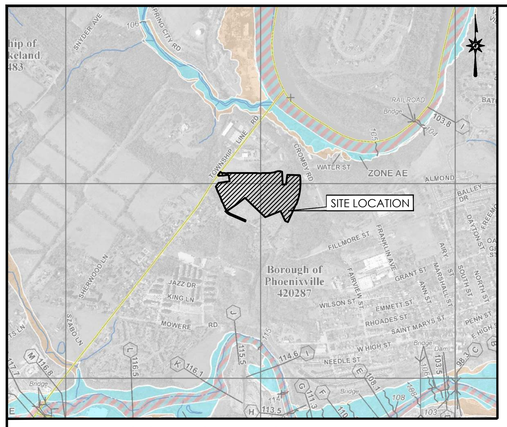
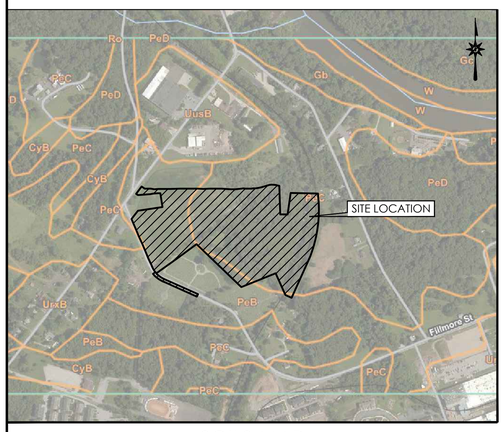
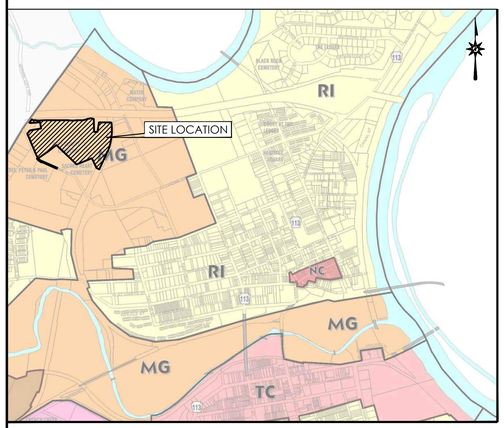
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
TRIESTE DEVELOPMENT



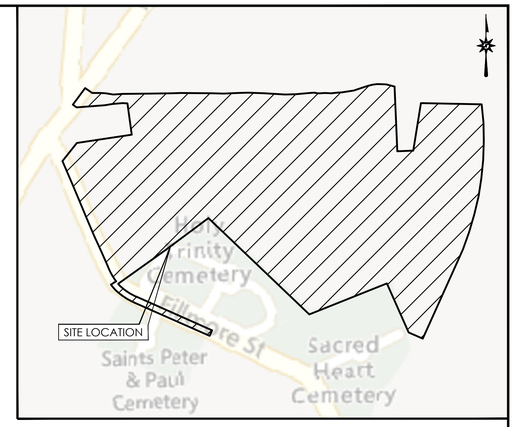
FLOOD INSURANCE RATE MAP
SCALE: 1" = 1000'



SOILS MAP
NOT TO SCALE



ZONING MAP
SCALE: 1" = 1000'



VICINITY MAP
SCALE: 1" = 200'

PREPARED FOR:

TRIESTE DEVELOPMENT LLC
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY,
PENNSYLVANIA

PREPARED BY:

BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

1100 First Avenue, Suite 104
King Of Prussia, Pennsylvania 19406
(610) 337-3630
(610) 337-3642 Fax

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ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. SERIAL NUMBER IS 20212100820.

DESIGN CONTACT INFORMATION:

COMPANY: PHOENIXVILLE BOROUGH WATER
ADDRESS: 351 BRIDGE STREET
PHOENIXVILLE, PA 19460
CONTACT: BRIAN WATSON
EMAIL: BWATSON@PHOENIXVILLE.ORG
PHONE: 610-933-1249

COMPANY: COMCAST
ADDRESS: 4400 WAYNE AVENUE
PHILADELPHIA, PA 19140
CONTACT: ROBERT HARVEY
EMAIL: BOB_HARVEY@CABLE.COMCAST.COM
PHONE: 1-800-934-6489

COMPANY: BUCKEYE PARTNERS
ADDRESS: FIVE TEK PARK
9999 HAMILTON BLVD
BREINIGSVILLE, PA 18031
CONTACT: DAVE JONES
EMAIL: DAJONES@BUCKEYE.COM
PHONE: 1-800-523-9420

COMPANY: PECO ENERGY C/O USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM
PHONE: 1-800-494-4000

COMPANY: COMCAST
ADDRESS: 190 SHOEMAKER RD
POTTSTOWN, PA 19464
CONTACT: DAVE FIELDER
PHONE: 1-800-934-6489

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA 19034
CONTACT: DARLINE LEPPERD JOHNSON
PHONE: 1-800-837-4966

Pennsylvania One Call System Response List

Responses for Serial Number: 20212100820 as of 9/3/2021 3:59 PM

CDC	MEMBER NAME	LAST RESPONSE RECEIVED THROUGH PA ONE CALL
EJ	PHOENIXVILLE BOROUGH WATER	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR • 07/30/2021 08:18:37
EJW	PHOENIXVILLE BOROUGH SEWER	ENGINEERING COMPLETED - A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR • 07/29/2021 13:00:40
HPA	COMCAST CABLE	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION • 07/30/2021 07:25:17
IA	BUCKEYE PARTNERS	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION • 07/29/2021 11:12:55
KF	PECO ENERGY	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION • 07/29/2021 09:21:20
SD	COMCAST CABLE COMMUNICATIONS INC	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION • 07/30/2021 07:25:17
VI	VERIZON PENNSYLVANIA LLC	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION • 08/02/2021 11:29:58

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE–CALL SERIAL NO. 20212100820

EXISTING CONDITIONS NOTE

EXISTING CONDITIONS BASED ON MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLAN FOR TRIESTE BY BERCEK AND SMITH ENGINEERING, INC. LAST REVISED FEBRUARY 16, 2022.

APPLICANT/EQUITABLE OWNER:

TRIESTE DEVELOPMENT LLC
101 BRIDGE STREET, 2ND FLOOR
PHOENIXVILLE, PA 19460
CONTACT: DAVID MOSKOWITZ
PHONE: 484-716-1097
EMAIL: DHMOSKOWITZ@GMAIL.COM

SUBCONSULTANTS:

SURVEYOR:
BERCEK ASSOCIATES INC.
358 MAIN STREET, SUITE 1
ROYERSFORD, PA 19468
PHONE: 610-948-8947

ARCHITECTS:
GRIMALDI ARCHITECTURE
2228 HORSHAM ROAD
HORSHAM, PA 19044
PHONE: 215-674-1611

MANGAN GROUP ARCHITECTS
7034 CARROL AVENUE, SUITE 3
TAKOMA PARK, MD 20912
PHONE: 301-589-7900

GEOTECHNICAL ENGINEER:
EARTH ENGINEERING, INC.
115 W. GERMANTOWN PIKE, SUITE 200
EAST NORRITON, PA 19401
PHONE: 610-277-0880

PLANNER:
KENNEDY & ASSOCIATES
29 MAIN STREET
HARLEYSVILLE, PA 19438
PHONE: 215-513-1720

DATES

ISSUE DATE: OCTOBER 7, 2021
REV. DATE: JANUARY 20, 2022
FEBRUARY 17, 2022
APRIL 21, 2022
JUNE 16, 2022
AUGUST 30, 2022

COVER SHEET

CV-01

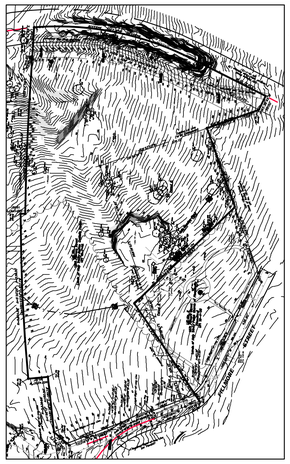
No. 1 of 58

SITE WORK GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; FRANKLIN PHOENIXVILLE AND MORNINGSIDE BUILDERS INC. STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS, COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFETY METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PENNSYLVANIA 811 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
10. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
11. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST COSTLY SHALL APPLY.
12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS OR PLAN SHEETS FOR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
13. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
14. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES
15. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM COUNTY AND MUNICIPAL SOURCES, ALL CONSTRUCTION PERMITS, INCLUDING STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
17. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
18. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, THE RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
19. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
20. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
21. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
22. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
23. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
26. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
27. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
28. PAVEMENT MARKING KEY:

    4" SYDL 4' SOLID YELLOW DOUBLE LINE
    4" SYL 4' SOLID YELLOW LINE
    4" SWL 4' SOLID WHITE LINE
    12" SWSB 12" SOLID WHITE STOP BAR
    4" BWL 4' BROKEN WHITE LINE 10' STRIPE 30' SPACE

29. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
30. ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.
31. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
32. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER, MUNICIPALITY, AND STATE.
33. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
34. A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.
35. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
36. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. A PERPETUAL OFFER OF DEDICATION OF THE PUBLIC OPEN SPACES SHALL BE MADE TO THE BOROUGH, HOWEVER THE PROPERTY OWNER IS RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE UNLESS AND UNTIL THE BOROUGH ACCEPTS DEDICATION.
37. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY THE WETLAND AND WATERCOURSE EVALUATION REPORT BY BL COMPANIES, DATED 5/14/21.
38. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
39. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
40. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
41. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
42. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
43. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
44. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
45. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
46. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
47. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
48. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
49. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
50. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
51. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.
52. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
53. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER. REMOVE EXISTING ONSITE WATER PIPING TO BE ABANDONED TO RIGHT OF WAY LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.
54. EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH NON-SHRINK GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH THE SANITARY UTILITY PROVIDER REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE SANITARY UTILITY PROVIDER.
55. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.
56. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
57. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE PHOENIXVILLE BOROUGH BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
58. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
59. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE MUNICIPALITY AND COUNTY AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
60. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
61. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE PA ONE CALL MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
62. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
63. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
64. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
65. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
66. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.
67. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
68. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
69. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL AS ORDERED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.
70. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
71. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
72. VERTICAL DATUM IS NAVD88.
73. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE COUNTY AGENT PRIOR TO THE START OF WORK ON THE SITE.
74. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE PADEP AND THE PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, LATEST EDITION. IN ADDITION, THE OWNERS, DEVELOPERS AND USERS OF THE PROPERTY HEREBY DEVELOPED AND/OR SUBDIVIDED AND THEIR HEIRS, SUCCESSORS AND ASSIGNS. THE CONDITIONS MAY CREATE ON-GOING OBLIGATIONS, LIMITATIONS AND/OR REQUIREMENTS AFFECTING THE USE OF THE PROPERTY. THE RESOLUTION IS KEPT BY THE BOROUGH SECRETARY AT THE BOROUGH HALL AND MAY BE INSPECTED THERE BY THE PUBLIC. COPIES OF THE RESOLUTION ARE ALSO AVAILABLE FROM THE BOROUGH FOR A CHARGE. [THE NOTE SHALL INCLUDE THE RESOLUTION NUMBER AND DATE OF ITS ADOPTION.]
75. ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL OTHERWISE THIS WORK SHALL CONFORM TO THE COMMONWEALTH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
76. ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND COMMONWEALTH PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND COMMONWEALTH AS APPLICABLE FOR THE LOCATION OF THE WORK.
77. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
78. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY BL COMPANIES FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
79. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
80. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
81. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
82. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
83. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
84. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
85. SANITARY MAINS SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
86. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
87. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
88. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
89. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
90. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
91. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF SANITARY SEWER PIPING.
92. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12



KEY MAP

SCALE: 1"=200'

EXISTING PROJECT SOILS

PeB: Penn SILT LOAM, 3 TO 8 PERCENT SLOPES, TYPE "B" SOIL GROUP
PeC: Penn SILT LOAM, 8 TO 15 PERCENT SLOPES, TYPE "B" SOIL GROUP

LIMITATIONS:
1– CUTBANKS CAVE
2– CORROSIVE TO CONCRETE/STEEL
3– DROUGHTY
5– HYDRIC/HYDRIC INCLUSIONS
6– LOW STRENGTH/LANDSLIDE PRONE
8– PIPING
10– FROST ACTION

RESOLUTION:
1– EXCAVATIONS WILL BE PROPERLY SUPPORTED BY SHEETING AND SHORING TO PREVENT CAVES.
2– UNDERGROUND STORM PIPE WILL BE PROTECTED FROM CORROSIVE SOILS.
3– IMPLEMENT E&S CONTROLS TO MINIMIZE EROSION AND DUST
5– PER E-MAPS, NO WETLANDS ARE PRESENT IN THE DEVELOPMENT AREA.
6– A MAXIMUM OF 3:1 SLOPES ARE PROPOSED.
8– NO OUTLET PIPING THROUGH FACILITIES ARE PROPOSED.
10– FILL WILL NOT BE PLACED ON FROZEN SURFACES OR WITH FROZEN PARTICLES

GENERAL NOTES

EXISTING CONDITIONS PLANS BASED ON "MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLAN FOR TRIESTE" BY BERCEK AND SMITH ENGINEERING, INC. LAST REVISED FEBRUARY 16, 2022. SOME ELEMENTS HAVE BEEN MODIFIED FOR CLARITY AND PLAN READABILITY PURPOSES.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 15–25% SLOPES
- EXISTING 25% AND HIGHER SLOPES
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF ROADWAY
- EXISTING BENCHMARK
- EXISTING UTILITY POLES
- EXISTING SOILS BOUNDARY
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

GRAPHIC SCALE
60 30 0 60
SCALE IN FEET


SPRING CITY ROAD
TOWNSHIP LINE ROAD
EAST PIKELAND TOWNSHIP
BOROUGH OF PHOENIXVILLE
Legal Right-of-way Line
FILLMORE STREET
PROPOSED L.R. 1116
Lands of The Commonwealth of Pennsylvania
UPI 15-1-10
Lot No. 1
1295 Fillmore Street
Lands of Holy Trinity Roman Catholic Parish
UPI 15-1-16
Lot No. 2
1271 Fillmore Street
Lands of Holy Trinity Polish Church of Phoenixville
(Cemetery)
UPI 15-4-50
1261 Fillmore Street
Lands of Service Cemetery
UPI No. 15-4-49
Parcel A
Parcel B
Parcel C
Existing Lot Line (To Be Extinguished)
Proposed Lot Lines
Storage Building
Slate Boundary (Typ.)
Required Right-of-way Line per PennDot
Required Right-of-way Line per Permit
Iron Pin (found)
Iron Pipe (found)
Concrete Monument (found)
Bench Mark: Mag Nail Elev. 232.06
Dwelling
Stop Sign
No Trucks Sign
Bridge Sign
35 MPH Sign
Stm. Inlet
D-W Endwall
Inv. 192.97
Inv. 188.82
Inv. 189.71
Inv. 187.27
Inv. 186.36
Inv. 185.45
Inv. 184.54
Inv. 183.63
Inv. 182.72
Inv. 181.81
Inv. 180.90
Inv. 180.00
Inv. 179.09
Inv. 178.18
Inv. 177.27
Inv. 176.36
Inv. 175.45
Inv. 174.54
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Inv. 172.72
Inv. 171.81
Inv. 170.90
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Inv. 22.72
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Inv. 10.00
Inv. 9.09
Inv. 8.18
Inv. 7.27
Inv. 6.36
Inv. 5.45
Inv. 4.54
Inv. 3.63
Inv. 2.72
Inv. 1.81
Inv. 0.90
Inv. 0.00
R=5,604.56'
Δ=5°30'00"
A=538.00'
Ch=N85°02'03"E-537.79'
R=5,539.58'
Δ=1°52'12"
A=180.80'
Ch=N81°20'57"E-180.79'
R=331.56'
=6°28'16"
A=37.45'
Ch=N86°17'48"W-37.43'
R=331.56'
=9°55'42"
A=57.45'
Ch=N92°03'59"W-57.38'
R=114.15'
=21°05'29"
A=42.02'
Ch=S3°34'31"E
41.78'
R=180.00'
=21°27'04"
A=67.39'
Ch=S5°45'48"E-67.00'
R=5,589.58'
Δ=3°29'58"
A=341.39'
Ch=S89°57'02"E-341.34'
N68°06'53"E
S68°06'53"W
N68°06'53"E
N68°06'53"E
N68°06'53"E

EXISTING PROJECT SOILS

PeB: Penn SILT LOAM, 3 TO 8 PERCENT SLOPES, TYPE "B" SOIL GROUP
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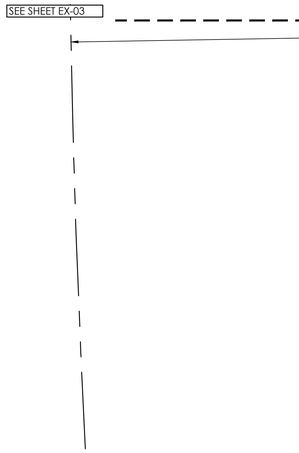
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- EXISTING BENCHMARK (Bench Mark: Mag Nail Elev. 232.06)
- EXISTING UTILITY POLES
- EXISTING SOILS BOUNDARY (PeC / PeB)
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET



KEY MAP
SCALE: 1"=200'

SEE SHEET EX-03

SEE SHEET EX-03

FILLMORE STREET

SPRING CITY ROAD

Lot No. 1
1285 Fillmore Street
Lands of Holy Trinity Roman Ca
UPI 15-1-16

Lot No. 2
1271 Fillmore Street
Lands of Holy Trinity Polish Church of Phoenixville
(Cemetery)
UPI 15-4-50

Parcel A
Parcel B

Proposed Lot Line

Existing Lot Line (To Be Eliminated)

Storage Building

Legal Right-of-way Line

Required Right-of-way Line per PennDOT

Title Line

Center Line

Iron Pin (Found)

Inlet

Utility Pole

Stop Sign

15 MPH Sign

No Trucks Sign

Bridge Sign

Wooden Arch

Grave Pin (Typical)

Head Stone (Typical)

Monument Line

Tree Line

Aluminum Fence

Wire Fence

Woods Line

Treeline

Edge of Roadway

Inv. 188.82

18" RCP

Proposed Inlet

Proposed Manhole

Proposed Storm Pipe

Proposed Underdrain

Proposed Silt Fence

Proposed Limit of Disturbance

Proposed Tree Protection Fence

Proposed Tree

Proposed Shrub

Proposed Deciduous Tree

Proposed Evergreen Tree

Proposed Ornamental Tree

Proposed Deciduous Shrub

Proposed Evergreen Shrub

Proposed Ornamental Shrub

Proposed Rain Garden

Proposed Underdrain Cleanout

Proposed Underdrain Outlet

Proposed Underdrain Inlet

Proposed Rain Garden Overflow

Proposed Rain Garden Underdrain

Proposed Rain Garden Underdrain Cleanout

Proposed Rain Garden Underdrain Outlet

Proposed Rain Garden Underdrain Inlet

Proposed Rain Garden Overflow Inlet

Proposed Rain Garden Overflow Outlet

Proposed Rain Garden Overflow Cleanout

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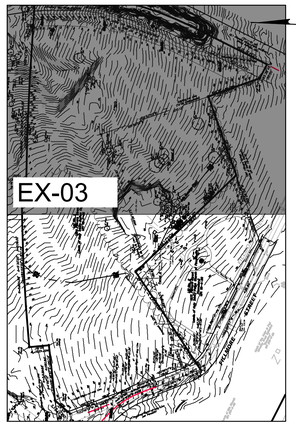
Proposed Rain Garden Overflow Underdrain Overflow

Proposed Rain Garden Overflow Underdrain Overflow Inlet

Proposed Rain Garden Overflow Underdrain Outlet

Proposed Rain Garden Overflow Underdrain Cleanout

Proposed Rain Garden Overflow Underdrain



KEY MAP

SCALE: 1"=200'

EXISTING PROJECT SOILS

PeB: Penn SILT LOAM, 3 TO 8 PERCENT SLOPES, TYPE "B" SOIL GROUP
PeC: Penn SILT LOAM, 8 TO 15 PERCENT SLOPES, TYPE "B" SOIL GROUP

LIMITATIONS:
1- CUTBANKS CAVE
2- CORROSIVE TO CONCRETE/STEEL
3- DROUGHTY
5- HYDRIC/HYDRIC INCLUSIONS
6- LOW STRENGTH/LANDSLIDE PRONE
8- PIPING
10- FROST ACTION

RESOLUTION:
1- EXCAVATIONS WILL BE PROPERLY SUPPORTED BY SHEETING AND SHORING TO PREVENT CAVES.
2- UNDERGROUND STORM PIPE WILL BE PROTECTED FROM CORROSIVE SOILS.
3- IMPLEMENT E&S CONTROLS TO MINIMIZE EROSION AND DUST
5- PER E-MAPS, NO WETLANDS ARE PRESENT IN THE DEVELOPMENT AREA.
6- A MAXIMUM OF 3:1 SLOPES ARE PROPOSED.
8- NO OUTLET PIPING THROUGH FACILITIES ARE PROPOSED.
10- FILL WILL NOT BE PLACED ON FROZEN SURFACES OR WITH FROZEN PARTICLES

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 15-25% SLOPES
- EXISTING 25% AND HIGHER SLOPES
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF ROADWAY
- EXISTING BENCHMARK
- EXISTING UTILITY POLES
- EXISTING SOILS BOUNDARY
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

PROPOSED L.R. 1116
Lands of The Commonwealth of Pennsylvania
UPI 15-1-0

CENTERLINE

SEE SHEET EX-02

SEE SHEET EX-02

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/11/22	REVISIONS PER BOROUGH COMMENTS
3	04/13/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	07/01/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

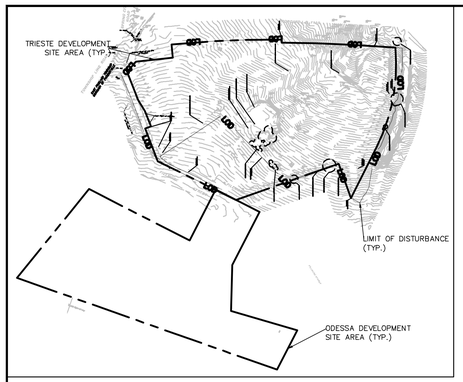
Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	21003198
Date	09/09/2021

CAD File: EX21003980I

Title
EXISTING CONDITIONS PLAN

Sheet No.
EX-03
No. 5 of 58

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LIMIT OF DISTURBANCE TO ODESSA MAP

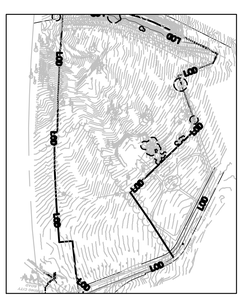
SCALE: 1"=300'

LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- XXXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF FENCING
- REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
- EXISTING IRON PINS AND UTILITY POLES TO REMAIN
- EXISTING WOODLANDS TO BE REMOVED
- REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE
- REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

SPRING CITY ROAD
PROPOSED L.R. 1116
TOWNSHIP LINE ROAD
EAST PIKELAND TOWNSHIP
BOROUGH OF PHOENIXVILLE
FILLMORE STREET
Required Right-of-way Line per PennDOT
Legal Right-of-way Line
Inv. 188.80
18" RCP
Apr. Rdg.
10 Endwall Inv. 189.71
D-W Endwall Inv. 192.97
Stm. Inlet
Well
Dwelling
No Trucks Sign
Bridge Sign
Stop Sign
35 MPH Sign
Gazebo
LOD



KEY MAP

SCALE: 1"=300'

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Architecture
Engineering
Environmental
Land Surveying

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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
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5	07/25/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=50'
Project No.	2100398
Date	09/09/2021
CAD File:	DM2100398O1

Title

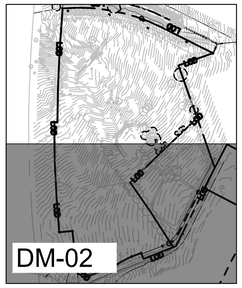
OVERALL DEMOLITION PLAN

Sheet No.

DM-01

No. 6 of 58

Xref (S): ESC100985-01 XC2100398S2 XC2100398A XC2100398-LCO1 XC14C491-BO1-D
9/9/2021 SALVATORI, CLL (USER) \\BLI-NJDB\Projects\2021\2100398\Drawings\Design\2100398-DM01-OVERALL DEMOLITION PLAN.dwg



KEY MAP

SCALE: 1"=300'

LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- XXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF FENCING
- REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
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- REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

SEE SHEET DM-03

SEE SHEET DM-03

EXISTING WOODLANDS TO BE REMOVED (TYP.)

REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE

REMOVE AND DISPOSE OF EXISTING STRUCTURE AND FOUNDATION

LIMIT OF TREE AND VEGETATION CLEARING (TYP.)

PROTECT EXISTING TREES TO REMAIN

LIMIT OF TREE AND VEGETATION CLEARING (TYP.)

PROTECT IRON FENCE AND GATE (TYP.)

EXISTING IRON PIN TO REMAIN (TYP.)

REMOVE AND DISPOSE OF EXISTING TREE

Legal Right-of-way Line

Required Right-of-way Line per PennDOT

Required Right-of-way Line per PennDOT

SPRING CITY ROAD

FILLMORE STREET

35 MPH Sign

Site Sign

No Trucks Sign

Bridge Sign

18" RCP

Inv. 188.80

To Endwall Inv. 189.71

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/11/22	REVISIONS PER BOROUGH COMMENTS
3	04/19/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	07/15/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021

CAD File: DM2100398O1

Title

DEMOLITION PLAN

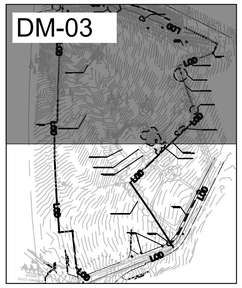
Sheet No.

DM-02

No. 7 of 58

Xref ISI: ISI2100398-01 XZ2100398Z02 XC2100398-XC2100398-LOG1 XL1-C-49 401-0

8/9/2022, SALVATORI, CLAYTON | J:\2021\100398\DWG\Design\100398_DM01.DWG, 100398_DM01 Data 8



KEY MAP

SCALE: 1"=300'

LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- XXXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF FENCING
- REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
- EXISTING IRON PINS AND UTILITY POLES TO REMAIN
- EXISTING WOODLANDS TO BE REMOVED
- REMOVE AND DISPOSE OF EXISTING GRAVEL DRIVE
- REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

EXISTING TRAIL TO BE PROTECTED (TYP.)
EXISTING UTILITY POLE TO REMAIN (TYP.)
PROTECT EXISTING TREES TO REMAIN
LIMIT OF TREE AND VEGETATION CLEARING (TYP.)
LIMIT OF TREE AND VEGETATION CLEARING (TYP.)
EXISTING IRON PIN TO REMAIN (TYP.)
EXISTING IRON FENCE TO BE REMOVED (TYP.)
EXISTING WOODLANDS TO BE REMOVED (TYP.)
PROTECT EXISTING TREE TO REMAIN
LIMIT OF TREE AND VEGETATION CLEARING (TYP.)
PROTECT EXISTING TREE TO REMAIN
EXISTING IRON PIN TO REMAIN (TYP.)
LIMIT OF TREE AND VEGETATION CLEARING (TYP.)
PROTECT EXISTING TREES TO REMAIN
PROPOSED L.R. 1116

SEE SHEET DM-02
SEE SHEET DM-02

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Architecture
Engineering
Environmental
Land Surveying

BL Companies

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021
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Title
DEMOLITION PLAN

Sheet No.
DM-03
No. 8 of 58

Xref ISS: ISS210398-01 XX210039852 XC210039854 XC210039855 XC210039856 XG1AC491 601 ID

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SITE ZONING INFORMATION - STACKED TOWNHOMES

LOCATION: BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA
ZONE: MG (MIXED USE GROWTH DISTRICT)
USE: RESIDENTIAL, STACKED TOWNHOMES
DIMENSIONAL STANDARDS: RI (RESIDENTIAL INFILL DISTRICT)[1]

ITEM #	ITEM	REQUIREMENTS	ALLOWABLE ADJUSTMENT[2]	PROPOSED	VARIANCE	CODE REFERENCE
1	MINIMUM LOT WIDTH[3]	40 FEET	30 FEET	>30 FEET	NO	27-302
2	MINIMUM LOT DEPTH[3]	120 FEET	90 FEET	90 FEET	NO	27-302
3	MINIMUM LOT AREA[3]	4,000 SQUARE FEET	3,000 SQUARE FEET	>3,000 SF	NO	27-302
4	MINIMUM LOT AREA PER UNIT	1,000 SQUARE FEET	750 SQUARE FEET	>750 SF	NO	27-302
5	MAXIMUM IMPERVIOUS COVERAGE[5]	80%	80%	72.0%	NO	27-302
6	BUILD TO	N/A	25%	12' MIN.	NO	27-302
7	MINIMUM SIDE YARD[2]	10 FEET	7.5 FEET	7.5 FEET	NO	27-302
8	MINIMUM REAR YARD[2]	20 FEET	15 FEET	>15 FEET	NO	27-302
9	MAXIMUM HEIGHT	35 FEET	43.75 FEET	<43.75 FEET	NO	27-307
10	REQUIRED USE MIX (NO. OF USES)[4]	2	2	2	NO	27-307
11	REQUIRED USE MIX (MAX. AREA OF EACH)[4,5]	80%	80%	71.8%	NO	27-307
12	REQUIRED PUBLIC OPEN SPACE	5%	5%	24.3%	NO	27-307

[1]STACKED TOWNHOMES ARE TO MEET DIMENSIONAL STANDARDS OF THE R1 DISTRICT DUE TO HOW THEY ARE DEFINED.
[2]THE DIMENSIONAL STANDARDS IN THE RI DISTRICT MAY BE MODIFIED BY UP TO 25% AS NECESSARY TO MEET THE CONTEXT OF THE EXISTING STREETSCAPE.
[3]BASED ON EACH STRING OF UNITS AS DELINEATED ON THE RECORD PLAN.
[4]BASED ON PROJECT AREA AS DELINEATED ON THE RECORD PLAN.
[5]THE TOTAL PROPOSED SITE AREA IS 697,560 SQUARE FEET. TWO USES ARE PROPOSED WITHIN THE TRACT BOUNDARY AS FOLLOWS: RESIDENTIAL: 339,660 SQUARE FEET (500,550 SF/697,560 SF=71.8%) AND OPEN SPACE: 209,035 SQUARE FEET (209,035 SF/697,560 SF=29.9%).
[6]BASED ON SITE AREA (697,560 SF) MINUS FILLMORE STREET ROW (5,385 SF), PECO ROW (37,325 SF), TRAIL EASEMENT (8,165 SF), AND 5% OPEN SPACE (41,309 SF) = 605,376 SF (13.89 Ac)

SITE ZONING INFORMATION - STANDARD TOWNHOMES

LOCATION: BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA
ZONE: MG (MIXED USE GROWTH DISTRICT)
USE: RESIDENTIAL, STANDARD TOWNHOMES
DIMENSIONAL STANDARDS: RI (RESIDENTIAL INFILL DISTRICT)[1]

ITEM #	ITEM	REQUIREMENTS	ALLOWABLE ADJUSTMENT[2]	PROPOSED	VARIANCE	CODE REFERENCE
1	MINIMUM LOT WIDTH	20 FEET	15 FEET	20 FEET	NO	27-302
2	MINIMUM LOT DEPTH	120 FEET	90 FEET	90 FEET	NO	27-302
3	MINIMUM LOT AREA PER UNIT	2,000 SQUARE FEET	1,500 SQUARE FEET	>1,500 SF	NO	27-302
4	MAXIMUM IMPERVIOUS COVERAGE[4]	90%	90%	72.0%	NO	27-302
5	BUILD TO[5]	EXISTING	25%	39 FEET	NO	27-302
6	MINIMUM SIDE YARD[2]	10 FEET	7.5 FEET	7.5 FEET	NO	27-302
7	MINIMUM REAR YARD[2]	20 FEET	15 FEET	23 FEET	NO	27-302
8	MAXIMUM HEIGHT	35 FEET	43.75 FEET	<43.75 FEET	NO	27-302
9	REQUIRED USE MIX (NO. OF USES)[3]	2	2	2	NO	27-307
10	REQUIRED USE MIX (MAX. AREA OF EACH)[3,4]	80%	80%	71.8%	NO	27-307
11	REQUIRED PUBLIC OPEN SPACE	5%	5%	24.3%	NO	27-307

[1]STACKED TOWNHOMES ARE TO MEET DIMENSIONAL STANDARDS OF THE R1 DISTRICT DUE TO HOW THEY ARE DEFINED.
[2]THE DIMENSIONAL STANDARDS IN THE RI DISTRICT MAY BE MODIFIED BY UP TO 25% AS NECESSARY TO MEET THE CONTEXT OF THE EXISTING STREETSCAPE.
[3]BASED ON PROJECT AREA AS DELINEATED ON THE RECORD PLAN.
[4]THE TOTAL PROPOSED SITE AREA IS 697,560 SQUARE FEET. TWO USES ARE PROPOSED WITHIN THE TRACT BOUNDARY AS FOLLOWS: RESIDENTIAL: 339,660 SQUARE FEET (500,550 SF/697,560 SF=71.8%) AND OPEN SPACE: 209,035 SQUARE FEET (209,035 SF/697,560 SF=29.9%).
[5]PROPOSED BUILD-TO LINE APPLIES TO PROPOSED STANDARD TOWNHOMES ALONG FILLMORE STREET. BASED UPON BEING BETWEEN THE MINIMUM (34 FEET) AND MAXIMUM (89 FEET) SETBACK OF EXISTING HOUSES AND PROPOSED ODESSA DEVELOPMENT (39 FEET) ALONG FILLMORE STREET.
[6]BASED ON SITE AREA (697,560 SF) MINUS FILLMORE STREET ROW (5,385 SF), PECO ROW (37,325 SF), TRAIL EASEMENT (8,165 SF), AND 5% OPEN SPACE (41,309 SF) = 605,376 SF (13.89 Ac)

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	WAIVER	CODE REFERENCE
1	ON-STREET PARKING SPACE	7 FEET BY 22 FEET	7 FEET BY 22 FEET	NO	27-202
2	OFF-STREET PARKING SPACE	9 FEET BY 18 FEET	9 FEET BY 18 FEET	NO	22-417
3	DRIVE AISLE FOR OFF-STREET PARKING	22 FEET	22 FEET	NO	22-417
4	MINIMUM SETBACK FROM SIDEWALK	WHERE PARKING STALLS ABUT SIDEWALKS, PARKING AREA SHALL BE SETBACK 2 FEET FROM SIDEWALKS OR WHEEL STOPS INSTALLED	SETBACK 0 FEET, WHEEL STOPS INSTALLED.	NO	22-417
5	MINIMUM SPACES PER HOME	2 SPACES	2 SPACES	NO	
6	MINIMUM ADA SPACES	TBD	TBD	NO	
7	MINIMUM INTERIOR LANDSCAPING	1 PLANTING ISLAND (9 FEET WIDE) FOR EVERY 20 SPACES	1 PLANTING ISLAND (9 FEET WIDE) FOR EVERY 20 SPACES	NO	22-417
8	CURB	6 INCH	6 INCH	NO	STANDARD CONSTRUCTION DETAILS
9	CURB RADIUS	20 FEET	20 FEET	NO	22-411
10	HORIZONTAL CURVE RADIUS	200 FEET	60 FEET	YES	22-410

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- FILLMORE STREET R.O.W. LINE
- PROPOSED ROADWAY CENTERLINE
- BUILDING SETBACK
- LIMIT OF WORK
- LOT LINE
- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE
- PROPOSED CURB
- EXISTING STREAMS
- CONCRETE MONUMENT (TO BE SET)

SITE DATA

SUBJECT PROPERTY				
PARCEL NUMBER	PARCEL AREA	PARCEL ADDRESS	PROPERTY OWNER	PROPERTY OWNER ADDRESS
15-1-16	12 ACRES*	1295 FILLMORE STREET	HOLY TRINITY ROMAN CATHOLIC PARISH ARCHBISHOP OF PHILA. (EQUITABLE OWNER: TRIESTE DEVELOPMENT LLC)	212 DAYTON ST PHOENIXVILLE, PA 19460
ADJACENT PROPERTIES				
15-4-50	6 ACRES*	1271 FILLMORE STREET	HOLY TRINITY POLISH CHURCH OF PHOENIXVILLE	29 DAYTON ST PHOENIXVILLE, PA 19460
15-4-51	3.3 ACRES	1261 FILLMORE STREET	SLAVISH CEMETERY	PHOENIXVILLE, PA 19460
15-1-13.1	3.03 ACRES	1251 FILLMORE STREET	VALLEY FORGE RAILWAYS LTD	2830 EGYPT RD NORRISTOWN, PA 19403
15-1-0	N/A	N/A	PENNDOT	N/A

*PARCEL AREA WILL BE REVISED WITH RECORDING OF APPROVED SUBDIVISION PLAN BY BERCEK AND SMITH ENGINEERING THAT IS IN PROCESS

DEVELOPMENT CALCULATIONS

– PROPOSED USES

- MG DISTRICT REQUIRES TWO USES BE PROPOSED ON A PROPERTY (80/20 SPLIT)
- THE TWO PROPOSED USES ARE:
  - RESIDENTIAL – 66.43%
  - PUBLIC OPEN SPACE – 31.47%
  - PRIVATE OPEN SPACE – 2.10%

– UNIT COUNT

- STANDARD TOWNHOUSES – 56 STANDARD TOWNHOUSES
- STACKED TOWNHOUSES – 66 STACKED TOWNHOUSES X 2 UNITS/STACKED TOWNHOUSE = 132 TOTAL UNITS
- TOTAL UNITS = 188 UNITS

– REQUIRED PARKING

- REQUIRED PARKING BASED ON LAND USE: ITE PARKING GENERATION MANUAL, 5TH EDITION, 220 MULTIFAMILY HOUSING (LOW-RISE), AS SHOWN BELOW:

		Parking Supply Ratio	
Setting	Proximity to Rail Transit	Per Dwelling Unit	Per Bedroom
Dense Multi-Use Urban	Within ½ mile of rail transit	0.6 (12 sites)	0.4 (10 sites)
	Not within ½ mile of rail transit	0.9 (18 sites)	0.6 (18 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (10 sites)	0.9 (10 sites)
	Not within ½ mile of rail transit	1.7 (52 sites)	1.0 (52 sites)

REQUIRED PARKING CALCULATED BASED ON GENERAL URBAN/SUBURBAN SETTING NOT WITHIN ¼ MILE OF RAIL TRANSIT:
- CALCULATION PER DWELLING UNIT:
  189 (D.U.) X 1.7 = 322 REQUIRED SPACES

– PROVIDED PARKING

- TOTAL RESIDENT PARKING SPACES = 508 SPACES
  - STANDARD TOWNHOUSES:
    GARAGE SPACES: 2 PER UNIT = 56 X 2 = 112 SPACES
    DRIVEWAY SPACES: 2 PER UNIT = 56 X 2 = 112 SPACES
    TOTAL: 4 SPACES PER UNIT = 56 X 4 = 224 SPACES
  - STACKED TOWNHOUSES:
    GARAGE SPACES = 2 PER UNIT (1 EA. FLR.) = 66 X 2 = 132 SPACES
    DRIVEWAY SPACES = 2 PER UNIT (1 EA. FLR) = 66 X 2 = 132 SPACES
    TOTAL: 4 SPACES PER STACKED TOWNHOUSE = 66 X 4 = 264 SPACES
- ON-STREET PARKING = 70 SPACES
- TOTAL PROVIDED PARKING = 488 RESIDENT (GARAGES + DRIVEWAYS)
  17 PUBLIC PARKING
  53 RESIDENT/GUEST PARKING
  558 TOTAL SPACES

OPEN SPACE CALCULATIONS

– REQUIRED OPEN SPACE: 5% GROSS TRACT AREA

- GROSS TRACT AREA[1] = 826,177 SF (18.97 Ac)
  - REQUIRED OPEN SPACE = 5% X 826,177 SF = 41,309 SF (0.95 Ac)

– PROVIDED OPEN SPACE:
- PUBLIC OPEN SPACE = 200,671 SF (4.61 Ac)
  - OPEN SPACE PERCENTAGE (OF GROSS TRACT AREA) = 24.3%
- PRIVATE OPEN SPACE = 16,666 SF (0.38 Ac)
  - OPEN SPACE PERCENTAGE (OF GROSS TRACT AREA) = 2.0%

NOTES:
[1] GROSS TRACT AREA BASED ON PROPOSED LOT 1 AND LOT 2 (CEMETERY) AS SHOWN ON THE SUBDIVISION PLAN.

– RECREATIONAL SPACE:
- PER §22-500.3.A(1), THE REQUIRED RECREATION SPACE IS 1 AC PER 20 DWELLING UNITS:
  - 195 DWELLING UNITS/20 = 9.75 ACRES[2]

NOTES:
[2] PER §22-500.3.B, SHOULD THE AMOUNT OF LAND REQUIRED TO BE UTILIZED FOR RECREATION PURPOSES EXCEED THE REQUIRED LAND FOR DEDICATION REGARDING OPEN SPACE REQUIREMENTS, THE LESSER OF THE AMOUNT SHALL APPLY. THEREFORE THE RECREATIONAL SPACE REQUIREMENT IS MET VIA THE OPEN SPACE REQUIREMENT

SITE IMPERVIOUS CALCULATION

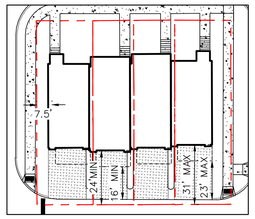
BASE SITE AREA : 13.89 AC

TOTAL IMPERVIOUS ON-SITE:9.8 Ac (70.6%)

- TOTAL BUILDING IMPERVIOUS: 2.9 Ac (30%)
- TOTAL PAVEMENT (ROADS/DRIVEWAYS) IMPERVIOUS: 5.4 Ac (55%)
- TOTAL TRAIL IMPERVIOUS: 0.75 Ac (7.5%)
- TOTAL SIDEWALK IMPERVIOUS: 0.75 Ac (7.5%)

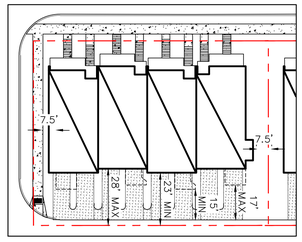
TYPICAL STANDARD TOWNHOUSE LOT

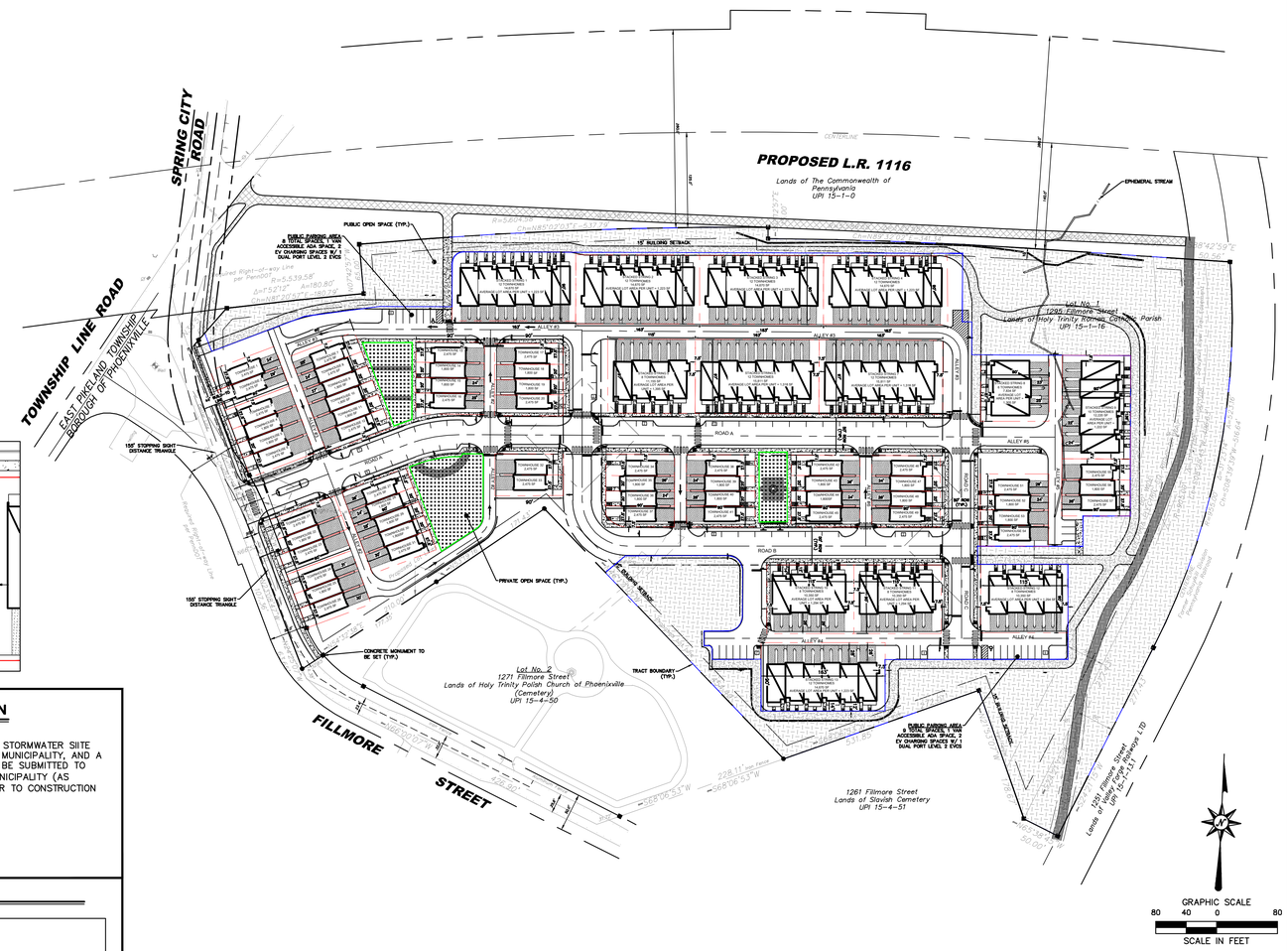
1"=30'



TYPICAL STACKED TOWNHOUSE LOT

1"=30'





CERTIFICATE OF STORMWATER DESIGN

I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER SIITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND 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.

_____ _____
APPLICANT

CERTIFICATE OF DESIGN

I, ALARIC JAMES BUSHER, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

_____, P.E.
ALARIC JAMES BUSHER

(SEAL)

I, ALARIC JAMES BUSHER, ON THIS DATE _____, 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. 2239, BOROUGH OF PHOENIXVILLE'S STORMWATER MANAGEMENT ORDINANCE.

_____, P.E.
ALARIC JAMES BUSHER

(SEAL)

I, _____, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, STREET, 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.

_____ _____, P.L.S.

(SEAL)

BOROUGH OF PHOENIXVILLE

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 _____, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____
WILLIAM DAVIDSON
PLANNING COMMISSION CHAIRPERSON

WE HEREBY CERTIFY THAT THE BOROUGH COUNCIL OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BY ITS RESOLUTION _____, ADOPTED _____, 20_, APPROVED THIS PLAN AS A FINAL SUBDIVISION AND/OR LAND DEVELOPMENT PLAN, PURSUANT TO THE BOROUGH'S THEN CURRENT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THAT THE BOROUGH, ON _____, 20_, HEREBY AUTHORIZES THIS PLAN FOR RECORDING.

_____ _____
E. JEAN KRACK
BOROUGH MANAGER

_____
JONATHAN EWALD
COUNCIL PRESIDENT

CHESTER COUNTY PLANNING COMMISSION

THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON _____, ____.

CCPC#_____ _____SECRETARY

BOROUGH ENGINEER'S CERTIFICATION

I, OWEN M. HYNE, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY BOROUGH RESOLUTION ____-_, AND THAT, BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

_____, P.E.
DATE: _____

(SEAL)

GENERAL NOTES

1. EXISTING CONDITIONS SHOWN BASED ON "MINOR SUBDIVISION/LOT LINE ADJUSTMENT PLAN FOR TRIESTE" BY BERCEK AND SMITH ENGINEERING, INC. LAST REVISED FEBRUARY 16, 2022.
2. THE PROPERTY OWNER OFFERS THE BOROUGH DEDICATION OF A 20'TRAIL EASEMENT ALONG THE SCHUYLKILL RIVER TRAIL.

EQUITABLE OWNER/APPLICANT:
TRIESTE DEVELOPMENT LLC
101 BRIDGE STREET, 2ND FLOOR
PHOENIXVILLE, PA 19460
DHMOSKOWITZ@GMAIL.COM

OWNER:
ST. MARY OF THE ASSUMPTION PARISH
HOLY TRINITY CHURCH AND ST. MARY OF THE ASSUMPTION CHURCH
212 DAYTON STREET,
PHOENIXVILLE, PA 19460
PHONE: 610-933-2526

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF CHESTER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED

DAVID H. MOSKOWITZ, TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):

HE IS THE PRESIDENT OF TRIESTE DEVELOPMENT, LLC. WHICH IS LIMITED LIABILITY CORPORATION 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 MORNINGSIDE BUILDERS, INC. TITLE TO THE PROPERTY IS THE DEED(S) RECORDED, WITH THE OFFICE ("RECORDER'S OFFICE") OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, PENNSYLVANIA, AS FOLLOWS: UPI# _____ IN BOOK _____ AT PAGE _____ THIS PLAN IS MORNINGSIDE BUILDERS, INC. ACT AND DEED AND IS AUTHORIZED BY MORNINGSIDE BUILDERS, INC. TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID MORNINGSIDE BUILDERS, INC. TO MAKE THIS AFFIDAVIT.

BY TRIESTE DEVELOPMENT LLC

_____
BY: DAVID H. MOSKOWITZ, PRESIDENT

SWORN AND SUBSCRIBED TO BEFORE ME

THIS _____ DAY OF _____, _____

_____NOTARY PUBLIC

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK _____, PAGE_____ ON THE _____ DAY OF _____, 20__.

_____
RECORDER OF DEEDS

THE APPLICANT SUBMITS THE FOLLOWING WAIVERS FOR APPROVAL BY THE BOROUGH OF PHOENIXVILLE PLANNING COMMISSION:

WAIVER #1
ORDINANCE: SUBDIVISION AND LAND DEVELOPMENT
SECTION: 22-410.2.A.
REQUIREMENT: TO ENSURE ADEQUATE SIGHT DISTANCE, MINIMUM CENTER-LINE RADII FOR HORIZONTAL CURVES SHALL BE ACCORDING TO AASHTO STANDARDS RELATED TO DESIGN SPEED. IN ANY EVENT, THE FOLLOWING MINIMUM RADII SHALL BE MET: ON LOCAL PUBLIC ACCESS ROADS AND AS ESTABLISHED BY PROPOSER ENGINEERING PRACTICES FOR PRIVATE LOCAL ACCESS ROADS, 200 FEET.

WAIVER #2
ORDINANCE: SUBDIVISION AND LAND DEVELOPMENT
SECTION: 22-502.1.C.3.a
REQUIREMENT: TREES OVER SIX INCHES IN DBH WITHIN A TRACT PROPOSED FOR SUBDIVISION OR LAND DEVELOPMENT SHALL NOT BE REMOVED UNLESS ANY OF THE FOLLOWING CONDITIONS EXIST: IMMEDIATE DANGER TO LIFE OR PROPERTY, OR AFFLICTION BY DISEASE WHICH THREATENS TO INJURE OR DESTROY OTHER TREES.

WAIVER #3
ORDINANCE: SUBDIVISION AND LAND DEVELOPMENT
SECTION: 22-500.2.A
REQUIREMENT: ENVIRONMENTALLY SENSITIVE FEATURES SHOULD BE CONSERVED BASED ON THE NATURAL TOLERANCES TO ENCROACHMENT AND DEVELOPMENT AS FOLLOWS: WATERCOURSES, 100%

WAIVER #4
ORDINANCE: SUBDIVISION AND LAND DEVELOPMENT
SECTION: 22-504.1
REQUIREMENT: RIPARIAN CORRIDOR MANAGEMENT. WHENEVER A POND, WATERCOURSE, STREAM, OR INTERMITTENT STREAM, AS IDENTIFIED IN THE SOIL SURVEYS OR CHESTER COUNTY, IS LOCATED WITHIN A DEVELOPMENT SITE, IT SHALL REMAIN OPEN IN ITS NATURAL STATE AND LOCATION AND SHALL NOT BE PIPED.

WAIVER #5
ORDINANCE: SUBDIVISION AND LAND DEVELOPMENT
SECTION: 23-308.A.
REQUIREMENT: POST-CONSTRUCTION PEAK FLOW RATES FROM ANY REGULATED ACTIVITY SHALL NOT EXCEED THE PREDEVELOPMENT PEAK FLOW RATES AS SHOWN FOR EACH OF THE DESIGN STORMS SPECIFIED IN TABLE 308.1.

WAIVER #6
ORDINANCE: SUBDIVISION AND LAND DEVELOPMENT
SECTION: 23-306.K(2)
REQUIREMENT: ALL INFILTRATION PRACTICES SHALL BE SET BACK AT LEAST 25-FEET FROM ALL BUILDING AND FEATURES WITH SUBGRADE ELEMENTS (E.G. BASEMENTS, FOUNDATION WALLS, ETC.), UNLESS OTHERWISE APPROVED BY THE MUNICIPAL ENGINEER.

WAIVER #7
ORDINANCE: SUBDIVISION AND LAND DEVELOPMENT
SECTION: 22-410.6.D
REQUIREMENT: STREET GRADES SHALL BE MEASURED ALONG THE CENTER LINE IN ACCORDANCE WITH THE FOLLOWING: STREET GRADES AT INTERSECTIONS SHALL, IN GENERAL, BE LESS THAN 4% ON ALL APPROACHES MEASURED WITHIN 75 FEET OF THE INTERSECTION OF RIGHT-OF-WAY LINES.

C:\SP\2022\JULY\TDL-DLC\2021\03\21039901\DWG\RP21039901-DWG.dwg, RP-1, 8/29/2022 8:46:49 PM, DAVID LEVINE
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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/15/22	REVISIONS PER BOROUGH COMMENTS
3	04/13/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/30/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=80'
Project No.	2100398
Date	09/09/2021
CAD File:	RP210398-01

Title
RECORD PLAN

Sheet No.
RC-01
No. 9 of 58

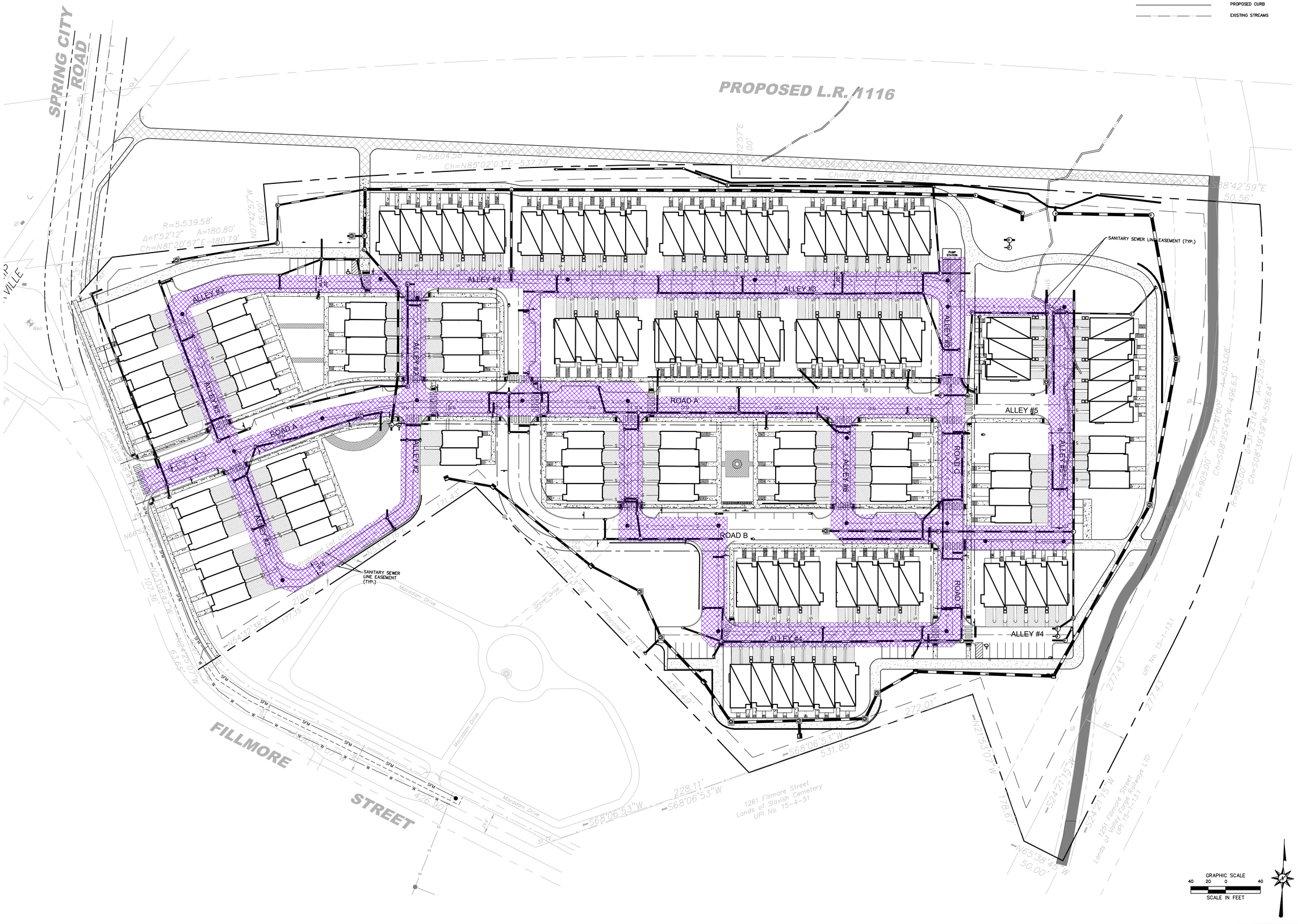
Xref (s): - X:\C3\2039901 - B2021039901 - X21\2039902

EASEMENT NOTES

1. AN EXHIBIT AND LEGAL DESCRIPTION OF THE SANITARY EASEMENTS SHALL BE PROVIDED BASED ON THE AS-BUILT LOCATION OF SANITARY SEWER LINES FOR THE DEVELOPMENT.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED SANITARY SEWER LINE EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER FORCE MAIN LINE
- PROPOSED CURB
- EXISTING STREAMS



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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
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3	04/11/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/10/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=40'
Project No.	2100398
Date	09/09/2021
CAD File:	EASEMENTPLAN210398-01

Title

SANITARY SEWER LINE EASEMENT PLAN

Sheet No.

EA-01

No. 10 of 58

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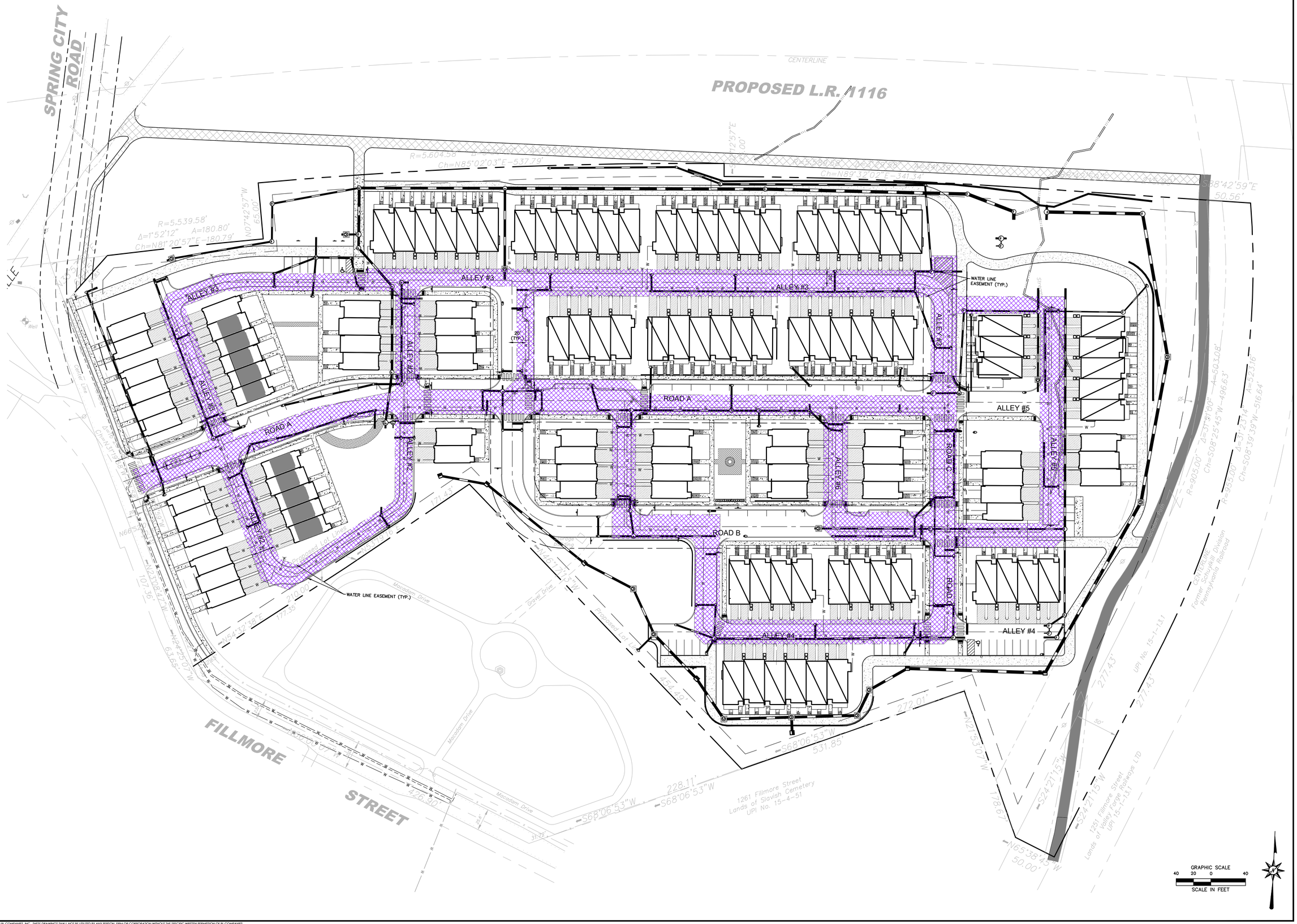
8/29/2022, MLAYTON, Q:\JOBS\2100\2100398\DWG\EASEMENTS AND ROW\EA-01 (SHEET) A1.4.2
Xref FIS: ; XC2:100398X1 ; XC2:100398X4 ; XC2:100398X5-EASEMENTS ; X22:0029822

EASEMENT NOTES

1. AN EXHIBIT AND LEGAL DESCRIPTION OF THE WATER LINE EASEMENTS SHALL BE PROVIDED BASED ON THE AS-BUILT LOCATION OF WATER LINES FOR THE DEVELOPMENT.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED WATER LINE EASEMENT
- PROPOSED WATER LINE
- PROPOSED CURB
- EXISTING STREAMS



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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/03/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=40'
Project No.	2100398
Date	09/09/2021
CAD File:	EASEMENTPLAN210398-01

Title

WATER LINE EASEMENT PLAN

Sheet No.

EA-02

No. 11 of 58

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Xref (S): ...\XC210039801 ; XC210039801 ; XC210039804 ; XC210039801-EASEMENTS ; X2210039802

GENERAL NOTES

1. FILLMORE STREET PAVEMENT RESTORATION AND RESURFACING SHALL BE PERFORMED AT THE COMPLETION OF TRIESTE OR ODESSA, WHICHEVER IS COMPLETED LAST, AND COORDINATE WITH THE BOROUGH.

DURING CONSTRUCTION OF EITHER ODESSA OR TRIESTE, WHICHEVER OCCURS FIRST, A SIGNAGE SUBMITTAL WILL BE DEVELOPED, AS OUTLINED BELOW, AND SUBMITTED TO THE BOROUGH TRAFFIC ENGINEER AND BOROUGH ENGINEER FOR REVIEW AND APPROVAL. SUBMITTAL WILL INCLUDE AT A MINIMUM:

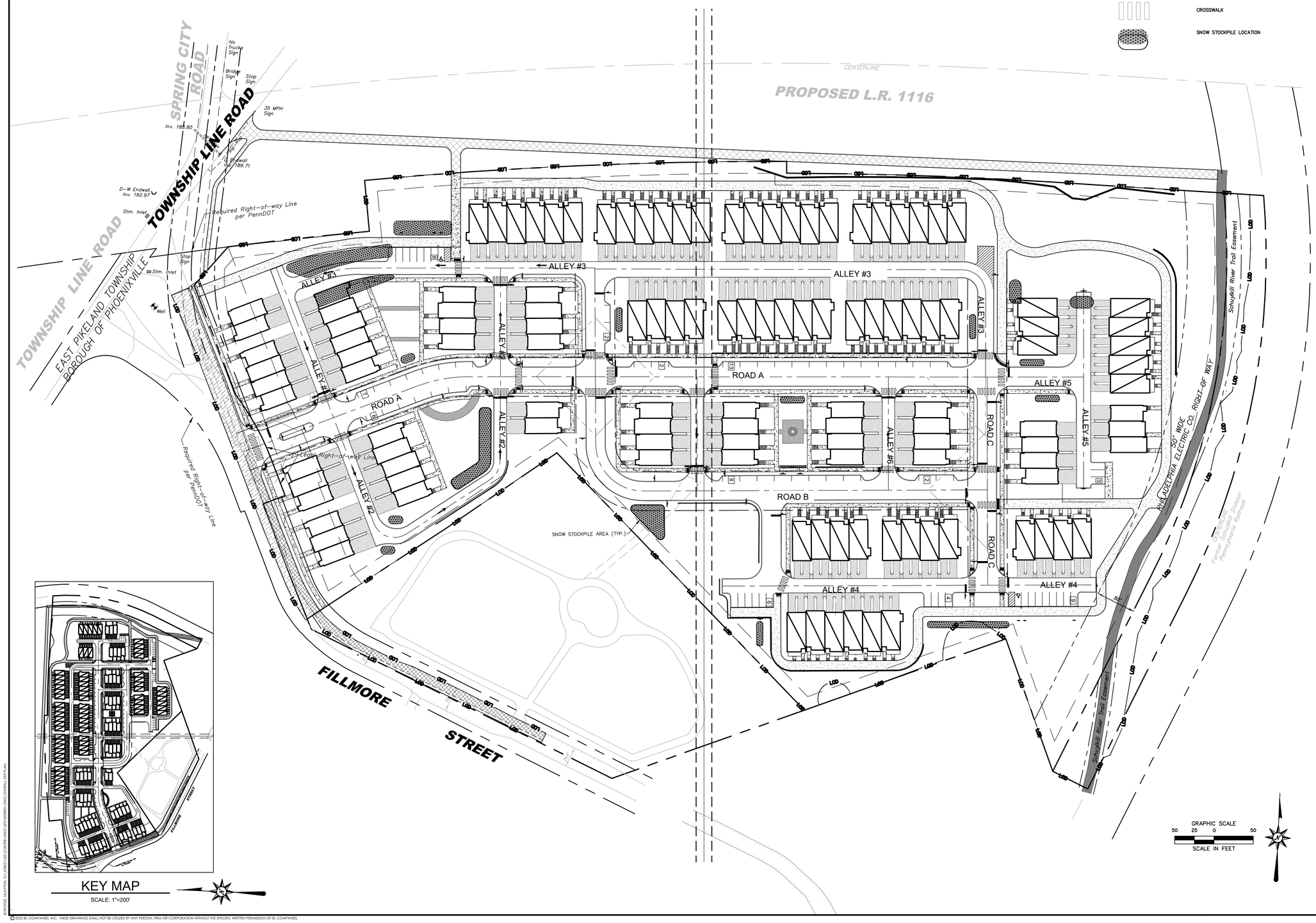
2. SIGNAGE ALONG FILMORE STREET:
   - 2.1. ADVANCED CURVE WARNING SIGNAGE WITH ADVISORY SPEED PLAQUES (IF REQUIRED).
   - 2.2. CHEVRONS FOR BOTH TRAVEL DIRECTIONS.
   - 2.3. CURVE WARNING PAVEMENT MARKINGS (IF REQUIRED).
   - 2.4. REFRESHED ROADWAY STRIPING AND CENTERLINE RUMBLE STRIP AND REFLECTIVE PAVEMENT MARKINGS (TO BE COMPLETED AT TIME OF ROAD RESURFACING).
3. SIGNAGE AT THE INTERSECTIONS OF FILLMORE STREET, TOWNSHIP LINE ROAD AND SPRING CITY ROAD:
   - 3.1. "ONCOMING TRAFFIC DOES NOT STOP" (W4-4BP) FOR THE EXISTING STOP SIGNS ALONG TOWNSHIP LINE ROAD.
   - 3.2. STOP SIGN (R1-1) WITH "EXCEPT RIGHT TURN" (R1-10P) ALONG SOUTHBOUND SPRING CITY ROAD
   - 3.3. PAINTED STOP BAR AND "TRAFFIC FROM RIGHT DOES NOT STOP" (W4-4AP) ALONG THE FILLMORE STREET APPROACH.

LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- BUILDING SETBACK
- PROPOSED CURB
- ASPHALT PAVEMENT DRIVEWAY
- STANDARD ASPHALT PAVEMENT
- EXISTING SCHUYLKILL RIVER TRAIL
- PROPOSED 8' CONCRETE TRAIL
- TRAIL TO BE CONSTRUCTED BY BOROUGH
- CONCRETE SIDEWALK
- FULL DEPTH PAVEMENT RECONSTRUCTION
- PAVEMENT MILL AND OVERLAY
- EXISTING STREAMS
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- SNOW STOCKPILE LOCATION

SIGN LEGEND

SIGN NO.	MUTCD NO., SIGN NAME AND SIZE	LEGEND
1	R1-1, STOP SIGN, 30"x30"	STOP
2	R5-1, DO NOT ENTER SIGN, 30"x30"	DO NOT ENTER
3	R6-2, ONE-WAY SIGN, 24"x30"	ONE WAY
4	W11-2, PEDESTRIAN CROSSING SIGN 30"x30"	
5	R6-2, ONE WAY SIGN, 24"x30"	ONE WAY
6	R8-3, NO PARKING SIGN, 24"x24"	NO PARKING
7	R5-101, EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN, 24"x30"	EMERGENCY AND AUTHORIZED VEHICLES ONLY
8	R4-7, KEEP RIGHT SIGN, 24"x30"	
9	R3-1, NO RIGHT TURN SIGN, 24"x24"	
10	R3-2, NO LEFT TURN SIGN, 24"x24"	
11	R2-1, SPEED LIMIT 25 SIGN, 24"x30"	SPEED LIMIT 25
12	R2-1, SPEED LIMIT 15 SIGN, 24"x30"	SPEED LIMIT 15
13	R7-108, MAILBOX PARKING ONLY SIGN, 18"x24"	MAILBOX PARKING
14	CUSTOM "PUBLIC TRAIL PARKING" SIGN, 12"x18"	PUBLIC TRAIL PARKING
15	R7-8, RESERVED PARKING, 12"x18"	RESERVED PARKING
16	R7-1f, VIOLATORS, 12"x18"	
17	R7-8P/R7-8a, VAN ACCESSIBLE, 12"x6"	VAN ACCESSIBLE
18	W1-2R, CURVE SIGN, 24" X 24"	
19	W1-2L, CURVE SIGN, 24" X 24"	
20	K-8845-U PUBLIC PARKING SIGN, 18" X 18" (SIGN FROM "MY PARKING SIGN.COM")	PUBLIC PARKING
21	K-8845-L PUBLIC PARKING SIGN, 18" X 18" (SIGN FROM "MY PARKING SIGN.COM")	PUBLIC PARKING
22	K-8845-R PUBLIC PARKING SIGN, 18" X 18" (SIGN FROM "MY PARKING SIGN.COM")	PUBLIC PARKING



KEY MAP
SCALE: 1"=200'

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
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3	04/11/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	04/14/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=50'
Project No.	2100398
Date	09/09/2021
CAD File: SP2100398O1	

Title
OVERALL SITE PLAN

Sheet No.
SP-01
No. 12 of 58

Ref Dr. : X:\2100398O1 - 8521039801 - X:\2100398O1 - X:\2100398O2 - X:\2100398-CO - X2104401 - X:\2100398O2 - X:\2100398-CO - X2104401 - X:\2100398O2 - X:\2100398-CO - X2104401

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE (LOD)
- BUILDING SETBACK
- PROPOSED CURB
- ASPHALT PAVEMENT DRIVEWAY
- STANDARD ASPHALT PAVEMENT
- EXISTING SCHUYLKILL RIVER TRAIL
- PROPOSED 8' CONCRETE TRAIL
- TRAIL TO BE CONSTRUCTED BY BOROUGH
- CONCRETE SIDEWALK
- FULL DEPTH PAVEMENT RECONSTRUCTION
- PAVEMENT MILL AND OVERLAY
- EXISTING STREAMS
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- SNOW STOCKPILE LOCATION

SIGN LEGEND

SIGN NO.	MUTCD NO., SIGN NAME AND SIZE	LEGEND
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3	R6-2, ONE-WAY SIGN, 24"X30"	ONE WAY
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11	R2-1, SPEED LIMIT 25 SIGN, 24"X30"	SPEED LIMIT 25
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16	R7-R1, VIOLATORS, 12"X18"	
17	R7-8P/R7-8a, VAN ACCESSIBLE, 12"X6"	VAN ACCESSIBLE
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19	W1-2L, CURVE SIGN, 24" X 24"	
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KEY MAP
SCALE: 1"=200'

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
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2	03/04/22	REVISIONS PER BOROUGH COMMENTS
3	04/11/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	07/15/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021
CAD File: SP2100398O1	

Title
SITE PLAN

Sheet No.
SP-02
No. 13 of 58

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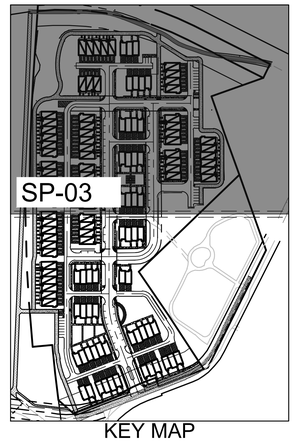
SIGN LEGEND

SIGN NO.	MUTCD NO., SIGN NAME AND SIZE	LEGEND
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2	R5-1, DO NOT ENTER SIGN, 30"x30"	DO NOT ENTER
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11	R2-1, SPEED LIMIT 25 SIGN, 24"X30"	SPEED LIMIT 25
12	R2-1, SPEED LIMIT 15 SIGN, 24"X30"	SPEED LIMIT 15
13	R7-108, MAILBOX PARKING ONLY SIGN, 18"X24"	MAILBOX PARKING ONLY
14	CUSTOM "PUBLIC TRAIL PARKING" SIGN, 12"X18"	PUBLIC TRAIL PARKING
15	R7-8, RESERVED PARKING, 12"X18"	RESERVED PARKING
16	R7-8F, VIOLATORS, 12"X18"	VIOLATORS WILL BE TOWED
17	R7-8P/R7-8a, VAN ACCESSIBLE, 12"X6"	VAN ACCESSIBLE
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GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BUILDING SETBACK
- PROPOSED CURB
- ASPHALT PAVEMENT DRIVEWAY
- STANDARD ASPHALT PAVEMENT
- EXISTING SCHUYLKILL RIVER TRAIL
- PROPOSED 8' CONCRETE TRAIL
- TRAIL TO BE CONSTRUCTED BY BOROUGH
- CONCRETE SIDEWALK
- FULL DEPTH PAVEMENT RECONSTRUCTION
- PAVEMENT MILL AND OVERLAY
- EXISTING STREAMS
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- SNOW STOCKPILE LOCATION



KEY MAP
SCALE: 1"=200'

EXISTING SCHUYLKILL RIVER TRAIL (TYP)
Schuylkill River Trail Easement
PHILADELPHIA ELECTRIC CO. RIGHT OF WAY
50' WIDE
CENTERLINE FORMER SCHUYLKILL DIVISION PENNSYLVANIA RAILROAD
RETAINING WALL FALL PROTECTION (BY OTHERS)
PROPOSED 12' CONCRETE TRAIL (TYP.)
15' BUILDING SETBACK
RETAINING WALL #1 W/ FALL PROTECTION (BY OTHERS)
PROVIDE 5' TRANSITION TO FLUSH CURB AT DRIVEWAYS (TYP. EACH END OF UNIT BLOCKS)
ALLEY #5
ALLEY #3
ALLEY #4
ALLEY #6
ROAD A
ROAD B
ROAD C
PROVIDE STANDARD DUTY ASPHALT PAVEMENT (TYP. ALL ROADS AND ALLEYS)
PROVIDE DRIVEWAY PAVEMENT SECTION (TYP. ALL DRIVEWAYS)
PROPOSED CROSSWALK (TYP.)
PROPOSED HAND RAIL
ADA RAMP TYPE 4A PARALLEL (TYP.)
PROVIDE 6" REVEAL BELGIAN BLOCK CURB (TYP.)
RETAINING WALLS (TYP.)
PROVIDE CLUSTER MAILBOXES ON 3' CONCRETE PAD
REFER TO LANDSCAPING PLAN FOR ADDITIONAL PLAZA INFORMATION
PROPOSED STOP BAR (TYP.)
SCHUYLKILL RIVER TRAIL EXTENSION FOR EMERGENCY ACCESS TO SRT AND TRIESTE, TO BE CONSTRUCTED BY OTHERS, SHOWN OF INFORMATIONAL PURPOSES ONLY
PROPOSED L.R. 1116
PARKING AREA #5
9 PARKING SPACES
(FOR PUBLIC PARKING)
PROVIDE DUAL PORT LEVEL 2 EV CHARGING STATION
PARKING AREA #4
4 PARKING SPACES
PARKING AREA #3
7 PARKING SPACES
RETAINING WALL #2 W/ FALL PROTECTION (BY OTHERS)
RETAINING WALL WITH FALL PROTECTION (TYP.)
CONTRACTOR TO COORDINATE WITH BOROUGH ON SRT SIGNAGE (TYP.)
EXTENSION TO ODESSSA DEVELOPMENT
SEE SHEET SP-02
SEE SHEET SP-02

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TRIESTE DEVELOPMENT
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BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021
CAD File: SP2100398O1	

Title
SITE PLAN

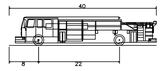
Sheet No.
SP-03
No. 14 of 58

Xref Dp: - XC2100398O1 - XD2100398O1 - XD2100398O2 - XC2100398LOD - XD2100398O3

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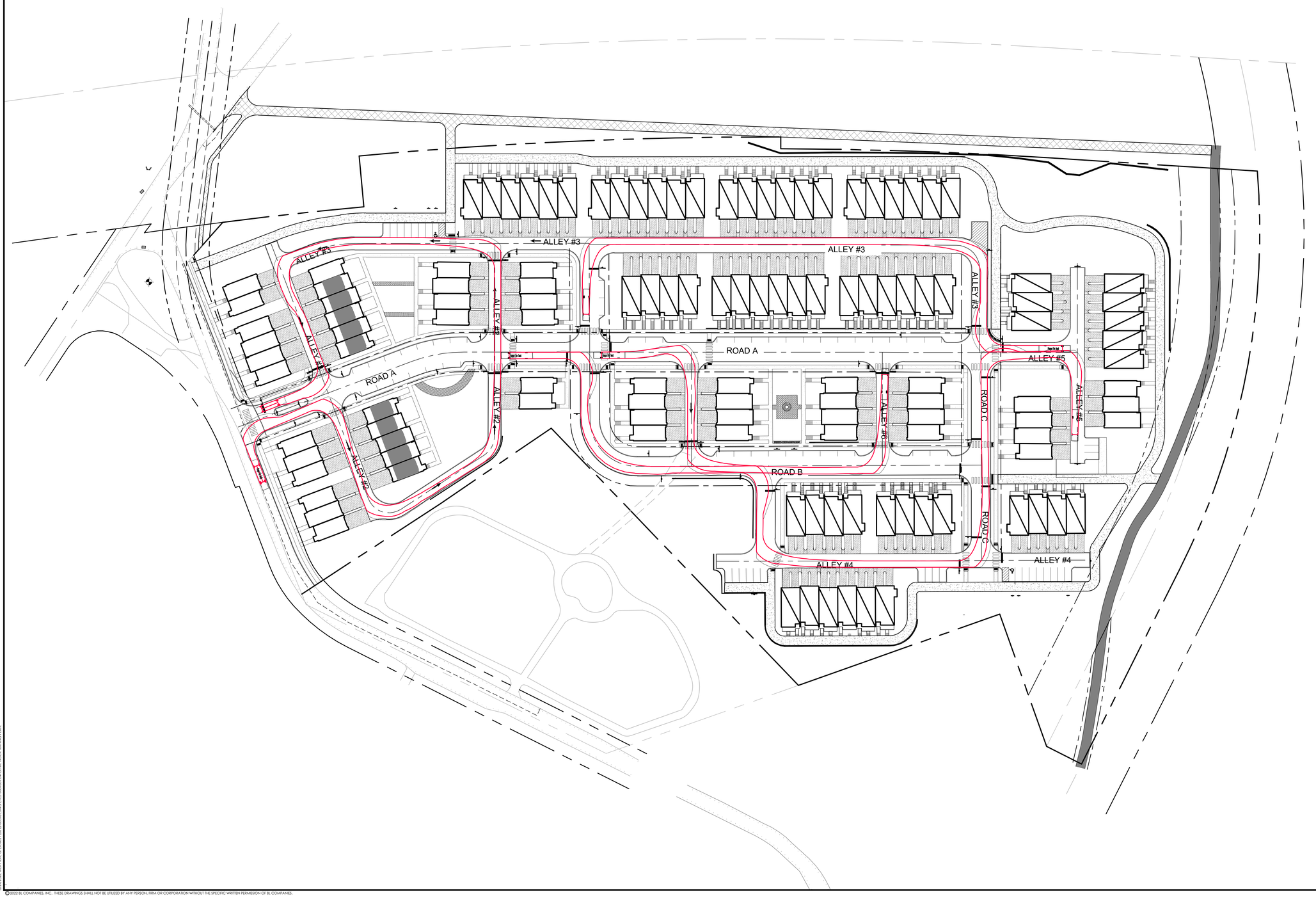
LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- BUILDING SETBACK
- PROPOSED CURB
- ALLEY BITUMINOUS PAVEMENT
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- EXISTING SCHUYLKILL RIVER TRAIL
- PROPOSED SCHUYLKILL RIVER TRAIL
- CONCRETE SIDEWALK
- EXISTING STREAMS
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/17/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/14/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=50'
Project No.	2100398
Date	09/09/2021

CAD File:
TTE2100398O1

Title

FIRE TRUCK TURNING PLAN

Sheet No.

TTE-01

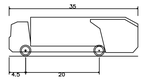
No. 15A of 58

Xref (s) : XC2100398O1 - B2021398101 - X20XC2SAd01 - X2021039802 - XC2100398LOD

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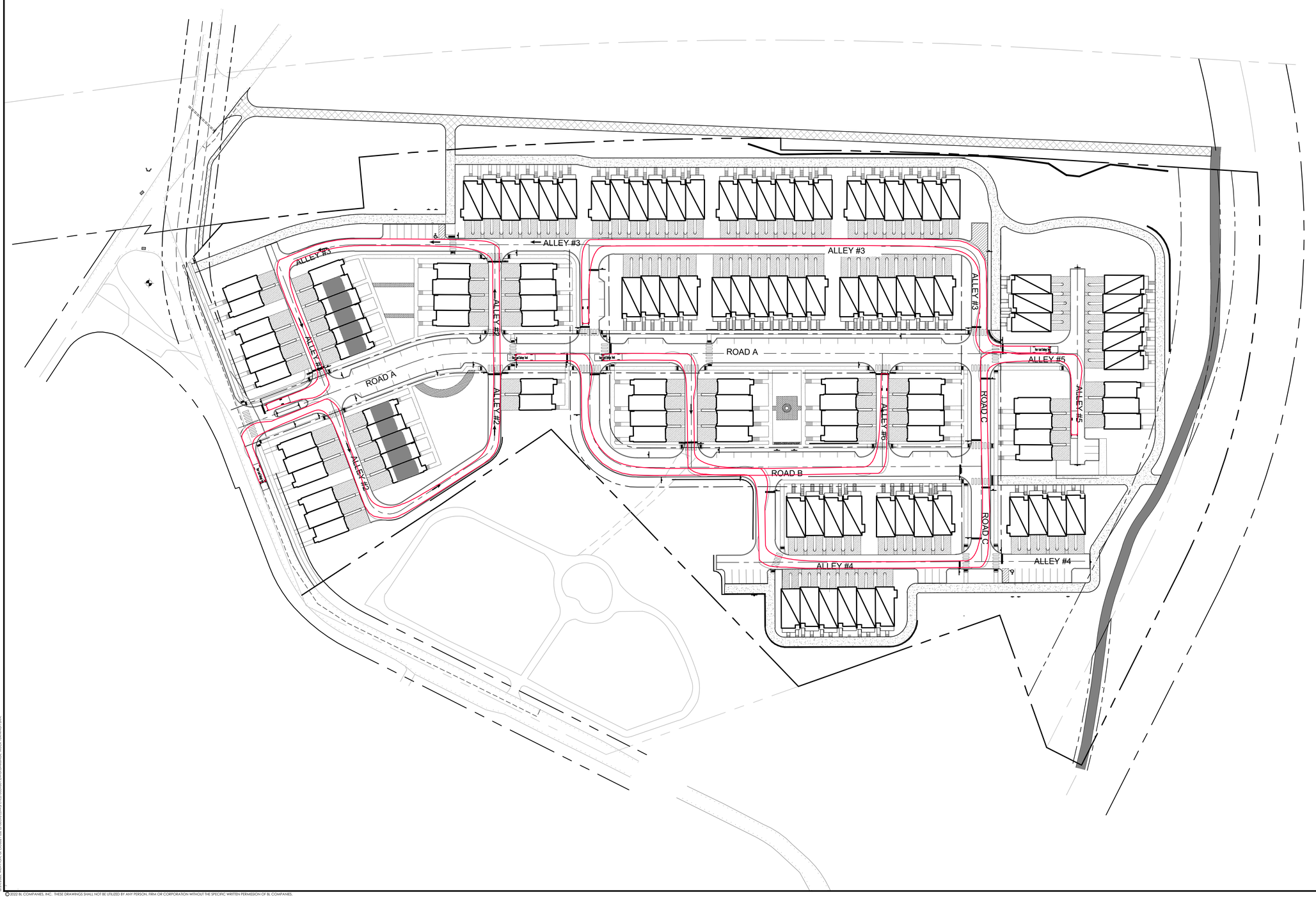
LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- BUILDING SETBACK
- PROPOSED CURB
- ALLEY BITUMINOUS PAVEMENT
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- EXISTING SCHUYLKILL RIVER TRAIL
- PROPOSED SCHUYLKILL RIVER TRAIL
- CONCRETE SIDEWALK
- EXISTING STREAMS
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



Architecture
Engineering
Environmental
Land Surveying

BL Companies

1100 First Avenue
Suite 104
King of Prussia, PA 19406
(610) 994-4608
(610) 337-3642 Fax

TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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CAD File:
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Title

GARBAGE TRUCK TURNING PLAN

Sheet No.

TTE-02

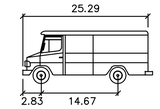
No. 15B of 58

Xref (s): XC2100398O1 - B2021398-01 - X20NC2SHO1 - X2021039802 - XC2100398-LOD

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LEGEND

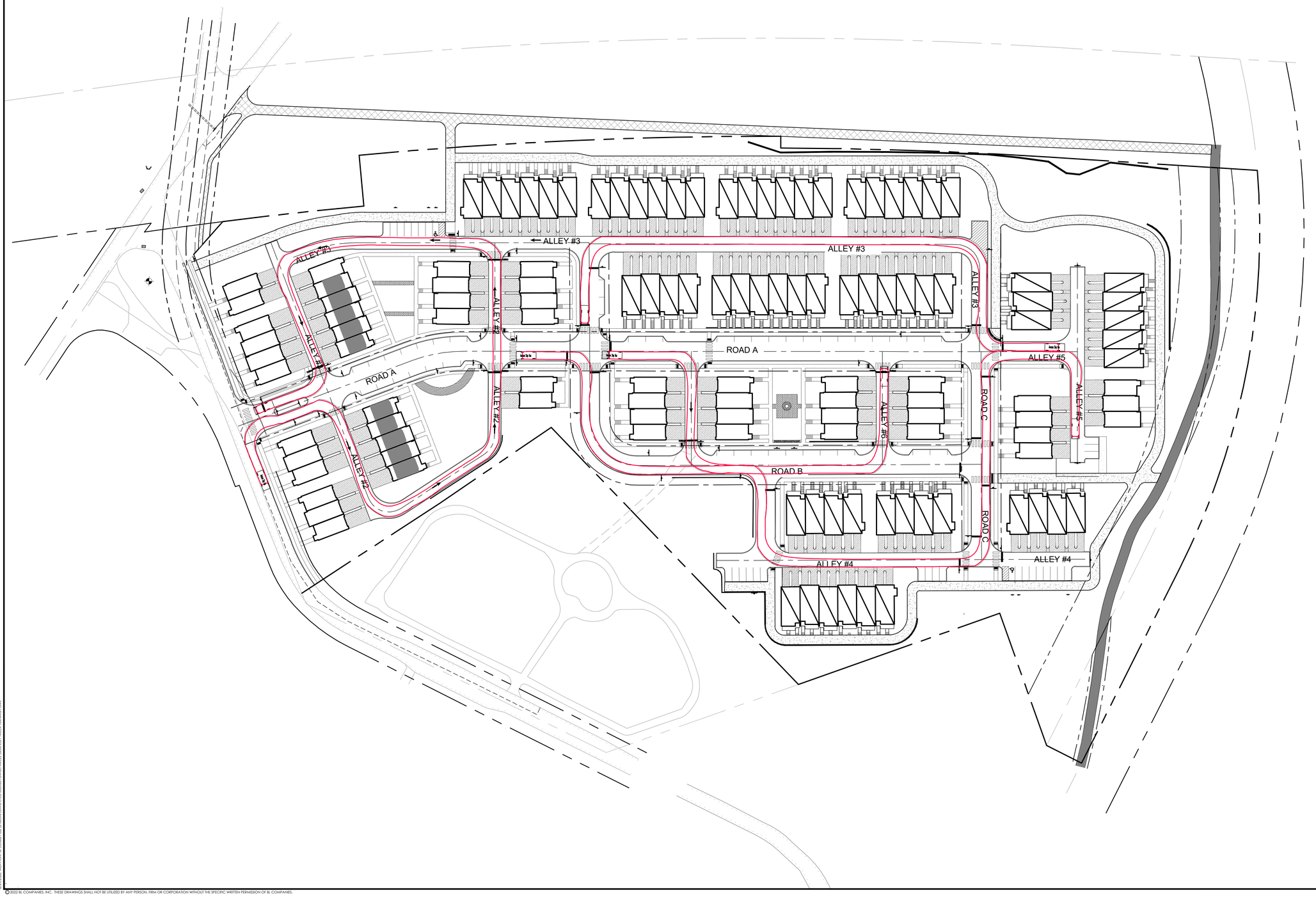
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- LOD — LIMIT OF DISTURBANCE
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- PROPOSED SCHUYLKILL RIVER TRAIL
- CONCRETE SIDEWALK
- EXISTING STREAMS
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK



Ford-E450

	feet
Width	: 9.75
Track	: 9.75
Lock to Lock Time	: 6.0
Steering Angle	: 34.3

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



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TRIESTE DEVELOPMENT

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BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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Title

PARCEL DELIEVERY TRUCK TURNING PLAN

Sheet No.

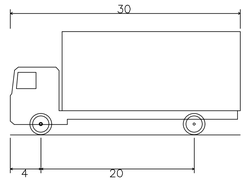
TTE-03

No. 16A of 58

Xref (s) : XC2100398O1 - B2100398O1 - X2ONC2S4451 - X2ONC2S4451 - X2100398O2 - XC2100398LOD

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X:\2021\2100398\CAD\TTE\2100398O1 (TTE)\2100398O1 (TTE)-TTE03.dwg PARCEL DELIVERY TRUCK TURNING PLAN



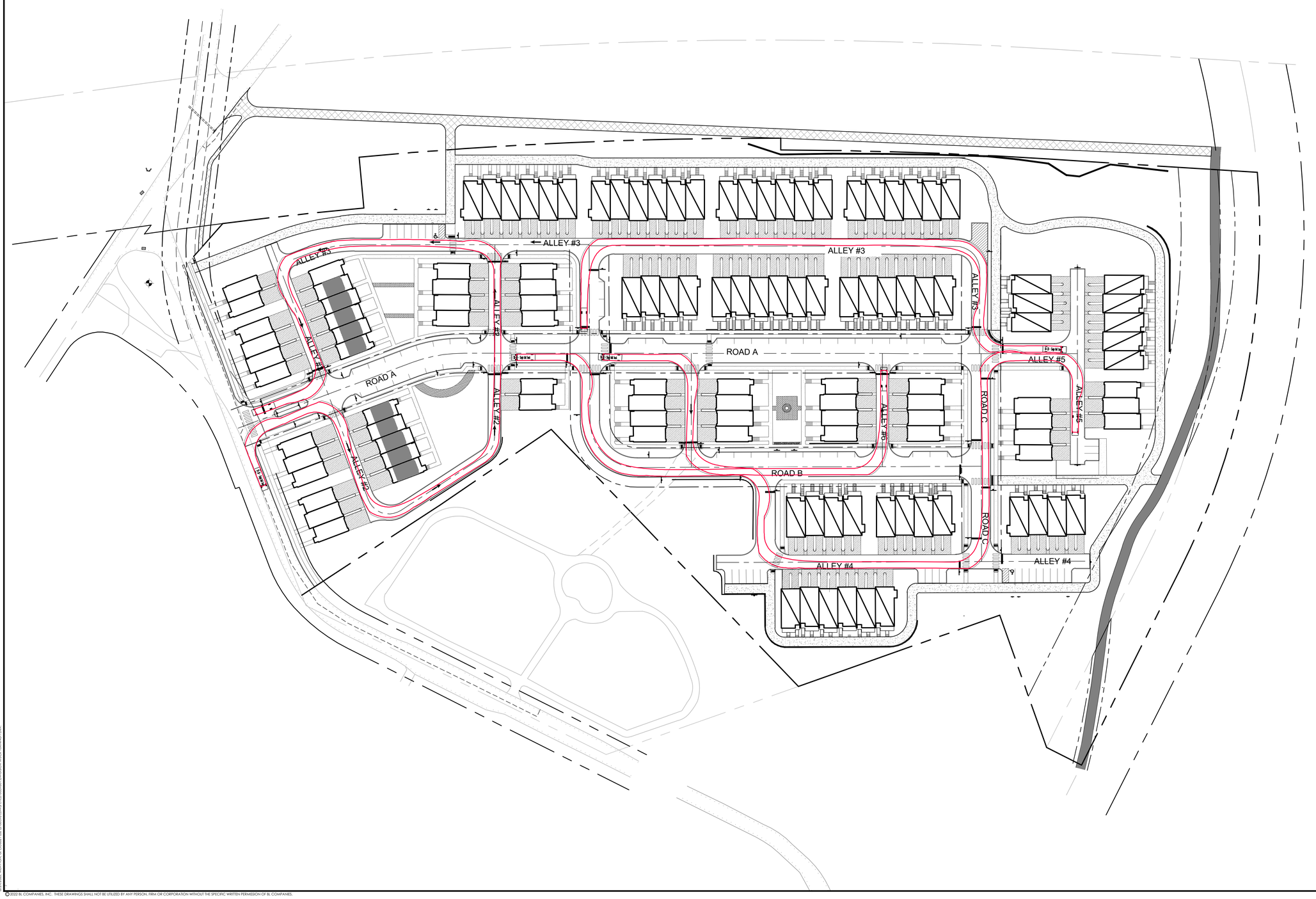
SU-30 – Single Unit Truck

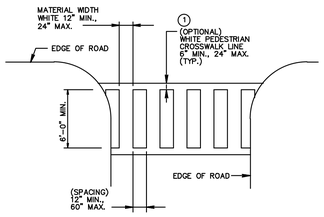
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

LEGEND

- PROPERTY LINE
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- PROPOSED CURB
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- EXISTING STREAMS
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET


ALLEY #3
ALLEY #3
ALLEY #3
ALLEY #1
ALLEY #2
ALLEY #2
ALLEY #3
ROAD A
ROAD A
ALLEY #5
ALLEY #5
ROAD C
ROAD B
ROAD C
ALLEY #4
ALLEY #4
ALLEY #4
30-0"
30-0"
30-0"



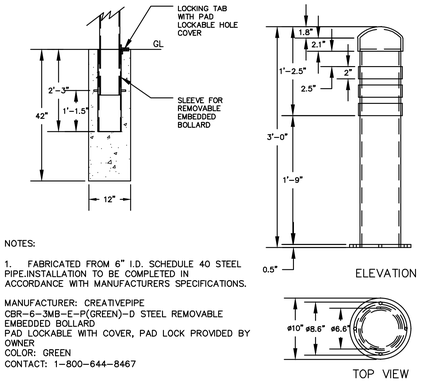
TYPE C – PERPENDICULAR

NOTES:

1. MAKE THE CROSSWALK LINES SOLID WHITE, NOT LESS THAN 6" WIDE.
2. EXTEND THE CROSSWALK ACROSS THE ROADWAY FROM FACE OF CURB TO FACE OF CURB OR EDGE OF SHOULDER AS APPLICABLE.
3. THE MINIMUM WIDTH OF CROSSWALKS SHALL BE 6'.
4. A WHITE BORDER, 6" WIDE, IS REQUIRED ALONG EACH SIDE OF THE DECORATIVE CROSSWALK, THE BORDERS ARE TO BE PARALLEL USING A PENNDOT APPROVED PAVEMENT MARKING MATERIAL AND EXTENDS FROM FACE OF CURB TO FACE OF CURB OR SHOULDER.

PENNDOT TYPE C CROSSWALK

N.T.S



NOTES:

1. FABRICATED FROM 6" I.D. SCHEDULE 40 STEEL PIPE.INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

MANUFACTURER: CREATIVEPIPE
CBR-6-3MB-E-P(GREEN)-D STEEL REMOVABLE EMBEDDED BOLLARD
PAD LOCKABLE WITH COVER, PAD LOCK PROVIDED BY OWNER
COLOR: GREEN
CONTACT: 1-800-644-8467

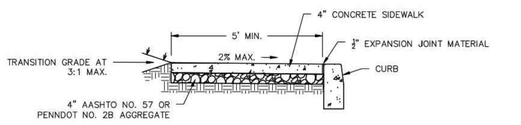
6" PROTECTIVE REMOVABLE BOLLARD

N.T.S

1. SIDE FLARES 10.00% MAX SLOPE

6" CURB REVEAL TAPER TO 0" CURB REVEAL TAPER DEPRESSED CURB DETAIL

N.T.S



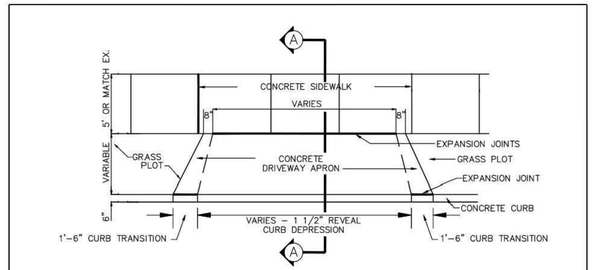
NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 676 FOR CEMENT CONCRETE SIDEWALKS. EXCEPT THAT ALL CONCRETE IS TO BE PENNDOT CLASS AA (3,500 PSI).
2. PLACE ½" PREMOLDED EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK AT JOINTS ADJACENT CURB, BETWEEN SIDEWALK AND CURB, AND BETWEEN SIDEWALK AND RIGID STRUCTURES.
3. FORM OUTSIDE EDGES AND JOINTS WITH ¼" RADIUS EDGING TOOL.
4. PROVIDE ADEQUATE SURFACE DRAINAGE FROM SIDEWALK TO THE TOP OF ADJACENT CURB OR OTHER OUTLET (MIN. 0.5% SLOPE).
5. INSTALL SIDEWALK IN ACCORDANCE WITH CURRENT ADA STANDARDS.
6. PROVIDE A LIGHT BROOM FINISH TRANSVERSE TO THE DIRECTION OF TRAVEL.
7. ALL CONCRETE SHALL BE CURED USING A WHITE PIGMENTED CURING COMPOUND OR OTHER APPROVED METHOD IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 501.
8. THE MINIMUM AREA OF ANY SIDEWALK REPLACEMENT SHALL EXTEND TO EXISTING CONTROL JOINTS AROUND THE REPLACEMENT.
9. ALL CONCRETE SHALL BE PROTECTED UNTIL CURED SUFFICIENTLY FOR PEDESTRIAN OR, IF APPLICABLE, VEHICULAR TRAFFIC.
10. MINIMUM SIDEWALK WIDTH SHALL BE 5 FEET OR SHALL MATCH ADJOINING SIDEWALK WIDTH, IF GREATER.

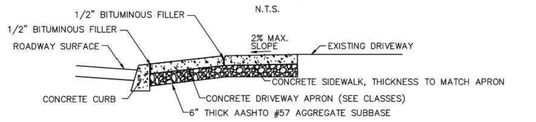
CEMENT CONCRETE SIDEWALK

N.T.S

G2.1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



PLAN VIEW
N.T.S.



SECTION "A–A"
N.T.S.

CONCRETE DRIVEWAY APRON & CURB DEPRESSION

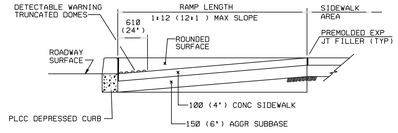
(APPLICABLE WITH STANDARD CURB)
N.T.S.

NOTES:
1. ALL CONCRETE IS TO BE 3,500 P.S.I., CLASS AA.
2. DEPRESSED CURB SHALL BE SLOPED 1/4" PER FOOT TOWARDS THE STREET.
3. CONCRETE SHALL BE ALLOWED TO CURE FOR SEVEN (7) DAYS.
4. USE OF "HIGH EARLY" CONCRETE MAY BE APPROVED BY THE BOROUGH INSPECTOR.
5. MONOLITHIC POURS SHALL ONLY BE PERMITTED BY SPECIAL EXCEPTION, AND ARE SUBJECT TO APPROVAL BY THE BOROUGH.
6. CONTRACTOR SHALL PROVIDE EROSION CONTROLS TO CONTAIN OPEN EXCAVATIONS AND PROTECT THE NEAREST DOWNSTREAM INLET.

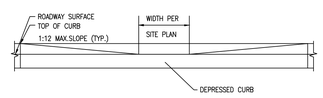
DRIVEWAY APRON CLASSES – MINIMUM STANDARDS:
1. RESIDENTIAL – 6" THICKNESS WITH 6X6–W1.4/W1.4 WIREMESH REINFORCEMENT
2. COMMERCIAL – 8" THICKNESS WITH 6X6–W2.1/W2.1 WIREMESH REINFORCEMENT
3. INDUSTRIAL – DESIGN TO BE PROVIDED TO BOROUGH ENGINEER.

*DETERMINATION OF CLASS SUBJECT TO APPROVAL BY THE BOROUGH.

G5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

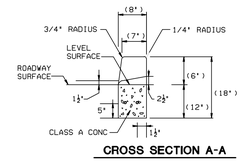


TYPE 4 AND 4A
SECTION E-E

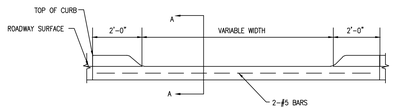


CURB RAMP DETAIL AND ELEVATION

N.T.S

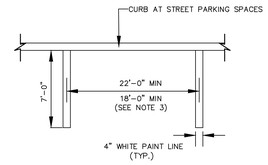


CROSS SECTION A-A



DEPRESSED CURB DETAIL

N.T.S



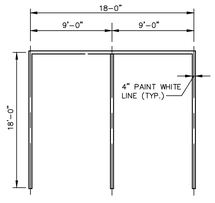
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

2. SEE SITE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

3. END SPACES ARE PERMITTED TO BE 18' IN LENGTH

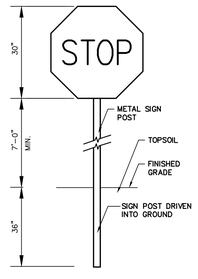
TYPICAL ON-STREET PARALLEL PARKING SPACE DETAIL

N.T.S



TYPICAL OFF-STREET PARKING SPACE DETAIL

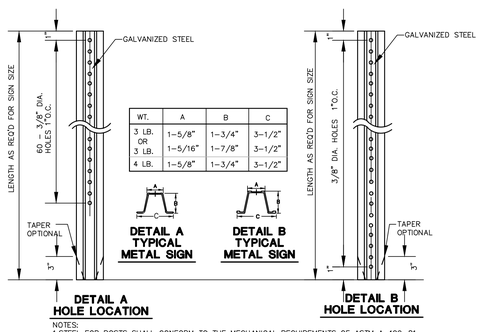
N.T.S



NOTE:
PROVIDE SIGN IN ACCORDANCE WITH MUTCD SPECIFICATIONS.

STOP SIGN DETAIL

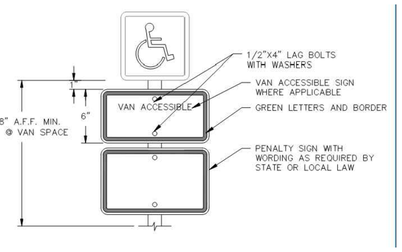
N.T.S



NOTES:
1.STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499–81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM AI–76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF "30 LBS OR GREATER PER LINEAR FOOT.
2.AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A–123.
3.SIGN MOUNTING HEIGHT TO BE PER MUTCD REQUIREMENTS.
4.ALL SIGN POSTS SHALL HAVE "BREAK AWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS". THE "BREAK AWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGN SHOWN ON THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

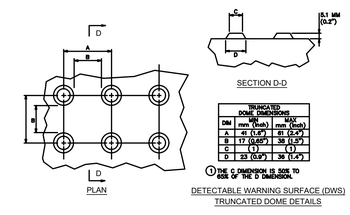
TYPICAL METAL SIGN POSTS

N.T.S



TYPICAL ADA SIGN DETAIL

N.T.S



TRUNCATED DOME DIMENSIONS		
DIM	MIN mm (inch)	MAX mm (inch)
A	41 (1.6")	51 (2.0")
B	17 (0.65")	38 (1.5")
C	(1)	(1)
D	23 (0.9")	36 (1.4")

(1) THE C DIMENSION IS SIZE TO BE 50% OF THE D DIMENSION.

1. ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
2. PROVIDE DETECTABLE WARNING SURFACES THAT CONTRAST (70%) IN LIGHT REFLECTANCE WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT OR SAFETY YELLOW.
3. PROVIDE DOMES MEETING THE MOST RECENT PENNDOT STANDARDS.

DETECTABLE WARNING SURFACE DETAIL

N.T.S

Architecture
Engineering
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Drawn	M.D.L
Reviewed	A.J.B
Scale	NONE
Project No.	2100398
Date	09/09/2021
CAD File: DN210039801	

Title

SITE DETAILS SHEET

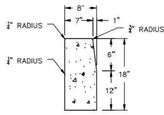
Sheet No.

SD-01

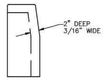
No. 17 of 58

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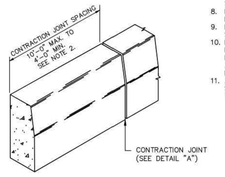
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TYPICAL CROSS SECTION

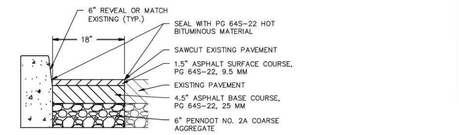


DETAIL "A" CONTRACTION JOINT



NOTES:

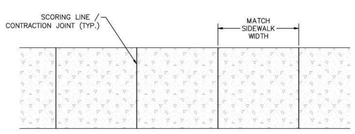
1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER, EXCEPT THAT ALL CONCRETE IS TO BE PENNDOT CLASS AA (3,500 PSI).
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE ½" PREMOLDED EXPANSION JOINT MATERIAL CONFORMING TO THE CROSS SECTIONAL AREA OF THE CURB AT RIGID STRUCTURES AND AT THE END OF THE WORKDAY.
4. SEE PENNDOT PUB. 72M, RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.
5. DEPRESSED CURB SHALL BE SLOPED 1/4" PER FOOT TOWARDS THE STREET.
6. ALL CONCRETE SHALL BE CURED USING A WHITE PIGMENTED CURING COMPOUND OR OTHER APPROVED METHOD IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 501.
7. THE MINIMUM LENGTH OF ANY CURB REPLACEMENT SHALL BE 4 FEET. WHERE CURB REPLACEMENT IS WITHIN 4 FEET OF AN EXISTING JOINT, THE CURB REPLACEMENT LENGTH SHALL BE EXTENDED TO THE EXISTING JOINT.
8. FACE FORMED CURB IS PROHIBITED, EXCEPT WHEN AUTHORIZED IN ADVANCE BY THE BOROUGH.
9. EXISTING SUBGRADE, STONE SUBBASE, AND ASPHALT PAVEMENT SHALL BE WELL COMPACTED.
10. EXISTING PAVEMENT SHALL BE SAWCUT IN A NEAT, STRAIGHT LINE. IF ANY EXISTING PAVEMENT ALONG THE SAWCUT LINE BECOMES COMPROMISED DURING THE WORK, SAWCUT AROUND AND REMOVE THE COMPROMISED PAVEMENT PRIOR TO PERFORMING PAVEMENT RESTORATIONS.
11. ALL CONCRETE SHALL BE PROTECTED UNTIL CURED SUFFICIENTLY FOR PEDESTRIAN OR, IF APPLICABLE, VEHICULAR TRAFFIC.



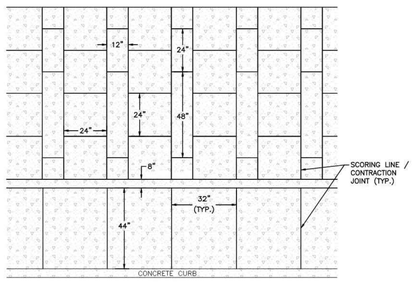
CONCRETE CURB AND ROADWAY RESTORATION DETAIL

N.T.S.

G1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



STANDARD SIDEWALK SCORING PATTERN (UP TO 8' SIDEWALK WIDTH)



STREETSCAPE SIDEWALK SCORING PATTERN

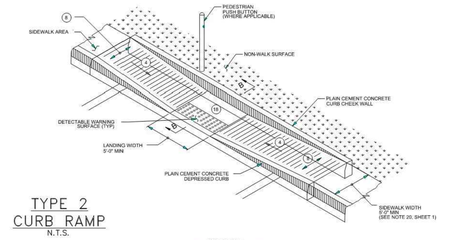
NOTES:

1. FOR STANDARD SIDEWALK UP TO 8 FEET IN WIDTH, TRANSVERSE SCORING SHALL BE SPACED AT INTERVALS EQUAL TO THE SIDEWALK WIDTH (E.G. FOR A 5 FOOT WIDE SIDEWALK, TRANSVERSE SCORING SHALL BE SPACED AT 5 FOOT INTERVALS).
2. FOR STANDARD SIDEWALK GREATER THAN 8 FEET IN WIDTH, LONGITUDINAL SCORING SHALL EVENLY DIVIDE THE SIDEWALK AND TRANSVERSE SCORING SHALL BE SPACED AT INTERVALS EQUAL TO HALF OF THE SIDEWALK WIDTH.
3. SCORING SHALL BE PERFORMED USING A HAND-TOOLED TECHNIQUE. SAWCUTTING IS NOT AN ACCEPTABLE METHOD FOR PERFORMING SCORING.
4. NO CHANGES OR ADJUSTMENTS TO THE SCORING LAYOUT AND DESIGN SHALL BE PERMITTED WITHOUT PRIOR AUTHORIZATION FROM THE BOROUGH.

SIDEWALK SCORING PATTERN

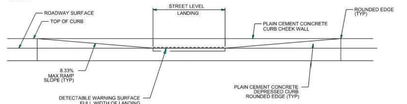
N.T.S.

G2.2
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



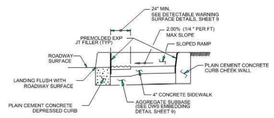
TYPE 2 CURB RAMP

N.T.S.



TYPE 2 ELEVATION

N.T.S.

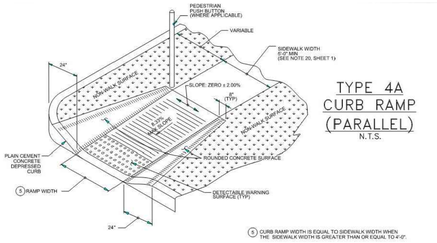


TYPE 2 SECTION B-B

N.T.S.

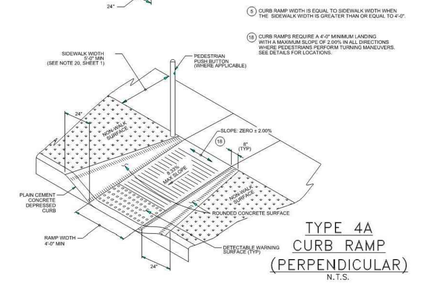
1. SIDE FLARES 10.00% MAX SLOPE
2. 8.33% MAX RAMP SLOPE
3. SLOPE: ZERO +/- 2.00%
4. CURB RAMPS REQUIRE A 4'-0" MINIMUM LANDING WITH A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS.

G8
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



TYPE 4A CURB RAMP (PARALLEL)

N.T.S.



TYPE 4A CURB RAMP (PERPENDICULAR)

N.T.S.

5. CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO 4'-0".
10. CURB RAMPS REQUIRE A 4'-0" MINIMUM LANDING WITH A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS.

G9
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CONCRETE CURB AND ROADWAY RESTORATION DETAIL

N.T.S

SIDEWALK SCORING PATTERN DETAIL

N.T.S

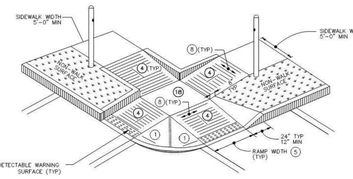
TYPE 2 CURB RAMP DETAIL

N.T.S

TYPE 4A CURB RAMP DETAIL

N.T.S

TYPE 4/4A CURB RAMPS WITH SHARED LANDING



TYPE 6 CURB RAMPS WITH SHARED LANDING

1. SIDE FLARES 10.00% MAX SLOPE
4. 8.33% MAX RAMP SLOPE
5. CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO 4'-0".
8. SLOPE: ZERO +/- 2.00%
10. CURB RAMPS REQUIRE A 4'-0" MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

G10
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

UTILITY MAIN TRENCH RESTORATION (PERPENDICULAR TO ROADWAY)

N.T.S.

NOTE:

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

G12
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

WORK IN PARKING LANE, TRAVEL LANE OR ORIGINAL PAVING PASS

N.T.S.

WORK AFFECTING 2 LANES OR ORIGINAL PAVING PASSES

N.T.S.

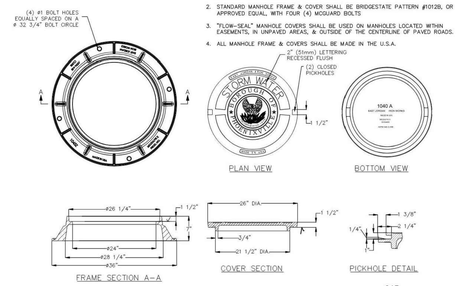
NOTES:

1. THE AREA OF PAVEMENT RESURFACING WORK (ALSO "MILL & OVERLAY" OR "M&O") SHALL INCLUDE THE FULL WIDTH OF THE PARKING LANE, TRAVEL LANE OR ORIGINAL PAVING PASS IN WHICH THE OPENING OR EXCAVATION WORK FALLS. IF THE WORK FALLS ACROSS MULTIPLE TRAVEL LANES, PARKING LANES OR PAVING PASSES, OR ANY COMBINATION THEREOF, THE PAVEMENT RESURFACING SHALL INCLUDE THE FULL WIDTH OF ALL AFFECTED LANES AND PAVING PASSES.
2. PAVEMENT RESURFACING SHALL INCLUDE MILLING THE EXISTING BITUMINOUS CONCRETE PAVEMENT TO 1.5" DEPTH, PERFORMING ANY NECESSARY BASE REPAIRS, AND INSTALLING A NEW 1.5" THICK SURFACE COURSE LAYER OF PAVEMENT (ASPHALT SURFACE COURSE, PG 64S-22, 9.5 MM).
3. AFTER MILLING, THE EXPOSED SURFACE SHALL BE TEST ROLLED WITH A FULLY LOADED DUMP TRUCK TO IDENTIFY AREAS REQUIRING BASE REPAIRS. THE TEST ROLL SHALL BE WITNESSED BY THE BOROUGH.
4. PRIOR TO INSTALLING THE SURFACE COURSE PAVEMENT, THE EXISTING MILLED SURFACE SHALL BE SWEPT, ALL VERTICAL SURFACES (CURBS, STRUCTURES, ETC.) SHALL BE PAINTED WITH BITUMINOUS MATERIAL (CLASS E-6, E-8, OR AE-1) AND A BITUMINOUS TACK COAT (CLASS AE-1) SHALL BE APPLIED TO THE EXISTING MILLED SURFACE.
5. WHEREVER THE LIMITS OF A PAVEMENT RESURFACING AREA ARE WITHIN 50 FEET OF ANOTHER SUCH AREA, PAVEMENT RESURFACING SHALL BE EXTENDED CONTINUOUSLY BETWEEN THE AREAS.
6. THE EXACT LIMITS OF PAVEMENT RESURFACING SHALL BE DETERMINED IN THE FIELD BY THE BOROUGH. THE BOROUGH RESERVES THE RIGHT TO ADJUST THE PAVING LIMITS IN ORDER TO MATCH SEAMS FROM PRIOR PAVING WORK OR OTHERWISE TO PRESERVE THE INTEGRITY OF THE ROAD TO THE GREATEST EXTENT PRACTICAL.

PAVEMENT RESURFACING

N.T.S.

G13
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



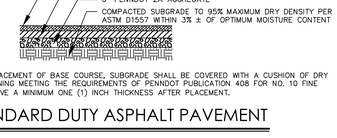
NOTES:

1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
2. STANDARD MANHOLE FRAME & COVER SHALL BE BRIDGESTATE PATTERN #10126, OR APPROVED EQUAL, WITH FOUR (4) MCGUARD BOLTS
3. "FLOW-SEAL" MANHOLE COVERS SHALL BE USED ON MANHOLES LOCATED WITHIN EASEMENTS, IN UNPAVED AREAS, & OUTSIDE OF THE CENTERLINE OF PAVED ROADS.
4. ALL MANHOLE FRAME & COVERS SHALL BE MADE IN THE U.S.A.

STORM MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE

G15
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



NOTE: BEFORE PLACEMENT OF BASE COURSE, SUBGRADE SHALL BE COVERED WITH A CUSHION OF DRY LIMESTONE SCREENING MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408 FOR NO. 10 FINE MATERIAL AND HAVE A MINIMUM ONE (1) INCH THICKNESS AFTER PLACEMENT.

STANDARD DUTY ASPHALT PAVEMENT

N.T.S

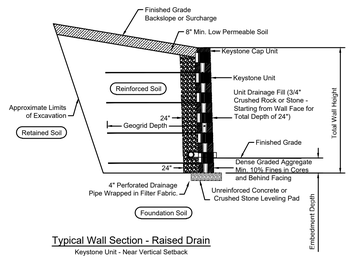


NOTES:
1) PAVEMENT SECTIONS TO BE VERIFIED BY EARTH ENGINEERING INC. PRIOR TO INSTALLATION.

2) BEFORE PLACEMENT OF BASE COURSE, SUBGRADE SHALL BE COVERED WITH A CUSHION OF DRY LIMESTONE SCREENING MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408 FOR NO. 10 FINE MATERIAL AND HAVE A MINIMUM ONE (1) INCH THICKNESS AFTER PLACEMENT.

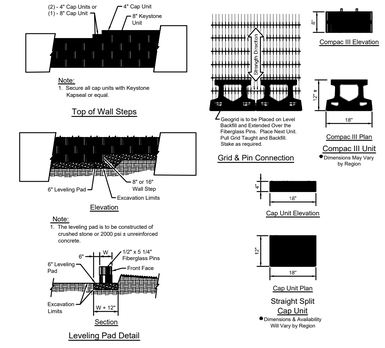
DRIVEWAY ASPHALT PAVEMENT

N.T.S



Typical Wall Section - Raised Drain

Keystone Unit - Near Vertical Setback



NOTES:

1. RETAINING WALLS ARE A DELEGATED DESIGN ITEM. CONTRACTOR SHALL FURNISH DETAILED PLANS AND CALCULATIONS, SIGNED AND SEALED BY A LICENSED PENNSYLVANIA PROFESSIONAL STRUCTURAL ENGINEER, AND SUBMIT TO THE BOROUGH FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THIS SUBMISSION WILL INCLUDED DETAILS ON FALL PROTECTION FOR ALL WALLS. SHOULD EASEMENTS FROM ADJACENT PROPERTY OWNERS BE REQUIRED FOR THE INSTALLATION OF GEOGRID, THOSE AGREEMENTS SHALL ALSO BE PROVIDED TO THE BOROUGH FOR REVIEW PRIOR TO CONSTRUCTION.

2. TOP OF WALL/BOTTOM OF WALL SPOT ELEVATIONS LISTED ON GRADING PLANS REFLECT ELEVATION OF GRADE. RETAINING WALL DESIGN SHALL BE BASED ON STRUCTURAL ENGINEER'S DESIGN.

TYPICAL MODULAR BLOCK RETAINING WALL DETAIL

N.T.S

NOTES:
1 - ½" BITUMINOUS PREMOLDED EXPANSION JOINTS INSTALLED FULL WIDTH AND HEIGHT AT 30' INTERVALS
2 - JOINTS SHALL BE POINTED WITH 1:2 CEMENT SAND MORTAR. JOINTS TO BE CLEANED AND DAMP PRIOR TO POINTING.
3 - BELGIAN BLOCKS NOT BE USED AT HANDICAP RAMPS

BELGIAN BLOCK CURB DETAIL (SITE CURB)

N.T.S

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/10/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	05/13/22	REVISIONS PER BOROUGH COMMENTS
5	06/21/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	NONE
Project No.	2100398
Date	09/09/2021
CAD File:	DN210039801

Title

SITE DETAILS SHEET

Sheet No.

SD-02

No. 18 of 58

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8/30/2022, 3:44:47 PM, C:\USERS\JOSEPH.BARRETT\DESKTOP\2100398\DWG\SHEETS\2100398_SHEET_SD-02.DWG

Xref Dependents: 2100398-SD

LEGEND

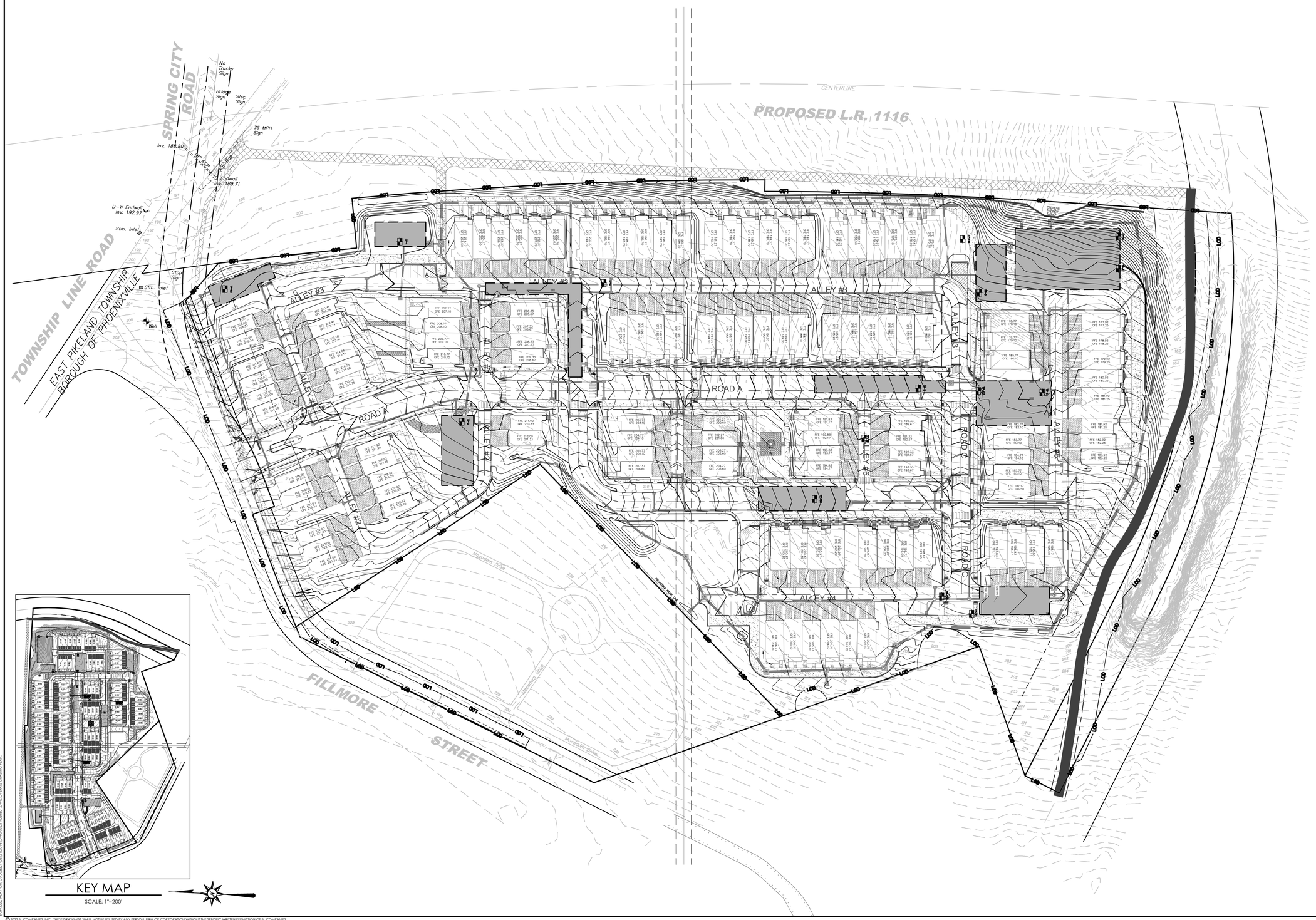
- PROPERTY LINE
- STORM LINE
- STORM MANHOLE
- PROPOSED CONTOUR LINE — 228
- PROPOSED SPOT GRADE — x 100.00

ABBREVIATIONS
- TC=TOP OF CURB
- BC=BOTTOM OF CURB
- TW=TOP OF WALL
- BW=BOTTOM OF WALL

x TC=100.00 BC=99.50

x TW=108.00 BW=100.00

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



KEY MAP
SCALE: 1"=200'

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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/02/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	04/27/22	REVISIONS PER BOROUGH COMMENTS
5	06/15/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

REVISIONS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=50'
Project No.	2100398
Date	09/09/2021
CAD File:	GD210039801

Title

OVERALL GRADING PLAN

Sheet No.

GD-01

No. 19 of 58

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Xref [S]: 2021039801-S1 | XZ2103980-S2 | XC2103980-S3 | XDPC2103980 | XDPC2103440 | XC2103984-LOD | XC2103983

LEGEND

PROPERTY LINE	
STORM LINE	
STORM MANHOLE	
PROPOSED CONTOUR LINE	228
PROPOSED SPOT GRADE	x 100.00

ABBREVIATIONS
- TC=TOP OF CURB
- BC=BOTTOM OF CURB
- TW=TOP OF WALL
- BW=BOTTOM OF WALL

x TC=100.00 BC=99.50

x TW=108.00 BW=100.00

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET



KEY MAP
SCALE: 1"=200'

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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
REVISIONS		
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/11/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	04/27/22	REVISIONS PER BOROUGH COMMENTS
5	05/31/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.S
Scale	1"=30'
Project No.	2100398
Date	09/09/2021
CAD File: GD210039801	

Title
GRADING PLAN

Sheet No.
GD-02
No. 20 of 58

Xref (s) - SD2100398-01, XK2100398-02, XC2100398-01, XC2100398-02, XDPHC134401, XC2100398-LOG, XC2100398-03

3/30/2022 4:44:47 PM EDT, JOSEPH LEVY, 2100398 DWG\GD02\2100398 DWG-GD02-2100398.DWG

GD-03

KEY MAP
SCALE: 1"=200'

LEGEND

- PROPERTY LINE
- STORM LINE
- STORM MANHOLE
- PROPOSED CONTOUR LINE — 228
- PROPOSED SPOT GRADE — x 100.00

ABBREVIATIONS
- TC=TOP OF CURB
- BC=BOTTOM OF CURB
- TW=TOP OF WALL
- BW=BOTTOM OF WALL

x TC=100.00 BC=99.50

x TW=108.00 BW=100.00

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

BMP-1 [DETENTION] (ACF R-TANK SD-10) TANK INV=150.00 STONE INV=149.75

BMP-2 [WRC] (ACF R-TANK SD-8) IWS/STONE INV=160.00 UD INV=160.00 TANK INV=161.00 UD ORIFICE INV.=161.00

BMP-3 [INFILTRATION] (60" HDPE PIPE) PIPE INV=169.50 STONE INV=169.00

BMP-4 [INFILTRATION] (36" HDPE PIPE) PIPE INV=172.50 STONE INV=172.00

BMP-5 [INFILTRATION] (24" HDPE PIPE) PIPE INV=190.00 STONE INV=189.70

BMP-6 [WRC] (42" HDPE PIPE) IWS/STONE INV=189.00 UD INV=189.00 PIPE INV=190.00 UD ORIFICE INV.=190.00

PROVIDE GEOTEXTILE REINFORCEMENT ON ALL SLOPES THAT EXCEED 3:1 (TYP.)

PROPOSED L.R. 1116

CENTERLINE

ALLEY #3 · ALLEY #4 · ALLEY #5 · ALLEY #6 · ROAD A · ROAD C

SEE SHEET GD-02

SEE SHEET GD-02

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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/04/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	04/27/22	REVISIONS PER BOROUGH COMMENTS
5	06/17/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

REVISIONS

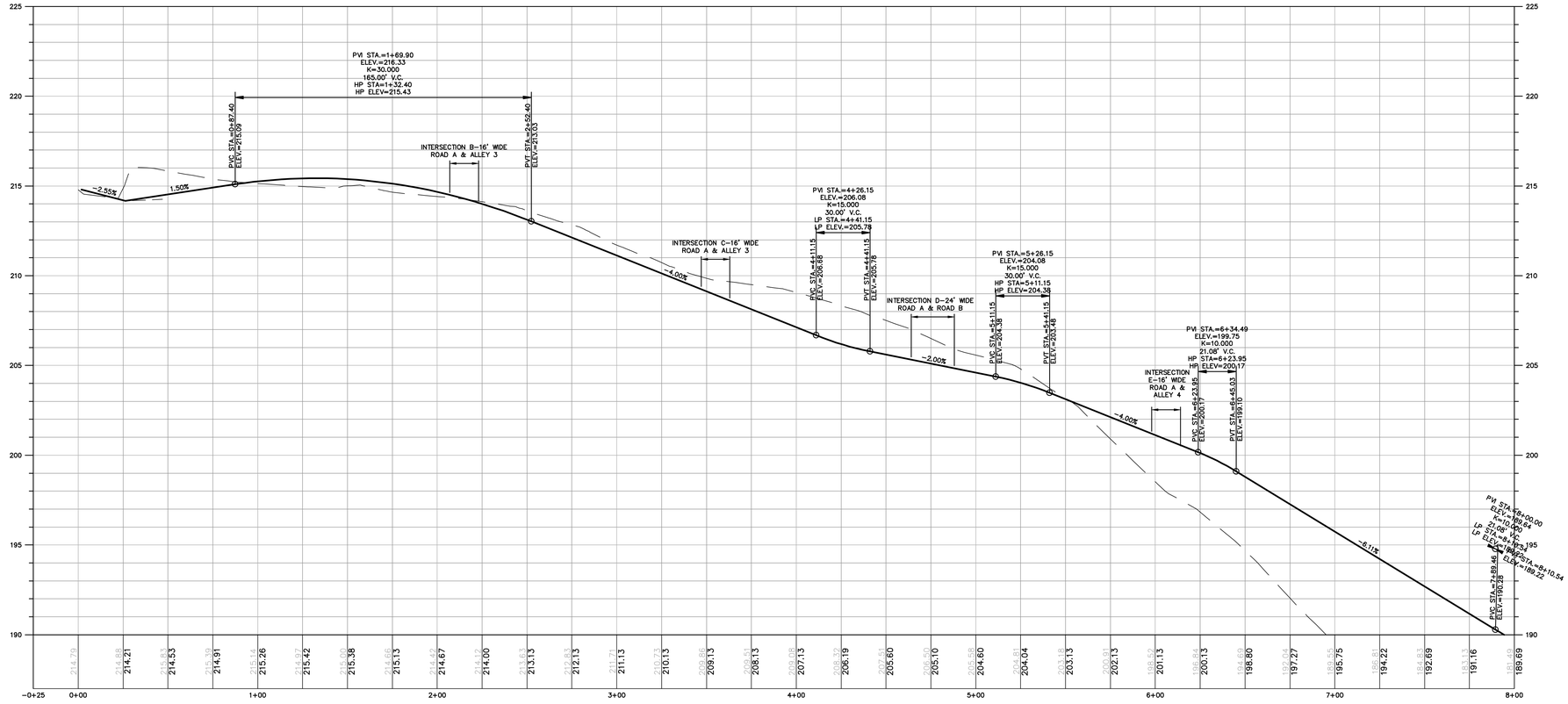
Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021
CAD File: GD210039801	

Title
GRADING PLAN

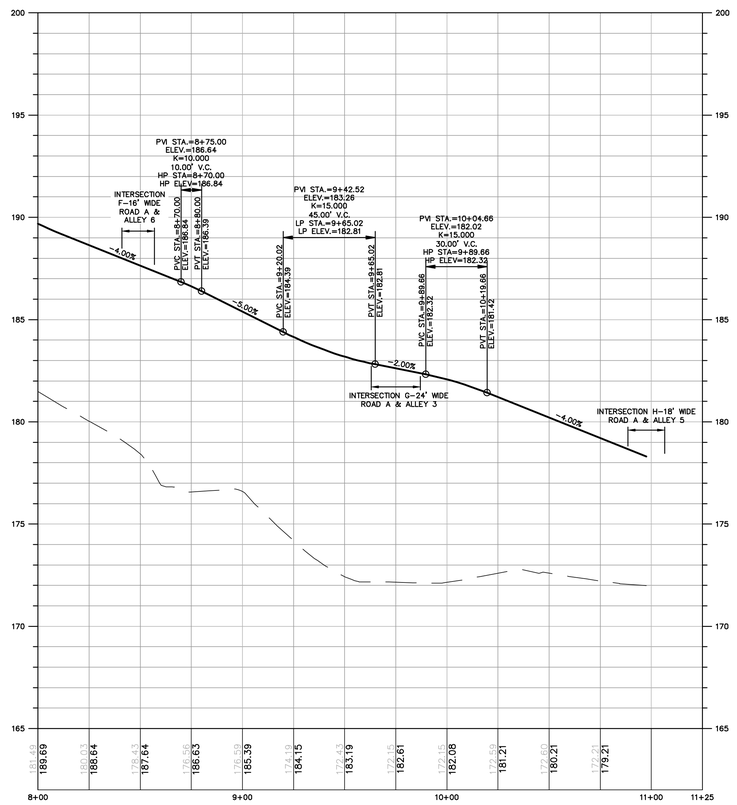
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GD-03
No. 21 of 58

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ROAD A



ROAD A



LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
3 1.5 0 3
SCALE IN FEET

HORIZONTAL SCALE
30 15 0 30
SCALE IN FEET

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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/17/22	REVISIONS PER BOROUGH COMMENTS
3	04/11/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/16/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

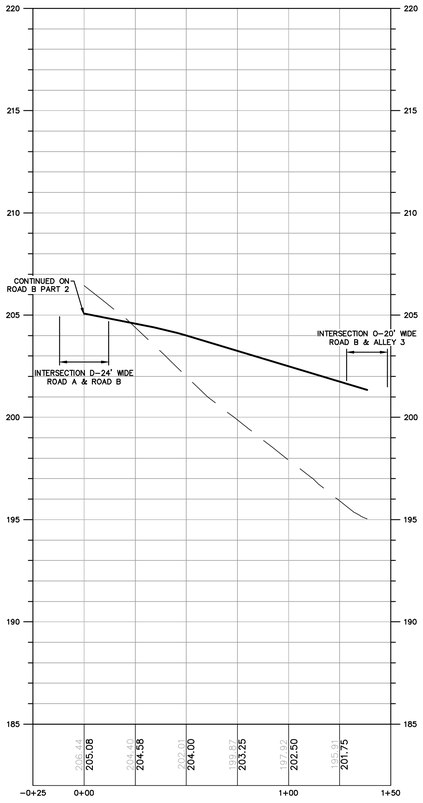
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Title
ROAD PROFILES SHEET

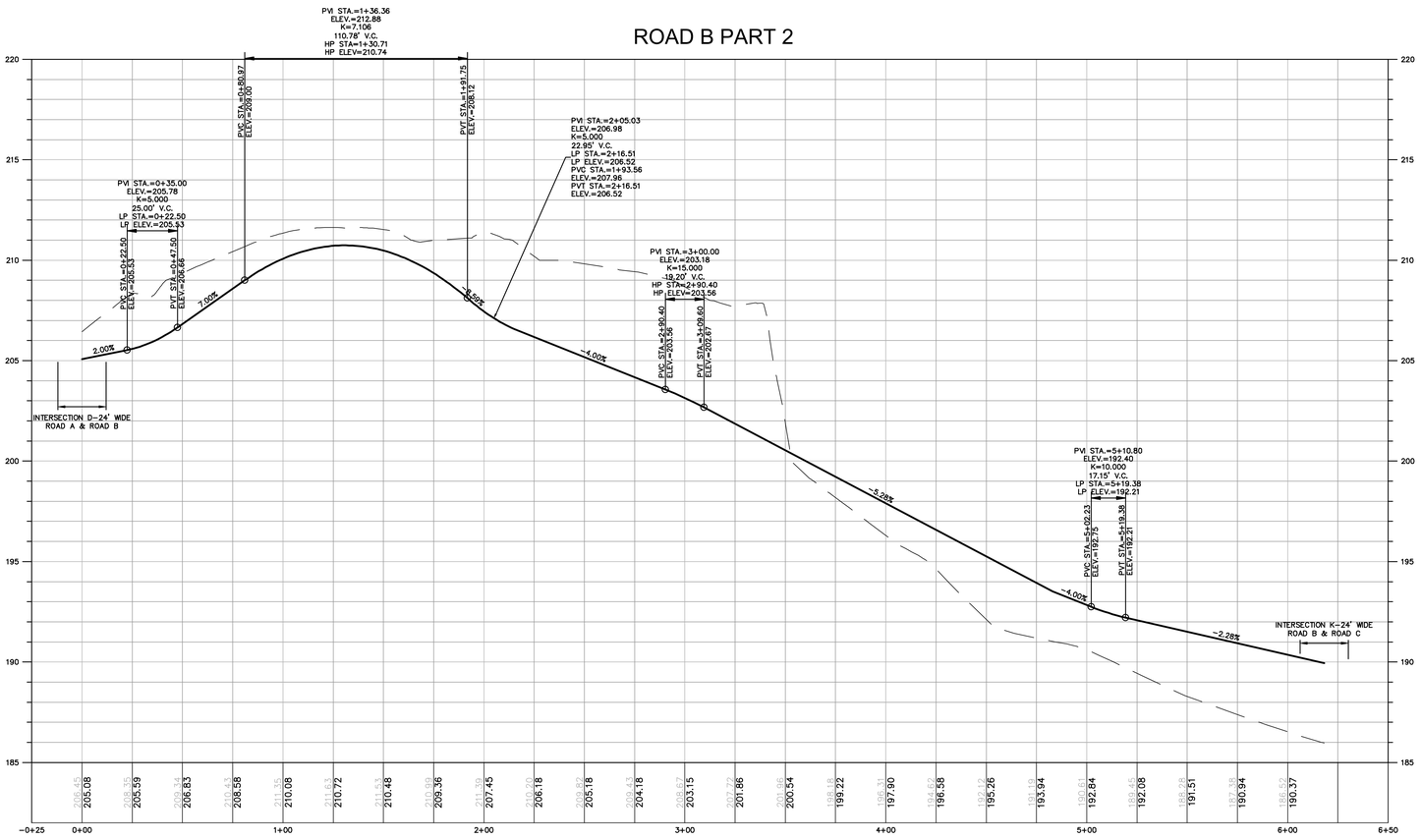
Sheet No.
RP-01
No. 22 of 58

Xref (s) : 3D\2100398-01 - XC\2100398-01

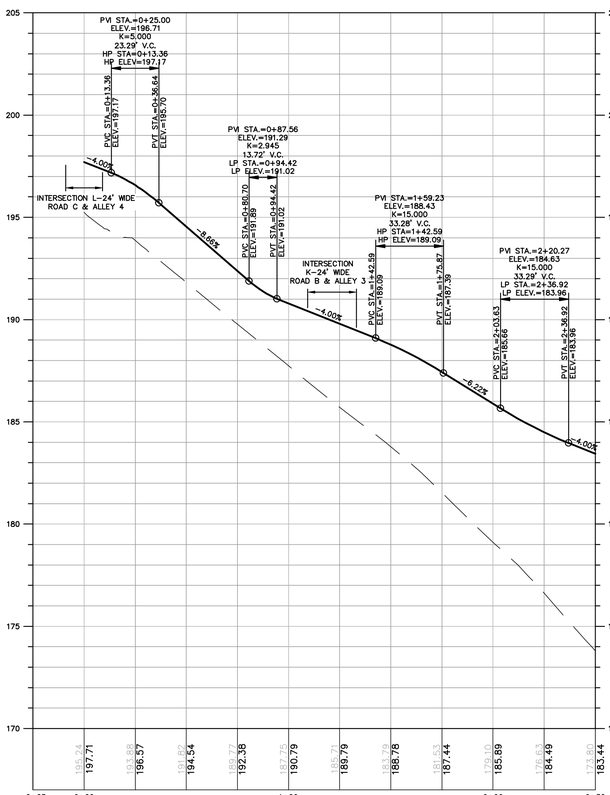
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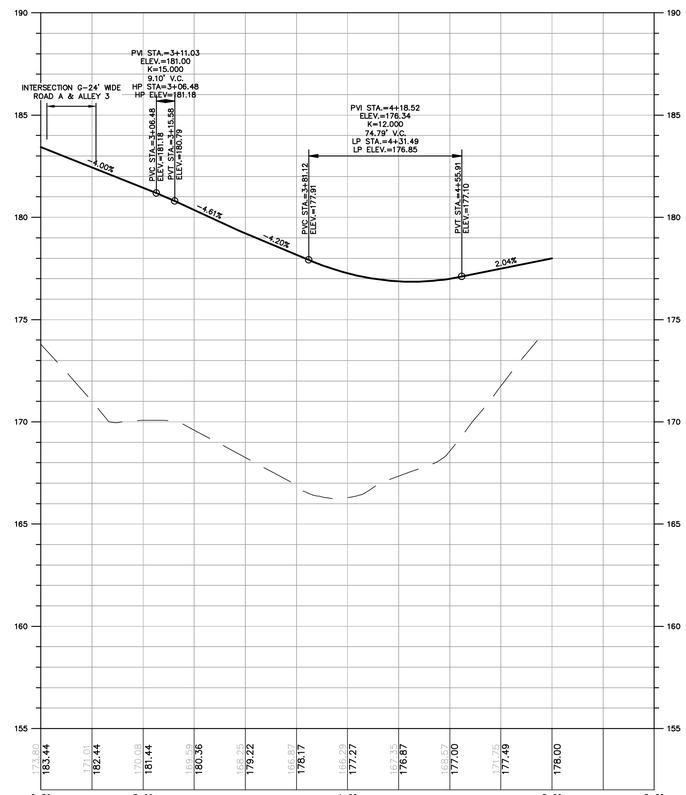
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Alley #3-PART 3



Alley #3-PART 3



LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
3 1.5 0 3
SCALE IN FEET

HORIZONTAL SCALE
30 15 0 30
SCALE IN FEET

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FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	05/04/22	REVISIONS PER BOROUGH COMMENTS
6	06/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

CAD File: PR210039801-ROAD

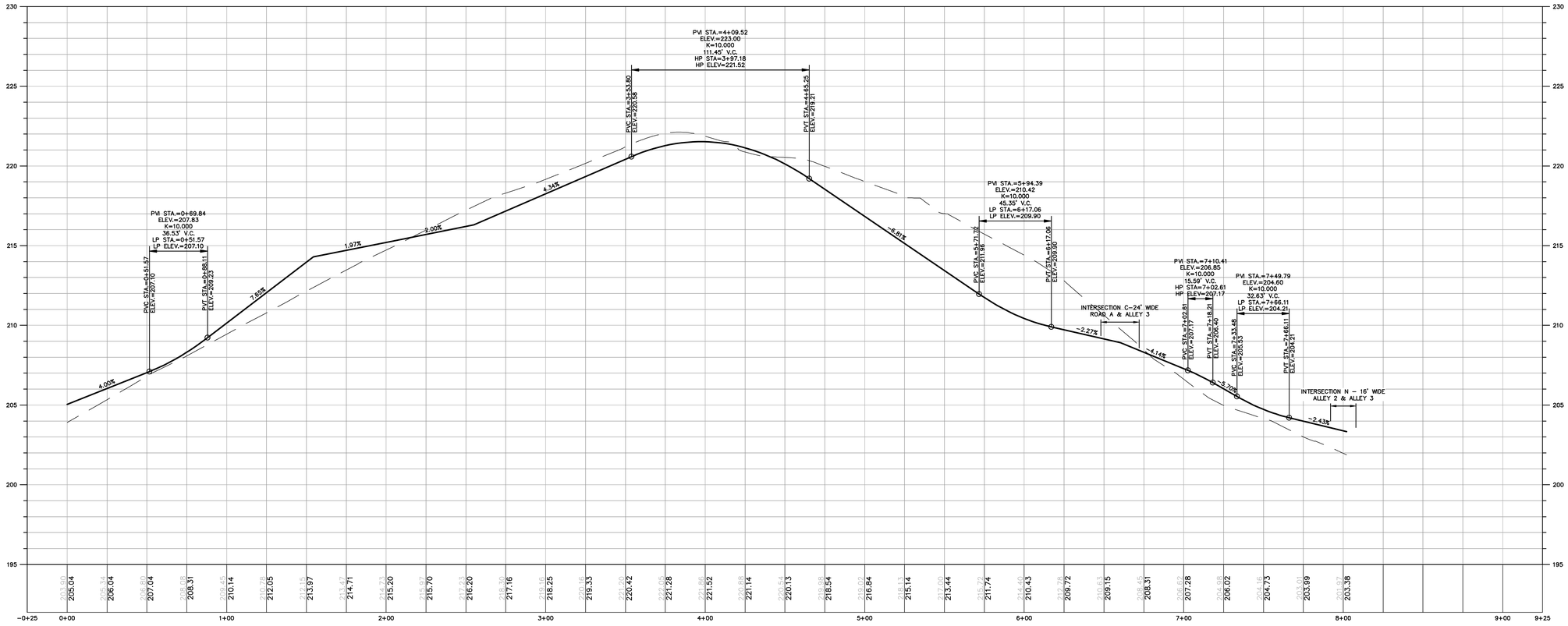
Title
ROAD PROFILES SHEET

Sheet No.
RP-02
No. 23 of 58

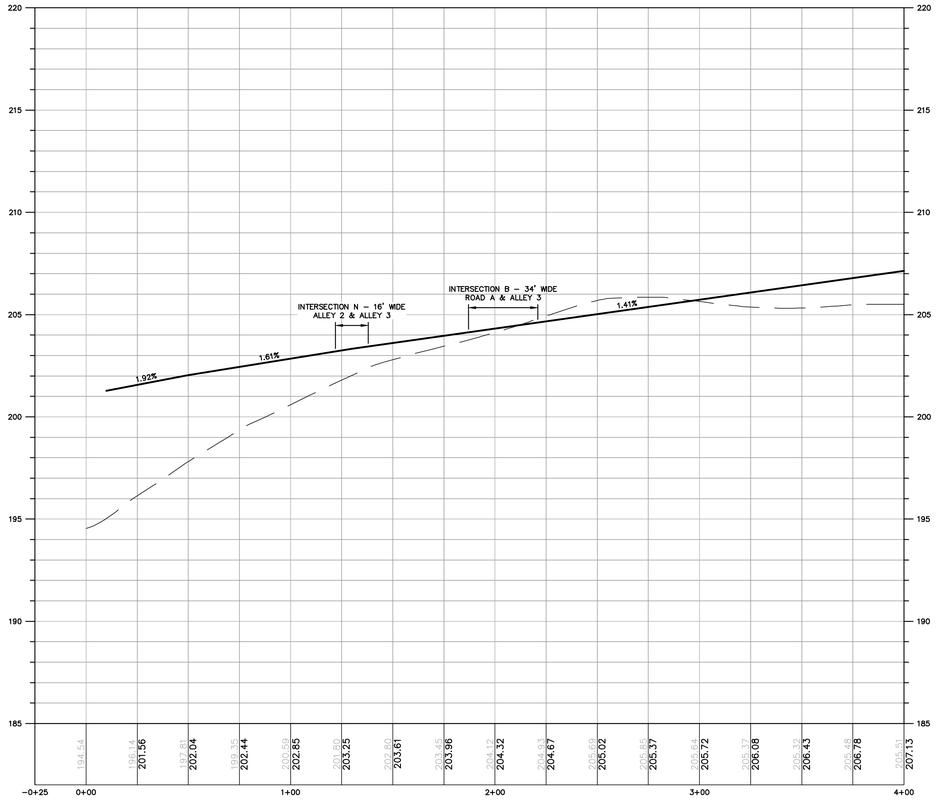
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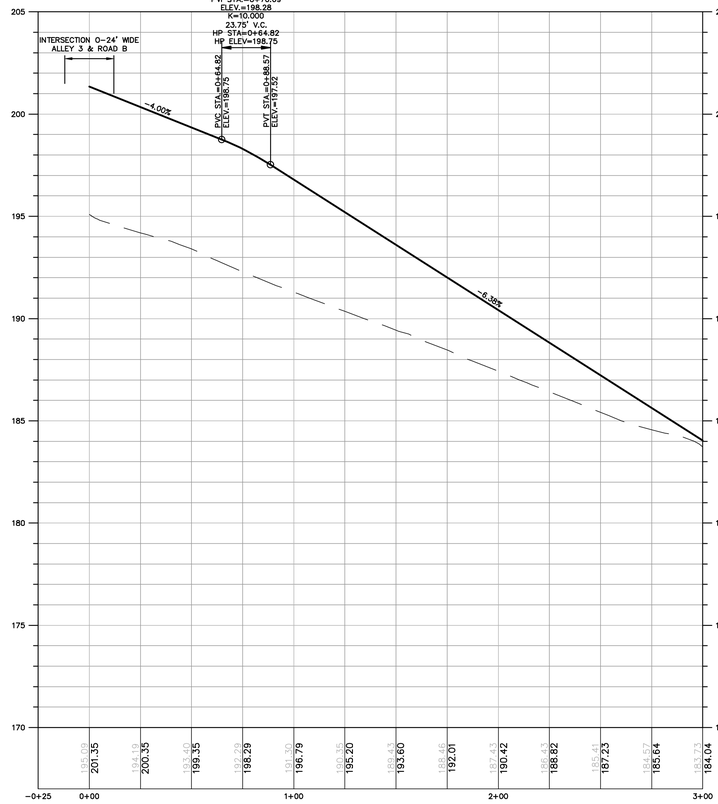
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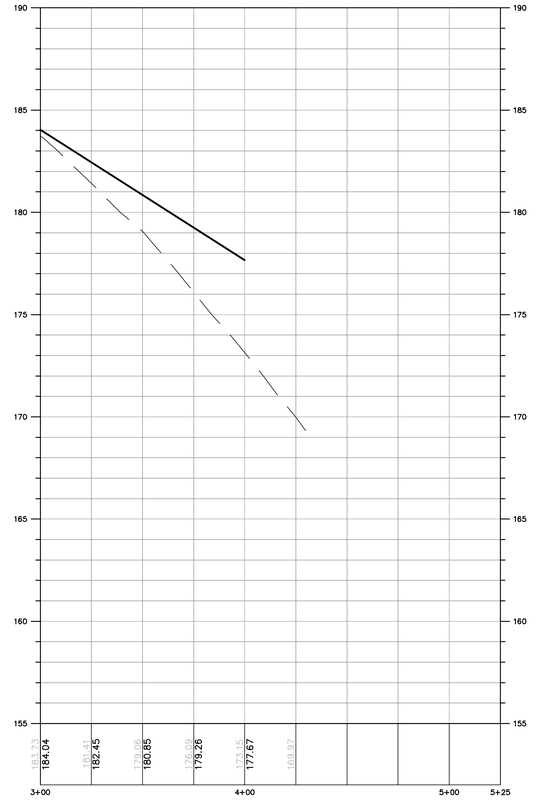
ALLEY 3 PART 1



ALLEY 3 PART 2



ALLEY 3 PART 2



LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
3 1.5 0 3
SCALE IN FEET

HORIZONTAL SCALE
30 15 0 30
SCALE IN FEET

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FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
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4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	05/04/22	REVISIONS PER BOROUGH COMMENTS
6	06/20/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

CAD File:
PR2100398\01-ROAD

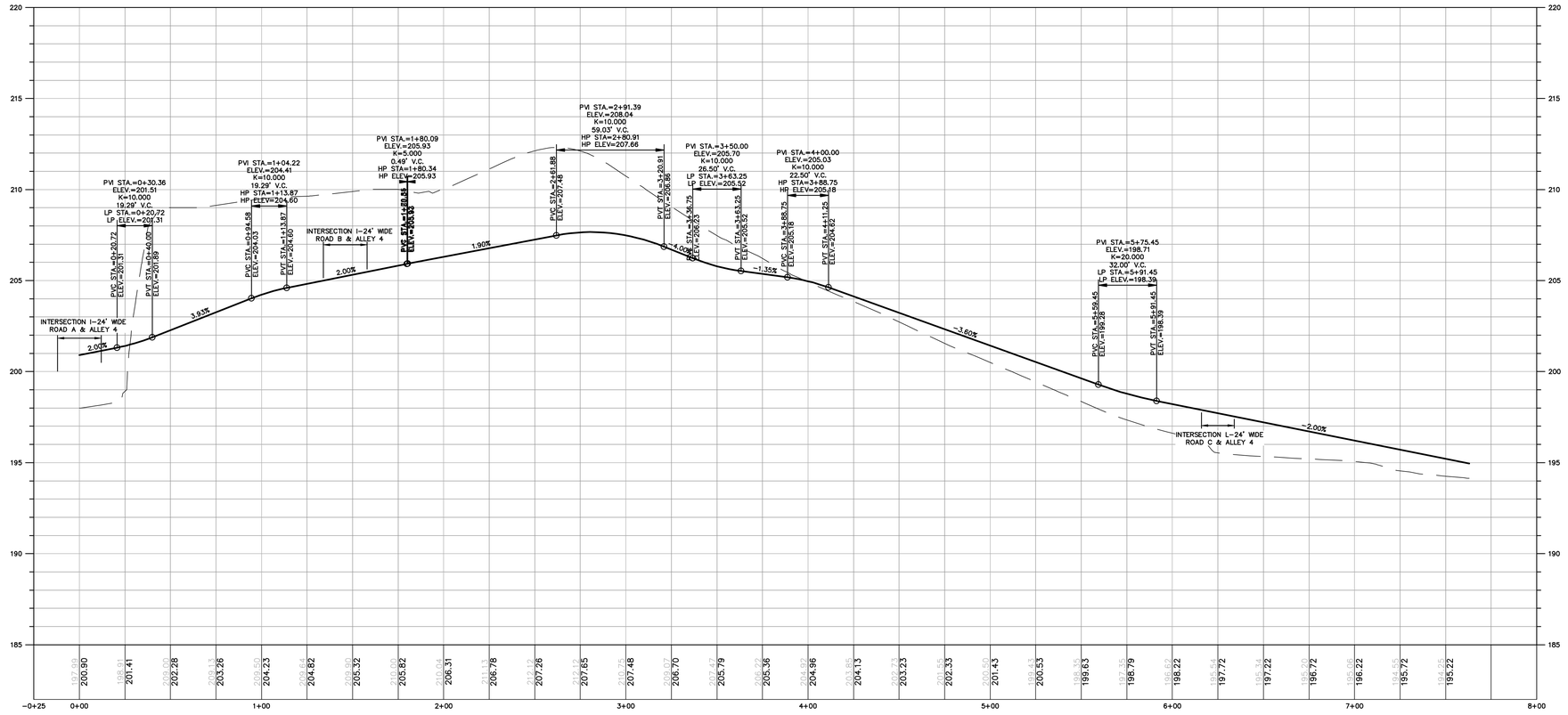
Title
ROAD PROFILES SHEET

Sheet No.
RP-03
No. 24 of 58

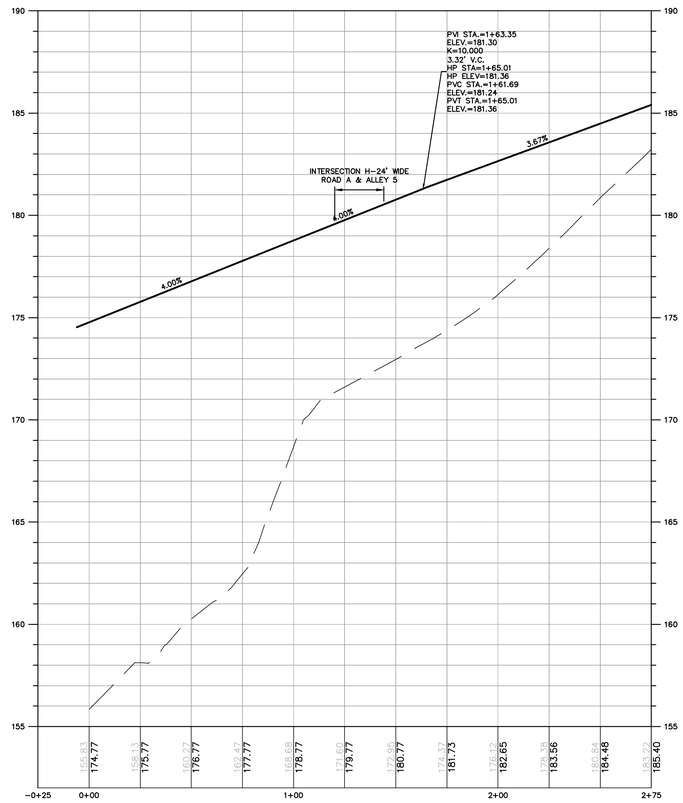
Xref (s) : 3D\2100398.01 - XC\2100398.01

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ALLEY 4



ALLEY 5



LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
3 1.5 0 3
SCALE IN FEET

HORIZONTAL SCALE
30 15 0 30
SCALE IN FEET

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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
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4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	05/04/22	REVISIONS PER BOROUGH COMMENTS
6	06/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

CAD File:
PR2100398\01-ROAD

Title
ROAD PROFILES SHEET

Sheet No.
RP-04
No. 25 of 58

Xref (s) : BD2100398-01 - XC2100398-01

C:\PROJECTS\2021\PR2100398\01-ROAD\DWG\PR2100398-01-ROAD.DWG 9/9/2021 10:39:51 AM MARTIN, ALEX

LEGEND

PROPERTY LINE	
STORM LINE	
STORM MANHOLE	
PROPOSED CONTOUR LINE	228
PROPOSED SPOT GRADE	x 100.00
ABBREVIATIONS – TC=TOP OF CURB – BC=BOTTOM OF CURB – TW=TOP OF WALL – BW=BOTTOM OF WALL	x TC=100.00 BC=99.50 x TW=108.00 BW=100.00
PROPOSED SURFACE SLOPE	2%
ELECTRIC LINE	E E
ELECTRIC AND TELECOMMUNICATIONS LINES	E/T
GAS LINE	G G
WATER LINE	W W
SANITARY SEWER LINE	S
SANITARY SEWER FORCE MAIN	SFM
OVERHEAD LINE	OH OH
HYDRANT	
UTILITY POLE	
SANITARY/STORM MANHOLE	
SANITARY/STORM CLEANOUT	CO

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

SPRING CITY ROAD
TOWNSHIP LINE ROAD
EAST PIKELAND TOWNSHIP
BOROUGH OF PHOENIXVILLE
CENTERLINE
PROPOSED L.R. 1116
FILLMORE STREET
ROAD A
ALLEY #1
ALLEY #2
ALLEY #3
ALLEY #4
ALLEY #5
BMP 1 (DETENTION)
BMP 2 (MRC)
BMP 3 (INFILTRATION)
BMP 4 (INFILTRATION)
BMP 5 (INFILTRATION)
BMP 6 (MRC)
BMP 7 (MRC)
BMP 8 (INFILTRATION)
BMP 9 (INFILTRATION)
BMP 10 (INFILTRATION)
Required Right-of-way Line per PennDOT
Legal Right-of-way Line
50' WIDE PHILADELPHIA ELECTRIC CO. RIGHT OF WAY
Schuylkill River Trail Easement
Macadam Drive
No Trucks Sign
Bridge Sign
Stop Sign
35 MPH Sign
Inv. 188.80
Inv. 192.97
Inv. 189.71
Stm. Inlet
Well
Shed
Dwelling

KEY MAP
SCALE: 1"=200'

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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
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3	04/15/22	NPDES SUBMISSION
4	04/27/22	REVISIONS PER BOROUGH COMMENTS
5	05/16/22	REVISIONS PER BOROUGH COMMENTS
6	06/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.I.
Drawn	M.D.I.
Reviewed	A.J.B.
Scale	1"=50'
Project No.	2100398
Date	09/09/2021
CAD File: DR\21003980	

Title
OVERALL DRAINAGE PLAN

Sheet No.
DR-01
No. 26 of 58

Xref (s) - 3ED\21039801 | XD\21003980 | XC\21003980 | XDPC\20449 | XC\21039803 | XC\21039803 | XC\21003980

3/07/2022, 3:44:47PM, C:\CADD\21003\21003980\DWG\21003980 SWM OVERALL DRAINAGE PLAN

LEGEND

PROPERTY LINE	UTILITY POLE
STORM LINE	SANITARY/STORM MANHOLE
STORM MANHOLE	SANITARY/STORM CLEANOUT
PROPOSED CONTOUR LINE	228
PROPOSED SPOT GRADE	x 100.00
ABBREVIATIONS – TC=TOP OF CURB – BC=BOTTOM OF CURB – TW=TOP OF WALL – BW=BOTTOM OF WALL	x TC=100.00 BC=99.50 x TW=108.00 BW=100.00
PROPOSED SURFACE SLOPE	2%
ELECTRIC LINE	E E
ELECTRIC AND TELECOMMUNICATIONS LINES	E/T
GAS LINE	G G
WATER LINE	W W
SANITARY SEWER LINE	S
SANITARY SEWER FORCE MAIN	SFM
OVERHEAD LINE	OH OH
HYDRANT	

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

SEE SHEET DR-03

SEE SHEET DR-03

KEY MAP
SCALE: 1"=200'

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FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
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4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/17/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021
CAD File: DR2100398O1	

Title
DRAINAGE PLAN

Sheet No.
DR-02
No. 27 of 58

Xref Dependent Files: 2100398-SU1, XY2100398-SU1, XC2100398O1, XC2100398O2, XC2100398O3, XDPC2100401, XC2100398O1, XC2100398O2, XC2100398O3, XC2100398O4, XC2100398O5, XC2100398O6, XC2100398O7, XC2100398O8, XC2100398O9, XC2100398O10, XC2100398O11, XC2100398O12, XC2100398O13, XC2100398O14, XC2100398O15, XC2100398O16, XC2100398O17, XC2100398O18, XC2100398O19, XC2100398O20, XC2100398O21, XC2100398O22, XC2100398O23, XC2100398O24, XC2100398O25, XC2100398O26, XC2100398O27, XC2100398O28, XC2100398O29, XC2100398O30, XC2100398O31, XC2100398O32, XC2100398O33, XC2100398O34, XC2100398O35, XC2100398O36, XC2100398O37, XC2100398O38, XC2100398O39, XC2100398O40, XC2100398O41, XC2100398O42, XC2100398O43, XC2100398O44, XC2100398O45, XC2100398O46, XC2100398O47, XC2100398O48, XC2100398O49, XC2100398O50, XC2100398O51, XC2100398O52, XC2100398O53, XC2100398O54, XC2100398O55, XC2100398O56, XC2100398O57, XC2100398O58, XC2100398O59, XC2100398O60, XC2100398O61, XC2100398O62, XC2100398O63, XC2100398O64, 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DR-03

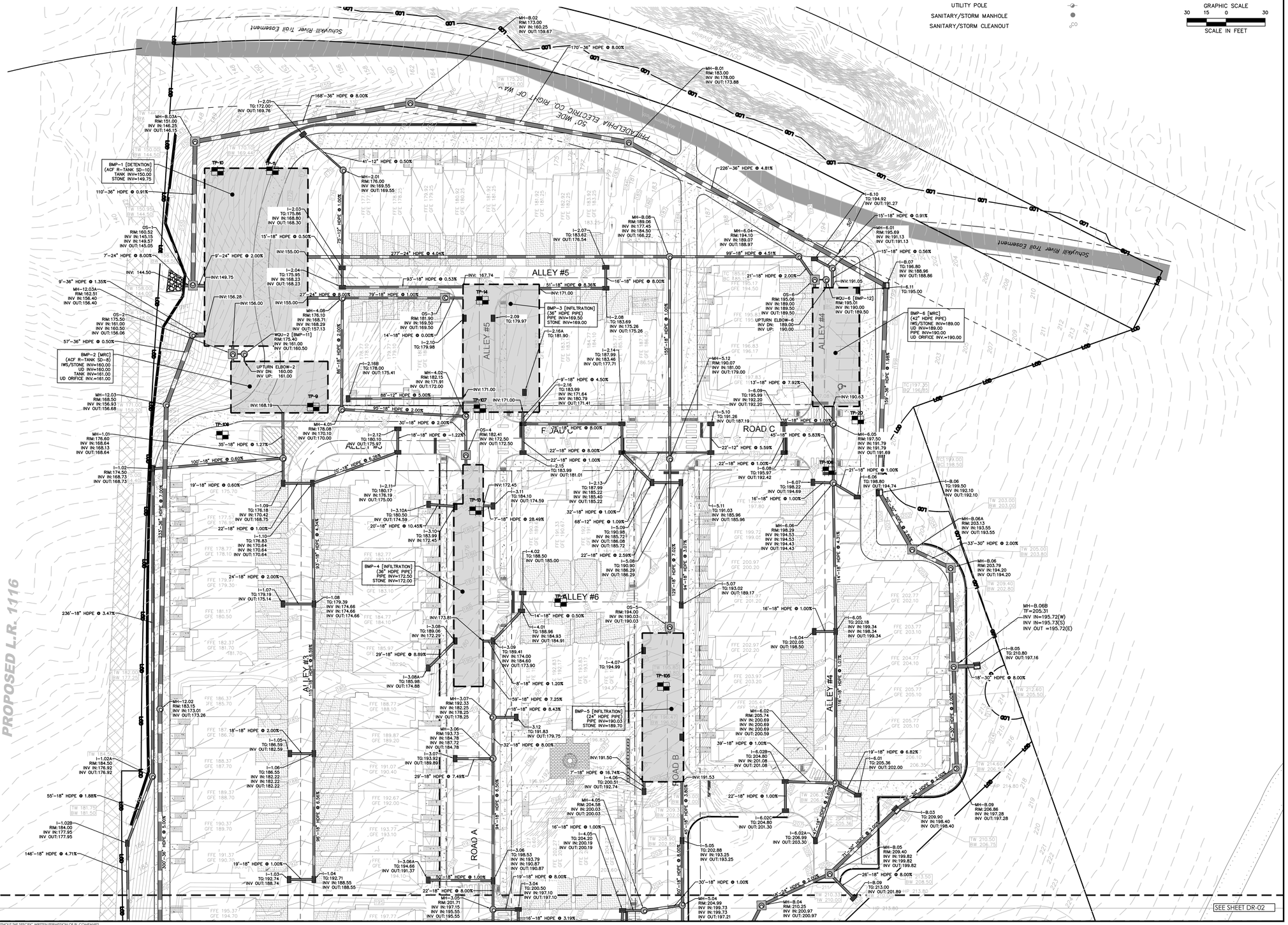
KEY MAP

SCALE: 1"=200'

LEGEND

PROPERTY LINE	
STORM LINE	
STORM MANHOLE	
PROPOSED CONTOUR LINE	228
PROPOSED SPOT GRADE	x 100.00
ABBREVIATIONS – TC=TOP OF CURB – BC=BOTTOM OF CURB – TW= TOP OF WALL – BW=BOTTOM OF WALL	x TC=100.00 BC=99.50 x TW=108.00 BW=100.00
PROPOSED SURFACE SLOPE	2%
ELECTRIC LINE	E E
ELECTRIC AND TELECOMMUNICATIONS LINES	E/T
GAS LINE	G G
WATER LINE	W W
SANITARY SEWER LINE	S
SANITARY SEWER FORCE MAIN	SFM
OVERHEAD LINE	OH OH
HYDRANT	
UTILITY POLE	
SANITARY/STORM MANHOLE	
SANITARY/STORM CLEANOUT	CO

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET



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Engineering
Environmental
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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/11/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	07/19/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021

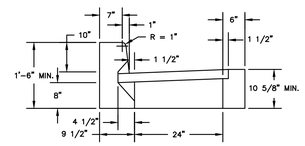
CAD file: DR210039801

Title
DRAINAGE PLAN

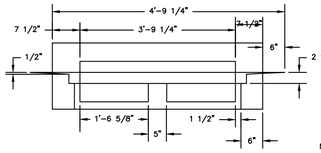
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No. 28 of 58

Xref Ref: B2100398.01 | X2100398D | X2100398E | X2100398S | X2100398S3 | X2100398S-LOD | X2100398S5

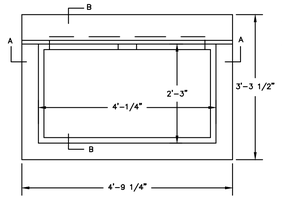
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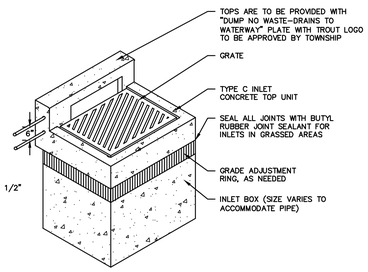
SECTION B-B



SECTION A-A



PLAN VIEW



NOTES:

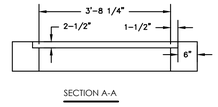
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-34. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY..

NOTES:

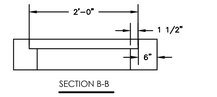
1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34)AND CERTIFIED FOR H20 LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

TYPE "C" INLET

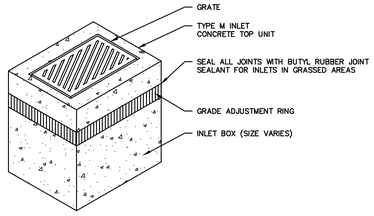
N.T.S

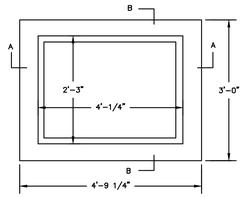


SECTION A-A



SECTION B-B





PLAN VIEW

NOTES:

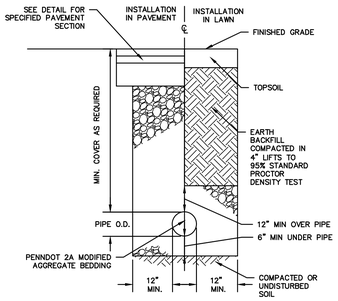
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENN DOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-34. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
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NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-34) AND CERTIFIED FOR H20 LOADING
2. PROVIDE BICYCLE SAFE GRATE

TYPE "M" INLET

N.T.S



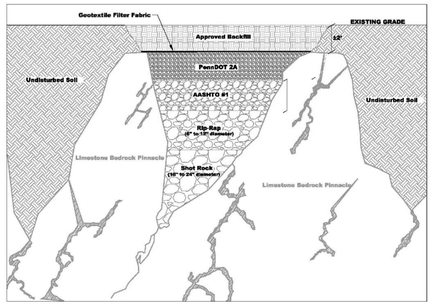
NOTES:

1. ADDITIONAL CONSIDERATIONS MAY BE REQUIRED BY THE SITE & SOIL CONDITIONS OR PIPE MANUFACTURER'S RECOMMENDATIONS
2. INSTALLATION OF TRENCHES SHALL CONFORM TO ALL SAFETY REQUIREMENTS OF FEDERAL, STATE & LOCAL LAWS, ORDINANCES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO O.S.H.A. REQUIREMENT

STORM SEWER TRENCH DETAIL

N.T.S

INVERTED FILTER DETAIL

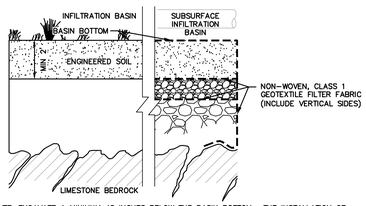


NOTES:

1. ANY SINKHOLES ENCOUNTERED MUST BE REPAIRED UNDER THE SUPERVISION AND DIRECTION OF A PA LICENSED GEOTECHNICAL ENGINEER

SINKHOLE REPAIR INVERTED FILTER DETAIL

N.T.S

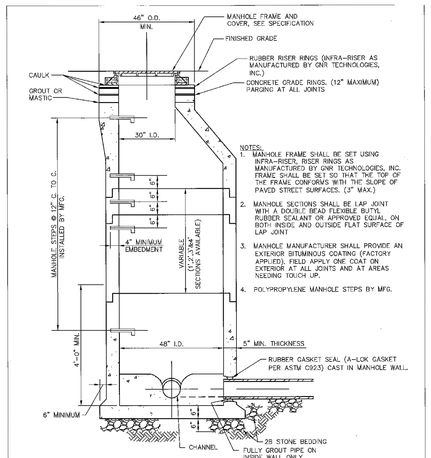


NOTES:

1. OVER-EXCAVATE A MINIMUM 48 INCHES BELOW THE BASIN BOTTOM. THE INSTALLATION OF THE GEOTEXTILE FABRIC AND THE STONE SHOULD BE COMPLETED UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.
2. THE ENGINEERED SOIL LAYER SHALL BE A LOAM CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER THAT IS FREE OF SUBSOIL, CLAY LUMPS, BRUSH, ROOTS, WEEDS, AND ANY OTHER FOREIGN MATTER MIXED 50/50 WITH SAND. A MAXIMUM CLAY CONTENT OF 10% IS PERMITTED IN THE ENGINEERED FILL MIX. THE SAND SHALL BE ASTM C-33 (OR AASHTO M-6) SIZE (0.02" – 0.04"), CONCRETE SAND, CLEAN, MEDIUM TO FINE SAND.
3. MEDIA SHALL BE TESTED AT A MINIMUM OF 1 TEST PER 20,000 SF OR AT DIRECTION OF GEOTECHNICAL ENGINEER. IN-SITU RATE CANNOT BE LESS THAN DESIGN INFILTRATION RATE FOR EACH BASIN AND CANNOT EXCEED 10 IN/HR.

ENGINEERED FILL MATERIAL SECTION

N.T.S



NOTES:

1. MANHOLE FRAME SHALL BE SET USING INFRA-RISER, RISER RINGS AS MANUFACTURED BY GNR TECHNOLOGIES, INC. FRAME SHALL BE SET SO THAT THE TOP OF THE FRAME CONFORMS WITH THE SLOPE OF PAVED STREET SURFACES. (3" MAX.)
2. MANHOLE SECTIONS SHALL BE LAP JOINT WITH A DOUBLE BEAD FLEXIBLE BUTYL RUBBER SEALANT OR APPROVED EQUAL ON BOTH INSIDE AND OUTSIDE FLAT SURFACE OF LAP JOINT
3. MANHOLE MANUFACTURER SHALL PROVIDE AN EXTERIOR BITUMINOUS COATING (FACTORY APPLIED). FIELD APPLY ONE COAT ON EXTERIOR AT ALL JOINTS AND AT AREAS NEEDING TOUCH UP.
4. POLYPROPYLENE MANHOLE STEPS BY MFG.

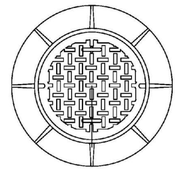
STANDARD MANHOLE SECTION DETAIL

NO SCALE

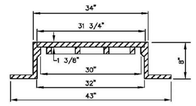
DRAFT

DETAIL –
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

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PLAN



SECTION

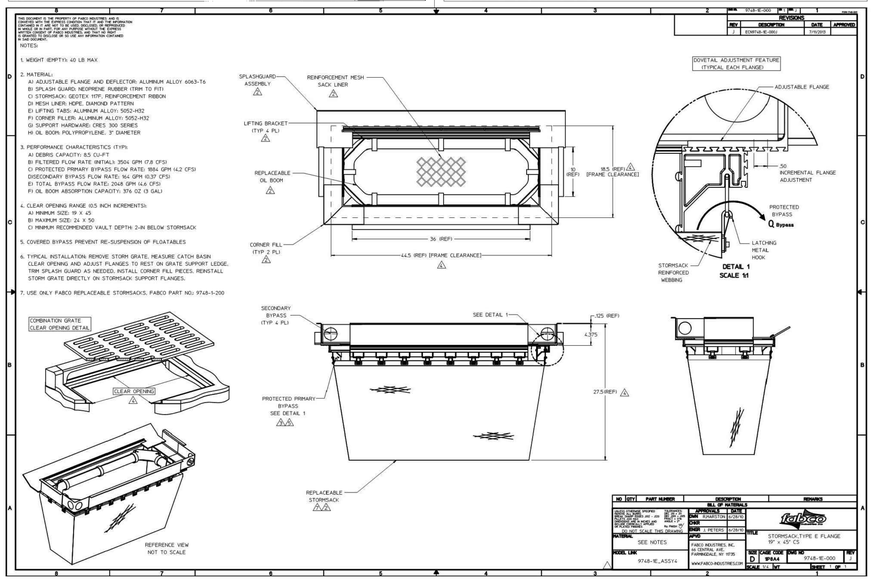
STANDARD MANHOLE FRAME AND COVER DETAIL

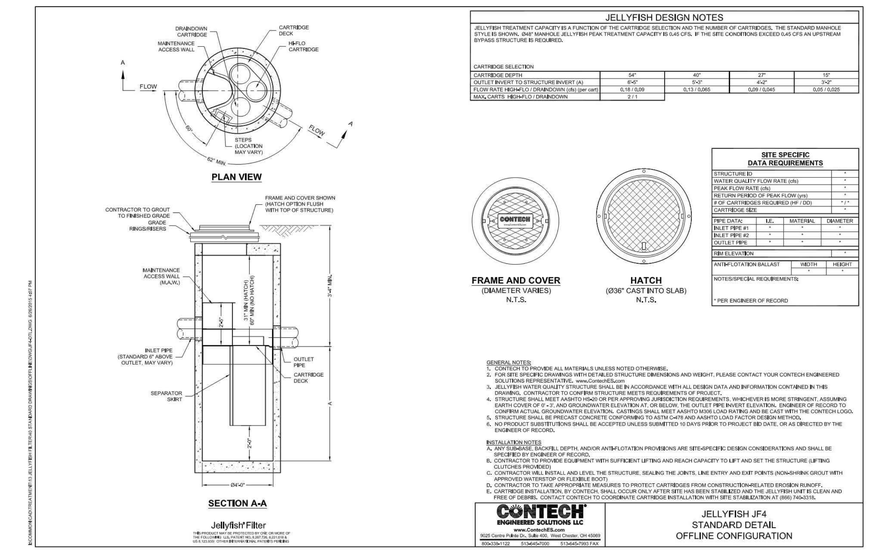
N.T.S.

NOTES:

1. STANDARD MANHOLE FRAMES & COVERS SHALL BE USED ON ALL MANHOLES NOT LOCATED WITHIN EASEMENTS UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
2. STANDARD MANHOLE FRAME & COVER SHALL BE BRIDGESTATE PATTERN #101-28, OR APPROVED EQUAL, WITH FOUR (4) MCGUARD BOLTS
3. "FLOW-SEAL" MANHOLE COVERS SHALL BE USED ON MANHOLES LOCATED WITHIN EASEMENTS, IN UNPAVED AREAS, & OUTSIDE OF THE CENTERLINE OF PAVED ROADS.
4. ALL MANHOLE FRAME & COVERS SHALL BE MADE IN THE U.S.A.

DETAIL – G
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA





Architecture
Engineering
Environmental
Land Surveying

BL Companies

1100 First Avenue
Suite 104
King of Prussia, PA 19406
(610) 994-4608
(610) 337-3642 Fax

TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
REVISIONS		
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/10/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	05/10/22	REVISIONS PER BOROUGH COMMENTS
5	04/21/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed M.D.L
Drawn M.D.L
Reviewed A.J.B
Scale AS NOTED
Project No. 21003398
Date 09/09/2021
CAD File: DN21003980

Title
DRAINAGE DETAILS SHEET

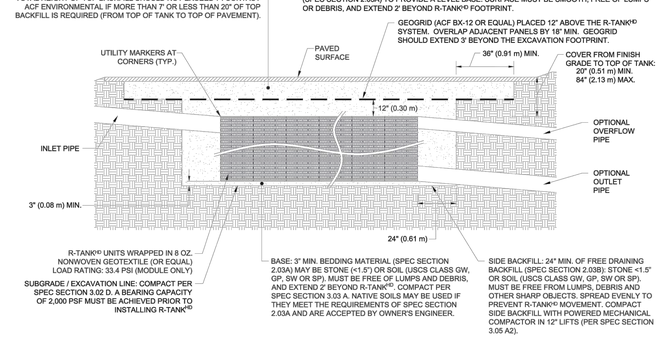
Sheet No.
DN-01
No. 29 of 58

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Xref (S): - 21003398-01 XC21003983

TOTAL COVER: 20" MINIMUM AND 84" MAXIMUM. FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.05C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT<10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4 A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 7' OR LESS THAN 20" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

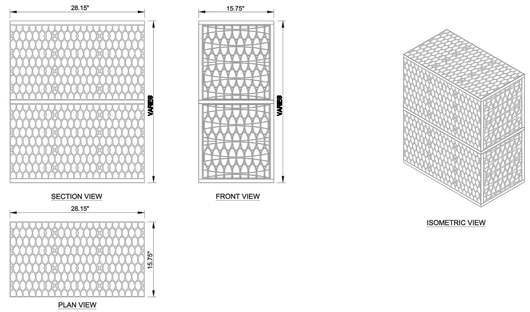
NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{ID} MODULE SHEET .
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{ID} FOOTPRINT.



DIMENSIONS & CAPACITY						
Module (Segments)	Width (inch)	Length (inch)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight (lbs)
Single (1)	15.75	28.15	9.45"/0.79'	2.42	2.30	10.95
Double (2)	15.75	28.15	18.12"/1.51'	4.64	4.41	19.58
Triple (3)	15.75	28.15	26.79"/2.23'	6.86	6.52	28.21
Quad (4)	15.75	28.15	35.46"/2.96'	9.08	8.63	36.84
Pent (5)	15.75	28.15	44.13"/3.68'	11.30	10.74	45.47
Hex (6)	15.75	28.15	52.80"/4.40'	13.52	12.84	54.10
Septa (7)	15.75	28.15	61.47"/5.12'	15.74	14.95	62.73
Octo (8)	15.75	28.15	70.14"/5.85'	17.96	17.06	71.36
Nono (9)	15.75	28.15	78.81"/6.57'	20.18	19.17	79.99
Decka (10)	15.75	28.15	87.48"/7.29'	22.40	21.28	88.62

Item	Description
Void Area	Volume available for water storage
Surface Area Void	% of exterior available for infiltration
Compressive Strength	ASTM D 2412/ ASTM F 2318
Unit Weight	Weight of plastic per cubic foot of tank
Rib Thickness	Thickness of load-bearing members
Service Temperature	Safe temperature range for use
Recycled Content	Use of recycled polypropylene
Minimum Cover	Cover required for HS-20 loading Cover required for HS-25 loading
Maximum Cover	Maximum allowable cover depth

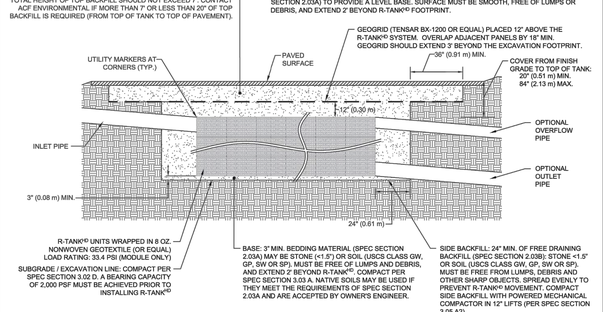
Value
95%
90%
42.9 psi
3.96 lbs/cf
0.18"
-14 - 167º F
100%
18"
18"
9.99'



1 R-TANK - MODULE DETAIL

TOTAL COVER: 20" MINIMUM AND 84" MAXIMUM. FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.05C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT<10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4 A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 7' OR LESS THAN 20" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

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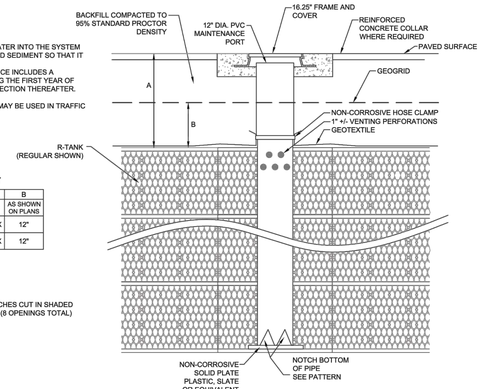


2 R-TANK^{HD} & H-20 LOADS - SECTION VIEW

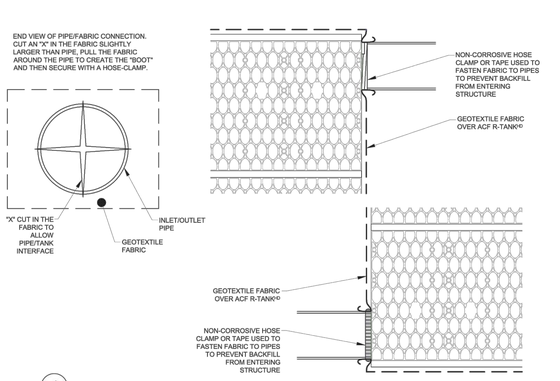
NOTES
- THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
- MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
- ONLY R-TANK^{ID} AND R-TANK^{SD} MAY BE USED IN TRAFFIC APPLICATIONS.

DEPTH SUMMARY

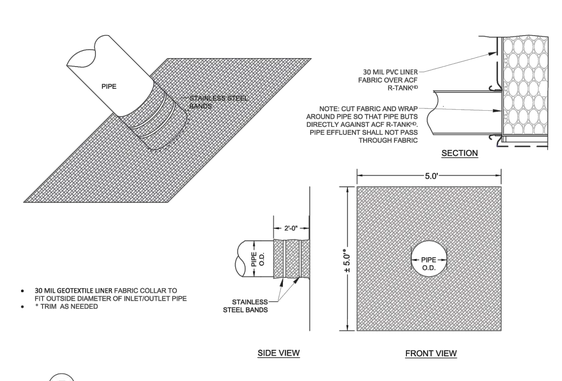
TYPE	A	B
R-TANK	12" MIN - 36" MAX	AS SHOWN ON PLANS
R-TANK^{ID}	20" MIN - 6.99' MAX	12"
R-TANK^{SD}	18" MIN - 9.99' MAX	12"



3 R-TANK^{HD} TYPICAL MAINTENANCE PORT

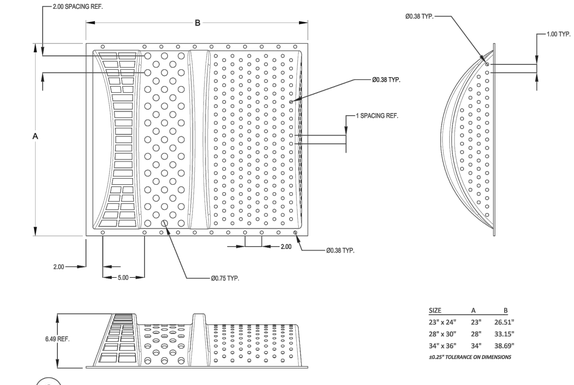


4 R-TANK^{HD} TYPICAL TANK INLET/OUTLET DETAIL



- 30 MIL GEOTEXTILE LINER FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE
- * TRIM AS NEEDED

5 GEOTEXTILE PIPE BOOT FOR R-TANK^{HD}



SIZE	A	B
23" x 24"	23"	26.51"
28" x 30"	28"	33.15"
34" x 36"	34"	38.69"

±0.25" TOLERANCE ON DIMENSIONS

6 TRASH GUARD PLUS DETAIL

R-TANK STANDARD DETAILS

N.T.S

Architecture
Engineering
Environmental
Land Surveying

BL Companies

1100 First Avenue
Suite 104
King of Prussia, PA 19406
(610) 994-4608
(610) 337-3642 Fax

TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNLINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/11/22	REVISIONS PER BOROUGH COMMENTS
3	04/19/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/17/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

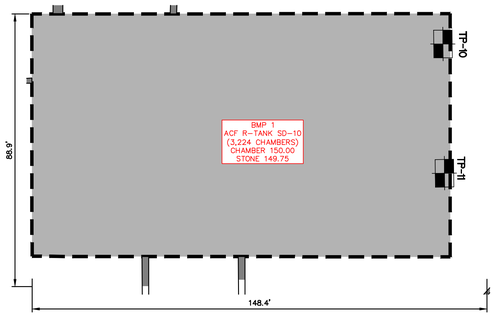
Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS NOTED
Project No.	21003981
Date	09/09/2021
CAD File:	DN210039802

Title
DRAINAGE DETAILS SHEET

Sheet No.
DN-02
No. 30 of 58

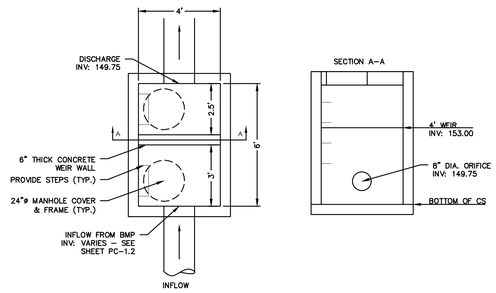
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Xref (S): - BSD-10098-01 - XC21003983



BMP-1

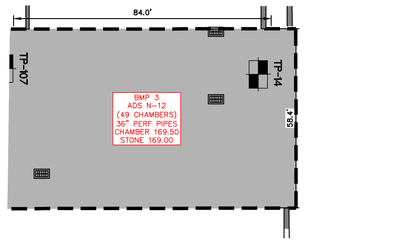
N.T.S



NOTE:
-CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF STRUCTURES TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

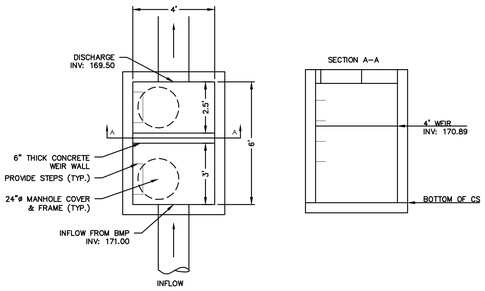
BMP-1 CONTROL STRUCTURE (OS-1)

N.T.S



BMP-3

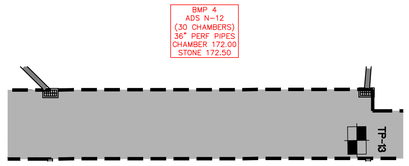
N.T.S



NOTE:
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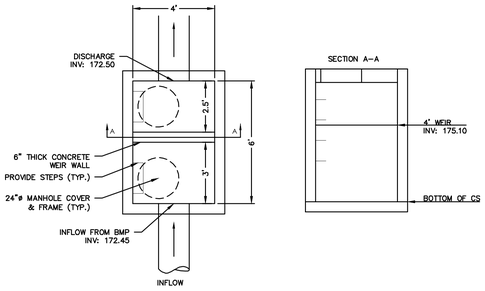
BMP-3 CONTROL STRUCTURE (OS-3)

N.T.S



BMP-4

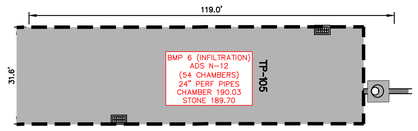
N.T.S



NOTE:
-CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF STRUCTURES TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

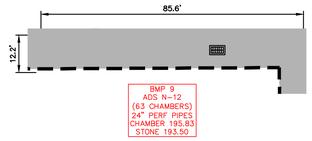
BMP-4 CONTROL STRUCTURE (OS-4)

N.T.S



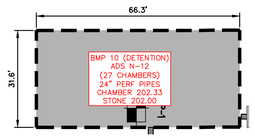
BMP-6

N.T.S



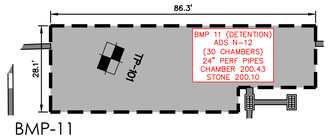
BMP-9

N.T.S



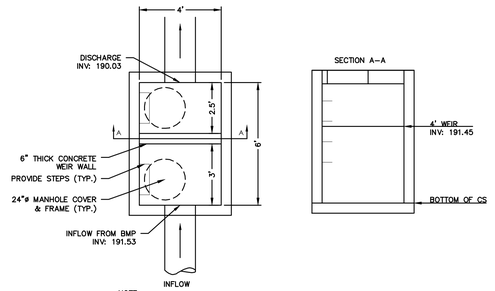
BMP-10

N.T.S



BMP-11

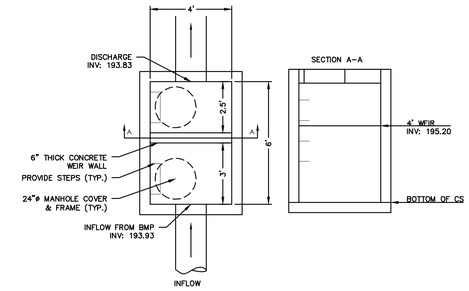
N.T.S



NOTE:
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BMP-6 CONTROL STRUCTURE (OS-6)

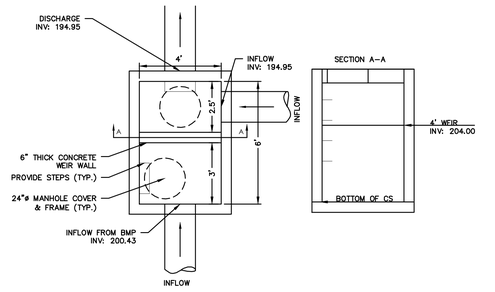
N.T.S



NOTE:
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BMP-9 CONTROL STRUCTURE (OS-9)

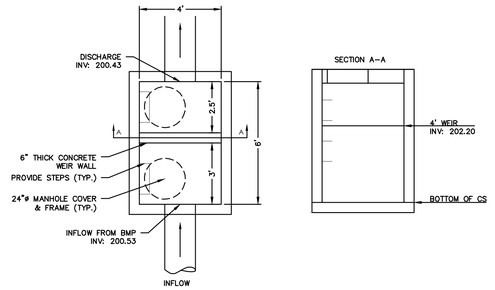
N.T.S



NOTE:
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BMP-10 CONTROL STRUCTURE (OS-10)

N.T.S



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BMP-11 CONTROL STRUCTURE (OS-11)

N.T.S

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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Suite 104
King of Prussia, PA 19406
(610) 994-4608
(610) 337-3642 Fax

TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/10/22	REVISIONS PER BOROUGH COMMENTS
3	04/19/22	NPDES SUBMISSION
4	04/27/22	REVISIONS PER BOROUGH COMMENTS
5	06/15/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS NOTED
Project No.	21003398
Date	09/09/2021
CAD File:	DN210039802

Title

DRAINAGE DETAILS SHEET

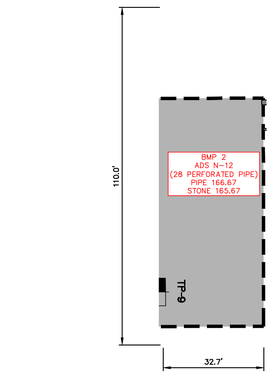
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DN-03

No. 31 of 58

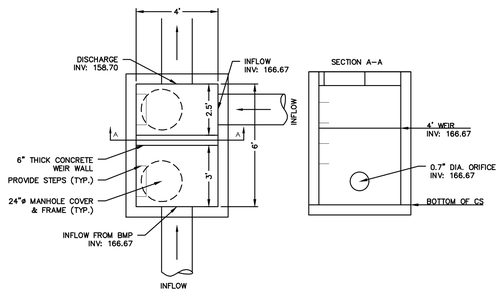
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BMP-2 (MRC)

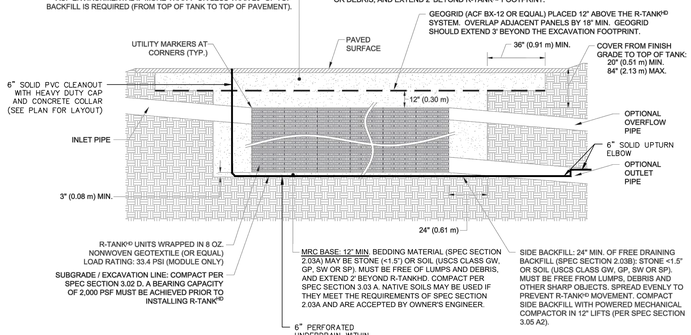
N.T.S



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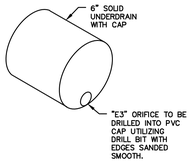
BMP-2 CONTROL STRUCTURE (OS-2)

N.T.S

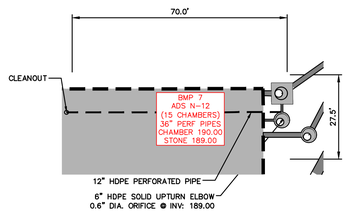


NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK® MODULE SHEET.
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK® FOOTPRINT.

MRC DESIGN		
BMP ID	UNDERDRAIN ORIFICE DIA. "E3"	STRUCTURE LOCATION OF UNDERDRAIN
MRC-13	1.0"	WQU-A
MRC-14	1.0"	WQU-B
MRC-15	1.0"	WQU-C

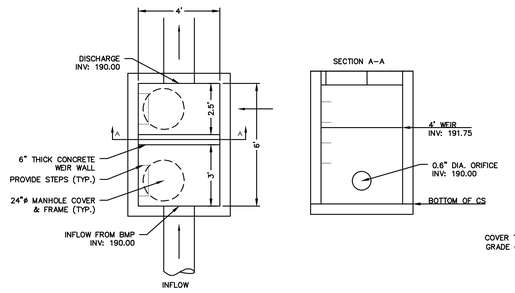


MRC UNDERDRAIN ORIFICE DETAIL



BMP-7 (MRC)

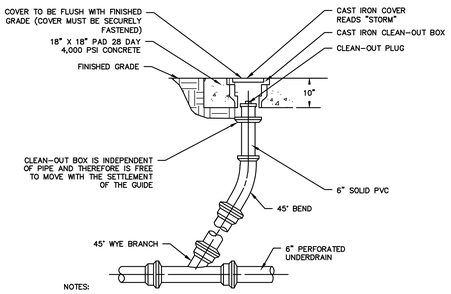
N.T.S



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BMP-7 CONTROL STRUCTURE (OS-7)

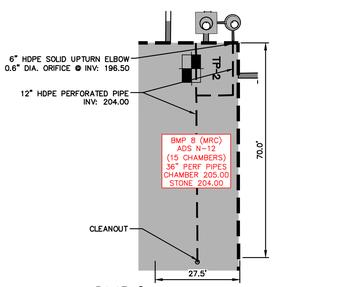
N.T.S



NOTES:
1. USE NON-SHEAR COUPLING TO MAKE CONNECTIONS TO DISSIMILAR MATERIALS. MANUFACTURER NEENAH FOUNDRY R-1970-78 HEAVY DUTY OR APPROVED EQUAL. CONTACT 1-800-558-5075.
2. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

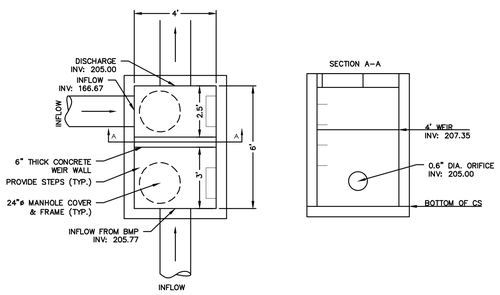
MRC CLEANOUT DETAIL

N.T.S



BMP-8

N.T.S



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BMP-8 CONTROL STRUCTURE (OS-8)

N.T.S

RIPRAP APRON	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT RIPRAP APRON. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.	WITHIN 7 DAYS AFTER EACH STORM EVENT GREATER THAN THE 1 INCH
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN, 2. IN ADDITION TO THE SCHEDULE LISTED ABOVE, THE BMP SHALL ALSO BE INSPECTED WITHIN 7 DAYS AFTER EACH STORM EVENT GREATER THAN THE 1 INCH TO ENSURE PROPER DEWATERING OF THE SYSTEM.	

STORMWATER COLLECTION/CONVEYANCE	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT OUTFALL STRUCTURES AND REPAIR AS NEEDED.	QUARTERLY FOR FIRST YEAR; THEN ANNUALLY
INSPECT COLLECTION/CONVEYANCE PIPES FOR DEBRIS AND PROPER CONNECTION TO STRUCTURES. REMOVE DEBRIS AND DISPOSE OF PROPERLY. REPAIR CONNECTION JOINTS IMMEDIATELY.	QUARTERLY FOR FIRST YEAR; THEN ANNUALLY
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN, 2. IN ADDITION TO THE SCHEDULE LISTED ABOVE, THE BMP SHALL ALSO BE INSPECTED WITHIN 7 DAYS AFTER EACH STORM EVENT GREATER THAN THE 1 INCH TO ENSURE PROPER DEWATERING OF THE SYSTEM.	

WATER QUALITY INSERTS (FLEXSTORM) (BMP 12)	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT INLET FILTER BAGS FOR DEBRIS. WHEN BAG IS HALF FILLED WITH SEDIMENT AND/OR DEBRIS REMOVE AND DISPOSE OF PROPERLY..	QUARTERLY
INSPECT INLET FILTER BAGS FOR TEARS OR PUNCTURES. IF TORN OR HAS PUNCTURES 1/2" DIAMETER OR GREATER ON THE LOWER HALF OF THE BAG; REPLACE FILTER BAG.	QUARTERLY
INSPECT INLET FILTER BAGS FOR OIL SATURATION. UPON 50% SATURATION, REPLACE FILTER BAG.	QUARTERLY
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN, 2. IN ADDITION TO THE SCHEDULE LISTED ABOVE, THE BMP SHALL ALSO BE INSPECTED WITHIN 7 DAYS AFTER EACH STORM EVENT GREATER THAN THE 1 INCH TO ENSURE PROPER DEWATERING OF THE SYSTEM.	

SUBSURFACE MRC BASINS (BMP 2, 7, 8)	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT UPGRADIENT CATCH BASINS AND INLETS FOR DEBRIS. REMOVE DEBRIS AND PROPERLY DISPOSE OF.	ANNUALLY
INSPECT AFTER A RUNOFF EVENT GREATER THAT 0.8 INCHES TO ENSURE THAT RUNOFF DRAINS WITHIN 7 DAYS. IF NOT DRAINING WITH 7 DAYS, ENSURE LOW FLOW ORIFICE AND UNDERDRAIN IS NOT CLOGGED.	TWO TIMES PER YEAR
INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION OR SPILLS, AND INSTABILITY. RINSE SYSTEM IF NEEDED. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY	TWO TIMES PER YEAR
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN, 2. IN ADDITION TO THE SCHEDULE LISTED ABOVE, THE BMP SHALL ALSO BE INSPECTED WITHIN 7 DAYS AFTER EACH STORM EVENT GREATER THAN THE 1 INCH TO ENSURE PROPER DEWATERING OF THE SYSTEM.	

SURFACE INFILTRATION BASINS (BMP 3, 4, 5, 6, 9, 10, 11)	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT UPGRADIENT CATCH BASINS AND INLETS FOR DEBRIS. REMOVE DEBRIS AND PROPERLY DISPOSE OF.	TWO TIMES PER YEAR
THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE	ON GOING
VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION BASIN, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.	ON GOING
INSPECT AFTER A RUNOFF EVENT GREATER THAT 0.8 INCHES TO ENSURE THAT RUNOFF DEWATER WITHIN 72 HOURS. IF NOT DEWATERING WITHIN 72 HOURS, INSPECT FOR AND REMOVE SEDIMENT AND DECOMPACT BASIN SURFACE.	TWO TIMES PER YEAR
INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION OR SPILLS, AND INSTABILITY. RINSE SYSTEM IF NEEDED. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY	TWO TIMES PER YEAR
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN, 2. IN ADDITION TO THE SCHEDULE LISTED ABOVE, THE BMP SHALL ALSO BE INSPECTED WITHIN 7 DAYS AFTER EACH STORM EVENT GREATER THAN THE 1 INCH TO ENSURE PROPER DEWATERING OF THE SYSTEM.	

CONTACT INFORMATION

TRIESTE DEVELOPMENT, LLC
101 BRIDGE STREET, 2ND FLOOR
PHOENIXVILLE, PA 19460
TELE: (484) 716-1097

OPERATIONS AND MAINTENANCE PLAN

MAINTENANCE OF THE PROPOSED STORMWATER TREATMENT SYSTEM SHALL BE PERFORMED BY TRIESTE DEVELOPMENT, LLC. BOROUGH OF PHOENIXVILLE TOWNSHIP SHALL HAVE THE RIGHT TO INSPECT THE FACILITIES AT ANY TIME. BOROUGH OF PHOENIXVILLE TOWNSHIP SHALL HAVE THE RIGHT TO REQUIRE THE LANDOWNER, TO TAKE CORRECTIVE MEASURES AND ASSIGN THE LANDOWNER A REASONABLE TIME PERIOD FOR ANY NECESSARY ACTION. CHESTER COUNTY SHALL HAVE THE RIGHT TO AUTHORIZE MAINTENANCE BE DONE AND LIEN THE COST OF THE WORK AGAINST THE PROPERTIES OF THE LANDOWNER.

ALL PERMANENT STORMWATER FACILITIES WILL REMAIN A PERMANENT PART OF THE TOPOGRAPHY.

PERMANENT POST-CONSTRUCTION STORMWATER MANAGEMENT BMPs

THE PERMIT APPLICANT SHALL OWN ALL STORMWATER MANAGEMENT FACILITIES AND SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) BMPs IDENTIFIED IN THE APPROVED PLAN.

SOIL, TRASH, DEBRIS OR OTHER MATERIALS REMOVED FROM PCSM BMPS 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 WASTES, UNUSED BUILDING MATERIALS OR OTHER MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

ANNUAL CERTIFICATION OF MAINTENANCE PROCEDURES – THE FACILITY SHALL MAINTAIN A CHECKLIST WHENEVER THE STORM SYSTEM IS INSPECTED AND CLEANED. AN ANNUAL LIST OF INSPECTIONS AND MAJOR CLEANING OPERATIONS AND REPAIRS (PUMPING, SWEEPING PARKING LOTS, CLEANING CATCH BASIN SUMPS ETC.) SHALL BE MAINTAINED. THE CONSERVATION DISTRICT OR ENFORCEMENT OFFICIALS SHALL HAVE ACCESS TO THOSE RECORDS.

NPDES – COMPLIANCE WITH NPDES REQUIREMENTS AND RECORD KEEPING FOR PERMANENT STORMWATER DISCHARGE AND MAINTENANCE AND OTHER APPLICABLE NPDES AND DEP REQUIREMENTS REGARDING DISCHARGES.

MAINTENANCE OF THE STORM SYSTEM AFTER ACCEPTANCE BY THE LANDOWNER WILL PRIMARILY CONSIST OF ROUTINE CLEANING OF ACCUMULATED SEDIMENT AND DEBRIS BY FACILITY STAFF OR PRIVATE CONTRACTORS. THE SPECIFIC MAINTENANCE STEPS AND SCHEDULE ARE LISTED IN THE TABLES BELOW:

ALL DAMAGED OR NON-FUNCTIONAL BMPS SHALL BE REPAIRED IMMEDIATELY. ANY PCSM BMPS THAT CANNOT BE REPAIRED MUST BE REPLACED AS SOON AS PRACTICABLE.

SUBSURFACE BASINS (BMP 1)	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT UPGRADIENT CATCH BASINS AND INLETS FOR DEBRIS. REMOVE DEBRIS AND PROPERLY DISPOSE OF.	ANNUALLY
INSPECT AFTER A RUNOFF EVENT GREATER THAT 0.8 INCHES TO ENSURE THAT RUNOFF DRAINS WITHIN 7 DAYS. IF NOT DRAINING WITH 7 DAYS, ENSURE LOW FLOW ORIFICE AND UNDERDRAIN IS NOT CLOGGED.	TWO TIMES PER YEAR
INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION OR SPILLS, AND INSTABILITY. RINSE SYSTEM IF NEEDED. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY	TWO TIMES PER YEAR
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN, 2. IN ADDITION TO THE SCHEDULE LISTED ABOVE, THE BMP SHALL ALSO BE INSPECTED WITHIN 7 DAYS AFTER EACH STORM EVENT GREATER THAN THE 1 INCH TO ENSURE PROPER DEWATERING OF THE SYSTEM.	

WATER QUALITY UNITS (JELLYFISH FILTERS) (BMP 12, 13, 14)	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT THE MAW OR INLET BAY FOR FLOATABLE POLLUTANTS SUCH AS TRASH, DEBRIS, AND OIL SHEEN. MEASURE OIL AND SEDIMENT DEPTH IN SEVERAL LOCATIONS, BY LOWERING A SEDIMENT PROBE UNTIL CONTACT IS MADE WITH THE FLOOR OF THE STRUCTURE. RECORD SEDIMENT DEPTH, AND PRESENCES OF ANY OIL LAYERS. INSPECT CARTRIDGE LIDS. MISSING OR DAMAGED CARTRIDGE LIDS TO BE REPLACED. INSPECT THE MAW (WHERE APPROPRIATE), CARTRIDGE DECK AND RECEPTACLES, AND BACKWASH POOL WEIR, FOR DAMAGED OR BROKEN COMPONENTS. DRY WEATHER INSPECTIONS – INSPECT THE CARTRIDGE DECK FOR STANDING WATER, AND/OR SEDIMENT ON THE DECK. – NO STANDING WATER UNDER NORMAL OPERATING CONDITIONS. – STANDING WATER INSIDE THE BACKWASH POOL, BUT NOT OUTSIDE THE BACKWASH POOL INDICATES, THAT THE FILTER CARTRIDGES NEED TO BE RINSED. – STANDING WATER OUTSIDE THE BACKWASH POOL IS NOT ANTICIPATED AND MAY INDICATE A BACKWATER CONDITION CAUSED BY HIGH WATER ELEVATION IN THE RECEIVING WATER BODY, OR POSSIBLY A BLOCKAGE IN DOWNSTREAM INFRASTRUCTURE. – ANY APPRECIABLE SEDIMENT (ø/16") ACCUMULATED ON THE DECK SURFACE SHOULD BE REMOVED. WET WEATHER INSPECTIONS – OBSERVE THE RATE AND MOVEMENT OF WATER IN THE UNIT. NOTE THE DEPTH OF WATER ABOVE DECK ELEVATION WITHIN THE MAW OR INLET BAY. – LESS THAN 6 INCHES, FLOW SHOULD BE EXITING THE CARTRIDGE LIDS OF EACH OF THE DRAINDOWN CARTRIDGES (I.E. CARTRIDGES LOCATED OUTSIDE THE BACKWASH POOL). – GREATER THAN 6 INCHES, FLOW SHOULD BE EXITING THE CARTRIDGE LIDS OF EACH OF THE DRAINDOWN CARTRIDGES AND EACH OF THE HI-FLO CARTRIDGES (I.E. CARTRIDGES LOCATED INSIDE THE BACKWASH POOL), AND WATER SHOULD BE OVERFLOWING THE BACKWASH POOL WEIR. – 18 INCHES OR GREATER AND RELATIVELY LITTLE FLOW IS EXITING THE CARTRIDGE LIDS AND OUTLET PIPE, THIS CONDITION INDICATES THAT THE FILTER CARTRIDGES NEED TO BE RINSED.	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
DEVICE SHALL BE INSPECTED AND CLEANED TO ASSESS THE SEDIMENT AND FLOATABLE POLLUTANT ACCUMULATION, AND TO ENSURE PROPER FUNCTION OF THE SYSTEM. IF EXCESSIVE ACCUMULATION IS OCCURRING, THE FOLLOWING FREQUENCIES SHALL BE INCREASED AS RECOMMENDED BY CONTECH.	TWICE IN FIRST YEAR; THEN ANNUALLY
RINSE AND RE-INSTALL FILTER CATRIDGES	ANNUALLY
REPLACE TENTACLES IF RINSING DOES NOT RESTORE ADEQUATE HYDRAULIC CAPACITY. REMOVE ACCUMULATED SEDIMENT, OR IF DAMAGED OR MISSING. TENTACLES TO BE REPLACED A MINIMUM OF ONCE EVERY 5 YEARS.	ANNUALLY
THE UNIT MUST BE CLEANED OUT AND FILTER CARTRIDGES INSPECTED. FILTER CARTRIDGE TENTACLES SHOULD BE REPLACED IF DAMAGED OR COMPROMISED BY THE SPILL.	IMMEDIATELY AFTER UPSTREAM OIL, FUEL OR CHEMICAL SPILL
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN, 2. IN ADDITION TO THE SCHEDULE LISTED ABOVE, THE BMP SHALL ALSO BE INSPECTED WITHIN 7 DAYS AFTER EACH STORM EVENT GREATER THAN THE 1 INCH TO ENSURE PROPER DEWATERING OF THE SYSTEM.	

VEGETATED SWALE	
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT AND CORRECT EROSION PROBLEMS, DAMAGE TO VEGETATION, AND SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN > 3 INCHES AT ANY SPOT OR COVERING VEGETATION)	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
INSPECT VEGETATION ON SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, CORRECT AS NEEDED.	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
INSPECT FOR POOLS OF STANDING WATER; DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE TO DESIGN GRADE	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
INSPECT FOR LITTER, MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER SWALE OPERATION, OR TO SUPPRESS WEEDS AND INVASIVE VEGETATION; DISPOSE OF CUTTINGS IN A LOCAL COMPOSTING FACILITY; MOW ONLY WHEN SWALE IS DRY TO AVOID RUTTING	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED	ANNUALLY & WITHIN 48 HOURS AFTER EVERY MAJOR STORM EVENT (> 1 INCH RAINFALL DEPTH)
– PLANT ALTERNATIVE GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT. – ROTOTILL AND REPLANT SWALE IF DRAW DOWN IS MORE THAN 48 HOURS. –INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION, ETC.) ARE IDENTIFIED – WATER DURING DRY PERIODS, FERTILIZE, AND APPLY PESTICIDE **ONLY WHEN ABSOLUTELY NECESSARY**	AS NEEDED
IF ROADSIDE OR PARKING LOT RUNOFF IS DIRECTED TO THE SWALE, MULCHING AND/OR SOIL AERATION/MANIPULATION MAY BE REQUIRED IN THE SPRING TO RESTORE SOIL STRUCTURE AND MOISTURE CAPACITY AND TO REDUCE THE IMPACTS OF DEICING AGENTS. USE NONTOXIC, ORGANIC DEICING AGENTS, APPLIED EITHER AS BLENDED, MAGNESIUM CHLORIDE-BASED LIQUID PRODUCTS OR AS PRETREATED SALT. USE SALT-TOLERANT VEGETATION IN SWALES.	AFTER SPRING MELT
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN.	

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TRIESTE DEVELOPMENT
FILLMORE STREET
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/15/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	05/27/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS NOTED
Project No.	2100398
Date	09/09/2021
CAD File:	DN2100398O2

Title
DRAINAGE DETAILS SHEET

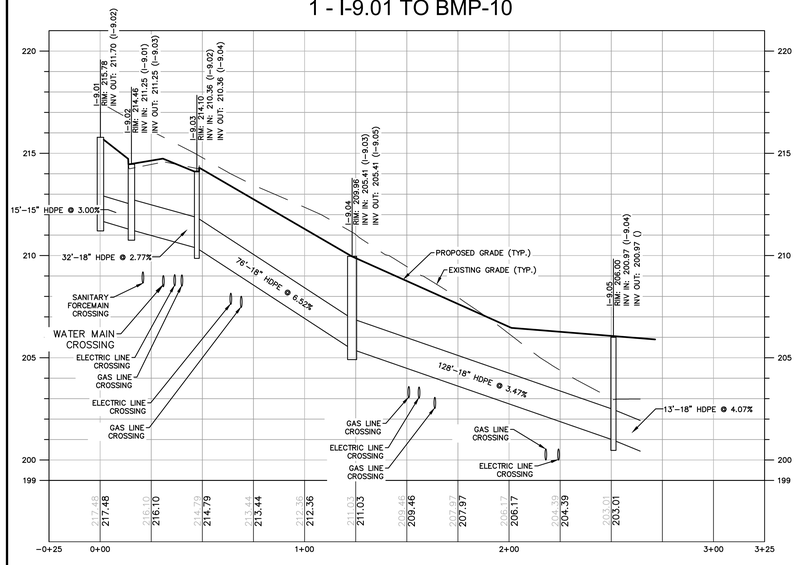
Sheet No.
DN-04
No. 32 of 58

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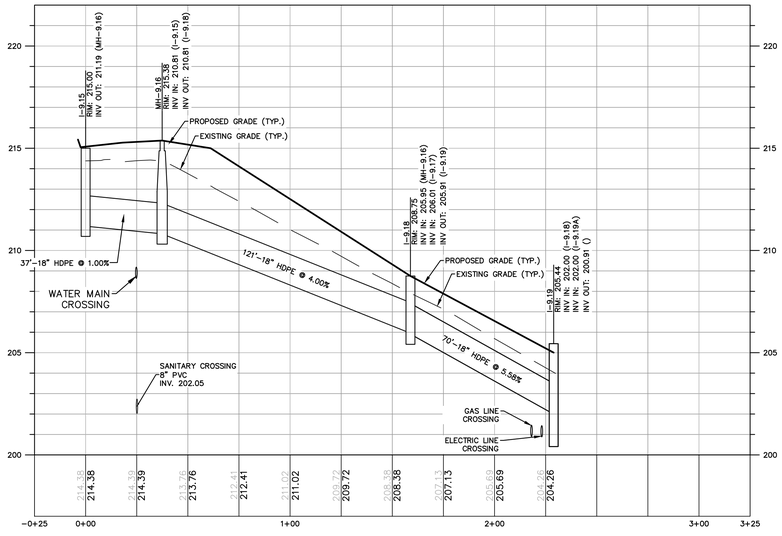
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9/9/2021 J:\ALWORK\C1 JOBS\2100398.0\ACD\2100398O2.DWG 2100398O2 (3rd) A

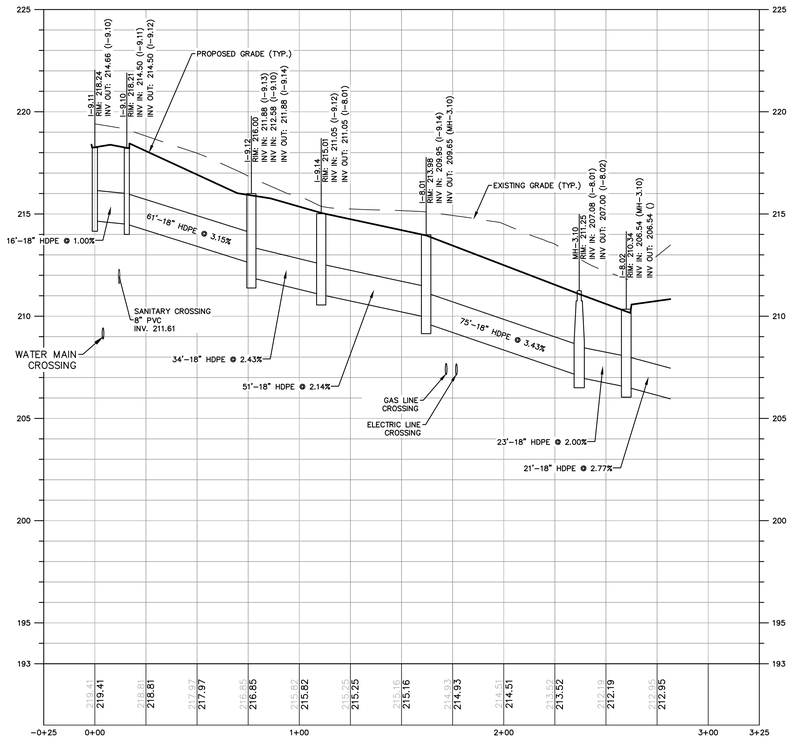
1 - I-9.01 TO BMP-10



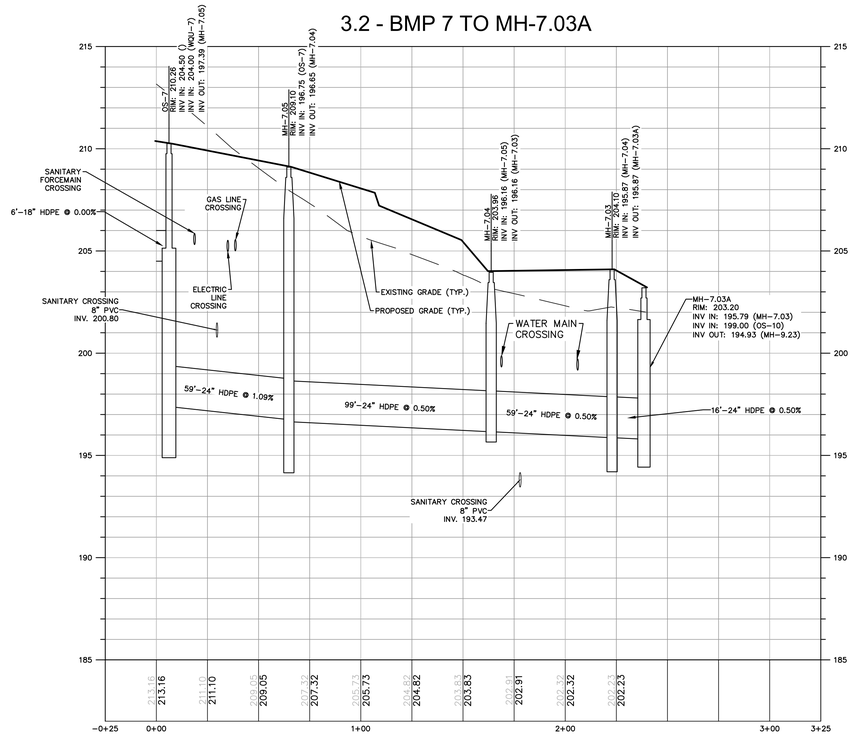
2 - I-9.15 TO I-9.19



3 - I-9.11 TO BMP 7



3.2 - BMP 7 TO MH-7.03A



LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
3 1.5 0 3
SCALE IN FEET

HORIZONTAL SCALE
30 15 0 30
SCALE IN FEET

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
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6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

CAD File: PR2100398\01-DRAINAGE

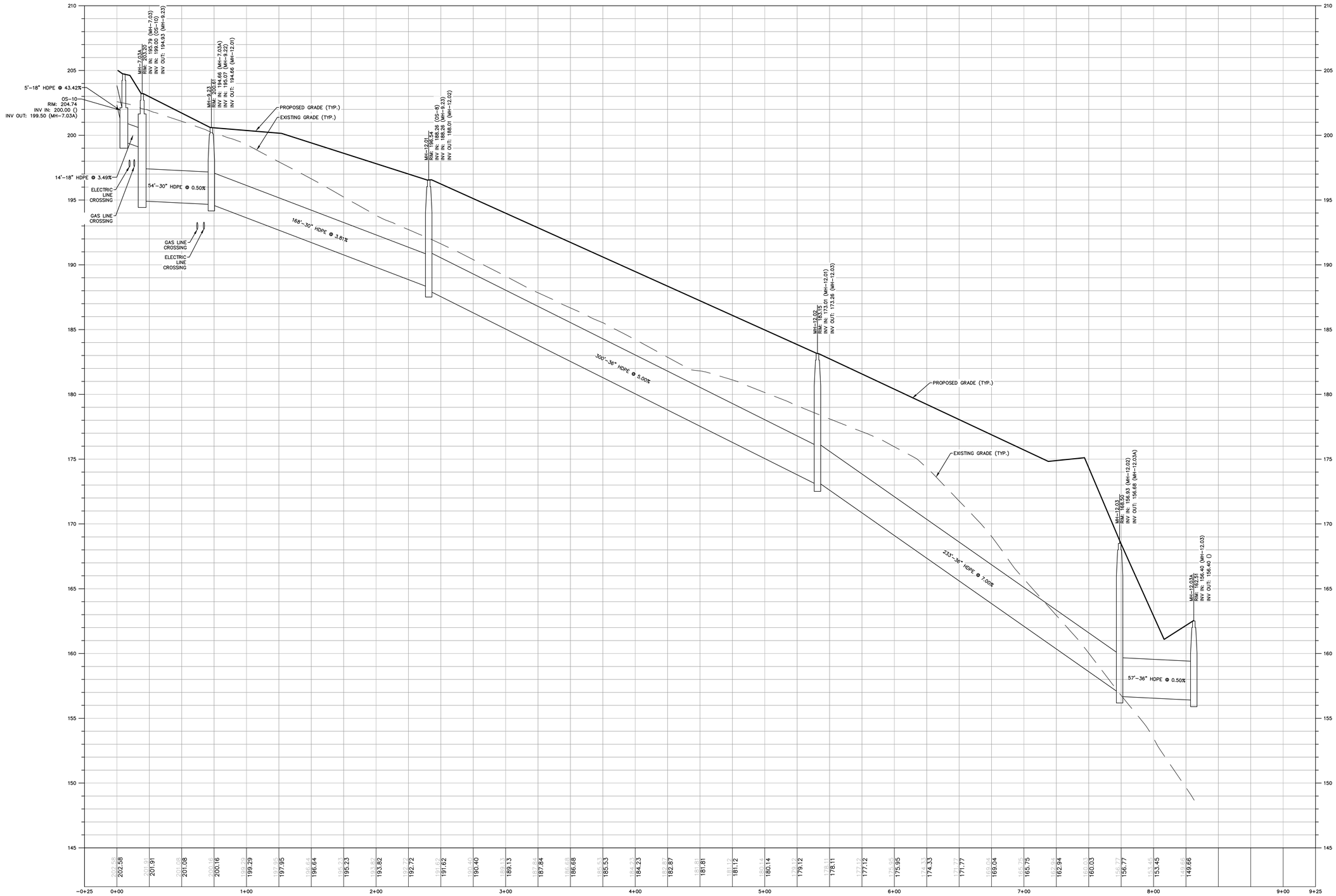
Title
DRAINAGE PROFILES SHEET

Sheet No.
DP-01
No. 33 of 58

Xref FILE: - XC2100398\10-SD\2100398-SD1.dwg

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3.1 - BMP-10 TO MH-12.04



LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
3 1.5 0 3
SCALE IN FEET

HORIZONTAL SCALE
30 15 0 30
SCALE IN FEET

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REVISIONS		
No.	Date	Desc:
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5	06/14/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

CAD File: PR2100398-01-DRAINAGE

Title

DRAINAGE PROFILES SHEET

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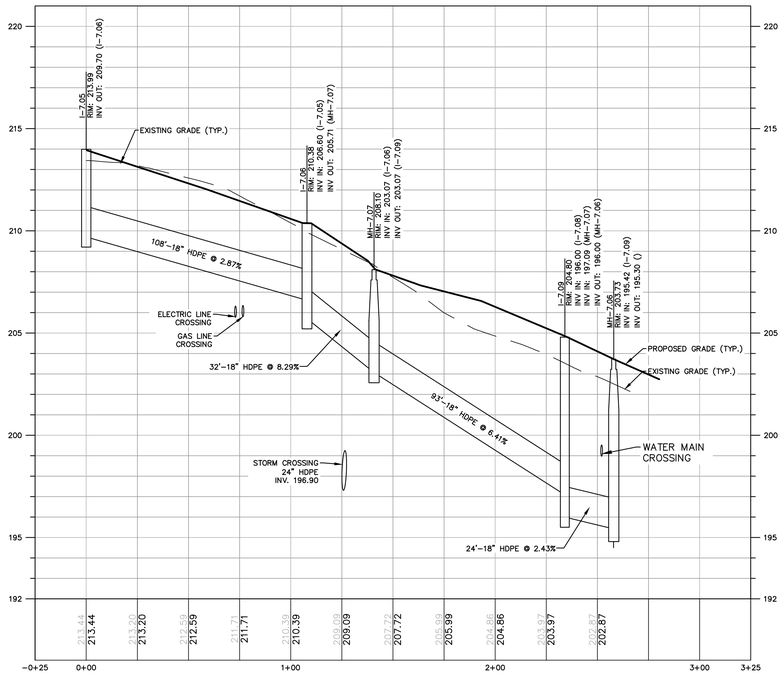
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No. 34 of 58

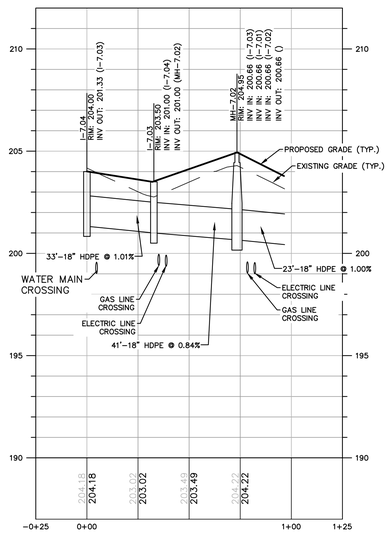
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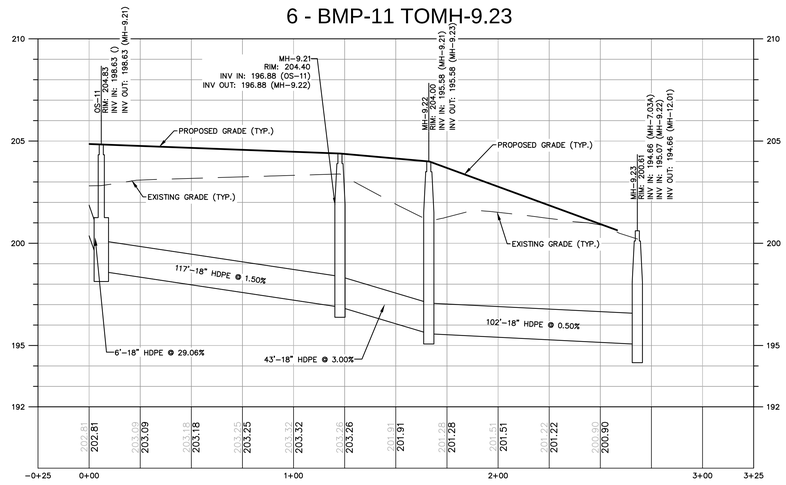
4 - I-7.05 TO BMP-9



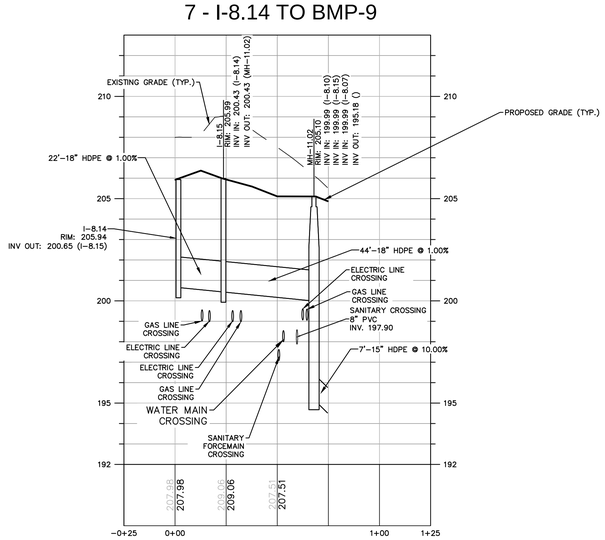
5 - I-7.04 TO BMP-10



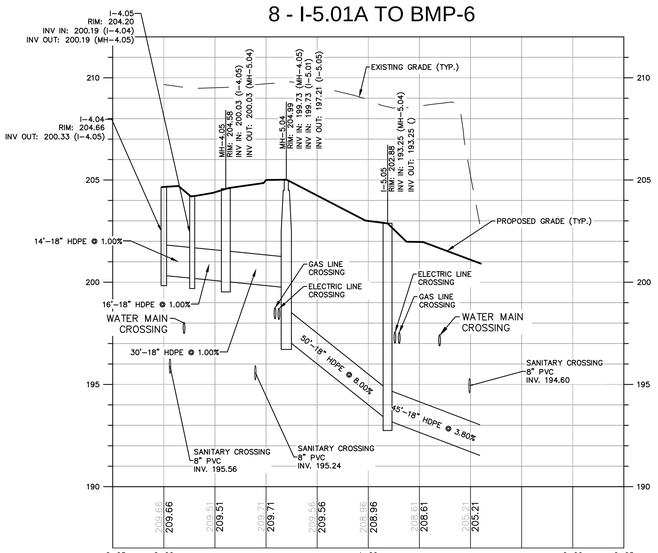
6 - BMP-11 TOMH-9.23



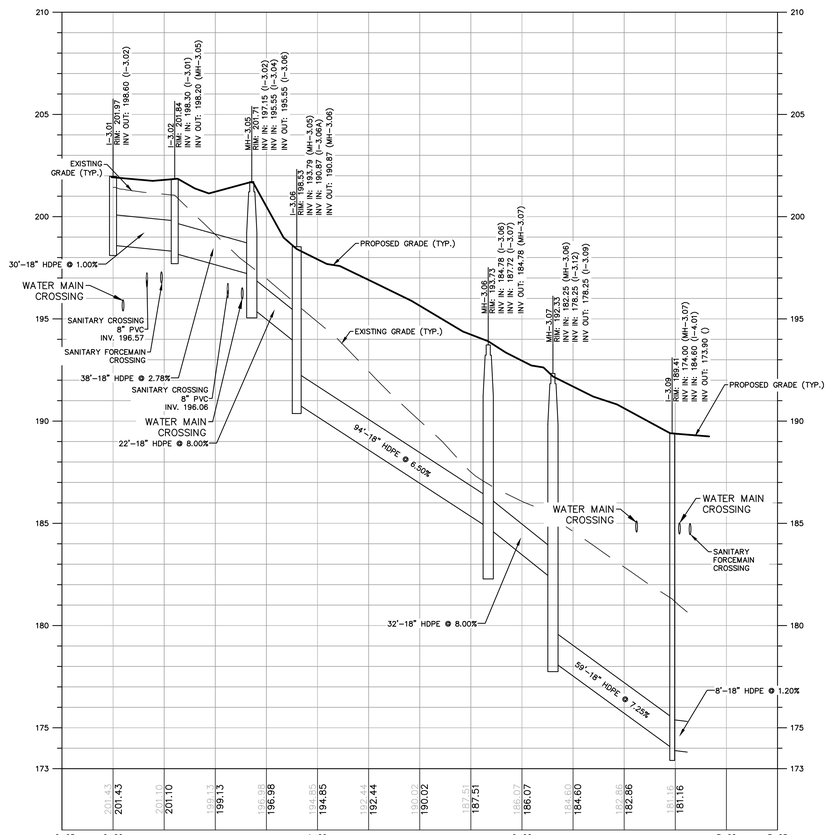
7 - I-8.14 TO BMP-9



8 - I-5.01A TO BMP-6



9 - I-3.06A TO BMP-4



LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
3 1.5 0 3
SCALE IN FEET

HORIZONTAL SCALE
30 15 0 30
SCALE IN FEET

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FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	01/25/22	REVISIONS PER BOROUGH COMMENTS
2	03/11/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
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5	06/03/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021
CAD File:	PR2100398101-DRAINAGE

Title

DRAINAGE PROFILES SHEET

Sheet No.

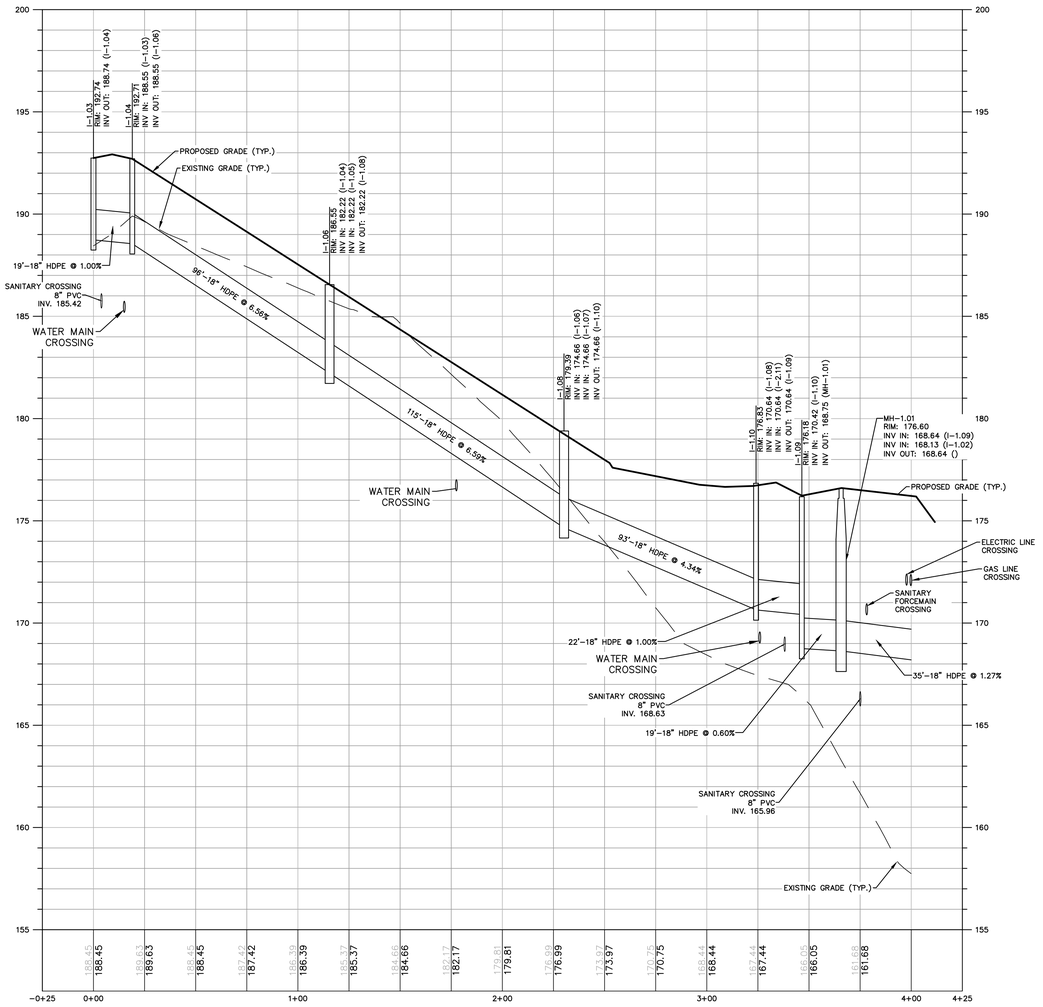
DP-03

No. 35 of 58

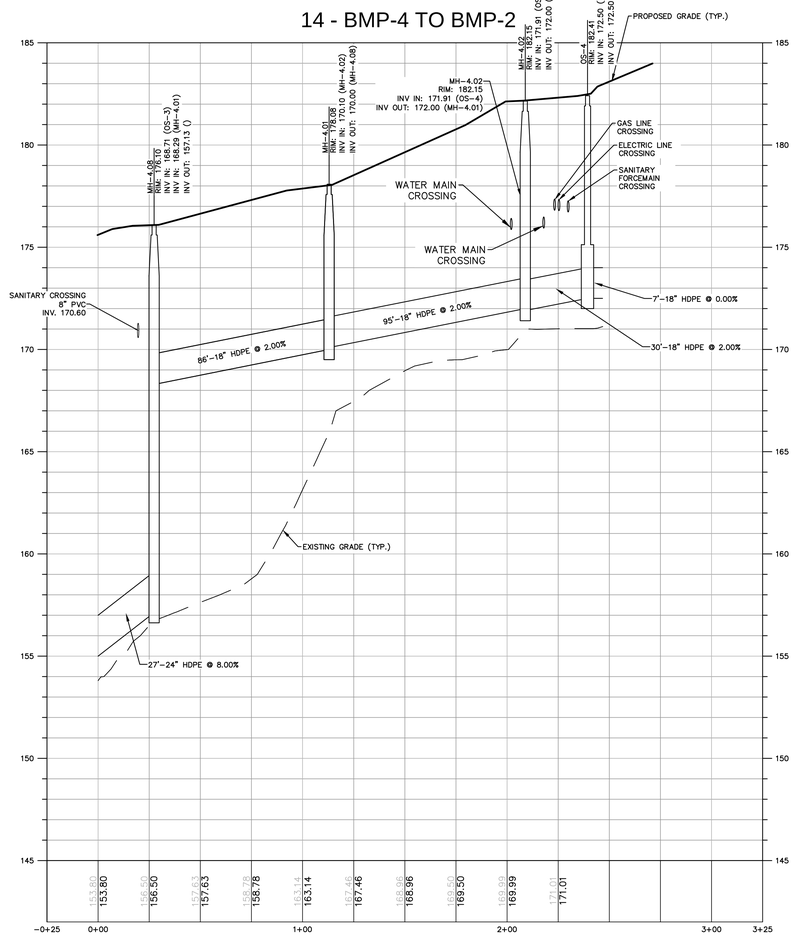
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10 - I-1.03 TO BMP-2



14 - BMP-4 TO BMP-2



LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
3 1.5 0 3
SCALE IN FEET

HORIZONTAL SCALE
30 15 0 30
SCALE IN FEET

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BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
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5	06/14/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

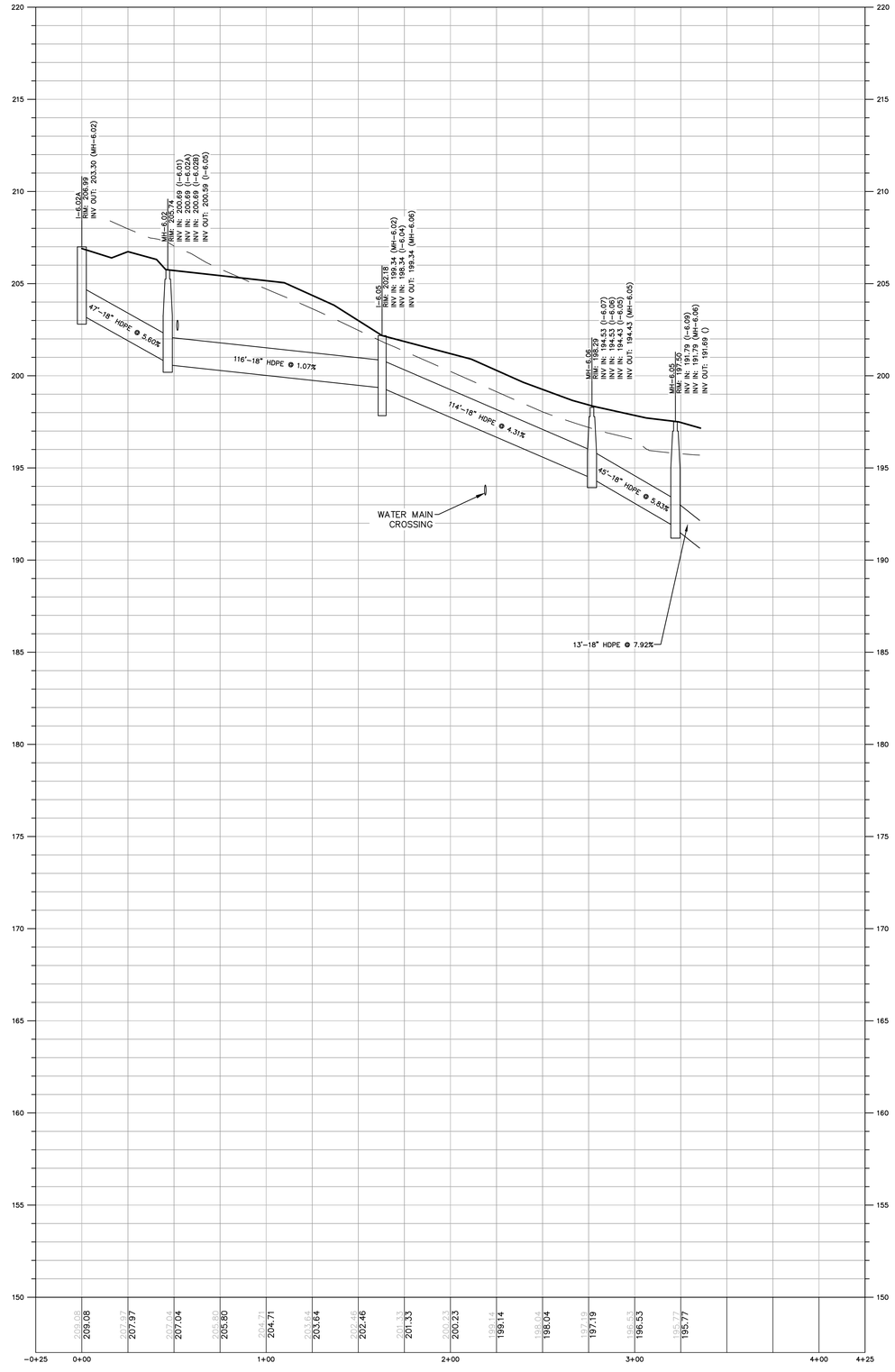
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Title
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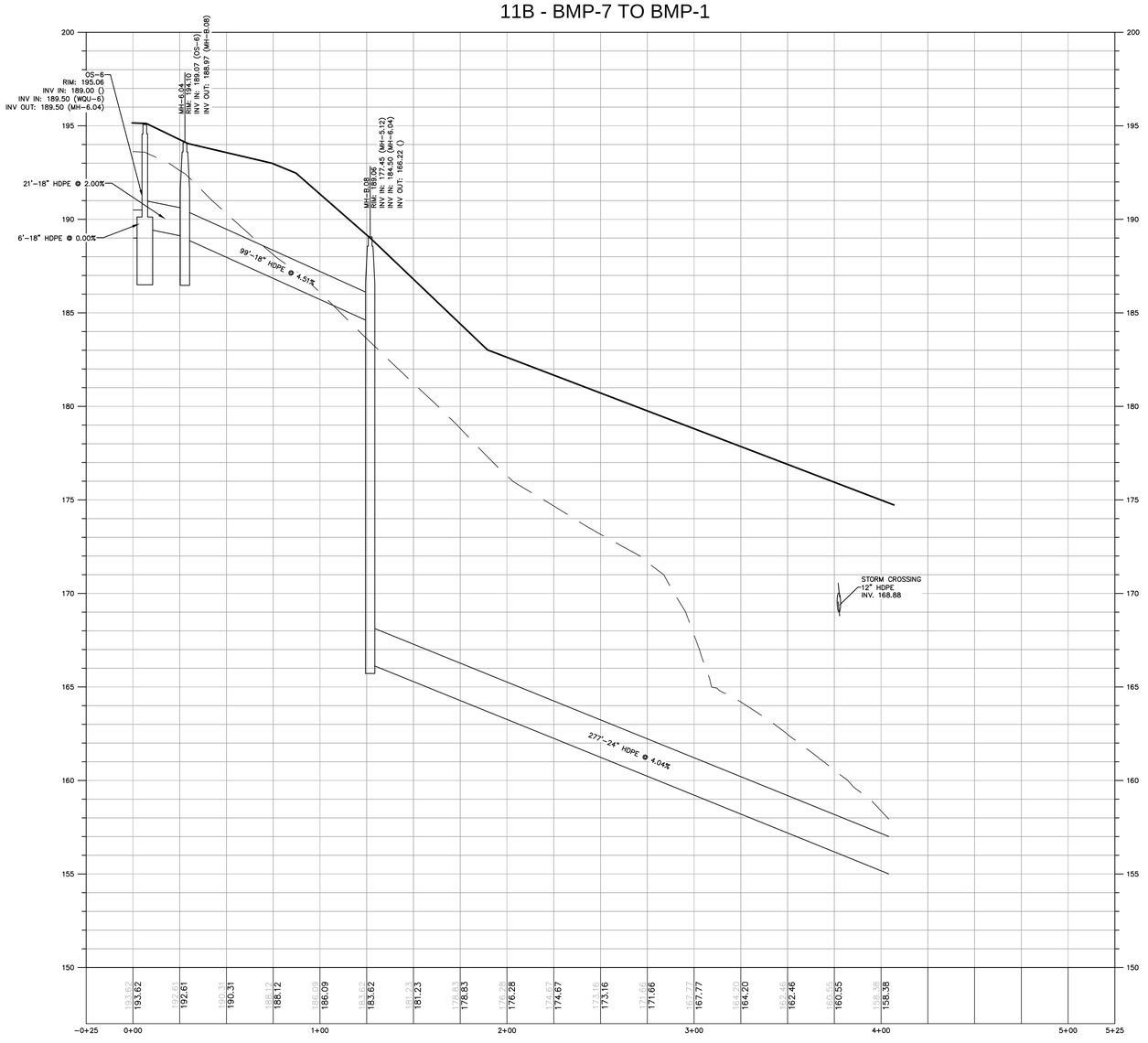
Sheet No.
DP-04
No. 36 of 58

Xref (s): XC21003980I-BD2100398d21

11A - I-6.02A TO BMP-7



11B - BMP-7 TO BMP-1



LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
3 1.5 0 3
SCALE IN FEET

HORIZONTAL SCALE
30 15 0 30
SCALE IN FEET

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FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/21/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	04/26/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

CAD File:
PR210039801-DRAINAGE

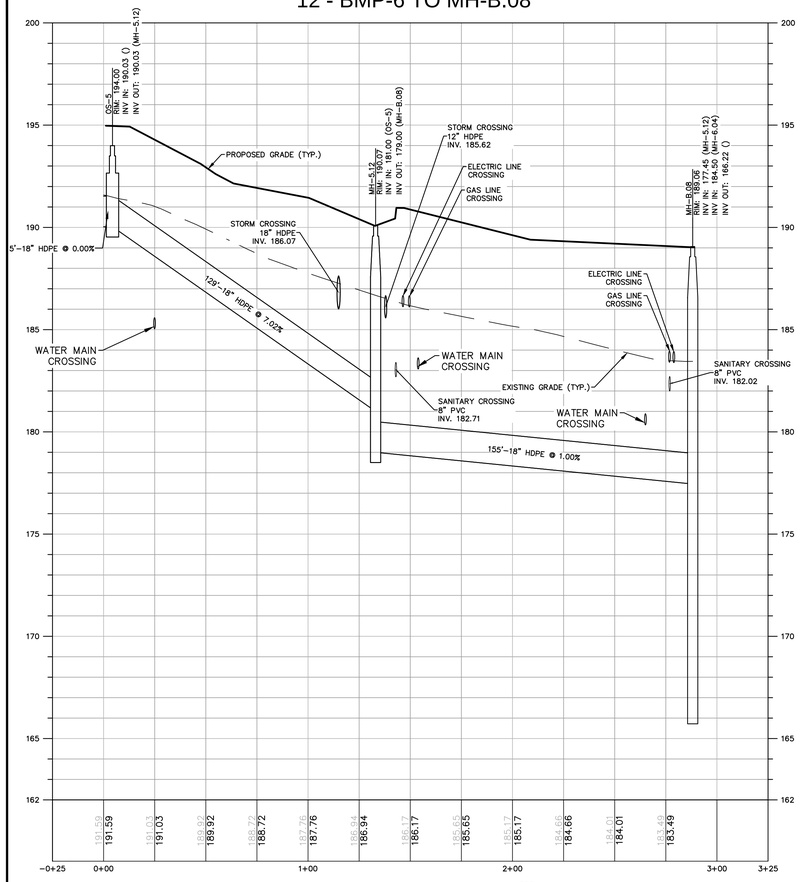
Title
DRAINAGE PROFILES SHEET

Sheet No.
DP-05
No. 37 of 58

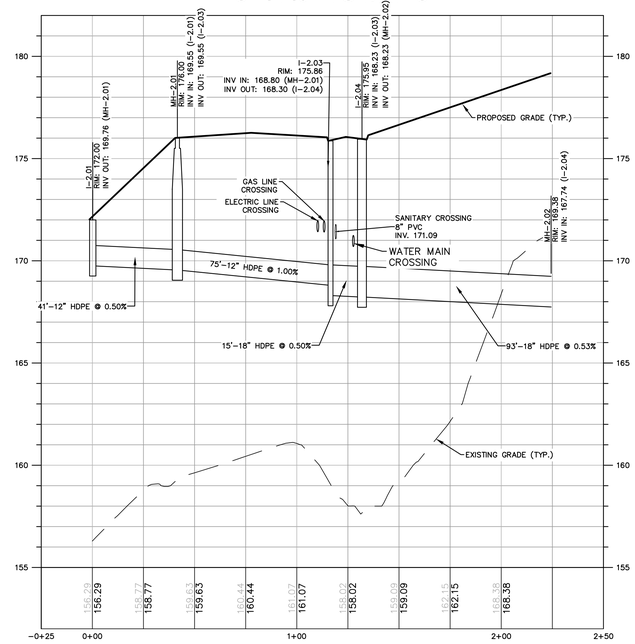
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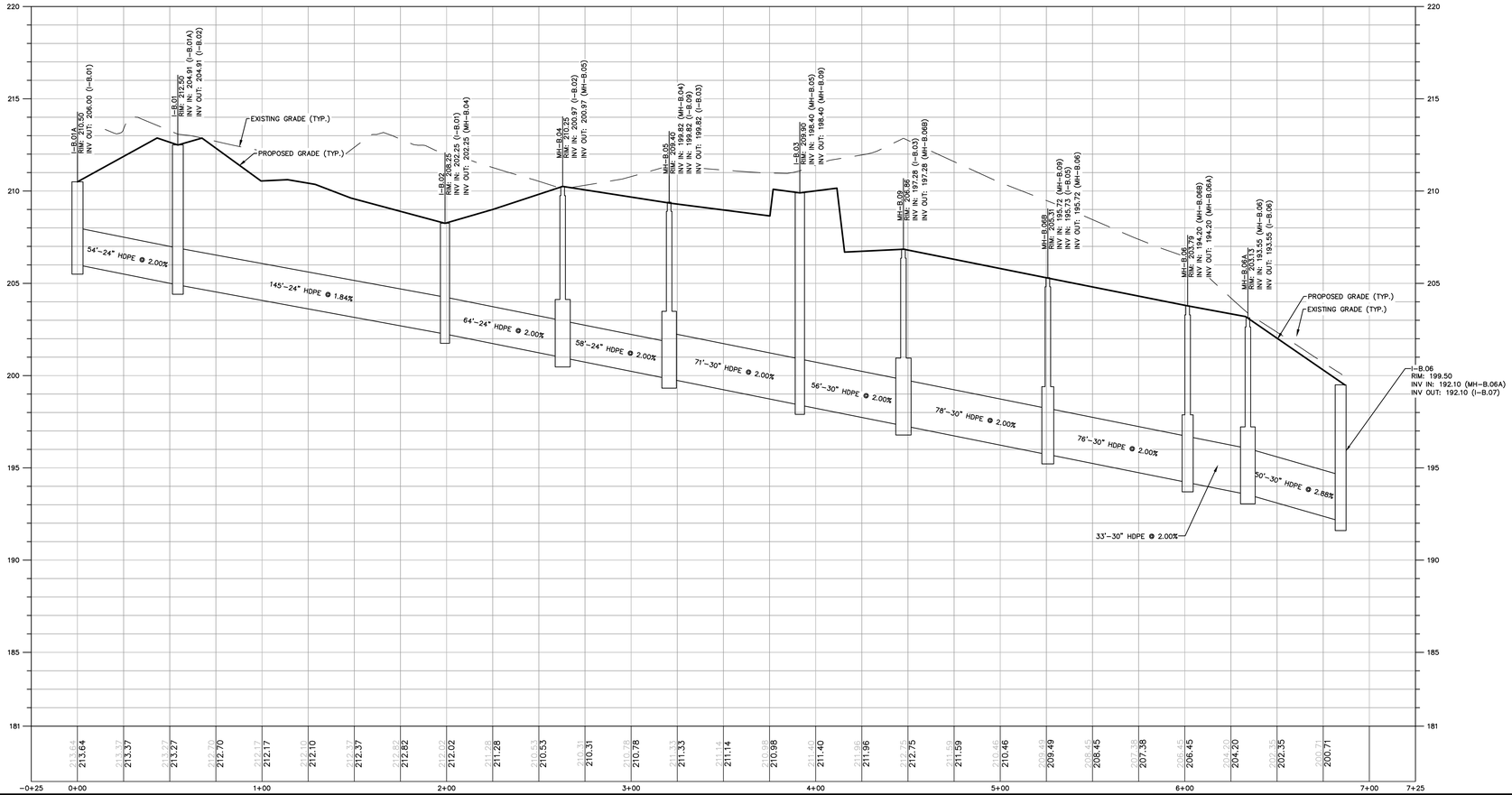
12 - BMP-6 TO MH-B.08



13 - I-2.01 TO BMP-3



15 - I-B.01A TO I-B.06



LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
3 1.5 0 3
SCALE IN FEET

HORIZONTAL SCALE
30 15 0 30
SCALE IN FEET

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FILLMORE STREET AND TOWNSHIP LINE ROAD
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REVISIONS

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6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

CAD File: PR210039801-DRAINAGE

Title

DRAINAGE PROFILES SHEET

Sheet No.

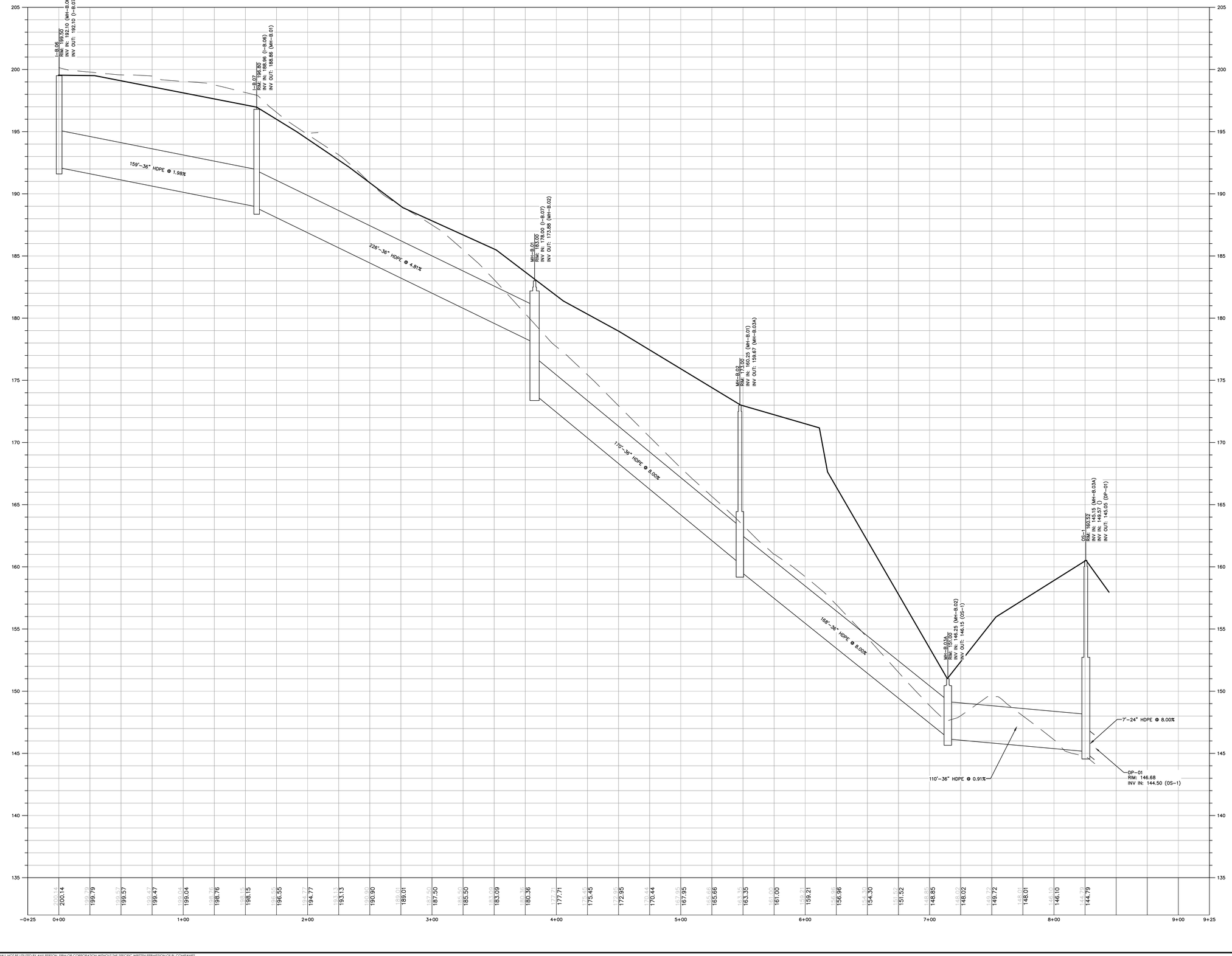
DP-06

No. 38 of 58

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16 - I-B.06 TO DP-01



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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

CAD File: PR210039801-DRAINAGE

Title

DRAINAGE PROFILES SHEET

Sheet No.

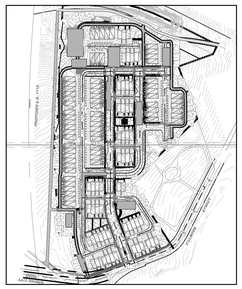
DP-07

No. 39 of 58

Ref. File: I:\PC\2100398\10 - BID\2100398.dwg

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8/30/2022, KRAUSS, CL, I:\PROJ\100's\2100398\PLANS\PREPARED\2100398 - DRAINAGE.DWG, PR-7



KEY MAP

SCALE: 1"=300'

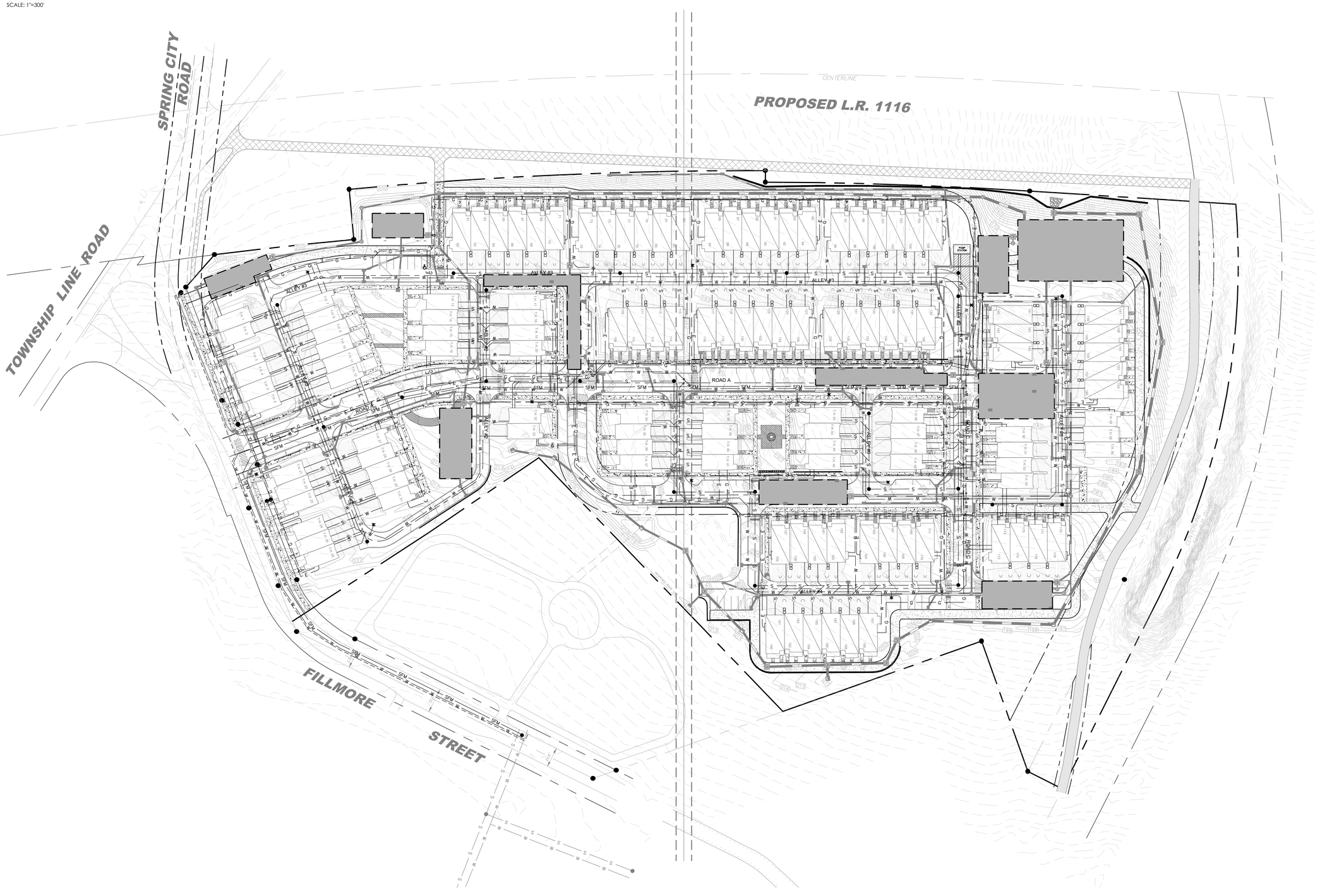
LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE	LOD
ELECTRIC LINE	E E
TELECOMMUNICATIONS LINE	T T
GAS LINE	G G
WATER LINE	W W
SANITARY SEWER LINE	S S
SANITARY FORCE MAIN	SFM
HYDRANT	

NOTES

1. ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.
2. BUILDER SHALL PROVIDE PROVISIONS FOR FUTURE LEVEL 2 EV CHARGING STATIONS IN TOWNHOUSE GARAGES. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
3. THE SANITARY PUMP STATION DESIGN, UTILIZING FLYGT PUMPS, WILL BE A DELEGATED DESIGN BY OTHERS AND WILL BE PROVIDED TO THE BOROUGH FOR REVIEW PRIOR TO CONSTRUCTION.

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



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REVISIONS

No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	02/11/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/16/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=50'
Project No.	2100398
Date	09/09/2021

CAD File: SU210039801

Title

OVERALL SITE UTILITIES PLAN

Sheet No.

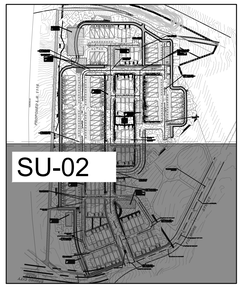
SU-01

No. 40 of 58

Xref (s) - B21D39851 | XC21D39852 | XDPC21A401 | XC21D39861 | XC21D39864 | XC21D39853 | XC21D39852

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9/9/2021 - SAJAYDEN, CA, J:\PROJ\100-199\100398\DWG\SU\100398SU SHEET SETS\100398SU SHEETS.DWG, OVERALL SITE UTILITIES PLAN

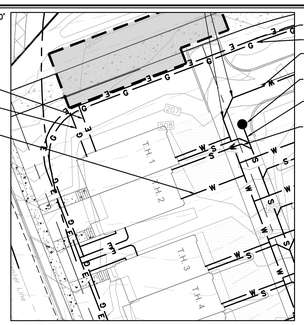


KEY MAP

SCALE: 1"=300'

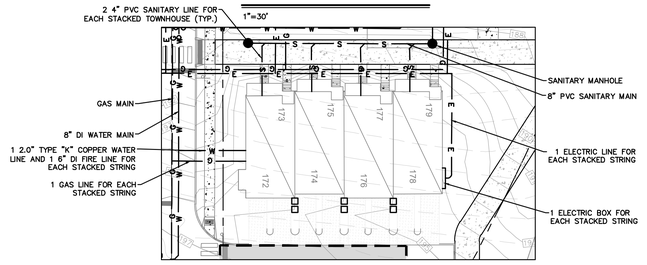
TYPICAL STANDARD TOWNHOUSE DESIGN

1"=30'



TYPICAL STACKED TOWNHOUSE DESIGN

1"=30'



LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE	LOD
ELECTRIC LINE	E E
TELECOMMUNICATIONS LINE	T T
GAS LINE	G G
WATER LINE	W W
SANITARY SEWER LINE	S S
SANITARY FORCE MAIN	SFM
HYDRANT	

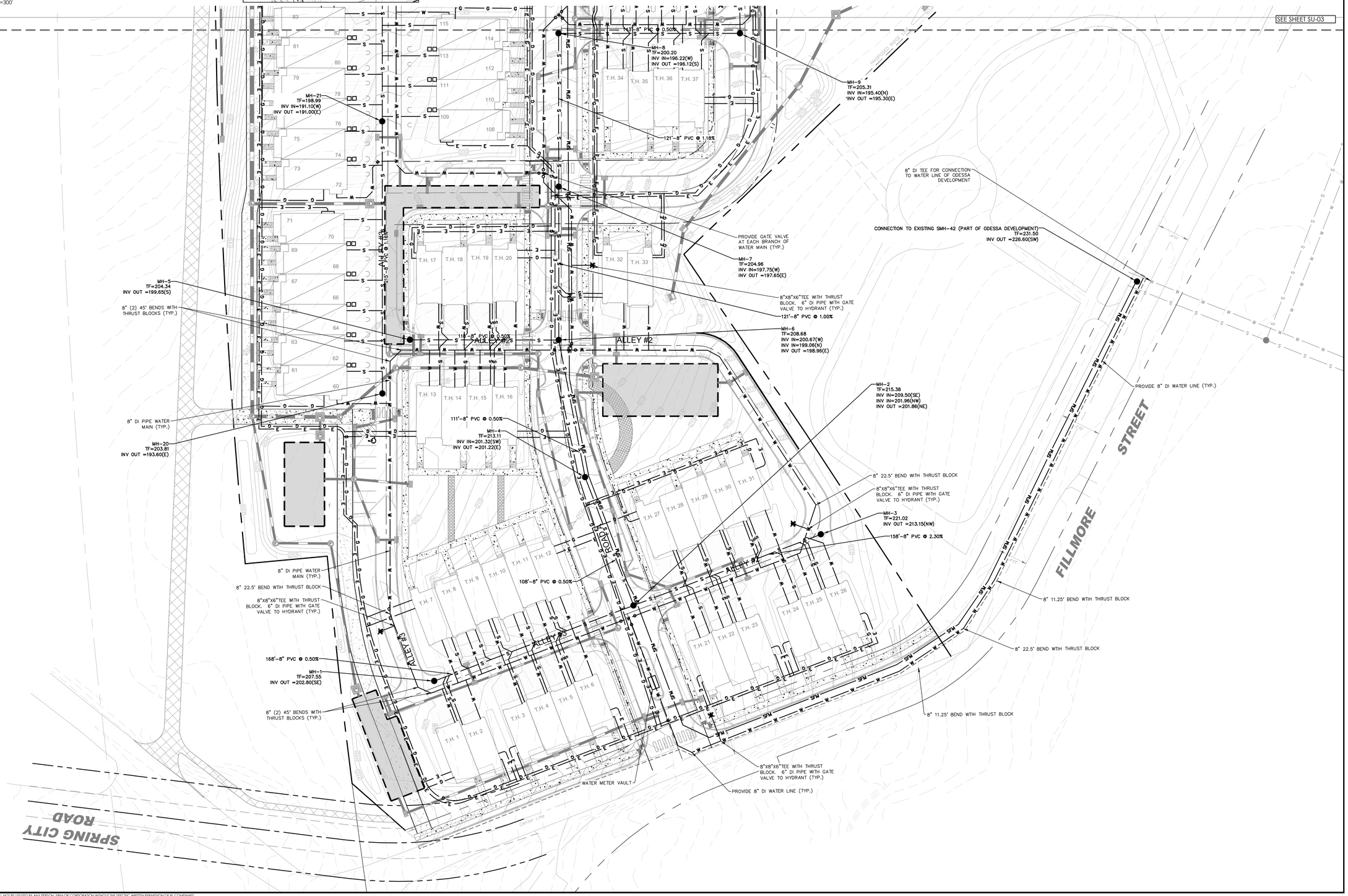
GRAPHIC SCALE

30 15 0 30

SCALE IN FEET

SEE SHEET SU-03

SEE SHEET SU-03



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TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	Desc.
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REVISIONS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021

CAD File: SU2100398O1

Title

SITE UTILITIES PLAN

Sheet No.

SU-02

No. 41 of 58

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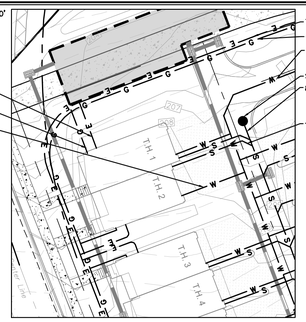
SU-03

KEY MAP

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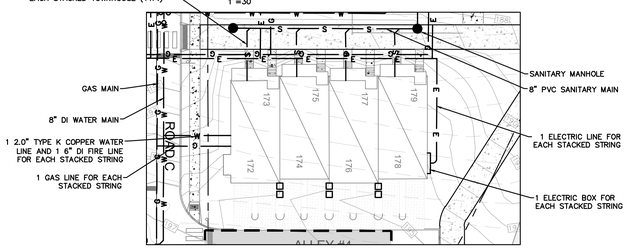
TYPICAL STANDARD TOWNHOUSE DESIGN

1"=30'



TYPICAL STACKED TOWNHOUSE DESIGN

1"=30'



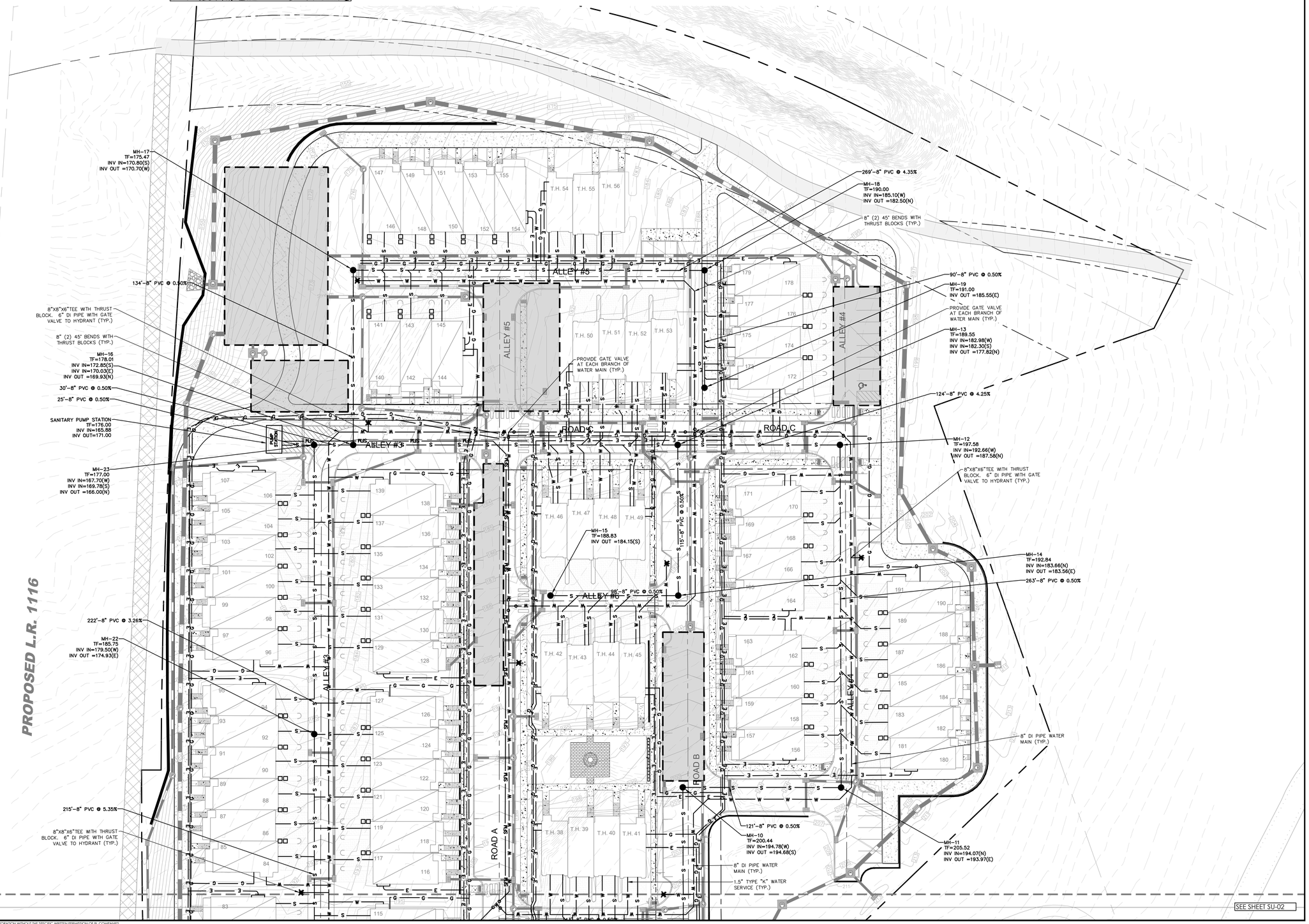
LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE	LOD
ELECTRIC LINE	E E
TELECOMMUNICATIONS LINE	T T
GAS LINE	G G
WATER LINE	W W
SANITARY SEWER LINE	S S
SANITARY FORCE MAIN	SFM
HYDRANT	

GRAPHIC SCALE

30 15 0 30

SCALE IN FEET



SEE SHEET SU-02

SEE SHEET SU-02

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FILLMORE STREET AND TOWNSHIP LINE ROAD

BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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5	06/15/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

REVISIONS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021
CAD File: SU2100398O1	

Title

SITE UTILITIES PLAN

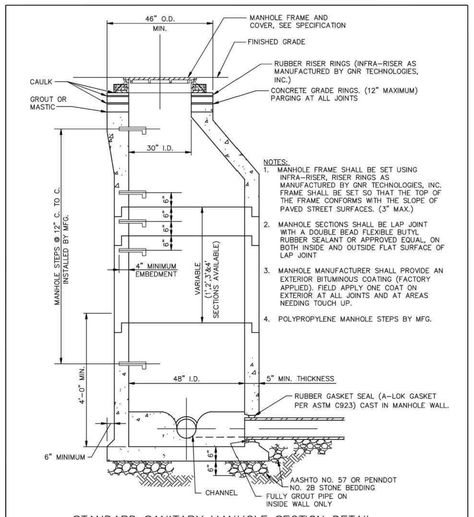
Sheet No.

SU-03

No. 42 of 58

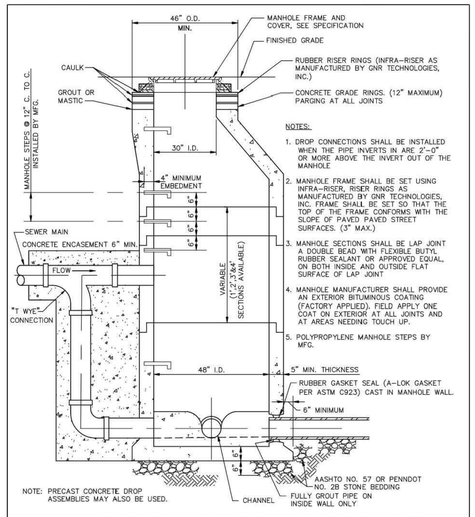
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Ref ID: 3D\2100398.01 \2210039802 \2209C23640 \XC2100398O1 \XC2100398O4 \XC2100398O3 \XC2100398O2



STANDARD SANITARY MANHOLE SECTION DETAIL
NOT TO SCALE

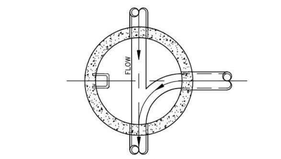
S6
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



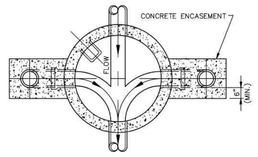
NOTE: PRECAST CONCRETE DROP ASSEMBLIES MAY ALSO BE USED.

STANDARD DROP SANITARY MANHOLE SECTION DETAIL
NOT TO SCALE

S7
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



SECTIONAL PLAN – STANDARD MANHOLE

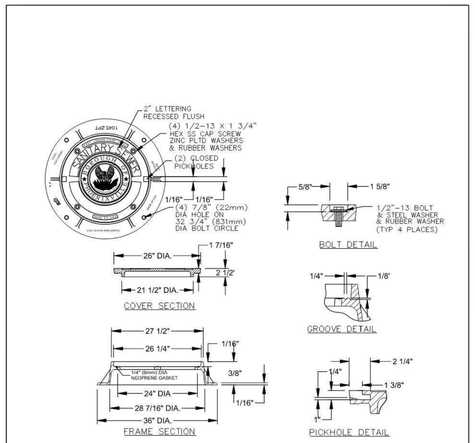


NOTE: MANHOLE INVERTS OR CHANNELS TO BE PRECAST OR FORMED IN BASE, BY THE INSTALLATION OF CHANNEL PIPE AND FITTINGS, CHANGES IN SIZE, GRADE, AND DIRECTION TO BE MADE SMOOTHLY AND EVENLY WITH AS LARGE OF A RADIUS AS POSSIBLE.

SECTIONAL PLAN – DROP MANHOLE

SECTIONAL PLANS
STANDARD & DROP SANITARY MANHOLES
NOT TO SCALE

S5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



STANDARD SANITARY MANHOLE LID DETAIL
NOT TO SCALE

S8
CONSTRUCTION DETAILS
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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
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6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	NONE
Project No.	2100398
Date	09/09/2021

CAD File:
DN210039801

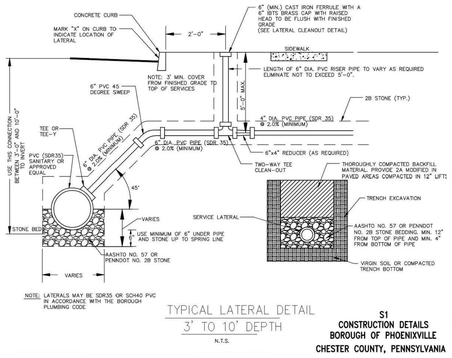
Title
UTILITY DETAILS SHEET

Sheet No.
UD-01
No. 43 of 58

Xref (s) : 3DD10398-01

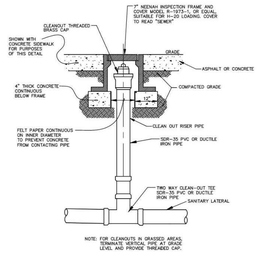
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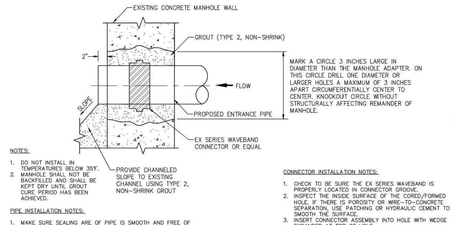
TYPICAL LATERAL DETAIL
3' TO 10' DEPTH
N.T.S.

S1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



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

S3
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



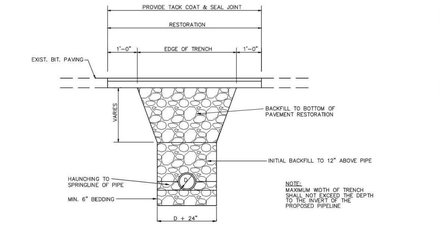
NOTES:
1. DO NOT INSTALL IN TEMPERATURES BELOW 35°F.
2. MANHOLE SHALL NOT BE BACKFILLED AND SHALL BE KEPT DRY UNTIL GROUT CURE PERIOD HAS BEEN ACHIEVED.

PIPE INSTALLATION NOTES:
1. MAKE SURE SEALING ARE OF PIPE IS SMOOTH AND FREE OF DEFECTS. REPAIR IF NEEDED.
2. CENTER PIPE IN CONNECTOR OPENING. (PIPE MUST NOT REST ON CONNECTOR KORBAND)
3. TIGHTEN THE BAND IN THE CONNECTOR'S PIPE CLAMP GROOVE WITH THE SCREW AT THE TOP.
4. TIGHTEN THE PIPE CLAMP SCREW TO 60 INCH POUNDS WITH A T-HANDLE TORQUE WRENCH, P/N 80090.

CONNECTOR INSTALLATION NOTES:
1. CHECK TO BE SURE THE EX SERIES WAVEBAND IS PROPERLY LOCATED IN CONNECTOR GROOVE.
2. INSPECT THE INSIDE SURFACE OF THE CORED/FORMED HOLE. IF THERE IS POROSITY OR WIRE-TO-CONCRETE SEPARATION, USE PATCHING OR HYDRAULIC CEMENT TO SMOOTH THE SURFACE.
3. INSERT THE ASSEMBLY INTO HOLE WITH WEDGE EXPANDER AT TOP OF HOLE.
4. POSITION CONNECTOR SO IT IS SQUARE TO MANHOLE BOTH VERTICALLY AND HORIZONTALLY.
5. TIGHTEN WEDGE EXPANDER USING 3/4" SOCKET WRENCH TO 12 FOOT POUNDS.
6. RETORQUING PRIOR TO SHIPMENT IS RECOMMENDED BUT NOT REQUIRED.

CONNECTION TO EXISTING MANHOLE DETAIL
NOT TO SCALE

S11
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



1. BEDDING, HAUNCHING AND INITIAL BACKFILL SHALL BE AASHTO NO. 57 OR PENNDOT NO. 2B AGGREGATE.
2. BACKFILL SHALL BE PENNDOT NO. 2A OR NO. 2RC IN PAVED OR GRAVEL AREAS. SELECT BACKFILL MAY BE USED IN GRASS AREAS.
3. BACKFILL SHALL BE PLACED AND COMPACTED IN 12" LIFTS.

ROADWAY TRENCH DETAIL FOR P.V.C. PIPE
NOT TO SCALE

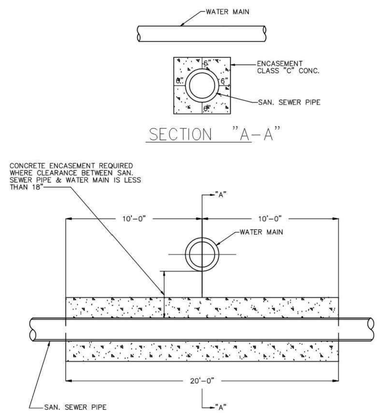
S9
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

TYPICAL LATERAL DETAIL
N.T.S

SEWER LATERAL CLEANOUT DETAIL
N.T.S

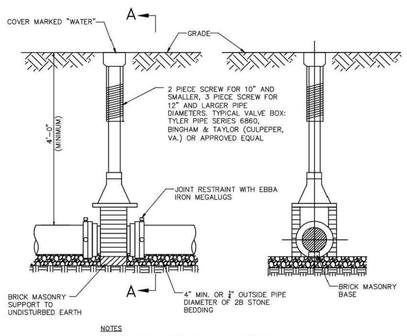
CONNECTION TO EXISTING MANHOLE DETAIL
N.T.S

ROADWAY TRENCH DETAIL FOR PVC PIPE
N.T.S



CONCRETE ENCASEMENT DETAIL
NOT TO SCALE

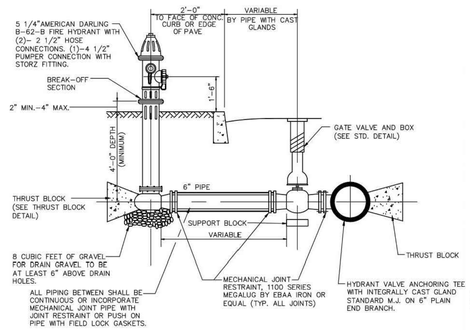
W1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



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

GATE VALVE DETAIL
NOT TO SCALE

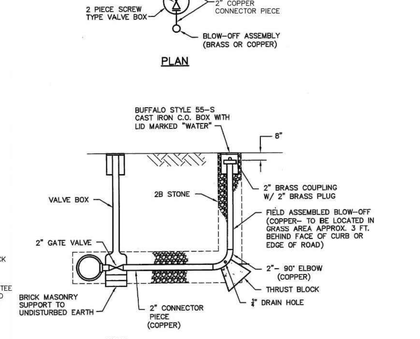
W2
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



NOTES:
1. 6" CURB IS NOT PRESENT THAN PROVIDE 3'x3'x4" CONCRETE PAD ON GRADE BUT BELOW BREAK AWAY FLANGE.
2. FIRE HYDRANT TO COMPLY WITH AWWA C502.
3. NOZZLE THREADS AND ADAPTORS SHALL COMPLY WITH MUNICIPAL AND FIRE DEPARTMENT REGULATIONS.

FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

W5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA



NOTE:
WHERE COPPER IS USED – NO SWEAT JOINTS. BRASS FITTINGS MUST BE USED.

ELEVATION

END OF LINE BLOW-OFF DETAIL
NOT TO SCALE

W6
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CONCRETE ENCASEMENT DETAIL
N.T.S

GATE VALVE DETAIL
N.T.S

FIRE HYDRANT ASSEMBLY DETAIL
N.T.S

END OF LINE BLOW-OFF DETAIL
N.T.S

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
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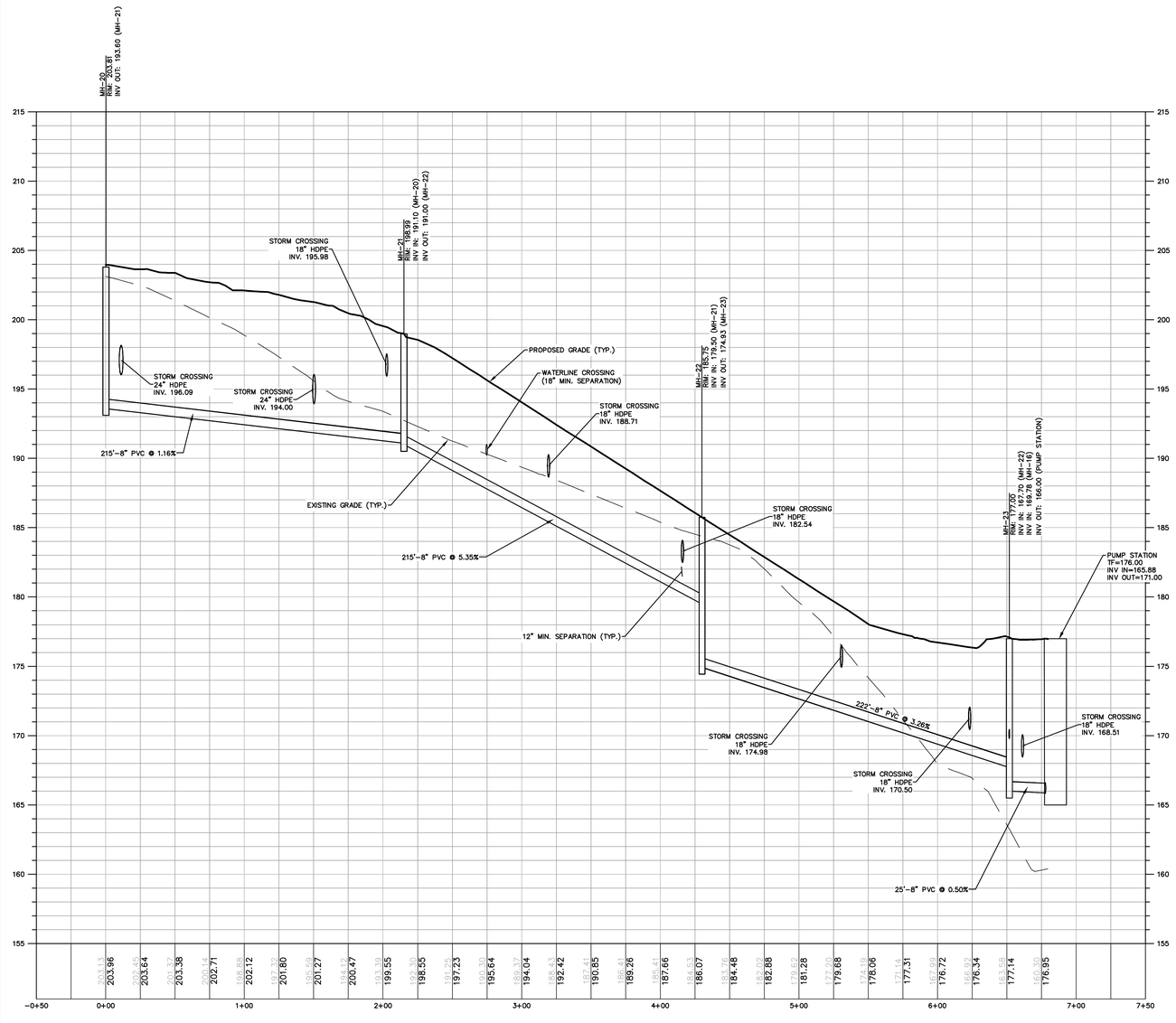
Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	NONE
Project No.	2100398
Date	09/09/2021
CAD File:	DN2100398O1

Title
UTILITY DETAILS SHEET

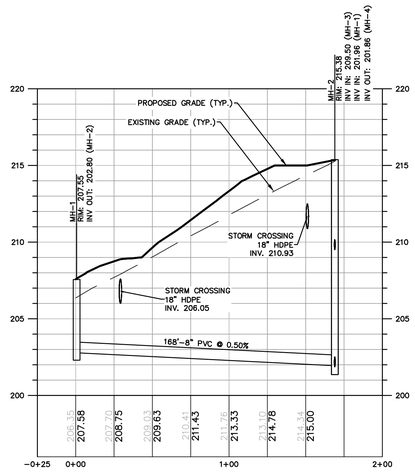
Sheet No.
UD-02
No. 44 of 58

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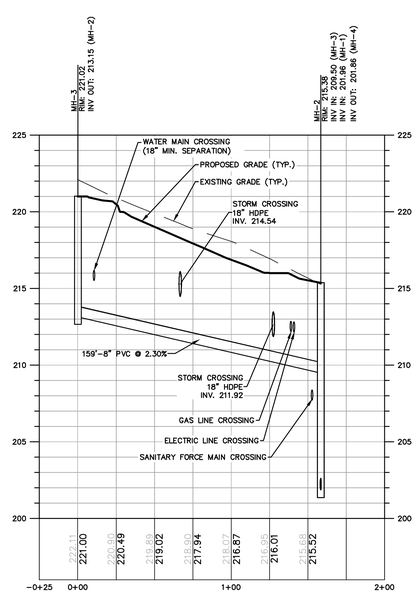
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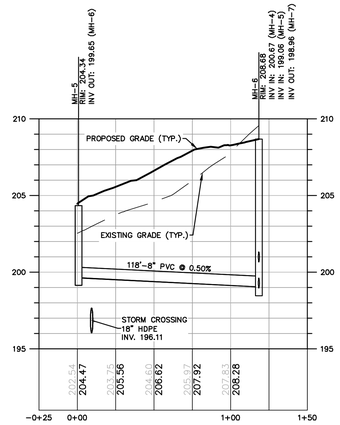
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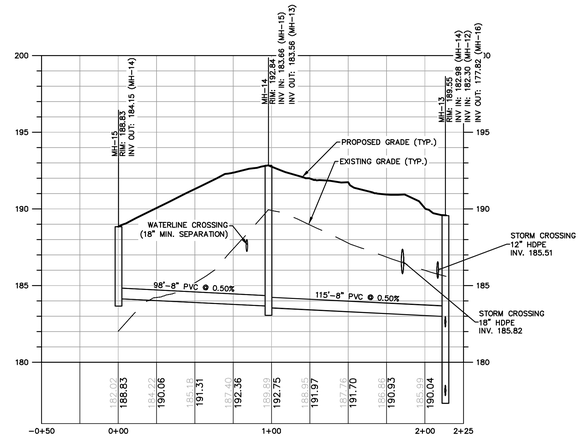
MH-1 TO MH-2



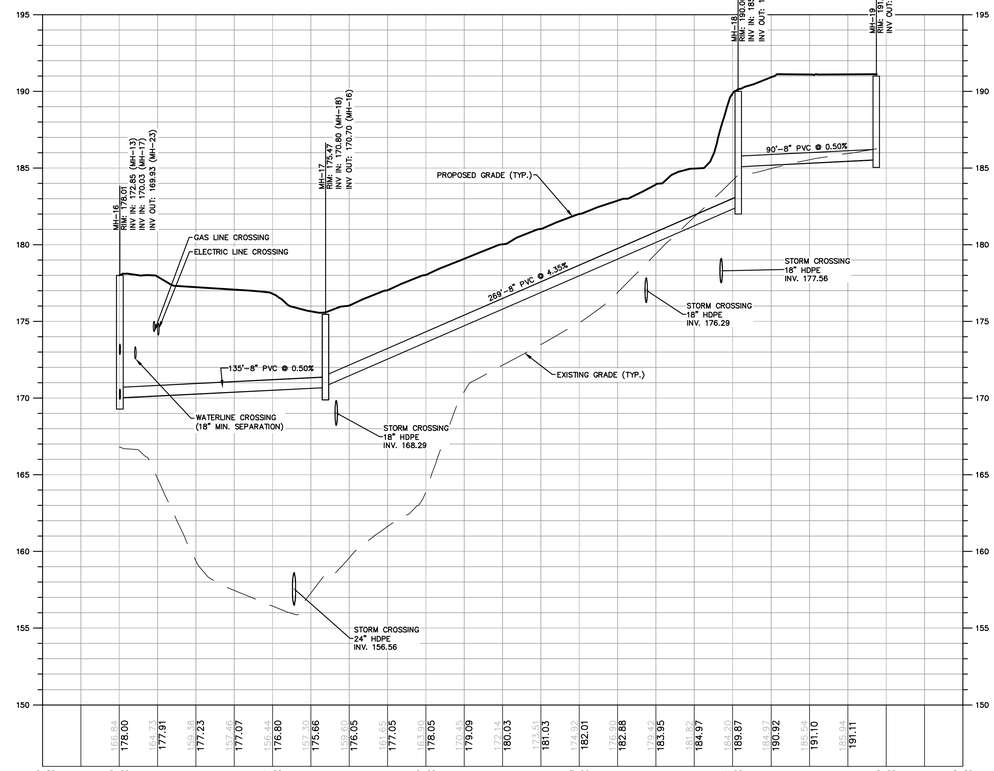
MH-3 TO MH-2



MH-5 TO MH-6



MH-15 TO MH-13



MH-16 TO MH-19

VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

LEGEND

EXISTING GRADE

PROPOSED GRADE

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/02/22	REVISIONS PER BOROUGH COMMENTS
3	04/11/22	RESUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	05/16/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

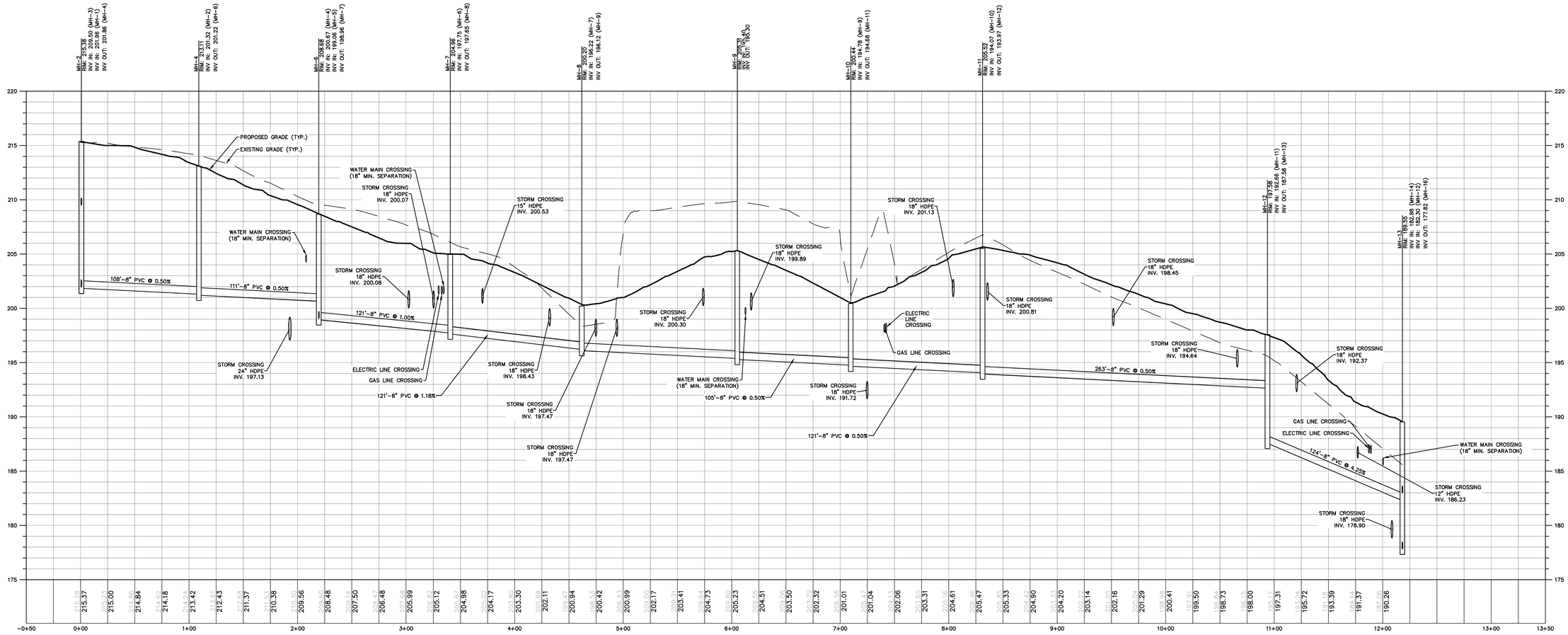
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Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021
CAD File:	PR2100398\01-UTILITIES

Title
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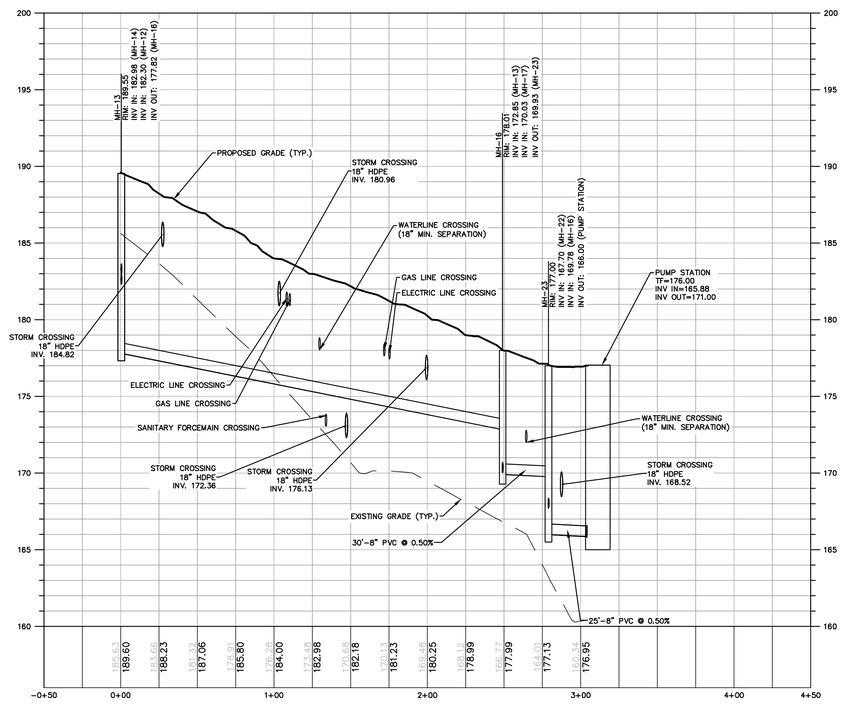
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No. 45 of 58

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MH-2 to MH-13



MH-13 TO PUMP STATION

VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

LEGEND

EXISTING GRADE

PROPOSED GRADE

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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Suite 104
King of Prussia, PA 19406
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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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6	08/30/22	REVISIONS PER BOROUGH COMMENTS

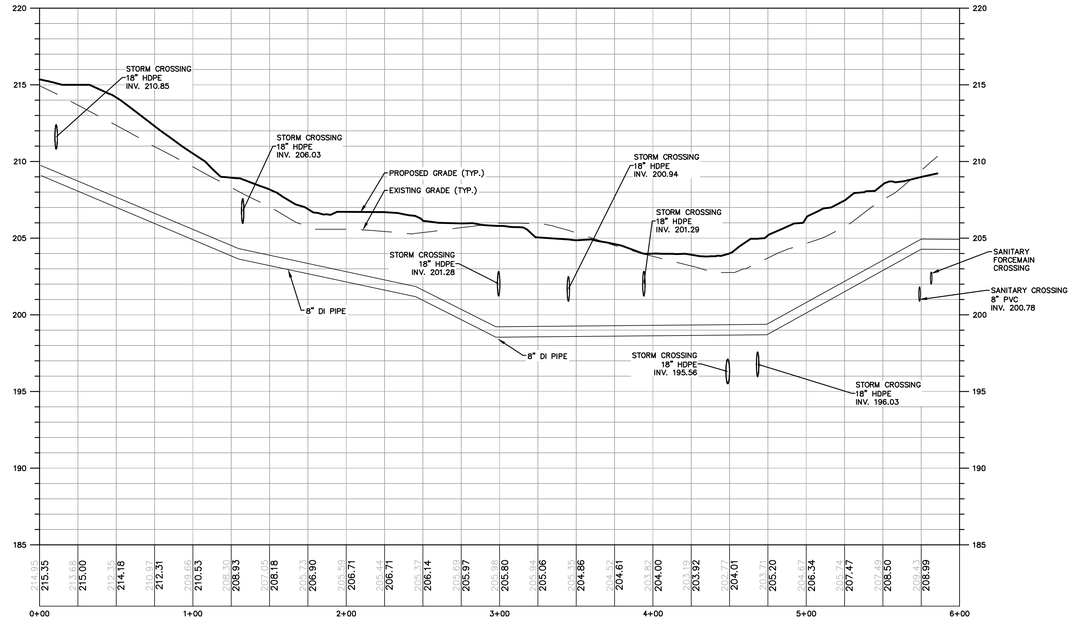
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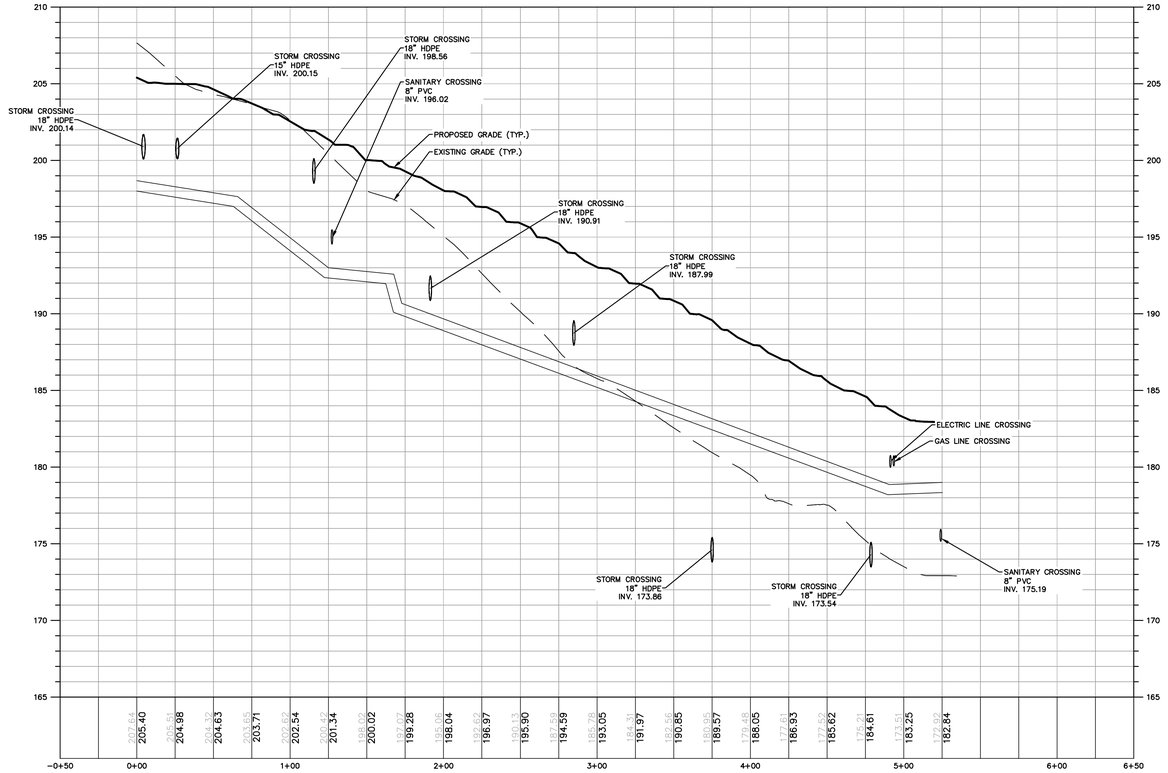
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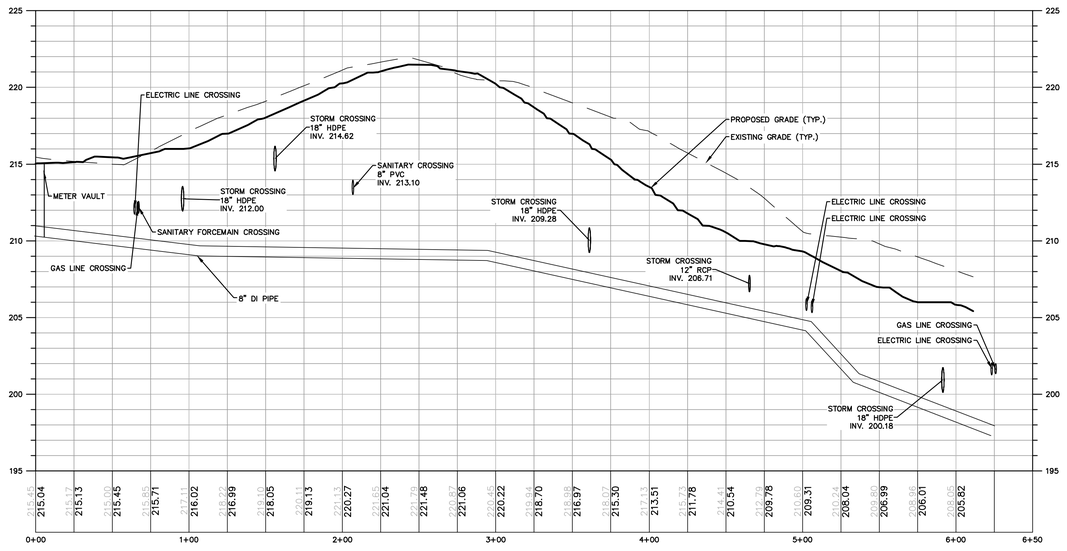
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WATERLINE ALLEY 3 TO ALLEY 2



WATER LINE ROAD B TO ROAD C



WATER LINE METER VAULT TO ROAD B

LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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Title

UTILITY PROFILES SHEET

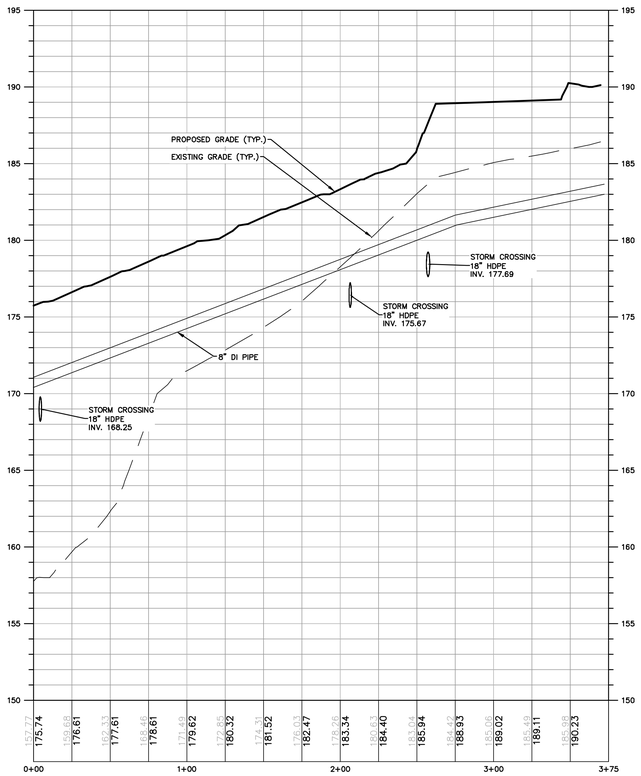
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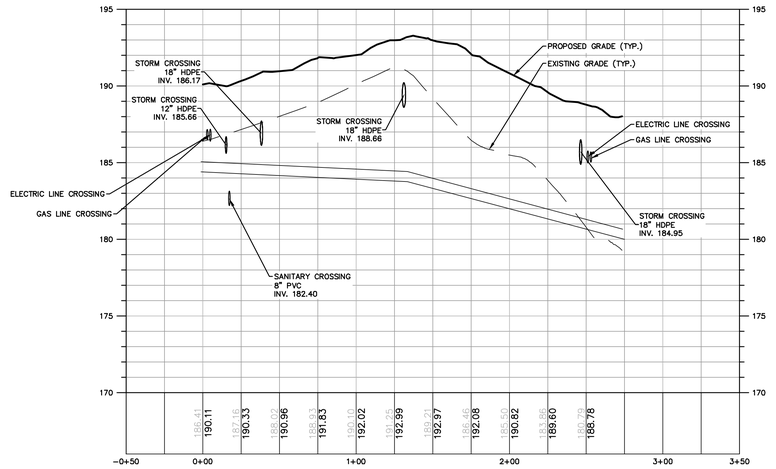
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WATER LINE ALLEY 5



WATER LINE ALLEY 6 TO ROAD C

WATER LINE ROAD B TO ALLEY 3 WEST

LEGEND

EXISTING GRADE

PROPOSED GRADE

VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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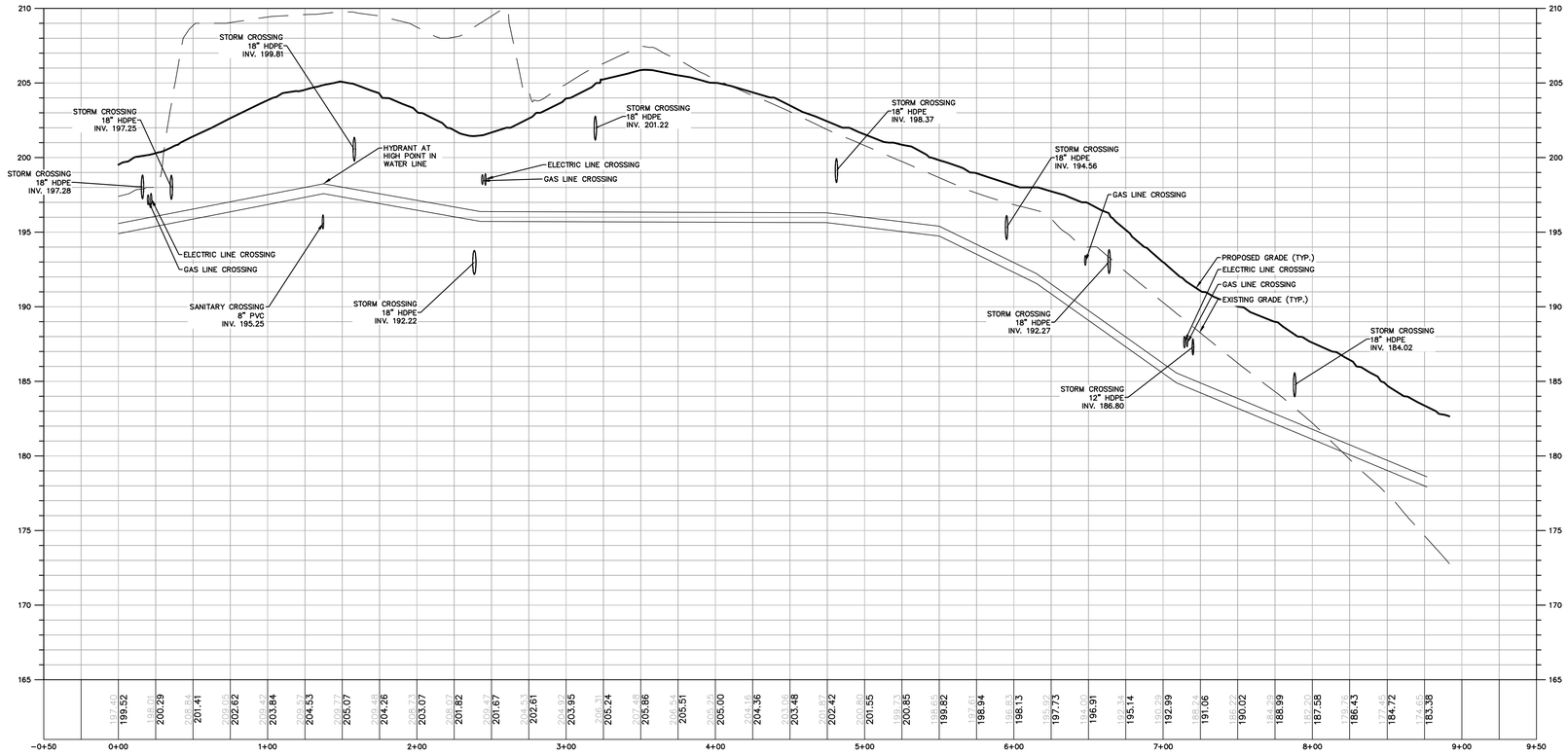
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Reviewed	A.J.B
Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021
CAD File:	PR2100398O1-UTILITIES

Title
UTILITY PROFILES SHEET

Sheet No.
UP-04
No. 48 of 58

Ref. DE - BSO10398-01 XC2100398O1

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WATER LINE ROAD A TO ROAD C

VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

LEGEND

EXISTING GRADE

PROPOSED GRADE

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Environmental
Land Surveying

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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4	04/21/22	REVISIONS PER BOROUGH COMMENTS
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6	08/30/22	REVISIONS PER BOROUGH COMMENTS

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Scale	AS SHOWN
Project No.	2100398
Date	09/09/2021

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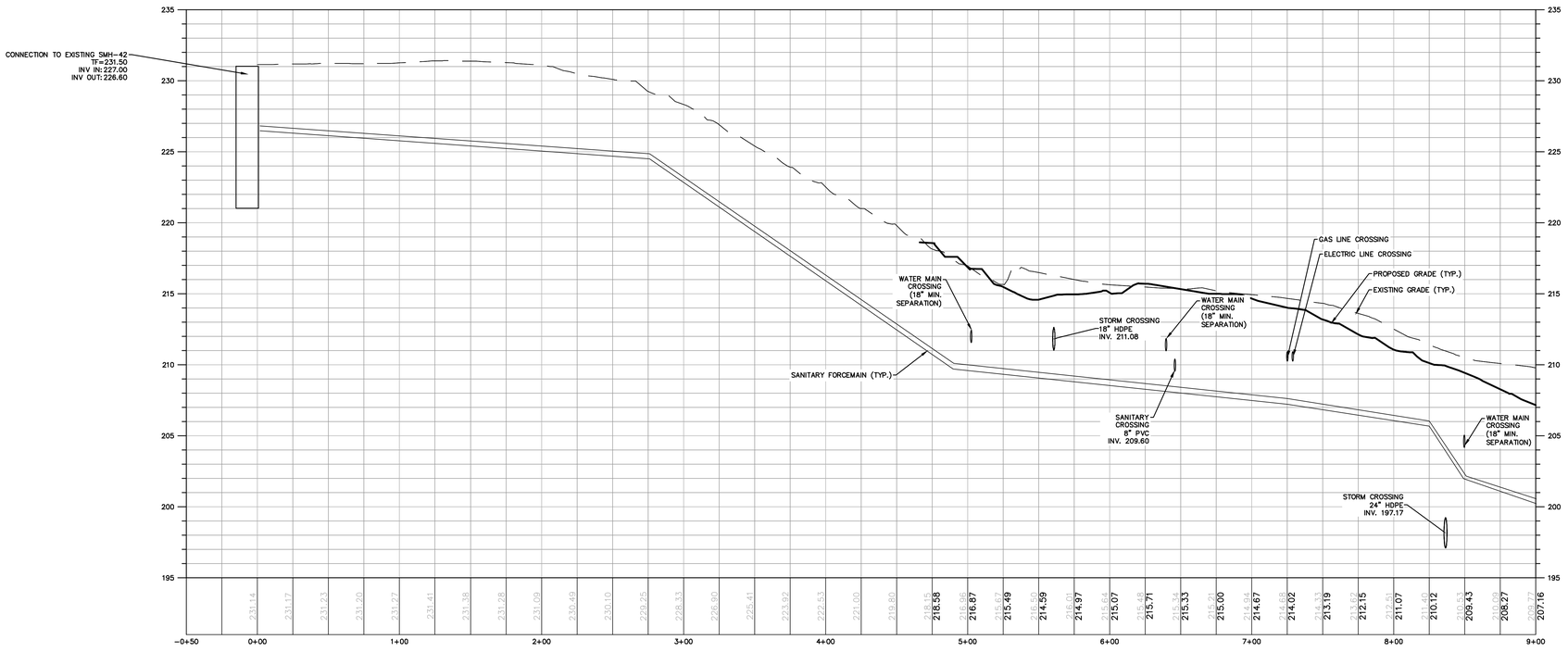
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UTILITY PROFILES SHEET

Sheet No.
UP-05
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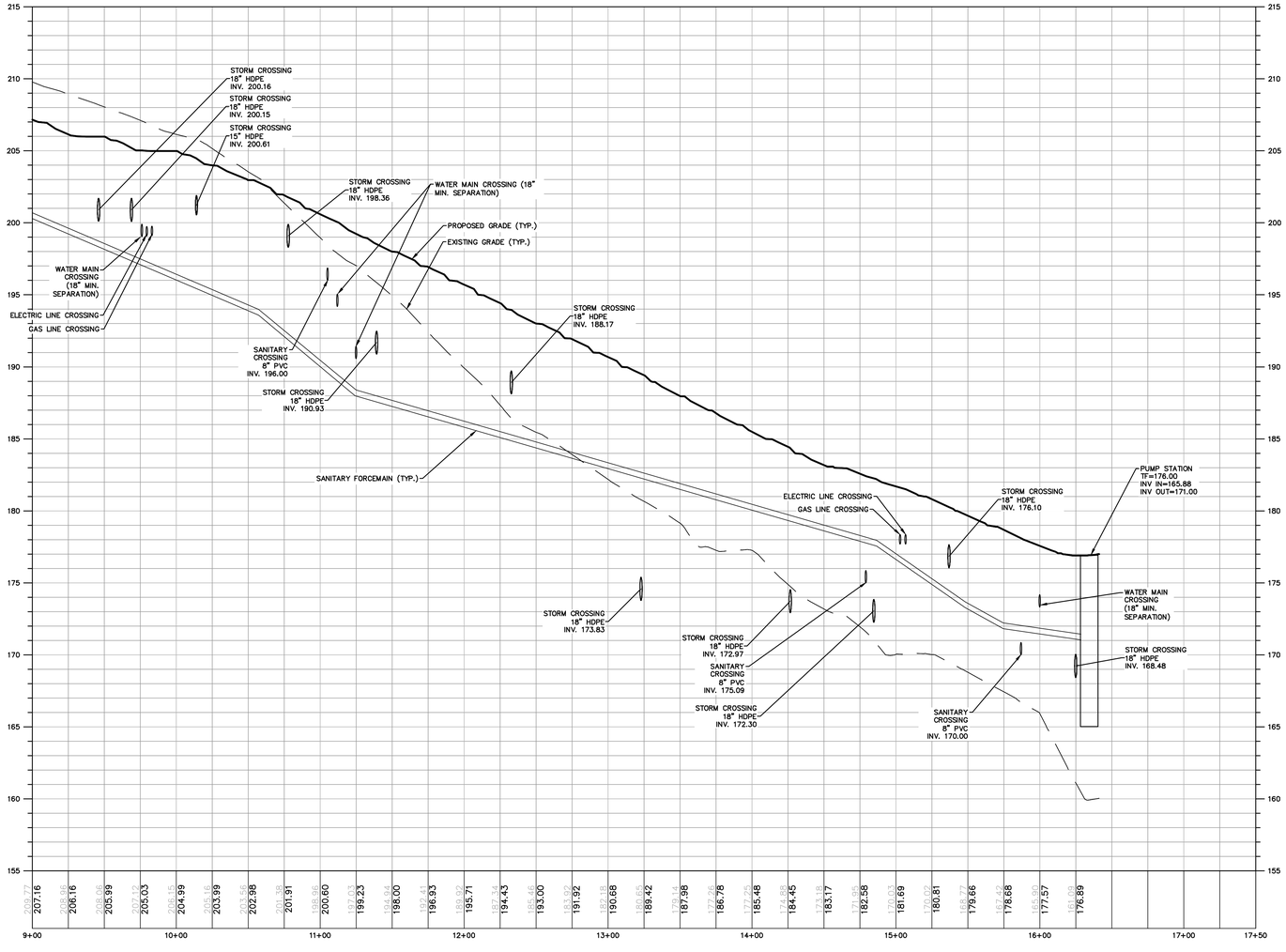
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FORCE MAIN



FORCE MAIN

VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

LEGEND

EXISTING GRADE

PROPOSED GRADE

Architecture
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Land Surveying

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
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3	04/15/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/16/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

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Title
UTILITY PROFILES SHEET

Sheet No.
UP-06
No. 50 of 58

Xref (s) - 8X2103981 (r) - XC2103981

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LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES	SPECIES DIVERSITY
TREES (STREET TREES)							
AR	22	Acer rubrum "Brandy Wine"	Brandy Wine Red Maple	2-2.5" cal	B/B	6' Br./Full heads	7.17%
CB	34	Carpinus Betulus 'Fastigiata'	Upright European Hornbeam	2-2.5" cal	B/B	6' Br./Full heads	11.07%
ZS	19	Zelkova servata 'Village Green'	Village Green Zelkova	2-2.5" cal	B/B	6' Br./Full heads	6.19%
ZSC	32	Zelkova servata 'City Sprite'	City Sprite Zelkova	2-2.5" cal	B/B	6' Br./Full heads	10.42%
TC	13	Tilia cordata	Littleleaf Linden	2-2.5" cal	B/B	6' Br./Full heads	4.23%
PA	26	Platanus x acerifolia 'Morton Circle'	Exclamation Londen Planetree	2-2.5" cal	B/B	6' Br./Full heads	8.47%
QP	7	Quercus palustris	Pin Oak	2.5-3" cal	B/B	6' Br./Full heads	2.28%
QR	6	Quercus rubra	Red Oak	2.5-3" cal	B/B	6' Br./Full heads	1.93%
GT	5	Gleditsia triacanthos in. Skyline	Skyline Seedless Honeylocust	2.5-3" cal	B/B	6' Br./Full heads	1.63%
LT	5	Liradendron Tulipfera	Tulip Poplar	2.5-3" cal	B/B	6' Br./Full heads	1.63%
TOTAL	**169**						
REPLACEMENT TREES (WITHIN BUFFER & OPEN SPACE AREAS)							
BH	24	Betula Nigra "Heritage"	Heritage River Birch	2.5-3" cal.	B/B		7.82%
ARM	20	Acer rubrum	Red Maple	2.5-3" cal.	B/B	6' Br./Full heads	6.51%
QB	24	Quercus bicolor	Swamp White Oak	2.5-3" cal.	B/B	6' Br./Full heads	7.82%
AB	21	Acer buergerianum	Trident Maple	2.5-3" cal.	B/B	6' Br./Full heads	6.84%
CC	26	Cercis canadensis	Eastern Redbud	2.5-3" cal.	B/B		8.47%
CF	23	Cornus florida	Flowering Dogwood	2.5-3" cal.	B/B	Full heads	7.49%
TOTAL	**138**						
EVERGREEN TREES							
JV	13	Juniperus virginiana	Eastern Red Cedar	6-7'	B/B	Full, not collected	
PO	24	Picea amorika	Serbian Spruce	7-8'	B/B	Full to ground	
PAB	10	Picea abies	Norway Spruce	6-7'	B/B	Park Quality	
ABC	11	Abies concolor	White Fir	6-7'	B/B	Full to ground	
ORNAMENTAL TREES							
AC	26	Amelanchier canadensis	Shadblow Serviceberry	5-6'	B/B	Full heads	
PR	X	Prunus x incarne 'Okame'	Okame Flowering Cherry	5-6'	B/B	Full heads	
SHRUBS							
IC	93	Ilex crenata "Green Luster"	Green Luster Holly	18-24"	3 gal	Full	
JC	183	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	9-12"	3 gal	Full	
VD	50	Viburnum dentatum	Arrowwood Viburnum	18-24"	3 gal	Full	
IGC	190	Ilex glabra 'Compacta'	Compact Inkberry	18-24"	3 gal	Full	
ITV	129	Itea virginica 'Henry's Garnet'	Garnet Virginia Sweetspire	18-24"	3 gal	Full	
WF	54	Weigela florida	Weigelia	24-30"	5 gal	Full, matching plants	
CS	35	Cornus sericea	Redosier Dogwood 'Winter Flame'	18-24"	3 gal	Full	
IV	48	Ilex verticillata	Red Sprite Winterberry (Female) Jim Dandy Winterberry (Male)	24-30"	5 gal	Plant 4 females per 1 male plant	
LF	30	Leucothoe fontanesiana 'Zeblid'	Scarletta Leucothoe	9"-12"	3 gal	Full	
PAH	115	Pennisetum alopecuroides 'Hameln'	Fountain Grass	9"-12"	3 gal	Full	
PC	30	Prunus x cistena	Purple-leaf Sand Cherry	24"-30"	5 gal	Full	
PL	72	Prunus laurocerasus	Cherry Laurel	24"-30"	5 gal	Full	
GRASSES, FLOWERS AND GROUNDCOVERS							
CA	240	Coreopsis auriculata 'Nana'	Tickseed	9-12"	2 gal	Full plants	
LM	210	Liriope muscari Big Blue	Big Blue Lilyturf	-	1 gal	Full plants	
DAF	72	Daffodils "King Alfred"	King Alfred Daffodil	-	Top Size	Drift in beds where located	
PV	45	Panicum virgatum 'Switch Grass'	Switch Grass	-	1 gal		
MS	93	Miscanthus sinensis 'Morning Light'	Morning Light Malden Grass	24"-30"	3 gal	Full plants	

ORDINANCE REQUIREMENTS - SALDO Ch. 22

SECTION:		REQUIRED	PROPOSED	WAIVER
22-500.3.A.(1)	In residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes.	191 dwelling units / 20 = 9.55 acres of open space	80,430 SF of Public Open Space 22,496 SF of Private Open Space	YES
22-417.3.D	Residential parking lots: The entire parking lot perimeter shall be buttered and landscaped in accordance with §22-428.	Entire Parking lot perimeter shall be buttered and landscaped	A variety of deciduous and evergreen trees and shrubs in accordance with §22-428 are proposed around the parking lot perimeter	NO

STREET TREES

STREET	LENGTH	REQUIREMENTS	PROPOSED
ROAD A	1,085 LF	ONE (1) TREE PER 40 L.F. 27 TREES PER EACH SIDE OF STREET	38 TREES ALONG STREET (40' OC) >16 TREES WITHIN OPEN SPACE AREAS
ROAD B	760 LF	ONE (1) TREE PER 40 L.F. 19 TREES PER EACH SIDE OF STREET	26 TREES ALONG STREET (40' OC) >12 TREES WITHIN OPEN SPACE AREAS
ROAD C	260 LF	ONE (1) TREE PER 40 L.F. 7 TREES PER EACH SIDE OF STREET	8 TREES ALONG STREET (40' OC) >6 TREES WITHIN OPEN SPACE AREAS
TOTAL			106 TREES REQUIRED 121 TREES PROPOSED (STREET TREE & OPEN SPACE) (NOT INCLUDING PROPOSED BUFFER TREES)

Replacement Tree Calculations

Item	Quantity	Replacement Value[2, 3]	Proposed Replacement Trees[2, 4, 5]
Existing Trees Surveyed[1]	89		
On Site	64		
Off Site (Not to be Disturbed)	25		
Existing Trees On Site to be Protected	37		
Existing Trees On Site to be Removed	27	135	
Proposed Trees[4, 5]			135

1. As identified in the report by Rockwell Associates, dated December 18, 2021
2. Unit in number of trees (2.5" caliper minimum size)
3. Calculated per §25-109
4. Trees calculated for replacement are in addition to those proposed trees satisfying other requirements of the Borough of Phoenixville Subdivision & Land Development and/or Zoning Ordinances.
5. Proposed replacement trees are not required under §25-108 & §25-109 as the trees to be removed are not considered to be "Regulated Trees" as defined by the Borough of Phoenixville Tree Ordinance. The proposed trees are provided in good faith and as a means to further beautify the proposed residential development.

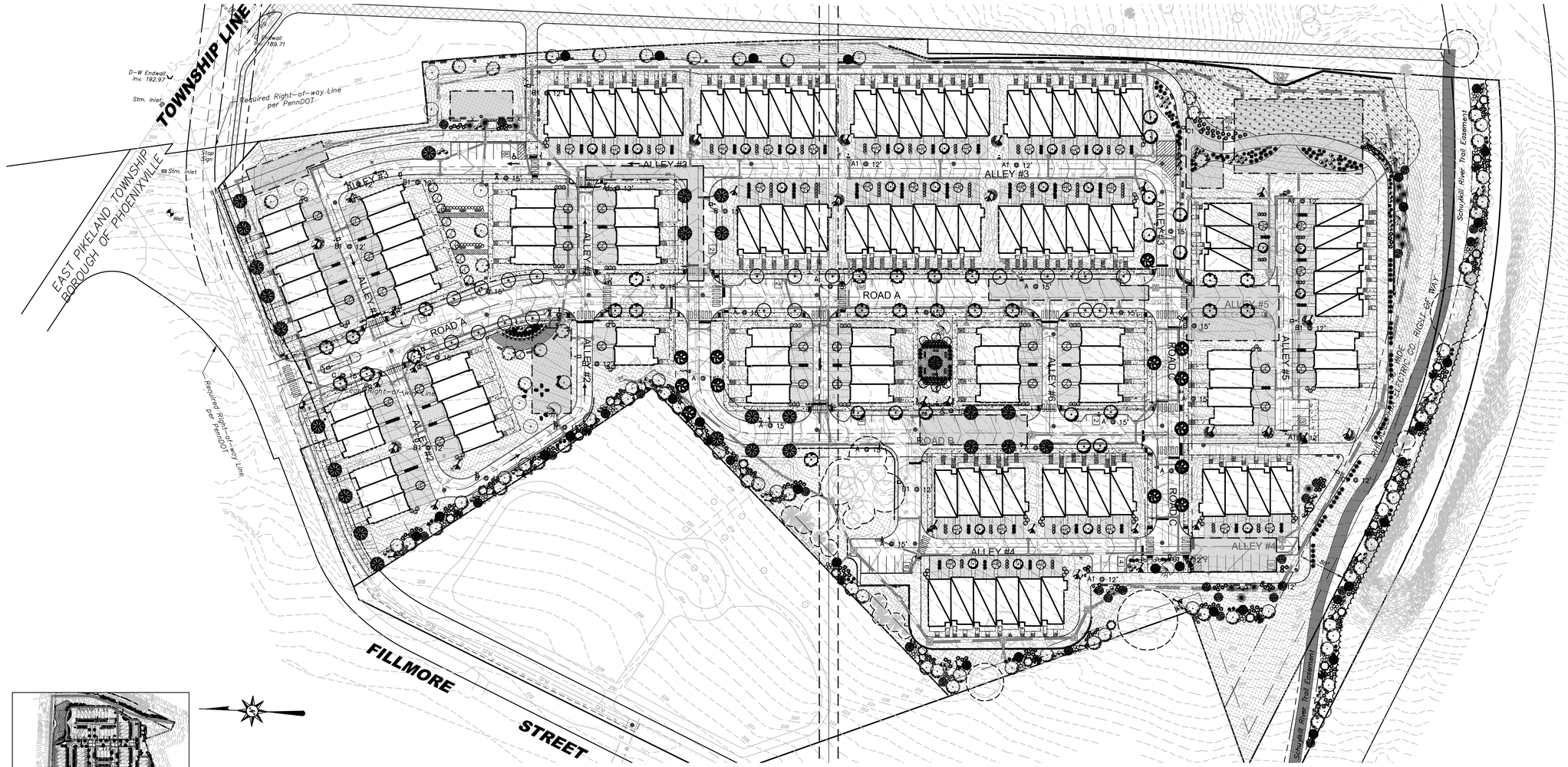
Replacement Tree Calculations

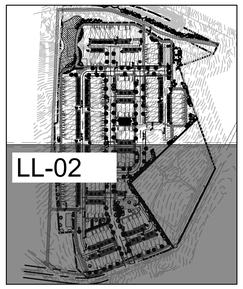
Item	10"-18" DBH	18"-30" DBH	30"+ DBH	TOTAL
Existing Trees On Site to be Removed	19	7	1	27
Replacement Tree Ratio (per removed tree)	4	7	10	
Total Replacement Trees	76	49	10	135

LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN AND ORNAMENTAL SHRUBS
- SEEDED LAWN
- RIVERSTONE
- MULCHED BED
- NATIVE MEADOW SEED MIX
- EXISTING TREE TO BE PROTECTED

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET


TOWNSHIP LINE
EAST PIKELAND TOWNSHIP
BOROUGH OF PHOENIXVILLE
Required Right-of-way Line per PennDOT
D-W Endwall Inv. 192.97
D-W Endwall Inv. 189.71
Stm. Inlet
Stop Sign
Well
ROAD A
ROAD B
ROAD C
ALLEY #1
ALLEY #2
ALLEY #3
ALLEY #4
ALLEY #5
ALLEY #6
FILLMORE STREET
Schuylkill River Trail Easement
Schuylkill River Trail Easement
Schuylkill River Trail Easement



KEY MAP

SCALE: 1"=300'

LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- SEEDED LAWN
- RIVERSTONE
- MULCHED BED
- NATIVE MEADOW SEED MIX
- EXISTING TREE TO BE PROTECTED

SEE SHEET LL-03

SEE SHEET LL-03

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

TOWNSHIP LINE ROAD

FILLMORE STREET

CLEAR SIGHT TRIANGLE

PROVIDE BENCHES (TYP)

PROPOSED DOG PARK

PROVIDE PET WASTE STATION WITH TRASH RECEPTACLE (TYP)

6' CHAINLINK FENCE

PROVIDE BENCHES (TYP)

PROVIDE BIKE RACK (TYP)

10' x 10' ENTRY VESTIBULE WITH 6' CHAINLINK FENCE

ROAD A

ALLEY 12'

GROUP 1

GROUP 2

GROUP 3

Required Right-of-way Line per PennDOT

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TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
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Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021
CAD File:	LL210039801

Title

LANDSCAPE PLAN

Sheet No.

LL-02

No. 52 of 58

Xref (s) : XC210039801 - B521039501 - XDWC254401 - XD210039502 - XC210039503 - XC210039504 - XC210039505 - XC210039601 - XC210039602 - XL210039801 - XD210039802 - XD210039803 - XD210039901

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LL-03

KEY MAP

SCALE: 1"=300'

LEGEND

- PROPERTY LINE
- EXISTING TREE TO BE PROTECTED
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- SHRUBS
- SEEDED LAWN
- RIVERSTONE
- MULCHED BED
- NATIVE MEADOW SEED MIX

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

TYPICAL PLANTING GROUPS SUBJECT TO FIELD LOCATING (TYP)

GROUP 1 / GROUP 2 / GROUP 3 / TREELINE

Schuylkill River Trail Easement

PHILA. ELECTRIC CO. WIDE RIGHT OF WAY

NATIVE MEADOW SEED MIX

PROVIDE BIKE RACK (TYP)

PROVIDE PET WASTE STATION WITH TRASH RECEPTACLE (TYP)

PROVIDE BENCHES (TYP)

PROVIDE PET WASTE STATION WITH TRASH RECEPTACLE (TYP)

PROVIDE BENCHES (TYP)

CLEAR SIGHT TRIANGLE

PROVIDE PAVERS (TYP)

ROAD A / ROAD B / ROAD C / ALLEY #1 / ALLEY #2 / ALLEY #3

SEE SHEET LL-02

SEE SHEET LL-02

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Architecture
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1100 First Avenue
Suite 104
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(610) 337-3642 Fax

TRIESTE DEVELOPMENT

FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/18/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/07/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=30'
Project No.	2100398
Date	09/09/2021
CAD File: LL2100398O1	

Title

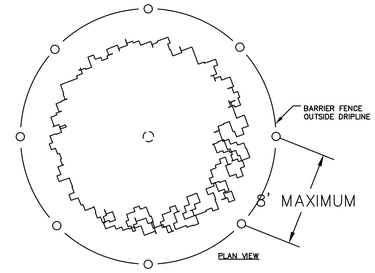
LANDSCAPE PLAN

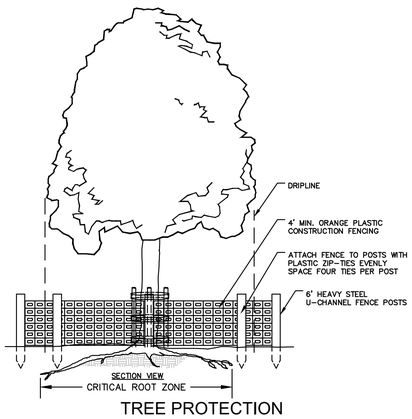
Sheet No.

LL-03

No. 53 of 58

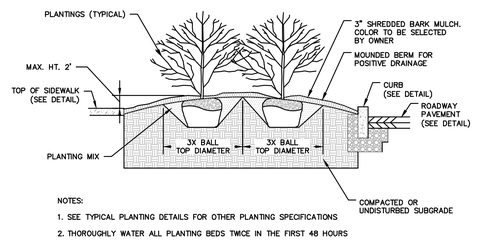
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TREE PROTECTION

N.T.S

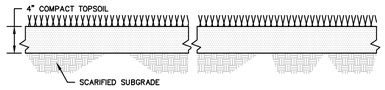


NOTES:

1. SEE TYPICAL PLANTING DETAILS FOR OTHER PLANTING SPECIFICATIONS
2. THOROUGHLY WATER ALL PLANTING BEDS TWICE IN THE FIRST 48 HOURS

1 SECTION OF PLANTED ISLAND

N.T.S

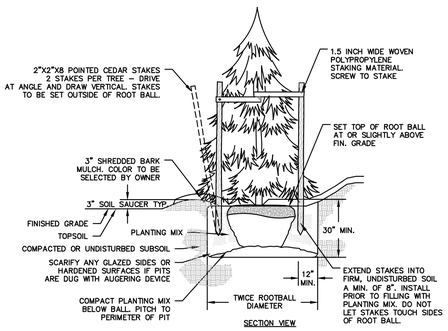


NOTES:

1. CONTRACTOR TO MOW TURF GRASS TO 3"–4" HEIGHT

1 TURF PLANTING DETAIL

N.T.S

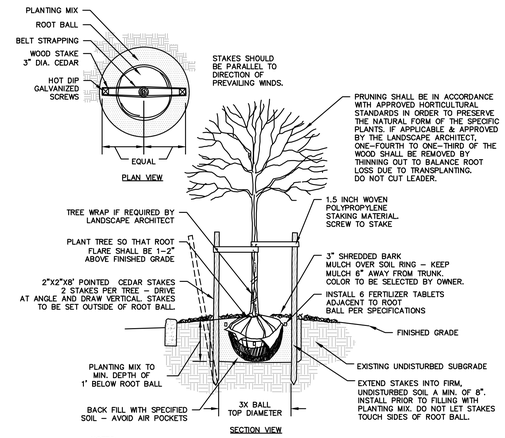


NOTES:

1. STAKING FOR EVERGREEN TREES OVER 6' HT. ONLY.
2. 1.5 INCH WIDE WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. STAKING MATERIAL SHALL BE ADJUSTED AS NECESSARY THROUGHOUT THE GROWING SEASON TO PREVENT GIRDLING.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.
4. THOROUGHLY WATER ALL TREES TWICE WITHIN THE FIRST 48 HOURS.

1 EVERGREEN TREE PLANTING

N.T.S

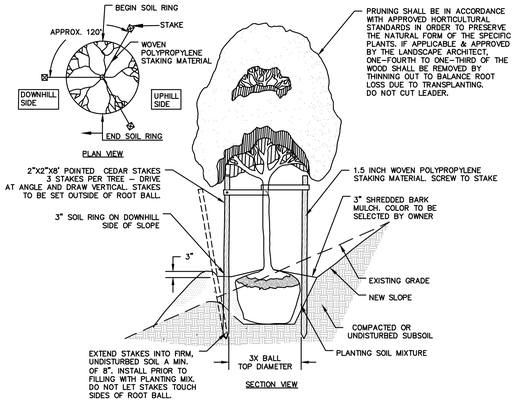


NOTES:

1. 1.5 INCH WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. STAKING MATERIAL SHALL BE ADJUSTED AS NECESSARY THROUGHOUT THE GROWING SEASON TO PREVENT GIRDLING.
2. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.
3. THOROUGHLY WATER ALL TREES TWICE WITHIN THE FIRST 48 HOURS.

1 DECIDUOUS TREE PLANTING

N.T.S

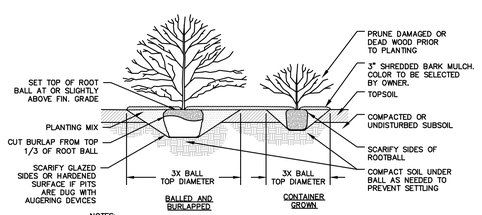


NOTES:

1. THIS DETAIL SHALL APPLY TO TREE PLANTING ON 3H:1V SLOPES OR STEEPER UNLESS OTHERWISE DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE. DECIDUOUS TREES 2 ½" CAL. OR GREATER, ALL EVERGREEN TREES 6 FT. OR GREATER, AND MULTI-STEMMED TREES 6 FT. OR GREATER IN HEIGHT SHALL BE STAKED AS SHOWN.
2. 1.5 INCH WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. STAKING MATERIAL SHALL BE ADJUSTED AS NECESSARY THROUGHOUT THE GROWING SEASON TO PREVENT GIRDLING.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.
3. THOROUGHLY WATER ALL TREES TWICE WITHIN THE FIRST 48 HOURS.

1 TREE SLOPE PLANTING

N.T.S



NOTES:

1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.
2. BROKEN ROOT BALLS WILL BE REJECTED.
3. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC, COMPLETELY REMOVE IT FROM ROOT BALL. ROOT FLARE IS EXPOSED AND FLUSH WITH FINISHED GRADE.
4. THOROUGHLY WATER ALL PLANTING BEDS TWICE IN THE FIRST 48 HOURS.

1 SHRUB PLANTING

N.T.S

LANDSCAPING NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
4. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. PRIOR TO PLANTING THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS. THE OWNER OR LANDSCAPE ARCHITECT SHALL APPROVE THE FIELD LOCATIONS OR ADJUSTMENTS OF THE PLANT MATERIAL.
5. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". SHREDDED HARDWOOD BARK MULCH SHALL BE SPREAD OVER GEOTEXTILE FABRIC EQUAL TO MARAFI MODEL 140 NL FOR SHRUB MASSING AREAS, ANNUAL AND PERENNIAL FLOWER BEDS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. GROUND COVER AREAS SHALL NOT HAVE FABRIC.
6. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE CONTRACTOR. PLANTING BEDS SHALL BE WEED FREE PRIOR TO PLANT INSTALLATION. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE LANDSCAPE DETAIL SHEET FOR PLANTING DETAILS. ALL STAKING SHALL BE REMOVED WITHIN ONE YEAR OF PLANTING.
7. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
8. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
9. PLANTING SOIL MIXTURE:
   2 PARTS PEAT MOSS
   5 PARTS TOPSOIL
   MYCORRHIZA INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
   FERTILIZER/LIME APPLY AS RECOMMENDED BY SOIL ANAYLSIS
10. TREES, AND SHRUBS:
    TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCATION OF THE PROJECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.THEY SHALL HAVE HEALTHY AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL HAVE STRAIGHT SINGLE TRUNKS WITH THEIR MAIN LEADER INTACT UNLESS OTHERWISE STATED. THE OWNER OR LANDSCAPE ARCHITECT SHALL ONLY PERMIT SUBSTITUTIONS UPON WRITTEN APPROVAL. THEIR SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED ON THE DRAWINGS MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
11. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL HAVE SINGLE STRAIGHT TRUNKS AND SHALL NOT BRANCH BELOW 7' FEET HIGH IF THE TREE CALIPER IS 2 1/2" INCHES OR GREATER.
12. REQUIREMENTS FOR THE MEASUREMENT, BRANCHING, GRADING, QUALITY, AND BURLAPPING OF ALL TREES AND SHRUBBERY SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., IN THE AMERICAN STANDARD NURSERY STOCK, ANSIZ60, 1–1973, AS AMENDED.
13. ANNUALS, PERENNIALS, AND GROUNDCOVERS:
    ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE IS REQUIRED FOR ALL PLANT MATERIALS.
14. SEEDING MIXTURES: GRASS SEEDING MIXTURES FOR PERMANENT SOIL STABILIZATION SHALL CONFORM TO THE PENNSYLVANIA SEED ACT OF 1965, AS AMENDED.

    SEEDING MIXTURE TYPE 1 (LAWN)
    50% KENTUCKY BLUEGRASS (POA PRATENSIS)
    30% PENNLAWN RED FESCUE (FESTUCA RUBRA)
    10% PERENNIAL RYEGRASS (LOLIUM PERENNE)
    10% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)
    % PURE LIVE SEED: VARIES WITH SEEDING MIXTURE – MINIMUM 95%
    APPLICATION RATE: 4LBS/MSF
    FERTILIZER TYPE: 10–20–20
    FERTIZER APPLICATION RATE: 1000LBS/ACRE
    LIMING RATE: 6000 LBS/ACRE
    MULCH TYPE: WOOD CELLULOSE FIBERS
    MULCH RATE: 1200 LBS/ACRE
    ANCHOR MATERIAL: EC3000 COPOLYMER TACKIFIER
    ANCHORING METHOD: SLURRY, MIX AND SPRAY
    ANCHORING RATE OF APPLICATION: 3 LBS/ACRE
    SEEDING DATES: MARCH 15–MAY 30 AND AUGUST 15–OCTOBER 15

    SEEDING TYPE 3 (3:1 SLOPES OR GREATER)
    20% CROWNVETCH (CORONILLA VARIA)
    40% BIRDSFOOT TREFOIL (LOTUS CORNICULTUS VAR. ARVENSIS)
    30% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)
    10% ALSIKE CLOVER (TRIFOLIUM HYBRIDUM)
    LEGUMINOUS SEED TO BE INOCULATED
    %PURE LIVE SEED: 96–98%
    APPLICATION RATE: 25 LBS/ACRE
    FERTILIZER TYPE: 10–20–20
    FERTILIZER RATE OF APPLICATION: 400 LBS/ACRE
    LIMING RATE: 500 LBS/ACRE (PULVERIZED AGRI. LIMESTONE)
    MULCH TYPE: WOOD CELLULOSE FIBER
    MULCH RATE: 1400 LBS/ACRE
    ANCHOR MATERIAL: EC3000 COPOLYMER TACKIFIER
    ANCHORING METHOD: SLURRY MIX AND SPRAY
    ANCHORING RATE OF APPLICATION: 3 LBS/ACRE
    SEEDING SEASON DATES: MARCH 1–MAY 15 AND SEPT. 1–OCTOBER 15

15. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
16. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
17. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.
18. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.
19. IF SHEET IS LESS THAN 24" X 36" IT IS A REDUCED PRINT AND SHOULD BE SCALED ACCORDINGLY.
20. ALL TREES TO BE PRESERVED NEAR PORTIONS OF SITE DEVELOPMENT SHALL BE PRUNED AND FERTILIZED PRIOR TO THE BEGINNING OF CONSTRUCTION.

SEED MIX NOTES

NATIVE MEADOW SEED MIX
ERNMX-181 – NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS
ERNST SEEDS OR APPROVED EQUAL

SPECIES: INDIAN GRASS (SORGHASTRUM NUTANS), ANNUAL RYEGRASS (LOLIUM MULTIFLORUM), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), BIG BLUESTEM (ANDROPOGON GERARDII), CANADA WILDRYE (ELYMUS CANADENSIS), AUTUMN BENTGRASS (AGROSTIS PERENNANS), SWITCH GRASS (PANICUM VIRGATUM), DEERTONGUE (PANICUM CLANDESTINUM), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), PURPLE CONEFLOWER (ECHINACHEA PURPUREA), PURPLETOP (TRIDENS FLAVUS), LANCELEAF COREOPSIS (COREOPSIS LANCEOLATA), BLACK EYE SUSAN (RUDBECKIA HIRTA), OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES), WILD BERGAMOT (MONARDA FISTULOSA), SMOOTH BLUE ASTER (ASTER LAEVIS), NARROWLEAF MOUNTAINMINT (PYCNANTHEMUM TENUIFOLIUM), EARLY GOLDENROD (SOLIDAGO JUNCEA).

APPLICATION RATE: 60 LBS/ACRE: 1000 SF/LB
SEEDING DATES: AUGUST 15 – OCTOBER 1 AND APRIL 15 – JUNE 30
UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

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(610) 337-3642 Fax

TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

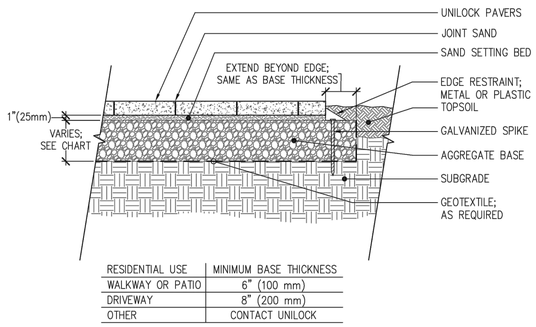
REVISIONS		
No	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
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3	04/11/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	07/08/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	NONE
Project No.	2100398
Date	09/09/2021
CAD File:	LL2100398O1

Title
LANDSCAPE NOTES AND DETAILS

Sheet No.
LL-04
No. 54 of 58

Xref DL: XC2100398O1 BS2100398-01 XDPC2524A1 , XZ2100398O2 XC2100398O3 XC2100398O4 XC2100398O5 XC2100398O6 XC2100398O7 XC2100398O8 XC2100398O9 XC2100398O10
8/29/2022 SAVATTON, CC, JOHN VAN WORDEN, DWG LL2100398O1 LAYOUT: LL-04
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RESIDENTIAL USE	MINIMUM BASE THICKNESS
WALKWAY OR PATIO	6" (100 mm)
DRIVEWAY	8" (200 mm)
OTHER	CONTACT UNILOCK

RESIDENTIAL APPLICATION
PAVER DETAIL

CREATED: MARCH 1, 2011
REVISED: MARCH 6, 2014
FILE NAME: CS-1-PAVER.DWG

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION
PAVERS ON GRANULAR BASE WITH EDGE RESTRAINT

UNILOCK
DESIGNED TO CONNECT.

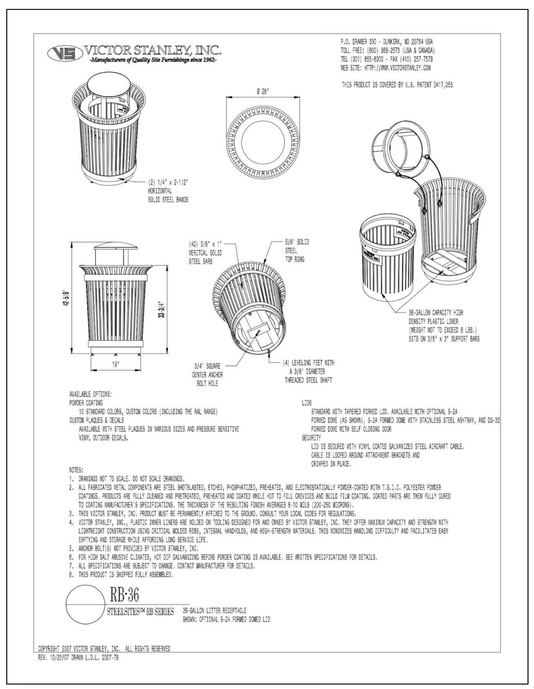
NOTE:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

CONCRETE PAVERS

N.T.S

MANUFACTURER: UNILOCK (OR APPROVED EQUAL)
WEBSITE: WWW.UNILOCK.COM
PHONE: 845-538-7914
PRODUCT:HOLLAND PREMIER
COLOR: TO BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE



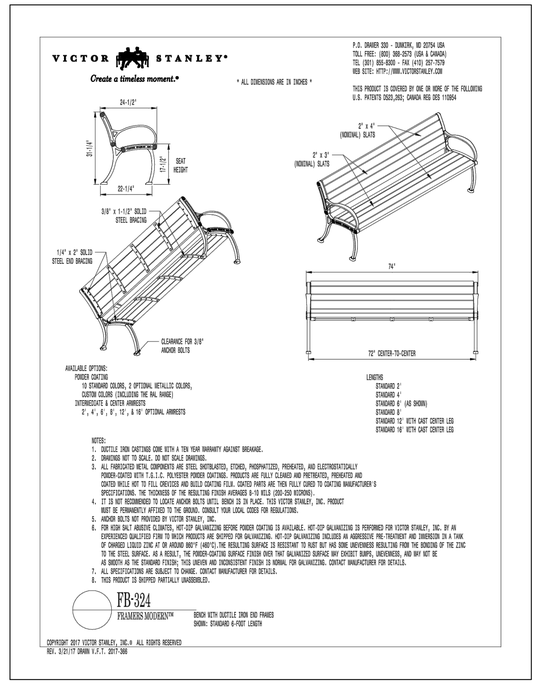
NOTE:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

TRASH RECEPTACLE

N.T.S

MANUFACTURER: VICTOR STANLEY (OR APPROVED EQUAL)
WEBSITE: WWW.VICTORSTANLEY.COM
PHONE: 1-800-368-2573
PRODUCT: STEEL SITES RB COLLECTION-RB-36; 36 GAL.; DOME LID
COLOR: TO BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE



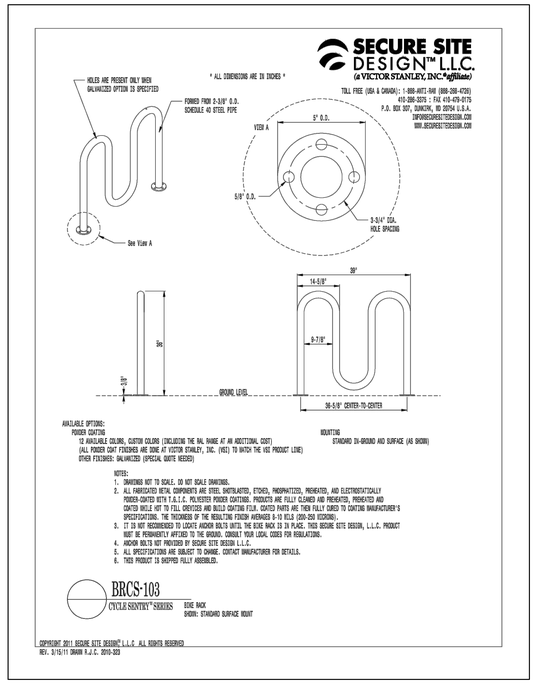
NOTE:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

BENCH

N.T.S

MANUFACTURER: VICTOR STANLEY (OR APPROVED EQUAL)
WEBSITE: WWW.VICTORSTANLEY.COM
PHONE: 1-800-368-2573
PRODUCT: FRAMERS MODERN COLLECTION-FB-324; 6' LENGTH
COLOR/MATERIAL: TO BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE



NOTE:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

BIKE RACK

N.T.S

MANUFACTURER: VICTOR STANLEY (OR APPROVED EQUAL)
WEBSITE: WWW.VICTORSTANLEY.COM
PHONE: 1-800-368-2573
PRODUCT: CYCLE SENTRY COLLECTION-BRCS-103; 5 BIKE CAPACITY
COLOR/MATERIAL: TO BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE



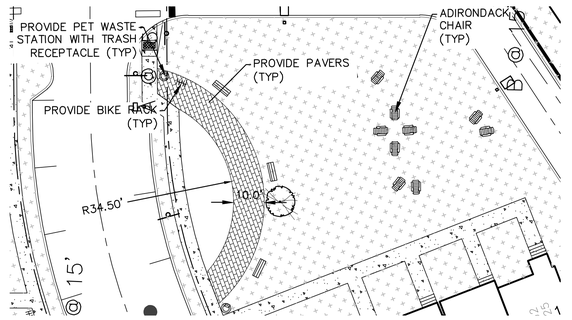
NOTE:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

ADIRONDACK CHAIR

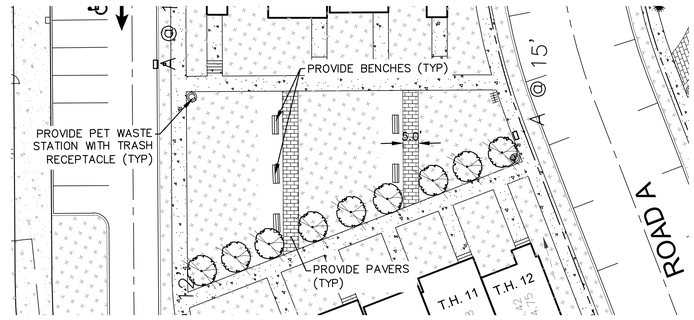
N.T.S

MANUFACTURER: LANDSCAPE FORMS (OR APPROVED EQUAL)
WEBSITE: WWW.LANDSCAPEFORMS.COM
PHONE: 800-430-6209
PRODUCT: AMERICANA LOUNGE CHAIR
COLOR: TO BE SELECTED BY OWNER/OWNER'S REPRESENTATIVE



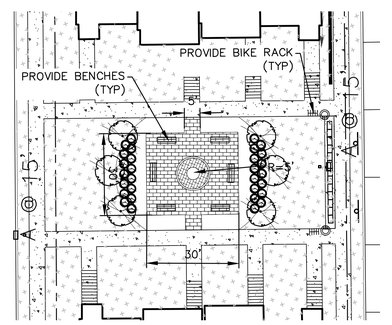
OPEN SPACE AREA #1 - PLAN ENLARGEMENT

1"=20'



OPEN SPACE AREA #2 - PLAN ENLARGEMENT

1"=20'



OPEN SPACE AREA #3 - PLAN ENLARGEMENT

1"=20'

Architecture
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Suite 104
King of Prussia, PA 19406
(610) 994-4608
(610) 337-3642 Fax

TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/18/22	REVISIONS PER BOROUGH COMMENTS
3	04/15/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	05/20/22	REVISIONS PER BOROUGH COMMENTS
6	06/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	NONE
Project No.	2100398
Date	09/09/2021
CAD File:	LL2100398O1

Title
LANDSCAPE DETAILS

Sheet No.
LL-05
No. 55 of 58

Xref (s) : XC2100398O1 | XD2100398O1 | XDXRCS45451 | XD2100398O2 | XC2100398O2 | XC2100398O3 | XC2100398O4 | XC2100398O5 | XD2100398O3 | XD2100398O4 | XD2100398O5 | XD2100398O6 | XD2100398O7 | XD2100398O8 | XD2100398O9 | XD2100398O10 | XD2100398O11 | XD2100398O12 | XD2100398O13 | XD2100398O14 | XD2100398O15 | XD2100398O16 | XD2100398O17 | XD2100398O18 | XD2100398O19 | XD2100398O20 | XD2100398O21 | XD2100398O22 |

RAP Round Aluminum Pole

Pole Shaft
The pole shaft is a seamless 6063-T6 aluminum alloy extrusion having a uniform wall thickness of 0.125". Optional 2" x 4" hand hole shaft may be drilled for mounting luminaire fixtures. All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

Base Plate
The anchor base is cast from A356 alloy aluminum. The anchor base telescopes the pole shaft and is reinforced internally with gussets top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.2, latest edition.

Anchor Bolts
Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 50,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified.

Handhole
An oval reinforced gasketed handhole, having a nominal 2 " x 4 " inside opening, located 1'-6" above base, is provided on all poles. Optional 3" x 6" and 4" x 10" handholes are available (see options). A grounding provision is located inside the handhole ring.

Finish
Finish to be specified.

Series: **RAP** - *Round Aluminum Pole*
Nominal Height: **12'** Base Diameter: **4.0"** Thickness: **11 (0.125")**
Finish: **(F)** - *TBD - Finish to be specified*
Mounting Designation: **DM1O** - *Drilled for 1 Luminaire*
Options: **BC** - *Base Cover*

Height (ft.)	Pole Shaft (in.) x (in.) x (ft.)	Thickness	Handhole (in.) x (in.)	Anchor Bolt (in.) x (in.) x (in.)	Bolt Circle (in.)	EB Info (ft.)	KB Info (ft.)	UG Info (ft.)	Ship Wt. (lbs.)
12	4.0 x 12.0	.11	2 x 4	0.75 x 17 x 3	9.75	6.5	5	3.5	26

RAP12-4.0-11-(F)-DM10-BC

Print This Page

Generate New RAP Logic | Main Menu

Terms and Conditions of Sale

TERMS
Net 30 days from the date of Company's invoice unless otherwise specified. A 1-1/2% per month late charge will be added to accounts past due.

PRICES
Published prices are subject to change without notice. Possession of price sheets in no way obligates Company to sell to

RAP Round Aluminum Pole

Pole Shaft
The pole shaft is a seamless 6063-T6 aluminum alloy extrusion having a uniform wall thickness of 0.125". Optional 2" x 4" hand hole shaft may be drilled for mounting luminaire fixtures. All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

Base Plate
The anchor base is cast from A356 alloy aluminum. The anchor base telescopes the pole shaft and is reinforced internally with gussets top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.2, latest edition.

Anchor Bolts
Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 50,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified.

Handhole
An oval reinforced gasketed handhole, having a nominal 2 " x 4 " inside opening, located 1'-6" above base, is provided on all poles. Optional 3" x 6" and 4" x 10" handholes are available (see options). A grounding provision is located inside the handhole ring.

Finish
Finish to be specified.

Series: **RAP** - *Round Aluminum Pole*
Nominal Height: **15'** Base Diameter: **4.0"** Thickness: **11 (0.125")**
Finish: **(F)** - *TBD - Finish to be specified*
Mounting Designation: **DM1O** - *Drilled for 1 Luminaire*
Options: **BC** - *Base Cover*

Height (ft.)	Pole Shaft (in.) x (in.) x (ft.)	Thickness	Handhole (in.) x (in.)	Anchor Bolt (in.) x (in.) x (in.)	Bolt Circle (in.)	EB Info (ft.)	KB Info (ft.)	UG Info (ft.)	Ship Wt. (lbs.)
15	4.0 x 15.0	.11	2 x 4	0.75 x 17 x 3	9.75	7	3.5	2.5	30

RAP15-4.0-11-(F)-DM10-BC

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Generate New RAP Logic | Main Menu

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TERMS
Net 30 days from the date of Company's invoice unless otherwise specified. A 1-1/2% per month late charge will be added to accounts past due.

PRICES
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RSX1 LED
Area Luminaire



Specifications

EPA (ft²/ft²/ft²): 0.57 ft² (0.05 m²)
Length: 21.9" (55.6 cm) / 29" (74 cm mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body / 7.2" (18.4 cm) Arm
Weight (DPA mount): 22.0 lbs (10.0 kg)

Introduction

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

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

Ordering Information EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R1 Type I Wide R2 Type II Wide R3 Type I Short R4 Type II Wide R5 Type V Short R6 Type V Wide R3S Type I Short* AFR Automotive Front Row AFRR Automotive Front Row Reverse AFRLOR Automotive Front Row Left Optimized	MVOLT 120V-277V* HVOLT 347V-480V* XVOLT 277V-480V* Some specific voltages for options as noted. 120* 277* 208* 347* 240* 480*	SPA Square pole mounting (3.0" max. tenon O.D.) (Specify 1, 2, 3 or 4 fixtures at 90°, 120°, 180° or 270° as required) (Not available in 1, 2 or 4 fixtures for 4 @ 90°, 2 @ 180°, 2 @ 270°.) RPA Round pole mounting (Specify 1, 2, 3 or 4 fixtures at 90°, 120°, 180° or 270° as required) WBA Wall mount adaptor (fits 2-3/8" OD tenons)* S Adjustable slipfitter (fits 2-3/8" OD tenons)* WBA Wall bracket* SRM Single fixture NPS (without cross arm) for use with 2-3/8" OD tenon (by others)* MAST Adjustable mast arm supplied for mounting* AMA Adjustable mast arm wall bracket* AMAEC Adjustable mast arm wall bracket and surface conduit box*

Options	Shipped installed	Finish
Shipped included PE Photocontrol, button type PER Photocontrol, button type, receptacle PER5 Five-pin receptacle only (for use with controls ordered separately) DMG 0-10V dimming wires pulled from fixture for external control (ordered separately) DS Dual switching PIR Motion/ambient sensor, 8' mounting height, ambient sensor enabled at 5fc, turns fixture on to 100% when motion is detected, dims to 50% after 5 minutes of no motion detected* PIRH Motion/ambient sensor, 15' mounting height, ambient sensor enabled at 5fc, turns fixture on to 100% when motion is detected, dims to 50% after 5 minutes of no motion detected* PIR1FC6V Motion/ambient sensor, 8' mounting height, ambient sensor enabled at 1fc, turns fixture on to 6% when motion is detected, stays on for 5 minutes* PIRH1FC6V Motion/ambient sensor, 15' mounting height, ambient sensor enabled at 1fc, turns fixture on to 6% when motion is detected, stays on for 5 minutes* FAO Field adjustable output** DMG Shipped separately DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Sandstone DBLBXD Black textured DNATXD Natural aluminum textured DWHGXD Textured white
Shipped separately KMA8 Mast arm adaptor (8" square pole)* BSW Bird spikes, wire* BSP Bird spikes, plastic* EGS External glare shield* SF Single fuse (120, 277, 347V)* DF Double fuse (208, 240, 480V)* SPD20KV 20kV surge pack (10kA standard) HA Houseside shield* *Not available with XVOLT **Not available with P1 and P2	Shipped included NLTAIR2 nLight AIR wireless enabled* PNMTDBXD Square pole mounting bracket for one luminaire (specify finish)* PNMTDBXD2 Square pole mounting bracket for two luminaires at 90° (specify finish)* PNMTDBXD3 Square pole mounting bracket for three luminaires at 90° (specify finish)* PNMTDBXD4 Square pole mounting bracket for four luminaires at 90° (specify finish)* KMA8DBXD Mast arm adaptor (8" square pole) (specify finish)* *Not available with XVOLT	

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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Lithonia RSX1 Rev. 03.19
Ship Data 1 of 2
Page 1 of 2

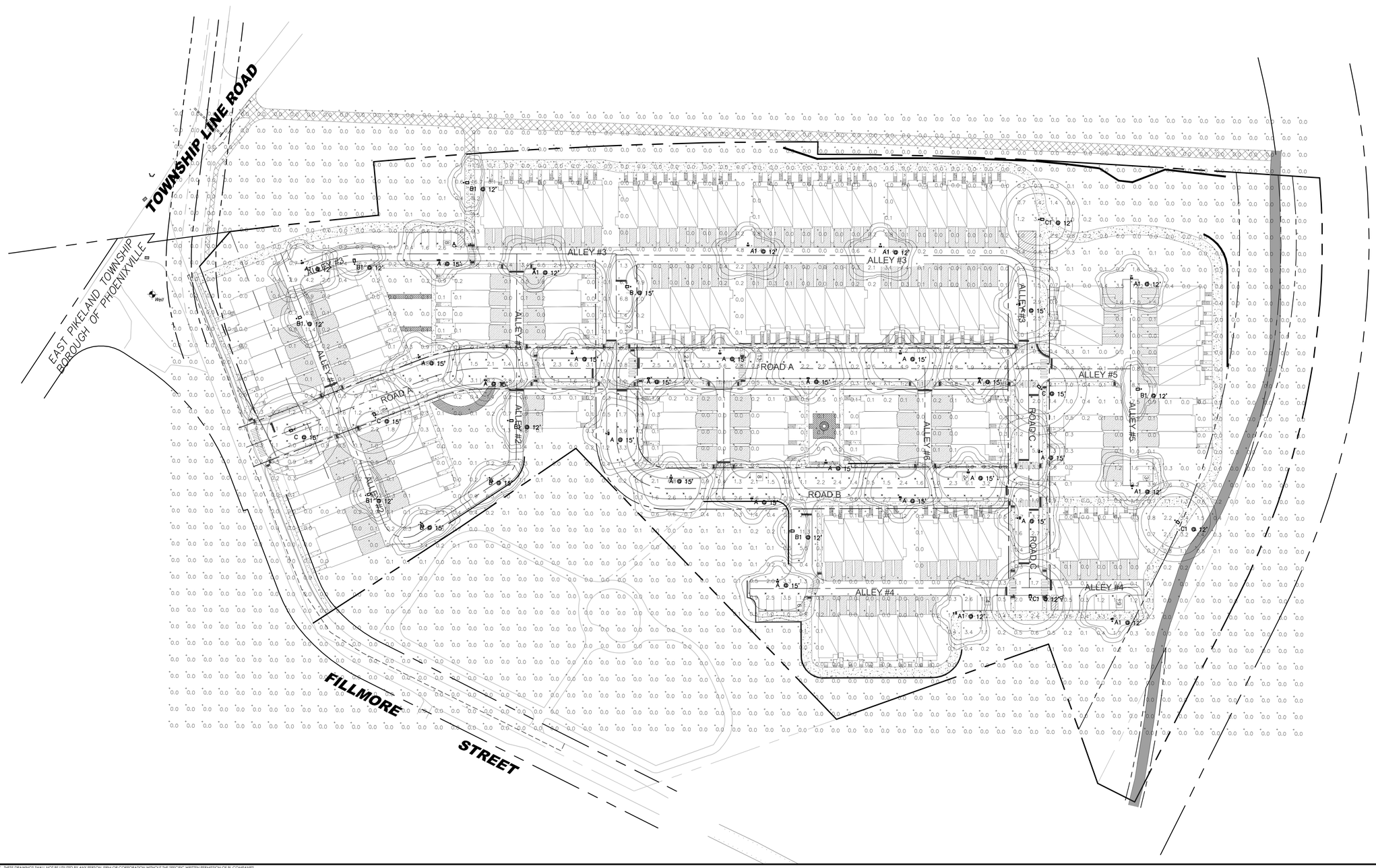
Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	LLF: Light Loss Factor	Wattage	Plot
	A	19	Lithonia Lighting	RSX1 LED P3 40K R4 MVOLT SPA DDBXD [CONTROL] [Finish]	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution	8972	0.85	72.95	Max: 5999 cd
	A1	8	Lithonia Lighting	RSX1 LED P3 40K R4 MVOLT SPA DDBXD [CONTROL] [Finish]	SAME AS TYPE A BUT ON SHORTER POLE	8972	0.85	72.95	Max: 5999 cd
	B	3	Lithonia Lighting	RSX1 LED P3 40K R3 MVOLT SPA DDBXD [CONTROL] [Finish]	FULL CUTOFF AREA FIXTURE WITH TYPE 3 DISTRIBUTION	8978	0.85	72.9447	Max: 5664 cd
	B1	7	Lithonia Lighting	RSX1 LED P3 40K R3 MVOLT SPA DDBXD [CONTROL] [Finish]	SAME AS TYPE B BUT ON SHORTER POLE	8978	0.85	72.9447	Max: 5664 cd
	C	3	Lithonia Lighting	RSX1 LED P3 40K R5 MVOLT SPA DDBXD [CONTROL] [Finish]	FULL CUTOFF AREA FIXTURE WITH TYPE 5 DISTRIBUTION	10106	0.85	72.95	Max: 3063 cd
	C1	3	Lithonia Lighting	RSX1 LED P3 40K R5 MVOLT SPA DDBXD [CONTROL] [Finish]	SAME AS TYPE C BUT ON SHORTER POLE	10106	0.85	72.95	Max: 3063 cd
	POLE	0	KW INDUSTRIES	ROUND STRAIGHT ALUMINUM POLE ON MOUNTING BASE AND ANCHOR BOLTS AND MOUNTING DETAIL BY ENGINEER. MOUNTED ON CONCRETE FOUNDATION AS HEIGHTS SHOWN ON PLANS. BASE SHALL BE PLUMB. SEE DETAIL FOR HEIGHT OF FIXTURE	GFT ROADWAY POLE = RAP 15 4.0 11 [TWIN] DM2O BC 20ft GFT ALLEYWAY POLE = RAP 12 4.0 11 [TWIN] DM2O BC	8979	1	0	

Note
1. CALCULATIONS TAKEN AT GRADE.
2. FIXTURES MOUNTED AT HEIGHTS LISTED ON DRAWINGS.
3. CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS.
4. LIGHTING SHALL BE AUTOMATICALLY CONTROLLED FROM DAWN TO DUSK VIA INTEGRAL PHOTOCELL.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ALLEY #3 PARKING LOT	+	2.2 fc	7.8 fc	0.4 fc	19.5:1	5.5:1
ALLEY #4 CENTER PARKING LOT	+	2.5 fc	7.0 fc	0.5 fc	14.0:1	5.0:1
ALLEY #4 EAST PARKING LOT	+	0.9 fc	1.4 fc	0.3 fc	4.7:1	3.0:1
ALLEY #4 WEST PARKING LOT	+	1.6 fc	3.5 fc	0.3 fc	11.7:1	5.3:1
ROAD A	+	1.7 fc	8.2 fc	0.2 fc	41.0:1	8.5:1
ROAD B	+	2.1 fc	11.3 fc	0.3 fc	37.7:1	7.0:1
ROAD C	+	2.1 fc	5.0 fc	0.4 fc	12.5:1	5.3:1
SITE	+	0.4 fc	26.2 fc	0.0 fc	N/A	N/A

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



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Suite 104
King of Prussia, PA 19406
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(610) 337-3642 Fax

TRIESTE DEVELOPMENT
FILLMORE STREET AND TOWNSHIP LINE ROAD
BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc:
1	01/20/22	REVISIONS PER BOROUGH COMMENTS
2	03/10/22	REVISIONS PER BOROUGH COMMENTS
3	04/11/22	NPDES SUBMISSION
4	04/21/22	REVISIONS PER BOROUGH COMMENTS
5	06/16/22	REVISIONS PER BOROUGH COMMENTS
6	08/30/22	REVISIONS PER BOROUGH COMMENTS

Designed	M.D.L
Drawn	M.D.L
Reviewed	A.J.B
Scale	1"=50'
Project No.	2100398
Date	09/09/2021
CAD File:	LP2100398O1

Title
OVERALL LIGHTING PLAN

Sheet No.
LP-01
No. 56 of 58

Xref Fil: - XC:\2100398O1 - BD\2100398O1-SU - XDP:C\2021\437 - XZ:\2100398O2 - XE:\2100398O1

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ENCLOSED DOG PARK WITH SEATING AND PET WASTE STATIONS



GRASS COURTYARD WITH SHADE TREES, BENCH SEATING, WASTE RECEPTACLES, BIKE RACKS, AND COMMUNITY MAILBOXES



WASTE RECEPTACLES, PET WASTE STATIONS, BENCHES & BIKE RACKS (TYPICAL THROUGHOUT SITE ALONG PEDESTRIANS PATHS AND COURTYARD AREAS



OPEN SPACE WITH BENCH SEATING, WASTE RECEPTACLES, AND BIKE RACKS

NATIVE PLANTINGS & MEADOW SEEDING FOR POLLINATOR SPECIES



GRASS COURTYARD WITH SHADE TREES, BENCH SEATING, WASTE RECEPTACLES, AND BIKE RACKS



GRASS COURTYARD WITH SHADE TREES, COMMUNITY ADIRONDACK CHAIRS, BENCH SEATING, PAVER WALKWAY, ORNAMENTAL PLANTINGS, WASTE RECEPTACLES, AND BIKE RACKS



GENERAL LANDSCAPING THROUGHOUT SITE, INCLUDING SHADE TREES IN OPEN SPACE AREAS, SCREENING FROM ADJACENT PROPERTIES, AND ADDITIONAL PLANTINGS ALONG SCHUYLKILL RIVER TRAIL



PROPOSED L.R. 1116

SPRING CITY ROAD

TOWNSHIP LINE ROAD

EAST PIKELAND TOWNSHIP
BOROUGH OF PHOENIXVILLE

FILLMORE STREET

ALLEY #3 · ALLEY #2 · ALLEY #1 · ALLEY #5 · ALLEY #6 · ALLEY #4

ROAD A · ROAD B · ROAD C

1261 Fillmore Street
Lands of Slavish Cemetery
UPI No. 15-4-51

1251 Fillmore Street
Lands of Valley Forge Pipelines LTD
UPI No. 15-7-13

Schuylkill River Trail

Iron Pin (found) · Util. Pole · Well · Wire Fence · Aluminum Fence · Metal Rail

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LAND SURVEYING

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King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

TRIESTE DEVELOPMENT

BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY,
PENNSYLANIA

Designed	M.D.L
Drawn	M.D.L
Reviewed	
Scale	1"=50'
Project No.	2100398
Date	12/22/2021
CAD File	SP210039801-OPEN SPACE

OPEN SPACE EXHIBIT

EXB-1

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XREF (s): ; BD14C491401-D ; SP210039801 ; BD210039801-OPEN SPACE ; XC210039801 ; XL210039802 ; XZ210039801 ; XZ210039