAND CLEARING AND GRADING. PROJECT IS DESIGNED TO MINIMIZE LAND CLEARING AND GRADING ADDITIONALLY, PROJECT WILL COMPLY WITH APPLICABLE REQUIREMENTS OF NPDES PERMIT.
7. MINIMIZES SOIL COMPACTION. PROJECT IS DESIGNED TO NOTIFY CONTRACTOR "TO MINIMIZE SOIL COMPACTION OF THE BMPS AREA DURING CONSTRUCTION."
8. UTILIZES OTHER STRUCTURAL OR NONSTRUCTURAL BMPS. PROJECT IS DESIGNED TO COMPLY WITH THE PHOENIXVILLE BOROUGH STORMWATER ORDINANCE AND APPLICABLE REQUIREMENTS OF THE NPDES PERMIT.
9. CONTRACTOR SHALL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCES THE PROJECT AS WHOLE MINIMIZES EXTENT OF EARTH DISTURBANCE THROUGH PHASING THE CONSTRUCTION TO REDUCE THE AREA OF DISTURBANCE AT ANY GIVEN TIME.
10. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

RECEIVING WATER AND CLASSIFICATION

RECEIVING WATER: FRENCH CREEK
CLASSIFICATION: TSF, MF

LIMIT OF DISTURBANCE = ± 2.13 ACRES
PROJECT SITE BOUNDARY = ± 6.93 ACRES

RECORD OWNER & APPLICANT:
NUTT ROAD, L.P.
C/O Longview Property Group
309 Lancaster Avenue, Suite C-3
Malvern, PA 19355
Phone: (610) 902-3049

ACT 187

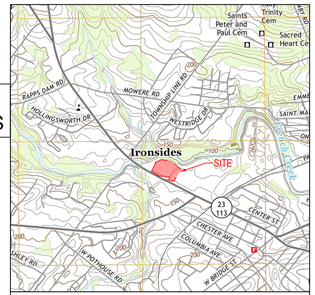
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE
EXCLUDING DAY OF WORK
(10) WORKING DAYS IN DESIGN STAGE
1-800-242-1776

Pennsylvania One Call System, Inc.
1-800-242-1776

PRELIMINARY DESIGN SERIAL NUMBER: 20230480490



LOCATION MAP
SCALE: 1" = 2000'

GRADING & DRAINAGE NOTES

1. THE RESPONSIBILITY OF OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL REMAIN WITH THE OWNER OF THE FACILITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDE REMOVAL OF ANY EXISTING UTILITY SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. ALL PERISHABLE AND OTHER ORGANIC MATTER SHALL BE REMOVED FROM THE CONSTRUCTION SITE. REFER TO DRAWING DM-101, THE SITE DEMOLITION PLAN, FOR ALL EXISTING FEATURES TO BE REMOVED AND/OR ABANDONED IN PLACE.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. THE EROSION AND SEDIMENTATION CONTROL PLAN IS AN INTEGRAL PART OF THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION OF CERTAIN PHASES. THE EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE REFERENCED AND USED IN CONJUNCTION WITH THIS DRAWING TO COMPLETE CONSTRUCTION PHASING.
4. STORM DRAINAGE STRUCTURES SHALL BE INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS AS SHOWN ON SHEET CS-502. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST UNLESS STATED OTHERWISE.
5. STORM SEWER PIPES SHALL NOT ENTER THE CORNERS OF INLET BOXES. PIPE CONNECTIONS SHALL BE MADE AT THE SIDE OR ENDS OF BOXES.
6. AT LOCATIONS WHERE PROPOSED DRAINAGE TIES INTO EXISTING DRAINAGE INVERTS AND CONNECTION AT EXISTING STRUCTURES SHALL BE FILED VERIFIED PRIOR TO CONSTRUCTION.
7. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORMED POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. TOP OF GRATE ELEVATIONS REPRESENT ELEVATIONS AT THE BOTTOM OF CURBLINE.
9. THE SITE IS TO BE GRADED SMOOTHLY AND EVENLY IN ACCORDANCE WITH THE PROPOSED CONTOURS AND SPOT ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING A POSITIVE DRAINAGE FLOW TO ALL CATCH BASINS WITHOUT CREATING ANY LOW SPOTS THAT WILL RESULT IN STANDING WATER (PONDING). CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL UNPAVED AND PAVED AREAS.
10. IF ANY EXISTING STRUCTURE TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
11. ALL PERVIOUS AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SIX (6) INCHES OF TOPSOIL. CONTRACTOR SHALL GRADE DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
12. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT ONE (1) FOOT INTERVALS.
13. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4,000 PSI, UNLESS OTHERWISE NOTED.
14. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
15. COMPACTION CRITERIA FOR FILL PLACED IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:

FILL AREA DENSITY	PERCENT OF MAXIMUM MODIFIED PROCTOR DRY
BELOW FOOTING LEVEL	95%
INTERIOR SLABS ON GRADE	95%
PAVING AREAS	92%
UTILITY TRENCHES BELOW BELOW 1'6"	92%
UTILITY TRENCHES TO 1'6"	95%
BENEATH LANDSCAPED AREAS	90%
BELOW SIDEWALKS	95%
BELOW EXTERIOR SLABS	95%

16. SITEWORK SHALL MEET OR EXCEED BOROUGH SITE SPECIFICATIONS.
17. THE CONTRACTOR SHALL REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO NECESSARY DEPTHS AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS, BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS-SECTION.
18. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER.
19. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS / SUBMITTALS TO OWNER AND OWNER'S ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROCURING ANY MATERIAL OR CONSTRUCTION OF ANY IMPROVEMENTS SHOWN HEREON.

LEGEND

PROPOSED SYMBOLS & LINES	EXISTING SYMBOLS & LINES
SITE	
PROPERTY LINE	STORM DRAIN
SETBACK LINE	SANITARY LINE
BUILDING	GAS LINE
CURB LINE	WATER LINE
ROLLED CURB LINE	ELECTRIC LINE
DEPRESSED CURB LINE	OVERHEAD WIRE
TRAFFIC SIGN	FENCE (TYPE AS NOTED)
CURB RAMP	TREE LINE
PARKING ROW COUNT	PROPERTY/RIGHT-OF-WAY LINE
PARKING COUNT FOR EACH AREA	UTILITY EASEMENT
BUILDING DOOR	CONTOUR LINE
PIN	HYDRANT
TRAIL EASEMENT	STREET LIGHT
	AREA LIGHT
	SIGNAL POLE
	POLE
	ANCHOR POLE
	MANHOLE (TYPE AS LABELED)
	WATER VALVE
	GAS VALVE
	UNKNOWN VALVE
	CATCH BASIN
	SPOT ELEVATION
	CLEAN OUT
	TREE
	BENCH MARK
	SIGN
	BOLLARD
	METAL COVER
	ELECTRIC BOX
	CURB LINE
	PARKING ROW COUNT
GRADING AND DRAINAGE	
STORM PIPE	
CATCH BASIN	
STORM MANHOLE	
CONTOUR	
SPOT GRADE	
TOP OF CURB ELEVATION	
BOTTOM OF CURB ELEVATION	
FLOW ARROW	
HEADWALL / FLARED END SECTION	
RIP-RAP	
UTILITY	
WATER LINE	
GAS LINE	
TELEPHONE & ELECTRIC LINE	
HYDRANT	
VALVE	
CLEANOUT	
SANITARY MANHOLE	
PROPOSED SANITARY PIPE	
PROPOSED ELECTRIC TRANSFORMER	
PROPOSED ELECTRIC JUNCTION BOX	

Post Construction Stormwater Management Index			
Sheet No.	Drawing No.	Drawing Title	Last Revised
9	CG-101	Post-Construction Stormwater Management -Grading Plan	6/9/2023
10	CG-111	Post-Construction Stormwater Management -Drainage Plan	6/9/2023
11	CG-501	Post-Construction Stormwater Management -Details	6/9/2023

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

PROJECT: 230005602 PHOENIXVILLE PLAZA - PAD SITES

arna
ENGINEERING
CIVIL ENGINEERS

40 0 20 40
SCALE IN FEET

Project
1000 NUTT ROAD-PAD SITES
UPI # 15-7-17.1
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title
POST-CONSTRUCTION STORMWATER MANAGEMENT GRADING PLAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHIRAG V. THAKKAR ENGINEER No. 075153

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

DATE	COMMENTS	NO.
06-09-23	RESOLUTION COMPLIANCE	1.

REVISIONS

Project No.	230005602
Date	03-07-2023
Scale	1" = 40'
Drawn By	KGP
Checked By	AAB

Drawing No.
CG-101

Sheet 9 of 18

DEFINITIONS

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. UNCONTAMINATED MEANS UNAFFECTED BY SPILL OR RELEASE, OR IF AFFECTED, LEVELS ARE BELOW RESIDENTIAL STANDARDS.

ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

GEOGRAPHIC MAPPING FEATURE:

NOTE THAT THROUGH SOIL INVESTIGATION TESTING, AS WELL AS THE PAST AND PRESENT USES OF THE LAND, THE SITE IS NOT INTENDED TO BE CONTAMINATED WITH POLLUTANTS OR HAVE SINKHOLES. THE FOLLOWING GUIDELINES ARE PROVIDED IN THE CASE THAT ANTICIPATED POLLUTANTS AND/OR SINKHOLES ARISE DURING CONSTRUCTION.

FOR CONTAMINATION:

1. IF HAZARDOUS MATERIAL IS IDENTIFIED DURING CONSTRUCTION, EARTH MOVING SHALL IMMEDIATELY CEASE UNTIL CONTAMINATED AREA IS REEDITED.
2. CONTRACTOR SHALL IDENTIFY AND PHYSICALLY MARK LIMITS OF HAZARDOUS MATERIAL WITHIN THE AREA OF CONSTRUCTION.
3. EXCAVATE HAZARDOUS MATERIAL AND STOCK PILE IN AREA SHOWN ON THIS PLAN.
4. HAUL TO A PENNSYLVANIA DEP APPROVED HAZARDOUS WASTE FACILITY.
5. VERIFY THAT ALL HAZARDOUS MATERIAL IDENTIFIED HAS BEEN REMOVED FROM SITE PRIOR TO COMMENCING CONSTRUCTION AND EARTH MOVING PRACTICES.

SINKHOLE:

1. IF A SINKHOLE IS IDENTIFIED DURING CONSTRUCTION, EARTH MOVING SHALL IMMEDIATELY CEASE UNTIL THE SINKHOLE IS REPAIRED.
2. CONTRACTOR SHALL IDENTIFY AND PHYSICALLY MARK LIMITS OF SINKHOLE REPAIR NECESSARY.
3. SINK HOLE SHALL BE REPAIRED PER DETAIL(S) PROVIDED ON CE-502 (EITHER FOR PERVIOUS OR IMPERVIOUS COVER).
4. CONSTRUCTION AND EARTH MOVING PRACTICES MAY RESUME ONLY AFTER THE REPAIR OF THE SINKHOLE AREA IS COMPLETED.

MANAGEMENT OF WASTE FOR PCSM BMPs:

ALL BMPs SHALL BE INSPECTED BE INSPECTED BASED ON THE MAINTENANCE SCHEDULE PROVIDED ON THIS PLAN. ANY ANTICIPATED WASTE ENCOUNTERED IN ANY BMP DURING THE INSPECTION SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. CONTRACTOR MUST RESTORE ANY DISTURBED AREAS FOLLOWING THE WASTE REMOVAL.

ANTICIPATE WASTE MATERIALS FROM PCSM BMPs

1. SEDIMENT
2. DEBRIS / TRASH
3. OTHER WASTE MATERIAL NOT IDENTIFIED TO BE A COMPONENT OF THE BMP.

BMP CONSTRUCTION SEQUENCE:

WATER QUALITY FILTERS & HYDRODYNAMIC DEVICES- CONSTRUCTION SEQUENCE

1. SNOUTS SHALL BE INSTALLED PER MANUFACTURER SUPPLIED INSTALLATION KIT
2. INSTALLATION KIT SHALL INCLUDE:
   - A. INSTALLATION INSTRUCTIONS
   - B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   - C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   - D. 3/8" STAINLESS STEEL BOLTS
   - E. ANCHOR SHIELDS

LANDSCAPING - CONSTRUCTION SEQUENCE

1. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
2. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS.
3. PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
4. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.

THERMAL IMPACT ANALYSIS NOTE:

THERMAL IMPACTS WILL BE MINIMIZED AND MITIGATED IN THE POST CONSTRUCTION CONDITION BY PROPOSED TREES THAT WILL SHADE THE PROPOSED IMPERVIOUS SURFACES. ALL OF THESE MEASURES WILL PROVIDE COOLING OF STORMWATER IN THE POST CONSTRUCTION CONDITION.

BMP MAINTENANCE NOTES:

MAINTENANCE, ROUTINE INSPECTION AND ANY REPAIRS OF THE PROPOSED STORMWATER MANAGEMENT BMPS SHALL REST WITH THE OWNER OF PROPERTY. THE TOWNSHIP HAS THE RIGHT, BUT NOT THE RESPONSIBILITY, TO INSPECT AND MAINTAIN ALL BMPS.

1. STORMWATER CONVEYANCE SYSTEM
   - CATCH BASINS, MANHOLES AND PIPES TO BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1-INCH OF RAINFALL.
   - ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEARING, AND DETERIORATION AT LEAST ANNUALLY.
2. LANDSCAPING MAINTENANCE
   - ALL LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
   - DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDED AREAS IF WEED HEIGHT EXCEEDS SEED MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, THE SEED MIX MAY BE DAMAGED.
   - AFTER THE FIRST GROWING SEASON, AND IF SEED MIX IS WELL ESTABLISHED, THE SEED MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH
   - MOW IN WETLAND AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR WETLAND AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 15 - AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF SEED MIX.

REPLACEMENT OF FAILED BMPs

IN THE EVENT THAT A COMPLETE FAILURE OF ANY ON-SITE BMP OCCURS, THE RESPONSIBLE PARTY FOR OPERATION AND MAINTENANCE SHALL HAVE THE BMP REMOVED COMPLETELY AND HAVE THE BMP RECONSTRUCTED PER THE BMP SEQUENCE OF CONSTRUCTION ON THE APPROVED "POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS" (CG-501). CHESTER COUNTY CONSERVATION DISTRICT (CCCD) SHALL BE NOTIFIED IF TEMPORARY EROSION AND SEDIMENT CONTROLS WILL BE REQUIRED IN RECONSTRUCTION/REPLACEMENT OF THE BMP REQUIRES EARTH DISTURBANCE.

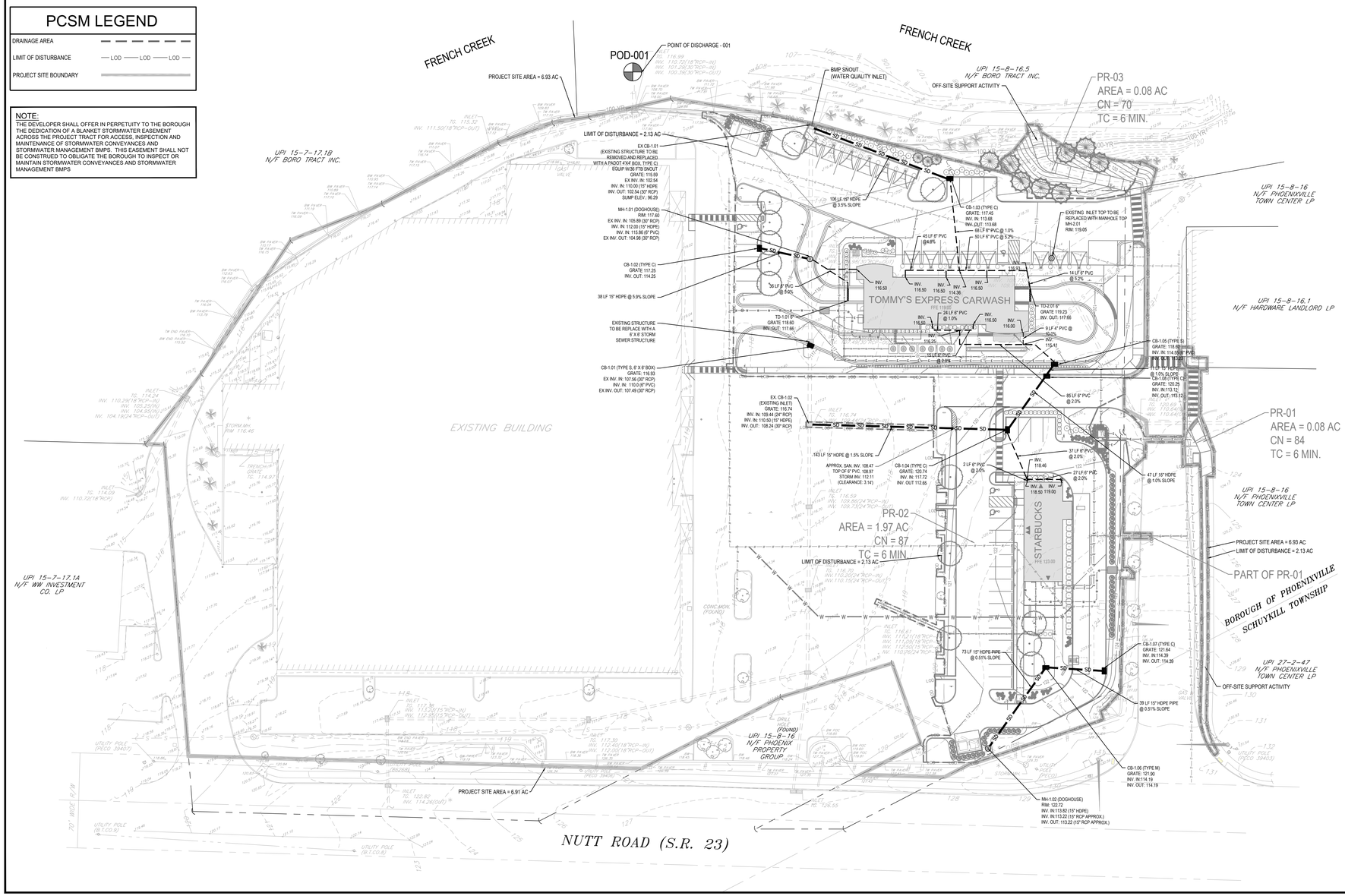
PCSM PLAN NOTES:

1. PRESERVE AND PROTECT STREAM INTEGRITY - PRESERVES THE INTEGRITY OF STREAM CHANNELS AND MAINTAINS AND PROTECTS THE PHYSICAL BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAM. THE PROJECT COMPLIES WITH ALL APPLICABLE NPDES REQUIREMENTS.
2. PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF. THE PROJECT IS WILL COMPLY WITH PHOENIXVILLE BOROUGH STORMWATER MANAGEMENT ORDINANCE.
3. MINIMIZES ANY INCREASE IN STORMWATER RUNOFF VOLUME. THE PROJECT IS WILL COMPLY WITH PHOENIXVILLE BOROUGH STORMWATER MANAGEMENT ORDINANCE.
4. MINIMIZES IMPERVIOUS SURFACE AREAS - THE PROJECT PROPOSES TO MINIMIZE THE IMPERVIOUS SURFACE ONSITE AND THE PROPOSED IMPROVEMENTS REDUCE THE EXISTING IMPERVIOUS WITHIN THE PROJECT AREA.
5. MAXIMIZES THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION. THE PROJECT IS DESIGNED TO MIMIC EXISTING DRAINAGE PATTERNS. EXISTING TREES WITHIN THE PERIMETER OF THE SITE ARE BEING PROTECTED TO THE MAXIMUM EXTENT POSSIBLE.
6. MINIMIZES LAND CLEARING AND GRADING. PROJECT IS DESIGNED TO MINIMIZE LAND CLEARING AND GRADING ADDITIONALLY, PROJECT WILL COMPLY WITH APPLICABLE REQUIREMENTS OF NPDES PERMIT.
7. MINIMIZES SOIL COMPACTION. PROJECT IS DESIGNED TO NOTIFY CONTRACTOR "TO MINIMIZE SOIL COMPACTION OF THE BMPS AREA DURING CONSTRUCTION."
8. UTILIZES OTHER STRUCTURAL OR NONSTRUCTURAL BMPS. PROJECT IS DESIGNED TO COMPLY WITH THE PHOENIXVILLE BOROUGH STORMWATER ORDINANCE AND APPLICABLE REQUIREMENTS OF THE NPDES PERMIT.
9. CONTRACTOR SHALL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCES THE PROJECT AS WHOLE MINIMIZES EXTENT OF EARTH DISTURBANCE THROUGH PHASING THE CONSTRUCTION TO REDUCE THE AREA OF DISTURBANCE AT ANY GIVEN TIME.
10. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

PCSM LEGEND

DRAINAGE AREA	
LIMIT OF DISTURBANCE	LOD LOD LOD
PROJECT SITE BOUNDARY	

NOTE:
THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF A BLANKET STORMWATER EASEMENT ACROSS THE PROJECT TRACT FOR ACCESS, INSPECTION AND MAINTENANCE OF STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPS. THIS EASEMENT SHALL NOT BE CONSTRUED TO OBLIGATE THE BOROUGH TO INSPECT OR MAINTAIN STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPS

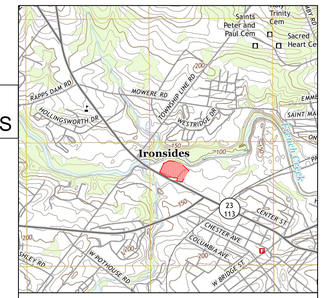


RECEIVING WATER AND CLASSIFICATION

RECEIVING WATER: FRENCH CREEK
CLASSIFICATION: TSF, MF

LIMIT OF DISTURBANCE = ± 2.13 ACRES
PROJECT SITE BOUNDARY = ± 6.93 ACRES

RECORD OWNER & APPLICANT:
NUTT ROAD, L.P.
C/O Longview Property Group
309 Lancaster Avenue, Suite C-3
Malvern, PA 19355
Phone: (610) 902-3049



LOCATION MAP
SCALE: 1" = 2000'

GRADING & DRAINAGE NOTES

1. THE RESPONSIBILITY OF OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES SHALL REMAIN WITH THE OWNER OF THE FACILITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDE REMOVAL OF ANY EXISTING UTILITY SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. ALL PERISHABLE AND OTHER ORGANIC MATTER SHALL BE REMOVED FROM THE CONSTRUCTION SITE. REFER TO DRAWING DM-101, THE SITE DEMOLITION PLAN, FOR ALL EXISTING FEATURES TO BE REMOVED AND/OR ABANDONED IN PLACE.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. THE EROSION AND SEDIMENTATION CONTROL PLAN IS AN INTEGRAL PART OF THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION OF CERTAIN PHASES. THE EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE REFEREED AND USED IN CONJUNCTION WITH THIS DRAWING TO COMPLETE CONSTRUCTION PHASING.
4. STORM DRAINAGE STRUCTURES SHALL BE INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS AS SHOWN ON SHEET CS-502. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST UNLESS STATED OTHERWISE.
5. STORM SEWER PIPES SHALL NOT ENTER THE CORNERS OF INLET BOXES. PIPE CONNECTIONS SHALL BE MADE AT THE SIDE OR ENDS OF BOXES.
6. AT LOCATIONS WHERE PROPOSED DRAINAGE TIES INTO EXISTING DRAINAGE, INVERTS AND CONNECTION AT EXISTING STRUCTURES SHALL BE FILED VERIFIED PRIOR TO CONSTRUCTION.
7. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORMED POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. TOP OF GRATE ELEVATIONS REPRESENT ELEVATIONS AT THE BOTTOM OF CURBLINE.
9. THE SITE IS TO BE GRADED SMOOTHLY AND EVENLY IN ACCORDANCE WITH THE PROPOSED CONTOURS AND SPOT ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING A POSITIVE DRAINAGE FLOW TO ALL CATCH BASINS WITHOUT CREATING ANY LOW SPOTS THAT WILL RESULT IN STANDING WATER (PONDING). CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL UNPAVED AND PAVED AREAS.
10. IF ANY EXISTING STRUCTURE TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
11. ALL PERVIOUS AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SIX (6) INCHES OF TOPSOIL. CONTRACTOR SHALL GRADE DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
12. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT ONE (1) FOOT INTERVALS.
13. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4,000 PSI, UNLESS OTHERWISE NOTED.
14. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
15. COMPACTION CRITERIA FOR FILL PLACED IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:

FILL AREA	PERCENT OF MAXIMUM MODIFIED PROCTOR DRY
BELOW FOOTING LEVEL	95%
INTERIOR SLABS ON GRADE	95%
PAVING AREAS	92%
UTILITY TRENCHES BELOW BELOW 1'6"	92%
UTILITY TRENCHES TO 1'6"	95%
BENEATH LANDSCAPED AREAS	90%
BELOW SIDEWALKS	95%
BELOW EXTERIOR SLABS	95%

16. SITEWORK SHALL MEET OR EXCEED BOROUGH SITE SPECIFICATIONS.
17. THE CONTRACTOR SHALL REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO NECESSARY DEPTHS AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS, BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS-SECTION.
18. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER.
19. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS / SUBMITTALS TO OWNER AND OWNER'S ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROCURING ANY MATERIAL OR CONSTRUCTION OF ANY IMPROVEMENTS SHOWN HEREON.

LEGEND

PROPOSED SYMBOLS & LINES	EXISTING SYMBOLS & LINES
SITE	
PROPERTY LINE	STORM DRAIN
SETBACK LINE	SANITARY LINE
BUILDING	GAS LINE
CURB LINE	WATER LINE
ROLLED CURB LINE	ELECTRIC LINE
DEPRESSED CURB LINE	OVERHEAD WIRE
TRAFFIC SIGN	FENCE (TYPE AS NOTED)
CURB RAMP	TREE LINE
PARKING ROW COUNT	PROPERTY/RIGHT-OF-WAY LINE
PARKING COUNT FOR EACH AREA	UTILITY EASEMENT
BUILDING DOOR	CONTOUR LINE
PIN	HYDRANT
TRAIL EASEMENT	STREET LIGHT
	AREA LIGHT
	SIGNAL POLE
	POLE
	ANCHOR POLE
GRADING AND DRAINAGE	MANHOLE (TYPE AS LABELED)
STORM PIPE	WATER VALVE
CATCH BASIN	GAS VALVE
STORM MANHOLE	UNKNOWN VALVE
CONTOUR	CATCH BASIN
SPOT GRADE	SPOT ELEVATION
TOP OF CURB ELEVATION	CLEAN OUT
BOTTOM OF CURB ELEVATION	TREE
FLOW ARROW	BENCH MARK
HEADWALL / FLARED END SECTION	SIGN
RIP-RAP	BOLLARD
UTILITY	METAL COVER
WATER LINE	ELECTRIC BOX
GAS LINE	CURB LINE
TELEPHONE & ELECTRIC LINE	PARKING ROW COUNT
HYDRANT	
VALVE	
CLEANOUT	
SANITARY MANHOLE	
PROPOSED SANITARY PIPE	
PROPOSED ELECTRIC TRANSFORMER	
PROPOSED ELECTRIC JUNCTION BOX	

arna
ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

PROJECT: 230005602 PHOENIXVILLE PLAZA - PAD SITES

40 0 20 40
SCALE IN FEET

Project
1000 NUTT ROAD-PAD SITES
UPI # 15-7-17.1
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title
POST-CONSTRUCTION STORMWATER MANAGEMENT-DRAINAGE PLAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHIRAG V. THAKKAR ENGINEER No. 075153
CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

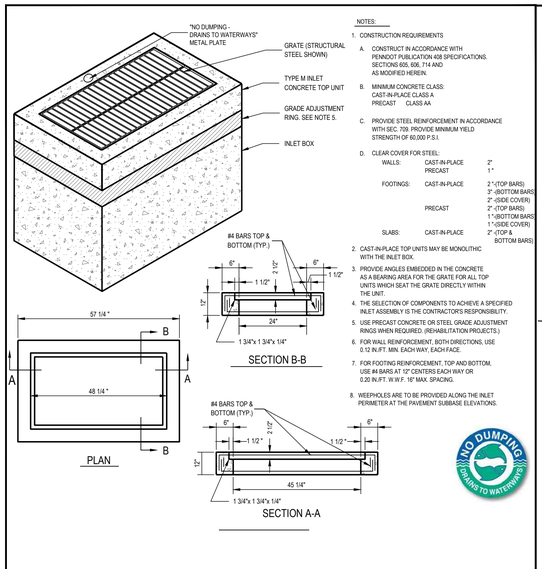
DATE	COMMENTS	NO.
06-09-23	RESOLUTION COMPLIANCE	1.

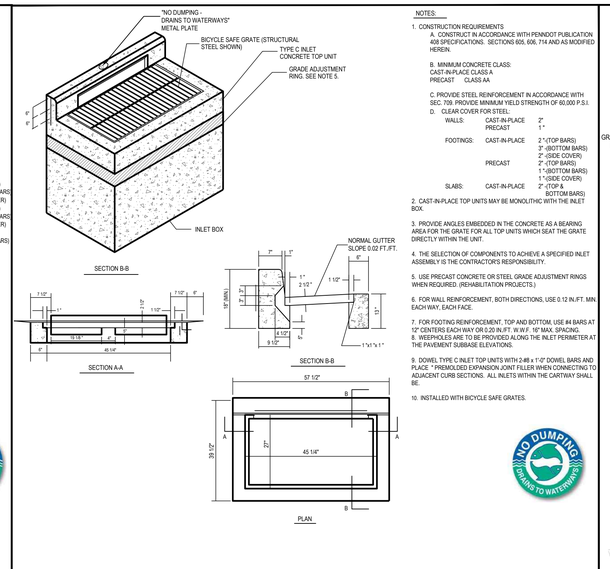
REVISIONS

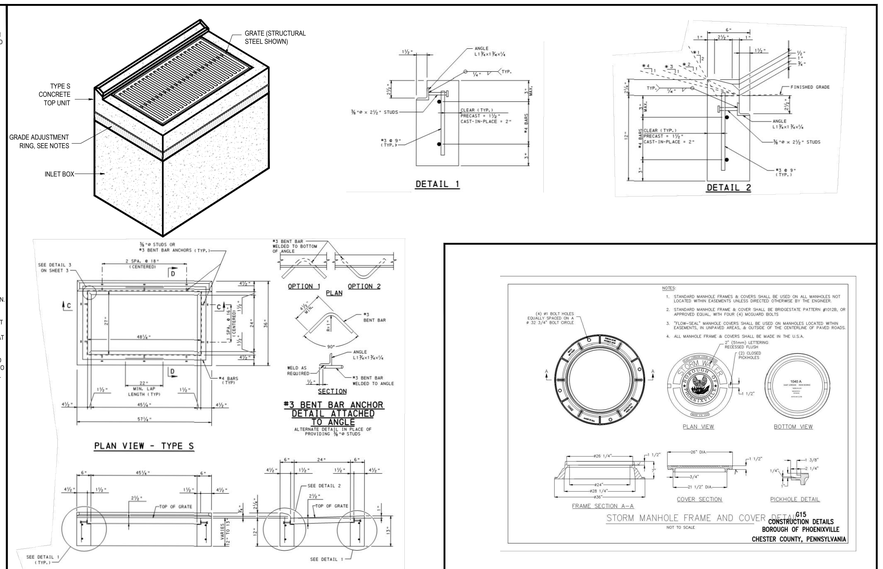
Project No.	230005602
Date	03-07-2023
Scale	1" = 40'
Drawn By	KGP
Checked By	AAB

Drawing No.
CG-110

Sheet 10 of 18







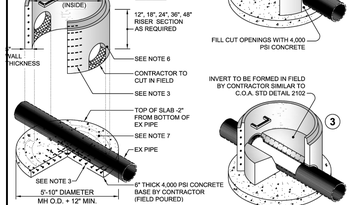
SEQUENCE OF CONSTRUCTION

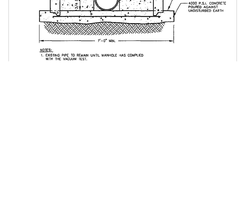
THE FOLLOWING SEQUENCE OF CONSTRUCTION IS INDICATED ON THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN:

NOTE: SITE DEVELOPMENT OPERATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING GENERAL SEQUENCE OF OPERATIONS. THE CONTRACTOR MAY DEVIATE FROM THE STAGING OF PERMANENT SITE IMPROVEMENT CONSTRUCTION ITEMS, WITH APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR. DEVIATION FROM THE RELATIVE ORDER OF EROSION AND SEDIMENT CONTROL MEASURES SHOULD NOT OCCUR WITHOUT APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR AND SITE ENGINEER.

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
2. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO OCCUR NO LESS THAN 7- DAYS PRIOR TO ANY EARTH DISTURBANCE UNLESS NOTIFIED OTHERWISE BY SERO DEP OR THE CHESTER COUNTY CONSERVATION DISTRICT. REPRESENTATIVES OF THE OWNER, THE DEVELOPER, THE CONTRACTOR, THE PERSON RESPONSIBLE FOR THE CHESTER COUNTY CONSERVATION DISTRICT AND THE SERO DEP AND LICENSED PROFESSIONALS OR DESIGNEES RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITY, INCLUDING IMPLEMENTATION OF E&S AND PCSM PLANS AND CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN, SHALL ATTEND A PRECONSTRUCTION MEETING (§102.5(E)).
3. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION. NO SITE WORK CAN COMMENCE UNTIL AFTER THE PRE-CONSTRUCTION MEETING IS HELD.
4. BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT.
5. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ.
6. BEFORE DISPOSING OF SOIL OR BORROW MATERIAL FROM OR TO THE SITE, THE OPERATOR MUST ENSURE THAT EACH SOIL OR BORROW AREA HAS AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE PLAN IS INCORPORATED INTO THIS PLAN DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS. THE OPERATOR SHALL ALSO NOTIFY THE CHESTER COUNTY CONSERVATION DISTRICT IN WRITING OF ALL RECEIVING SOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
7. INSTALL A GRAVEL BUFFER OF AASHTO NO. 1 ROCK, 6 INCHES DEEP AT THE TEMPORARY CONSTRUCTION ENTRANCE IMMEDIATELY AFTER INSTALLATION. ENLARGE AS NEEDED, OR PER DRAWING. GRAVEL BUFFER TO BE UNDERLAIN BY GEOTEXTILE FABRIC AS INDICATED ON THE DETAIL PLANS. ALL CONSTRUCTION TRAFFIC SHALL USE ONLY THESE AREAS FOR INGRESS AND EGRESS. AS CONDITIONS WARRANT, THE LOCATION MAY BE MODIFIED WITH THE PRIOR APPROVAL FROM THE CHESTER COUNTY SOIL CONSERVATION DISTRICT.
8. INSTALL ALL REMAINING EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INLET PROTECTION, STOCKPILE AREA AND SILT SOCKS.
9. CONVERT THE TWO INLETS SHOWN ON THE PLAN INTO MANHOLE PRIOR TO EARTH DISTURBANCE ACTIVITIES.
10. CLEAR AND GRUB AREA OF PROPOSED DISTURBED AREA FOR EACH APPROPRIATE CONSTRUCTION SECTION, ONE AT A TIME.
11. MAINTAIN THE EXISTING STORMWATER CONVEYANCE SYSTEM; CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TOWARDS THE EXISTING CATCH BASIN. INSTALL INLET PROTECTIONS FOR EXISTING INLETS AS SHOWN ON IC-101.
12. BEGIN DEMOLITION, MASS GRADING AND EARTHWORK OPERATIONS WITHIN THE LIMITS OF DISTURBANCE. THE EARTH MOVING ACTIVITIES SHOULD BEGIN IN AREA OF CUT SO THAT THE CUTS CAN BE PLACED IN AREAS OF FILL. PLACE TOPSOIL AND EXCESS FILL MATERIALS IN AREAS DESIGNATED ON THE PLAN. IMMEDIATELY INSTALL SETTING ON ALL FILL AREAS EXCEEDING 3:1 SLOPE AS SHOWN ON THE PLAN.
13. BEGIN CONSTRUCTION OF ON-SITE UTILITIES: ON-SITE SUBSURFACE UTILITIES SHALL CONSIST OF GAS, ELECTRIC, TELEPHONE, CABLE, WATER AND SANITARY SEWERS. ADVANCE TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE WHICH CAN BE COMPLETED IN THE SAME DAY, ON THE DAY FOLLOWING UTILITY INSTALLATION, THE TRENCH AREA SHALL BE GRADED TO SUBGRADE ELEVATIONS.
14. BEGIN CONSTRUCTION OF BUILDINGS.
15. CONSTRUCT CURBING AT PARKING AREAS AND PLACE GRAVEL SUB-BASE.
16. BEGIN CONSTRUCTION OF THE PROPOSED PAVING AND OTHER SITE IMPROVEMENTS. NEW FULL-DEPTH PAVEMENT SHALL BE LIMITED TO AREAS SHOWN ON THE PLAN.
17. THE CONTRACTOR SHALL NOT WORK ON SEPARATE STEPS IN THIS SEQUENCE SIMULTANEOUSLY BUT SHALL NOT BE PERMITTED TO MOVE ONTO THE NEXT AREA IN THE SEQUENCE UNTIL THE PREVIOUS AREA IS STABILIZED.
18. COMPLETE FINAL SITE GRADING OF ALL APPROPRIATE AREAS TO AREA INDICATED ON THE PLAN. ADD A MINIMUM OF 6 INCHES OF TOP SOIL OR THE DEPTH OF THE EXISTING TOP SOIL (WHICHEVER IS GREATER) TO FINAL SITE GRADING AND STABILIZE USING PERMANENT SEED AND MULCH.
19. ONCE ALL PERMANENT MEASURES HAVE BEEN INSTALLED, CLEAN OUT ACCUMULATED SILT FROM INLET PROTECTION AND REMOVE INLET PROTECTION. ALL DISTURBED AREAS CAUSED BY THE REMOVAL OF TEMPORARY SEDIMENT POLLUTION CONTROL DEVICES MUST BE PERMANENTLY STABILIZED
20. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL IMPROVEMENTS TO THE SITE ARE COMPLETED, AND 70% UNIFORM PERMANENT VEGETATIVE COVERAGE HAS BEEN ESTABLISHED.
21. THE CONTRACTOR SHALL FINE GRADE THE SITE. ONCE THE FINE GRADING OF SITE IS COMPLETED, THE CONTRACTOR SHALL PERMANENTLY STABILIZE THE SITE WITH PERMANENT SEEDING AS SHOWN IN CE-501.
22. WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING ANY SUBSEQUENT MODIFICATIONS, OR WITHIN 30 DAYS OF THE FINAL STABILIZATION OF ANY AREA APPROVED WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOI IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS. COMPLETION CERTIFICATES ARE NEEDED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PCSM PLANS. (CRITICAL STAGE).

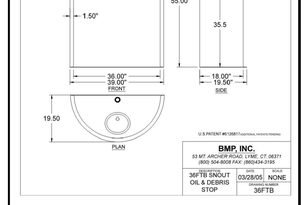
TYPE M INLET





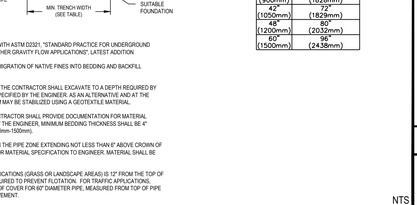
NTS

DOGHOUSE MANHOLE DETAIL



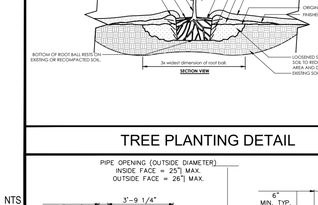
NTS

SNOUT DETAIL



NTS

TRENCH DRAIN



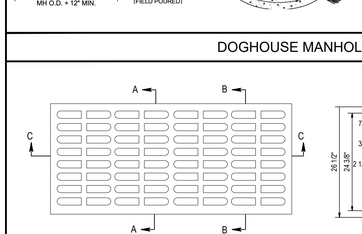
NTS

TYPE C INLET

TYPE S INLET

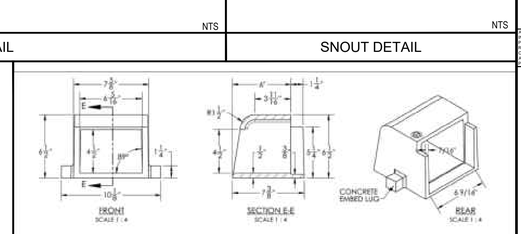
NTS

STORM MANHOLE FRAME AND COVER



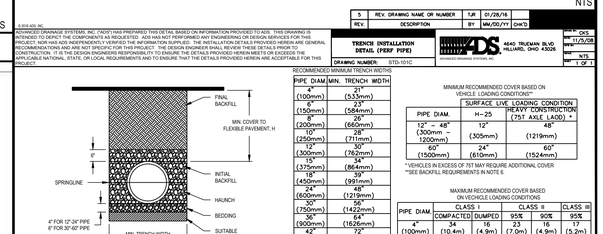
NTS

BICYCLE SAFE GRATE (CAST IRON)



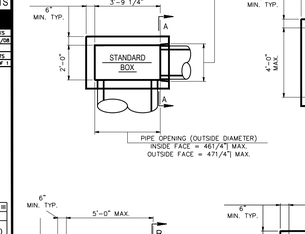
NTS

TRENCH DRAIN



NTS

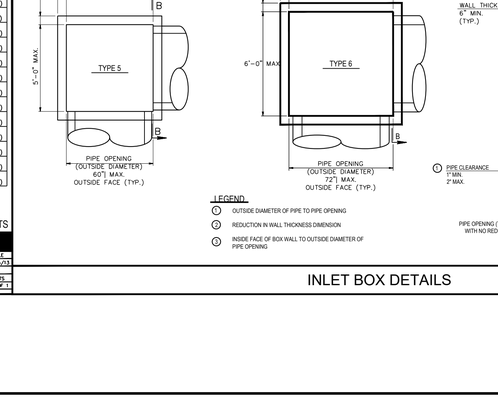
TRENCH DRAIN

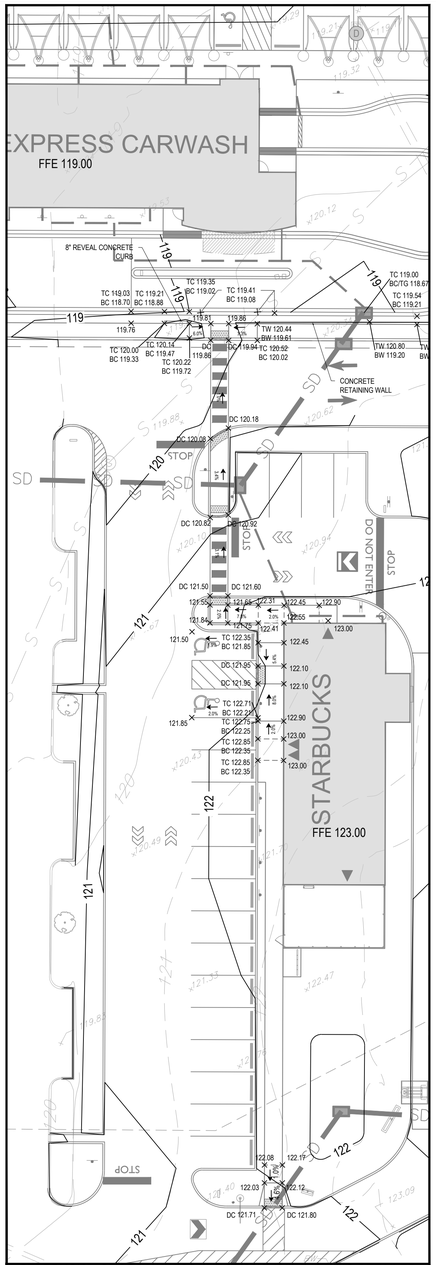


NTS

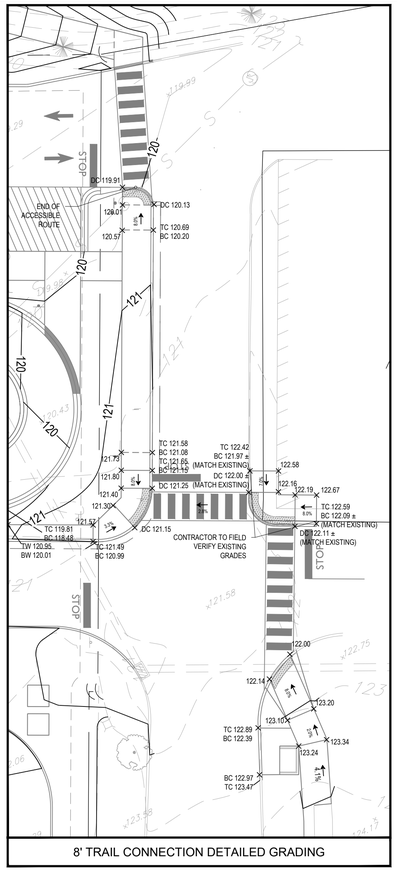
TREE PLANTING DETAIL

Planting Schedule						
Abbreviation	Quantity	Latin Name	Common Name	Size	Cont.	Spacing
Canopy Trees						
Av	2	Acer rubrum "Ochtober Glory"	"Ochtober Glory" Red Maple	2.5" Cal.	B&B	See Plan
Gb	3	Ginkgo biloba "American Sentry"	American Sentry Ginko	2.5" Cal.	B&B	See Plan
Pwb	6	Platanus wrightiuh	London Plane Tree	2.5" Cal.	B&B	See Plan
Qb	2	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	See Plan
Evergreen Trees						
Jv	5	Juniperus virginiana	Eastern Red Cedar	6-7'	B&B	15' O.C.
Pa	3	Picea abies	Norway Spruce	6-7'	B&B	15' O.C.

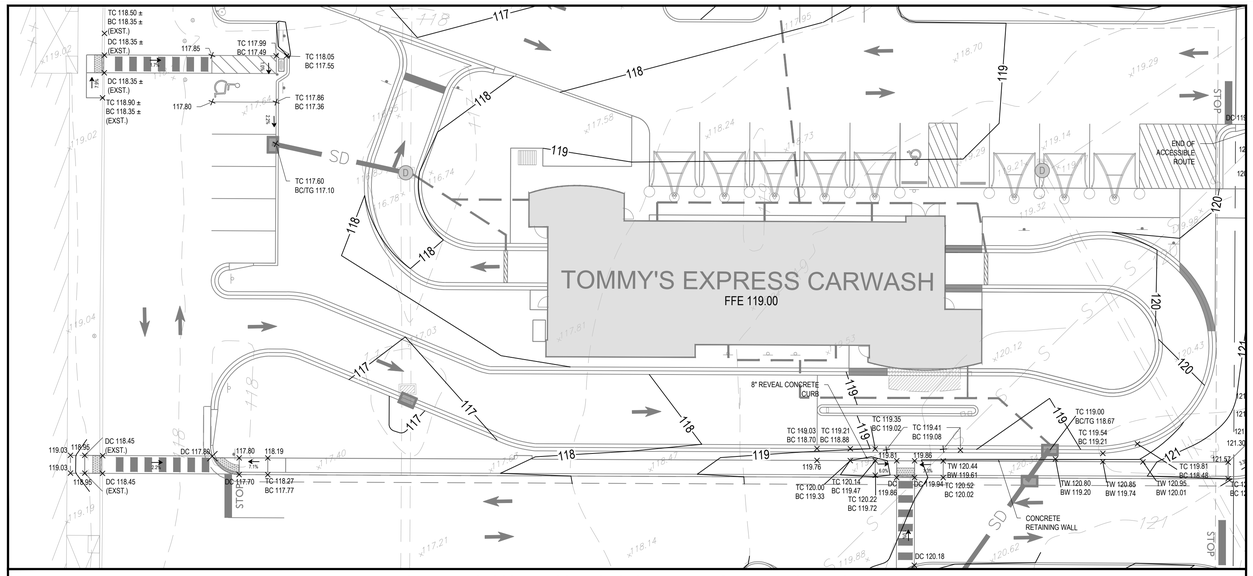

PIPE OPENING (OUTSIDE DIAMETER)
INSIDE FACE = 25"] MAX.
OUTSIDE FACE = 26"] MAX.
6" MIN. TYP.
3'-9 1/4"
STANDARD BOX
2'-0"
PIPE OPENING (OUTSIDE DIA



STARBUCKS, CROSSWALK CONNECTIONS AND PARKING DETAILED GRADING



8' TRAIL CONNECTION DETAILED GRADING



SIDEWALK, CROSSWALK CONNECTIONS AND PARKING DETAILED GRADING

ACCESSIBLE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003 FOR BUILDINGS AND FACILITIES (ADAAG) TO ENSURE THAT ADA DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT AREAS DESIGNATED FOR ACCESSIBLE ROUTES (INCLUDING CURB RAMPS, SIDEWALKS, HANDICAP PARKING STALLS, CROSSWALKS AND INLETS) BY FOLLOWING THE MOST CURRENT ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003.
2. ALL ACCESSIBLE PARKING SPACES AREA SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
3. ALL ACCESSIBLE ROUTE AND RAMP CROSS SLOPES SHALL NOT EXCEED 2%.
4. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5%. IF ANY PART OF THE ACCESSIBLE ROUTE HAS A RUNNING SLOPE EXCEEDING 5%, IT IS CONSIDERED A RAMP.
5. RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.33% (1:12 SLOPE) AND A MAXIMUM CROSS SLOPE OF 2%. SEE SHEET CONSTRUCTION DETAIL SHEET FOR RAMP DETAILS.
6. CONTRACTOR SHALL FIELD VERIFY THAT THE EXISTING LONGITUDINAL SLOPE (ALONG THE DIRECTION OF TRAVEL) DOES NOT EXCEED 5% AND CROSS SLOPE DOES NOT EXCEED 2% FOR ACCESSIBLE ROUTES (TYP.). CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S ENGINEER IF ANY ACCESSIBLE ROUTES (I.E. SIDEWALK, PAVED AREAS, ETC.) DOES NOT COMPLY WITH THE ABOVE ADA REQUIREMENTS.

arna
ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

PROJECT: 230005602 PHOENIXVILLE PLAZA - PAD SITES

20 0 10 20
SCALE IN FEET

Project

1000 NUTT ROAD-PAD SITES
UPI # 15-7-17.1

BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title

ADA DETAILED GRADING PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFFESIONAL
CHIRAG V. THAKKAR
ENGINEER
No. 075153

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

DATE	COMMENTS	NO.
10-27-23	RESOLUTION COMPLIANCE	2.
06-09-23	RESOLUTION COMPLIANCE	1.

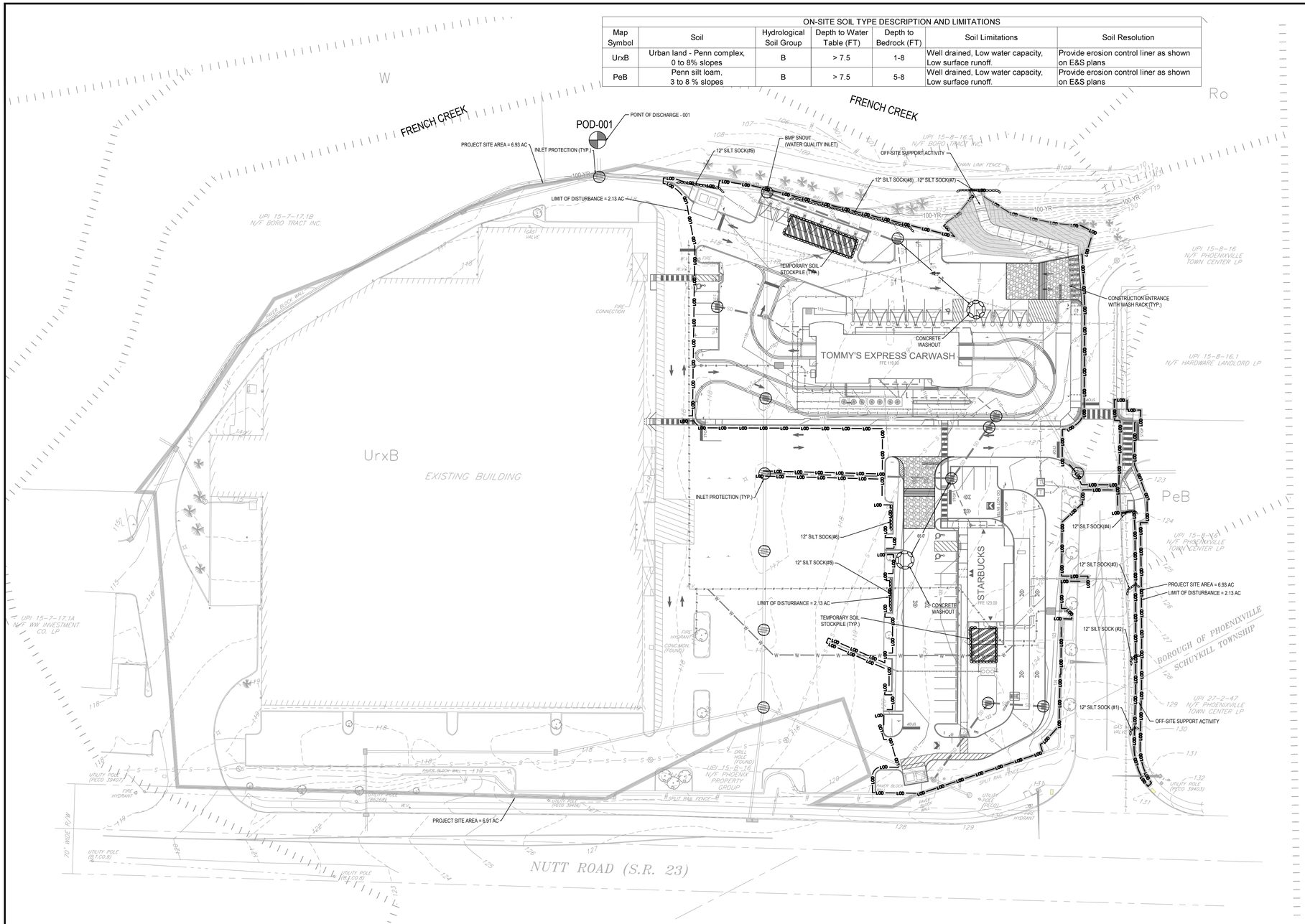
REVISIONS

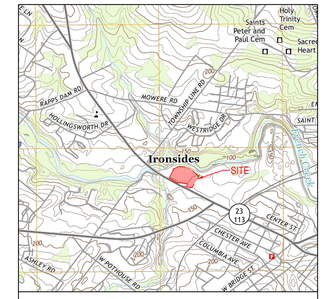
Project No.	230005602
Date	03-07-2023
Scale	1" = 20'
Drawn By	KGP
Checked By	AAB

Drawing No.

CG-502

ON-SITE SOIL TYPE DESCRIPTION AND LIMITATIONS						
Map Symbol	Soil	Hydrological Soil Group	Depth to Water Table (FT)	Depth to Bedrock (FT)	Soil Limitations	Soil Resolution
UrxB	Urban land - Penn complex, 0 to 8% slopes	B	> 7.5	1-8	Well drained, Low water capacity, Low surface runoff.	Provide erosion control liner as shown on E&S plans
PeB	Penn silt loam, 3 to 8 % slopes	B	> 7.5	5-8	Well drained, Low water capacity, Low surface runoff.	Provide erosion control liner as shown on E&S plans





LOCATION MAP
SCALE: 1" = 2000'

RECEIVING WATER AND CLASSIFICATION

RECEIVING WATER: FRENCH CREEK
CLASSIFICATION: TSF, MF

LIMIT OF DISTURBANCE = ± 2.13 ACRES
PROJECT SITE BOUNDARY = ± 6.93 ACRES

SOIL EROSION LEGEND

- COMPOST FILTER SOCK
- LIMIT OF DISTURBANCE — LOD — LOD — LOD —
- PROJECT SITE BOUNDARY
- PERMANENT EROSION CONTROL MATTING (LANDLOK S2)
- TOPSOIL STOCKPILE
- CONCRETE WASHOUT
- SOILS LIMITS
- SOILS TYPE UrxB

LEGEND

PROPOSED SYMBOLS & LINES

SITE
- PROPERTY LINE
- SETBACK LINE
- BUILDING
- CURB LINE
- ROLLED CURB LINE
- DEPRESSED CURB LINE
- TRAFFIC SIGN
- CURB RAMP
- PARKING ROW COUNT
- PARKING COUNT FOR EACH AREA
- BUILDING DOOR
- PIN
- TRAIL EASEMENT

GRADING AND DRAINAGE
- STORM PIPE
- CATCH BASIN
- STORM MANHOLE
- CONTOUR
- SPOT GRADE
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- FLOW ARROW
- HEADWALL / FLARED END SECTION
- RIP-RAP

UTILITY
- WATER LINE
- GAS LINE
- TELEPHONE & ELECTRIC LINE
- HYDRANT
- VALVE
- CLEANOUT
- SANITARY MANHOLE
- PROPOSED SANITARY PIPE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC JUNCTION BOX

EXISTING SYMBOLS & LINES
- STORM DRAIN
- SANITARY LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD WIRE
- FENCE (TYPE AS NOTED)
- TREE LINE
- PROPERTY/RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- CONTOUR LINE
- HYDRANT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POLE
- ANCHOR POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- SPOT ELEVATION
- CLEAN OUT
- TREE
- BENCH MARK
- SIGN
- BOLLARD
- METAL COVER
- ELECTRIC BOX
- CURB LINE
- PARKING ROW COUNT

SITE GENERAL NOTES:

1. ALL EARTHMOVING ACTIVITIES WITHIN THE BOROUGH SHALL BE CONDUCTED IN SUCH A WAY AS TO PREVENT ACCELERATED EROSION AND THE RESULTING SEDIMENTATION. NO CHANGES SHALL BE MADE TO THE CONTOUR OF THE LAND AND NO GRADING, EXCAVATION, REMOVAL, NOR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED, UNTIL SUCH TIME THAT A PLAN FOR MINIMIZING EROSION AND SEDIMENTATION HAS BEEN PROCESSED AND REVIEWED BY THE BOROUGH ENGINEER AND THE CHESTER COUNTY CONSERVATION DISTRICT AND APPROVED BY COUNCIL.
2. COUNCIL, IN ITS CONSIDERATION OF ALL PRELIMINARY LAND DEVELOPMENT PLANS, SHALL CONDITION ITS APPROVAL UPON THE EXECUTION OF EROSION AND SEDIMENT CONTROL MEASURES AS CONTAINED IN THIS CHAPTER, AND CONTAINED IN THE STANDARDS AND SPECIFICATIONS OF THE CHESTER COUNTY CONSERVATION DISTRICT, THE LOCAL DESIGNEE FOR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SOIL AND WATER CONSERVATION.
3. FINAL APPROVAL OF PLANS AND SPECIFICATIONS FOR THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE CONCURRENT WITH THE APPROVAL OF THE FINAL LAND DEVELOPMENT PLANS AND BECOME A PART THEREOF.
4. MEASURES USED TO CONTROL EROSION AND REDUCE SEDIMENTATION SHALL, AS A MINIMUM, MEET THE STANDARDS AND SPECIFICATIONS OF THE CHESTER COUNTY CONSERVATION DISTRICT, THE LOCAL DESIGNEE FOR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SOIL AND WATER CONSERVATION.
5. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOIL WATER MANAGEMENT REGULATIONS AT 25 Pa. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURYING, DUMP, OR DISCHARGE ANY BUILDING MATERIALS OR WATERS AT THE SITE .
6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ADDITIONALLY THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND HAS BEEN APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT AND/OR LOCAL MUNICIPALITY IN COMPLIANCE WITH CHAPTER 102 RULES & REGULATIONS, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFF SITE SOIL AND/OR SPOIL AND/OR BORROW AREAS.
7. TEMPORARY AND PERMANENT GRASSES OR STABILIZATION MEASURES SHALL BE ESTABLISHED ON THE SIDE OF ALL EARTHEN BASIN WITHIN 15 DAYS OF INITIAL CONSTRUCTION. THEIR MAINTENANCE AND REPAIR SHALL BE THE DIRECT RESPONSIBILITY OF THE DEVELOPER DURING THE THE SITE PREPARATIONS PROCESS, PRIOR TO A FORMAL MAINTENANCE GUARANTEE BEING ESTABLISHED.
8. CONTRACTOR SHALL MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE AT ANY GIVEN TIME.
9. THE E&S PLAN HAS BEEN DESIGNED TO :
   - 9.1. MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION.
   - 9.2. MINIMIZE SOIL COMPACTION.
   - 9.3. UTILIZE OTHER MEASURES OR CONTROL THAT PREVENT OR MINIMIZE GENERATION OF INCREASE STORMWATER RUNOFF.
10. THE SITE DOES NOT HAVE ANY EXISTING AND/OR PROPOSED RIPARIAN BUFFERS.
11. *THE RECEIVING WATER IS FRENCH CREEK WHICH HAS A TSF, MF CLASSIFICATION. THE SITE DOES PROPOSE THE USE OF ABACT BMPs.*
12. BASED ON THE SOIL SURVEY FOR CHESTER COUNTY AND A FIELD INVESTIGATION OF THE PROJECT SITE, IT IS LIKELY THAT GEOLOGICAL CONDITIONS DO NOT EXIST ON-SITE THAT WOULD INTERFERE WITH THE PROPOSED DEVELOPMENT. IF ANY ISSUES ARISE DURING EARTH MOVING ACTIVITIES, LAND CLEARING, CONSTRUCTION ACTIVITIES OR ASSOCIATED ACTIVITIES WITH DEVELOPING THE SITE, ALL WORK SHALL IMMEDIATELY CEASE AND CCCD SHALL BE NOTIFIED.
13. ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP's SOLID WASTE REGULATIONS (25 PA Code 260.1 et seq., 271.1 et seq., and 287.1 et seq.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
14. ANTICIPATED WASTE FOR THE SITE IS GENERAL WASTE ASSOCIATED WITH ROUGH GRADING AND REMOVAL OF ASPHALT PAVING AND CURBS.
15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.

CCCD NOTES:

1. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. §102.4(5)(xiv).
2. 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. (PLEASE SHOW A DETAIL OF THIS FACILITY ON THE DETAIL SHEET.). §102.4(5)(xiv).
3. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL. §102.4(5)(xiv).
4. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE. §102.4(5)(xi).
5. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ADDITIONALLY, THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, AND HAS BEEN APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT AND/OR LOCAL MUNICIPALITY IN COMPLIANCE WITH CHAPTER 102 RULES & REGULATIONS, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFF SITE SOIL AND/OR ROCK SPOIL AND/OR BORROW AREAS. §102.4(5)(xiv).
6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING. §102.4(b)(xi).
7. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER. §102.11(a)(1).

ACT 187

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE YOU DIG IN THE PENNSYLVANIA AREA, CALL ALL UTILITY AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG !!
(1) WORKING DAYS NOTICE
(2) DESIGNATE WHITE LINES
(3) CALL 1-800-242-1776
(4) CONFIRM THE MARK UP/STAKE
(5) STOP & DIG <<

Pennsylvania One Call System, Inc.
1-800-242-1776

PRELIMINARY DESIGN SERIAL NUMBER: 20230480490

RECORD OWNER & APPLICANT:
NUTT ROAD, L.P.
C/O Longview Property Group
309 Lancaster Avenue, Suite C
Malvern, PA 19355
Phone: (610) 902-3049

arna
ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

PROJECT: 230005602 PHOENIXVILLE PLAZA - PAD SITES

40 0 20 40
SCALE IN FEET

Project
1000 NUTT ROAD-PAD SITES
UPI # 15-7-17.1
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title
SOIL EROSION AND SEDIMENT CONTROL PLAN

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFFESIONAL
CHIRAG V. THAKKAR
ENGINEER
No. 075153

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

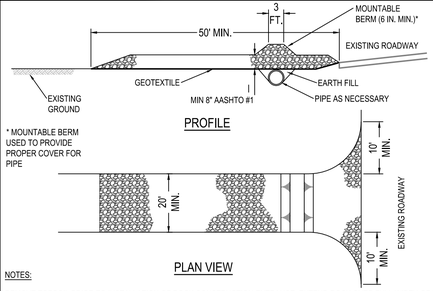
DATE	COMMENTS	NO.
06-09-23	RESOLUTION COMPLIANCE	1.

REVISIONS

Project No.	230005602
Date	03-07-2023
Scale	1" = 40'
Drawn By	AG
Checked By	AAB

Drawing No.
CE-101

Sheet 13 of 18



NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

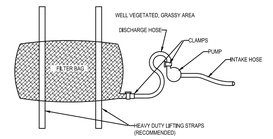
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

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 #3-1
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

ROCK CONSTRUCTION ENTRANCE



NOTES:

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

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

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

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

A 12" COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS.

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

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

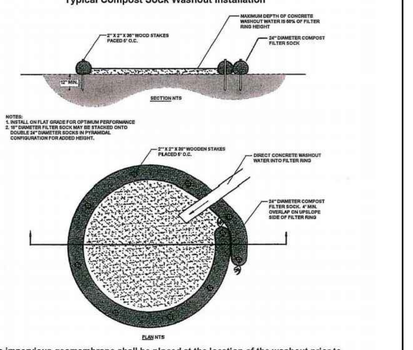
FILTER BAGS SHALL BE INSPECTED DAILY, IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE

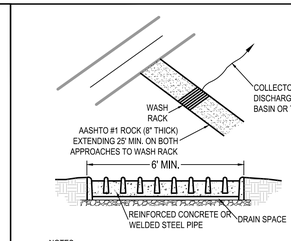
PUMPED WATER FILTER BAG

Typical Compost Sock Washout Installation



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.
Adapted from Filtrexx

CONCRETE WASHOUT



NOTES:

WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.

WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.

A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-2
ROCK CONSTRUCTION ACCESS WITH WASH RACK

NOT TO SCALE

ROCK CONSTRUCTION ACCESS WITH WASH RACK



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

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

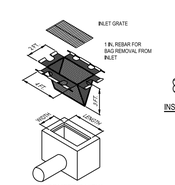
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

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

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

STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

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

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

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

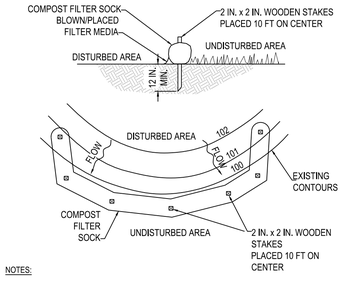
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT, BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED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

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

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE

INLET PROTECTION



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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

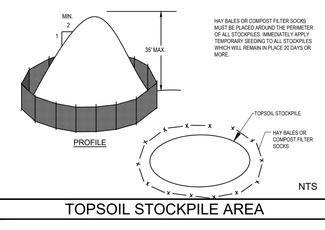
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

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

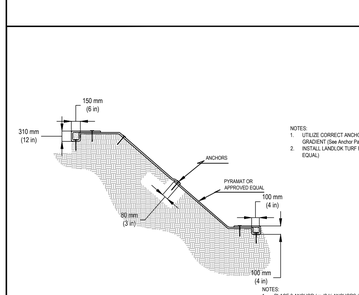
STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE

COMPOST FILTER SOCK



TOPSOIL STOCKPILE AREA



Please note that the information presented herein is general information only. It is for conceptual use only and not intended to be used for construction. While every effort has been made to ensure its accuracy, this information should not be used for a specific application without independent professional examination and verification of its suitability, applicability and accuracy.

SYNTHETIC INDUSTRIES
Construction Products Group
4019 Industry Drive
Chattanooga, TN 37416
Phone: 1-800-FOR-SOCK Fax: 1-423-499-4994

Please note that the information presented herein is general information only. It is for conceptual use only and not intended to be used for construction. While every effort has been made to ensure its accuracy, this information should not be used for a specific application without independent professional examination and verification of its suitability, applicability and accuracy.

LANDLOK S2 LINER

SEQUENCE OF CONSTRUCTION

THE FOLLOWING SEQUENCE OF CONSTRUCTION IS INDICATED ON THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN.

NOTE: SITE DEVELOPMENT OPERATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING GENERAL SEQUENCE OF OPERATIONS. THE CONTRACTOR MAY DEVIATE FROM THE STAGING OF PERMANENT SITE IMPROVEMENT CONSTRUCTION ITEMS, WITH APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR. DEVIATION FROM THE RELATIVE ORDER OF EROSION AND SEDIMENT CONTROL MEASURES SHOULD NOT OCCUR WITHOUT APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR AND SITE ENGINEER.

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
2. AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO OCCUR NO LESS THAN 7- DAYS PRIOR TO ANY EARTH DISTURBANCE UNLESS NOTIFIED OTHERWISE BY SERO DEP OR THE CHESTER COUNTY CONSERVATION DISTRICT. PERMITTEES, CO-PERMITTEES, OPERATORS, ALL APPROPRIATE MUNICIPAL OFFICIALS, REPRESENTATIVES FROM THE CHESTER COUNTY CONSERVATION DISTRICT AND THE SERO DEP, AND LICENSED PROFESSIONALS OR DESIGNEES RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITY, INCLUDING IMPLEMENTATION OF E&S AND PCSM PLANS AND CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN, SHALL ATTEND A PRECONSTRUCTION MEETING. §102.5(E).
3. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION. NO SITE WORK CAN COMMENCE UNTIL AFTER THE PRE-CONSTRUCTION MEETING IS HELD.
4. BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT.
5. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1-E. SEQ. AND 287.1 ET SEQ.
6. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST ASSURE THAT EACH SOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS. THE OPERATOR SHALL ALSO NOTIFY THE CHESTER COUNTY CONSERVATION DISTRICT IN WRITING OF ALL RECEIVING SOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
7. INSTALL A GRAVEL BUFFER OF AASHTO NO. 1 ROCK, 8 INCHES DEEP AT THE TEMPORARY CONSTRUCTION ENTRANCE IMMEDIATELY BEFORE INITIAL DISTURBANCES AS PER STANDARDS ON DRAWINGS. GRAVEL BUFFER TO BE UNDERLAIN BY FILTER FABRIC AS INDICATED ON THE DETAIL PLANS. ALL CONSTRUCTION TRAFFIC SHOULD USE ONLY THESE AREAS FOR INGRESS AND EGRESS. AS CONDITIONS WARRANT, THE LOCATION MAY BE MODIFIED WITH THE PRIOR APPROVAL FROM THE CHESTER COUNTY SOIL CONSERVATION DISTRICT.
8. INSTALL ALL REMAINING EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INLET PROTECTION, STOCKPILE AREA AND SILT SOCKS.
9. CONVERT THE TWO INLETS SHOWN ON THE PLAN INTO MANHOLE PRIOR TO EARTH DISTURBANCE ACTIVITIES.
10. CLEAR AND GRUB AREA OF PROPOSED DISTURBED AREA FOR EACH APPROPRIATE CONSTRUCTION SECTION, ONE AT A TIME.
11. MAINTAIN THE EXISTING STORMWATER CONVEYANCE SYSTEM. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TOWARDS THE EXISTING CATCH BASIN. INSTALL INLET PROTECTIONS FOR EXISTING INLETS AS SHOWN ON CE-101.
12. BEGIN DEMOLITION, MASS GRADING AND EARTHWORK OPERATIONS WITHIN THE LIMITS OF DISTURBANCE. THE EARTH MOVING ACTIVITIES SHOULD BEGIN IN AREA OF CUT SO THAT THE CUTS CAN BE PLACED IN AREAS OF FILL. PLACE TOPSOIL AND EXCESS FILL MATERIALS IN AREAS DESIGNATED ON THE PLAN. IMMEDIATELY INSTALL MATTING ON ALL FILL AREAS EXCEEDING 3:1 SLOPE AS SHOWN ON THE PLAN.
13. BEGIN CONSTRUCTION OF ON-SITE UTILITIES. ON-SITE SUBSURFACE UTILITIES SHALL CONSIST OF GAS, ELECTRIC, TELEPHONE, CABLE, WATER AND SANITARY SEWERS. ADVANCE TRENCH EXCAVATION SHALL BE LIMITED TO THE LENGTH OF PIPE WHICH CAN BE COMPLETED IN THE SAME DAY. ON THE DAY FOLLOWING UTILITY INSTALLATION, THE TRENCH AREA SHALL BE GRADED TO SUBGRADE ELEVATIONS.
14. BEGIN CONSTRUCTION OF BUILDINGS.
15. CONSTRUCT CURBING AT PARKING AREAS AND PLACE GRAVEL SUB-BASE.
16. BEGIN CONSTRUCTION OF THE PROPOSED PAVING AND OTHER SITE IMPROVEMENTS. NEW FULL-DEPTH PAVEMENT SHALL BE LIMITED TO AREAS SHOWN ON THE PLAN.
17. THE CONTRACTOR MAY WORK ON SEPARATE STEPS IN THIS SEQUENCE SIMULTANEOUSLY BUT SHALL NOT BE PERMITTED TO MOVE ONTO THE NEXT AREA IN THE SEQUENCE UNTIL THE PREVIOUS AREA IS STABILIZED.
18. COMPLETE FINAL SITE GRADING OF ALL APPROPRIATE AREAS TO AREA INDICATED ON THE PLAN. ADD A MINIMUM OF 8 INCHES OF TOP SOIL OR THE DEPTH OF THE EXISTING TOP SOIL (WHICHEVER IS GREATER) TO FINAL SITE GRADING AND STABILIZE USING PERMANENT SEED AND MULCH.
19. ONCE ALL PERMANENT MEASURES HAVE BEEN INSTALLED, CLEAN OUT ACCUMULATED SILT FROM INLET PROTECTION AND REMOVE INLET PROTECTION. ALL DISTURBED AREAS CAUSED BY THE REMOVAL OF TEMPORARY SEDIMENT POLLUTION CONTROL DEVICES MUST BE PERMANENTLY STABILIZED
20. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL IMPROVEMENTS TO THE SITE ARE COMPLETED, AND 70% UNIFORM PERMANENT VEGETATIVE COVERAGE HAS BEEN ESTABLISHED.
21. THE CONTRACTOR SHALL FINE GRADE THE SITE. ONCE THE FINE GRADING OF SITE IS COMPLETED, THE CONTRACTOR SHALL PERMANENTLY STABILIZE THE SITE WITH PERMANENT SEEDING AS SHOWN IN CE-501.
22. WITHIN 30 DAYS AFTER THE COMPLETION OF EARTH DISTURBANCE ACTIVITIES AUTHORIZED BY THIS PERMIT, INCLUDING THE PERMANENT STABILIZATION OF THE SITE AND PROPER INSTALLATION OF PCSM BMPS IN ACCORDANCE WITH THE APPROVED PCSM PLAN, OR UPON SUBMISSION OF THE NOI IF SOONER, THE PERMITTEE SHALL FILE WITH THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT A STATEMENT SIGNED BY A LICENSED PROFESSIONAL AND BY THE PERMITTEE CERTIFYING THAT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT AND THE APPROVED E&S AND PCSM PLANS. COMPLETION CERTIFICATES ARE NEEDED TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT AND THE APPROVED E&S AND PCSM PLANS. (CRITICAL STAGE).

SITE STABILIZATION

1. AN AREA BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATION COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY AND PERMANENT STABILIZATION. DURING NON-GERMINATING PERIODS,MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITH IN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
2. ALL DISTURBED AREAS ASSOCIATED WITH STORM WATER MANAGEMENT SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING.
3. **ALL AREAS REQUIRING INTERIM OR FINAL STABILIZATION MUST BE ADDRESSED IMMEDIATELY**. AREAS UTILIZING VEGETATIVE STABILIZATION MUST BE SEEDED/PLANTED AND MULCHED IN SUFFICIENT TIME TO GERMINATE BY OCTOBER 15 OF EACH YEAR. SEEDING WILL BE ACCOMPLISHED THROUGH THE USE OF HYDRO-SEEDING TECHNIQUES OR CONVENTIONAL SEEDING AND MULCHING. DISTURBED AREAS WHICH ARE NOT A FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GARDE OR WILL NOT BE REDISTRIBUTED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS. DURING NON-GERMINATING PERIODS MUST BE LIMED, FERTILIZED, SEEDED, AND MULCHED IMMEDIATELY AFTER THE ENDING OF THOSE PERIODS.
4. THE STONE SUBBASE FOR THE PROPOSED DRIVEWAY AREAS SHALL BE APPLIED IMMEDIATELY AFTER GRADING PROCEDURES, TO MINIMIZE EROSION OF THE SUBGRADE.
5. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED IMMEDIATELY.
6. AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (5 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
7. FACILITIES WHICH ARE CONSTRUCTED IN NON-WOODED AREAS SHALL HAVE THE FLOWING SLOPE REQUIREMENTS:
   a. SLOPES, RANGING FROM THREE (3) HORIZONTAL TO ONE (1) VERTICAL TO FIVE (5) HORIZONTAL TO ONE (1) VERTICAL (NON- INCLUSIVE OF FIVE (5) HORIZONTAL TO ONE (1) VERTICAL), ARE PERMITTED IF SEEDED WITH A NON-MOVABLE GROUND COVER SUCH AS CROWN VETCH.
   b. SLOPES OF FIVE (5) HORIZONTAL TO ONE (1) VERTICAL OR LESS ARE PERMITTED AND MAY BE SEEDED WITH A MOVABLE LAWN OR GRASS COVER.
8. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TON PER ACRE.

MONITORING, INSPECTION, AND REPORTING REQUIREMENTS

VISUAL INSPECTIONS

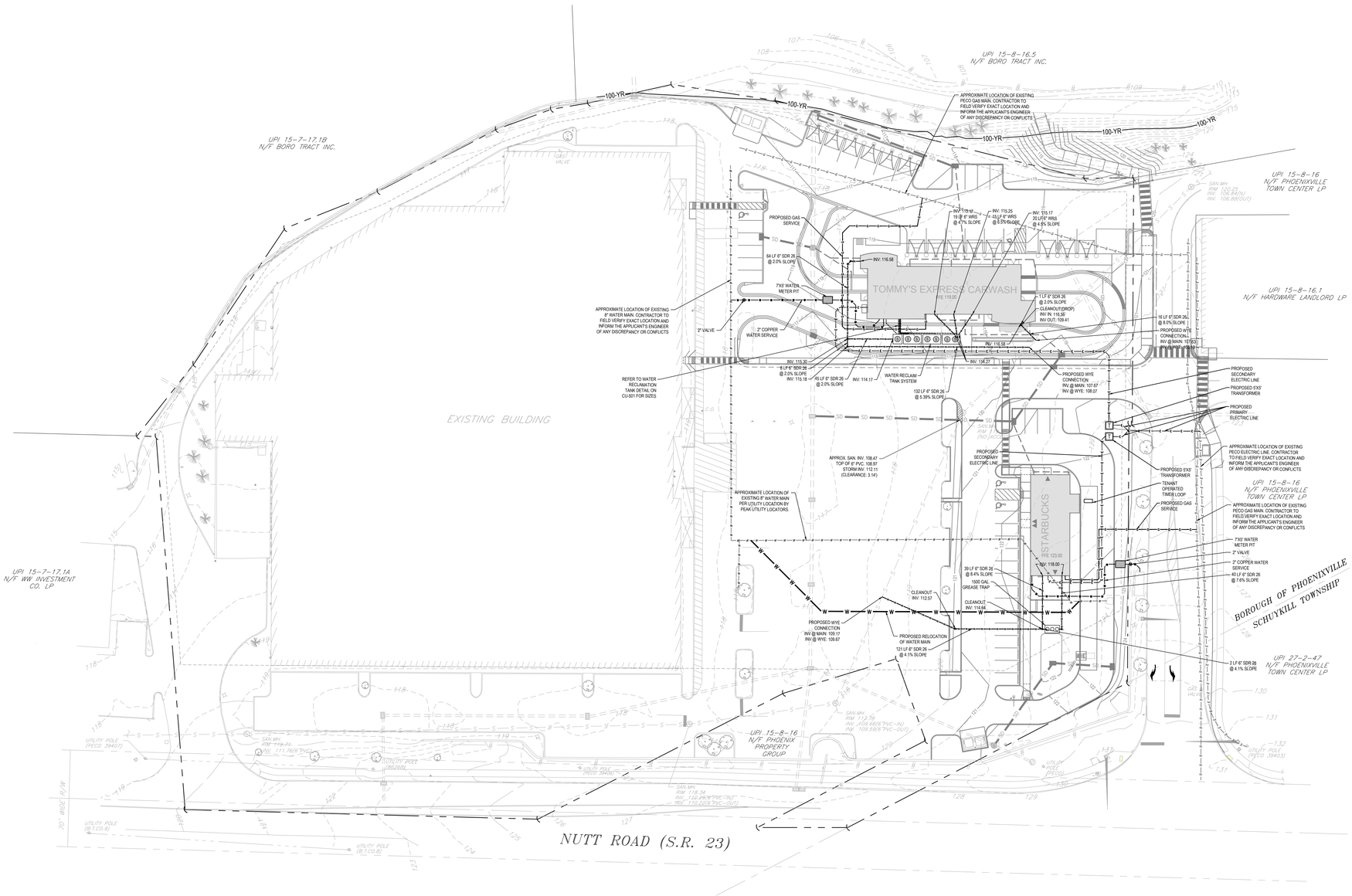
THE PERMITTEE AND THE CO-PERMITTEE(S) MUST ENSURE THAT THE VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND WITHIN 24 HOURS OF EACH MEASURABLE RAINFALL EVENT THROUGH OUT THE DURATION OF CONSTRUCTION AND UNTIL THE RECEIPT AND ACKNOWLEDGEMENT OF THE NOT BY THE DEPARTMENT OR THE AUTHORIZED CONSERVATION DISTRICT. THE VISUAL INSPECTION AND THE REPORTS SHALL BE COMPLETED IN THE FORMAT PROVIDED BY THE DEPARTMENT, AND CONDUCTED BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL TO ASCERTAIN THAT E & S BMPS ARE PROPERLY CONSTRUCTED AND MAINTANED TO EFFECTIVELY MINIMIZE POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT AND INCLUDE AT A MINIMUM:

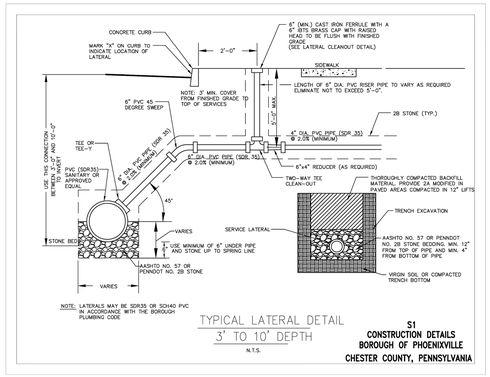
(1) A SUMMARY OF SITE CONDITIONS, E & S BMPS BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS: AND
(2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTION THE INSPECTION.

NONCOMPLIANCE REPORTING

WHERE E&S BMPS ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME , THE PERMITTEE AND CO-PERMITTEE(S) SHALL, WITHIN 24 HOURS, CONTACT THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT, BY PHONE OR BY PERSONAL CONTACT, FOLLOWED BY SUBMISSION OF A WRITTEN REPORT WITHIN 5 DAYS OF THE INITIAL CONTACT. NONCOMPLIANCE REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:

(1) ANY CONDITIONS ON THE PROJECT SITE WHICH MAY ENDANGER PUBLIC HEALTH, SAFETY OR THE ENVIRONMENT, OR INVOLVE INCIDENTS WHICH CAUSE OR THREATEN POLLUTION:
(2) THE PERIOD OF NONCOMPLIANCE, INCLUDING EXACT DATES AND TIMES AND/OR ANTICIPATED TIME WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE:
(3) STEPS BEING TA


UPI 15-7-17.1B
N/F BORO TRACT INC.
UPI 15-8-16.5
N/F BORO TRACT INC.
UPI 15-8-16
N/F PHOENIXVILLE
TOWN CENTER LP
UPI 15-8-16.1
N/F HARDWARE LANDLORD LP
UPI 15-7-17.1A
N/F WW INVESTMENT
CO. LP
UPI 15-8-16
N/F PHOENIXVILLE
PROPERTY
GROUP
UPI 27-2-47
N/F PHOENIXVILLE
TOWN CENTER LP
EXISTING BUILDING
TOMMY'S EXPRESS CARWASH
FFE 119.00
STARBUCKS
FFE 123.00
APPROXIMATE LOCATION OF EXISTING PECO GAS MAIN. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND INFORM THE APPLICANT'S ENGINEER OF ANY DISCREPANCY OR CONFLICTS
PROPOSED GAS SERVICE
64 LF 6" SDR 26 @ 2.0% SLOPE
7'X5' WATER METER PIT
2" COPPER WATER SERVICE
2" VALVE
APPROXIMATE LOCATION OF EXISTING 8" WATER MAIN. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND INFORM THE APPLICANT'S ENGINEER OF ANY DISCREPANCY OR CONFLICTS
REFER TO WATER RECLAMATION TANK DETAIL ON CU-501 FOR SIZES
WATER RECLAIM TANK SYSTEM
INV: 115.30
6 LF 6" SDR 26 @ 2.0% SLOPE
INV: 115.18
45 LF 6" SDR 26 @ 2.0% SLOPE
INV: 114.17
INV: 114.27
132 LF 6" SDR 26 @ 5.39% SLOPE
INV: 116.58
INV 115.17
19 LF 6" WRS @ 4.7% SLOPE
INV: 115.25
45 LF 6" WRS @ 8.0% SLOPE
INV: 115.17
20 LF/3" WRS @ 4.0% SLOPE
11 LF 6" SDR 26 @ 2.0% SLOPE
CLEANOUT(DROP)
INV IN: 116.56
INV OUT: 109.41
16 LF 6" SDR 26 @ 8.0% SLOPE
PROPOSED WYE CONNECTION
INV @ MAIN: 107.63
PROPOSED WYE CONNECTION
INV @ MAIN: 107.67
INV @ WYE: 108.07
PROPOSED SECONDARY ELECTRIC LINE
PROPOSED 5'X5' TRANSFORMER
PROPOSED PRIMARY ELECTRIC LINE
APPROXIMATE LOCATION OF EXISTING PECO ELECTRIC LINE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND INFORM THE APPLICANTS ENGINEER OF ANY DISCREPANCY OR CONFLICTS
PROPOSED 5'X5' TRANSFORMER
TENANT OPERATED TIMER LOOP
PROPOSED GAS SERVICE
APPROXIMATE LOCATION OF EXISTING PECO GAS MAIN. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND INFORM THE APPLICANT'S ENGINEER OF ANY DISCREPANCY OR CONFLICTS
7'X5' WATER METER PIT
2" VALVE
2" COPPER WATER SERVICE
65 LF 6" SDR 26 @ 7.6% SLOPE
7 LF 6" SDR 26 @ 4.1% SLOPE
APPROX. SAN. INV: 108.67
TOP OF 9" PVC: 108.97
STORM INV: 112.11
(CLEARANCE: 3.14')
APPROXIMATE LOCATION OF EXISTING 8" WATER MAIN PER UTILITY LOCATION BY PEAK UTILITY LOCATORS.
39 LF 6" SDR 26 @ 8.4% SLOPE
1500 GAL. GREASE TRAP
CLEANOUT
INV: 112.57
CLEANOUT
INV: 114.64
PROPOSED WYE CONNECTION
INV @ MAIN: 109.17
INV @ WYE: 109.67
PROPOSED RELOCATION OF WATER MAIN
121 LF 8" SDR 26 @ 4.1% SLOPE
SAN MH
RIM 122.50
INV. 106.88(OUT)
SAN MH
RIM 117.78
INV. 109.53(6"PVC-IN)
INV. 109.53(6"PVC-OUT)
SAN MH
RIM 116.34
INV. 110.24(6"PVC-IN)
INV. 110.22(6"PVC-OUT)
SAN MH
RIM ???.31
INV. 111.76(6"PVC)
UTILITY POLE (PECO 39407)
UTILITY POLE (PECO 39403)
UTILITY POLE (PECO 39402)
UTILITY POLE (PECO 39405)
UTILITY POLE (PECO 39406)
UTILITY POLE (PECO 39408)
UTILITY POLE (PECO 39409)
UTILITY POLE (PECO 39410)
UTILITY POLE (PECO 39411)
UTILITY POLE (PECO 39412)
UTILITY POLE (PECO 39413)
UTILITY POLE (PECO 39414)
UTILITY POLE (PECO 39415)
UTILITY POLE (PECO 39416)
UTILITY POLE (PECO 39417)
UTILITY POLE (PECO



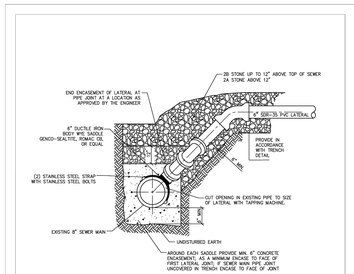
NOTE: LATERALS MAY BE SDR35 OR SCH40 PVC IN ACCORDANCE WITH THE BOROUGH PLUMBING CODE

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

S1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

NTS

SANITARY SEWER - TYPICAL LATERAL DETAIL (3' TO 10' DEPTH)



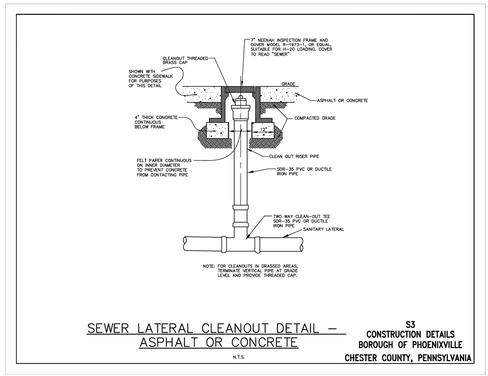
NOTE: FOR REMAINING DETAILS FOR LATERAL CONSTRUCTION, SEE TYPICAL LATERAL DETAIL

SEWER LATERAL CONNECTION TO EXISTING SEWER MAIN
NTS

S2
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

NTS

LATERAL CONNECTION TO EXISTING SEWER MAIN



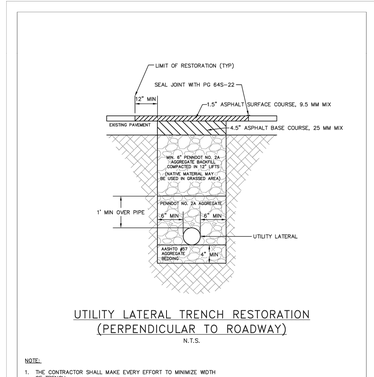
NOTE: FOR CLEANOUTS IN GRASSED AREAS, TERMINATE VERTICAL PIPE AT GRADE LEVEL AND PROVIDE THREADED CAP.

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

S3
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

NTS

SEWER LATERAL CLEANOUT DETAIL



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

NOTE:

1. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE WIDTH OF TRENCH.
2. 3/4H:1V (MAX SLOPE) FOR TRENCHES UP TO 8 FEET IN DEPTH.
3. TRENCHES IN EXCESS OF 8 FEET DEEP SHALL BE SLOPED OR STEPPED PER OSHA STANDARDS.
4. RESTORATIONS ON STATE HIGHWAYS REQUIRE PENNDOT APPROVAL.
5. TRENCHES SHALL BE PUMPED THROUGH A FILTER BAG.
6. UTILITY CUTS WITHIN TEN (10) FEET OF EXISTING UTILITY PATCHES SHALL BE CONSIDERED AS ONE CONTINUOUS PATCH. NUMBER OF JOINTS IN THE PAVEMENT. THE PAVEMENT INTERFACE WITH THE CURB IS CONSIDERED A JOINT. PATCHES WITHIN FIVE (5) OF THE CURB SHALL BE EXTENDED TO THE CURB.

G11
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

NTS

UTILITY LATERAL TRENCH RESTORATION

NTS

1500 GALLON GREASE TRAP

CONCRETE ENCASEMENT DETAIL
NOT TO SCALE

W1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

NTS

CONCRETE ENCASEMENT DETAIL

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

W3
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

NTS

WATER MAIN OFF-SET DETAIL

NOTES

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

GATE VALVE DETAIL
NOT TO SCALE

W2
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

NTS

GATE VALVE DETAIL

TABLE A-1
METER PIT DIMENSIONS

PIPE	H20	H20	A	B	C	TOTAL	VOLUME (CU. YDS.) (+ 10%)	ACCESS DOOR
1 1/2"	24" MIN.	4.5"	5.5"	12"	3"	5'-4"	3' x 5' x 4.5"	36" x 48"
2"	24" MIN.	5.5"	10"	13"	4"	7'-0"	3' x 5' x 6"	36" x 48"

NOTES

1. "A" DIMENSION IS MIN. DISTANCE FROM WALL TO NEAREST FITTING (TYP.)
2. "B" DIMENSION IS MIN. DISTANCE STRAIGHT PIPE BEFORE WATER IS PIPE TRANSITIONED
3. ALL BRONZE BALL VALVES MUST BE SUPPLIED WITH MANUFACTURER'S HANDLE.
4. ACCESS DOOR SHALL BE VALLEY# SERIES #FS OR APPROVED EQUAL.
5. LADDER SHALL BE ALUMINUM.
6. FLOOR OF METER PIT SHALL BE SLOPED TOWARD SUMP DEPRESSION.
7. SOLDER JOINTS ARE NOT ALLOWED.
8. DESIGN OF METER PIT SHALL BE UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN THE DESIGN OF THIS WORK, AND LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA. THE PLANS AND CALCULATIONS SHALL BEAR THE RESPONSIBLE ENGINEER. STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH ACI 350 AND ACI 350.3 FOR SEISMIC LOADS.
9. THE ENTIRE EXTERIOR SURFACE OF ALL PITS AND VAULTS SHALL BE COATED AT THE PLANT WITH A TWO PART EPOXY AT 3 TO 6 MILS PER COAT.
10. THE ENTIRE INTERIOR SURFACE OF ALL PITS AND VAULTS SHALL BE COATED AT THE PLANT WITH ONE PART WHITE EPOXY AT 4 TO 6 MILS PER COAT WITH 2 COATS.
11. LOCATE ACCESS DOOR OVER LADDER AND METER METER.
12. COAT ALUMINUM IN CONTACT WITH CONCRETE.

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

W8
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

NTS

WATER METER PIT

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

W4
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

NTS

WATER SERVICE CONNECTION DETAIL

NOTES:

1. POSITION TANKS SO THAT PLUMBING IS BELOW FROST LINES IN AREAS WHERE FREEZING MAY OCCUR.
2. DRAWINGS ARE FOR REFERENCE ONLY. CONSULT WITH TANK MANUFACTURER TO IDENTIFY STANDARD CONFIGURATIONS FOR TANK SIZES AND LOCATIONS.
3. SEAL ALL PENETRATIONS TO PREVENT LEAKAGE INTO THE SOIL.
4. A BACK FLOW PREVENTER MUST BE INSTALLED IN APPLICATIONS THAT ARE AT RISK OF HAVING SEWAGE BACKING UP INTO THE RECLAIM SYSTEM.
5. APPROXIMATE TANK VOLUME IS 2000 GALLONS EACH. TOTAL STORAGE SHOULD BE 6000 GALLONS. REFER TO DETAIL FOR TANK SEPARATION SIZING.
6. AN ADDITIONAL SAND/OIL SEPARATOR TO BE ADDED TO TANKING CONFIGURATION PER CITY/STATE REQUIREMENTS.
7. THE OIL SEPARATOR AND WATER RECLAIM TANKS, INCLUDING MANHOLES, TO BE RATED FOR HS-20 LOADING. REFER TO STRUCTURAL AND CIVIL DRAWINGS.

WATER RECLAMATION TANK

arna
ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

PROJECT: 2300005602 PHOENIXVILLE PLAZA - PAD SITES

Project

1000 NUTT ROAD-PAD SITES

UPI # 15-7-17.1

BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title

UTILITY DETAILS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHIRAG V. THAKKAR
ENGINEER
No. 075153

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

DATE	COMMENTS	NO.
06-09-23	RESOLUTION COMPLIANCE	1.

REVISIONS

Project No.	230005602
Date	03-07-2023
Scale	N.T.S
Drawn By	AG
Checked By	CT

Drawing No.

CU-501

Sheet 16 of 18

Schedule

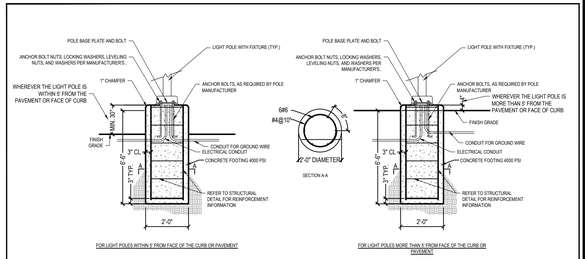
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	B	13	Lithonia Lighting	RSX1 LED P1 30K R4	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution	1	6543	1	102.68
	C	2	Lithonia Lighting	RSX1 LED P1 30K R4	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution	1	6543	1	102.68
	D	2	Lithonia Lighting	RSX1 LED P1 30K R4	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution	1	6543	1	154.02
	E	6	Lithonia Lighting	WDGE3 LED P4 70CRI R4 30K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 4 OPTIC	1	11554	1	87.8914
	F	5	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VW	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC.	1	1163	1	10.0002
	G	2	Lithonia Lighting	DSXSC LED 30C 700 30K T5M MVOLT	DSX SURFACE CANOPY FIXTURE WITH 3 LIGHT ENGINES, 700mA DRIVER, 3000K LEDs, T5M OPTIC.	1	7970	1	67
	A1 EXISTING	2	Lithonia Lighting	KAD 400M RSS (PULSE START)	Area Luminaire, 400W MH, RSS Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	1	38000	0.5	912
	A2 EXISTING	2	Lithonia Lighting	KAD 400M RSS (PULSE START)	Area Luminaire, 400W MH, RSS Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	1	38000	0.5	1368

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.7 fc	15.3 fc	0.0 fc	N/A	N/A
Starbucks Drive Thru	*	5.7 fc	11.8 fc	1.4 fc	8.4:1	4.1:1
Starbucks Parking	*	4.1 fc	9.9 fc	1.1 fc	9.0:1	3.7:1
Carwash	*	3.2 fc	7.4 fc	0.5 fc	14.8:1	6.4:1

NOTES:

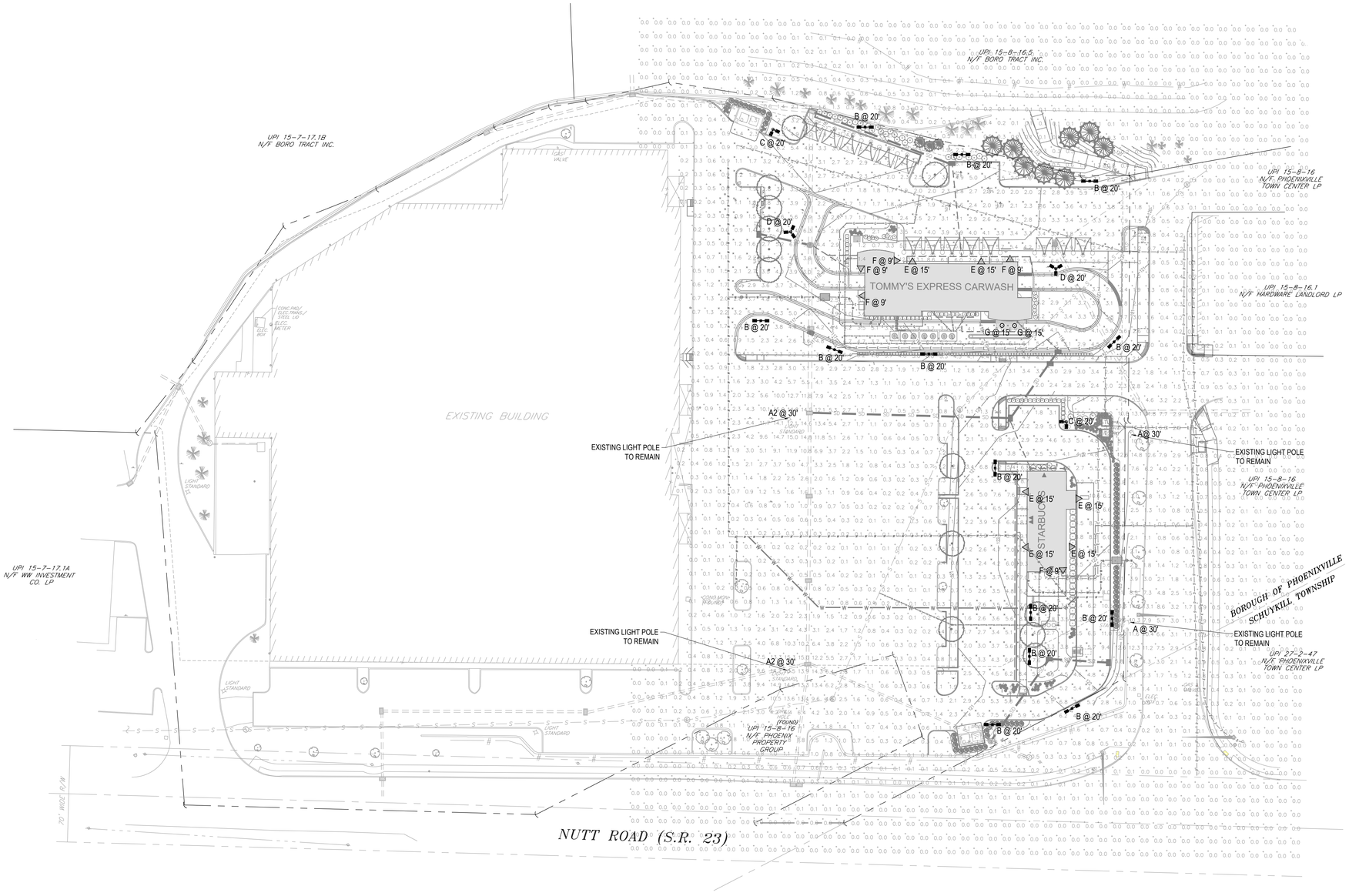
1. FIXTURES MOUNTED AT 20' (POLE) AND 15' (BUILDING).
2. CALCULATIONS ARE TAKEN AT GRADE.
3. CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS.
4. THE POLE FIXTURE MOUNTING HEIGHT IS ASSUMED TO BE 30 FT FOR EXISTING POLE FIXTURES.
5. ELECTRICAL FEEDS FOR LIGHTING POLES SHALL BE RUN UNDERGROUND AND NOT OVERHEAD.
6. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE BOROUGH FOR REVIEW AND APPROVAL.
7. THE BOROUGH RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THIS CHAPTER AND AS OTHERWISE AGREED UPON BY THE BOROUGH, AND IF APPROPRIATE, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE BOROUGH.
8. UNLESS SPECIFICALLY ALLOWED BY BOROUGH COUNCIL, LIGHTING SHALL BE CONTROLLED BY AUTOMATIC SWITCHING DEVICES TO EXTINGUISH LIGHTING AT THE CLOSE OF BUSINESS, BUT NO LATER THAN 11:00PM. REDUCED BY AT LEAST 50% UNTIL DAWN.
9. LIGHTING PROPOSED AFTER 11:00 PM OR AFTER NORMAL HOURS OF BUSINESS, WHICHEVER IS EARLIER, SHALL BE REDUCED BY AT LEAST 50% FROM THEN UNTIL DAWN.
10. ALL LIGHT POLES BE SET FIVE FEET BEHIND CURBS OR BE MOUNTED ON A THIRTY (30) INCH HIGH CONCRETE PEDESTAL.



NOTE:
THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR ILLUSTRATION, GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES ONLY. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

NTS

LIGHT POLE BASE DETAIL



LEGEND

PROPOSED SYMBOLS & LINES

SITE
- PROPERTY LINE
- SETBACK LINE
- BUILDING
- CURB LINE
- ROLLED CURB LINE
- DEPRESSED CURB LINE
- TRAFFIC SIGN
- CURB RAMP
- PARKING ROW COUNT
- PARKING COUNT FOR EACH AREA
- BUILDING DOOR
- PIN
- TRAIL EASEMENT

GRADING AND DRAINAGE
- STORM PIPE
- CATCH BASIN
- STORM MANHOLE
- CONTOUR
- SPOT GRADE
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- FLOW ARROW
- HEADWALL / FLARED END SECTION
- RIP-RAP

UTILITY
- WATER LINE
- GAS LINE
- TELEPHONE & ELECTRIC LINE
- HYDRANT
- VALVE
- CLEANOUT
- SANITARY MANHOLE
- PROPOSED SANITARY PIPE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC JUNCTION BOX

EXISTING SYMBOLS & LINES
- STORM DRAIN
- SANITARY LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD WIRE
- FENCE (TYPE AS NOTED)
- TREE LINE
- PROPERTY/RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- CONTOUR LINE
- HYDRANT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POLE
- ANCHOR POLE
- MANHOLE (TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- SPOT ELEVATION
- CLEAN OUT
- TREE
- BENCH MARK
- SIGN
- BOLLARD
- METAL COVER
- ELECTRIC BOX
- CURB LINE
- PARKING ROW COUNT

arna
ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
T: 215.766.8280
F: 215.434.5280

PROJECT: 230005602 PHOENIXVILLE PLAZA - PAD SITES

40 0 20 40
SCALE IN FEET

Project

1000 NUTT ROAD-PAD SITES
UPI # 15-7-17.1

BOROUGH OF PHOENIXVILLE
CHESTER COUNTY PENNSYLVANIA

Drawing Title

LIGHTING PLAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHIRAG V. THAKKAR ENGINEER No. 075153

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

DATE	COMMENTS	NO.
06-09-23	RESOLUTION COMPLIANCE	1.

REVISIONS

Project No.	230005602
Date	03-07-2023
Scale	1" = 40'
Drawn By	KGP
Checked By	AAB

Drawing No.

LT-101

Sheet 17 of 18

RSX1 LED
Area Luminaire



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drilling patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral splitter and other mounting configurations are available.

Specifications

EPA (ft²/40°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) [SPA mount]

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body; 7.2" (18.4 cm) Arm

Weight (SPA mount): 22.0 lbs (10.0 kg)



Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) *	SPA Square pole mounting [3" min. SQ pole for 1 at 90°, 1/2" min. SQ pole for 2, 3, 4 at 90°]
	P2	40K 4000K	R3 Type 3 Short	347 347V *	RPA Round pole mounting [3" min. dia. pole for 1 at 90°, 2-3/8" min. dia. for 2, 3, 4 at 90°]
	P3	50K 5000K	R4 Type 4 Short	HVOLT [277V-480V] *	WBA Wall adapter (fits 3-3/8" OD tenon)
	P4		R5 Type 5 Wide	Use specific voltage for options as noted.	MA Mast arm adapter (fits 2-3/8" OD tenon)
			R5S Type 5 Short	120 120V	SRM Square pole universal mounting *
			R5W Type 5 Wide *	208 208V *	RRM Round pole universal mounting *
			AFR Automotive Front Row	240 240V *	AASP Adjustable tilt arm square pole mounting *
			AFRDM Automotive Front Row Right Mounted	480 480V *	AARP Adjustable tilt arm round pole mounting *
			AFRLW Automotive Front Row Left Mounted		AAWB Adjustable tilt arm wall mount bracket *
					AAWS Adjustable tilt arm wall bracket and surface conduit box *

Options		Finish
Shipped installed	**Shipped installed**	DDBXD Dark Bronze
PE Photocontrol, button cell **	SF Single fuse (120, 277, 347)*	DBLXD Black
PER5 Photocontrol, button cell, 5-pin **	DF Double fuse (208, 240, 480)*	DNAXD Natural Aluminum
SF Single fuse (120, 277, 347)*	**Shipped separately**	DWHXD White
DF Double fuse (208, 240, 480)*	KA Knuckle adapter (specify finish)	DDBTXD Textured Dark Bronze
SPD20KV 20KV Surge pack (10kV/10kA)	**Shipped separately**	DBLBXD Textured Black
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) *	KA Knuckle adapter (specify finish)	DNATXD Textured Natural Aluminum
PIR Motion/ambient sensor for 8-15' mounting heights. Not available with SPA. *	**Shipped separately**	DWHGXD Textured White
PIRH Motion/ambient sensor for 15-30' mounting heights. Not available with SPA. *	BSS Bird spikes *	
PIR1FC3V Motion/ambient sensor for 8-15' mounting heights and ships as a separate unit for use with a Networked Lutron® wireless control. *		
PIRHFC3V Motion/ambient sensor for 15-30' mounting heights and ships as a separate unit for use with a Networked Lutron® wireless control. *		
FAO Field adjustable output *		
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) *		
PIR Motion/ambient sensor for 8-15' mounting heights *		
PIRH Motion/ambient sensor for 15-30' mounting heights *		

Accessories	
(Ordered and Shipped separately)	
DSXSC-3	Square cable shield, 3 pack (required)
DSXSCBSTRHMNT	Bird shield for 2RM arm surface (mounts to white opening blanks)

NOTES
1. Available with 700mA or 1000mA option only.
2. Not available with 347 or 480V.
3. AARRD only available with 530mA or 700mA.
4. Dimming Wire Connection qualifies as a 0-10V dimming system when voltage from 120-277V (50/60 Hz), Sensity 120, 208, 240 or 277 options only when ordering with Sensity SDI-SP option).
5. Not available with Sensity (YMD). Only available with 700mA or 1000mA.
6. Also available as a separate accessory, see Accessories information below.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
8. See the electrical section on page 3 for more details. DMG Dimming wires pulled outside fixture (for use with an external control, ordered separately) * is 0-10V dimming wires standard. Available in Sensity up to 30'. Not available with 347V or 480V. Not available with fusing.
9. For use with Motion/Ambient Sensor (PIR, PIRH, PIR1FC3V, PIRHFC3V) or other motion/ambient sensor, the PIR8 (8' PIR1FC3V) specifies the Acuity Controls SBOR1 OEM motion/ambient sensor.
10. PE not available with DS.
11. Not qualified for DLC. Not available with DSHR.

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Wall comfort forward throw	MVOLT	**Shipped included**
	P2	30K 3000K	90CRI	VW Wall comfort wide	347*	SRM Surface mounting bracket
		40K 4000K				ICW Indirect Ceiling/Valley Washer bracket (dry/damp locations only)*
		50K 5000K				**Shipped separately**
						BWS 3-Black Architectural wall spacer
						PSDW Surface mounted back box (bag kit). Light conduit entry (2 or when there is no junction box available.

Options		Finish
E4WH Emergency battery backup, Certified in CA Title 20 (MAINS ONLY), 4W, cold start *	PIR Bi-level (350/1200 lumens) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external stub to down wired only.	DDBXD Dark bronze
PE * Photocell, Button Type	PIRH Bi-level (700/1200 lumens) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external stub to down wired only.	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	PIR1FC3V Bi-level (350/1200 lumens) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) *	PIRHFC3V Bi-level (700/1200 lumens) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
BCE Bottom cord entry for back box (PBBW). Total of 4 entry points.	**Networked Lutron Wireless Controls:**	DSSXD Sandstone
BAA Buy American Act Compliant	NLTAIR2 PIR Nlight AIR enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DDBTXD Textured dark bronze
	NLTAIR2 PIRH Nlight AIR enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DBLBXD Textured black
	NLTAIR2 PIRH nLight AIR enabled bi-level motion/ambient sensor for 15-30' mounting heights. Integrate into wireless backbone only.	DNATXD Textured natural aluminum
		DWHGXD Textured white
		DSSTXD Textured sandstone

Accessories	
(Ordered and Shipped separately)	
WDGXBC DDBXD	Surface mounted back box (bag kit). Light conduit entry (2 or when there is no junction box available.
WDGXRMA DDBXD	Wireless surface mounted back box (specify finish).

NOTES
1. 347V and 480V not available with PE, PIR, PIRH, PIR1FC3V or PIRHFC3V.
2. PE not available in 480V and with networked controls.
3. DSHG option not available with PIR1FC3V or PIRHFC3V.
4. Not qualified for DLC. Not available with DSHR, DSXR emergency backup or networked controls.

WDGE1 LED Family Overview

Luminaire	Standard (SE, CC)	CA4TEIL (SC)	Sensity	Lumens / 4000K					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	40K	—	—	1,200	2,000	—	—	—	—
WDGE2 LED	55W	50W	Standalone / eLight	1,200	2,000	3,000	4,500	6,000	—
WDGE3 LED	55W	50W	Standalone / eLight	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	—	—	Standalone / eLight	12,000	14,000	16,000	20,000	22,000	25,000

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	Wattage	Drive Current (mA)	Color Temperature	30K (3000K, 80CRI)			40K (4000K, 80CRI)			50K (5000K, 80CRI)		
				Lumens	LPW	B U G	Lumens	LPW	B U G	Lumens	LPW	B U G
P1	55W	530	VW	5,742	116	0 0 0	5,742	116	0 0 0	5,227	123	0 0 0
			W	5,122	112	0 0 0	5,122	112	0 0 0	4,663	120	0 0 0
			VF	5,806	120	1 0 0	5,806	120	1 0 0	5,286	127	1 0 0
			VW	5,809	120	1 0 0	5,809	120	1 0 0	5,290	127	1 0 0
P2	115W	1050	VW	11,199	113	0 0 0	11,199	113	0 0 0	10,197	120	0 0 0
			W	9,992	109	0 0 0	9,992	109	0 0 0	9,096	116	0 0 0
			VF	11,324	117	1 0 0	11,324	117	1 0 0	10,311	124	1 0 0
			VW	11,330	117	1 0 0	11,330	117	1 0 0	10,316	124	1 0 0
P3	115W	1050	VW	14,599	147	0 0 0	14,599	147	0 0 0	13,294	157	0 0 0
			W	13,021	142	0 0 0	13,021	142	0 0 0	11,854	151	0 0 0
			VF	14,757	152	1 0 0	14,757	152	1 0 0	13,435	161	1 0 0
			VW	14,764	152	1 0 0	14,764	152	1 0 0	13,441	161	1 0 0
P4	115W	1050	VW	15,726	162	0 0 0	15,726	162	0 0 0	14,317	173	0 0 0
			W	14,026	157	0 0 0	14,026	157	0 0 0	12,769	166	0 0 0
			VF	15,892	168	1 0 0	15,892	168	1 0 0	14,469	178	1 0 0
			VW	15,900	168	1 0 0	15,900	168	1 0 0	14,476	178	1 0 0

Electrical Load

Performance Package	Input Watts	Current (A)			
		120V	208V	277V	347V
P1	55W	0.48	0.28	0.21	0.17
P2	115W	1.01	0.58	0.44	0.35
P3	115W	1.01	0.58	0.44	0.35
P4	115W	1.01	0.58	0.44	0.35

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.965
30K	0.957
40K	0.882
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Drive Current	Lumens
530mA	VF 640
	VW 647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Performance Package
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, per IESNA TM-21 and actual in-use LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21).

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.93	0.88	0.80

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below for other lumen maintenance values, contact factory.

Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup
D = 5.7"
H = 8"
W = 9"



AWS – 3/8inch Architectural Wall Spacer
D = 0.38"
H = 4.4"
W = 7.5"



PBBW – Surface-Mounted Back Box Use when there is no junction box available.
D = 1.75"
H = 8"
W = 9"

Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1.5 average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.



WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting® WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



WDGE1 LED P2 40K 80CRI VW



WDGE1 LED P2 40K 80CRI VF

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be lit up, flame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal performance and promote long life. The driver is mounted in direct contact with the housing for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Housing and mounted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multi-stage process ensures a 3-mil thickness for a finish that can withstand extended exposure to the most severe environments. Standard colors are matched to industry dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing a low profile and sleek appearance. Available in 5 optical patterns to fit most applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the IESNA and Green Globes™ criteria for minimizing wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life. The electronic driver has a power factor of >90%, THD <20%, and is mounted in direct contact with the housing for low operating temperature and long life. 6kV surge rating. When the luminaire which meets a minimum Category C low operation (per ANSI/IESNA CALC-41.2).

INSTALLATION

Mounts to a 4x4" recessed or surface mount outlet box using a quick-mount kit (included). kit contains galvanized steel luminaire and outlet box plates and a full pot gasket. Kit has no exposed screws, providing a clean appearance for the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with captive screws. Luminaire can be locked in place with a 7/8" tie bright as standard. For tamper-supply leads, please consult factory.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. Luminaire is 3G vibration rated. 40°C maximum ambient.

BUY AMERICAN ACT

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LIGHT FIXTURE B, C & D

WDGE2 LED
Architectural Wall Sconce



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

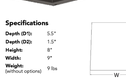
Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 5"
Weight (without options): 9 lbs



Ordering Information

EXAMPLE: WDGE2 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1	27K 2700K	80CRI	VF Wall comfort forward throw	MVOLT	**Shipped included**
	P2	30K 3000K	90CRI	VW Wall comfort wide	347*	SRM Surface mounting bracket
		40K 4000K				ICW Indirect Ceiling/Valley Washer bracket (dry/damp locations only)*
		50K 5000K				**Shipped separately**
						BWS 3-Black Architectural wall spacer
						PSDW Surface mounted back box (bag kit). Light conduit entry (2 or when there is no junction box available.

Options		Finish
E4WH Emergency battery backup, Certified in CA Title 20 (MAINS ONLY), 4W, cold start *	PIR Bi-level (350/1200 lumens) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external stub to down wired only.	DDBXD Dark bronze
PE * Photocell, Button Type	PIRH Bi-level (700/1200 lumens) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external stub to down wired only.	DBLXD Black
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) *	PIR1FC3V Bi-level (350/1200 lumens) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DNAXD Natural aluminum
BCE Bottom cord entry for back box (PBBW). Total of 4 entry points.	PIRHFC3V Bi-level (700/1200 lumens) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
BAA Buy American Act Compliant	**Networked Lutron Wireless Controls:**	DSSXD Sandstone
	NLTAIR2 PIR nLight AIR enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DDBTXD Textured dark bronze
	NLTAIR2 PIRH nLight AIR enabled bi-level motion/ambient sensor for 15-30' mounting heights. Integrate into wireless backbone only.	DBLBXD Textured black
		DNATXD Textured natural aluminum
		DWHGXD Textured white
		DSSTXD Textured sandstone

Accessories	
(Ordered and Shipped separately)	
WDGXBC DDBXD	Surface mounted back box (bag kit). Light conduit entry (2 or when there is no junction box available.
WDGXRMA DDBXD	Wireless surface mounted back box (specify finish).

NOTES
1. 347V and 480V not available with PE, PIR, PIRH, PIR1FC3V or PIRHFC3V.
2. PE not available in 480V and with networked controls.
3. DSHG option not available with PIR1FC3V or PIRHFC3V.
4. Not qualified for DLC. Not available with DSHR, DSXR emergency backup or networked controls.

WDGE2 LED Family Overview

Luminaire	Standard (SE, CC)	CA4TEIL (SC)	Sensity	Lumens / 4000K					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	40K	—	—	1,200	2,000	—	—	—	—
WDGE2 LED	55W	50W	Standalone / eLight	1,200	2,000	3,000	4,500	6,000	—
WDGE3 LED	55W	50W	Standalone / eLight	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	—	—	Standalone / eLight	12,000	14,000	16,000	20,000	22,000	25,000

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	Wattage	Drive Current (mA)	Color Temperature	30K (3000K, 80CRI)			40K (4000K, 80CRI)			50K (5000K, 80CRI)		
				Lumens	LPW	B U G	Lumens	LPW	B U G	Lumens	LPW	B U G
P1	55W	530	VW	5,742	116	0 0 0	5,742	116	0 0 0	5,227	123	0 0 0
			W	5,122	112	0 0 0	5,122	112	0 0 0	4,663	120	0 0 0
			VF	5,806	120	1 0 0	5,806	120	1 0 0	5,286	127	1 0 0
			VW	5,809	120	1 0 0	5,809	120	1 0 0	5,290	127	1 0 0
P2	115W	1050	VW	11,199	113	0 0 0	11,199	113	0 0 0	10,197	120	0 0 0
			W	9,992	109	0 0 0	9,992	109	0 0 0	9,096	116	0 0 0
			VF	11,324	117	1 0 0	11,324	117	1 0 0	10,311	124	1 0 0
			VW	11,330	117	1 0 0	11,330	117	1 0 0	10,316	124	1 0 0
P3	115W	1050	VW	14,599	147	0 0 0	14,599	147	0 0 0	13,294	157	0 0 0
			W	13,021	142	0 0 0	13,021	142	0 0 0	11,854	151	0 0 0
			VF	14,757	152	1 0 0	14,757	152	1 0 0	13,435	161	1 0 0
			VW	14,764	152	1 0 0	14,764	152	1 0 0	13,441	161	1 0 0
P4	115W	1050	VW	15,726	162	0 0 0	15,726	162	0 0 0	14,317	173	0 0 0
			W	14,026	157	0 0 0	14,026	157	0 0 0	12,769	166	0 0 0
			VF	15,892	168	1 0 0	15,892	168	1 0 0	14,469	178	1 0 0
			VW	15,900	168	1 0 0	15,900	168	1 0 0	14,476	178	1 0 0

Electrical Load

Performance Package	Input Watts	Current (A)			
		120V	208V	277V	347V
P1	55W	0.48	0.28	0.21	0.17
P2	115W	1.01	0.58	0.44	0.35
P3	115W	1.01	0.58	0.44	0.35
P4	115W	1.01	0.58	0.44	0.35

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.965
30K	0.957
40K	0.882
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Drive Current	Lumens
530mA	VF 640
	VW 647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Performance Package
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, per IESNA TM-21 and actual in-use LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21).

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.93	0.88	0.80

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below for other lumen maintenance values, contact factory.

Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup
D = 5.7"
H = 8"
W = 9"

AWS – 3/8inch Architectural Wall Spacer
D = 0.38"
H = 4.4"
W = 7.5"

PBBW – Surface-Mounted Back Box Use when there is no junction box available.
D = 1.75"
H = 8"
W = 9"

Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1.5 average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting® WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be lit up, flame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal performance and promote long life. The driver is mounted in direct contact with the housing for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Housing and mounted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multi-stage process ensures a 3-mil thickness for a finish that can withstand extended exposure to the most severe environments. Standard colors are matched to industry dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing a low profile and sleek appearance. Available in 5 optical patterns to fit most applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEEDR and Green Globes™ criteria for minimizing wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life. The electronic driver has a power factor of >90%, THD <20%, and is mounted in direct contact with the housing for low operating temperature and long life. 6kV surge rating. When the luminaire which meets a minimum Category C low operation (per ANSI/IESNA CALC-41.2).

INSTALLATION

Mounts to a 4x4" recessed or surface mount outlet box using a quick-mount kit (included). kit contains galvanized steel luminaire and outlet box plates and a full pot gasket. Kit has no exposed screws, providing a clean appearance for the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with captive screws. Luminaire can be locked in place with a 7/8" tie bright as standard. For tamper-supply leads, please consult factory.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. Luminaire is 3G vibration rated. 40°C maximum ambient.

BUY AMERICAN ACT

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LIGHT FIXTURE E

WDGE3 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WDGE3 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE