

WAIVERS REQUEST
 22-410.6.D REGARDING THE APPROACH STREET GRADE AT INTERSECTION NOT EXCEEDING 4%. THE PROPOSED CENTERLINE YORK STREET GRADE IS 10%.

22-411(6). STREET CURBING AT INTERSECTIONS SHALL BE ROUNDED BY TANGENTIAL ARC WITH A MINIMUM RADIUS OF 20 FEET FOR INTERSECTIONS INVOLVING ONLY LOCAL ACCESS. THE PROPOSED CURB RADIUS IS 5 FEET.

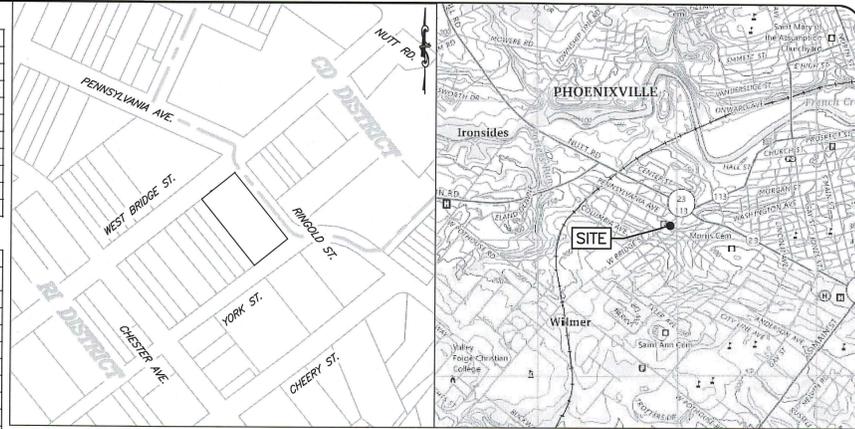
CONDITIONAL USE APPROVAL REQUEST
 22-506 (D) 2. CONDITIONAL USE APPROVAL FROM THE BOROUGH COUNCIL IS REQUESTED FOR DISTURBANCE OF SLOPES IN EXCESS OF 25%.

ZONING TABLE

ZONING RI RESIDENTIAL INFILL	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
LOT WIDTH (FT.)	40	100	50	50
LOT AREA (S.F.)	5,000	20,000	10,000	10,000
IMPERVIOUS COVERAGE (%)	80%	53.00%	28.90%	29.30%
BUILT TO (FRONT YARD)	EXISTING (12'-25')	N/A	20	20
SIDE YARDS (FT.)	10	N/A	10.00	10.00
REAR YARD (FT.)	25	N/A	148.00	148.00
LOT DEPTH (FT.)	120	200.00	200.00	200.00
HEIGHT (FT)	35	N/A	<35	<35
ACCESSORY BUILDING REAR YARD (FT)	8	N/A	0	0
ACCESSORY BUILDING SIDE YARD (FT)	5 OR ATTACHED	N/A	0	0

BUILDING AND IMPERVIOUS COVERAGE

BUILDING AND IMPERVIOUS COVERAGE	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA (S.F.)	20,000	10,000	10,000
PROP. DWELLING	0	950	950
TOTAL BUILDING AREA	0	950	950
EX. PAVING AREA	9,910	0	0
BLACKTOP & DEBRIS AREA	630	0	0
PROP. DRIVEWAY	0	1,020	1,020
PROP. FRONT STEPS/WALK	0	130	130
PROP. PATIO/DECK	0	220	220
PROP. WALK (PARKING TO DWELLING)	0	340	340
PROP. MISC. (AC, CONC PAD, WINDOW SILLS...)	0	100	100
PROP. WALL	0	130	170
EX. CONC. WALK	40	0	0
EX. WALL	20	0	0
TOTAL IMPERVIOUS	10,600	2,890	2,930
IMPERVIOUS COVERAGE	53.00%	28.90%	29.30%
BUILDING COVERAGE	0.00%	9.50%	9.50%



LOCATION MAP
SCALE: 1"=200'

LOCATION MAP
SCALE: 1"=2000'

- GENERAL NOTES**
- TOTAL SITE AREA: 20,000 S.F. = 0.4591 AC.
 - SITE IS ZONED RI RESIDENTIAL INFILL. REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING:
 LOT WIDTH: 40 FT. (MIN.)
 LOT AREA: 5,000 S.F. (MIN.)
 IMPERVIOUS COVERAGE: 80% (MAX.)
 FRONT YARD:(BUILT TO) EXISTING FT. (MIN.)
 SIDE YARD: 10 FT. (MIN.)
 REAR YARD: 25 FT. (MIN.)
 LOT DEPTH: 120 FT. (MIN.)
 BUILDING HEIGHT: 35 FT. (MAX.)
 - SITE IS TO BE SERVICED BY PUBLIC WATER AND SEWER.
 - REFERENCE PLAN: SUBDIVISION PLAN FOR FRANK COSTELLO 800 WEST BRIDGE STREET PREPARED BY EARL R. EDWARDS INC. DATED MAY 2, 1972 AND LAST REVISED ON JULY 25, 1972. RECORDED IN CHESTER COUNTY COURTHOUSE PLAN BOOK #45 PAGE #29.
 - BENCHMARK REFERENCE: TAKEN ON TOP OF GRATE OF STORM INLET LOCATED IN THE SOUTH SIDE OF WEST BRIDGE STREET AT THE INTERSECTION WITH RINGOLD STREET AS SHOWN ON THE PLAN. T.C. ELEV.: 155.62. HORIZONTAL DATUM IS REFERENCED TO PENNSYLVANIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM (NAD83) GEOID 18 (CONUS) AND VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
 - FIELD SURVEY PERFORMED BY HERBERT E. MACCOMBIE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS INC. OFFICE ON 04/02/25.
 - PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THE SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 42029C0060C, EFFECTIVE ON 9/29/2017.
 - BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY THE ENTIRE SITE CONSIST OF EXISTING SOIL TYPES: URXB, URBAN LAND-PENN COMPLEX, 0 TO 8 PERCENT SLOPES.
 - NO FRESHWATER WETLANDS ARE PRESENT IN THE SITE.
 - PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 187.
 - BY LAW A COPY OF THIS APPROVED PLAN SHALL BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
 - THE PURPOSE OF THIS SUBDIVISION IS TO CREATE FROM THE EXISTING PARCEL TWO (2) SINGLE FAMILY DWELLING LOTS. PROPOSED DWELLINGS ARE TO BE SERVICED BY PUBLIC WATER AND SEWER.

PLAN SHEET LEGEND

NO	TITLE
1	PRELIMINARY-FINAL SUBDIVISION PLAN
2	SITE PLAN
3	GRADING PLAN
4	EROSION & SEDIMENTATION CONTROL PLAN
5	UTILITIES AND LANDSCAPE PLAN
6	PROFILES
7	EXISTING FEATURES PLAN
8	OVERALL EXISTING FEATURES PLAN
9	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
10	DETAILS
11	DETAILS
12	DETAILS

PLANNING COMMISSION OF PHOENIXVILLE BOROUGH NOTE
 REVIEWED BY THE PLANNING COMMISSION OF PHOENIXVILLE BOROUGH
 THIS ____ DAY OF _____, 2024

TOWNSHIP ENGINEER OF PHOENIXVILLE BOROUGH NOTE
 REVIEWED BY THE TOWNSHIP ENGINEER OF PHOENIXVILLE BOROUGH
 THIS ____ DAY OF _____, 2024

OWNERS CERTIFICATE AND ACKNOWLEDGEMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS
 ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED:

(NAME OF OWNER; UPI 15-12-234)
 WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.
 WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
 MY COMMISSION EXPIRES: _____ (NOTARY PUBLIC OR OTHER OFFICER)

APPROVAL CERTIFICATE BY THE BOROUGH COUNCIL
 APPROVED BY THE BOROUGH COUNCIL OF PHOENIXVILLE BOROUGH THIS ____ DAY OF _____, 20____.

PRESIDENT _____
 VICE-PRESIDENT _____
 SECRETARY _____
 MEMBER _____
 MEMBER _____
 MEMBER _____
 MEMBER _____
 MEMBER _____

CHESTER COUNTY PLANNING COMMISSION CERTIFICATE
 REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION

DATE: _____
 ATTEST: _____
 CCPD No. _____

RECORDER OF DEEDS CERTIFICATE

SCALE 1" = 20'

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776
 SERIAL #: 20252180981

Herbert E. MacCombie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 P.O. Box 118, Broomall, PA 19008
 And
 495 Highland Blvd, Suite 109
 Coatesville, PA 19320
 P: 610-356-9550 F: 610-356-5032
 WWW.HEMENSINC.COM

REVISIONS

NO.	DATE	DESCRIPTION

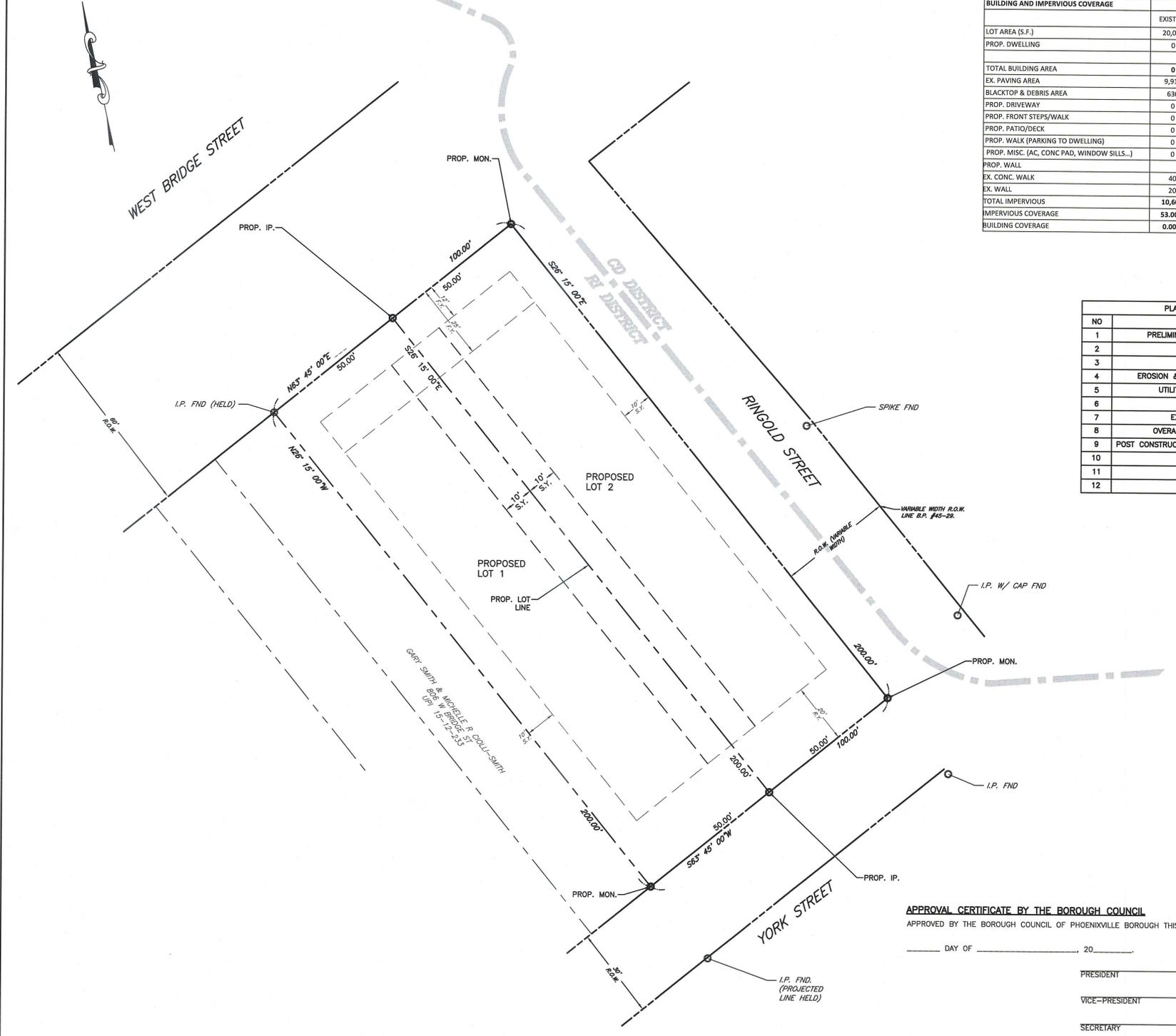
REGISTERED PROFESSIONAL ENGINEER
 DENNIS F. O'NEILL
 PENNSYLVANIA
 No. 15-000784

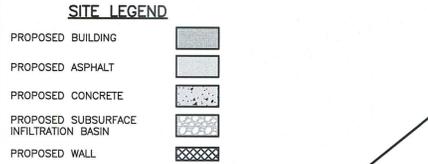
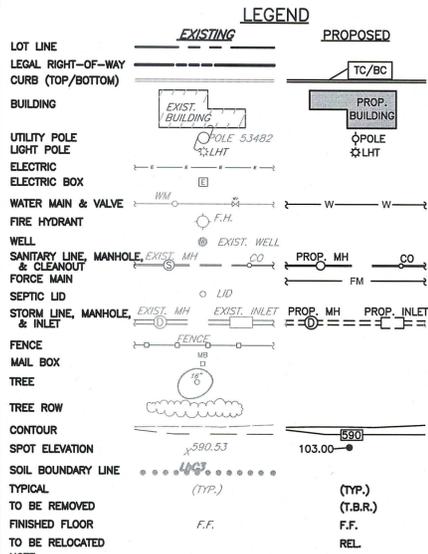
REGISTERED PROFESSIONAL SURVEYOR
 GREGORY J. GRESS
 PENNSYLVANIA
 No. 15-000784
 9-22-2025

PRELIMINARY-FINAL SUBDIVISION PLAN
 FOR
800 W BRIDGE LLC
 800 W. BRIDGE STREET
 PHOENIXVILLE BOROUGH
 CHESTER COUNTY, PA

PROJECT NUMBER
 MISC. NO 1501

SCALE 1" = 20'
 DATE 09/22/2025
 SHEET SHEET 1 OF 12



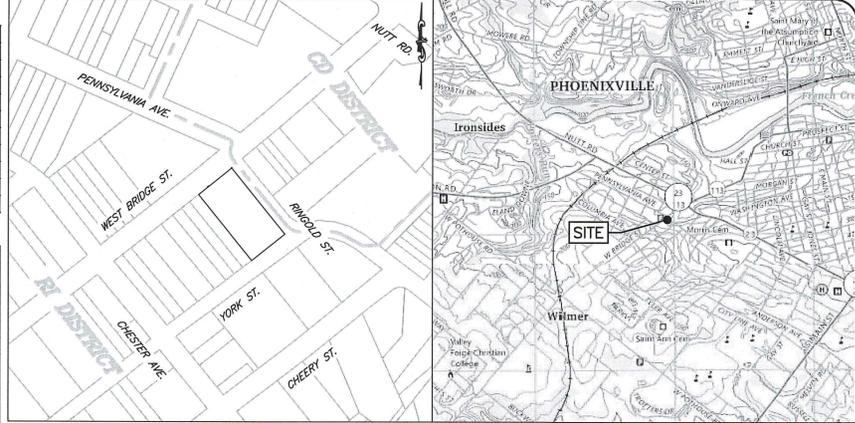


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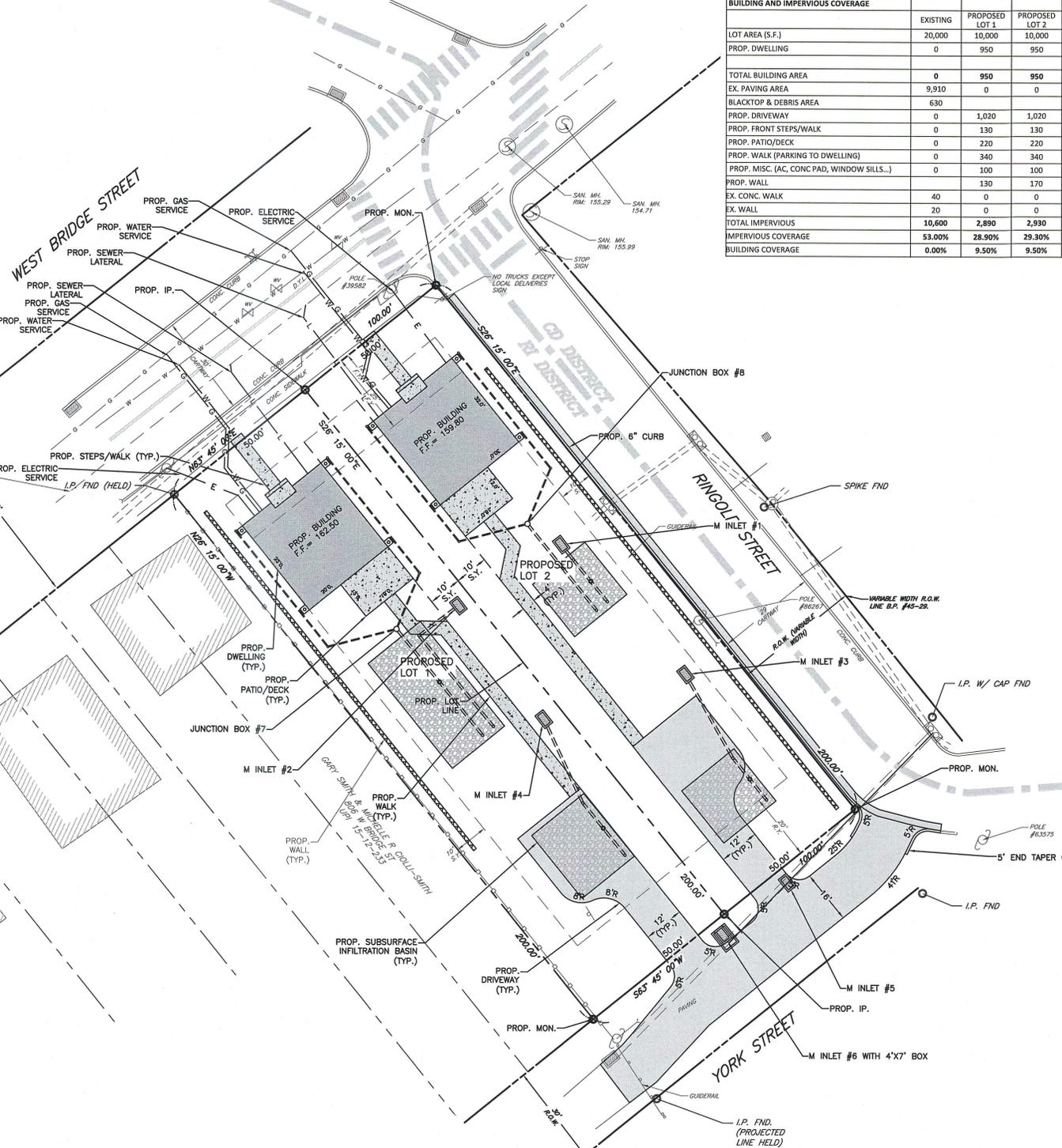
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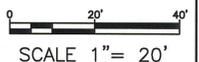
LOCATION MAP SCALE: 1"=200'

LOCATION MAP SCALE: 1"=2000'



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RECORD OWNER
 800 W BRIDGE LLC
 PARCEL ADDRESS: 800 W BRIDGE ST.
 APPLICANT ADDRESS: 3538 RHODAS AVENUE,
 NEWTOWN SQUARE, PA 19073
 UPI: 15-12-234



EXCAVATION, TRENCHING, AND SHORING
 ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL UNITED STATES GOVERNMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) PUBLICATIONS OR THE LATEST REVISIONS.

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.

1-800-242-1776
 SERIAL #: 20252180981

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 And
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 WWW.HEMINGINC.COM

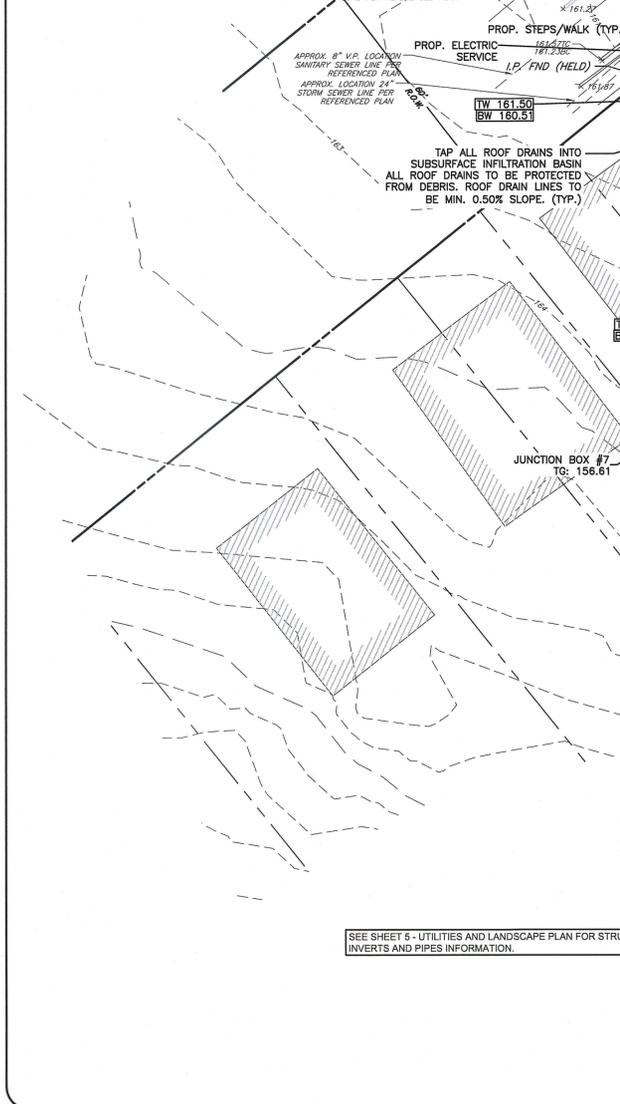
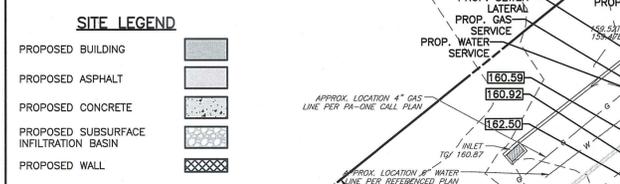
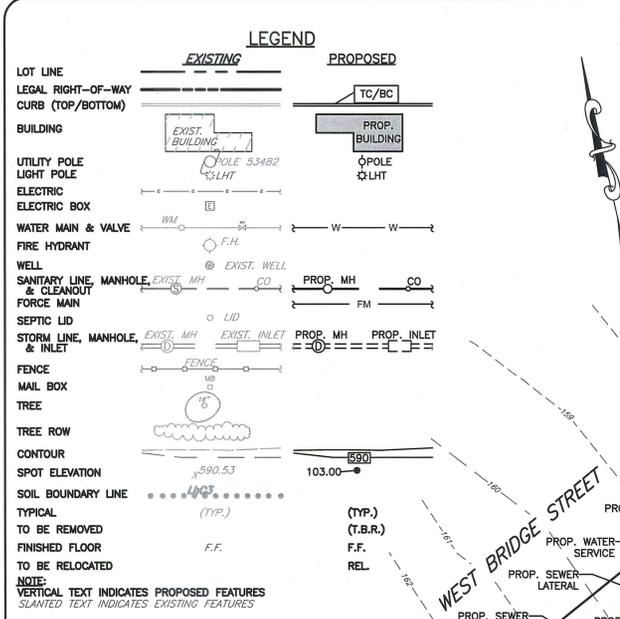
REVISIONS	DATE



Written dimensions on this drawing shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the project, and this office must be notified of any variations from the dimensions and conditions shown on these drawings. All shop details must be submitted to this office for review before proceeding with fabrication.

SITE PLAN
 FOR
800 W BRIDGE LLC
 800 W BRIDGE STREET
 PHOENIXVILLE BOROUGH
 CHESTER COUNTY, PA

PROJECT NUMBER	MISC. NO 1501
SCALE	1" = 20'
DATE	09/22/2025
SHEET	SHEET 2 OF 12

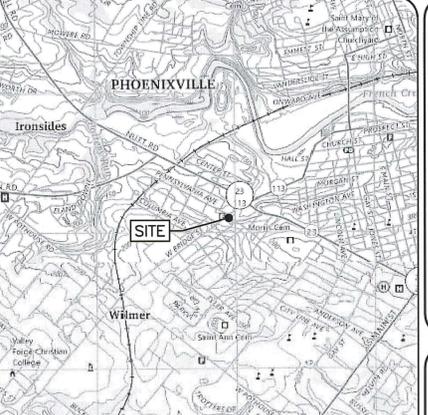


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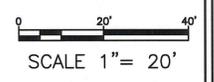
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RECORD OWNER
800 W BRIDGE LLC
PARCEL ADDRESS: 800 W. BRIDGE ST.
APPLICANT ADDRESS: 3538 RINGOLD AVENUE, NEWTOWN SQUARE, PA 19073
UPI: 15-12-234

ENGINEER STORMWATER MANAGEMENT PLAN CERTIFICATION:

I, DENNIS F. O'NEILL, P.E., 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. 1111, BOROUGH OF PHOENIXVILLE'S STORMWATER MANAGEMENT ORDINANCE.

DENNIS F. O'NEILL, P.E. 062991-E
DATE: 09/22/2025



PHOENIXVILLE BOROUGH ENGINEER S.W.M. PLAN CERTIFICATION:

I, PHOENIXVILLE BOROUGH ENGINEER FOR THE BOROUGH OF PHOENIXVILLE HAVE REVIEWED AND 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. 1111, BOROUGH OF PHOENIXVILLE'S STORMWATER MANAGEMENT ORDINANCE.

PHOENIXVILLE BOROUGH ENGINEER (DATE)

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.



SWM. PLAN OWNER ACKNOWLEDGEMENT:

I, _____ ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE PHOENIXVILLE BOROUGH AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR PHOENIXVILLE BOROUGH (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

PHOENIXVILLE BOROUGH ENGINEER (DATE)

Herbert E. MacCombie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
P.O. Box 118, Broomall, PA 19008
And
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WWW.HEMENGINC.COM

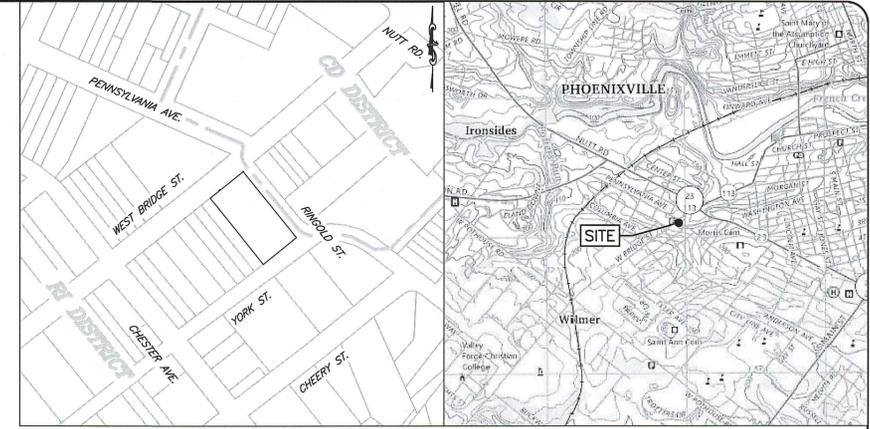
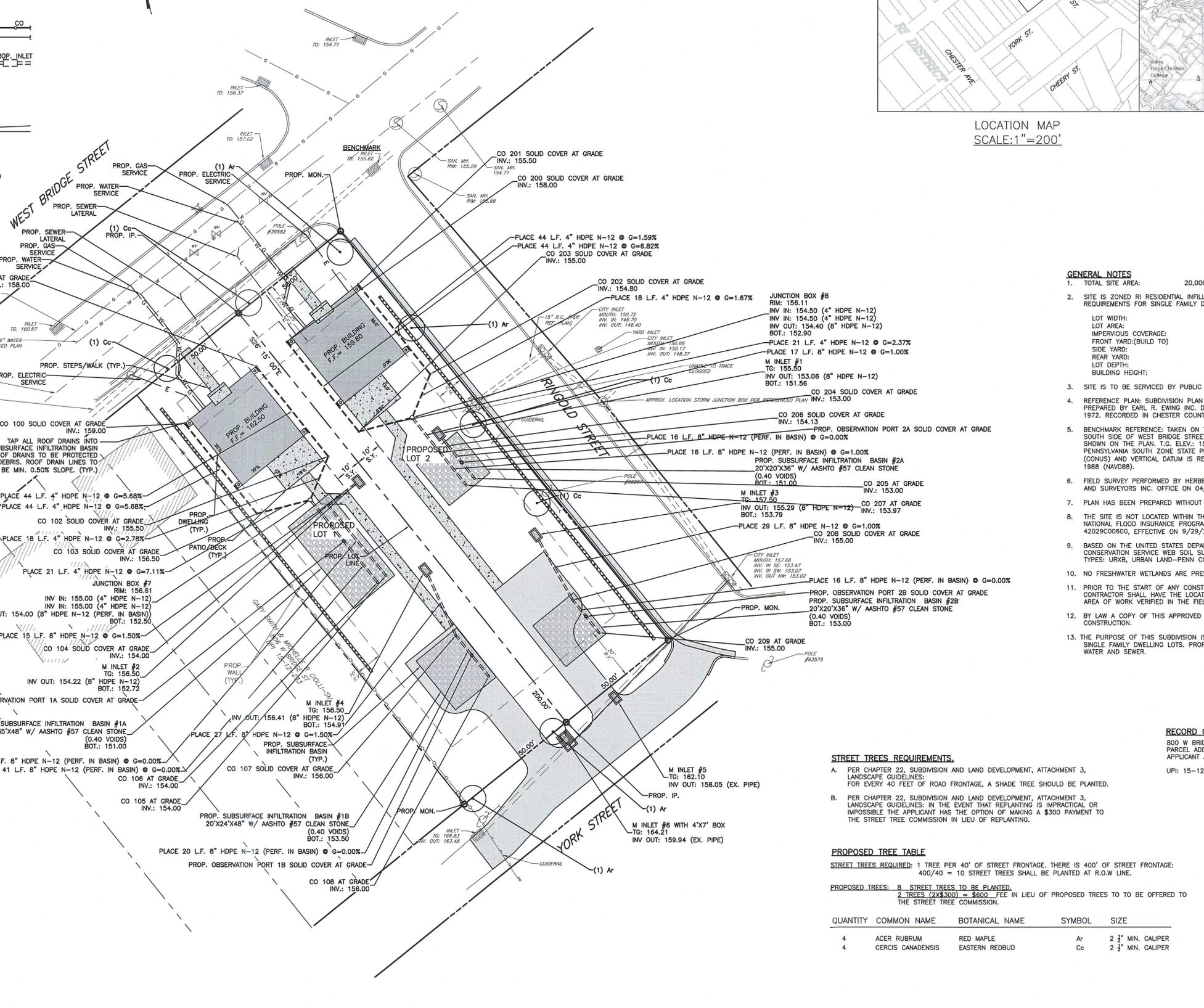
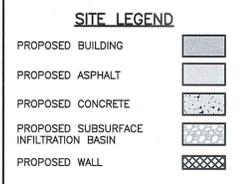
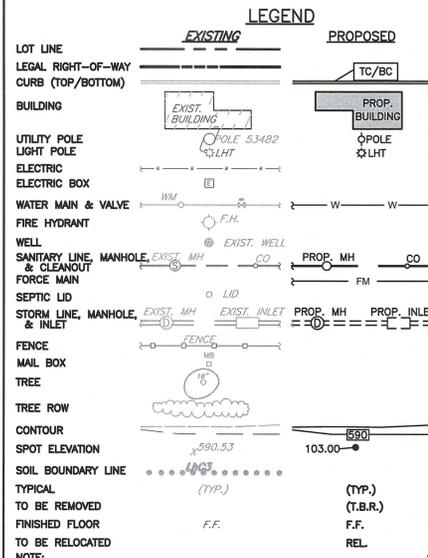
REVISIONS	DATE



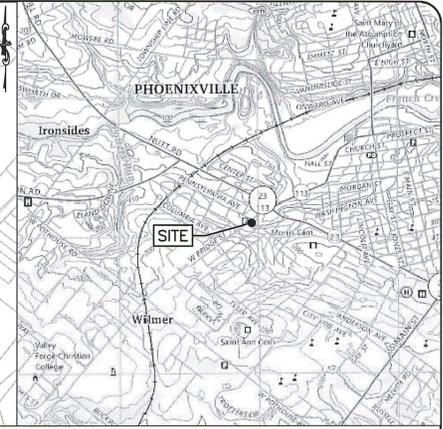
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GRADING PLAN
FOR
800 W BRIDGE LLC
800 W. BRIDGE STREET
PHOENIXVILLE BOROUGH
CHESTER COUNTY, PA

PROJECT NUMBER: MISC. NO 1501
SCALE: 1" = 20'
DATE: 09/22/2025
SHEET: SHEET 3 OF 12



LOCATION MAP
SCALE: 1"=200'



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

- TOTAL SITE AREA: 20,000 S.F. = 0.4591 AC.
- SITE IS ZONED RI RESIDENTIAL INFILL. REQUIREMENTS FOR SINGLE FAMILY DETACHED DWELLING:
 - LOT WIDTH: 40 FT. (MIN.)
 - LOT AREA: 5,000 S.F. (MIN.)
 - IMPERVIOUS COVERAGE: 80% (MAX.)
 - FRONT YARD (BUILT TO) EXISTING FT. (MIN.): 10 FT. (MIN.)
 - SIDE YARD: 10 FT. (MIN.)
 - REAR YARD: 25 FT. (MIN.)
 - LOT DEPTH: 120 FT. (MIN.)
 - BUILDING HEIGHT: 35 FT. (MAX.)
- SITE IS TO BE SERVICED BY PUBLIC WATER AND SEWER.
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- FIELD SURVEY PERFORMED BY HERBERT E. MACCOMBIE, JR. PE. CONSULTING ENGINEERS AND SURVEYORS INC. OFFICE ON 04/02/25.
- PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
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STREET TREES REQUIREMENTS.

- PER CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, ATTACHMENT 3, LANDSCAPE GUIDELINES: FOR EVERY 40 FEET OF ROAD FRONTAGE, A SHADE TREE SHOULD BE PLANTED.
- PER CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, ATTACHMENT 3, LANDSCAPE GUIDELINES: IN THE EVENT THAT REPLANTING IS IMPRACTICAL OR IMPOSSIBLE THE APPLICANT HAS THE OPTION OF MAKING A \$300 PAYMENT TO THE STREET TREE COMMISSION IN LIEU OF REPLANTING.

PROPOSED TREE TABLE

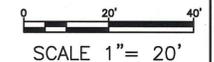
STREET TREES REQUIRED: 1 TREE PER 40' OF STREET FRONTAGE. THERE IS 400' OF STREET FRONTAGE: 400/40 = 10 STREET TREES SHALL BE PLANTED AT R.O.W. LINE.

PROPOSED TREES: 8 STREET TREES TO BE PLANTED.
2 TREES (2X\$300) = \$600 - FEE IN LIEU OF PROPOSED TREES TO BE OFFERED TO THE STREET TREE COMMISSION.

QUANTITY	COMMON NAME	BOTANICAL NAME	SYMBOL	SIZE
4	ACER RUBRUM	RED MAPLE	Ar	2 1/2" MIN. CALIPER
4	CERCIS CANADENSIS	EASTERN REDBUD	Cc	2 1/2" MIN. CALIPER

RECORD OWNER

800 W BRIDGE LLC
PARCEL ADDRESS: 800 W BRIDGE ST.
APPLICANT ADDRESS: 3538 RINGOLD AVENUE, NEWTOWN SQUARE, PA 19073
UPI: 15-12-234



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CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

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1-800-242-1776
SERIAL #: 20252180991

Herbert E. MacCombie, Jr., P.E.
Consulting Engineers & Surveyors, Inc.
P.O. Box 118, Broomall, PA 19008
And
495 Highland Blvd, Suite 109
Coatesville, PA 19320
P: 610-356-9550 F: 610-356-5032
WWW.HEMENGINEERING.COM

REVISIONS	DATE



UTILITIES AND LANDSCAPE PLAN
FOR
800 W BRIDGE LLC
800 W BRIDGE STREET
CHESTER COUNTY, PA

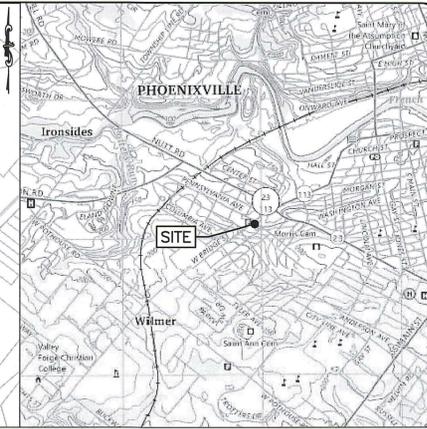
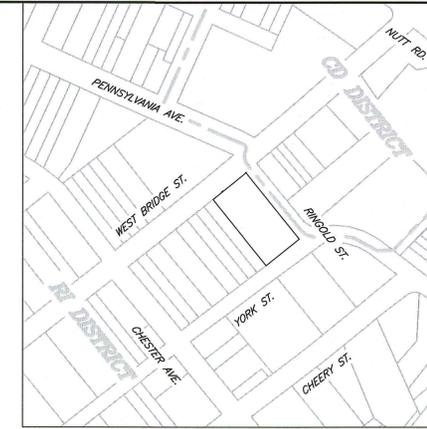
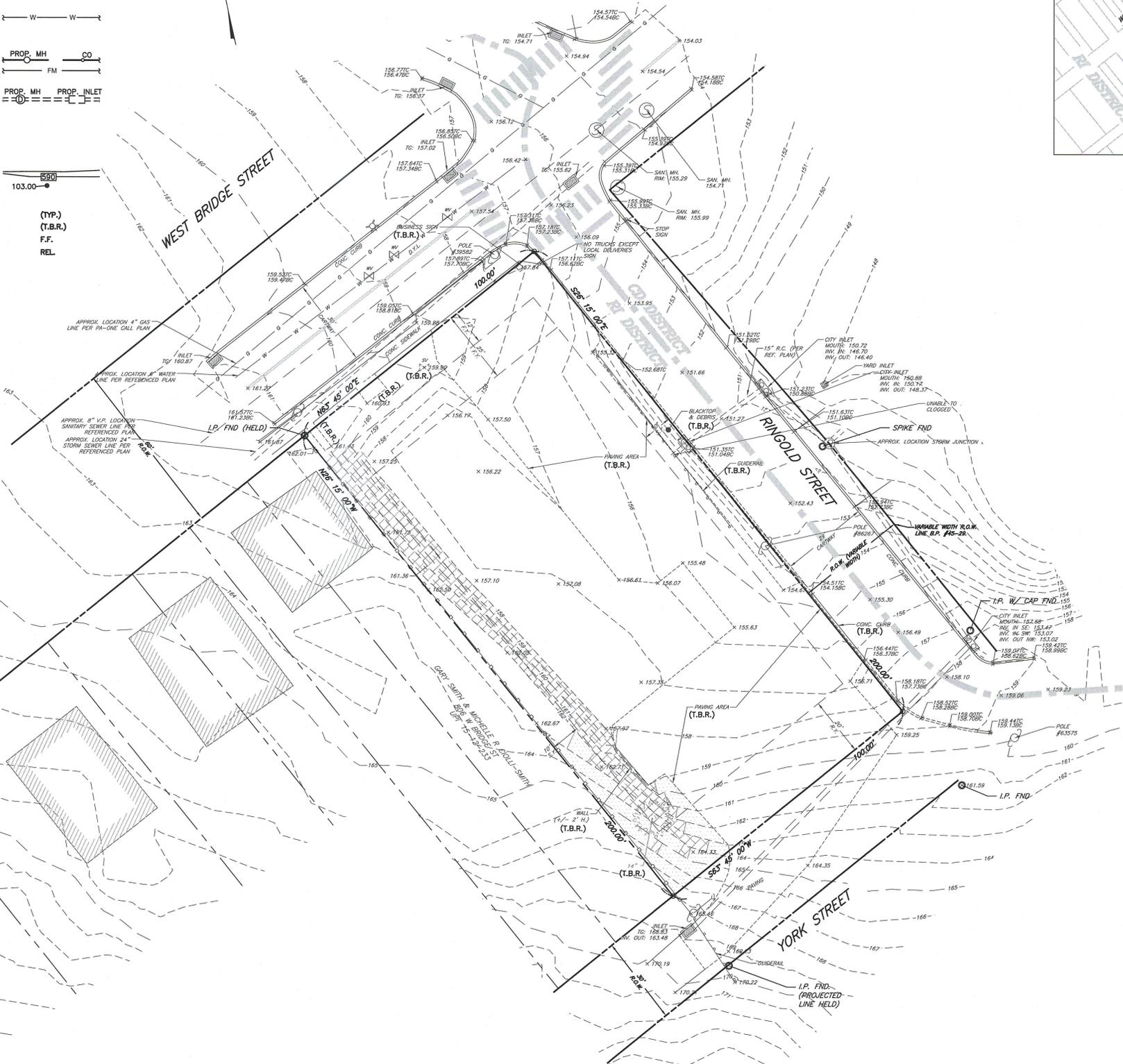
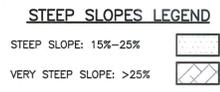
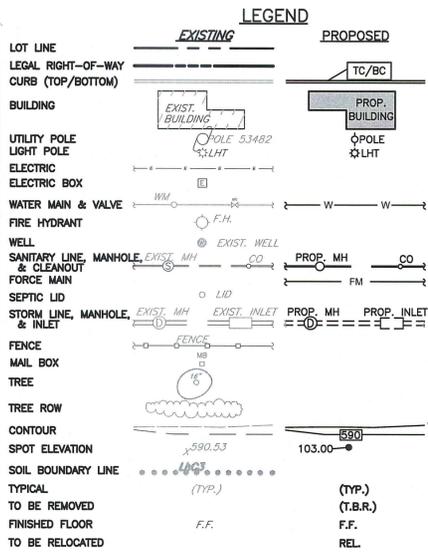
PHOENIXVILLE BOROUGH

PROJECT NUMBER
MISC. NO 1501

SCALE
1" = 20'

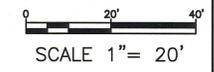
DATE
09/22/2025

SHEET
SHEET 5 OF 12



- ### GENERAL NOTES
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 800 W BRIDGE LLC
 PARCEL ADDRESS: 800 W. BRIDGE ST.
 APPLICANT ADDRESS: 3538 RHODS AVENUE,
 NEWTOWN SQUARE, PA 19073
 UPI: 15-12-234



PA ONE CALL
 SERIAL NUMBER: 20252180991

NAME	INIS ID	CDC	COMPANY	MEMBER E-MAIL
NIKKIA SIMPKINS	517180	PECO AN EXELON COMPANY (KE)	USIC	NIKKIASIMPKINS@USICLLC.COM
BRIAN WATSON	158081	PHOENIXVILLE BOROUGH WATER (EJ)	PHOENIXVILLE BOROUGH WATER	BWATSON@PHOENIXVILLE.ORG
BRIAN WATSON	158081	PHOENIXVILLE BOROUGH SEWER (EJX)	PHOENIXVILLE BOROUGH SEWER	BWATSON@PHOENIXVILLE.ORG
VICTOR WOOD	742403	VERIZON PENNSYLVANIA LLC (YI)	VERIZON BUSINESS FORMERLY MCI	VICTOR.S.WOOD@VERIZON.COM

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 Pennsylvania One Call System, Inc.

1-800-242-1776
 SERIAL #: 20252180991

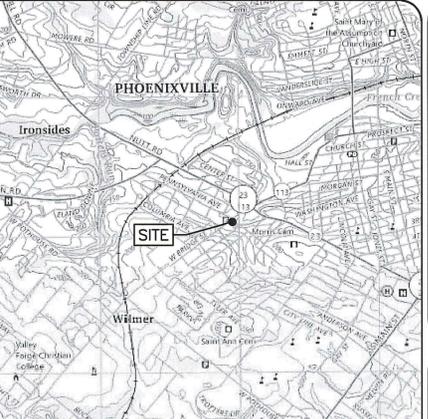
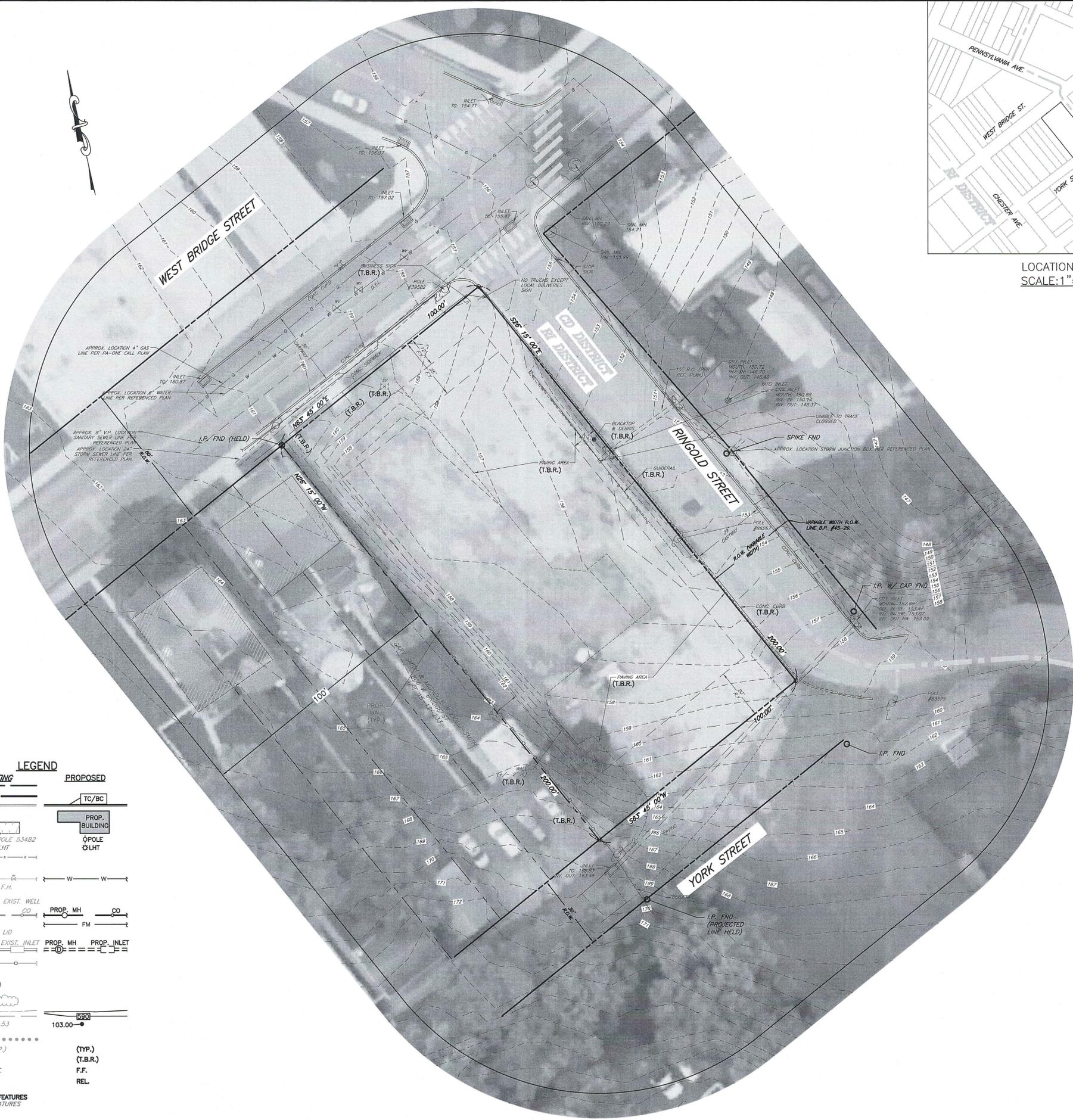
HERBERT E. MACCOMBIE, JR., P.E.
 Consulting Engineers & Surveyors, Inc.
 P.O. Box 118, Broomall, PA 19008
 And
 495 Highland Blvd, Suite 109
 Coatesville, PA 19320
 P: 610-356-9550 F: 610-356-5032
 WWW.HEMENGING.COM

DATE	REVISIONS

EXISTING FEATURES PLAN
 FOR
800 W BRIDGE LLC
 800 W. BRIDGE STREET
 PHOENIXVILLE BOROUGH
 CHESTER COUNTY, PA

PROJECT NUMBER: MISC. NO 1501
 SCALE: 1" = 20'
 DATE: 09/22/2025
 SHEET: SHEET 7 OF 12

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LOCATION MAP
SCALE: 1" = 200'

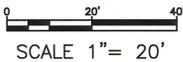
LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES

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 PARCEL ADDRESS: 800 W. BRIDGE ST.
 APPLICANT ADDRESS: 3538 RHODAS AVENUE, NEWTOWN SQUARE, PA 19073
 UPI: 15-12-234



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 Pennsylvania One Call System, Inc.



1-800-242-1776
 SERIAL #: 20252180991

LEGEND

EXISTING	PROPOSED
LOT LINE	LEGAL RIGHT-OF-WAY CURB (TOP/BOTTOM)
BUILDING	BUILDING
UTILITY POLE	UTILITY POLE
ELECTRIC	ELECTRIC
WATER MAIN & VALVE	FIRE HYDRANT
WELL	SANITARY LINE, MANHOLE, & CLEANOUT
FORCE MAIN	SEPTIC LID
STORM LINE, MANHOLE, & INLET	FENCE
MAL BOX	TREE
TREE ROW	CONTOUR
SPOT ELEVATION	SOIL BOUNDARY LINE
TYPICAL	TYPICAL
TO BE REMOVED	TO BE REMOVED
FINISHED FLOOR	FINISHED FLOOR
TO BE RELOCATED	TO BE RELOCATED

NOTE:
 VERTICAL TEXT INDICATES PROPOSED FEATURES
 SLANTED TEXT INDICATES EXISTING FEATURES

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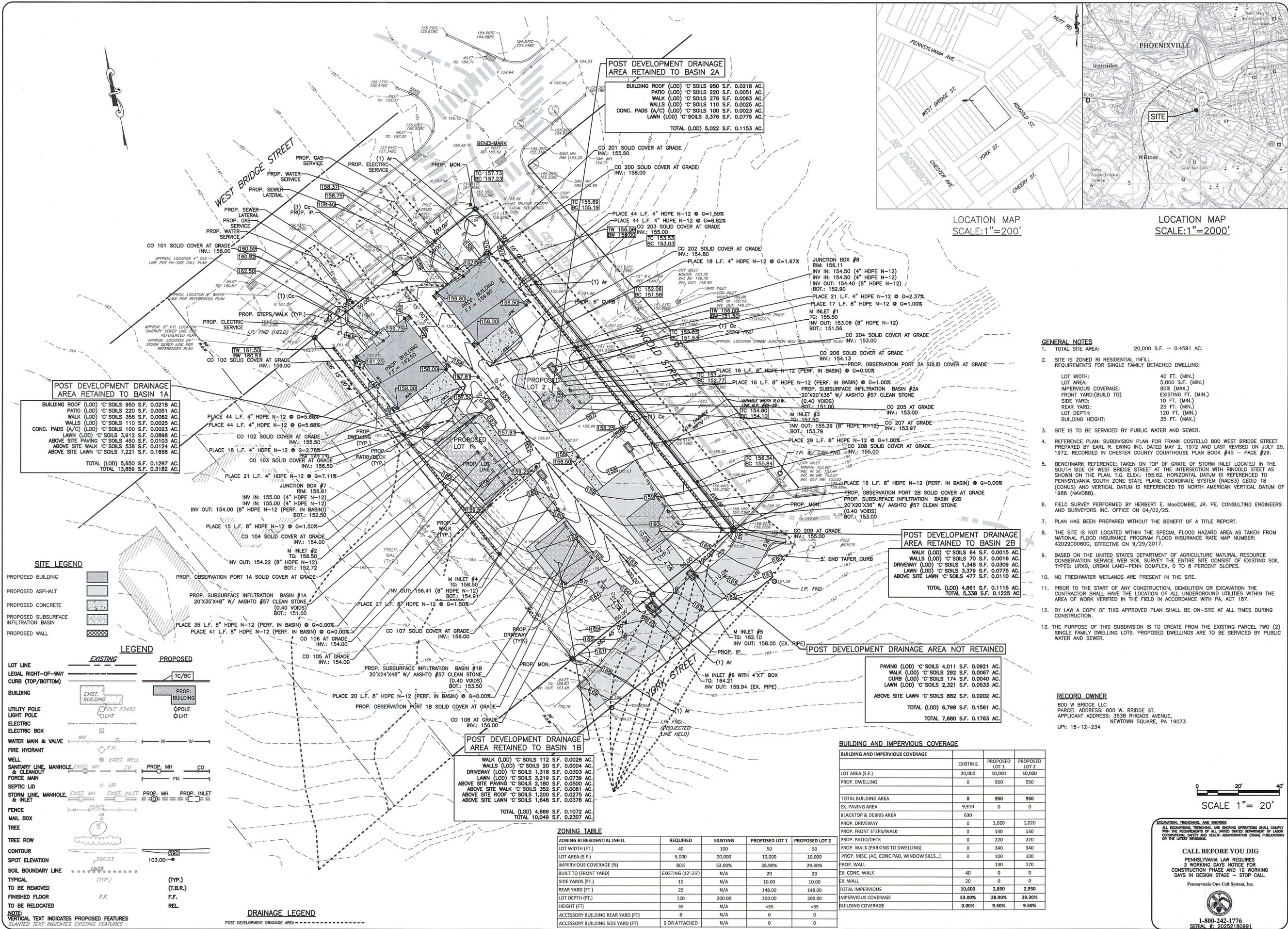
REVISIONS	DATE

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OVERALL EXISTING FEATURES PLAN
 FOR
800 W BRIDGE LLC
 800 W. BRIDGE STREET
 PHOENIXVILLE BOROUGH
 CHESTER COUNTY, PA

PROJECT NUMBER	MISC. NO 1501
SCALE	1" = 20'
DATE	09/22/2025
SHEET	SHEET 8 OF 12



POST DEVELOPMENT DRAINAGE AREA RETAINED TO BASIN 2A

BUILDING ROOF (LOD) 'C' SOILS 950 S.F. 0.0218 AC.
 PATIO (LOD) 'C' SOILS 220 S.F. 0.0051 AC.
 WALK (LOD) 'C' SOILS 276 S.F. 0.0063 AC.
 WALLS (LOD) 'C' SOILS 110 S.F. 0.0025 AC.
 CONC. PADS (A/C) (LOD) 'C' SOILS 100 S.F. 0.0023 AC.
 LAWN (LOD) 'C' SOILS 3,376 S.F. 0.0775 AC.
TOTAL (LOD) 5,022 S.F. 0.1153 AC.

POST DEVELOPMENT DRAINAGE AREA RETAINED TO BASIN 1A

BUILDING ROOF (LOD) 'C' SOILS 950 S.F. 0.0218 AC.
 PATIO (LOD) 'C' SOILS 220 S.F. 0.0051 AC.
 WALK (LOD) 'C' SOILS 358 S.F. 0.0082 AC.
 WALLS (LOD) 'C' SOILS 110 S.F. 0.0025 AC.
 CONC. PADS (A/C) (LOD) 'C' SOILS 100 S.F. 0.0023 AC.
 LAWN (LOD) 'C' SOILS 3,912 S.F. 0.0898 AC.
 ABOVE SITE PAVING 'C' SOILS 450 S.F. 0.0103 AC.
 ABOVE SITE WALK 'C' SOILS 538 S.F. 0.0124 AC.
 ABOVE SITE LAWN 'C' SOILS 7,221 S.F. 0.1658 AC.
TOTAL (LOD) 5,850 S.F. 0.1297 AC.
TOTAL 13,859 S.F. 0.3182 AC.

POST DEVELOPMENT DRAINAGE AREA RETAINED TO BASIN 2B

WALK (LOD) 'C' SOILS 64 S.F. 0.0015 AC.
 WALLS (LOD) 'C' SOILS 70 S.F. 0.0016 AC.
 DRIVEWAY (LOD) 'C' SOILS 1,348 S.F. 0.0309 AC.
 LAWN (LOD) 'C' SOILS 3,379 S.F. 0.0775 AC.
 ABOVE SITE LAWN 'C' SOILS 477 S.F. 0.0110 AC.
TOTAL (LOD) 4,861 S.F. 0.1115 AC.
TOTAL 5,338 S.F. 0.1225 AC.

POST DEVELOPMENT DRAINAGE AREA NOT RETAINED

PAVING (LOD) 'C' SOILS 4,011 S.F. 0.0921 AC.
 WALK (LOD) 'C' SOILS 292 S.F. 0.0067 AC.
 CURB (LOD) 'C' SOILS 174 S.F. 0.0040 AC.
 LAWN (LOD) 'C' SOILS 2,321 S.F. 0.0533 AC.
 ABOVE SITE LAWN 'C' SOILS 882 S.F. 0.0202 AC.
TOTAL (LOD) 6,798 S.F. 0.1561 AC.
TOTAL 7,680 S.F. 0.1763 AC.

POST DEVELOPMENT DRAINAGE AREA RETAINED TO BASIN 1B

WALK (LOD) 'C' SOILS 112 S.F. 0.0026 AC.
 WALLS (LOD) 'C' SOILS 20 S.F. 0.0004 AC.
 DRIVEWAY (LOD) 'C' SOILS 1,318 S.F. 0.0303 AC.
 LAWN (LOD) 'C' SOILS 3,219 S.F. 0.0735 AC.
 ABOVE SITE PAVING 'C' SOILS 2,180 S.F. 0.0500 AC.
 ABOVE SITE WALK 'C' SOILS 352 S.F. 0.0081 AC.
 ABOVE SITE ROOF 'C' SOILS 1,200 S.F. 0.0275 AC.
 ABOVE SITE LAWN 'C' SOILS 1,848 S.F. 0.0421 AC.
TOTAL (LOD) 4,869 S.F. 0.1072 AC.
TOTAL 10,049 S.F. 0.2307 AC.

LOCATION MAP
SCALE: 1"=200'

LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

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- SITE IS TO BE SERVICED BY PUBLIC WATER AND SEWER.
- REFERENCE PLAN: SUBDIVISION PLAN FOR FRANK COSTELLO 800 WEST BRIDGE STREET PREPARED BY EARL R. EWING INC. DATED MAY 2, 1972 AND LAST REVISED ON JULY 25, 1972. RECORDED IN CHESTER COUNTY COURTHOUSE PLAN BOOK #45 - PAGE #29.
- BENCHMARK REFERENCE: TAKEN ON TOP OF GRADE OF STORM INLET LOCATED IN THE SOUTH SIDE OF WEST BRIDGE STREET AT THE INTERSECTION WITH RINGOLD STREET AS SHOWN ON THE PLAN. I.G. ELEV.: 155.62. HORIZONTAL DATUM IS REFERENCED TO PENNSYLVANIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM (NAD83) GEOID 18 (CONUS) AND VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- FIELD SURVEY PERFORMED BY HERBERT E. MACCOMBIE, JR. PE. CONSULTING ENGINEERS AND SURVEYORS INC. OFFICE ON 04/02/2025.
- PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS TAKEN FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER: 4202C0060G, EFFECTIVE ON 9/29/2017.
- BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY THE ENTIRE SITE CONSIST OF EXISTING SOIL TYPES: URXB, URBAN LAND-PENN COMPLEX, 0 TO 8 PERCENT SLOPES.
- NO FRESHWATER WETLANDS ARE PRESENT IN THE SITE.
- PRIOR TO THE START OF ANY CONSTRUCTION, DEMOLITION OR EXCAVATION THE CONTRACTOR SHALL HAVE THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE AREA OF WORK VERIFIED IN THE FIELD IN ACCORDANCE WITH PA. ACT 187.
- BY LAW A COPY OF THIS APPROVED PLAN SHALL BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
- THE PURPOSE OF THIS SUBDIVISION IS TO CREATE FROM THE EXISTING PARCEL TWO (2) SINGLE FAMILY DWELLING LOTS. PROPOSED DWELLINGS ARE TO BE SERVICED BY PUBLIC WATER AND SEWER.

RECORD OWNER

800 W BRIDGE LLC
 BRIDGE ADDRESS: 800 W. BRIDGE ST.
 APPLICANT ADDRESS: 3538 RHODAS AVENUE, NEWTOWN SQUARE, PA 19073
 UPI: 15-12-234

BUILDING AND IMPERVIOUS COVERAGE

BUILDING AND IMPERVIOUS COVERAGE	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA (S.F.)	20,000	10,000	10,000
PROP. DWELLING	0	950	950
TOTAL BUILDING AREA	0	950	950
EX. PAVING AREA	9,910	0	0
BLACKTOP & DEBRIS AREA	630	0	0
PROP. DRIVEWAY	0	1,020	1,020
PROP. FRONT STEPS/WALK	0	130	130
PROP. PATIO/DECK	0	220	220
PROP. WALK (PARKING TO DWELLING)	0	340	340
PROP. MISC. (AC, CONC PAD, WINDOW SILLS...)	0	100	100
PROP. WALL	0	130	170
EX. CONC. WALK	40	0	0
EX. WALL	20	0	0
TOTAL IMPERVIOUS	10,600	2,890	2,930
IMPERVIOUS COVERAGE	53.00%	28.90%	29.30%
BUILDING COVERAGE	0.00%	9.50%	9.50%

ZONING TABLE

ZONING R1 RESIDENTIAL INFILL	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
LOT WIDTH (FT.)	40	100	50	50
LOT AREA (S.F.)	5,000	20,000	10,000	10,000
IMPERVIOUS COVERAGE (%)	80%	53.00%	28.90%	29.30%
BUILT TO (FRONT YARD)	EXISTING (12'-25')	N/A	20	20
SIDE YARDS (FT.)	10	N/A	10.00	10.00
REAR YARD (FT.)	25	N/A	148.00	148.00
LOT DEPTH (FT.)	120	200.00	200.00	200.00
HEIGHT (FT)	35	N/A	<35	<35
ACCESSORY BUILDING REAR YARD (FT)	8	N/A	0	0
ACCESSORY BUILDING SIDE YARD (FT)	5 OR ATTACHED	N/A	0	0

EXCAVATION, TRENCHING AND SHORING

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF ALL UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) PUBLICATIONS ON THE LATEST REVISIONS.

CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 Pennsylvania One Call System, Inc.

1-800-242-1776
 SERIAL #: 20252180991

Herbert E. MacCombie, Jr., P.E.
 Consulting Engineers & Surveyors, Inc.
 P.O. Box 118, Broomall, PA 19008
 And
 495 Highland Blvd, Suite 109
 Coatesville, PA 19320
 P: 610-356-9550 F: 610-356-5032
 WWW.HEMENGINC.COM

REVISIONS	DATE



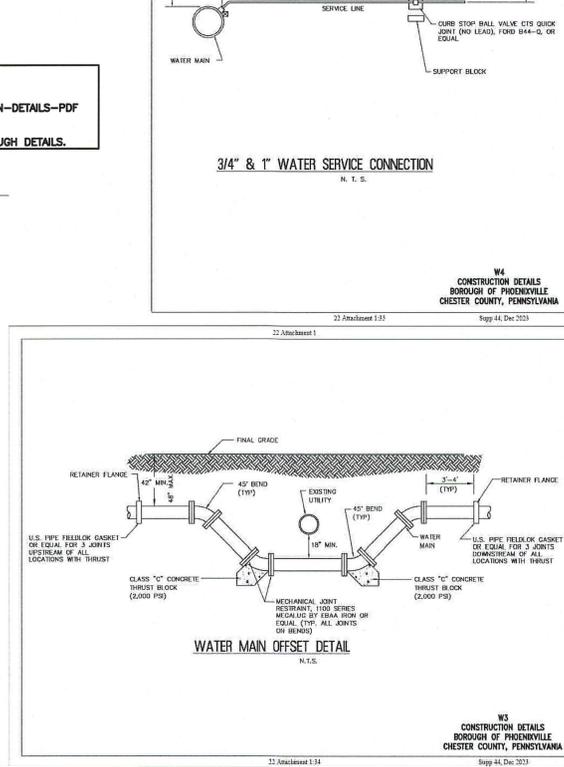
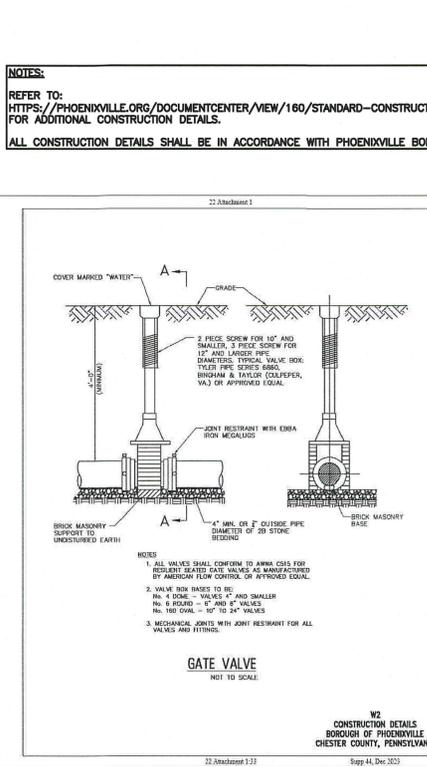
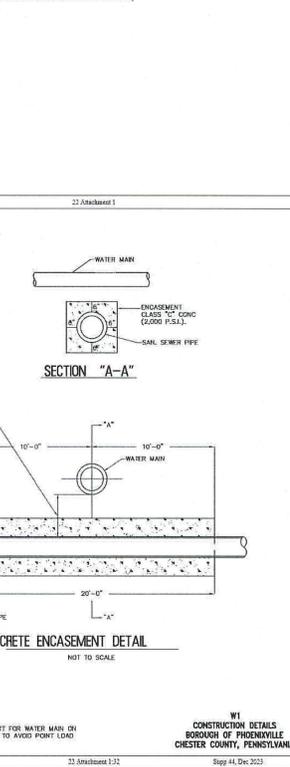
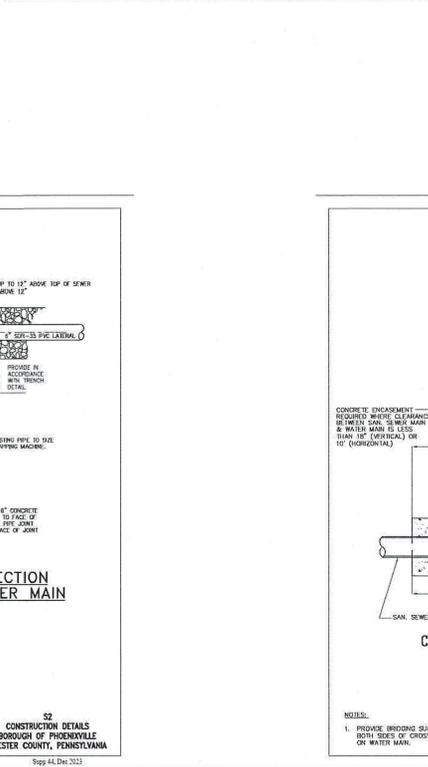
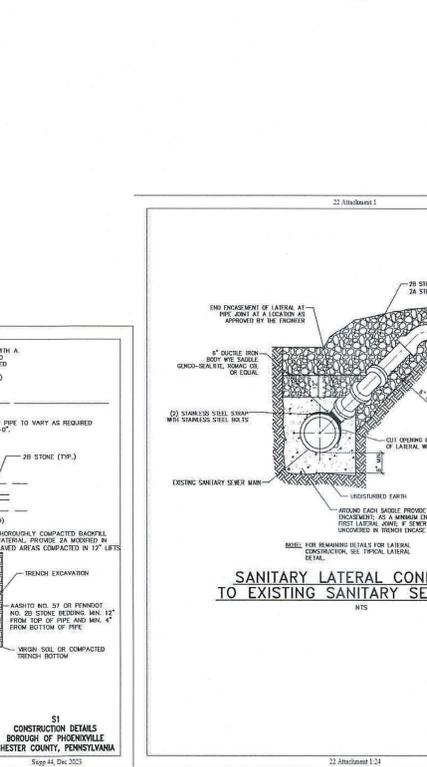
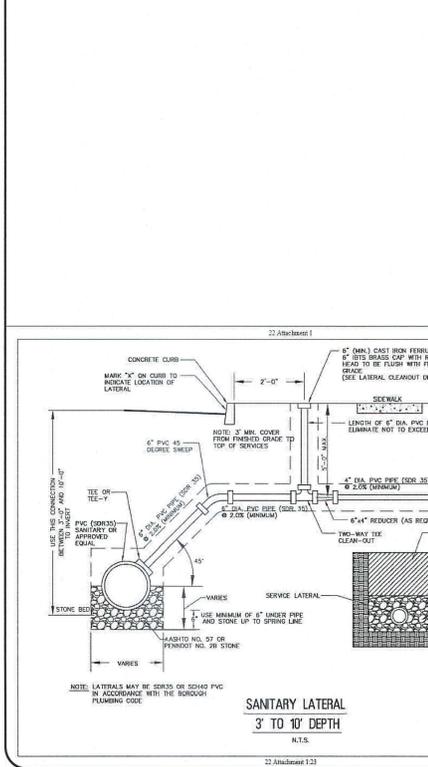
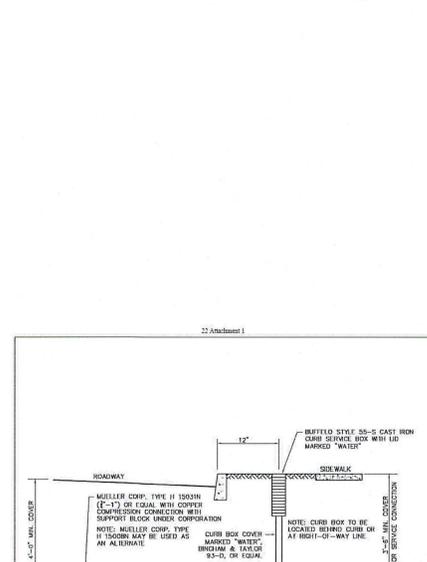
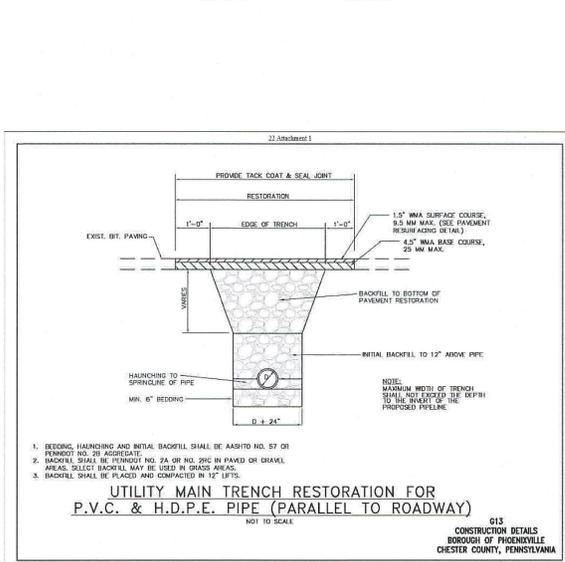
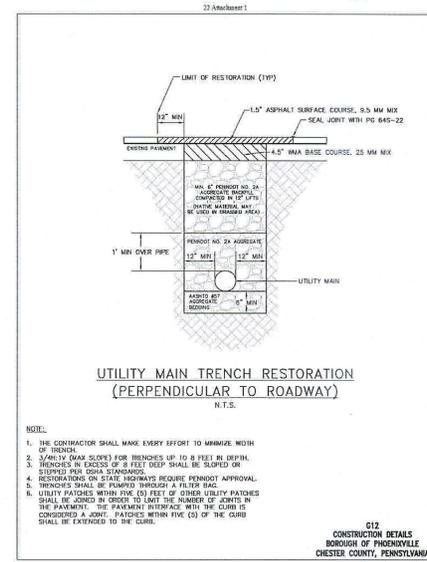
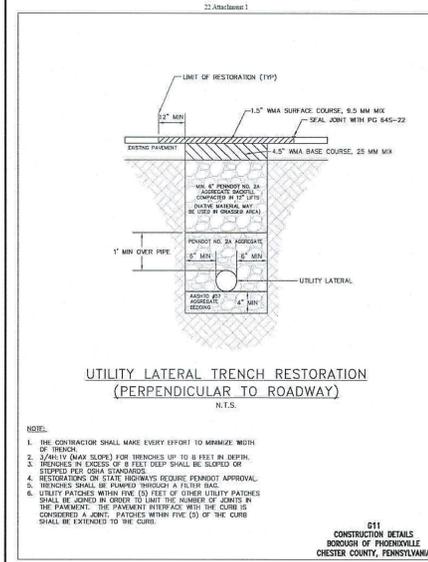
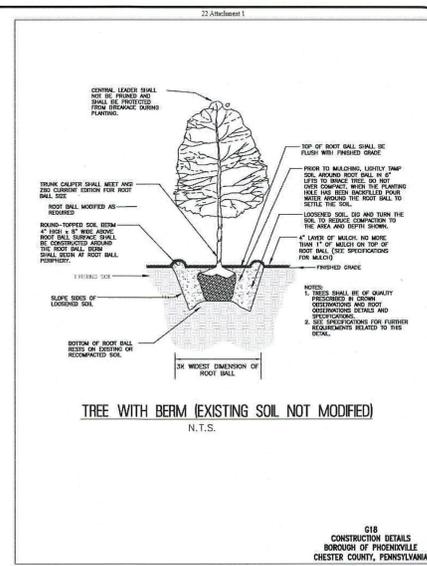
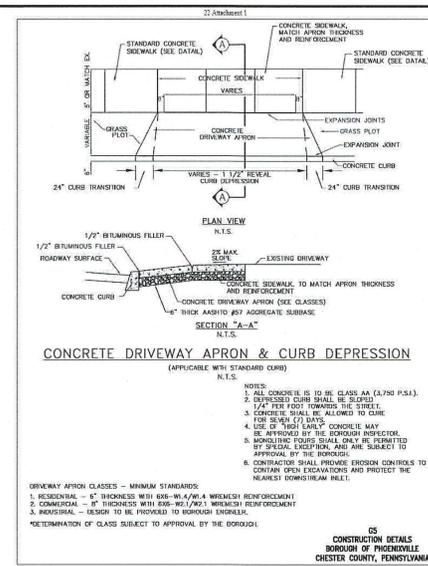
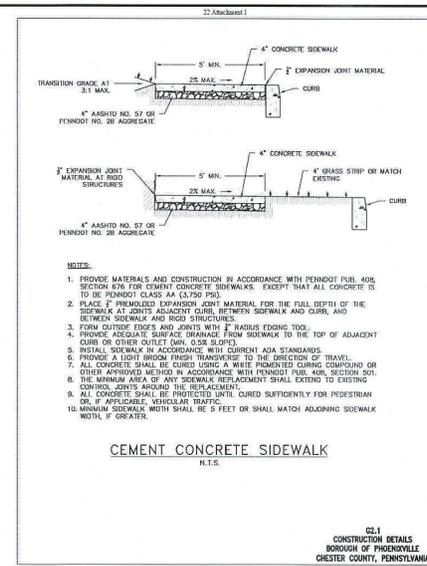
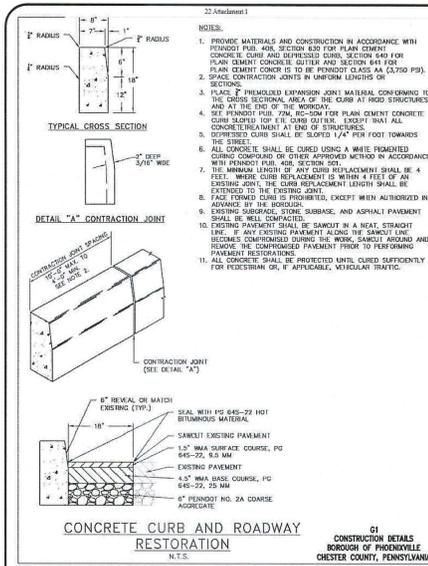
PHOENIXVILLE BOROUGH
 CHESTER COUNTY, PA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FOR
800 W BRIDGE LLC

800 W. BRIDGE STREET
 PHOENIXVILLE BOROUGH
 CHESTER COUNTY, PA

PROJECT NUMBER: MISC. NO 1501
 SCALE: 1" = 20'
 DATE: 09/22/2025
 SHEET: SHEET 9 OF 12



Herbert E. MacCombie, Jr., P.E.
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 WWW.HEMENGING.COM

REVISIONS	DATE

PHOENIXVILLE BOROUGH
800 W. BRIDGE STREET
CHESTER COUNTY, PA

FOR
800 W BRIDGE LLC

PROJECT NUMBER
 MISC. NO 1501

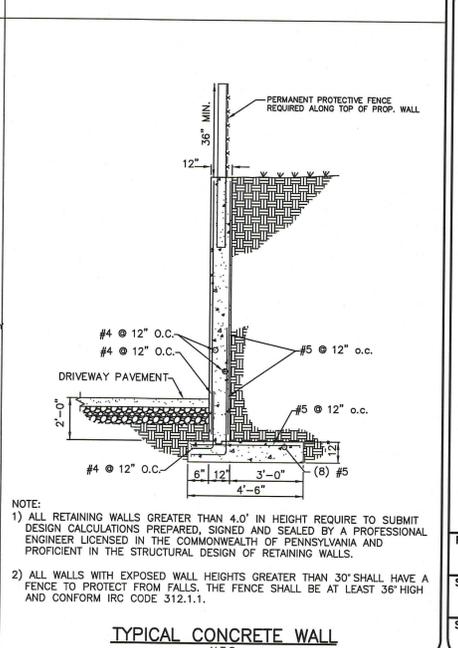
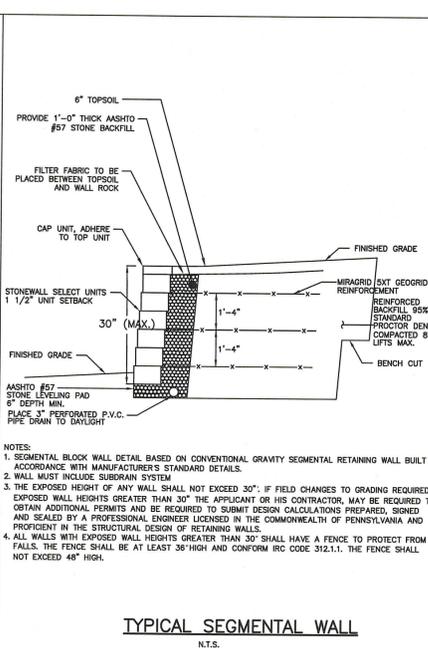
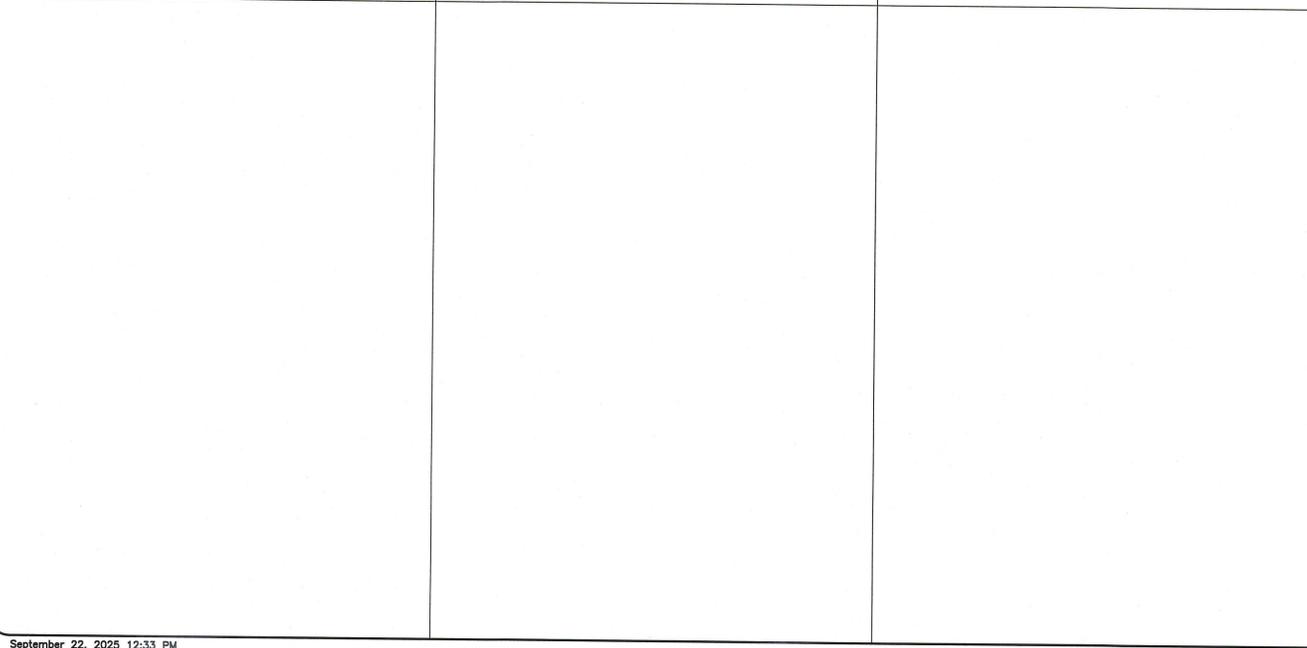
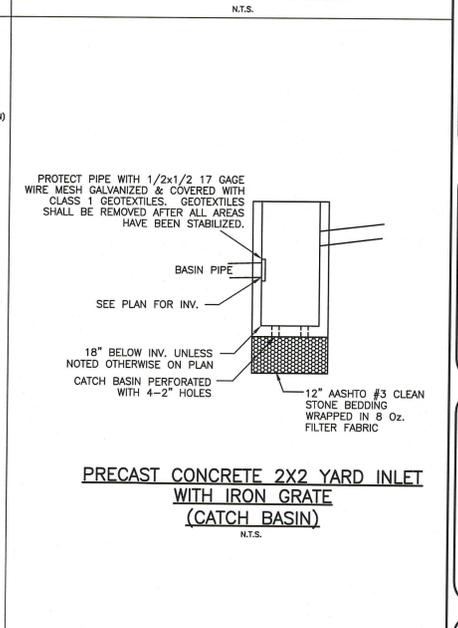
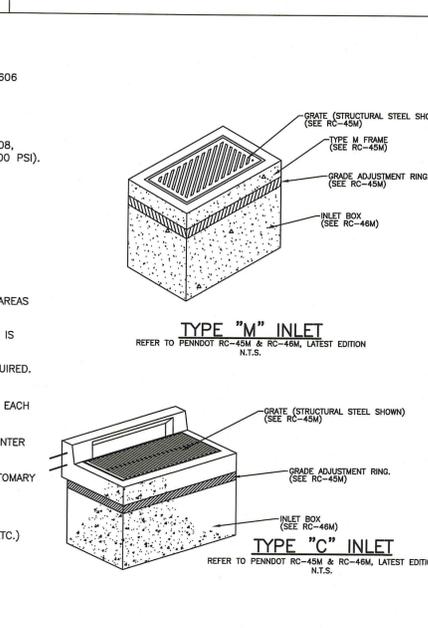
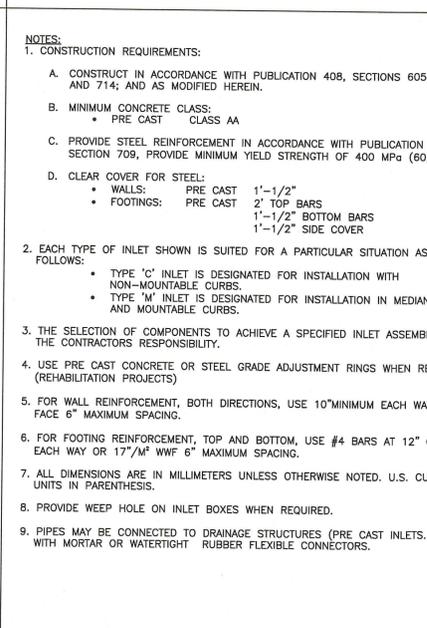
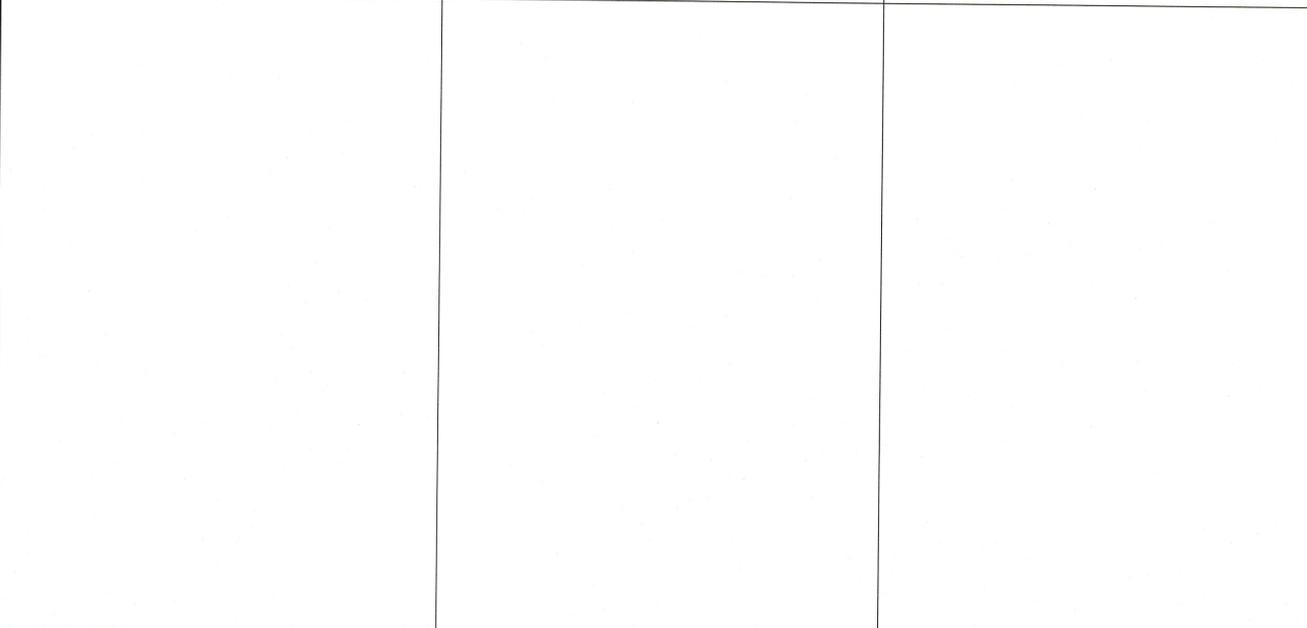
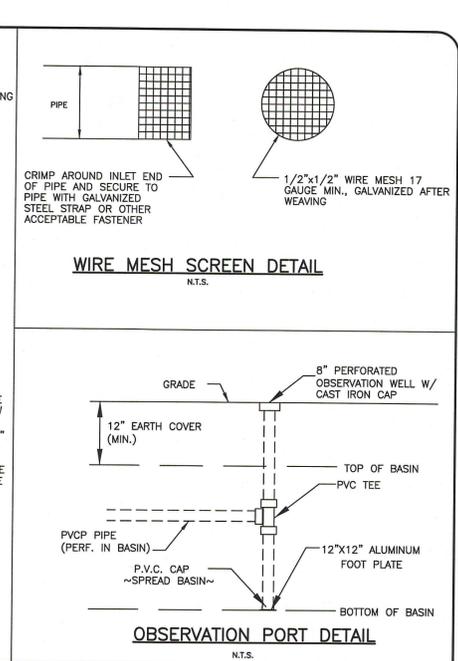
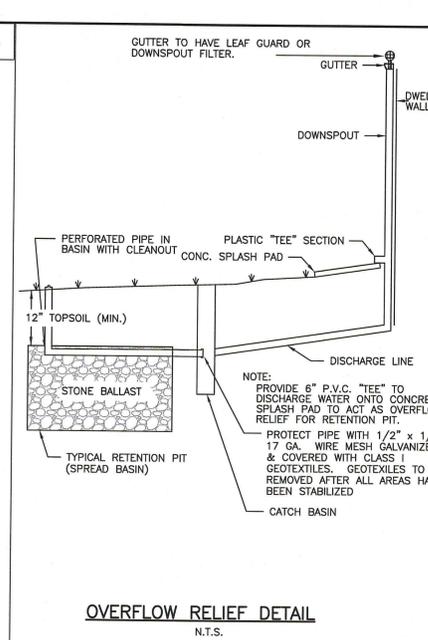
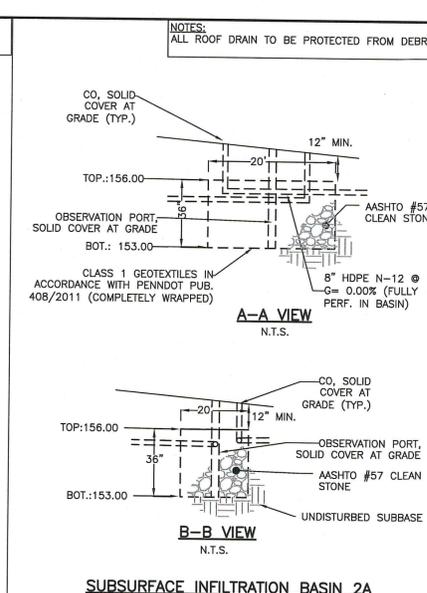
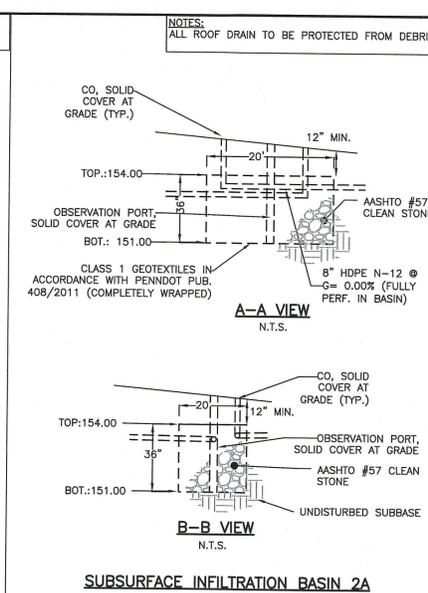
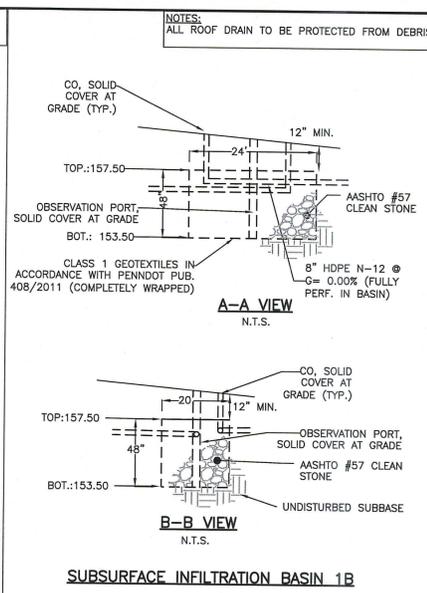
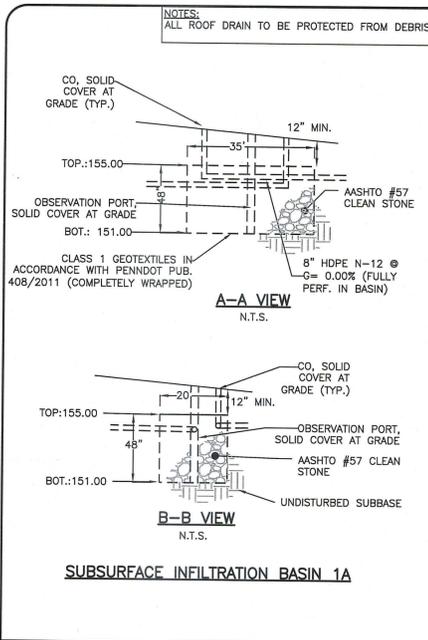
SCALE
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DATE
 09/22/2025

SHEET
 SHEET 11 OF 12

NOTES:
 REFER TO:
[HTTPS://PHOENIXVILLE.ORG/DOCUMENTCENTER/VIEW/160/STANDARD-CONSTRUCTION-DETAILS-PDF](https://phoenixville.org/documentcenter/view/160/STANDARD-CONSTRUCTION-DETAILS-PDF)
 FOR ADDITIONAL CONSTRUCTION DETAILS.
 ALL CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH PHOENIXVILLE BOROUGH DETAILS.

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DATE

REVISIONS

PROFESSIONAL SEAL OF DENNIS F. O'NEILL, ENGINEER IN PENNSYLVANIA

PROJECT NUMBER: MISC. NO 1501
SCALE: AS NOTED
DATE: 09/22/2025
SHEET: SHEET 12 OF 12

PHOENIXVILLE BOROUGH
800 W. BRIDGE STREET
FOR
800 W. BRIDGE LLC
CHESTER COUNTY, PA

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