



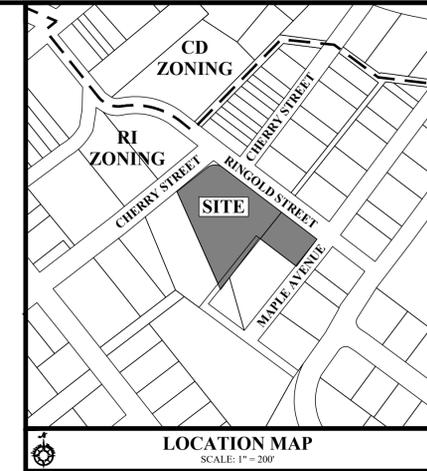
SHEET INDEX

Table with 2 columns: Sheet Number, Sheet Title. Lists sheets 1 through 12 including COVER SHEET, TITLE PLAN, EXISTING CONDITIONS & DEMOLITION PLAN, etc.

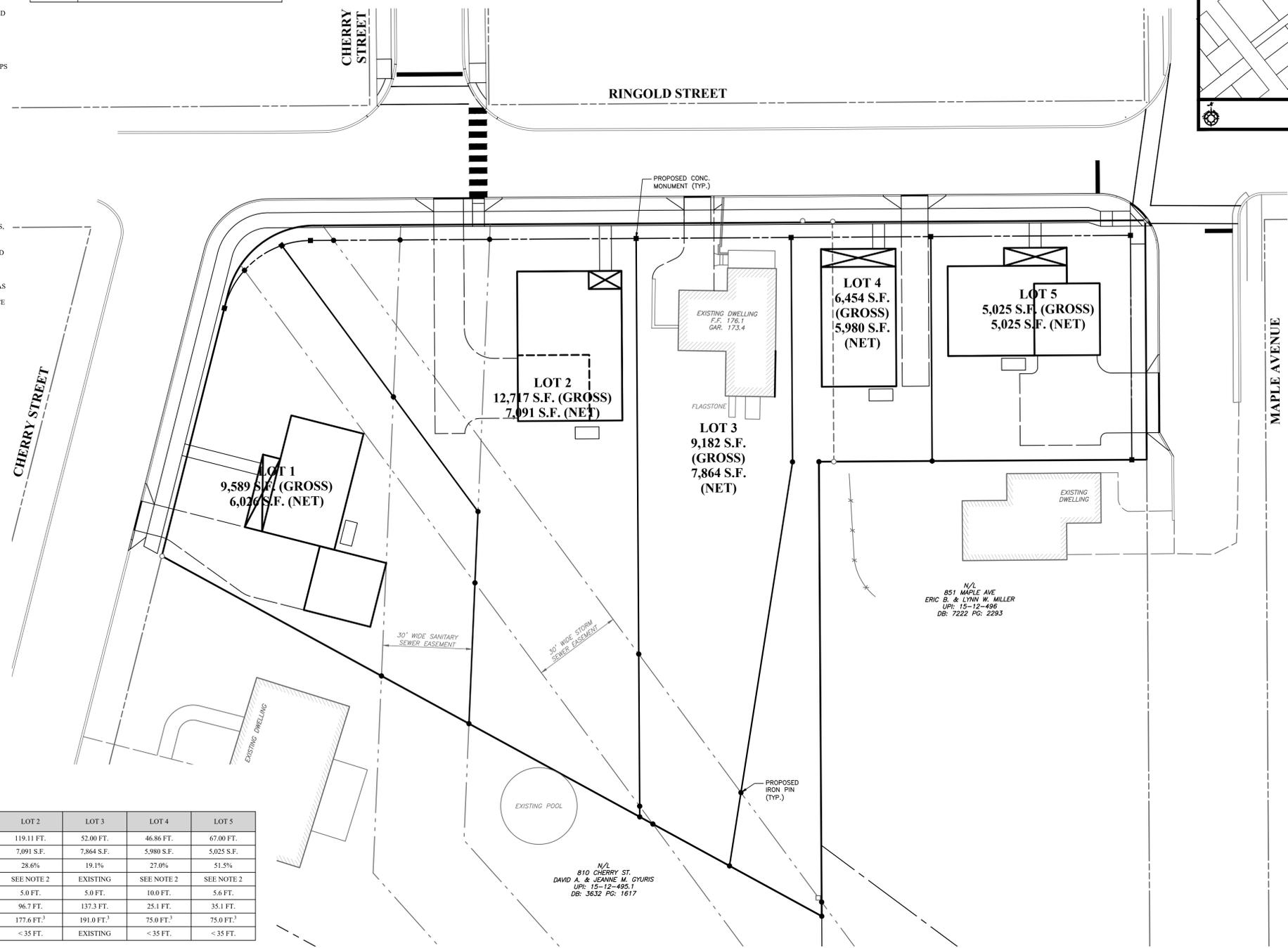
GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF THE TWO (2) EXISTING PARCELS AT THIS LOCATION INTO FIVE (5) LOTS. LOT THREE WILL RETAIN THE EXISTING UNIT. THE OTHER FOUR (4) LOTS WILL BE DEVELOPED WITH DETACHED SINGLE-FAMILY HOMES.
2. TOTAL TRACT AREA - 44,103 S.F. (GROSS) 32,877 S.F. (NET)
3. UPI NUMBERS: 15-12-495 & 15-12-497.
4. BOUNDARY INFORMATION SHOWN PER PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
5. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FOOT.
7. ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON MAY 22, 2023.
8. THE PROPERTY IS LOCATED WITHIN THE RI-RESIDENTIAL INFILL ZONING DISTRICT.
9. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 4202C0660, EFFECTIVE SEPTEMBER 29, 2017.
10. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
11. SITE GEOLOGY IS CHARACTERIZED AS T3- STOCKTON FORMATION.
12. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
13. THE SITE IS LOCATED IN THE UNNAMED TRIBUTARY OF THE FRENCH CREEK WATERSHED. THE CHAPTER 93 DESIGNATION OF THE UNNAMED TRIBUTARY IN FRENCH CREEK WATERSHED IS T3/MF.
14. THERE ARE NO BODIES OF WATER, WATERCOURSES OR WETLANDS ON THE SITE.
15. THERE ARE NO STEEP OR VERY STEEP SLOPES ON THIS SITE.
16. EXISTING STORM AND SANITARY EASEMENTS CROSSING THE SITE ARE SHOWN PER MINOR MAP OF SUBDIVISION PROPERTY FOR RICHARD S. GYURIS, PREPARED BY HOPKINS AND SCOTT, INC. DATED 11/6/1992 (LAST REVISED 05/17/1992) AND ARE IN FAVOR OF THE BOROUGH OF PHOENIXVILLE.
17. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
18. A BLANKET EASEMENT IS GRANTED TO THE BOROUGH OF PHOENIXVILLE HAS THE RIGHT OF ACCESS TO ALL BMPs AND CONVEYANCES FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE OPERATIONS AND MAINTENANCE PROCEDURES.
19. THE ADDITIONAL RIGHT OF WAY IS OFFERED FOR DEDICATION TO THE BOROUGH OF PHOENIXVILLE.

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



RECORDER OF DEEDS
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF CHESTER, AT WEST CHESTER, PA. IN PLAN BOOK NO. _____ ON _____, 20____, PAGE NO. _____.
RECORDER OF DEEDS
I, OWEN M. HYNNE, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY BOROUGH RESOLUTION 2023-39 AND THAT, BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
OWEN M. HYNNE, P.E.
DATE: _____
I HEREBY CERTIFY THAT THE BOROUGH OF PHOENIXVILLE PLANNING COMMISSION REVIEWED THIS PLAN AND ISSUED ITS COMMENTS TO BOROUGH COUNCIL PRIOR TO COUNCIL'S ADOPTION OF RESOLUTION 2023-39, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
TOM CARNEVALE
PLANNING COMMISSION CHAIR PERSON
WE HEREBY CERTIFY THAT THE BOROUGH COUNCIL OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 2023-39, ADOPTED NOVEMBER 14, 2023, APPROVED THIS PLAN AS A FINAL SUBDIVISION AND 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 COUNCIL HEREBY AUTHORIZES THIS PLAN FOR RECORDING.



PARKING TABULATION

Table with 2 columns: REQUIRED PARKING, PROVIDED. Lists parking requirements for each lot and a total of 10 required and 16 provided spaces.

1. 1.83 SPACES PER DWELLING REQUIRED FOR RESIDENTIAL SINGLE FAMILY DETACHED DWELLING PER ITE PARKING GENERATION 4TH EDITION.

ZONING (RI)

RESIDENTIAL INFILL DISTRICT

Table with 6 columns: REQUIRED, LOT 1, LOT 2, LOT 3, LOT 4, LOT 5. Lists zoning requirements such as minimum lot width, maximum impervious coverage, and minimum front yard.

NOTES:
(1) AS A TRACT OF OVER 1 ACRE, THE REQUIRED DIMENSIONAL STANDARDS ARE BASED ON THOSE FOUND IN SECTION 27-302 FOR SINGLE FAMILY DETACHED HOMES (THE ONLY USE EXISTING ON THIS BLOCK).

- (2) THE BUILD-TO LINE MUST BE WITHIN THE RANGE OF EXISTING BUILDINGS ON THE SAME STREET FRONTAGE OF THE BLOCK.
CHERRY STREET = 41.2 FT.
RINGOLD STREET = 24.2 FT.
MAPLE STREET = 24.5 FT.
(3) THE AVERAGE LOT DEPTH FOR MULTI-LOT PROJECTS SHALL EQUAL THE MEDIAN DEPTH OF LOTS FOR A BLOCK. THE MEDIAN DEPTH FOR THIS BLOCK IS 125 FEET. THE AVERAGE LOT DEPTH FOR THIS PROJECT IS 125.3 FT.
(4) MINIMUM REQUIRED BUILDING SPACING IS 10 FEET. THIS IS SHOWN AS A 5 FOOT SIDE YARD ON EACH LOT.

SOILS DESCRIPTION

Table with 8 columns: SYMBOL, DESCRIPTION, SLOPE, AVAILABLE WATER CAPACITY, DRAINAGE CLASS, DEPTH TO S.H.W.T., DEPTH TO BEDROCK, CAPABILITY UNIT, HYDROLOGIC SOIL GROUP. Lists soil type UrxB with various characteristics.

E. JEAN KRACK
BOROUGH MANAGER
JONATHAN M. EWALD
COUNCIL PRESIDENT
THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON _____
CCPC/ SECRETARY
AFFIDAVIT OF OWNERSHIP
COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED MARK R. GERAGHTY, TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):
HE IS THE SOLE MEMBER OF PROVIDENCE CAPITAL GROUP, LLC WHICH IS A LIMITED LIABILITY COMPANY AND IS THE RECORD OWNER OF ALL THE PROPERTY ("PROPERTY") TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. THE SOURCE OF PROVIDENCE CAPITAL GROUP, LLC'S TITLE IS THE DEED RECORDED, WITH THE OFFICE ("RECORDERS OFFICE") OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, PENNSYLVANIA, IN RECORD BOOK _____ BEGINNING AT PAGE _____. THIS PLAN IS PROVIDENCE CAPITAL GROUP, LLC'S ACT AND DEED AND IS AUTHORIZED BY PROVIDENCE CAPITAL GROUP, LLC TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID PROVIDENCE CAPITAL GROUP, LLC TO MAKE THIS AFFIDAVIT.
PROVIDENCE CAPITAL GROUP, LLC
BY: _____
SWORN TO AND SUBSCRIBED BEFORE ME
THIS ____ DAY OF _____.
NOTARY PUBLIC
I, MATTHEW D. KELLY, 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.

WAIVERS GRANTED:

- 1. SECTION 22-502.1 C (3) (a): A WAIVER TO ALLOW REMOVAL OF EXISTING TREES OVER 6" IN DBH AS A PART OF THIS DEVELOPMENT.

AREA OF TRACT

Table with 2 columns: UPI, Area. Lists UPI numbers and their corresponding areas in acres.

OWNER OF RECORD:

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

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Pennsylvania One Call System
PA act 172 of 1986 requires three working days notice
Serial Numbers: 20231321314
PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

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Civil Engineers, Surveyors & Land Development Consultants
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West Chester, PA 19382
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Phone: (484) 947-2928
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Info@InlandDesign.net

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOEL D. COMANDA
ENGINEER
PE070740

Table with 3 columns: No., Date, Description. Lists revisions: 1. 09/20/2023 REVISIONS PER TOWNSHIP ENGINEER LETTER; 2. 11/17/2023 FINAL PLANS FOR RECORDING.

PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN
GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
1 inch = 20'

Date: 06/29/2023
Scale: 1" = 20'
Drawn by: PCG
Checked by: JDC
Project No. 11072

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

SHEET 1 OF 12

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

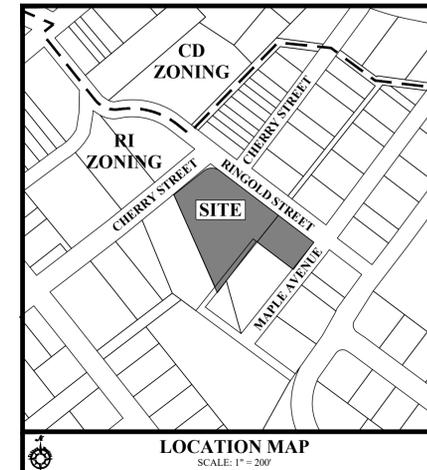
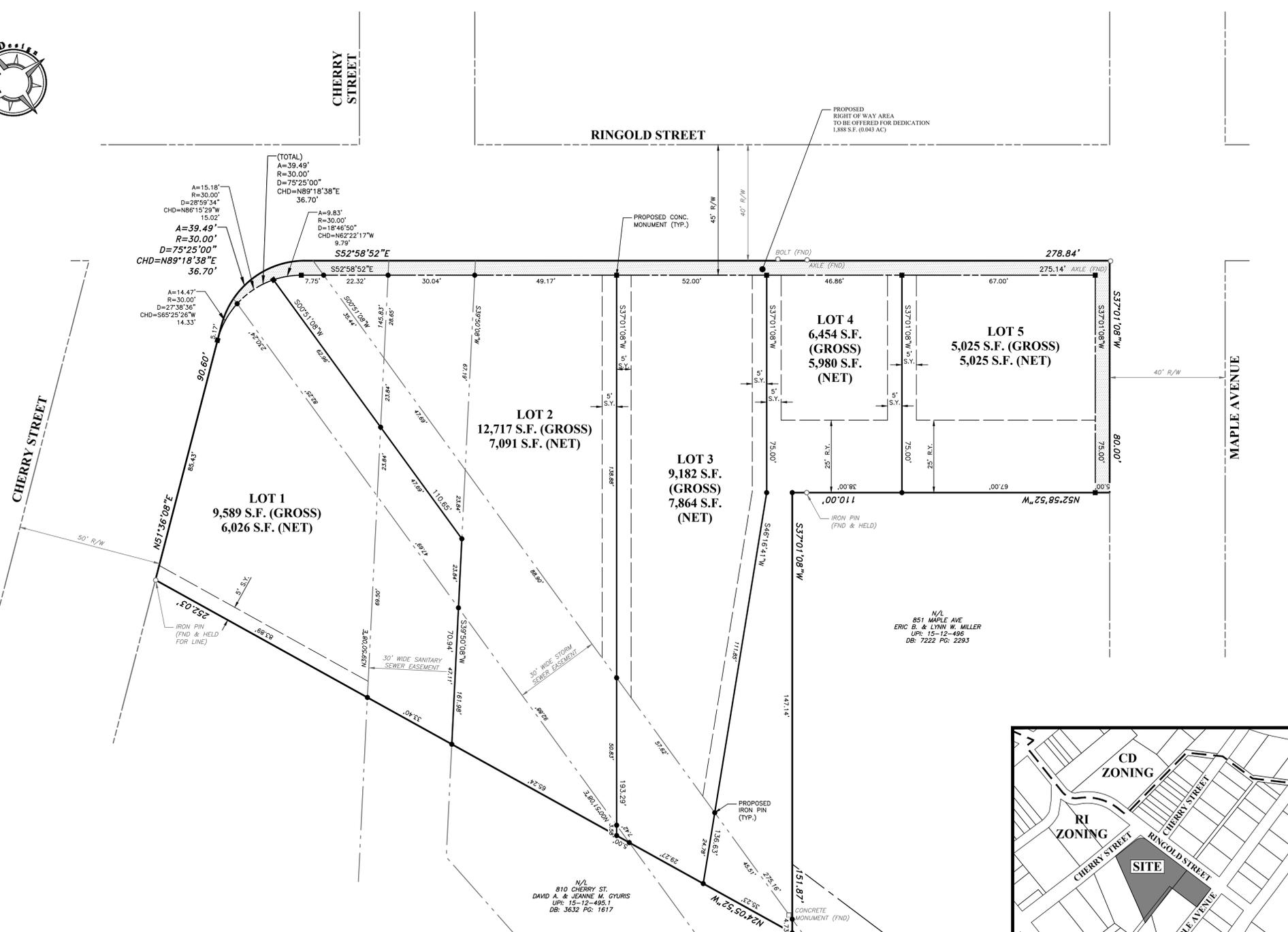
- APPLICANT** - THE PERSONS AND/OR ENTITY(IES) WHO OR WHICH HAS SUBMITTED THIS PLAN TO THE BOROUGH FOR APPROVAL PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- APPLICATION** - THE APPLICANT'S APPLICATION, TO THE BOROUGH, FOR APPROVAL OF THIS PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- BOROUGH** - THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA.
- DEVELOPER** - THE PERSONS OR ENTITY(IES) WHO OR WHICH IMPLEMENT THE LAND DEVELOPMENT SHOWN ON THIS PLAN.
- HOMEOWNERS ASSOCIATION** - A PENNSYLVANIA NON-PROFIT CORPORATION TO BE INCORPORATED AND SET UP BY THE DEVELOPER. ALL OWNERS OF THE PROPOSED LOTS IN THE DEVELOPMENT MUST BE MEMBERS OF THE HOMEOWNERS ASSOCIATION, WHICH WILL BE RESPONSIBLE FOR MAINTAINING THE COMMON IMPROVEMENTS.
- PROPERTY OWNER** - ALL THE LEGAL AND EQUITABLE OWNERS OF THE PROPERTY AND THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- PROPERTY** - THE PROPERTY WHICH IS SUBDIVIDED AND/OR DEVELOPED PURSUANT TO THIS PLAN AND IDENTIFIED ON THIS PLAN AS BEING OWNED BY THE PROPERTY OWNER.
- PLAN** - THIS PLAN AS APPROVED BY THE BOROUGH.
- UPI** - CHESTER COUNTY UNIFORM PARCEL IDENTIFIER (NUMBER).
- THE BOROUGH OF PHOENIXVILLE'S APPROVAL OF THIS PLAN, AS A PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN, PURSUANT TO THE BOROUGH OF PHOENIXVILLE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF 2016, ORDINANCE NO. 2016-2267, AS AMENDED, WAS MADE BY BOROUGH RESOLUTION NO. 2023-29, WHICH WAS PASSED ON 11/16/2023. 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 PROPERTY 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.
 - ALL CONDITIONS OF AN APPROVAL SHOWN ON THIS PLAN AND OFFERS OF DEDICATION, SHALL RUN WITH THE LAND FOREVER AND SHALL BE ENFORCEABLE BY THE BOROUGH.
 - THE APPLICANT REPRESENTS TO THE BOROUGH THAT THE APPLICANT HAS ALL THE PROPERTY RIGHTS NECESSARY TO MAKE THE APPLICATION AND, AT THE TIME ANY PERMITS FOR THE IMPLEMENTATION OF THE PLAN ARE ISSUED AND WORK COMMENCED, WILL HAVE ALL THE RIGHTS NECESSARY TO IMPLEMENT THE PLAN COMPLETELY IN 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 LEGAL ACTION AGAINST THE BOROUGH ENGINEER'S REASONABLY BELIEVED AND/OR ALLEGED RIGHTS, APPLICANTS OR PROPERTY OWNERS LACK OF ANY SUCH PROPERTY RIGHT, THE APPLICANT AND PROPERTY OWNER SHALL HOLD THE BOROUGH HARMLESS AND INDEMNIFY IT FROM ANY AND ALL LIABILITY, LOSS, CLAIM, COST AND EXPENSE, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES RESULTING FROM SUCH LEGAL ACTION.
 - 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 AGAINST DEVELOPER FOR ANY INJURY TO PERSON OR PROPERTY ARISING OUT OF 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.
 - 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 "REGISTRARS" REQUIRED TO BE RECORDED, BY APPLICABLE REGULATIONS, THE TERMS OF FINAL PLAN APPROVAL AND/OR NOTES ON THIS PLAN, AND SHALL PROVIDE TO THE BOROUGH ENGINEER, AS CERTIFIED BY THE RECORDING OFFICIAL, OF ALL SUCH RECORDINGS OR, AT THE BOROUGH'S OPTION, THE BOROUGH MAY RECORD SUCH DOCUMENTS AND THE PROPERTY OWNER SHALL PAY THE BOROUGH'S COSTS.
 - AT THE BOROUGH'S REQUEST, THE PROPERTY OWNER WILL EXECUTE, ACKNOWLEDGE AND DELIVER TO ALL DOCUMENTS, DEEDS AND INSTRUMENTS NECESSARY OR APPROPRIATE, IN THE OPINION OF THE BOROUGH ENGINEER, TO IMPLEMENT THIS PLAN AS APPROVED AND TO RECORD ALL INSTRUMENTS, DEEDS, COVENANTS, EASEMENTS AND/OR RIGHTS-OF-WAY WHICH ARE REQUIRED BY THE TERMS OF FINAL PLAN APPROVAL AND/OR NOTES ON THIS PLAN TO BE CONVEYED TO THE BOROUGH.
 - 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 DEVELOPER AND/OR SUBDIVISION PLAN DOES NOT FULLY COMPLY WITH ALL APPLICABLE REGULATIONS AND/OR OTHER GOVERNMENTAL UNITS REGULATIONS WHICH APPLY TO THE BUILDING, STRUCTURE, OCCUPANCY, WORK AND/OR IMPROVEMENT FOR WHICH BOROUGH ACTION IS REQUESTED. HOWEVER, THE BOROUGH DOES NOT HEREBY ASSUME ANY DUTY TO INSPECT FOR OR APPROVE ANY WORK OR CONDITION PURSUANT TO OTHER GOVERNMENTAL ENTITIES' REGULATION. IT IS THE PROPERTY OWNERS OBLIGATION TO ACHIEVE COMPLIANCE WITH ANY AND ALL REGULATIONS OF OTHER GOVERNMENTAL ENTITIES BY WORKING DIRECTLY WITH SUCH ENTITY. TO THE EXTENT THAT APPROVALS OF OTHER GOVERNMENTAL ENTITIES ARE REQUIRED, FOR THE IMPROVEMENTS, WORK AND/OR PROPOSED USE, THE PROPERTY OWNER REPRESENTS THAT THESE APPROVALS HAVE BEEN APPLIED FOR AND ALL ARE OBTAINED AND IN EFFECT OR WILL BE SO OBTAINED TO THE ISSUANCE OF ANY BOROUGH BUILDING PERMIT TO CONSTRUCT NEW IMPROVEMENTS PURSUANT TO THIS PLAN. BY RECORDING COMPLIANCE WITH THE REGULATIONS OF OTHER GOVERNMENTAL ENTITIES AND/OR BY APPROVING THE DEVELOPMENT AND SUBDIVISION PLAN OR ANY PLAN AMENDMENTS, NEITHER THE APPLICANT 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.
 - THE STREETS, STREET RIGHTS-OF-WAY AND STREET DRAINAGE RIGHTS, PUBLIC WATER SUPPLY FACILITIES AND THE EASEMENTS THEREOF AND THE PUBLIC SANITARY SEWER SYSTEM AND THE EASEMENTS THEREFOR, AS SHOWN ON THIS PLAN, ARE OFFERED HEREBY FOR DEDICATION TO THE BOROUGH COMPLETELY AND IRREVOCABLY. THE STREET DRAINAGE RIGHTS INCLUDE THE RIGHT TO USE, REPAIR AND REPLACE ANY STORMWATER MANAGEMENT FACILITY WHICH DRAINS RUNOFF FROM A DEDICATED ROAD (THIS RIGHT DOES NOT INCLUDE ANY DRAINAGE 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") FOR THE PURPOSES ("UTILITY PURPOSES") OF ANY UTILITY AND ALL UTILITIES, WITH FREE AND UNRESTRICTED RIGHTS OF ENTRY AND ACCESS TO THE PROPERTY FOR THE PURPOSES 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 LINES, STRUCTURES, FACILITIES AND/OR SYSTEMS AND ALL AND ALL APPURTENANCES) THERETO FOR ANY AND ALL UTILITY PURPOSES. THE EASEMENT AREA SHALL INCLUDE AND IS LIMITED TO ALL OF THE AREA OF THE PROPERTY, WHICH AREA IS WITHIN ALL WATER SUPPLY AND SANITARY SEWER EASEMENTS AND/OR ALL STREET RIGHTS-OF-WAY. THE UTILITY EASEMENT RIGHTS MAY BE USED OVER, UNDER, UPON AND THROUGH ANY AND ALL PARTS OF THE EASEMENT AREA. ALL THE OFFERED RIGHTS INCLUDE A NEGATIVE EASEMENT WHICH PROHIBITS, IN THE OFFERED RIGHT-OF-WAY AND/OR EASEMENT AREA, ANY ACTIVITY, USE, CONDITION, PLANT, IMPROVEMENT, STRUCTURE AND/OR BUILDING WHICH, IN THE SOLE JUDGMENT OF THE BOROUGH, IS INCONSISTENT IN ANY WAY WITH AND/OR MAY IN ANY WAY INTERFERE WITH, ENDANGER AND/OR OBSTRUCT THE SAFE OR EFFICIENT USE OF AND/OR ANY PURPOSE OF THE OFFERED RIGHTS. THE NEGATIVE EASEMENT SHALL ALSO PROVIDE THAT NO STRUCTURE SHALL BE PERMITTED ON, OVER AND/OR UNDER ANY PART OF THE RIGHT-OF-WAY AND/OR EASEMENT AREA, WITHOUT THE BOROUGH'S PRIOR APPROVAL BY WRITTEN RESOLUTION, SPECIFICALLY AUTHORIZING SUCH USE, IF AND WHEN REQUESTED BY THE BOROUGH. THE APPLICANT AND HIS HEIRS, SUCCESSORS AND ASSIGNS SHALL TRANSFER TITLE TO ANY AND/OR ALL OF THE OFFERED RIGHTS AND IMPROVEMENTS TO THE BOROUGH. SUCH TRANSFER SHALL BE BY DEED(S) OR AGREEMENT(S) OF DEDICATION WHICH SHALL BE IN SUCH FORM AS THE BOROUGH MAY REQUIRE AND TITLE TO ALL SUCH RIGHTS AND IMPROVEMENTS SHALL BE GOOD AND MARKETABLE AND FREE FROM ANY ENCUMBRANCE. WHEN TRANSFERRING TO HIS ASSIGNS THE PROPERTY OWNER SHALL HEREBY DOES RESERVE AND EXCEPT FOR ITSELF ALL INTERESTS AND RIGHTS NECESSARY FOR EITHER TO MAKE, FULLY AND COMPLETELY, ALL THE DEDICATIONS REQUIRED HEREBY. HOWEVER, THESE RESERVED RIGHTS TO DEDICATE SHALL NOT INCLUDE THE TITLE OWNERS' AND APPLICANTS AND PROPERTY OWNERS'S SUCCESSORS AND ASSIGNS MAY ALSO MAKE SUCH DEDICATIONS. IN ANY EVENT, THE APPLICANTS AND PROPERTY OWNER(S) SUCCESSORS AND ASSIGNS SHALL MAKE SUCH TRANSFER TO THE BOROUGH AT THE BOROUGH'S REQUEST. NEITHER THE BOROUGH'S APPROVAL OF THIS PLAN, THE PLANS RECORDING NOR ANY NOTE HEREON IS INTENDED TO OR DOES OBLIGATE THE BOROUGH TO MAKE ANY DECISION OR ACCEPT ANY STREET, STORMWATER MANAGEMENT, WATER SUPPLY AND SANITARY SEWER FACILITY, EASEMENT OR RIGHT-OF-WAY AND/OR ANY OTHER IMPROVEMENT SHOWN HEREON AND/OR ANY UTILITY, IF THE BOROUGH, IN ITS DISCRETION, TAKES DEDICATION OF A STREET OR STREET RIGHT OF WAY, UNLESS THE DEED OF DEDICATION EXPRESSLY AND CLEARLY PROVIDES OTHERWISE. THE BOROUGH WILL NOT TAKE 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) OR REPAIRS WHETHER OR NOT SHOWN ON THIS PLAN AND YARD AREAS WITHIN SUCH RIGHT-OF-WAY. RESPONSIBILITY FOR SUCH STREET TREES, SIDEWALKS AND YARD AREAS SHALL REMAIN, FOR ALL PURPOSES, WITH THE OWNERS OF THE FEE TITLE BOROUGH, AT ANY TIME PRIOR TO ACCEPTING DEDICATION OF A STREET, MAY REQUIRE A STREET TREE TO BE MOVED. ALL RIGHTS DEDICATED TO AND ACCEPTED BY THE BOROUGH, UNLESS THE BOROUGH SHALL REQUIRE OTHERWISE, SHALL BE PERPETUAL, RUN WITH THE LAND AND BE ASSIGNABLE BY THE BOROUGH.

- THE UTILITY SYSTEMS SHALL BE INSTALLED, AND INSPECTED AND APPROVED AS REQUIRED BY THE BOROUGH ENGINEER, BEFORE PAVING OF THE CARTWAY, POURING OF CONCRETE FOR AND/OR PAVING OF SIDEWALKS AND THE CONSTRUCTION OF ANY OTHER IMPROVEMENT WITH WHICH THE CONSTRUCTION OF THE UTILITY SYSTEM MIGHT INTERFERE. NO UTILITY SYSTEM SHALL BE INSTALLED AND/OR EASEMENT FOR SUCH SYSTEM GRANTED, WITHIN ANY RIGHT-OF-WAY AND/OR EASEMENT FOR ANY ROAD, STREET, SEWER, WATER SUPPLY AND/OR STORMWATER MANAGEMENT FACILITY, PROPOSED TO BE DEDICATED TO THE BOROUGH, UNLESS AND UNTIL THE PLANS FOR SUCH UTILITY SYSTEM AND/OR EASEMENT AND THE TIMING OF ITS CONSTRUCTION, BE APPROVED BY THE BOROUGH ENGINEER BY WRITING.
- IF THE BOROUGH ACCEPTS, FROM THE DEVELOPER, THE DEVELOPER'S SUCCESSOR OR ASSIGN OR ANY OTHER GRANTOR, A DEED OR OTHER INSTRUMENT OF DEDICATION FOR ANY IMPROVEMENT, THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL HOLD THE BOROUGH HARMLESS AND DEFEND THE BOROUGH AND ALL BOROUGH OFFICIALS, FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, SUITS, JUDGMENTS AND LIABILITIES WHATSOEVER RESULTING FROM THE NEGLIGENCE, CONSTRUCTION, DESIGN AND/OR INSPECTION OF THE IMPROVEMENTS.
- 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 OR 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 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.
- IRREVOCABLE LICENSES AND RIGHTS OF ENTRY UPON ANY OF THE PROPERTY SUBJECT TO THIS PLAN ARE HEREBY GRANTED TO THE BOROUGH OR PHOENIXVILLE, ITS OFFICERS AND AGENTS, FOR THE PURPOSE OF CORRECTING OR ABATING A PUBLIC NUISANCE AND/OR TO ADD TO, REPAIR, MODIFY AND/OR REPLACE ANY DRAINS, STORMWATER MANAGEMENT FACILITIES, SEWERS, WATER LINES AND UTILITIES WHICH ARE CONNECTED TO A PUBLIC FACILITY OR UTILITY AND TO INSPECT AND ENFORCE THE BOROUGH REGULATIONS AND/OR COMPLIANCE WITH THIS PLAN. THESE RIGHTS CREATE NO BOROUGH DUTY TO DO ANY SUCH WORK OR INSPECTIONS.
- 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. SUCH NEW DESIGNS AND SPECIFICATIONS SHALL BE SUBJECT TO THE BOROUGH ENGINEER'S PRIOR WRITTEN APPROVAL AND INSPECTION, DURING AND AFTER CONSTRUCTION, ALL AT THE APPLICANT'S COST.
- THE STORMWATER MANAGEMENT FACILITIES (INDIVIDUALLY "STORMWATER FACILITY," AND COLLECTIVELY "STORMWATER FACILITIES"), LOCATED ON THE PROPERTY AND SHOWN ON THIS PLAN ARE HEREBY GRANTED AND ARE NOT TO BE REMOVED OR ALTERED. STORMWATER FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, SWALES DESIGNED OR USED TO CONVEY STORMWATER, THE CHANNELS OF EACH PARCEL WHERE SUCH FACILITY IS LOCATED AND SUCH OWNERS', THEIR HEIRS, SUCCESSORS AND ASSIGNS' (COLLECTIVELY "THE OWNER") SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE STORMWATER FACILITIES LOCATED ON THAT PARCEL. THE OWNER SHALL MAINTAIN THE STORMWATER FACILITIES, FOR WHICH THE PROPERTY OWNER IS RESPONSIBLE, IN A CONDITION WHICH IS STRUCTURALLY SOUND AND FUNCTIONAL, AND IN COMPLIANCE WITH ALL REGULATIONS AND SHALL NOT CAUSE OR ALLOW ANY SUCH FACILITY TO BE ALTERED, REMOVED, SITED UP, OVERGROWN AND/OR TO FAIL TO FUNCTION AS DESIGNED AND/OR AS REQUIRED BY APPLICABLE REGULATIONS. IF THE OWNER DOES NOT DO SO, UPON NOTIFICATION BY THE BOROUGH, THE PROPERTY OWNER, AS PROMPTLY AS POSSIBLE, SHALL CORRECT, REPAIR, RECONSTRUCT AND/OR REPLACE SUCH FACILITY TO ACHIEVE AND MAINTAIN THE FACILITY'S DESIGN SPECIFICATIONS, FUNCTIONS AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS. IF THE OWNER FAILS TO SO RESTORE AND/OR CORRECT THE STORMWATER FACILITY, WITHIN THE TIME SPECIFIED BY THE BOROUGH, THE CONDITION OF THE STORMWATER FACILITY SHALL BE A PUBLIC NUISANCE AND THE BOROUGH SHALL HAVE THE FREE RIGHT TO ENTER UPON THE PROPERTY AND TO DO SUCH REPAIRS, MAINTENANCE, RECONSTRUCTION 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 WITH THE BOROUGH AND EXECUTE ON THE PROPERTY (AS A MUNICIPAL CLAIM AND LIEN AND/OR IN ANY OTHER MANNER PROVIDED BY LAW) FOR THE COST OF ALL SUCH WORK, INCLUDING ANY ENGINEERING AND DESIGN COSTS, AND FOR ATTORNEY'S FEES FOR ENFORCEMENT AND COLLECTION.
- EACH ASSIGNEE OF ANY PARCEL ON THIS PLAN SHALL BE RESPONSIBLE FOR ALL THE TERMS AND CONDITIONS OF THIS PLAN AS APPLICABLE TO SUCH PARCEL, AS USED IN THE PLAN NOTES, "APPLICANT," "PROPERTY OWNER" AND "DEVELOPER" INCLUDE SUCH PARTY'S HEIRS, SUCCESSORS AND ASSIGNS.
- 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.
- ALL PLANTS WHICH ARE PROVIDED PURSUANT TO THE PLAN SHALL CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60-2.2004 OR MOST CURRENT). EACH PLANT SHALL BE PLANTED WHEN PLANTED WITHIN THREE INCHES OF THE APPROVED BY THE BOROUGH TREES AND SHRUBS, WHICH GROW TO HEIGHTS OF FIVE FEET OR TALLER, SHALL BE PLACED SO THAT THEIR BRANCHES WILL NOT GROW INTO ANY BUILDINGS, OVERHEAD DRIVEWAY AND/OR STREET SIGHT TRIANGLES OR INTERFERE WITH OVERHEAD PUBLIC UTILITIES.
- AS PART OF THE LAND DEVELOPMENT AND SUBDIVISION PLAN REVIEW AND APPROVAL PROCESS, THE BOROUGH DID NOT DETERMINE WHETHER THERE ARE ANY WETLANDS ON THE PROPERTY. IF THE U.S. ARMY CORPS OF ENGINEERS ("CORPS") OR PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION ("DEP") DETERMINES THAT THERE ARE SUCH WETLANDS ON THE TRACT AND THE APPLICABLE REGULATIONS RESULT IN A RELOCATION AND/OR REDESIGN OF ANY IMPROVEMENT OR AFFECT COMPLIANCE WITH ANY APPLICABLE REGULATION, THIS PLAN SHALL BE VOIDABLE BY THE BOROUGH BY WRITTEN RESOLUTION, AND THE BOROUGH MAY REQUIRE THE PROPERTY OWNER TO REDESIGN THE DEVELOPMENT AND SUBDIVISION PLAN. IN SUCH CASE, THE BOROUGH MAY REQUIRE ITS PROJECT APPROVAL OF THE AMENDMENT WHICH APPROVAL MAY BE GRANTED SUBJECT TO SUCH CONDITIONS AS BOROUGH COUNCIL DETERMINES APPROPRIATE.
- THE WAIVERS SPECIFICALLY GRANTED BY RESOLUTION 2023-29 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.
- THE BOROUGH AND BOROUGH ENGINEER HAVE REVIEWED THE DEVELOPMENT AND SUBDIVISION PLAN AND ALL INFORMATION SUPPLIED WITH IT ONLY FOR BOROUGH PURPOSES AND ONLY FOR COMPLIANCE WITH BOROUGH REGULATIONS, SUCH AS THOSE RELATING TO STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL. THE BOROUGH DOES NOT WARRANT, IN ANY WAY, THE IMPROVEMENTS OR WORK SHOWN ON THE PLAN. IN REVIEWING THE DEVELOPMENT AND SUBDIVISION PLAN AND ANY FUTURE PLANS, PLAN CHANGES AND/OR SPECIFICATIONS CONCERNING THE PROPOSED USE, IMPROVEMENTS AND/OR WORK, THE BOROUGH ENGINEER AND ALL BOROUGH OFFICIALS HAVE RELIED AND MAY RELY ON THE INFORMATION SUPPLIED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ALL INFORMATION (E.G., PROPERTY OWNERSHIP, ENCUMBRANCES, MEASUREMENTS, CALCULATIONS, PLANS, LOCATION, SURVEYS AND SITE DATA) SUPPLIED TO THE BOROUGH AT ALL TIMES. IT IS THE APPLICANT'S AND APPLICANTS ENGINEERS DUTY TO IDENTIFY ALL RELEVANT CONDITIONS BOTH ON AND OFF THE PROPERTY. THE APPLICANT MUST DETERMINE AND THE APPLICANT'S ENGINEER MUST CERTIFY TO THE BOROUGH THAT ALL PLANS DO COMPLY AND THAT ALL IMPROVEMENTS AND WORK, WHEN IMPLEMENTED IN THE FIELD AS SHOWN ON THE PLANS, WILL COMPLY WITH ALL APPLICABLE REGULATIONS, WILL IN ALL WAYS REFLECT GOOD ENGINEERING AND CONSTRUCTION PRACTICES AND WILL NOT RESULT IN DAMAGE TO ANY PERSONS OR PROPERTY. IN MAKING THESE DETERMINATIONS, NEITHER THE APPLICANT NOR THE APPLICANTS ENGINEER SHALL RELY OR SHALL RELY UPON ANY APPROVAL, PERMIT, DETERMINATION OF OR INFORMATION OR RECOMMENDATIONS FROM OR SPECIFICATIONS ESTABLISHED BY THE BOROUGH, THE BOROUGH ENGINEER OR ANY OTHER BOROUGH OFFICIAL. NO BOROUGH OFFICIAL IS RESPONSIBLE FOR DESIGNING, CHOOSING THE SPECIFICATIONS FOR OR PROPER CONSTRUCTION AND/OR SUITABILITY OF ANY IMPROVEMENT OR WORK OR FOR DETERMINING TITLE ISSUES CONCERNING THE TRACT AND/OR ANY ENCUMBRANCE OR FOR FIELD CHECKING ANYTHING SHOWN ON THE PLAN AS PART OF THE PLAN REVIEW AND/OR INSPECTION PROCESS. THE BOROUGH HAS ASSUMED AND MAY ASSUME THAT THE APPLICANT WARRANTS TO THE BOROUGH AND THE APPLICANT DOES SO WARRANT, THAT ANY PLAN, APPLICATION AND/OR REQUEST FOR BOROUGH APPROVAL, SUBMITTED TO THE BOROUGH, COMPLIES WITH ALL APPLICABLE REGULATIONS AND SHOWS ALL RELEVANT INFORMATION COMPLETELY AND ACCURATELY AND THAT THE APPLICANT'S ENGINEER HAS SO CERTIFIED. THE ISSUANCE OF ANY PERMIT OR APPROVAL BY ANY BOROUGH OFFICIAL DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO DETERMINE INDEPENDENTLY AND INSURE THAT THE IMPROVEMENTS AND/OR WORK ARE DESIGNED AND CONSTRUCTED PROPERLY, COMPLY WITH ALL APPLICABLE REGULATIONS AND WILL BE FIT AND SAFE FOR THEIR INTENDED PURPOSES. IF THE IMPROVEMENTS AND/OR WORK ARE NOT SO DESIGNED AND CONSTRUCTED, THE BOROUGH MAY REQUIRE REDESIGN AND RECONSTRUCTION TO ACHIEVE SUCH COMPLIANCE.
- DWELLING UNITS ARE TO BE CONSTRUCTED AT THE LOCATIONS SHOWN ON THIS PLAN. PURCHASE AGREEMENTS MAY DESIGNATE A UNIT BY ITS NUMBER AS SHOWN ON THIS PLAN. HOWEVER, BEFORE LEGAL TITLE TO A UNIT IS CONVEYED, A SURVEYED DESCRIPTION FOR ITS LOT AND ANY EASEMENT SPECIFICALLY FOR THE USE OF THE UNIT WILL BE IDENTIFIED ON THE BASIS OF A SURVEYED PLAN DESCRIPTION, WITH COORDS AND DISTANCES, WHICH SURVEY PLAN SHALL BE PREPARED BY A PROFESSIONAL LAND SURVEYOR USING THE AS-BUILT FOUNDATION LOCATIONS AND SHALL BE RECORDED BEFORE A CONVEYANCE REFERENCING THE PLAN. THE UNIT DEED SHALL INCLUDE THE DESCRIPTION. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS TO IMPLEMENT THE PLAN, THE APPLICANT AND, IF THE BOROUGH REQUIRES, THE PROPERTY OWNER, MUST ENTER INTO A DEVELOPMENT AGREEMENT AND AN IMPROVEMENT SECURITY AGREEMENT, WITH THE BOROUGH, WITH TERMS AND CONDITIONS SATISFACTORY TO THE BOROUGH, AND MUST PROVIDE THE REQUISITE IMPROVEMENT SECURITY AS IDENTIFIED BY THE BOROUGH ENGINEER. THE IMPROVEMENT SECURITY SHALL SECURE, FOR THE BOROUGH'S BENEFIT, THE PROPER AND TIMELY COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE DEVELOPMENT AGREEMENT. THE IMPROVEMENT SECURITY SHALL NOT BE A BOND. THE DEVELOPMENT AGREEMENT MAY PROVIDE THAT THE BOROUGH MAY WITHHOLD AND/OR REVOKE PERMITS IF THE DEVELOPER IS IN DEFAULT OF ITS OBLIGATIONS THEREUNDER. NO WORK SHALL BE DONE TO IMPLEMENT THE PLAN AND NO BUILDING PERMITS SHALL BE ISSUED FOR ANY SUCH PURPOSE UNTIL THE DEVELOPMENT AGREEMENT IS EXECUTED. THE PLANS ARE FINALLY APPROVED IN ALL RESPECTS AND THE REQUISITE IMPROVEMENT SECURITY IS POSTED TO THE BOROUGH'S SATISFACTION.

**ZONING (RI)
 RESIDENTIAL INFILL DISTRICT**

REQUIRED ¹	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	
MINIMUM LOT WIDTH	40 FT.	115.08 FT.	119.11 FT.	52.00 FT.	46.86 FT.	67.00 FT.
MINIMUM LOT AREA (NET)	5,000 S.F.	6,026 S.F.	7,091 S.F.	7,864 S.F.	5,980 S.F.	5,025 S.F.
MAXIMUM IMPERVIOUS COVERAGE	80%	44.5%	28.6%	19.1%	27.0%	51.5%
MINIMUM FRONT YARD	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	EXISTING	SEE NOTE 2	SEE NOTE 2
MINIMUM SIDE YARD	5 FT. ²	5 FT. ²	5.0 FT.	5.0 FT.	10.0 FT.	5.6 FT.
MINIMUM REAR YARD	25 FT.	30.0 FT.	96.7 FT.	137.3 FT.	25.1 FT.	35.1 FT.
MINIMUM LOT DEPTH	125 FT. ³	108.0 FT. ³	177.6 FT. ³	191.0 FT. ³	75.0 FT. ³	75.0 FT. ³
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.	EXISTING	< 35 FT.	< 35 FT.

- NOTES:**
- AS A TRACT OF OVER 1 ACRE, THE REQUIRED DIMENSIONAL STANDARDS ARE BASED ON THOSE FOUND IN SECTION 27-302 FOR SINGLE FAMILY DETACHED HOMES (THE ONLY USE EXISTING ON THIS BLOCK).
 - THE BUILD-TO-LINE MUST BE WITHIN THE RANGE OF EXISTING BUILDINGS ON THE SAME STREET FRONTAGE OF THE BLOCK.
 CHERRY STREET = 41.2 FT.
 RINGOLD STREET = 24.2 FT.
 MAPLE STREET = 24.5 FT.
 - THE AVERAGE LOT DEPTH FOR MULTI-LOT PROJECTS SHALL EQUAL THE MEDIAN DEPTH OF LOTS FOR A BLOCK. THE MEDIAN DEPTH FOR THIS BLOCK IS 125 FEET. THE AVERAGE LOT DEPTH FOR THIS PROJECT IS 125.3 FT.
 - MINIMUM REQUIRED BUILDING SPACING IS 10 FEET. THIS IS SHOWN AS A 5 FOOT SIDE YARD ON EACH LOT.



LEGEND

- PROPOSED IRON PIN
- PROPOSED MONUMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT LINE

AREA OF TRACT

UPI: 15-12-495	36,455 S.F. (0.837 ACRES)
UPI: 15-12-497	8,400 S.F. (0.193 ACRES)
EXISTING TOTAL TRACT AREA	44,855 S.F. (1.030 ACRES)
AREA WITHIN PROPOSED RIGHT OF WAY TO BE DEDICATED	1,888 S.F. (0.043 ACRES)
AREA WITHIN EXISTING UTILITY EASEMENTS	10,981 S.F. (0.252 ACRES)
NET TRACT AREA	31,966 S.F. (0.734 ACRES)

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UPI: 15-12-495 & 15-12-497

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No.	Date:	Description:
1	09/20/2023	REVISIONS PER TOWNSHIP ENGINEER LETTER
2	11/17/2023	FINAL PLANS FOR RECORDING

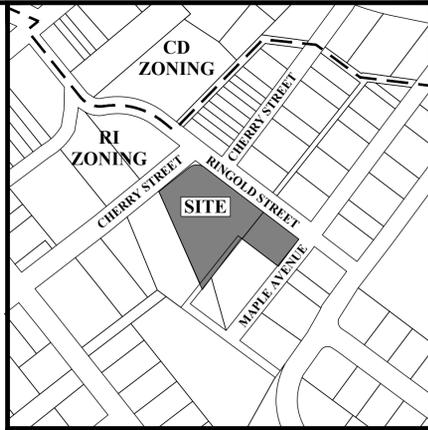
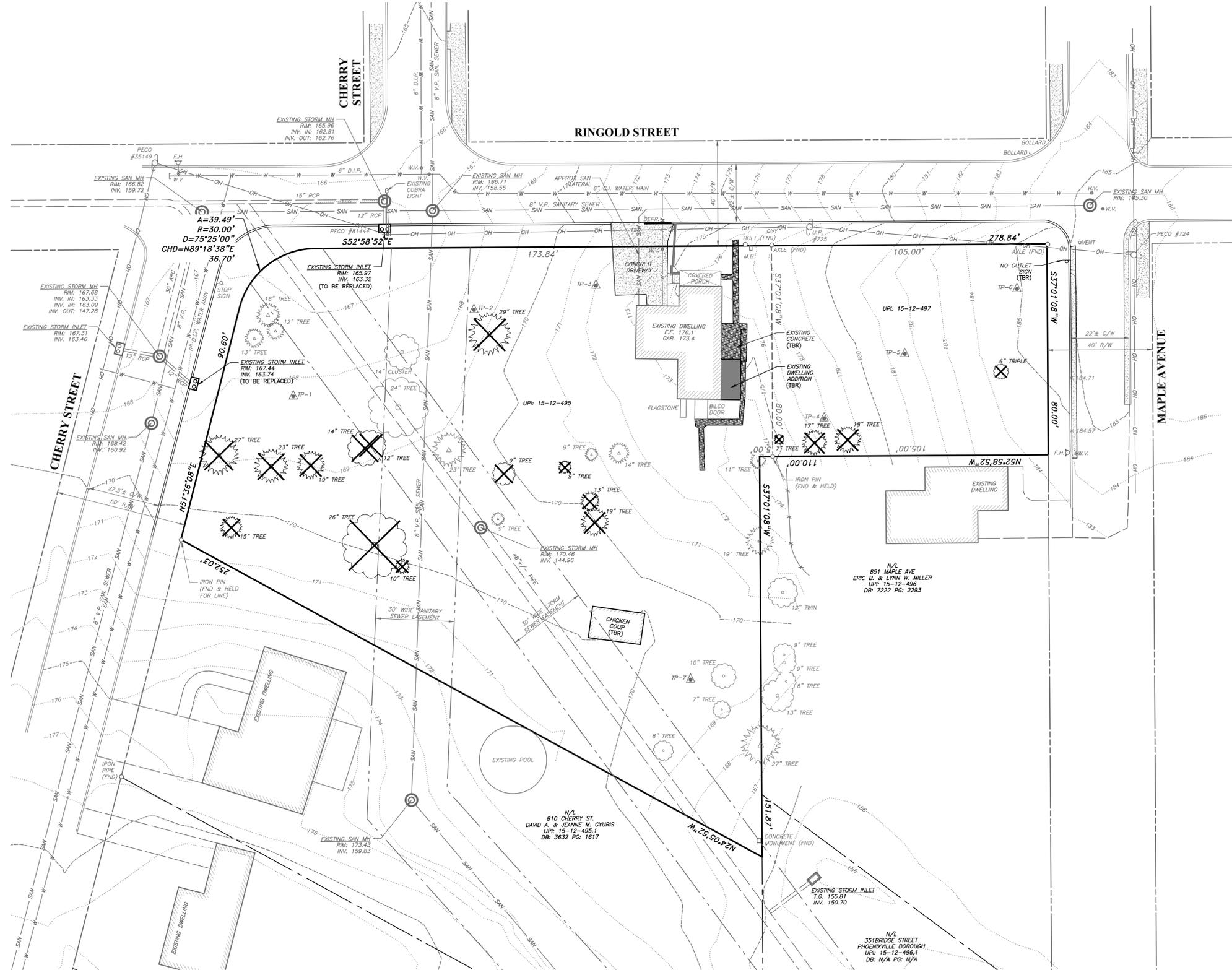
**PRELIMINARY/FINAL
 MAJOR SUBDIVISION PLAN**

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

Date: 06/29/2023
 Scale: 1" = 20'
 Drawn by: DVC
 Checked by: MDK
 Project No. 11072

**TITLE PLAN
 FOR
 RINGOLD STREET SUBDIVISION
 PROVIDENCE CAPITAL GROUP
 PHOENIXVILLE, PA 19460
 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA**

**SHEET
 2
 OF 12**



LOCATION MAP SCALE: 1" = 200'

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF THE TWO (2) EXISTING PARCELS AT THIS LOCATION INTO FIVE (5) LOTS. LOT THREE WILL RETAIN THE EXISTING UNIT. THE OTHER FOUR (4) LOTS WILL BE DEVELOPED WITH DETACHED SINGLE-FAMILY HOMES.
 - TOTAL TRACT AREA = 44,103 S.F. (GROSS) | 32,877 S.F. (NET)
 - UPI NUMBERS: 15-12-495 & 15-12-497.
 - BOUNDARY INFORMATION SHOWN PER PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
 - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FEET.
 - ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON MAY 22, 2023.
 - THE PROPERTY IS LOCATED WITHIN THE RI-RESIDENTIAL INFILL ZONING DISTRICT.
 - THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42029C0066G, EFFECTIVE SEPTEMBER 29, 2017.
 - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
 - SITE GEOLOGY IS CHARACTERIZED AS T6: STOCKTON FORMATION.
 - THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
 - THE SITE IS LOCATED IN THE UNNAMED TRIBUTARY OF THE FRENCH CREEK WATERSHED. THE CHAPTER 93 DESIGNATION OF THE UNNAMED TRIBUTARY IN FRENCH CREEK WATERSHED IS T51M.
 - THERE ARE NO BODIES OF WATER, WATERCOURSES OR WETLANDS ON THE SITE.
 - THERE ARE NO STEEP OR VERY STEEP SLOPES ON THIS SITE.
 - EXISTING STORM AND SANITARY EASEMENTS CROSSING THE SITE ARE SHOWN PER MINOR MAP OF SUBDIVISION PROPERTY FOR RICHARD S. GYURIS, PREPARED BY HOPKINS AND SCOTT, INC. DATED 11/6/1992 (LAST REVISED 05/17/1992) AND ARE IN FAVOR OF THE BOROUGH OF PHOENIXVILLE.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 - A BLANKET EASEMENT IS GRANTED TO THE BOROUGH OF PHOENIXVILLE HAS THE RIGHT OF ACCESS TO ALL IMPS AND CONVEYANCES FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE OPERATIONS AND MAINTENANCE PROCEDURES.
 - THE ADDITIONAL RIGHT OF WAY IS OFFERED FOR DEDICATION TO THE BOROUGH OF PHOENIXVILLE.

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

LEGEND

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY TO BE REMOVED
- ADJOINING PROPERTY LINE
- TEST PIT LOCATION
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING 1' CONTOUR W/ ELEVATION
- EXISTING 5' CONTOUR W/ ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CONCRETE
- EXISTING TREE SYMBOLS
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FENCE LINE
- SOILS LINE AND DESCRIPTION
- EXISTING STORM STRUCTURES & PIPE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING ROAD CENTERLINE
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- TO BE REMOVED
- EXISTING TREE TO BE REMOVED

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
UrB	URBAN LAND-PENN COMPLEX	0% - 8%	LOW (ABOUT 4-1 INCHES)	WELL DRAINED	MORE THAN 80 INCHES	20 TO 40 INCHES	2c	B

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JOEL D. COMANDA
 ENGINEER
 PEO70740
 PENNSYLVANIA

PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN

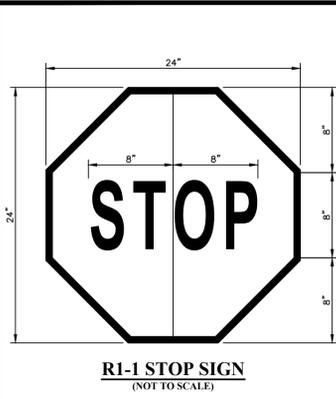
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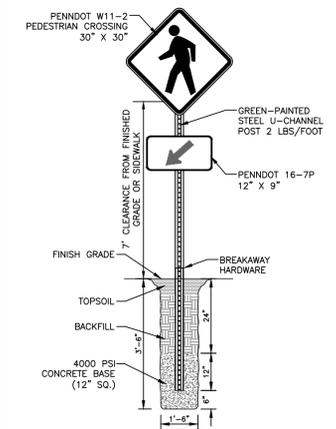
Date: 06/29/2023
 Scale: 1" = 20'
 Drawn by: PCD
 Checked by: JDC
 Project No. **11072**

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

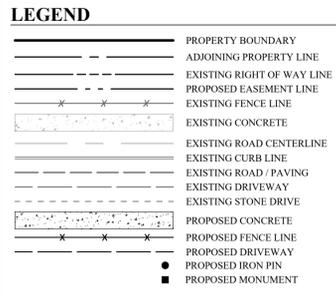
SHEET 3 OF 12



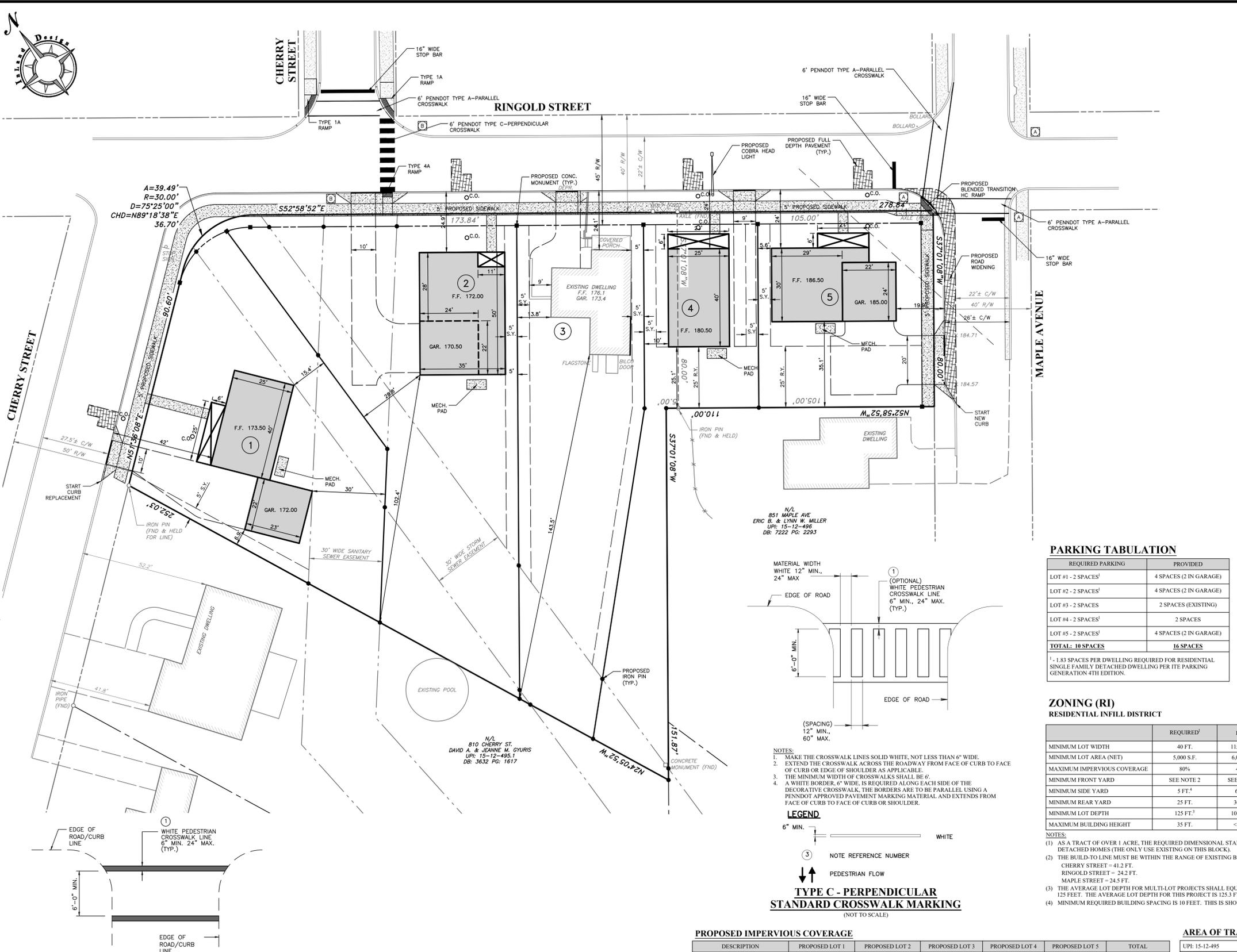
RI-1 STOP SIGN
(NOT TO SCALE)



PEDESTRIAN CROSSING SIGN
(NOT TO SCALE)



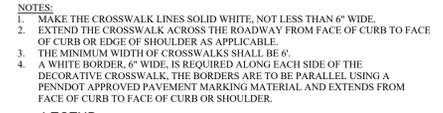
NOTE: ALL PROPOSED PAVEMENT MARKINGS MUST BE HOT THERMOPLASTIC ON BITUMINOUS PAVEMENT INCLUDING LONG AND SHORT LINES.



NOTES:
1. MAKE THE CROSSWALK LINES SOLID WHITE, NOT LESS THAN 6" WIDE.



TYPE A - PARALLEL STANDARD CROSSWALK MARKING
(NOT TO SCALE)



TYPE C - PERPENDICULAR STANDARD CROSSWALK MARKING
(NOT TO SCALE)

PROPOSED IMPERVIOUS COVERAGE

DESCRIPTION	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	TOTAL
BUILDING	1,656 S.F.	1,750 S.F.	1,034 S.F.	1,150 S.F.	1,589 S.F.	7,179 S.F.
CONCRETE	98 S.F.	43 S.F.	147 S.F.	16 S.F.	16 S.F.	320 S.F.
DRIVEWAY	930 S.F.	1,033 S.F.	302 S.F.	450 S.F.	985 S.F.	3,700 S.F.
MISCELLANEOUS	0 S.F.					
FUTURE IMPERVIOUS	0 S.F.					
TOTAL PROPOSED IMPERVIOUS	2,684 S.F.	2,826 S.F.	1,483 S.F.	1,616 S.F.	2,590 S.F.	11,999 S.F.

AREA OF TRACT

UP: 15-12-495	36,455 S.F. (0.837 ACRES)
UP: 15-12-497	8,400 S.F. (0.193 ACRES)
EXISTING TOTAL TRACT AREA	44,855 S.F. (1.030 ACRES)
AREA WITHIN PROPOSED RIGHT OF WAY TO BE DEDICATED	1,888 S.F. (0.043 ACRES)
AREA WITHIN EXISTING UTILITY EASEMENTS	10,981 S.F. (0.252 ACRES)
NET TRACT AREA	31,986 S.F. (0.734 ACRES)

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

- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF THE TWO (2) EXISTING PARCELS AT THIS LOCATION INTO FIVE (5) LOTS. LOT THREE WILL RETAIN THE EXISTING UNIT. THE OTHER FOUR (4) LOTS WILL BE DEVELOPED WITH DETACHED SINGLE-FAMILY HOMES.
 - TOTAL TRACT AREA = 44,103 S.F. (GROSS) | 32,877 S.F. (NET)
 - UPI NUMBERS: 15-12-495 & 15-12-497.
 - BOUNDARY INFORMATION SHOWN PER PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
 - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FEET.
 - ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON MAY 22, 2023.
 - THE PROPERTY IS LOCATED WITHIN THE RI-RESIDENTIAL INFILL ZONING DISTRICT.
 - THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42029C0066G, EFFECTIVE SEPTEMBER 29, 2017.
 - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
 - SITE GEOLOGY IS CHARACTERIZED AS T₆ STOCKTON FORMATION.
 - THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
 - THE SITE IS LOCATED IN THE UNNAMED TRIBUTARY OF THE FRENCH CREEK WATERSHED. THE CHAPTER 93 DESIGNATION OF THE UNNAMED TRIBUTARY IN FRENCH CREEK WATERSHED IS T5F6M.
 - THERE ARE NO BODIES OF WATER, WATERCOURSES OR WETLANDS ON THE SITE.
 - THERE ARE NO STEEP OR VERY STEEP SLOPES ON THIS SITE.
 - EXISTING STORM AND SANITARY EASEMENTS CROSSING THE SITE ARE SHOWN PER MINOR MAP OF SUBDIVISION PROPERTY FOR RICHARD S. CYURIS, PREPARED BY HOPKINS AND SCOTT, INC. DATED 11/6/1992 (LAST REVISED 05/17/1992) AND ARE IN FAVOR OF THE BOROUGH OF PHOENIXVILLE.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 - A BLANKET EASEMENT IS GRANTED TO THE BOROUGH OF PHOENIXVILLE HAS THE RIGHT OF ACCESS TO ALL BMPs AND CONVEYANCES FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE OPERATIONS AND MAINTENANCE PROCEDURES.
 - THE ADDITIONAL RIGHT OF WAY IS OFFERED FOR DEDICATION TO THE BOROUGH OF PHOENIXVILLE.

- SITE NOTES:**
- THE APPLICANT WILL PERFORM HALF WIDTH ROADWAY RESURFACING ALONG THE PROPERTY FRONTAGE OF RINGOLD STREET, CHERRY STREET AND MAPLE AVENUE THIS RESURFACING SHALL CONSIST OF AN 1.5" ASPHALT MILL AND OVERLAY.
 - THE APPLICANT IS PROPOSING CONSTRUCTION OF SINGLE-FAMILY HOMES.
 - PROPOSED HOMES ARE EXPECTED TO HAVE 2-4 BEDROOMS.
 - MAIL DELIVERY IS PROPOSED TO BE AT EACH DWELLING.
 - TRASH COLLECTION IS TO BE AT THE CURB, WITH TOTES TO BE LOCATED IN THE GARAGE OR AT THE REAR OF THE HOUSE.

PARKING TABULATION

REQUIRED PARKING	PROVIDED
LOT #1 - 2 SPACES	4 SPACES (2 IN GARAGE)
LOT #2 - 2 SPACES	4 SPACES (2 IN GARAGE)
LOT #3 - 2 SPACES	2 SPACES (EXISTING)
LOT #4 - 2 SPACES	2 SPACES
LOT #5 - 2 SPACES	4 SPACES (2 IN GARAGE)
TOTAL: 10 SPACES	16 SPACES

1. 1.83 SPACES PER DWELLING REQUIRED FOR RESIDENTIAL SINGLE FAMILY DETACHED DWELLING PER ITE PARKING GENERATION 4TH EDITION.

**ZONING (RI)
RESIDENTIAL INFILL DISTRICT**

	REQUIRED ¹	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
MINIMUM LOT WIDTH	40 FT.	115.08 FT.	119.11 FT.	52.00 FT.	46.86 FT.	67.00 FT.
MINIMUM LOT AREA (NET)	5,000 S.F.	6,026 S.F.	7,091 S.F.	7,864 S.F.	5,980 S.F.	5,025 S.F.
MAXIMUM IMPERVIOUS COVERAGE	80%	44.5%	28.6%	19.1%	27.0%	51.5%
MINIMUM FRONT YARD	SEE NOTE 2	SEE NOTE 2	SEE NOTE 2	EXISTING	SEE NOTE 2	SEE NOTE 2
MINIMUM SIDE YARD	5 FT. ¹	6.9 FT.	5.0 FT.	5.0 FT.	10.0 FT.	5.6 FT.
MINIMUM REAR YARD	25 FT.	30.0 FT.	96.7 FT.	137.3 FT.	25.1 FT.	35.1 FT.
MINIMUM LOT DEPTH	125 FT. ²	108.0 FT. ³	177.6 FT. ³	191.0 FT. ³	75.0 FT. ³	75.0 FT. ³
MAXIMUM BUILDING HEIGHT	35 FT.	< 35 FT.	< 35 FT.	EXISTING	< 35 FT.	< 35 FT.

- NOTES:**
- AS A TRACT OF OVER 1 ACRE, THE REQUIRED DIMENSIONAL STANDARDS ARE BASED ON THOSE FOUND IN SECTION 27-302 FOR SINGLE FAMILY DETACHED HOMES (THE ONLY USE EXISTING ON THIS BLOCK).
 - THE BUILD-TO LINE MUST BE WITHIN THE RANGE OF EXISTING BUILDINGS ON THE SAME STREET FRONTAGE OF THE BLOCK.
CHERRY STREET = 41.2 FT.
RINGOLD STREET = 24.2 FT.
MAPLE STREET = 24.5 FT.
 - THE AVERAGE LOT DEPTH FOR MULTI-LOT PROJECTS SHALL EQUAL THE MEDIAN DEPTH OF LOTS FOR A BLOCK. THE MEDIAN DEPTH FOR THIS BLOCK IS 125 FEET. THE AVERAGE LOT DEPTH FOR THIS PROJECT IS 123.3 FT.
 - MINIMUM REQUIRED BUILDING SPACING IS 10 FEET. THIS IS SHOWN AS A 5 FOOT SIDE YARD ON EACH LOT.

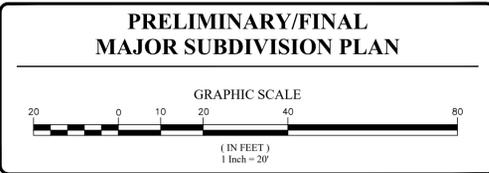
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PENNSYLVANIA ONE CALL SYSTEM
PA. act 172 of 1986 requires three working days notice
Serial Numbers
20231321314
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Info@InlandDesign.net
www.InlandDesign.net

JOEL D. COMANDA
REGISTERED PROFESSIONAL ENGINEER
PE070740
PENNSYLVANIA

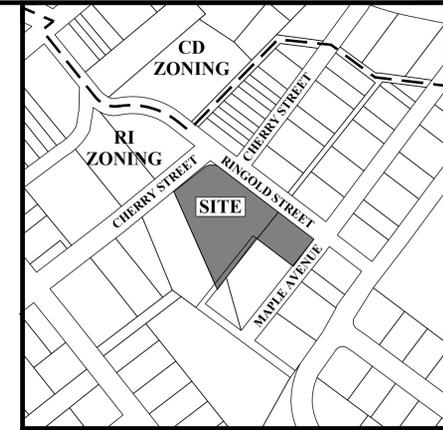
No.	Date:	Description:
1	09/20/2023	REVISIONS PER TOWNSHIP ENGINEER LETTER
2	11/17/2023	FINAL PLANS FOR RECORDING



Date: 06/29/2023
Scale: 1" = 20'
Drawn by: JDC
Checked by: JDC
Project No. 11072

PROPOSED LAYOUT & GEOMETRY PLAN FOR RINGOLD STREET SUBDIVISION PROVIDENCE CAPITAL GROUP PHOENIXVILLE, PA 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 4 OF 12



LOCATION MAP
SCALE: 1" = 200'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF THE TWO (2) EXISTING PARCELS AT THIS LOCATION INTO FIVE (5) LOTS. LOT THREE WILL RETAIN THE EXISTING UNIT. THE OTHER FOUR (4) LOTS WILL BE DEVELOPED WITH DETACHED SINGLE-FAMILY HOMES.
2. TOTAL TRACT AREA = 44,103 S.F. (GROSS); 32,877 S.F. (NET)
3. LPI NUMBERS: 15-12-495 & 15-12-497
4. BOUNDARY INFORMATION SHOWN PER PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
5. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FOOT.
7. ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON MAY 22, 2023.
8. THE PROPERTY IS LOCATED WITHIN THE RI-RESIDENTIAL INFILL ZONING DISTRICT.
9. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS BY PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA. EFFECTIVE SEPTEMBER 29, 2017.
10. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
11. SITE GEOLOGY IS CHARACTERIZED AS T₃ STOCKTON FORMATION.
12. THE PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
13. THE SITE IS LOCATED IN THE UNNAMED TRIBUTARY OF THE FRENCH CREEK WATERSHED. THE CHAPTER 93 DESIGNATION OF THE UNNAMED TRIBUTARY IN FRENCH CREEK WATERSHED IS T₃FM.
14. THERE ARE NO BODIES OF WATER, WATERCOURSES OR WETLANDS ON THE SITE.
15. THERE ARE NO STEEP OR VERY STEEP SLOPES ON THIS SITE.
16. EXISTING STORM AND SANITARY EASEMENTS CROSSING THE SITE ARE SHOWN PER MINOR MAP OF SUBDIVISION PROPERTY FOR RICHARD S. GYURIS, PREPARED BY HOPKINS AND SCOTT, INC. DATED 11/6/1992 (LAST REVISED 05/17/1992) AND ARE IN FAVOR OF THE BOROUGH OF PHOENIXVILLE.
17. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
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19. THE ADDITIONAL RIGHT OF WAY IS OFFERED FOR DEDICATION TO THE BOROUGH OF PHOENIXVILLE.

GRADING AND UTILITY NOTES:

1. EXISTING HYDRANT AREA LOCATED ON MAPLE STREET JUST SOUTH OF THE SITE, AND ON THE NORTHERN CORNER OF RINGOLD AND CHERRY STREETS.
2. DRIVEWAY GRADES ARE NOT TO EXCEED 4% FOR THE 1ST 20 FEET.
3. SIDEWALK CROSSING OF THE DRIVEWAYS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
4. ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.
5. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD CONSTRUCTION DETAILS FOR THE BOROUGH OF PHOENIXVILLE.
6. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
7. CONDENSING UNITS AND GAS METERS WILL NOT BE LOCATED IN THE DRIVEWAY AREAS.
8. ALL PAD MOUNTED EQUIPMENT SUCH AS AIR CONDITIONING AND HEATING UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
9. WATER SERVICE LINES ARE TO BE 2" TYPE K COPPER.
10. SANITARY SERVICE LINES ARE TO BE 4" SDR-35 PVC FROM THE HOUSE TO THE CLEANOUT, AND 6" SDR-35 PVC FROM THE CLEANOUT TO THE SEWER.
11. EXISTING SEWER IS APPROXIMATELY 8' DEEP IN RINGOLD STREET, AND APPROX. 7.5' DEEP IN CHERRY STREET. CONTRACTOR IS TO VERIFY SANITARY SEWER PRIOR TO LATERAL INSTALLATION.
12. EXISTING SERVICE LATERAL LOCATIONS FOR LOT 3 ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED.
13. WATER AND SANITARY LATERAL SIZING MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. NO UNITS ARE TO BE SPRINKLED. FIRE WATER SUPPLY IS TO BE THE EXISTING HYDRANT LOCATED AS INDICATED IN NOTE 1.
15. UTILITY CONTACT INFORMATION:
COMCAST (CABLE): (800) 266-2278
PECO ENERGY (GAS & ELECTRIC): (800) 494-4000
PHOENIXVILLE BOROUGH: (WATER & SEWER): (610) 933-8801 EXT. 110

TRENCH RESTORATION:

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

OWNER OF RECORD:

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

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- TEST PIT LOCATION
- EXISTING RIGHT OF WAY LINE
- EXISTING 2' CONTOUR W/ ELEVATION
- EXISTING 10' CONTOUR W/ ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FENCE LINE
- EXISTING CONCRETE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING ROAD CENTERLINE
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING STONE DRIVE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED EASEMENT LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE
- PROPOSED FENCE LINE
- PROPOSED STORM STRUCTURES & PIPE
- BMP 3 - TREE WELLS
- PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD / PAVING
- PROPOSED DRIVEWAY
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE

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PA. act 172 of 1986 requires three working days notice
Serial Numbers
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INLAND DESIGN
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Phone: (484) 947-2928
Fax: (484) 947-2946
Info@InlandDesign.net

JOEL D. COMANDA
REGISTERED PROFESSIONAL ENGINEER
PE#07040
PENNSYLVANIA

DATE: 06/29/2023
SCALE: 1" = 20'
DRAWN BY: PCD
CHECKED BY: JDC
PROJECT NO.: 11072

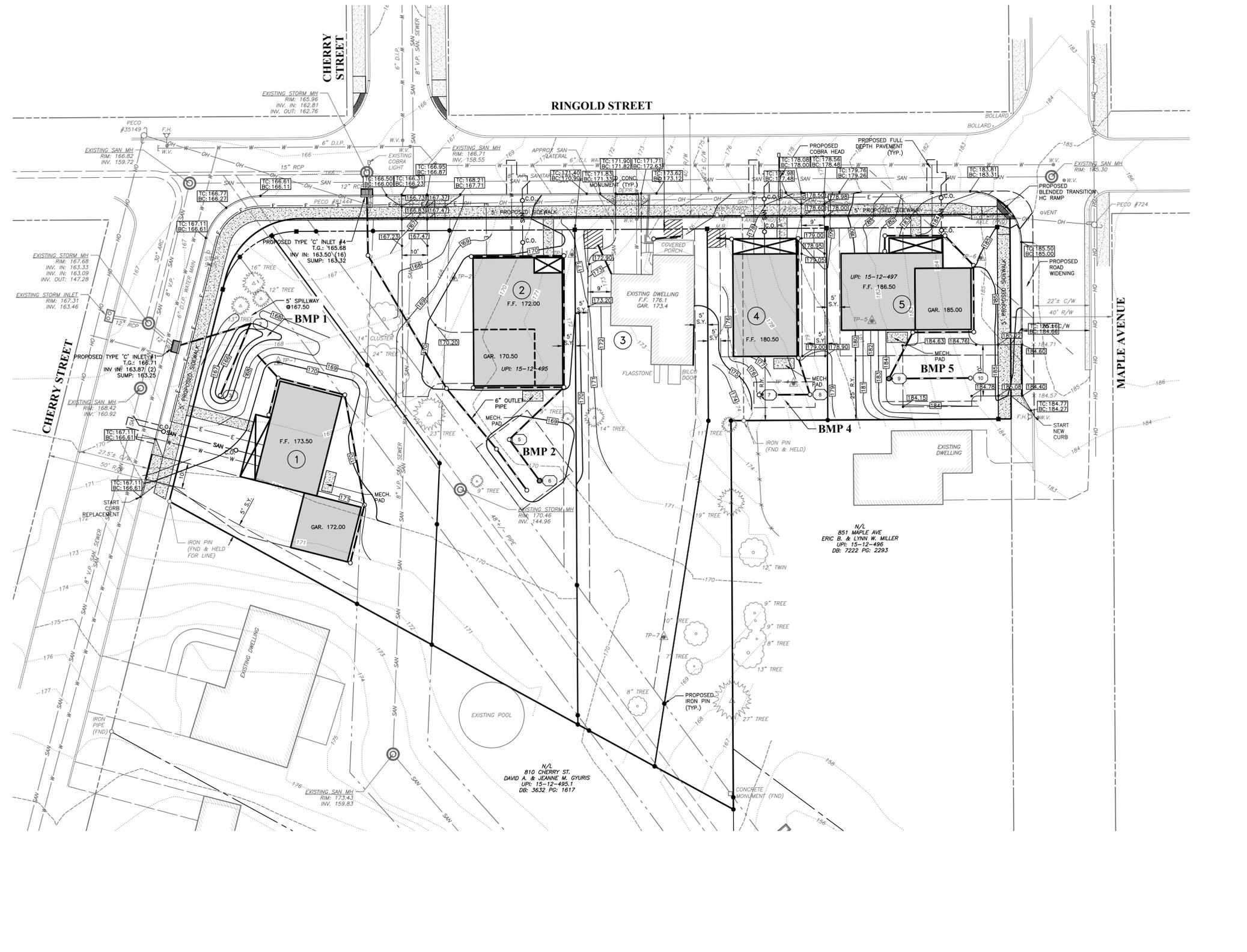
GRAPHIC SCALE
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(IN FEET)
1 inch = 20'

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

SHEET 5 OF 12

UPI: 15-12-495 & 15-12-497

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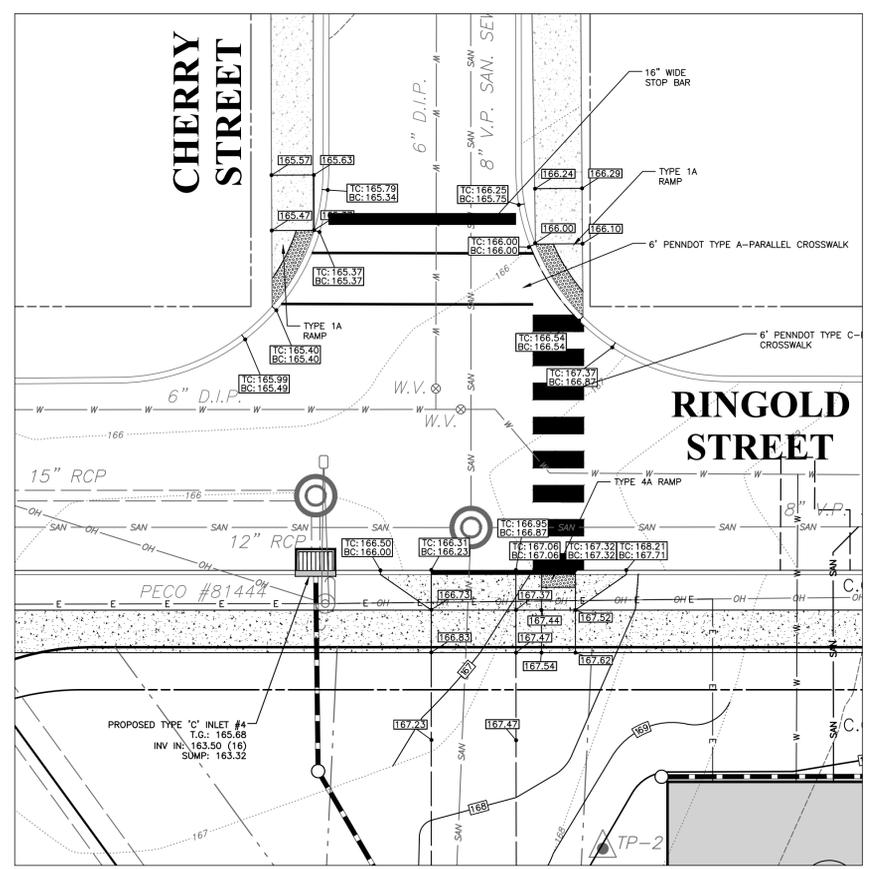
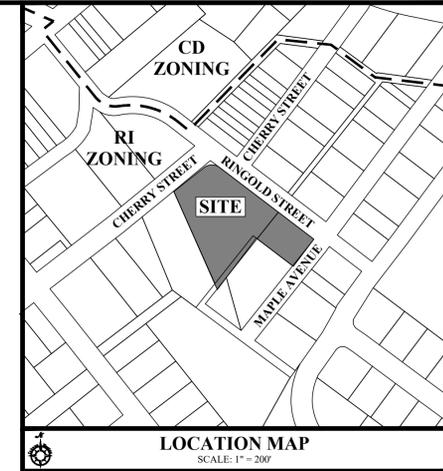
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1	09/20/2023	REVISIONS PER TOWNSHIP ENGINEER LETTER
2	11/17/2023	FINAL PLANS FOR RECORDING

PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN

GRAPHIC SCALE
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(IN FEET)
1 inch = 20'

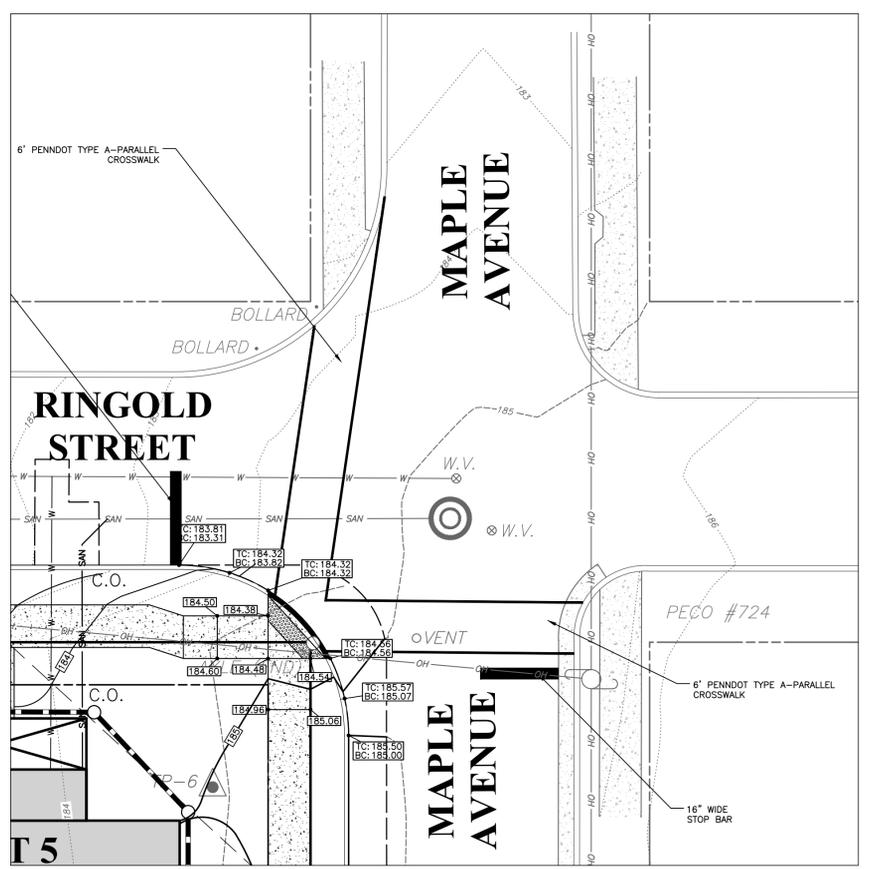
GRADING & UTILITIES PLAN FOR RINGOLD STREET SUBDIVISION PROVIDENCE CAPITAL GROUP PHOENIXVILLE, PA 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 5 OF 12



CHERRY STREET & RINGOLD STREET INTERSECTION

SCALE: 1" = 10'



MAPLE AVENUE & RINGOLD STREET INTERSECTION

SCALE: 1" = 10'

NOTE:
ALL ADA CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNDOT PUBLICATION 72M, RC-67M "CURB RAMPS & SIDEWALKS".

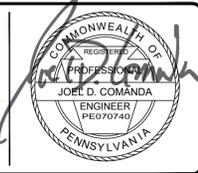
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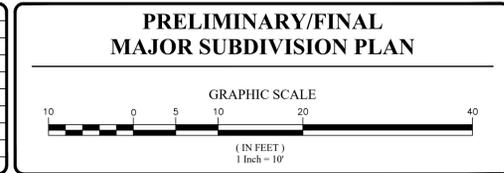


Pennsylvania One Call System
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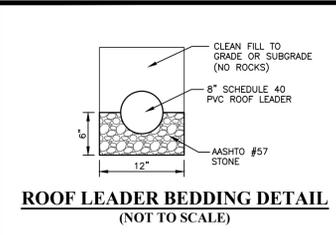
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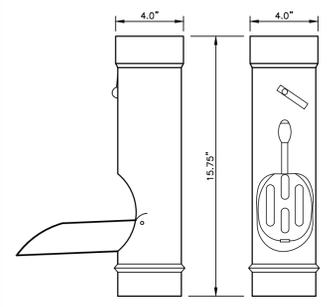
Date: 06/29/2023
Scale: 1" = 10'
Drawn by: PCD
Checked by: JDC
Project No. **11072**

DETAILED RAMP GRADING PLAN FOR RINGOLD STREET SUBDIVISION
PROVIDENCE CAPITAL GROUP
PHOENIXVILLE, PA 19460
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

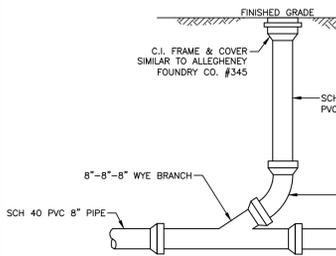
S H E E T
6
OF 12



ROOF LEADER BEDDING DETAIL
(NOT TO SCALE)



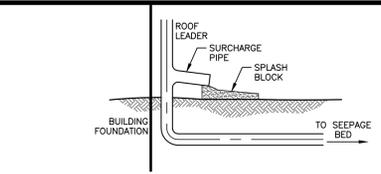
LEAF STRAINER DETAIL
NOT TO SCALE



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

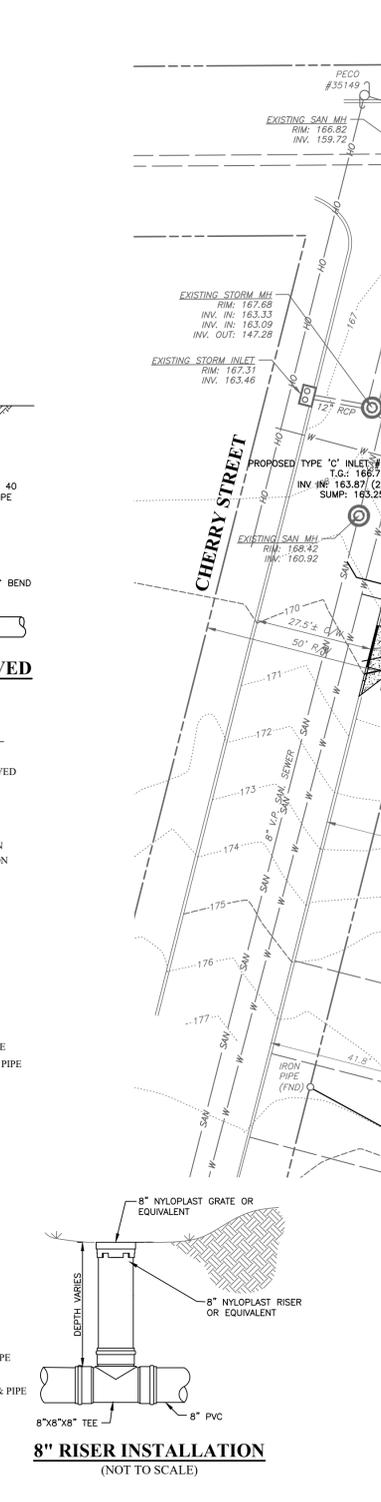
LEGEND

- PROPERTY BOUNDARY
- - - PROPERTY BOUNDARY TO BE REMOVED
- ADJOINING PROPERTY LINE
- FLOOD PLAIN LINE
- ▲ TP-5 TEST PIT LOCATION
- EXISTING RIGHT OF WAY LINE
- EXISTING 2' CONTOUR W/ ELEVATION
- EXISTING 10' CONTOUR W/ ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CONCRETE
- EXISTING TREE SYMBOLS
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FENCE LINE
- EXISTING LINE AND DESCRIPTION
- EXISTING STORM STRUCTURES & PIPE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING ROAD CENTERLINE
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- PROPOSED IRON PIN
- PROPOSED MONUMENT
- PROPOSED RIGHT OF WAY LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE
- PROPOSED WATER VALVE
- PROPOSED SIGN
- PROPOSED FENCE LINE
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED CURB LINE
- PROPOSED DRIVEWAY
- PROPOSED WALL
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- BMP 3 - TREE WELLS



TYPICAL DOWNSPOUT CONFIGURATION DETAIL
(NOT TO SCALE)

8" RISER INSTALLATION
(NOT TO SCALE)



8" RISER INSTALLATION
(NOT TO SCALE)

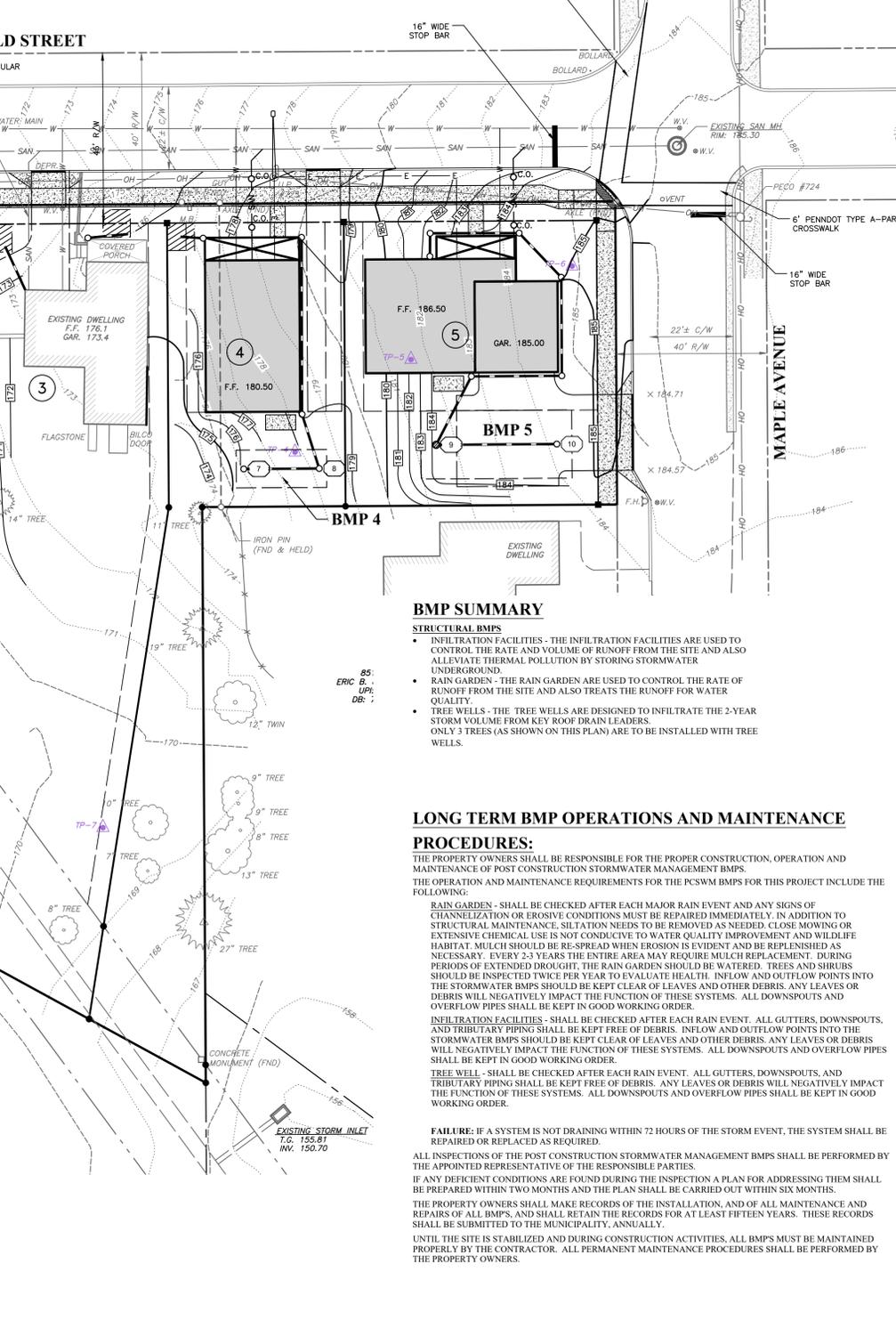


4" CLEANOUT IN PAVING DETAIL
(NOT TO SCALE)

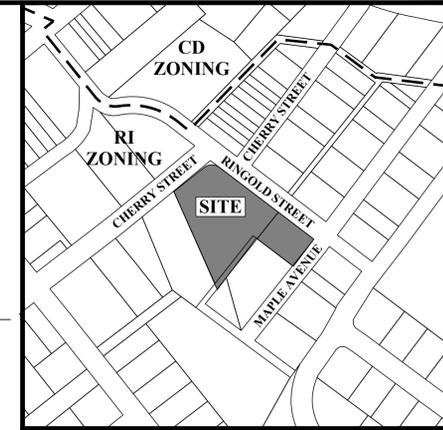


ROOF LEADER CLEANOUT IN UNPAVED AREA DETAIL
(NOT TO SCALE)

8" RISER INSTALLATION
(NOT TO SCALE)



8" RISER INSTALLATION
(NOT TO SCALE)



LOCATION MAP
SCALE: 1" = 200'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF THE TWO (2) EXISTING PARCELS AT THIS LOCATION INTO FIVE (5) LOTS. LOT THREE WILL RETAIN THE EXISTING UNIT, THE OTHER FOUR (4) LOTS WILL BE DEVELOPED WITH DETACHED SINGLE-FAMILY HOMES.
2. TOTAL TRACT AREA = 44,103 S.F. (GROSS) | 32,877 S.F. (NET)
3. UPI NUMBERS: 15-12-495 & 15-12-497.
4. BOUNDARY INFORMATION SHOWN PER PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA.
5. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN MAY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 2 FOOT.
7. ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON MAY 22, 2023.
8. THE PROPERTY IS LOCATED WITHIN THE RI-RESIDENTIAL INFILL ZONING DISTRICT.
9. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 4202C006G, EFFECTIVE SEPTEMBER 29, 2017.
10. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
11. SITE GEOLOGY IS CHARACTERIZED AS THE STOCKTON FORMATION.
12. THE PROPERTY IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.
13. THE SITE IS LOCATED IN THE UNNAMED TRIBUTARY OF THE FRENCH CREEK WATERSHED. THE CHAPTER 93 DESIGNATION OF THE UNNAMED TRIBUTARY IN FRENCH CREEK WATERSHED IS TSM/F.
14. THERE ARE NO BODIES OF WATER, WATERCOURSES OR WETLANDS ON THE SITE.
15. THERE ARE NO STEEP OR VERY STEEP SLOPES ON THIS SITE.
16. EXISTING STORM AND SANITARY EASEMENTS CROSSING THE SITE ARE SHOWN PER MINOR MAP OF SUBDIVISION PROPERTY FOR RICHARD S. GYURIS, PREPARED BY HOPKINS AND SCOTT, INC. DATED 11/6/1992 (LAST REVISED 05/17/1992) AND ARE IN FULL FORCE AND EFFECT IN THE BOROUGH OF PHOENIXVILLE.
17. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
18. A BLANKET EASEMENT IS GRANTED TO THE BOROUGH OF PHOENIXVILLE HAS THE RIGHT OF ACCESS TO ALL BMPs AND CONVEYANCES FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE OPERATIONS AND MAINTENANCE PROCEDURES.
19. THE ADDITIONAL RIGHT OF WAY IS OFFERED FOR DEDICATION TO THE BOROUGH OF PHOENIXVILLE.

PCSWM NOTES:

1. ALL BMPs ARE TO BE FITTED WITH A 30 MIL IMPERVIOUS MEMBRANE ALONG SIDES WITHIN 25 FEET OF DWELLING UNITS.
2. PCSWM REPORTING AND RECORDKEEPING. THE PCSWM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE BOROUGH.
3. STORMWATER MANAGEMENT SHOWN PER PROJECT NARRATIVE AND POST CONSTRUCTION MANAGEMENT CALCULATIONS FOR RINGOLD STREET SUBDIVISION, PHOENIXVILLE BOROUGH, CHESTER COUNTY, DATED FEBRUARY 29, 2023 OR LAST REVISED.
4. ALL ROOF DRAINS ARE TO BE 8" SDR35 PVC AT A MINIMUM 1% SLOPE UNLESS OTHERWISE NOTED.
5. ALL DOWNSPOUTS ARE TO BE FITTED WITH LEAF STRAINERS TO KEEP LEAVES AND DEBRIS OUT OF THE INFILTRATION FACILITIES.
6. AN AS-BUILT PLAN IS REQUIRED FOR ALL BMPs AND STORMWATER CONVEYANCE AND FACILITIES.
7. THE BOROUGH IS TO BE NOTIFIED PRIOR TO ANY CONSTRUCTION WITHIN THE EXISTING EASEMENTS.

OWNER'S CERTIFICATION:

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

ENGINEER'S CERTIFICATION:

JOEL D. COMANDA, ON THIS DATE, JUNE 20, 2023, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF PHOENIXVILLE ORDINANCE NO. 23, STORMWATER MANAGEMENT, AS LATEST AMENDED.

OWNER OF RECORD:

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

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UPJ: 15-12-495 & 15-12-497

PA. act 172 of 1986 requires three working days notice
Serial Number:
20231321314

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

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

JOEL D. COMANDA
ENGINEER
PE070470
PENNSYLVANIA

PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN

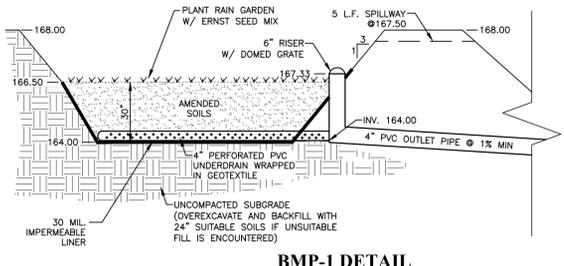
No.	Date:	Description:
1	09/20/2023	REVISIONS PER TOWNSHIP ENGINEER LETTER
2	11/17/2023	FINAL PLANS FOR RECORDING

GRAPHIC SCALE
1 inch = 20'

Date: 06/29/2023
Scale: 1" = 20'
Drawn by: PCJ
Checked by: JDC
Project No. 11072

PCSWM PLAN FOR RINGOLD STREET SUBDIVISION PROVIDENCE CAPITAL GROUP PHOENIXVILLE, PA 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 7 OF 12



BMP-1 DETAIL
(NOT TO SCALE)

RAINGARDEN SEED MIX
ERNST MIX-180 & ERNST MIX-127

- USE A MIXTURE OF ERNMX-180 AND ERNMX-127
WWW.ERNSTSEED.COM

ERNMX-180 - RAIN GARDEN MIX
SEEDING RATE: 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE

- 33.4% Schizachyrium scoparium, 'Itasca', MN Ecotype (Little Bluestem, 'Itasca', MN Ecotype)
- 23.0% Elymus virginicus, PA Ecotype (Virginia Wildrye, PA Ecotype)
- 7.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
- 5.6% Chasmanthium latifolium, WV Ecotype (River Oats, WV Ecotype)
- 5.5% Echinacea purpurea (Purple Coneflower)
- 3.0% Chamaecrista fasciculata, PA Ecotype (Partridge Pea, PA Ecotype)
- 3.0% Coreopsis lanceolata (Lanceleaf Coreopsis)
- 3.0% Panicum rigidulum, PA Ecotype (Redtop Panicgrass, PA Ecotype)
- 3.0% Rudbeckia hirta (Blackeyed Susan)
- 3.0% Verbena hastata, PA Ecotype (Blue Vervain, PA Ecotype)
- 2.0% Heliosis helianthoides, PA Ecotype (Oxeye Sunflower, PA Ecotype)
- 1.8% Asclepias incarnata, PA Ecotype (Swamp Milkweed, PA Ecotype)
- 1.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
- 1.0% Senna hebecarpa, VA & WV Ecotype (Wild Senna, VA & WV Ecotype)
- 0.7% Pycnanthemum tenuifolium (Narrowleaf Mountainmint)
- 0.5% Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)
- 0.5% Aster prenanthoides, PA Ecotype (Zigzag Aster, PA Ecotype)
- 0.5% Baptisia australis, Southern WV Ecotype (Blue False Indigo, Southern WV Ecotype)
- 0.5% Zizia aurea (Golden Alexanders)
- 0.4% Monarda fistulosa, Fort Indiantown Gap-PA Ecotype (Wild Bergamot, Fort Indiantown Gap-PA Ecotype)
- 0.3% Helianthus autumnalis, PA Ecotype (Common Sneezeweed, PA Ecotype)
- 0.3% Juncea tenuis, PA Ecotype (Path Rush, PA Ecotype)
- 0.2% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)
- 0.2% Juncea effluvia (Soft Rush)
- 0.2% Onoseris frutescens var. frutescens (Stardrops)
- 0.2% Solidago nemoralis, PA Ecotype (Gray Goldenrod, PA Ecotype)
- 0.2% Solidago rugosa, PA Ecotype (Wrinkleleaf Goldenrod, PA Ecotype)

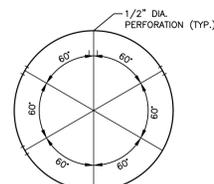
ERNMX-127 - RETENTION BASIN WILDLIFE MIX
SEEDING RATE: 20 LB PER ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LB PER ACRE

- 30.0% Panicum clandestinum, Tioga (Deertongue, Tioga)
- 29.5% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
- 20.0% Elymus virginicus, Madison-NY Ecotype (Virginia Wildrye, Madison-NY Ecotype)
- 7.0% Carex lurida, PA Ecotype (Lund Sedge, PA Ecotype)
- 7.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
- 3.0% Verbena hastata, PA Ecotype (Blue Vervain, PA Ecotype)
- 1.5% Juncea effluvia (Soft Rush)
- 0.5% Agrostis perennans, Albany Pine Bush - NY Ecotype (Autumn Bentgrass, Albany Pine Bush - NY Ecotype)
- 0.5% Asclepias incarnata, PA Ecotype (Swamp Milkweed, PA Ecotype)
- 0.3% Scirpus cespitosus, PA Ecotype (Woodgrass, PA Ecotype)
- 0.2% Helianthus autumnalis, PA Ecotype (Common Sneezeweed, PA Ecotype)
- 0.1% Aster novae-angliae, PA Ecotype (New England Aster, PA Ecotype)
- 0.1% Aster puniceus, PA Ecotype (Purplestem Aster, PA Ecotype)
- 0.1% Aster umbellatus, PA Ecotype (Flat Topped White Aster, PA Ecotype)
- 0.1% Eupatorium perfoliatum, PA Ecotype (Boneset, PA Ecotype)
- 0.1% Lobelia siphilitica, PA Ecotype (Great Blue Lobelia, PA Ecotype)

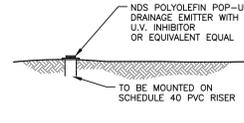
TYPICAL INFILTRATION FACILITY CONSTRUCTION SEQUENCE

THIS SEQUENCE IS INTENDED TO BE USED IN CONJUNCTION WITH THE OVERALL SEQUENCE OF CONSTRUCTION FOR THE ENTIRE PROJECT. CONSTRUCTION OF THE INFILTRATION FACILITY MUST NOT START UNTIL IT IS CALLED FOR IN THE OVERALL CONSTRUCTION SEQUENCE.
BEFORE THE INFILTRATION FACILITY CAN BE UTILIZED, ALL AREAS TRIBUTARY TO THE INFILTRATION FACILITY SHALL BE STABILIZED WITH GRASS (MIN 70% COVER) IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS PROVIDED WITHIN THE PLAN SET.
THIS IS A CRITICAL STAGE OF CONSTRUCTION. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMP. ADDITIONAL SOILS TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMP TO ENSURE PROPER LOCATION AND FUNCTION. A LICENSED PROFESSIONAL KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMP, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.

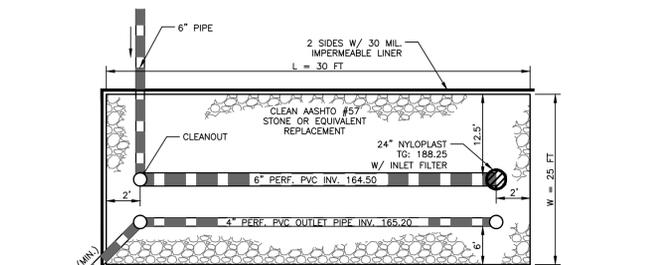
- REMOVE PROTECTIVE CONSTRUCTION FENCE FROM THE PERIMETER OF THE INFILTRATION FACILITY AREA. STRIP TOPSOIL FROM THE INFILTRATION FACILITY AREA AND STOCKPILE AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAILS.
- EXCAVATE THE INFILTRATION FACILITY IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLAN. EXCAVATION OF THE INFILTRATION FACILITY SHALL BE COMPLETED USING AN EXCAVATOR (i.e. TRAC-HOE) THAT DOES NOT REQUIRE TRAVEL ACROSS THE BOTTOM OF THE FACILITY. ALL EXCAVATIONS SHALL BE MADE FROM THE EDGE OF THE INFILTRATION FACILITY TO AVOID COMPACTION OF THE BOTTOM OF THE FACILITY.
- ONCE THE INFILTRATION FACILITY HAS BEEN EXCAVATED TO THE REQUIRED ELEVATION, INSTALL THE FABRIC, PIPING AND STONE AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAIL. CARE MUST BE TAKEN TO AVOID COMPACTION OF THE INFILTRATION FACILITY BOTTOM. ANY AREAS THAT ARE INADVERTENTLY COMPACTED MUST BE SCARIFIED WITH A CHISEL FLOW OR SIMILAR NON-COMPACTING MEASURES.
- UPON COMPLETION OF THE FABRIC, PIPE AND STONE INSTALLATION, INSTALL THE PROPOSED GUTTERS, DOWNSPOUTS AND ROOF LEADERS TO THE HOUSES.
- CHECK THE INFILTRATION FACILITY AFTER EACH STORM EVENT AND CLEAN OUT AND ACCUMULATED SEDIMENT IMMEDIATELY. ACCUMULATIONS OF ANY SEDIMENT SHALL BE REMOVED BY HAND AND PLACED IN A STABILIZED AREA IN ACCORDANCE WITH THE LONG TERM OPERATIONS AND MAINTENANCE NOTES SHOWN ON THIS PLAN.



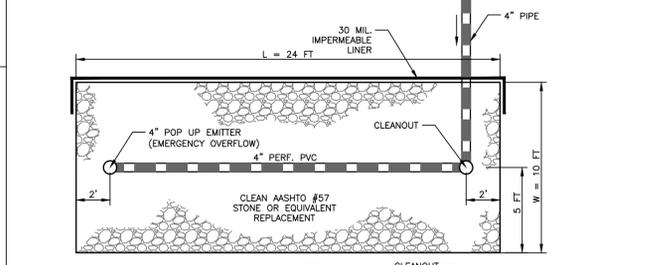
PVC PIPE PERFORATION DETAIL
(NOT TO SCALE)



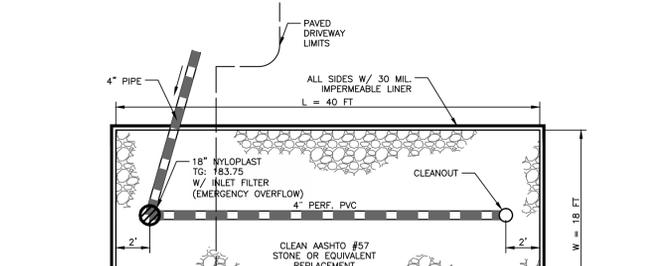
POP-UP EMITTER DETAIL
(NOT TO SCALE)



BMP-2 DETAIL
(NOT TO SCALE)



BMP-4 DETAIL
(NOT TO SCALE)

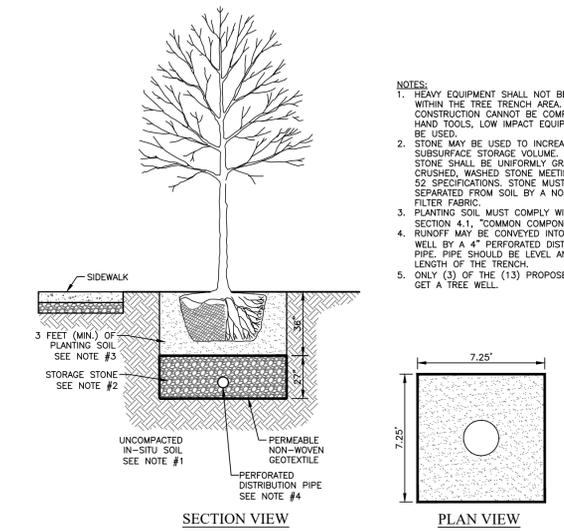


BMP-5 DETAIL
(NOT TO SCALE)

AMENDED SOIL SPECIFICATIONS:

- REFER TO SECTION 6.7.3 OF THE PENNSYLVANIA STORM WATER BEST MANAGEMENT PRACTICES MANUAL FOR GUIDANCE.
- SOIL AMENDMENT MEDIA USUALLY CONSISTS OF COMPOST, BUT CAN INCLUDE MULCH, MANURES, SAND, AND MANUFACTURED MICROBIAL SOLUTIONS.
 - COMPOST SHOULD BE ADDED AT A RATE OF 2:1 (SOIL:COMPOST), IF A PROPRIETARY PRODUCT IS USED, THE MANUFACTURER'S INSTRUCTIONS SHOULD BE FOLLOWED IN TERMS OF MIXING AND APPLICATION RATE.
 - ON-SITE SOILS WITH AN ORGANIC CONTENT OF AT LEAST 5 PERCENT CAN BE PROPERLY STOCKPILED (TO MAINTAIN ORGANIC CONTENT) AND REUSED.
 - DESIGN INFILTRATION RATE FOR THE AMENDED SOILS IN PLACE IS TO BE 2.5 INHR.

- NOTES:**
- HEAVY EQUIPMENT SHALL NOT BE USED WITHIN THE TREE TRENCH AREA. IF CONSTRUCTION CANNOT BE COMPLETED WITH HAND TOOLS, LOW IMPACT EQUIPMENT SHALL BE USED.
 - STONE MAY BE USED TO INCREASE SUBSURFACE STORAGE VOLUME. IF USED, STONE SHALL BE UNIFORMLY GRADED, CRUSHED, WASHED STONE MEETING ASHTO 52 SPECIFICATIONS. STONE MUST BE SEPARATED FROM SOIL BY A NON-WOVEN FILTER FABRIC.
 - PLANTING SOIL MUST COMPLY WITH SWRM SECTION 4.1, "COMMON COMPONENTS". RUNOFF MAY BE CONVEYED INTO THE TREE WELL BY A 4" PERFORATED DISTRIBUTION PIPE. PIPE SHOULD BE LEVEL AND RUN THE LENGTH OF THE TRENCH.
 - ONLY (3) OF THE (13) PROPOSED TREES GET A TREE WELL.



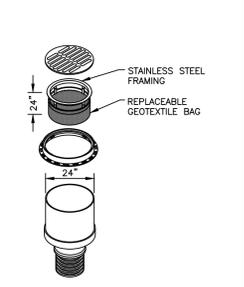
BMP-3 - TREE WELL DETAIL
(NOT TO SCALE)

SUBSURFACE INFILTRATION BED NOTES:

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

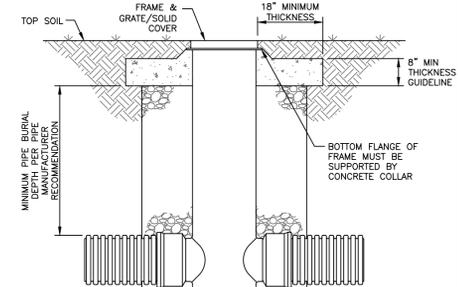
INFILTRATION FACILITY NOTES:

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

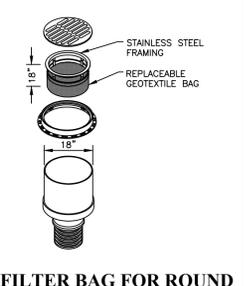


24" INLET FILTER BAG FOR ROUND OPENINGS WITH GRATE
(NOT TO SCALE)

- GRATE FILTER NOTES:**
- USE NYLOPLAST FLEXSTORM CATCH-IT OR EQUIVALENT.
 - CATCH-IT FRAME MATERIAL SHALL BE 304 STAINLESS STEEL.
 - CATCH-IT GEOTEXTILE MATERIAL SHALL BE PROPEX GEOTEX 117F.

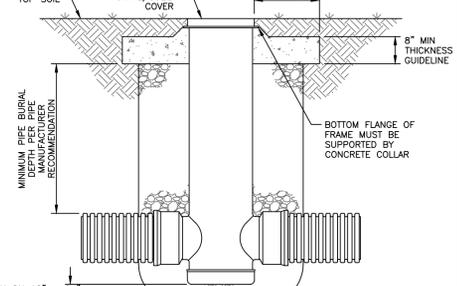


24" NYLOPLAST YARD INLET / MANHOLE RISER INSTALLATION
(NOT TO SCALE)



18" INLET FILTER BAG FOR ROUND OPENINGS WITH GRATE
(NOT TO SCALE)

- GRATE FILTER NOTES:**
- USE NYLOPLAST FLEXSTORM CATCH-IT OR EQUIVALENT.
 - CATCH-IT FRAME MATERIAL SHALL BE 304 STAINLESS STEEL.
 - CATCH-IT GEOTEXTILE MATERIAL SHALL BE PROPEX GEOTEX 117F.



18" NYLOPLAST YARD INLET / MANHOLE RISER INSTALLATION
(NOT TO SCALE)

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Pennsylvania One Call System
PA, act 172 of 1986 requires
three working days notice
Serial Numbers:
20231321314

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Info@InlandDesign.net

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOEL D. COMANDA
ENGINEER PE07040

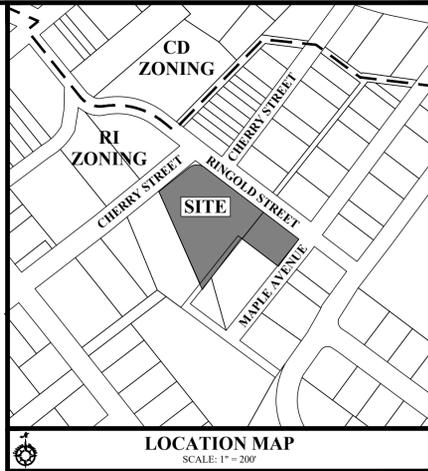
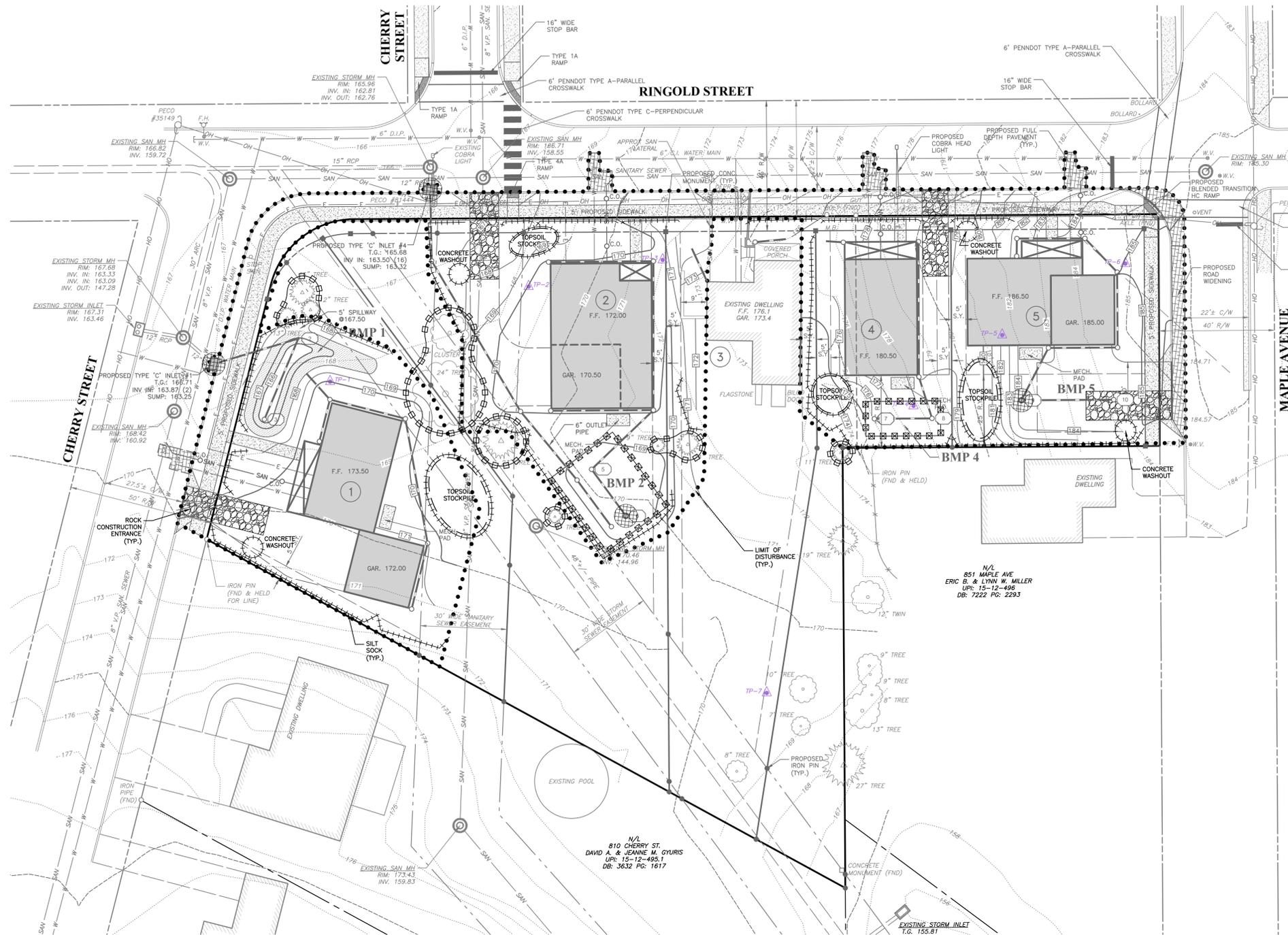
No.	Date:	Description:
1	09/20/2023	REVISIONS PER TOWNSHIP ENGINEER LETTER
2	11/17/2023	FINAL PLANS FOR RECORDING

PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN

Date: 06/29/2023
Scale: AS NOTED
Drawn by: PCD
Checked by: JDC
Project No. 11072

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

SHEET 8 OF 12



- SEQUENCE OF CONSTRUCTION**
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS FOR AN ON SITE PRE-CONSTRUCTION MEETING.
1. DELINEATE LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN.
 2. INSTALL ROCK CONSTRUCTION ENTRANCE AND SILT SOCK AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAILS. PLACE BARRIER FENCE AROUND THE PROPOSED INFILTRATION FACILITIES TO PROTECT THEM FROM ANY EQUIPMENT TRAFFIC UNTIL THE INFILTRATION FACILITIES ARE READY FOR INSTALLATION.
 3. STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE AS SHOWN ON THE PLAN.
 4. ROUGH GRADE SITE AND INSTALL BUILDING FOUNDATIONS.
 5. BEGIN HOME CONSTRUCTION.
 6. COMPLETE BULK EARTHWORK RELATED TO GRADING OF THE SITE INCLUDING DRIVEWAY AND LAWN AREAS.
- NOTE: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITIES THAT WILL EXCEED 4 DAYS, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.**
7. INSTALL ALL UNDERGROUND UTILITIES INCLUDING INFILTRATION FACILITIES. IMMEDIATELY INSTALL INLET PROTECTION IN TRIBUTARY INLETS. EACH INFILTRATION FACILITY (SEE SEPARATE SEQUENCE OF CONSTRUCTION) SHALL NOT BE UTILIZED UNTIL ALL AREAS DRAINING TO IT ARE PERMANENTLY STABILIZED.
 8. INSTALL PROPOSED GUTTERS, DOWNSPOUTS AND ROOF LEADERS FOR THE BUILDINGS. ONCE THE INFILTRATION FACILITIES ARE INSTALLED, CONNECT THE ROOF LEADERS TO THE INFILTRATION FACILITIES AS SHOWN ON THE PLAN.
 9. COMPLETE FINE GRADING OF THE DRIVEWAYS AND INSTALL STONE BASE COURSE AND PAVING.
 10. INSTALL PERMANENT SEEDING AND MULCH ON ALL DISTURBED AREAS IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS SHOWN ON THE PLAN. INSTALL LANDSCAPING AS SHOWN ON THE PLAN AND IN THE DETAIL.
- NOTE: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITIES THAT WILL EXCEED 4 DAYS, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.**
11. ONCE ALL AREAS HAVE BEEN PERMANENTLY STABILIZED (DETERMINED BY MINIMUM 70% ESTABLISHED GRASS COVER), REMOVE ALL REMAINING EROSION CONTROLS MEASURES AND STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE EROSION CONTROLS MEASURES.

- LEGEND**
- PROPERTY BOUNDARY
 - ADJOINING PROPERTY LINE
 - TEST PIT LOCATION
 - EXISTING RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - EXISTING 2' CONTOUR W/ ELEVATION
 - EXISTING 10' CONTOUR W/ ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING CONCRETE
 - EXISTING TREE SYMBOLS
 - EXISTING UTILITY POLE
 - EXISTING WATER VALVE
 - EXISTING SIGN
 - EXISTING FENCE LINE
 - SOILS LINE AND DESCRIPTION
 - EXISTING STORM STRUCTURES & PIPE
 - EXISTING SANITARY STRUCTURES & PIPE
 - EXISTING ROAD CENTERLINE
 - EXISTING CURB LINE
 - EXISTING ROAD PAVING
 - EXISTING DRIVEWAY
 - EXISTING WATER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING TELEPHONE LINE
 - PROPOSED IRON PIN
 - PROPOSED MONUMENT
 - PROPOSED RIGHT OF WAY LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED CONCRETE
 - PROPOSED WATER VALVE
 - PROPOSED SIGN
 - PROPOSED FENCE LINE
 - PROPOSED STORM STRUCTURES & PIPE
 - PROPOSED SANITARY STRUCTURES & PIPE
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CURB LINE
 - PROPOSED DRIVEWAY
 - PROPOSED WATER LINE
 - PROPOSED ELECTRIC LINE
 - 18" SILT FENCE
 - ORANGE CONSTRUCTION FENCE
 - LIMIT OF DISTURBANCE BOUNDARY
 - ROCK CONSTRUCTION ENTRANCE
 - EROSION CONTROL
 - BLANKET FOR SLOPES
 - INLET SEDIMENT FILTER

N/A
851 MAPLE AVE
ERIC B. & LYNN W. MILLER
UP: 15-12-496
DB: 7222 PG: 2293

N/A
810 CHERRY ST.
DAVID A. & JEANNE M. OYRUS
UP: 15-12-495
DB: 3632 PG: 1617

LIMIT OF DISTURBANCE: 30,120 S.F. (0.69 AC.)

SOILS DESCRIPTION

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

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

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UP: 15-12-495 & 15-12-497

Pennsylvania One Call System
PA act 172 of 1986 requires three working days notice
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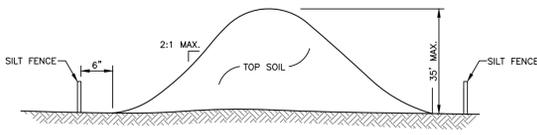
PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN

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

Date: 06/29/2023
Scale: 1" = 20'
Drawn by: PCJ
Checked by: JDC
Project No. **11072**

EROSION & SEDIMENT CONTROL PLAN FOR RINGOLD STREET SUBDIVISION PROVIDENCE CAPITAL GROUP PHOENIXVILLE, PA 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

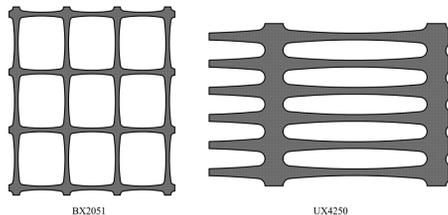
SHEET 9 OF 12



TYPICAL TOPSOIL STOCKPILE CROSS SECTION
(NOT TO SCALE)

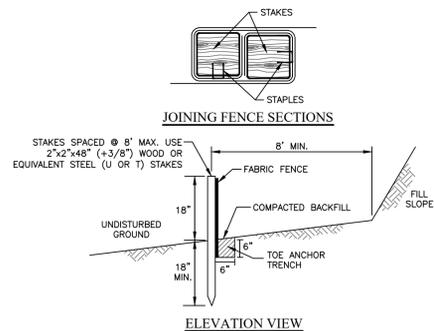
NOTES:

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



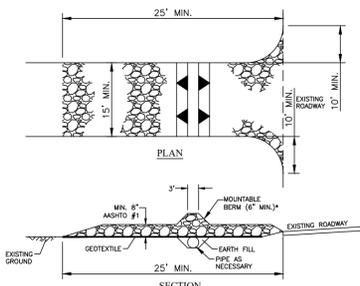
FOR GENERAL USE:
TENSAR SAFETY FENCE BX 2051, 4' HT., ORANGE
FOR EXTRA PROTECTION:
TENSAR SAFETY FENCE UX 4250, 4' HT., ORANGE
INSTALLATION: ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 8' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

ORANGE CONSTRUCTION FENCE DETAIL
(NOT TO SCALE)



STANDARD SILT FENCE (18" HIGH)
(NOT TO SCALE)

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



ROCK CONSTRUCTION ENTRANCE DETAIL
(PADEP STANDARD CONSTRUCTION DETAIL 43-1)

1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BEAMS 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 TRUCK.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITIONS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

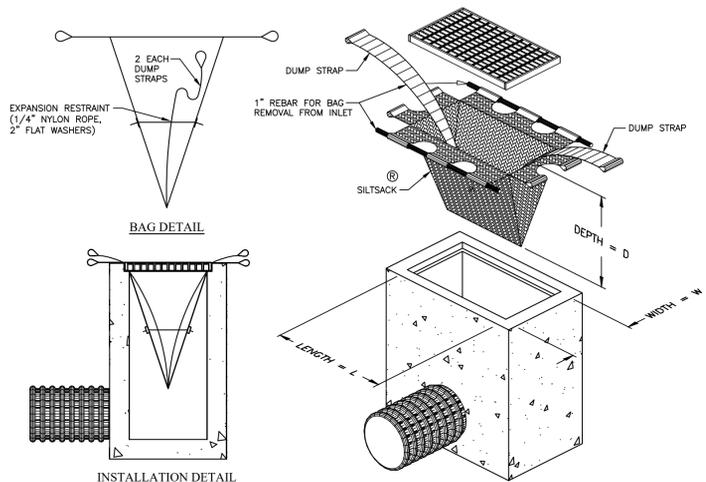
OPTIONAL NOTES

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

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

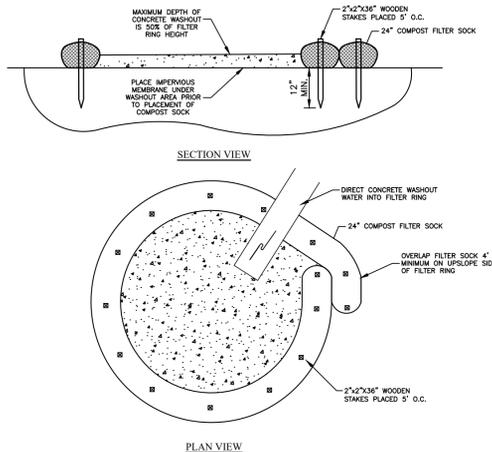
1. FUGITIVE DUST FROM CONSTRUCTION, DEMOLITION, AND EARTHWORKS ACTIVITIES MAY NOT BE VISIBLE AT THE POINT IT PASSES THE WORKSITE PROPERTY LINE.
2. USE OF VACUUM OR SIMILAR SUCTION SYSTEMS TO CAPTURE DUST KICKED UP BY POWER TOOLS WHEN GRINDING, CUTTING.
3. APPLICATION OF WATER OR APPROVED DUST SUPPRESSANT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

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



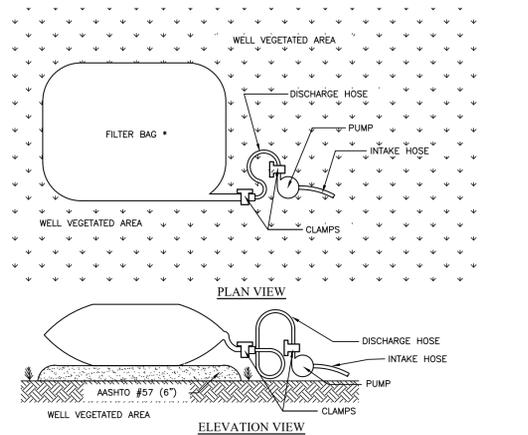
SEDIMENT FILTER BAG INLET PROTECTION DETAIL
(NOT TO SCALE)

1. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSL, AND A MINIMUM TENSILE TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
2. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPLOYED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO AVOID FLOODING OR PASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED.



COMPOST SOCK WASHOUT INSTALLATION
(PADEP STANDARD FIGURE 318)

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



PUMPED WATER FILTER BAG
(NOT TO SCALE)

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

STANDARD E&S PLAN NOTES

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

PERMANENT STABILIZATION NOTES:

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

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

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Pennsylvania One Call System
PA. act 172 of 1986 requires
three working days notice
Serial Number:
20231321314

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

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PROFESSIONAL ENGINEER
JOEL D. COMANDA
ENGINEER
PE#0740
PENNSYLVANIA

No.	Date:	Description:
1	09/20/2023	REVISIONS PER TOWNSHIP ENGINEER LETTER
2	11/17/2023	FINAL PLANS FOR RECORDING

PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN

Date: 06/29/2023
Scale: AS NOTED
Drawn by: PCD
Checked by: JDC
Project No. 11072

E&S CONTROL DETAILS AND NOTES PLAN FOR RINGOLD STREET SUBDIVISION PROVIDENCE CAPITAL GROUP PHOENIXVILLE, PA 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

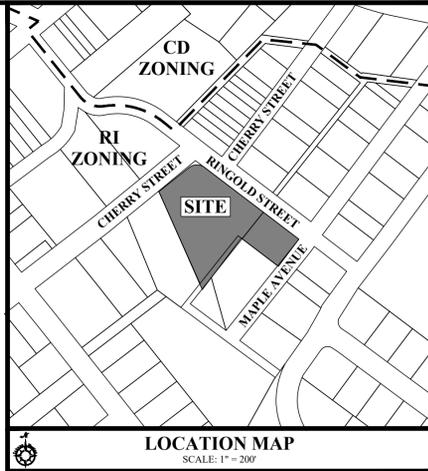
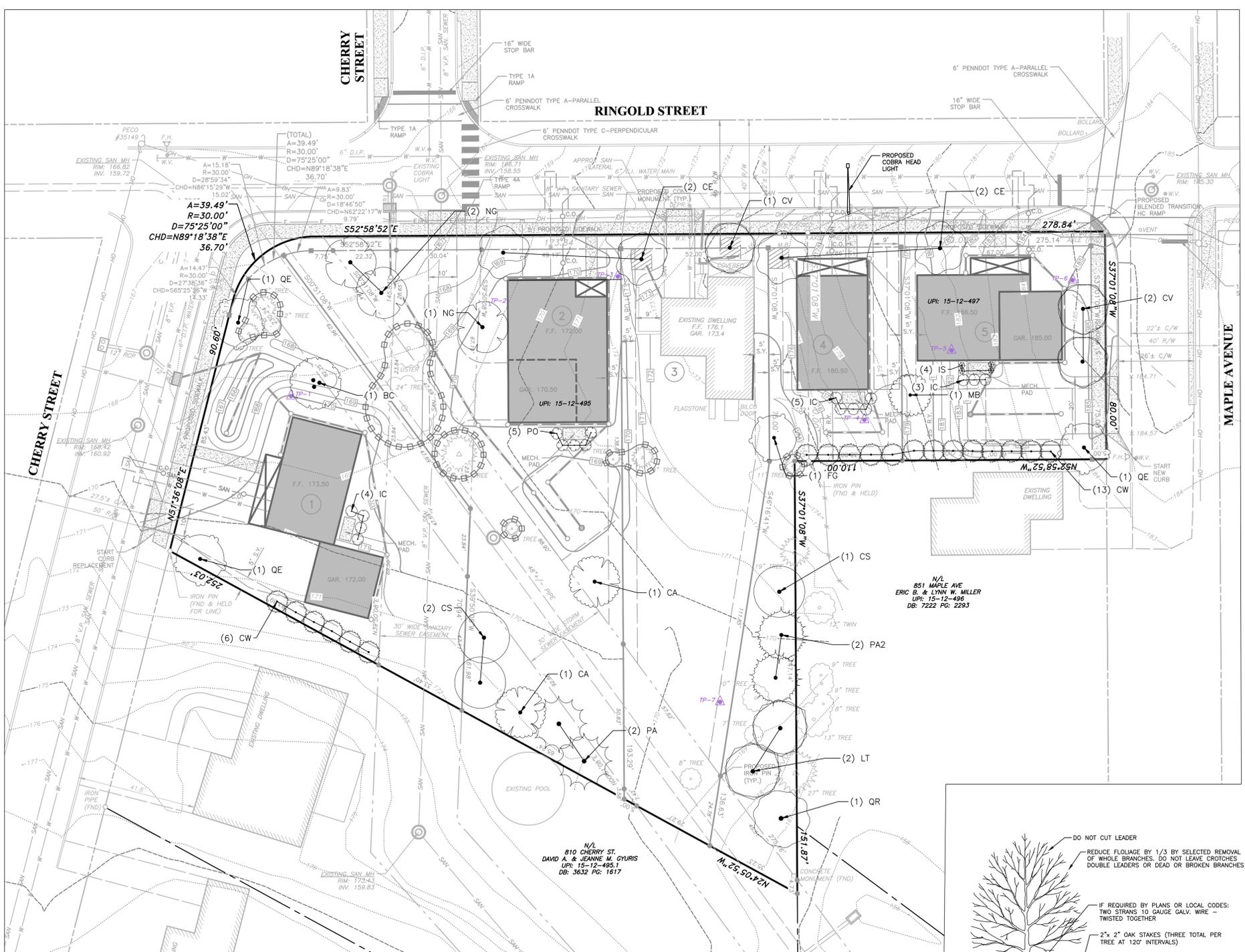
SHEET 10 OF 12

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LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	TEST PIT LOCATION
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING BRICK
	EXISTING PAVERS
	EXISTING CONCRETE
	EXISTING TREE LINE
	EXISTING TREE SYMBOLS
	EXISTING LIGHT
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING SIGN
	EXISTING FENCE LINE
	SOILS LINE AND DESCRIPTION
	EXISTING STORM STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE
	EXISTING ROAD CENTERLINE
	EXISTING CURB LINE
	EXISTING DRIVEWAY
	EXISTING STONE DRIVE
	EXISTING SANITARY LATERAL
	EXISTING WATER LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING TELEPHONE LINE
	PROPOSED IRON PIN
	PROPOSED EASEMENT
	PROPOSED RIGHT OF WAY LINE
	PROPOSED EASEMENT LINE
	PROPOSED CONCRETE
	PROPOSED UTILITY POLE
	PROPOSED WATER VALVE
	PROPOSED SIGN
	PROPOSED FENCE LINE
	PROPOSED STORM STRUCTURES & PIPE
	PROPOSED SANITARY STRUCTURES & PIPE
	PROPOSED ROAD CENTERLINE
	PROPOSED CURB LINE
	PROPOSED DRIVEWAY
	PROPOSED SANITARY LATERAL
	PROPOSED WATER LINE
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TELEPHONE LINE
	TREE PROTECTION FENCE



LANDSCAPING GENERAL NOTES

- ALL PLANTING AREAS SHALL HAVE SOIL AMENDED WITH HUMUS OR COMPOST AND SHALL BE MULCHED TO A DEPTH OF THREE INCHES WITH SHREDED HARDWOOD MULCH OR EQUAL.
- TREE WRAP SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.
- DO NOT CUT THE LEADER OF DECIDUOUS TREES.
- NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN 10 FEET TO SANITARY AND WATER UTILITIES.
- NO PLANTS, EXCEPT GROUND COVER, SHALL BE PLANTED LESS THAN FIVE FEET FROM A STRUCTURE, WALKS OR CURB LINES.
- ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK, BALLED AND BURLAPPED. IT SHALL BE OF SYMMETRICAL GROWTH, TYPICAL OF ITS SPECIES OR VARIETY, CERTIFIED FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, AND A VIGOROUS HEALTHY ROOT SYSTEM.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 18 MONTHS FROM DATE OF INSTALLATION BY THE LANDSCAPING CONTRACTOR.
- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- ALL PLANTING MATERIALS SHALL MEET THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR HEALTH, FORM, AND ROOT CONDITION.
- ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE BOROUGH.
- PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
- TREES AND SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE IN THE NEW DEVELOPMENT AS THEY DID IN THE NURSERY.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANT MATERIALS AS SPECIFIED IN THE PLANT SCHEDULE AND SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH THE PLANTING DETAILS, NOTES AND SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN.
- ANY SUBSTITUTIONS OF PLANT MATERIALS MUST BE REVIEWED AND APPROVED BY THE BOROUGH BEFORE INSTALLATION.
- ALL LANDSCAPE IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, AS APPROPRIATE, BUT NEED NOT BE LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUY-WIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, AND PRUNING.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPE AREAS, INCLUDING WATERING, FERTILIZING TO MAINTAIN HEALTHY GROWTH, PRUNING, WEEDING, AND CLEANING DEBRIS PRIOR TO THE END OF THE GUARANTEE PERIOD.
- ALL PLANTINGS WHICH DO NOT SURVIVE AFTER THE EXPIRATION OF THE MAINTENANCE GUARANTEE WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL REMOVE ANY DEAD, DISEASED OR DECAYING TREES FROM THE PROPERTY.
- ALL STAKING SHALL BE REMOVED WITHIN ONE YEAR OF PLANTING.
- MECHANICAL EQUIPMENT SHALL BE SCREENED WITH EVERGREEN SHRUBS.
- UTILITY EQUIPMENT SHALL BE SCREENED PARTIALLY SCREENED WITH LANDSCAPING.

SEEDING SPECIFICATIONS:

- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED.
- SEEDED SHALL COMMENCE BETWEEN AUGUST 15 AND SEPTEMBER 30, OR BETWEEN MARCH 15 AND APRIL 30, AS WEATHER PERMITS AND/OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- TOPSOIL USED FOR SEEDED IS STOCKPILED ON SITE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" AND FINDED GRADED, REMOVING ALL DEBRIS AND STONES LARGER THAN 1". REMOVE FROM THE SITE ALL DEBRIS AND STONES.
- INCORPORATE BY DISCING INTO THE TOP 2" OF THE TOPSOIL THE FOLLOWING:
A) AGRICULTURAL LIMESTONE AT 50 LBS/1000 S.F.
B) FERTILIZER (5-10-5) AT 30 LBS/1000 S.F.
- SEEDED MIX: APPLY GRASS SEED COMPOSED OF THE FOLLOWING VARIETIES WHICH SHALL BE MIXED IN THE PROPORTIONS AND SHALL TEST THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
MIXTURE A: (SEED RATE @ 4-1/2 LBS./1000 S.F. OR 200 LB./ACRE)
PROP. BY WT. COMMON NAME GERMINATION PURE SEED WEED SEED
20% HYBRID KY BLUEGRASS 80 95 0.02
20% HYBRID TURF TYPE TALL FESCUE 80 95 0.02
40% HYBRID PERENNIAL RYE 80 95 0.02
- FIRM SEED BED WITH ROLLER AND MULCH WITH SALT HAY AND ASPHALTIC TACK COAT OR HYDRO MULCH AT THE RATE OF 1,500 LBS. PER ACRE.
- ALL LAWN WORK INCLUDING THE REPAIR OF WASHOUTS, GULLIES, ETC., SHALL BE GUARANTEED FOR ONE CALENDAR YEAR FROM THE DATE OF COMPLETION OF INSTALLATION.
- SOD (IF REQUIRED) SHALL BE SAME AS SEED MIX AND INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF SOD PRODUCERS' STANDARDS.

LANDSCAPE REQUIREMENTS

	NO. PLANTS	REQUIRED	PROPOSED
\$27,401 - STREET TREES: 1 SHADE TREE (3-1/2" CAL.) FOR EVERY 40 FEET OF ROAD LENGTH.			
CHERRY STREET LENGTH: 120' (120' / 40' = 3.0 - 3)	3	3	3
RINGOLD STREET LENGTH: 316' (316' / 40' = 7.9 - 8)	8	8	8
MAPLE STREET LENGTH: 53' (53' / 40' = 1.3 - 2)	2	2	2
TOTAL LANDSCAPE		13	13
TREES		13	13

TREE PROTECTION SPECIFICATIONS

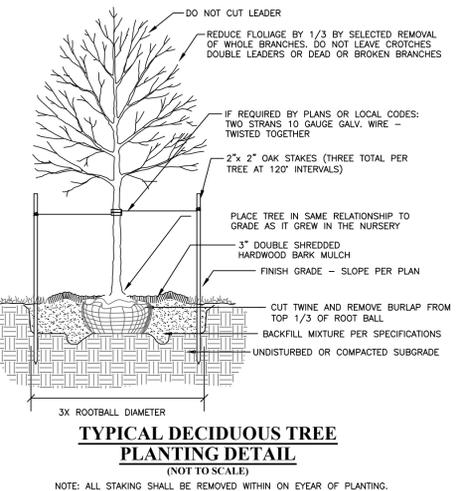
- A 4" LAYER OF COARSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE DRIFLINE OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUNK.
- A PROTECTIVE BARRIER OF 6" CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE DRIFLINE OF PROTECTED TREES. THE FENCING CAN BE MOVED WITHIN THE DRIFLINE IF AUTHORIZED BY THE CONSULTING ARBORIST BUT NOT CLOSER THAN 2" FROM THE TRUNK OF ANY TREE. FENCE POSTS SHALL BE 2" IN DIAMETER AND ARE TO BE DRIVEN 2'-0" INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10'. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ).
- MOVABLE BARRIERS OR CHAIN LINK FENCING SECURED TO CONCRETE BLOCKS CAN BE SUBSTITUTED FOR "FIXED" FENCING IF THE CONSULTING ARBORIST AGREES THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BARRIER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE CONSULTING ARBORIST.
- WHERE THE CONSULTING ARBORIST HAS DETERMINED THAT TREE PROTECTION FENCING WILL INTERFERE WITH THE SAFETY OF WORK CREWS, TREE WRAP MAY BE USED AS AN ALTERNATIVE FORM OF TREE PROTECTION. WOODEN SLATS OF AT LEAST ONE INCH THICK ARE TO BE BOUND SECURELY EDGE TO EDGE AROUND THE TRUNK. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS. MAJOR SCALDED LIMBS MAY REQUIRE PROTECTION AS DETERMINED BY THE CONSULTING ARBORIST. STRAW WADDLE MATS ALSO BE USED AS A TRUNK WRAP BY COLLING THE WADDLE AROUND THE TRUNK UP TO A MINIMUM HEIGHT OF SIX FEET FROM GRADE. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE STRAW WADDLE.

PLANT SCHEDULE LANDSCAPE

STREET TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CE	4	CARPINUS BETULUS 'YES-K-WICB' / EMERALD AVENUE® EUROPEAN HORNBEAM	3" - 3 1/2" CAL.	B&B
CV	3	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	3" - 3 1/2" CAL.	B&B
NG	3	NYSSA SYLVATICA 'NSUHH' / GREEN GABLE™ TUPELO	3" - 3 1/2" CAL.	B&B
QE	3	QUERCUS PHELLOS 'QPSTA' / HIGHTOWER® WILLOW OAK	3" - 3 1/2" CAL.	B&B

SUPPLEMENTAL PLANTINGS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
BC	1	BETULA NIGRA 'CULLY IMPROVED' / HERITAGE® IMPROVED RIVER BIRCH	3" - 3 1/2" CAL.	B&B
CA	2	CEDRUS DEODARA 'AUREA' / GOLDEN DEODAR CEDAR	3" - 3 1/2" CAL.	B&B
CS	2	CLADRASTIS KENTUCKEA 'SWEET SHADE' / SWEET SHADE AMERICAN YELLOWWOOD	3" - 3 1/2" CAL.	B&B
CW	19	CUPRESSUS - LEVLANDI 'CASTLEWELLAN' / CASTLEWELLAN LEYLAND CYPRESS	6" - 7" MIN. HT.	B&B
FG	1	FAGUS GRANDIFOLIA / AMERICAN BEECH	3" - 3 1/2" CAL.	B&B
LT	2	LIRIODENDRON TULIPIFERA / TULIP POPLAR	2 1/2" CAL. MIN.	B&B
MB	1	MAGNOLIA X SOULANGEANA 'JURMAGI' / BLACK TULIP™ MAGNOLIA	3" - 3 1/2" CAL.	B&B
PA2	2	PICEA ABIES / NORWAY SPRUCE	2 1/2" CAL. MIN.	B&B
PA	1	PICEA ABIES / NORWAY SPRUCE	6" - 7" MIN. HT.	B&B
QR	1	QUERCUS RUBRA / RED OAK	2 1/2" CAL. MIN.	B&B

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
IS	4	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	18" - 24"	CONT.
IC	12	ILEX GLABRA 'CHAMZIN' / NORDIC™ INK BERRY HOLLY	24" - 36"	CONT.
PO	5	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	24" - 36"	CONT.



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PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN

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

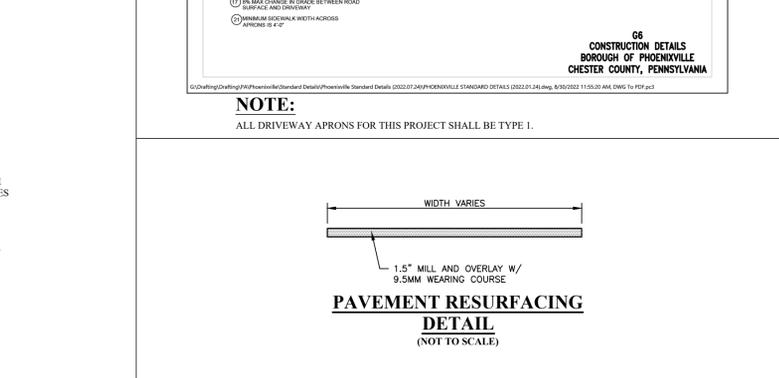
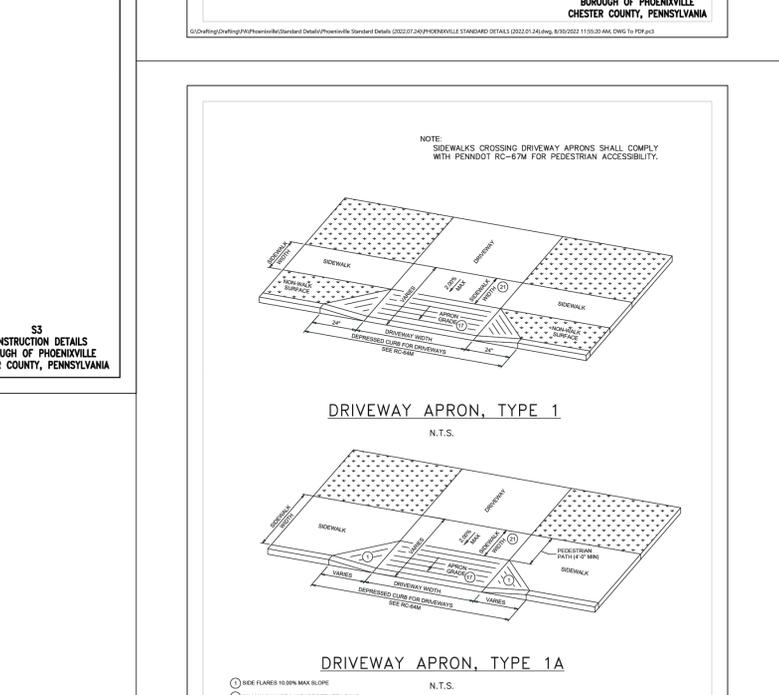
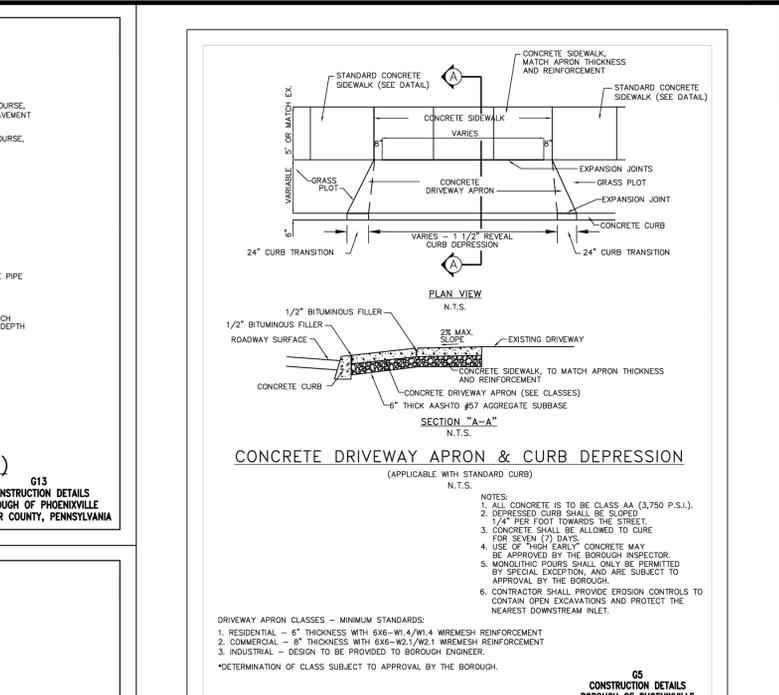
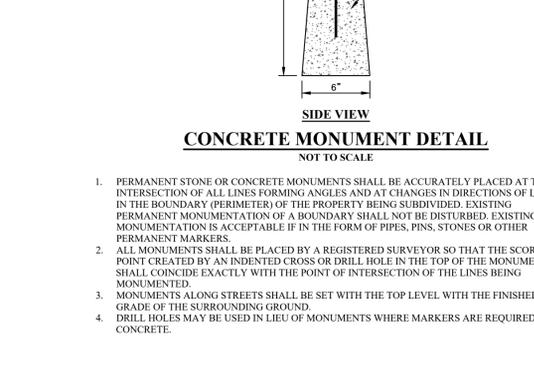
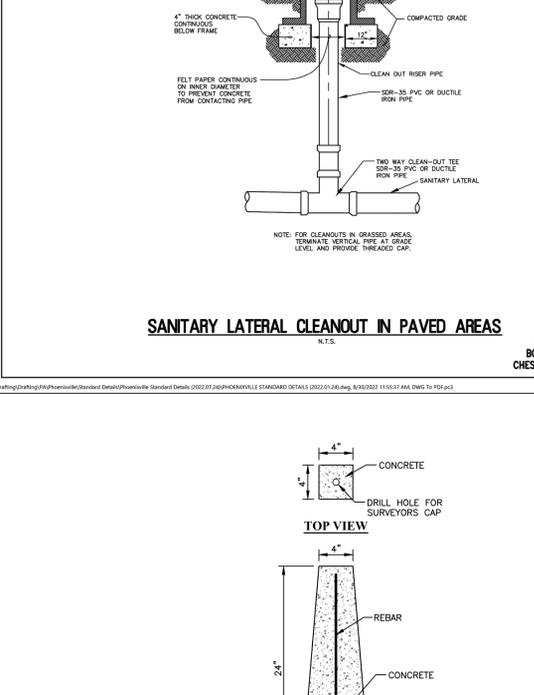
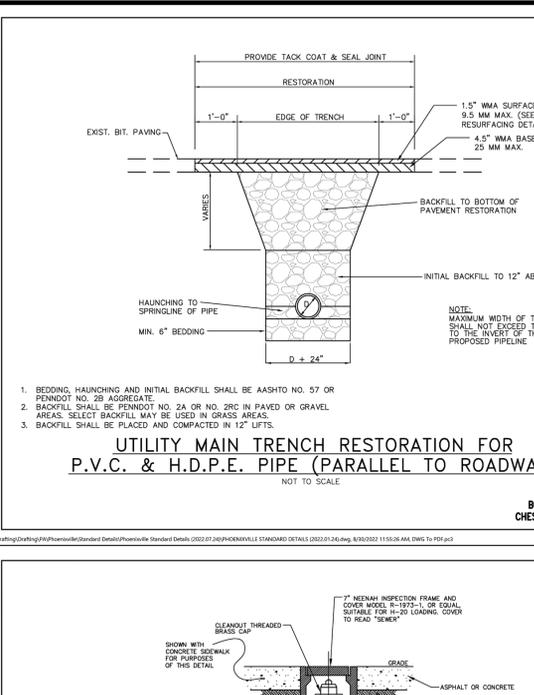
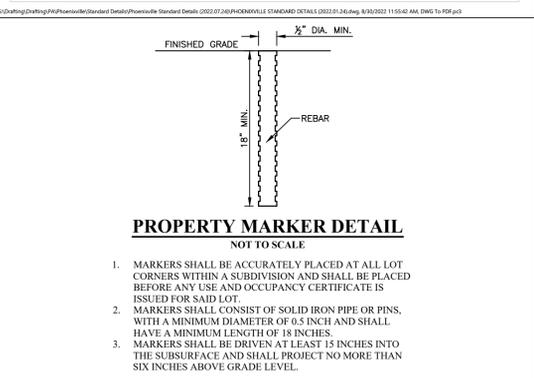
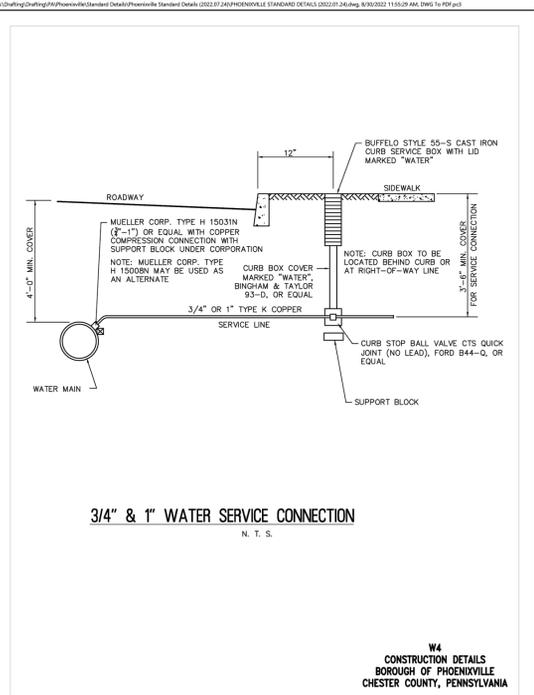
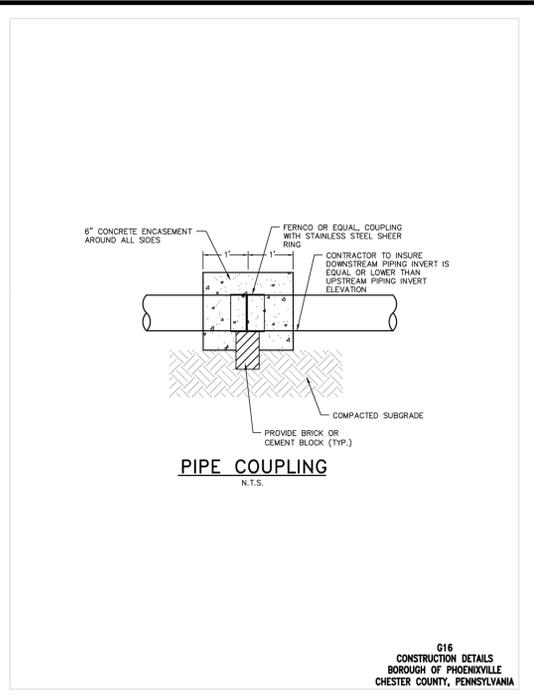
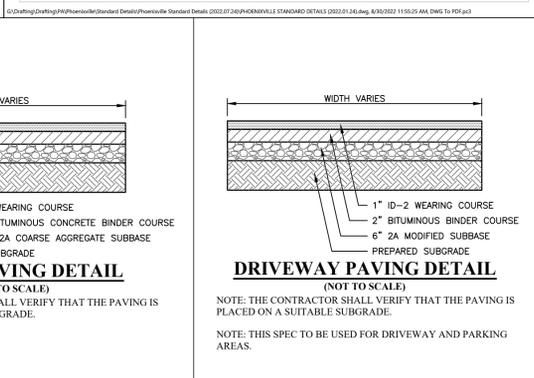
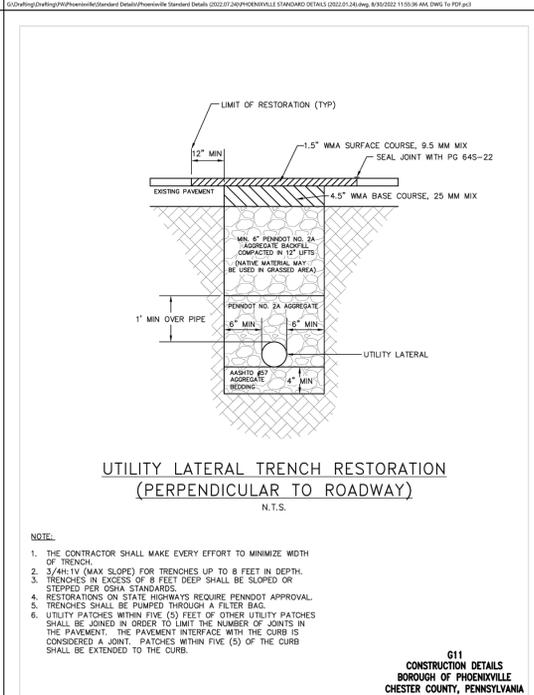
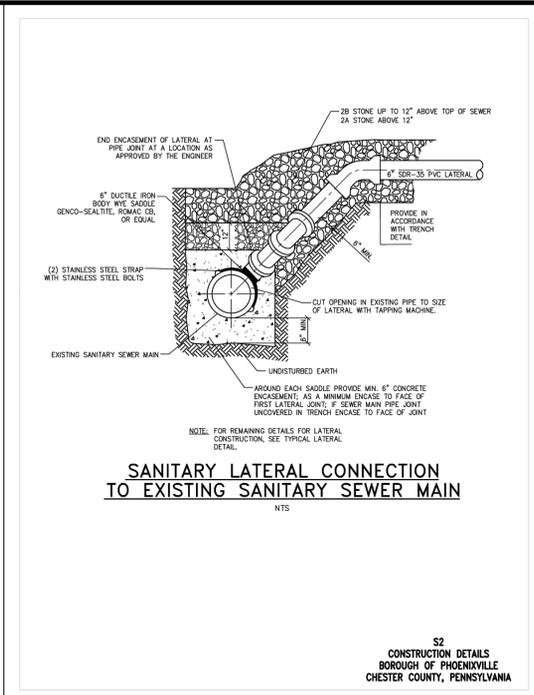
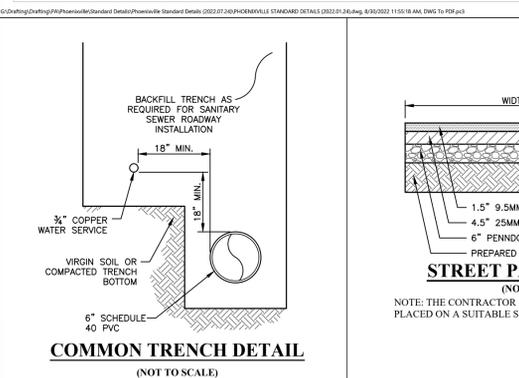
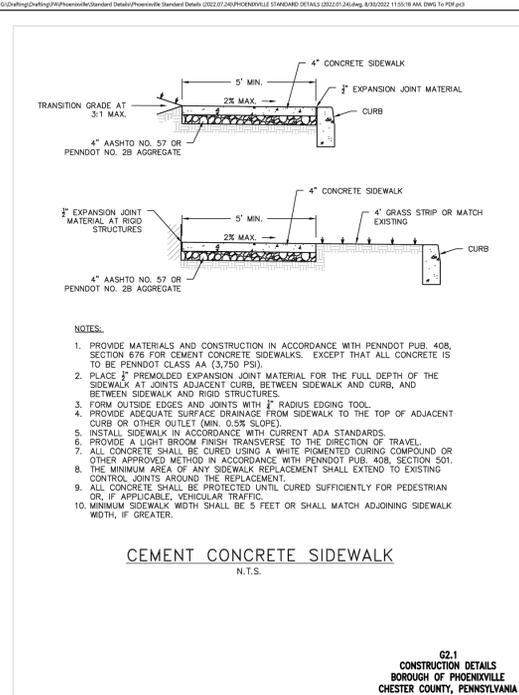
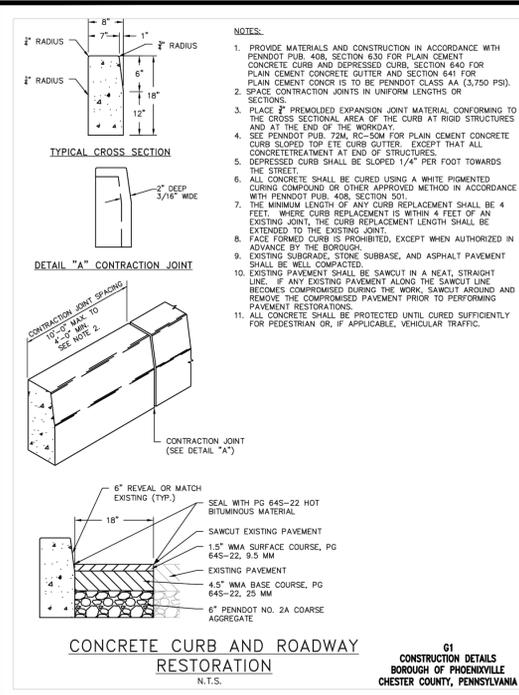
LANDSCAPING PLAN FOR RINGOLD STREET SUBDIVISION PROVIDENCE CAPITAL GROUP PHOENIXVILLE, PA 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

No.	Date	Description
1	09/20/2023	REVISIONS PER TOWNSHIP ENGINEER LETTER
2	11/17/2023	FINAL PLANS FOR RECORDING

Date: 06/29/2023
Scale: 1" = 20'
Drawn by: PCG
Checked by: MEAS
Project No. 11072

LANDSCAPING PLAN FOR RINGOLD STREET SUBDIVISION PROVIDENCE CAPITAL GROUP PHOENIXVILLE, PA 19460 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET 11 OF 12



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UP1: 15-12-495 & 15-12-497

PENNSYLVANIA ONE CALL SYSTEM
800-488-8848

Pennsylvania One Call System
PA, act 172 of 1986 requires
three working days notice
Serial Numbers
20231321314

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

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
JOEL D. COMANDA
ENGINEER
PE070740

No.	Date:	Description:
1	09/20/2023	REVISIONS PER TOWNSHIP ENGINEER LETTER
2	11/17/2023	FINAL PLANS FOR RECORDING

PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN

Date: 06/29/2023
Scale: AS NOTED
Drawn by: PCID
Checked by: JDC
Project No. 11072

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

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