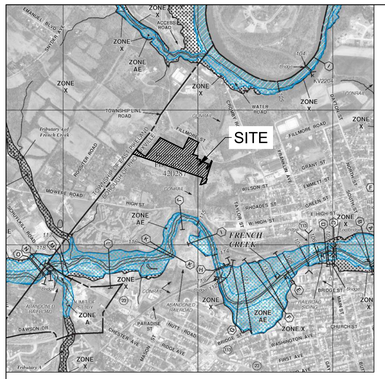
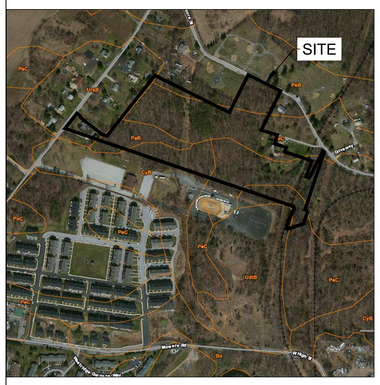
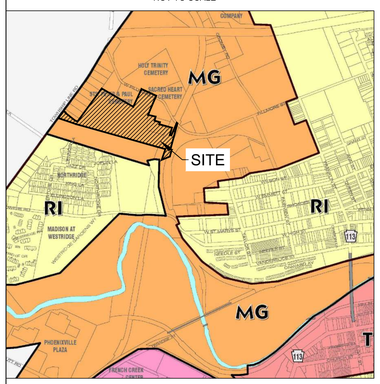


FLOOD INSURANCE RATE MAP
SCALE: 1" = 1000'



SOIL MAP
NOT TO SCALE



ZONING MAP
SCALE: 1" = 1000'

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. 20151331021, 20151042235, 20153101134

FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS
ODESSA DEVELOPMENT-MAJOR REVISION

PREPARED FOR:

FRANKLIN PHOENIXVILLE, L.P.
ODESSA REAL ESTATE INVESTMENT, INC.
BOROUGH OF PHOENIXVILLE,
CHESTER COUNTY, PA

PREPARED BY:

BL Companies

ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE
LAND SURVEYING ENVIRONMENTAL SCIENCES

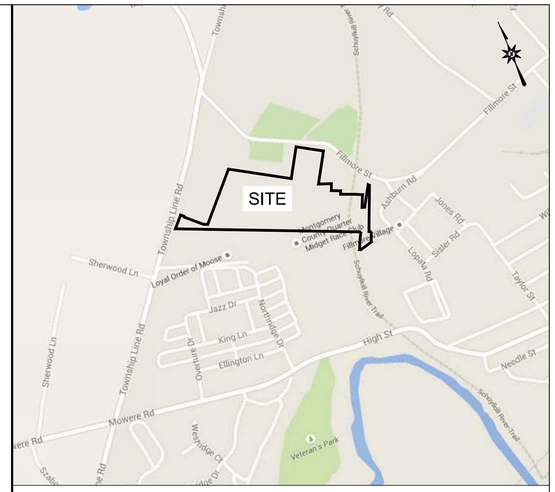
1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610)-337-3630
(610)-337-3642 Fax

Sheet List Table

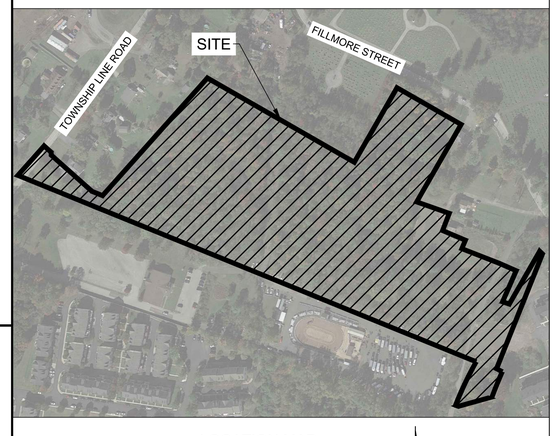
Sheet Number	Sheet Title	Sheet Description
* 1	COVER SHEET	CV-01
* 2	GENERAL NOTES	GN-01
3	OVERALL EXISTING CONDITIONS PLAN	EX-01
4	EXISTING CONDITIONS PLAN	EX-02
5	EXISTING CONDITIONS PLAN	EX-03
6	EXISTING CONDITIONS PLAN	EX-04
7	EXISTING CONDITIONS PLAN	EX-05
8	EXISTING CONDITIONS PLAN	EX-06
9	OVERALL DEMOLITION PLAN	DM-01
10	DEMOLITION PLAN	DM-02
11	DEMOLITION PLAN	DM-03
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13	DEMOLITION PLAN	DM-05
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* 15	RECORD PLAN	RP-01
* 16	SANITARY UTILITY EASEMENT PLAN	EP-01
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* 18	EASEMENT AND RIGHT-OF-WAY PLAN	EP-03
* 19	OVERALL SITE PLAN	SP-01
* 20	SITE PLAN	SP-02
* 21	SITE PLAN	SP-03
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25	FIRE TRUCK CIRCULATION PLAN	TT-01
26	GARBAGE TRUCK CIRCULATION PLAN	TT-02
27	DELIVERY VAN CIRCULATION PLAN	TT-03
28	MOVING TRUCK CIRCULATION PLAN	TT-04
29	FIRST FLOOR GARAGE PARKING	SP-07
30	SECOND FLOOR GARAGE PARKING	SP-08
31	OVERALL GRADING PLAN	GD-01
32	GRADING PLAN	GD-02
33	GRADING PLAN	GD-03
34	GRADING PLAN	GD-04
35	GRADING PLAN	GD-05
36	GRADING PLAN	GD-06
* 37	OVERALL DRAINAGE PLAN	DR-01
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*DENOTES PLANS TO BE RECORDED

ADD ON PLANS:
•1. LOT CONSOLIDATION PLAN BY BERCEK AND ASSOCIATES, LAST REVISED 07/07/23
•2. ODESSA RESIDENTIAL PROJECT (1 SHEET) BY ILLUMINATIONS INC., DATED 6/13/22
•3. ASHBURN ROAD CONNECTION CONCEPT (6 SHEETS) BY BL COMPANIES, LAST REVISED 10/27/22



VICINITY MAP
SCALE: 1" = 500'



LOCATION MAP
SCALE: 1" = 200'

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 20151331021.

DESIGN CONTACT INFORMATION:

COMPANY: PHOENIXVILLE BOROUGH
ADDRESS: WATER STREET
PHOENIXVILLE, PA 19460
CONTACT: BRIAN WATSON
PHONE: 610-933-1249

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

COMPANY: BUCKEYE PARTNERS
ADDRESS: FIVE TEK PARK
9999 HAMILTON BLVD
BREINGSVILLE, PA 18031
CONTACT: BETH AUMAN
EMAIL: BAUMAN@BUCKEYE.COM
PHONE: 1-800-523-9420

COMPANY: USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: GAVIN HEWITT
EMAIL: GAVINHEWITT@USICINC.COM
PHONE: 1-317-575-7800

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

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 180 SHEREE BLVD SUITE 2100
EXON, PA 19341
CONTACT: KELLY BLOUNT
EMAIL: KELLY.B.BLOUNT@VERIZON.COM
PHONE: 1-800-837-4966

COMPANY: PECO
ADDRESS: 2301 MARKET STREET
PHILADELPHIA, PA 19103
PHONE: 1-800-494-4000

*NOTE: SEE RP-02 FOR RESPONSES

DATES

ISSUE DATE: MAY 27, 2020
REVISION DATE: JULY 22, 2021
AUGUST 19, 2021
SEPTEMBER 23, 2021
OCTOBER 25, 2021
FEBRUARY 17, 2022
JUNE 16, 2022
AUGUST 19, 2022
OCTOBER 27, 2022
MARCH 16, 2023
JULY 14, 2023
MAY 17, 2024
JUNE 19, 2024
AUGUST 28, 2024
MARCH 3, 2025
JANUARY 6, 2026

LIST OF SUBCONTRACTORS

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

ARCHITECT:
BL COMPANIES, INC.
1100 FIRST AVENUE, SUITE 104
KING OF PRUSSIA, PA 19406
PH: 610-994-4611

GRIMALDI ARCHITECTURE
222B HORSHAM ROAD
HORSHAM, PA 19044
PH: 215-674-1611

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

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

APPLICANT/OWNER:
FRANKLIN PHOENIXVILLE, L.P.
ODESSA REAL ESTATE INVESTMENT, INC.
1890 ROSE COTTAGE LANE
MALVERN, PA 19355
CONTACT: DAVID MOSKOWITZ
PHONE: 484-716-1097
FAX: 610-640-9795
EMAIL: DHMOSKOWITZ@GMAIL.COM

SITE WORK GENERAL NOTES

1. THESE PLANS ARE NOT FOR CONSTRUCTION PURPOSES.

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 DISCREPANCIES OR QUESTIONS 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 SCHEDULED 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 SUBMIT AN AS-BUILT TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A LICENSED ENGINEER TO DESIGN ENGINEER AT THE COMPLETION OF CONSTRUCTION. AS-BUILT SURVEY SHALL COMPLY WITH ALL NPDES NOTICE OR TERMINATION REQUIREMENTS, MUNICIPAL ORDINANCE REQUIREMENTS AND INCLUDE ALL SITE ELEMENTS, TOPOGRAPHY, STORM WATER MANAGEMENT FACILITY STRUCTURES/BASINS AND LANDSCAPE ELEMENTS.

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 SAFEST METHODS OR MEANS OF THE WORK, NOR SHALL THEY BE RESPONSIBLE FOR 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 PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF ANY EXCAVATION OR CONSTRUCTION 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 FOR USE BY CONTRACTORS OR SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.

13. ALL NOTES AND DIMENSIONS DESIGNATED 'TYPICAL' APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.

14. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

15. 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.

16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

17. 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.

18. 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.

19. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.

20. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.

21. 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.

22. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

23. 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 DIRECTED BY THE OWNER 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.

24. 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.

25. 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" SWL 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 APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS.

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. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.

35. PUBLIC OPEN SPACE TO BE DEDICATED TO THE BOROUGH OF PHOENIXVILLE FOR OWNERSHIP AND MAINTENANCE

36. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. 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.

43. 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.

44. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.

45. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.

46. 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.

47. 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.

48. 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.

49. 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.

50. 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.

51. 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.

52. 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.

53. 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.

54. 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.

55. 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.

56. 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. CONTRACTOR TO 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.

57. 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.

58. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINARE 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.

59. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER HAS BEEN CONDUCTED. THE CONTRACTOR SHALL 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.

60. 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.

61. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.

62. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING NEW 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.

63. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.

64. 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.

65. THE EXISTING BUILDING AND PARKING AREA AND DRIVEWAYS SHALL REMAIN OPEN FOR NORMAL BUSINESS OPERATIONS UNTIL COMPLETION AND OCCUPATION OF THE NEW BUILDING.

66. 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.

67. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.

68. FILL WITHIN FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROOF-ROLLING AND SHALL BE OBSERVED BY THE OWNER'S GEOTECHNICAL ENGINEER. 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.

69. 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.

70. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.

71. VERTICAL DATUM IS NAVD 88.

72. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE COUNTY AGENT PRIOR TO THE START OF WORK ON THE SITE.

73. PROPER FUNCTIONING OF 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 CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.

74. 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 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT 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.

75. 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.

76. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

77. THE UTILITY PLAN LINES 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.

78. 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 UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.

79. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.

80. 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.

81. 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 PAY ALL REQUIRED FEES FOR SERVICE CONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.

82. 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.

83. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

84. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, IN ADDITIONAL SHALL BE INSTALLED IN TRENCH WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.

85. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.

86. 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.

87. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.

88. 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.

89. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.

90. 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 OF AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.

91. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES

GENERAL NOTES

1) EXISTING CONDITIONS PLANS BASED ON "SUBDIVISION/LOT LINE ADJUSTMENT PLAN FOR FRANKLIN PHOENIXVILLE, L.P." BY BERCEK AND SMITH ENGINEERING, INC. LAST REVISED OCTOBER 22, 2021. SOME ELEMENTS HAVE BEEN MODIFIED FOR CLARITY AND PLAN READABILITY PURPOSES.

2) UPI 15-4-56.1 IS TO BE CONSOLIDATED WITH UPI 15-4-56 AND CORRESPONDING LOT LINES EXTINGUISHED AS SHOWN ON THE EXISTING CONDITIONS PLANS.

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
50 25 0 50
SCALE IN FEET

EX-02 EX-03 EX-04 EX-05 EX-06

FILLMORE STREET

TOWNSHIP LINE ROAD

Lands of Michelle M. Murray UPI #15-4-43

Lands of Walter S. & Barbara J. Grohoski UPI #15-4-44

Lands of Franklin Phoenixville L.P. UPI #15-4-45

Lands of Franklin Phoenixville L.P. UPI #15-4-46

Lands of Franklin Phoenixville L.P. UPI #15-4-48

Lands of Ukrainian Catholic Archdiocese of Philadelphia, Inc. "Cemetery" UPI #15-4-53

Lands of MIKRO LLC UPI #15-4-58

Lands of Linda K. Landis UPI #15-4-54

Lands of Matthew C. McClain & Britta Quigley UPI #15-4-55

Lands of Franklin Phoenixville L.P. UPI #15-4-3

"Fillmore Village"

Waters of the Commonwealth

Cemetery

Edge of Head Stones

Head Stones

Gated Macadam Drive

Iron Fence

Iron Pin (found)

Iron Pin (found) BENCH MARK Elev. 232.24

IRON PIN (to be set)

ACCESS EASEMENT K23, VOL. 557, PAGE 206

PROPERTY LINE N71°03'46"W 772.41'

(TO BE EXTINGUISHED) 33.73'

PROPERTY LINE N71°03'46"W 14.42'

IRON PINS (to be set)

TRAIL EASEMENT

AREA OF EXISTING TRAIL EASEMENT (TO BE EXTINGUISHED)

PHILADELPHIA ELECTRIC COMPANY EASEMENT BOOK 118 PAGE 519 (TO BE EXTINGUISHED)

SANITARY SEWER EASEMENT MB 4749 PAGE 1618 (TO BE EXTINGUISHED)

PHILADELPHIA ELECTRIC COMPANY EASEMENT BOOK 559 PAGE 519 (TO BE EXTINGUISHED)

ACCESS EASEMENT D25, VOL 601, PAGE 427

NNR Right-of-way

Corner in Tree

IRON PIN (to be set)

Dwelling

Garage

Shed

Pool

Porch

Deck

Gravel Drive

Macadam Drive

Poling / Gravel

Parking Striping (Typ.)

Chain Link Fence

Trailer

Bldg.

Storage (Typ.)

Picnic (Typ.)

Wood Fence

Stone Wall

Guide Rail

Inlet

Manhole

Utility Pole

Fire Hydrant

Gas Valve

Water Valve

Sanitary Manhole

Sanitary Cleanout

Monitoring Well

Test Pit

Soil Boring

Deep Test

Perc Test

Electric Box

Telephone Box

Cable Box

Gas Meter

Light Pole

Sign

Mailbox

Bollard

Guy Wire

Concrete Pad

Stone Pile

Brush Pile

Compost Pile

Tree Protection Fence

Silt Fence

Inlet Protection

Rip-Rap

Rip-Rap Apron

Rip-Rap Swale

Rip-Rap Outlet

Rip-Rap Channel

Rip-Rap Pad

Rip-Rap Basin

Rip-Rap Dam

Rip-Rap Spillway

Rip-Rap Weir

Rip-Rap Culvert

Rip-Rap Bridge

Rip-Rap Ford

Rip-Rap Crossing

Rip-Rap Ramp

Rip-Rap Stairs

Rip-Rap Steps

Rip-Rap Wall

Rip-Rap Retaining Wall

Rip-Rap Gabion

Rip-Rap Mattress

Rip-Rap Blanket

Rip-Rap Apron

Rip-Rap Swale

Rip-Rap Outlet

Rip-Rap Channel

Rip-Rap Pad

Rip-Rap Basin

Rip-Rap Dam

Rip-Rap Spillway

Rip-Rap Weir

Rip-Rap Culvert

Rip-Rap Bridge

Rip-Rap Ford

Rip-Rap Crossing

Rip-Rap Ramp

Rip-Rap Stairs

Rip-Rap Steps

Rip-Rap Wall

Rip-Rap Retaining Wall

Rip-Rap Gabion

Rip-Rap Mattress

Rip-Rap Blanket

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REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"=50'
Project No. 2302858
Date 5/27/2020
CAD File: EX23028581-O

Title
OVERALL EXISTING CONDITIONS PLAN

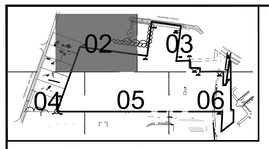
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EX-01
3 of 73

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Xref (s): - B02302858 - X23028581



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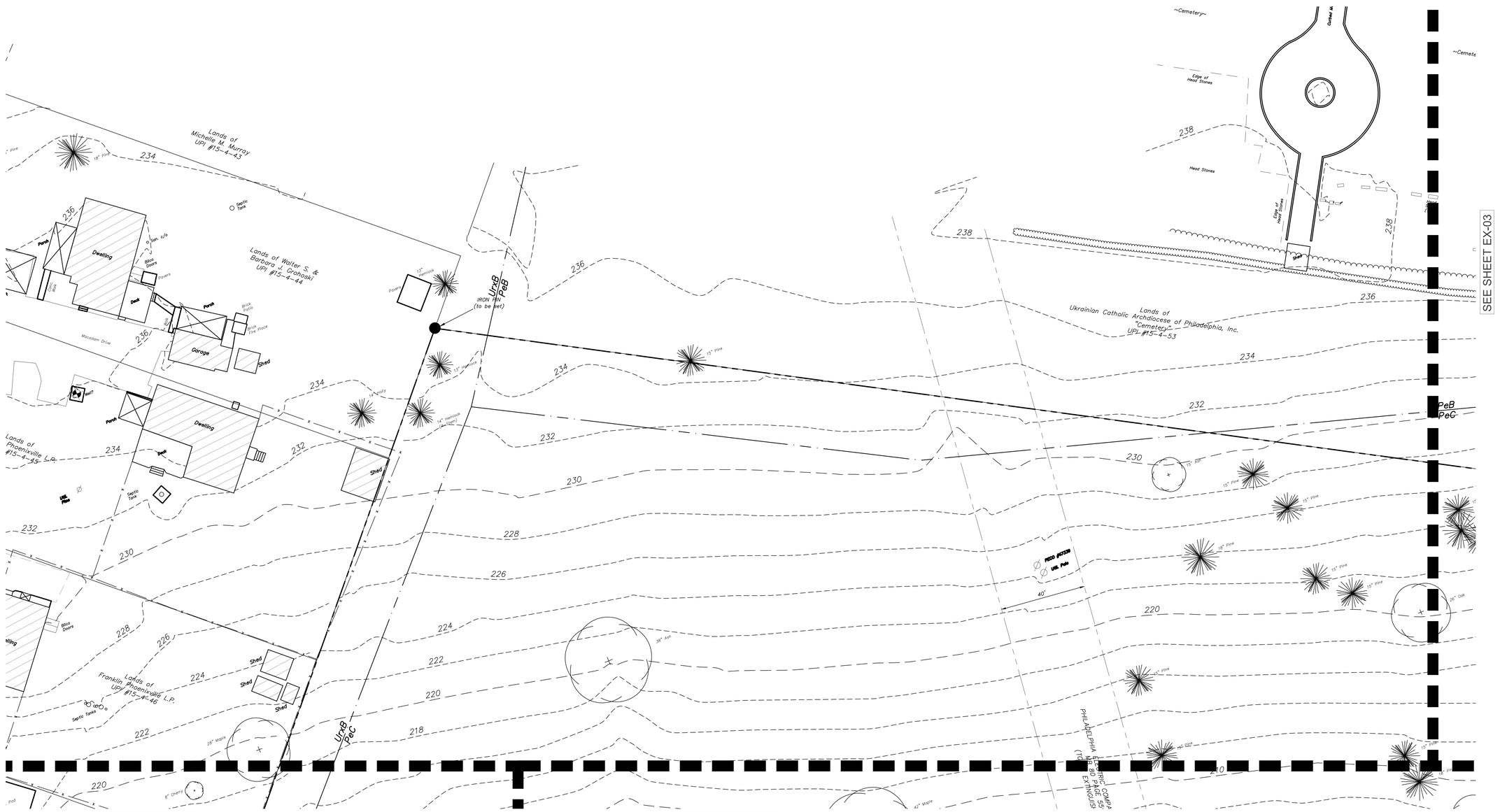
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- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 15-25% SLOPES
- EXISTING 25% AND HIGHER SLOPES
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF ROADWAY
- EXISTING BENCHMARK
- EXISTING UTILITY POLES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

Bench Mark:
Mag Nail
Elev. 232.06

PeC
PeB

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET



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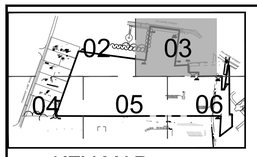
Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
CAD File:	EX23028581-0

Title
EXISTING CONDITIONS PLAN

Sheet No.
EX-02
4 of 73

Xref (s): I:\02302858 - X23028581\

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KEY MAP
SCALE: 1"=500'

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 (Bench Mark: Mag. Nail Elev. 232.06)
- EXISTING UTILITY POLES
- EXISTING SOILS BOUNDARY (PeC Pell)
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

Iron Fence
~Cemetery~
Iron Pin (found)
Iron Pin (found) BENCH MARK Elev.=232.24
30" Maple
Dwelling
Lands of Linda K. Landis UPI #15-4-54
PeB
PeC
IRON PIN (to be set)
Iron Pin (found)
IRON PIN (to be set)
ACCESS EASEMENT K23, VOL. 557, PAGE 206
20'
Lands of Matthew C. McClain & Britta Quigley UPI #15-4-55
Gravel Drive
IRON PINS (to be set)
IRON PIN
N04°15'09"W
PROPERTY LINE
SEE SHEET EX-02
SEE SHEET EX-05
SEE SHEET EX-06

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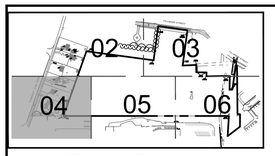
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No. Date Desc.
1 9/06/2020 Major Amendment

Designed N.R.C.
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Checked D.J.S.
Approved
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Project No. 2302858
Date 5/27/2020
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Title
EXISTING CONDITIONS PLAN

Sheet No.
EX-03
5 of 73

Xref (s): - B23302858 - X23028581



KEY MAP
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LEGEND

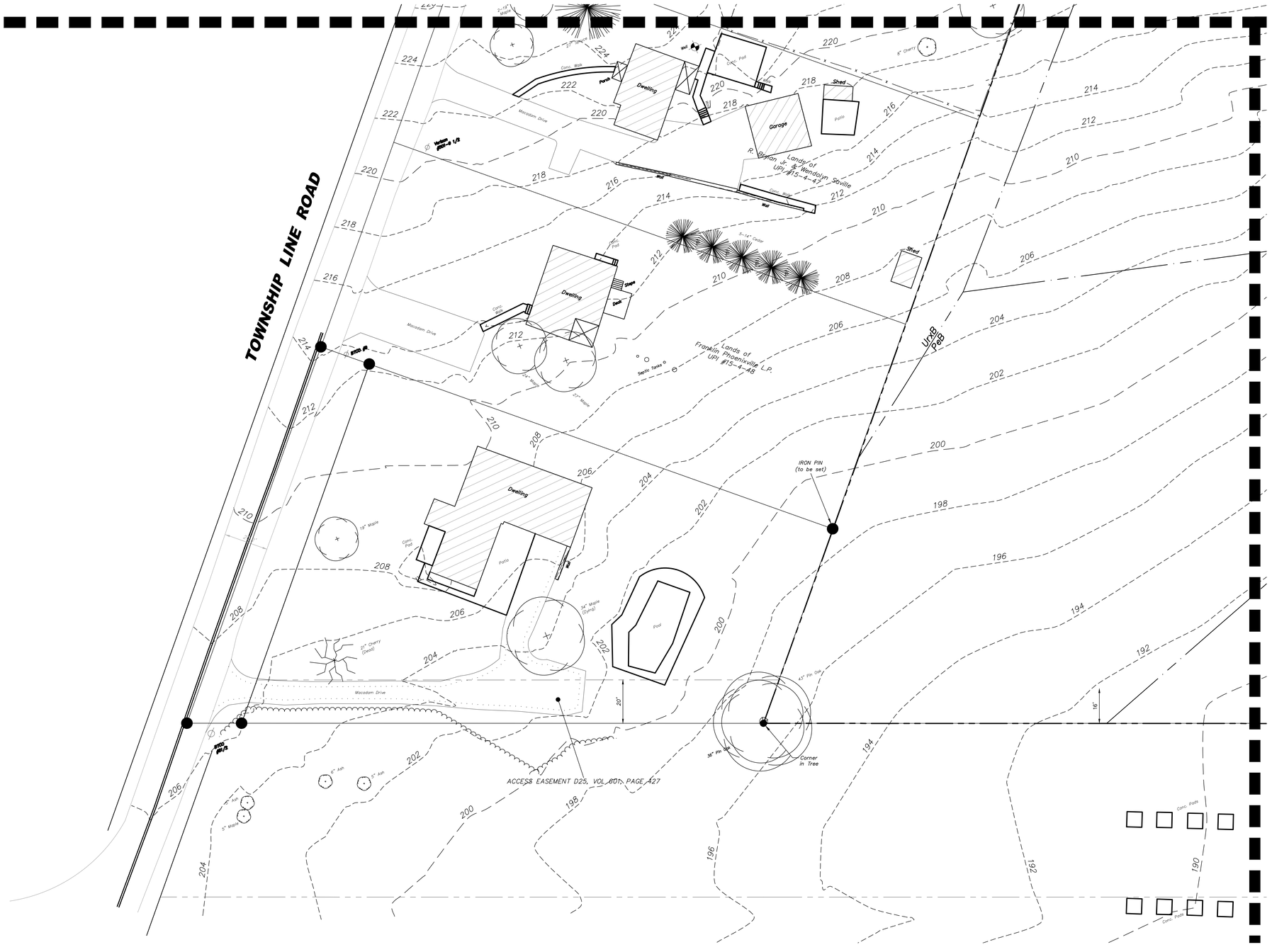
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- EXISTING SOILS BOUNDARY
- EXISTING TREELINE
- EXISTING TREE
- EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE

Bench Mark:
Mag. Nail
Elev. 232.06

PeC
PeB

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET EX-02



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No. Date Desc:
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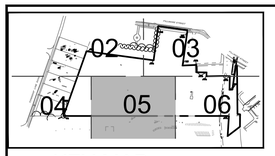
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Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: EX23028581-O

Title
EXISTING CONDITIONS PLAN

Sheet No.
EX-04
6 of 73

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5/7/2026, BMALONEY, Q:\JOBS\23\02\2302858\DWG\OBDS\EX\EX23028581-O_SHEET-EX-04



KEY MAP
SCALE: 1"=500'

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
20 10 0 20
SCALE IN FEET

SEE SHEET EX-02
SEE SHEET EX-03
SEE SHEET EX-04
SEE SHEET EX-06

A. ELECTRIC COMPANY EASEMENT (TO BE ABANDONED PER DEED BOOK 1459 PAGE 1459 EXTINGUISHED)

Bench Mark:
Mag. Nail
Elev. 232.06

PeC PeB
CyB
PeB
PeC CyB
PeC PeB
PeB CyB
CyB PeB

FIRE HYDR.
UTIL. POLE
Concr. Pad
Sign
2-NO Parking Signs
4-NO Parking Signs
Wood Fence
Trailer
Jersey Barrier
Paving / Gravel
15" SLOPE
Elev. 182.64
80'
NNR Right-of-way
Lands of MIKRO LLC
UPI #15-4-58

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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.
19 07/06/2026 Major Amendment

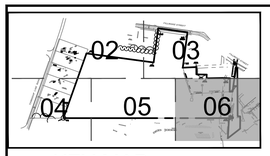
Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
CAD File:	EX23028581-0

Title
EXISTING CONDITIONS PLAN

Sheet No.
EX-05
7 of 73

Xref (s): - BG2302858 - X23028581

1/7/2026, BMALONEY, G:\JOBS\23\2302858\DWG\ODESSA\EX23028581-0\SHEETS\EX-05



KEY MAP
SCALE: 1"=500'

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
20 10 0 20
SCALE IN FEET

SEE SHEET EX-03

SEE SHEET EX-05

IRON PINS (to be set)
IRON PIN (to be set)
Dwelling
PROPERTY LINE (TO BE EXTINGUISHED)
224.41'
PROPERTY LINE (TO BE EXTINGUISHED)
N71°03'46"W
313.73'
SANITARY SEWER EASEMENT DB 4749 PAGE 1618 (TO BE EXTINGUISHED)
PHILADELPHIA ELECTRIC COMPANY EASEMENT MB 90 PAGE 19
AREA OF EXISTING TRAIL EASEMENT (TO BE EXTINGUISHED)
TRAIL EASEMENT
Waters of the Commonwealth
IRON PIN (to be set)
R=117.66'
Δ=000°42'06"
A=27.05'
Ch=S29°33'28"W
14.42'
S29°54'31"W
PROPERTY LINE (TO BE EXTINGUISHED)
202.63'
WL-2
WL-52
WL-3
WL-53
WL-4
WL-54
WL-5
WL-55
IRON PINS (to be set)
"Fillmore Village"
Town House
Phone Box
Paving / Gravel
Stm. Manhole
Sanitary Manhole
Curb Inlet
Comb. Curb
Light Pole
Road Sign
Hose Bibb
Fire Hydrant
Gas Lamp
Area Inlet
Trail
Meadow
PeC
PeB

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REVISIONS
No. Date Desc.
19 01/16/2026 Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
CAD File:	EX23028581-O

Title

EXISTING CONDITIONS PLAN

Sheet No.

EX-06
8 of 73

Xref (s) - I:\2023\02858 - X23028581

1/7/2026, BMALONEY, G:\2023\02858\DWG\EX23028581-O.DWG, EX-06

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- SAWCUT LINE
- XXXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
- REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
- REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
- EXISTING GRASS AREA TO BE REMOVED
- EXISTING WOODLANDS TO BE REMOVED
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING STRUCTURE AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

N

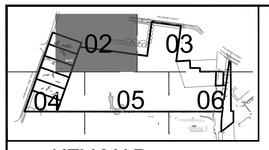
DM-02 DM-03 DM-04 DM-05 DM-06

FILLMORE STREET

TOWNSHIP LINE ROAD

SEE TOWNSHIP LINE ROAD DEVELOPMENT PLANS FOR DEMOLITION PLAN CONTINUATION

Cemetery
Edge of Head Stones
Head Stones
Curved Macadam Drive
Macadam Drive
Gravel Drive
Paving / Gravel
Trailer
Jersey Barrier
Jersey Barriers
Bldg.
Portable (Typ.)
Parking Striping (Typ.)
Kerbstone
Curb
Path
Porch
Main Dwelling
Main Barn
Garage
Shed
Pole
Power
Gate
Fence
Brick Patio
Stone Fire Place
Gravel Drive
Concrete Walk
Dwelling
Deck
Shed
Garage
Stone Wall
Tree House
Play Structure
Paving
Curb Inlet
Existing Inlet
Existing Manhole
Existing Gas Valve
Existing Water Valve
Existing Hydrant
Existing Utility Pole
Existing Light
Existing Sign
Existing Guiderail
Existing Fence
Existing Tree
Existing Shrub
Existing Stump
Existing Boulder
Existing Rock Outcrop
Existing Retaining Wall
Existing Concrete Pad
Existing Gas Meter
Existing Electric Meter
Existing Air Conditioning Unit
Existing Mailbox
Existing Flagpole
Existing Bollard
Existing Generator
Existing Transformer
Existing Telephone Pedestal
Existing Cable Pedestal
Existing Fiber Optic Pedestal
Existing Utility Pedestal
Existing Utility Vault
Existing Utility Manhole
Existing Utility Inlet
Existing Utility Valve
Existing Utility Meter
Existing Utility Hydrant
Existing Utility Pole
Existing Utility Light
Existing Utility Sign
Existing Utility Guiderail
Existing Utility Fence
Existing Utility Tree
Existing Utility Shrub
Existing Utility Stump
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Existing Utility Fiber Optic Pedestal
Existing Utility Utility Pedestal
Existing Utility Utility Vault
Existing Utility Utility Manhole
Existing Utility Utility Inlet
Existing Utility Utility Valve
Existing Utility Utility Meter
Existing Utility Utility Hydrant
Existing Utility Utility Pole
Existing Utility Utility Light
Existing Utility Utility Sign
Existing Utility Utility Guiderail
Existing Utility Utility Fence
Existing Utility Utility Tree
Existing Utility Utility Shrub
Existing Utility Utility Stump
Existing Utility Utility Boulder
Existing Utility Utility Rock Outcrop
Existing Utility Utility Retaining Wall
Existing Utility Utility Concrete Pad
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Existing Utility Utility Electric Meter
Existing Utility Utility Air Conditioning Unit
Existing Utility Utility Mailbox
Existing Utility Utility Flagpole
Existing Utility Utility Bollard
Existing Utility Utility Generator
Existing Utility Utility Transformer
Existing Utility Utility Telephone Pedestal
Existing Utility Utility Cable Pedestal
Existing Utility Utility Fiber Optic Pedestal
Existing Utility



KEY MAP
SCALE: 1"=500'

DEMOLITION LEGEND

	PROPERTY LINE
LOD	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
	SAWCUT LINE
XXXXXXXXXXXXXXXXXX	REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
	REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
	REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
	EXISTING GRASS AREA TO BE REMOVED
	EXISTING WOODLANDS TO BE REMOVED
	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT STRUCTURE
	REMOVE AND DISPOSE OF EXISTING STRUCTURE AND FOUNDATION
	LIMIT OF TREE AND VEGETATION CLEARING

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

N

EXISTING ROADWAY & CUL-DE-SAC TO REMAIN AND BE PROTECTED.

LIMIT OF TREE AND VEGETATION CLEARING

EXISTING WOODLAND WITHIN PROPERTY TO BE REMOVED

EXISTING FENCE TO BE REMOVED

EXISTING ELECTRIC TOWER AND OVERHEAD WIRES TO BE REMOVED. COORDINATE WITH UTILITY PROVIDER.

EXISTING GRASS AREA TO BE REMOVED

SEE TOWNSHIP LINE ROAD DEVELOPMENT PLANS FOR DEMOLITION PLAN CONTINUATION

SEE SHEET DM-03

SEE SHEET DM-04

SEE SHEET DM-05

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REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: DM230285801-0

Title
DEMOLITION PLAN

Sheet No.
DM-02
10 of 73

Xref Ofs: - 1802302858 ; XC2101013701 ; X23023058603 ; XC2302858604-0 ; XC2302858_L00

5/7/2026, BMcLONEY, G:\2023\SJR\2302858\DWG\DGS\SJR2302858DM-02.dwg

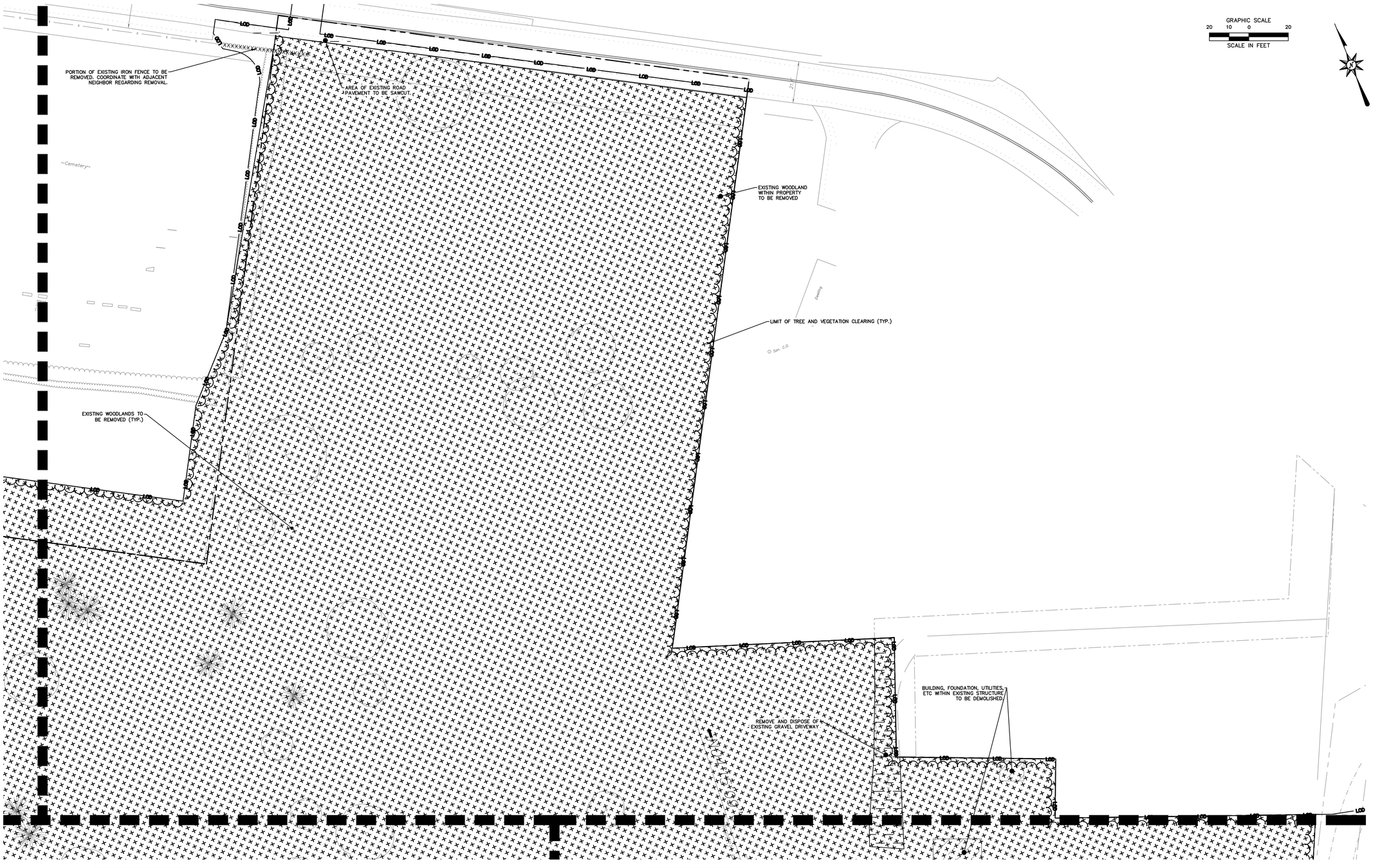


KEY MAP
SCALE: 1"=500'

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- SAWCUT LINE
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- LIMIT OF TREE AND VEGETATION CLEARING

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET



SEE SHEET DM-02
SEE SHEET DM-05
SEE SHEET DM-06

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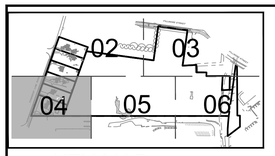
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: DM230285801-O

Title
DEMOLITION PLAN

Sheet No.
DM-03
11 of 73

Xref (s) : B23202858 , XC210113701 , X23302858CA-O , XC230285803 , XC230285804-O , X23302858_L00

1/7/2026 - 9AM,CNOEL - G:\JOBS\23\29\2302858\DWG\DESIGN\DM\230285801-O.DWG,DM-03,



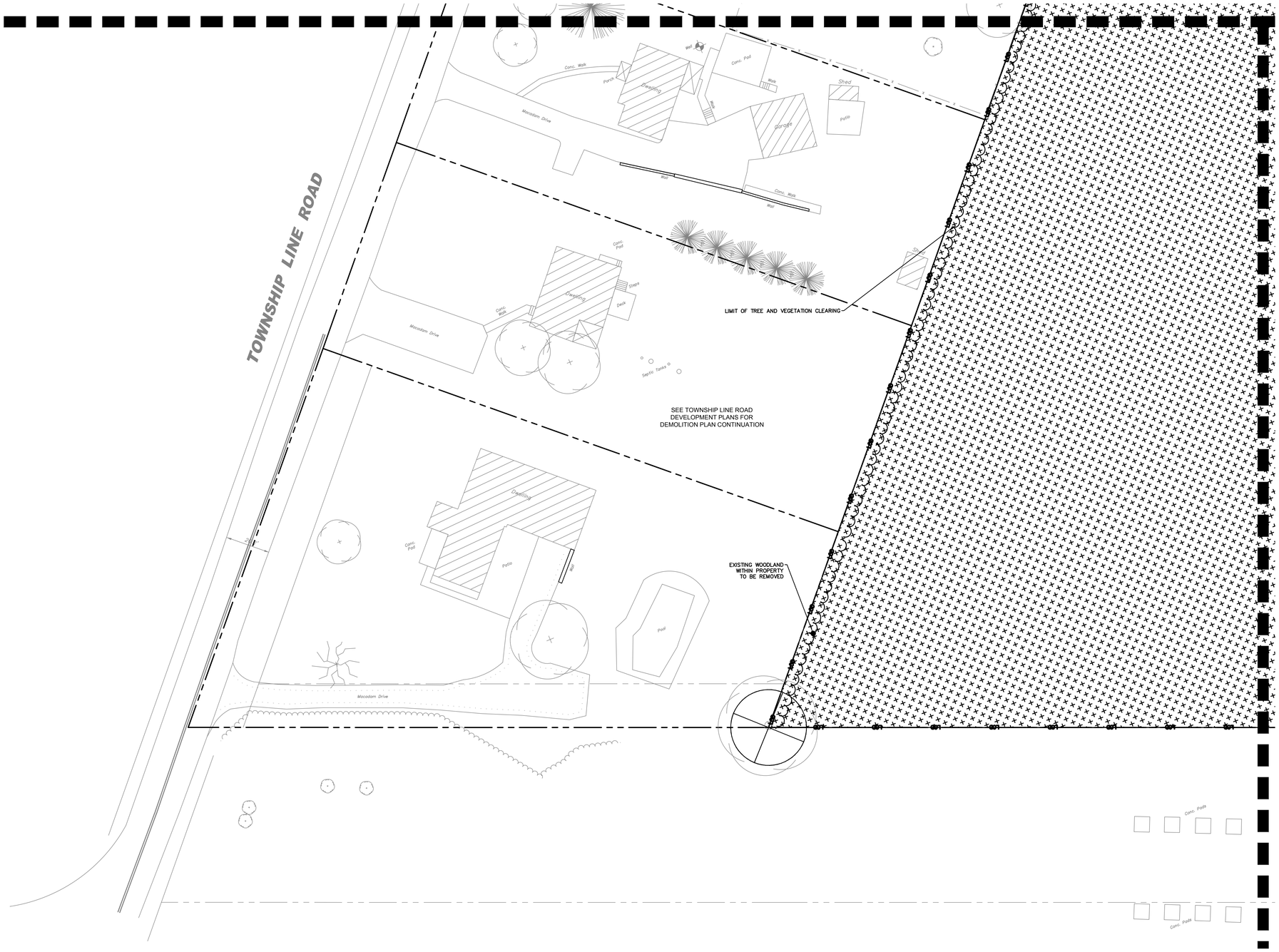
KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- SAWCUT LINE
- XXXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
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- REMOVE AND DISPOSE OF EXISTING STRUCTURE AND FOUNDATION
- LIMIT OF TREE AND VEGETATION CLEARING

SEE SHEET DM-02



SEE SHEET DM-05

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Title

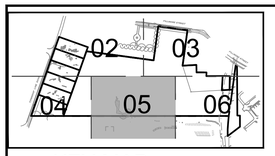
DEMOLITION PLAN

Sheet No.

DM-04
12 of 73

Xref (s) - BD2302858 - XC2101131701 - XC2302858563 - XC2302858606-0 - XC2302858_L00

1/7/2026, RMALONEY, G:\2021\2021\2302858\DWG\DDS\SA1\SA2302858501-0.DWG Dm-04



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
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- XXXXXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
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- LIMIT OF TREE AND VEGETATION CLEARING

SEE SHEET DM-02

SEE SHEET DM-03

DM-05

EXISTING ELECTRIC TOWER AND OVERHEAD WIRES TO BE REMOVED. COORDINATE WITH UTILITY PROVIDER.

EXISTING ASPHALT ACCESS ROAD TO BE REMOVED

SEE SHEET DM-04

SEE SHEET DM-06

WETLAND DISTURBANCE APPROVED IN ACCORDANCE WITH PASPGP-5 PERMIT #E15-875, ISSUED ON 7/6/2017.

EXISTING ELECTRIC TOWER AND OVERHEAD WIRES TO BE REMOVED. COORDINATE WITH UTILITY PROVIDER.

Open Pad

Trailer

Jersey Barrier

Paving / Gravel

Jersey Barriers

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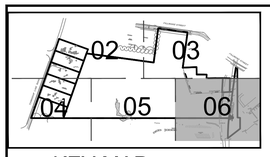
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CAD File: DM230285801-0
Title
DEMOLITION PLAN

Sheet No.
DM-05
13 of 73

Xref (s): - B23202858_XC210113701 - X23302085801 - XC23302085801-0 - XC23302858R_L00

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KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
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- LIMIT OF TREE AND VEGETATION CLEARING

SEE SHEET DM-03

SEE SHEET DM-05

REMOVE EXISTING STORM DRAIN AND STRUCTURES

AREA OF EXISTING TRAIL PAVEMENT TO BE RECONSTRUCTED

PORTION OF PAVED EXISTING TRAIL TO BE REMOVED (TYP.)

EXISTING WOODLANDS WITHIN PROPERTY BOUNDARY TO BE REMOVED (TYP.)

AREA OF EXISTING TRAIL PAVEMENT TO BE RECONSTRUCTED

EXISTING TRAIL TO REMAIN (TYP.)

EXISTING UTILITY LINES AND STRUCTURES TO BE PROTECTED

DEMOLISH EXISTING PORTION OF CURB

PROTECT EXISTING CURBING BETWEEN PORTION BEING DEMOLISHED FOR CURB RAMP AND FOR ROAD EXTENSION

PROTECT EXISTING UTILITIES

SAWCUT PAVEMENT AND DEMOLISH EXISTING CURB WEST OF CATCH BASINS

SAWCUT EXISTING ASPHALT PAVEMENT FOR UTILITY INSTALLATION AND REPLACE TO MATCH EXISTING PAVEMENT SECTION

DEMOLISH EXISTING PORTION OF CURB

POTENTIAL CONFLICT WITH EXISTING LIGHT POLE AND STREET SIGN. FINAL ALIGNMENT OF SIDEWALK AND RAMP TO BE COORDINATED WITH BOROUGH AND FILLMORE VILLAGE HOA PRIOR TO CONSTRUCTION AND THE DESIGN ENGINEER NOTIFIED OF ANY NECESSARY PLAN CHANGES.

N 70°54'26" W 202.63'

R=117.66'
Δ=000°42'06"
A=217.05'
Ch=S29°33'28"W
14.42'

S29°54'31"W

(PROPERTY LINE TO BE EXTINGUISHED)

WL-2 WL-52 WL-3 WL-53 WL-4 WL-54 WL-5 WL-55

Town Houses
Conc. Curb
Conc. Walk
Phone Booth
Conc. Curb
Town Houses
Son. Manhole
Son. Manhole
Conc. Curb
Retaining Wall
Sinkhole
Paving / Gravel

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

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No. Date Desc.
1 01/06/2020 Major Amendment

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Approved	
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Date	5/27/2020
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Title
DEMOLITION PLAN

Sheet No.
DM-06
14 of 73

1/7/2020, BWALDRON, G:\2023\23028581\DWG\DEMO\DM230285801-0.DWG, DM-06
Xref (s): - B23302858 ; XC210113701 ; X23302858O ; XC23302858O-0 ; XC2302858_LOD

SITE ZONING INFORMATION

LOCATION: UPI# 15-4-56, 15-4-56.1, 15-4-49, BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

ZONE: MG (MIXED USE GROWTH DISTRICT)

USE: RESIDENTIAL (MULTI-FAMILY); OPEN SPACE, COMMERCIAL

DIMENSIONAL STANDARDS: STACKED TOWNHOMES (STH) - DETACHED BUILDING TYPE, APARTMENT (APT) - MID RISE BUILDING TYPE

ITEM #	DIMENSIONAL STANDARD	REQUIRED		PROPOSED		VARIANCE	CODE REFERENCE
		DETACHED (STH)	MID-RISE (APT)	DETACHED (STH)	MID-RISE (APT)		
1	MINIMUM LOT WIDTH (FT)	60	70	MIN. 90.7'(2)	520	NO	27-307
2	MINIMUM LOT AREA (SQ. FT)	9,000	10,500	MIN. 9,041'(2)	87,444	NO	27-307
3	MAXIMUM IMPERVIOUS COVERAGE (%)	80	70	60'(3)(5)		NO	27-307
4	BUILD TO (FT)	10-20	10-20	20	N/A(5)	NO	27-307
5	MINIMUM SIDE YARD (FT)	5	15	N/A	N/A(5)	NO	27-307
6	MINIMUM REAR YARD (FT)	20	20	20	20	NO	27-307
7	MAXIMUM HEIGHT (FT)	45	60	45	60	NO	27-307
8	SPACING - MINIMUM (FT)	10	30	MIN. 12.5	N/A	NO	27-307
9	REQUIRED USE MIX - NO. OF USES	2		3(3)(4)		NO	27-307
10	REQUIRED USE MIX - MAX. AREA OF EACH (%)	80		78.1(3)(4)		NO	27-307
11	REQUIRED PUBLIC OPEN SPACE (%)	5		16.1(3)		NO	27-307

(1) STACKED TOWNHOMES AND APARTMENT BUILDINGS ARE MULTIFAMILY (BUILDINGS ON ONE LOT DESIGNED FOR AND OCCUPIED EXCLUSIVELY FOR TWO OR MORE DWELLING UNITS, EACH DWELLING UNIT OCCUPIED BY ONE FAMILY, INCLUDING A BUILDING WHICH IS OWNED AND OPERATED AS A CONDOMINIUM UNDER THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT), OR AS A FEE SIMPLE FOOTPRINT COMMUNITY UNDER THE UNIFORM PLANNED COMMUNITY ACT.

(2) BASED ON EACH STRING OF UNITS AS DELINEATED IN THE TYPICAL STACKED TOWNHOUSE BUILDING STRING INSET.

(3) BASED ON THE OVERALL TRACT AREA (NOT INDIVIDUAL PROPOSED SUBDIVIDED LOTS) OF 668,748 SF (15.306 Ac) AS DELINEATED ON THE RECORD PLAN. NOTE: TRACT AREA DOES NOT INCLUDE THE EXISTING RIGHT-OF-WAY AREAS ALONG TOWNSHIP LINE ROAD (0.067 Ac) AND FILLMORE STREET (0.138 Ac).

(4) THREE USES ARE PROPOSED WITHIN THE PROJECT AREA: RESIDENTIAL - 520,941 SF (78.1%); OPEN SPACE (PUBLIC & PRIVATE) - 137,027 SF (20.6%); COMMERCIAL - 8,780 SF (1.3%). THE MAXIMUM PERCENTAGE IS REFLECTED IN THE TABLE. THE TOTAL TRACT AREA (PARCEL #2, & #3) IS 666,748 SF (15.306 Ac).

(5) REQUIREMENTS ARE MET AND APPLIED TO THE OVERALL TRACT AREA AND NOT THE INDIVIDUAL PROPOSED SUBDIVIDED LOTS.

(6) SIDE YARD REQUIREMENT NOT APPLICABLE WHEN THE SPACING REQUIREMENT IS MET.

THE FOLLOWING WAIVERS WERE PREVIOUSLY APPROVED JANUARY 12, 2016 AND STILL APPLICABLE:

Waiver #1
Ordinance: Subdivision and Land Development
Section: 402.2.D.(7), 613.6.C(6)
Requirement: Rights-of-way and/or Easements for all drainage facilities, utilities, or other purposes 402.2.D.(7). Storm sewers shall be placed within a street right-of-way, parallel to the cartway, and shall be designed as a combination storm sewer and underdrain, if required by the Borough Engineer. When located outside of a right-of-way, they shall be placed within an easement having a width of not less than 20 feet, if required by the Borough.

Waiver #2
Ordinance: Subdivision and Land Development
Section: 605.2.B(2)
Requirement: If parking is to be permitted along a collector, or local access road, an additional 10 feet of cartway width shall be required for parking along each side of the street.

Waiver #3
Ordinance: Subdivision and Land Development
Section: 605.3.(D)
Requirement: 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.

Waiver #4
Ordinance: Subdivision and Land Development
Section: 605.10.H
Requirement: Street trees. Suitable species of street trees include, but are not limited to, the following:...

Waiver #5
Ordinance: Subdivision and Land Development
Section: 606.C(5)
Requirement: Sidewalks. Handicap ramps shall be provided for sidewalks of all new street intersections and where curbs and/or sidewalks are replaced at existing intersections. Ramps shall be placed in line of travel, not on curved curb sections. Handicap ramps shall be constructed to standards set forth in the ADA (Americans with Disabilities Act).

Waiver #6
Ordinance: Subdivision and Land Development
Section: 402.2.F
Requirement: Hydrogeology Study

Waiver #7
Ordinance: Subdivision and Land Development
Section: 612.4.D.(2)
Requirement: Precautions at Steep Slopes. No slope in excess of 25% shall be built on without a conditional use approval by Borough Council and shall be granted only on the following conditions:...

Waiver #8
Ordinance: Subdivision and Land Development
Section: 613.4.F
Requirement: The maximum slope of the earthen detention basin embankments shall be four horizontal to one vertical.

Waiver #9
Ordinance: Subdivision and Land Development
Section: 605.3.E
Requirement: The slope ratio of banks shall not be less than four to one horizontal to vertical.

Waiver #10
Ordinance: Subdivision and Land Development
Section: 605.5.F.
Requirement: Street curbing at intersections shall be rounded by a tangential arc with a minimum radius of 20 feet for intersections involving only local access streets...

THE FOLLOWING NEW WAIVERS WERE APPROVED BY RESOLUTION NO. 2021-46 ON 12/14/21:

WAIVER #11
ORDINANCE: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-402.2.C. REQUIREMENT: EXISTING FEATURES. 'EXISTING FEATURES WITHIN THE TRACT PROPOSED FOR SUBDIVISION AN/OR LAND DEVELOPMENT, AND WITHIN 100 FEET OF THE TRACT BOUNDARIES...'

WAIVER #12
ORDINANCE: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-603.2 REQUIREMENT: BLOCKS SHALL HAVE A MAXIMUM LENGTHEN OF 1,600 FEET AND, AS FAR AS PRACTICABLE, A MINIMUM LENGTH OF 800 FEET.

WAIVER #13
ORDINANCE: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-605.3.B REQUIREMENT: CENTER-LINE GRADES SHALL NOT EXCEED 6% ON ARTERIAL AND COLLECTOR STREETS OR 10% ON LOCAL ACCESS STREETS. PENNDOT STANDARDS FOR GRADE SHALL BE APPLIED TO EXPRESSWAYS.

WAIVER #14
ORDINANCE: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-605.4.B(1) REQUIREMENT: STREET ALIGNMENT. TO ENSURE ADEQUATE SITE 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: TWO HUNDRED FEET ON LOCAL PUBLIC ACCESS ROADS AND AS ESTABLISHED BY PROPER ENGINEERING PRACTICES FOR PRIVATE LOCAL ACCESS ROADS.

WAIVER #15
ORDINANCE: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-608.4.A REQUIREMENT: NONRESIDENTIAL PARKING LOTS. 'PARKING LOTS WITH A CAPACITY OF FROM 15 TO 40 CARS SHALL REQUIRE A RAISED, CURBED, LANDSCAPED PLANTING STRIP, A MINIMUM OF 10 FEET WIDE, AROUND THE ENTIRE PERIMETER EXCEPT WHERE BUILDINGS, DRIVEWAYS AND WALKWAYS ARE LOCATED.

GENERAL NOTES

1. THE PLANNING COMMISSION OF THE BOROUGH OF PHOENIXVILLE PRELIMINARILY APPROVED THE ODESSA DEVELOPMENT & NORTHERN RELIEF ROAD, ORIGINALLY DATED MAY 8, 2020, LAST REVISED NOVEMBER 12, 2015, TOTAL SHEET COUNT OF 70 ON JANUARY 12, 2016. THE PRELIMINARY APPROVED PLAN INCLUDE THREE (3) APARTMENT BUILDINGS AND ONE ASSISTED LIVING CARE FACILITY WITH A TOTAL OF 500 UNITS, 422 PARKING SPACES.
2. FINAL PLAN SUBMISSION FOR THE THE ODESSA DEVELOPMENT & NORTHERN RELIEF ROAD, ORIGINALLY DATED MAY 27, 2020, TOTAL SHEET COUNT OF 70 MADE WAS TO THE BOROUGH OF PHOENIXVILLE ON MAY 27, 2020. THE PROPOSED SCOPE OF THE PROJECT INCLUDED THREE (3) APARTMENT BUILDINGS AND ONE ASSISTED LIVING FACILITY WITH A TOTAL OF 500 UNITS, 422 PARKING SPACES.
3. THE RECORD OWNER AND SUBDIVIDER IS FRANKLIN PHOENIXVILLE, L.P. BY ODESSA REAL ESTATE INVESTMENT, INC.
4. ANY OFF-SITE IMPROVEMENTS SHOWN ON THE PLAN THAT ARE LOCATED ON PRIVATE PROPERTIES, INCLUDING UPI NOS. 15-4-53 & 15-4-10, SHALL ONLY BE PERFORMED WITH THE EXPRESS WRITTEN APPROVAL OF THE PROPERTY OWNER. THIS APPROVAL SHALL BE PROVIDED TO THE BOROUGH PRIOR TO CONSTRUCTION ON THESE PROPERTIES.
5. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL WATER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
6. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL SEWER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
7. THE LOCATION OF ANY WATER EASEMENTS AND SEWER EASEMENTS SHOWN ON SHEET NOS. EP-01, EP-02 AND EP-03 OF THE DEVELOPMENT PLANS SHALL BE ADJUSTED AT THE COMPLETION OF THE PROJECT BASED ON THE FINAL CONSTRUCTED LOCATIONS OF WATER AND SEWER INFRASTRUCTURE.
8. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF A BLANKET STORMWATER EASEMENT ACROSS THE PROJECT TRACT FOR ACCESS, INSPECTION AND MAINTENANCE OF STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs. THIS EASEMENT SHALL NOT BE CONSTRUED TO OBLIGATE THE BOROUGH TO INSPECT OR MAINTAIN STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs.
9. ALL ROADS AND SIDEWALKS WITHIN THE DEVELOPMENT SHALL BE OPEN TO PUBLIC USE.
10. UPI 15-4-56.1 IS TO BE CONSOLIDATED WITH UPI 15-4-56 AND CORRESPONDING LOT LINES EXTINGUISHED. REFER TO EXISTING CONDITION PLANS.

LOT #3 LINE CHART

LABEL	BEARING	DISTANCE
L10	N67° 51' 52"W	411.28
L11	N22° 10' 06"E	212.66
L12	S67° 51' 33"E	411.16
L13	S22° 08' 08"W	212.63

DEVELOPMENT CALCULATIONS

- PROPOSED USES

MG DISTRICT REQUIRES MIN TWO USES BE PROPOSED ON A PROPERTY WITH EACH USE BEING A MAX 80% OF THE TRACT AREA.
- THREE PROPOSED USES ARE:
  - RESIDENTIAL - 78.1%
  - OPEN SPACE - 20.6%
  - COMMERCIAL - 1.3%

- UNIT COUNT

- STACKED TOWNHOUSES - 79 STACKED TOWNHOUSES X 2 UNITS/STH = 158 UNITS
  - UNIT 1 = 3 BEDROOMS
  - UNIT 2 = 3 BEDROOMS
  - TOTAL BEDROOMS/STH = 6 BEDROOMS
- APARTMENT BUILDING = 224 UNITS
  - ONE BEDROOM UNITS = 134 UNITS
  - TWO BEDROOM UNITS = 90 UNITS
- TOTAL UNITS = 382 UNITS

- REQUIRED PARKING

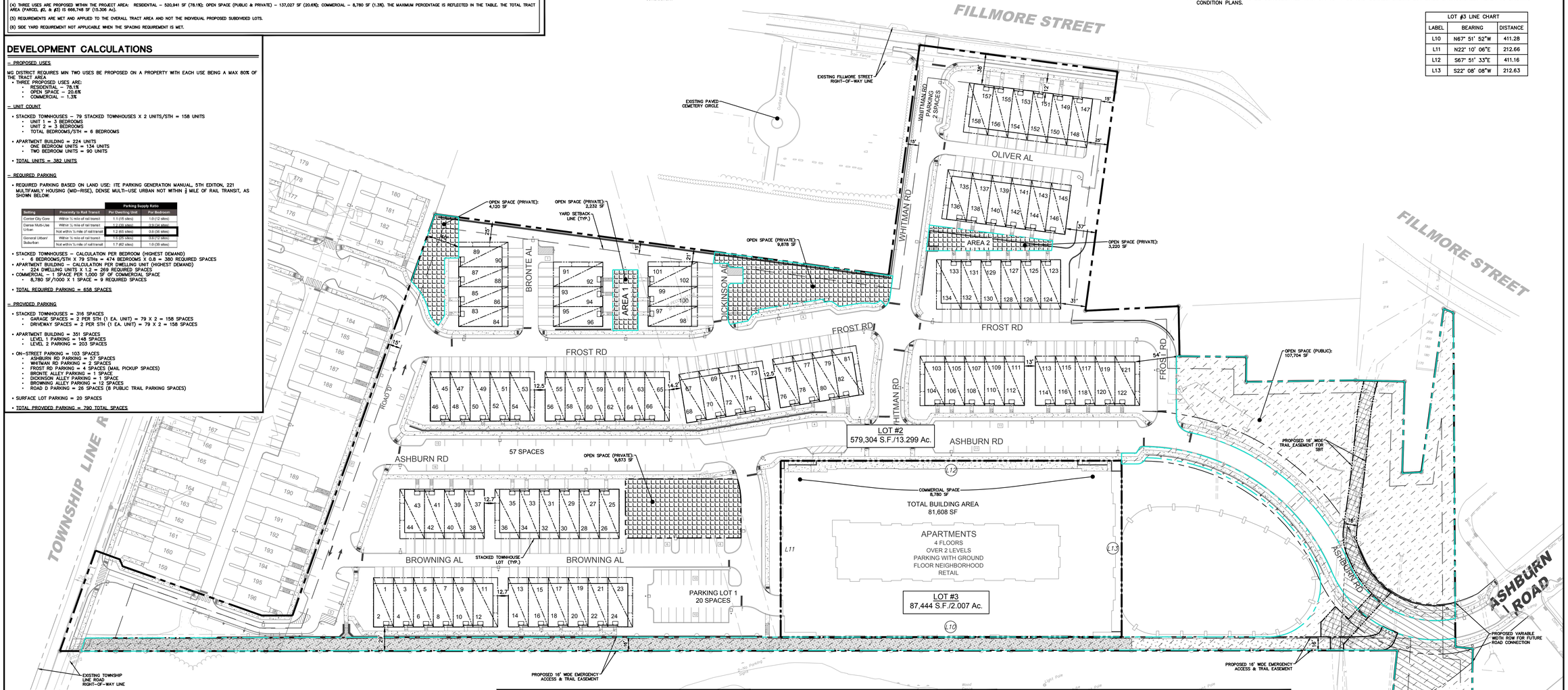
- REQUIRED PARKING BASED ON LAND USE: ITE PARKING GENERATION MANUAL, 5TH EDITION, 221 MULTIFAMILY HOUSING (MID-RISE), DENSE MULTI-USE URBAN NOT WITHIN ½ MILE OF RAIL TRANSIT, AS SHOWN BELOW:

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (49 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (36 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.2 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (82 sites)	1.0 (39 sites)

- STACKED TOWNHOUSES - CALCULATION PER BEDROOM (HIGHEST DEMAND)
  - 6 BEDROOMS/STH X 79 STHs = 474 BEDROOMS X 0.8 = 380 REQUIRED SPACES
- APARTMENT BUILDING - CALCULATION PER DWELLING UNIT (HIGHEST DEMAND)
  - 224 DWELLING UNITS X 1.2 = 269 REQUIRED SPACES
- COMMERCIAL - 1 SPACE PER 1,000 SF OF COMMERCIAL SPACE
  - 8,780 SF/1000 X 1 SPACE = 9 REQUIRED SPACES
- TOTAL REQUIRED PARKING = 658 SPACES

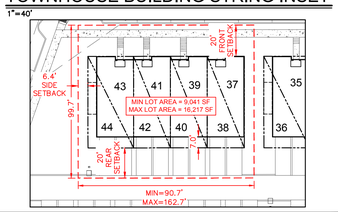
- PROVIDED PARKING

- STACKED TOWNHOUSES = 316 SPACES
  - GARAGE SPACES = 2 PER STH (1 EA. UNIT) = 79 X 2 = 158 SPACES
  - DRIVEWAY SPACES = 2 PER STH (1 EA. UNIT) = 79 X 2 = 158 SPACES
- APARTMENT BUILDING = 351 SPACES
  - LEVEL 1 PARKING = 148 SPACES
  - LEVEL 2 PARKING = 203 SPACES
- ON-STREET PARKING = 103 SPACES
  - ASHBURN RD PARKING = 57 SPACES
  - WHITMAN RD PARKING = 2 SPACES
  - FRONT RD PARKING = 4 SPACES (MAIL PICKUP SPACES)
  - BRONTE ALLEY PARKING = 1 SPACE
  - DICKINSON ALLEY PARKING = 1 SPACE
  - BROWNING ALLEY PARKING = 12 SPACES
  - ROAD D PARKING = 26 SPACES (8 PUBLIC TRAIL PARKING SPACES)
- SURFACE LOT PARKING = 20 SPACES
- TOTAL PROVIDED PARKING = 790 TOTAL SPACES



TYPICAL STACKED TOWNHOUSE BUILDING STRING INSET

1"=40'



LEGEND

- PROPERTY LINE
- PROPOSED UNIT LOT LINE
- EASEMENT/ROW LINE
- BUILDING SETBACK
- PROPOSED CURB
- COURTYARD/PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CONSTRUCTION EASEMENT
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- ZONING/STRING LOT LINE
- PROPOSED OPEN SPACE

FOR PERMITTING PURPOSES ONLY, NOT FOR CONSTRUCTION

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.

_____ _____

_____, AUTHORIZED REPRESENTATIVE
FRANKLIN PHOENIXVILLE, L.P. BY ODESSA REAL ESTATE INVESTMENTS INC., GENERAL PARTNER

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 2023-19, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____
CATHERINE BIANCO
PLANNING COMMISSION CHAIRPERSON

WE HEREBY CERTIFY THAT THE BOROUGH COUNCIL OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 2023-19, ADOPTED MAY 9, 2023, 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 MAY 9, 2023, HEREBY AUTHORIZES THIS PLAN FOR RECORDING.

_____ _____
E. JEAN KRACK, BOROUGH MANAGER — JONATHAN EWALD, COUNCIL PRESIDENT

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

CHESTER COUNTY PLANNING COMMISSION

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

CCPC#_____ _____SECRETARY

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA)
} SS:
COUNTY OF CHESTER

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

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

SHE/HE IS THE AUTHORIZED REPRESENTATIVE OF FRANKLIN PHOENIXVILLE, L.P., BY ODESSA REAL ESTATE INVESTMENTS, INC., GENERAL PARTNER WHICH 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 FRANKLIN PHOENIXVILLE, L.P. 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 FRANKLIN PHOENIXVILLE, L.P. ACT AND DEED AND IS AUTHORIZED BY ODESSA REAL ESTATE INVESTMENT, INC., TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. SHE/HE IS AUTHORIZED BY SAID ODESSA REAL ESTATE INVESTMENT, INC. TO MAKE THIS AFFIDAVIT.

BY: FRANKLIN PHOENIXVILLE, L.P. BY ODESSA REAL ESTATE INVESTMENTS, INC., GENERAL PARTNER

BY: _____
NAME: _____
TITLE: _____

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____,

_____ NOTARY PUBLIC

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 — DATE

(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, MICHAEL BERCEK, 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. _____
MICHAEL BERCEK — DATE

(SEAL)

BOROUGH ENGINEER'S CERTIFICATION

I, OWEN M. HYNE, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY BOROUGH RESOLUTION 2023-19, 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)

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BL Companies
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

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

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
19	01/05/2026	Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2302858
Date	5/27/2020
CAD File:	RP230285802-0

Title

RECORD PLAN

Sheet No.

RP-01
15 of 73

Xref (s) : B02302858 : X230285803 : X230285801 : X230285859-01-0 : X230285802-0LDWG RECORD PLAN
1/7/2026, BMALONEY, G:\JOBS\23\28\230285B\DWG\LDEES\RP230285802-0LDWG RECORD PLAN

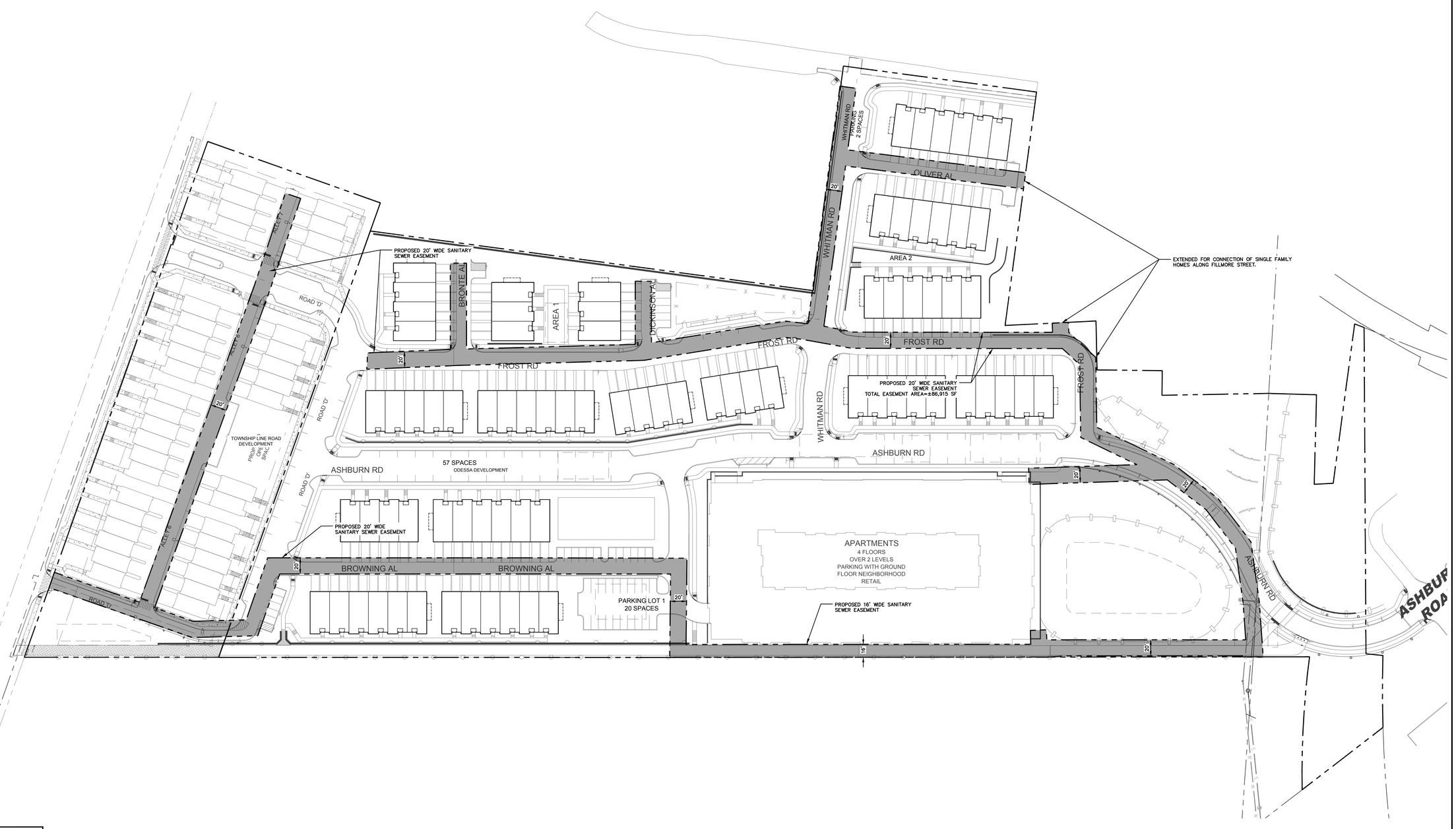
GENERAL NOTES

1. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL WATER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
2. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL SEWER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
3. THE LOCATION OF ANY WATER EASEMENTS, SEWER EASEMENTS AND ACCESS EASEMENTS SHOWN ON SHEET NOs. EP-01, EP-02 AND EP-03 OF THE DEVELOPMENT PLANS SHALL BE ADJUSTED AT THE COMPLETION OF THE PROJECT BASED ON THE FINAL CONSTRUCTED LOCATIONS OF WATER AND SEWER INFRASTRUCTURE.
4. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF A BLANKET STORMWATER EASEMENT ACROSS THE PROJECT TRACT FOR ACCESS, INSPECTION AND MAINTENANCE OF STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs. THIS EASEMENT SHALL NOT BE CONSTRUED TO OBLIGATE THE BOROUGH TO INSPECT OR MAINTAIN STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs.

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- UTILITY POLE
- CONDENSING UNIT
- ELECTRIC METER CENTER
- PROPOSED SEWER EASEMENT



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ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

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

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

Designed M.D.L
Drawn M.D.L
Checked A.J.B
Approved
Scale 1"=50'
Project No. 2302858
Date 5/27/2020
CAD File: SU230285802_ESMNTS-O

Title
SANITARY UTILITY EASEMENT PLAN

Sheet No.
EP-01
16 of 73

1/7/2026, RMALONEY, G:\JOB\23\28\2302858\DWG\DESIGN\SU230285802_ESMNTS-O(MAP).DP-01
Xref (s): B23302858 ; X23302858 ; X20GC32401 ; 18130-FILLMORE-AB 19104 ; X23302853 ; X23302854 ; X23302861-WAS ; XR14C49140-C ; X23302861

GENERAL NOTES

1. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL WATER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
2. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL SEWER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
3. THE LOCATION OF ANY WATER EASEMENTS, SEWER EASEMENTS AND ACCESS EASEMENTS SHOWN ON SHEET NOs. EP-01, EP-02 AND EP-03 OF THE DEVELOPMENT PLANS SHALL BE ADJUSTED AT THE COMPLETION OF THE PROJECT BASED ON THE FINAL CONSTRUCTED LOCATIONS OF WATER AND SEWER INFRASTRUCTURE.
4. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF A BLANKET STORMWATER EASEMENT ACROSS THE PROJECT TRACT FOR ACCESS, INSPECTION AND MAINTENANCE OF STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs. THIS EASEMENT SHALL NOT BE CONSTRUED TO OBLIGATE THE BOROUGH TO INSPECT OR MAINTAIN STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs.

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- UTILITY POLE
- CONDENSING UNIT
- ELECTRIC METER CENTER
- PROPOSED WATER EASEMENT

EASEMENT FOR FUTURE MAIN EXTENSION TO TLR
PROPOSED 20' WIDE WATER LINE EASEMENT
PROPOSED 20' WIDE WATER LINE EASEMENT
PROPOSED 20' WIDE WATER LINE EASEMENT 'A' AREA=±88,625 SF
EXTENDED FOR ADJACENT PROPERTY CONNECTION
PROPOSED 20' WIDE WATER LINE EASEMENT 'B' AREA=±1,450 SF
APPROXIMATE EXISTING WATER LINE EASEMENT PER DOCUMENT #11745561 DEED BOOK 10209 PG 1291.
ALLEY 7
ALLEY 6
ALLEY 5
ROAD 'D'
BRONTE AL
DICKINSON AL
AREA 1
AREA 2
FROST RD
WHITMAN RD
WHITMAN RD PARKING 4 SPACES
OLIVER AL
ASHBURN RD
ASHBURN ROAD
BROWNING AL
TOWNSHIP LINE ROAD DEVELOPMENT
PROPOSED 20' WIDE WATER LINE EASEMENT
57 SPACES
ODESSA DEVELOPMENT
APARTMENTS
4 FLOORS
OVER 2 LEVELS
PARKING WITH GROUND
FLOOR NEIGHBORHOOD
RETAIL
PARKING LOT 1
20 SPACES
20'

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

Designed M.D.L
Drawn M.D.L
Checked A.J.B
Approved
Scale 1"=50'
Project No. 2302858
Date 5/27/2020
CAD File: SU230285802_ESMNTS-0

Title
WATER UTILITY EASEMENT PLAN

Sheet No.
EP-02
17 of 73

1/7/2026, 8:44:42 AM, C:\Users\MDL\Desktop\Odessa\SU230285802_ESMNTS-0.dwg, EP-02
Xref (s): BD230285B ; XC230285B ; XD0C230401 ; 18130-FILMORE-AB 19104 ; XC230285803 ; XC230285804 ; XD230285801-MAS ; XR140491401-C ; XC230285801

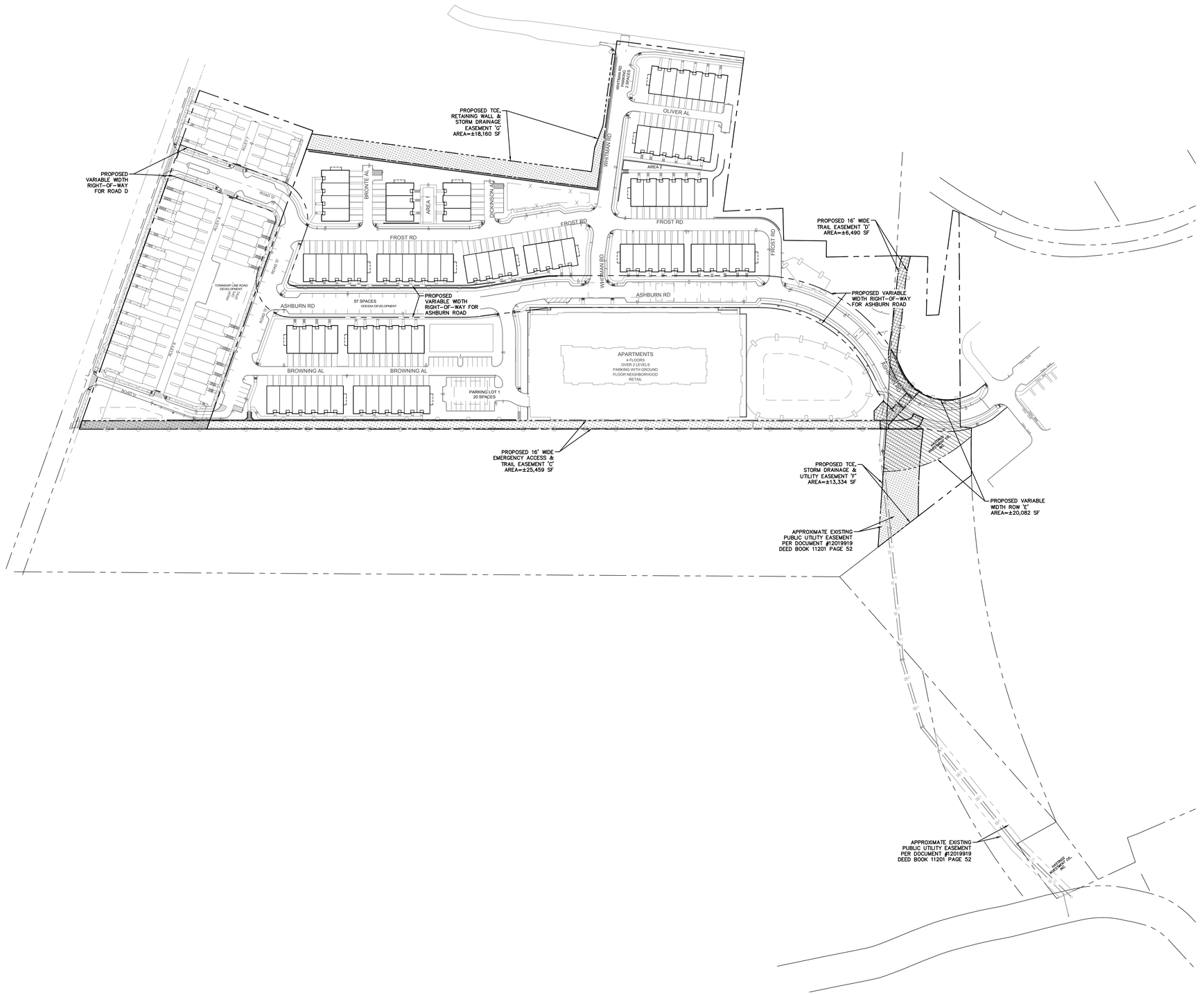
GENERAL NOTES

1. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF ALL WATER MAINS CONSTRUCTED AS A PART OF THE DEVELOPMENT AND AN EASEMENT FOR THE AREA THEREOVER FOR ACCESS, OPERATION, AND MAINTENANCE OF THE SAME.
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4. THE DEVELOPER SHALL OFFER IN PERPETUITY TO THE BOROUGH THE DEDICATION OF A BLANKET STORMWATER EASEMENT ACROSS THE PROJECT TRACT FOR ACCESS, INSPECTION AND MAINTENANCE OF STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs. THIS EASEMENT SHALL NOT BE CONSTRUED TO OBLIGATE THE BOROUGH TO INSPECT OR MAINTAIN STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs.

GRAPHIC SCALE
80 40 0 80
SCALE IN FEET

LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- UTILITY POLE
- CONDENSING UNIT
- ELECTRIC METER CENTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED CONSTRUCTION EASEMENT
- PROPOSED EMERGENCY ACCESS & TRAIL EASEMENT
- PROPOSED WATER, SEWER AND TRAIL EASEMENT
- PROPOSED VARIOUS EASEMENT



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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	Date	REVISIONS Desc.
19	01/06/2026	Major Amendment

Designed	M.D.L
Drawn	M.D.L
Checked	A.J.B
Approved	
Scale	1"=80'
Project No.	2302858
Date	5/27/2020

CAD File: SU230285802_ESMNTS-0

Title

EASEMENT AND RIGHT-OF-WAY PLAN

Sheet No.

EP-03

18 of 73

1/7/2026, BMALONEY, G:\JOBS\23\JOB\2302858\DWG\ODESSA\SU230285802_ESMNTS-0.DWG,EP-03

Xref (s): : B02302858 : X02302858 : X02963204D1 : 18130-FILMORE-AB 19014 : X02302858R3 : X02302858D4 : X02302858D1-MBS : XR14049401-C : X02302858D1

CURVE TABLE

Curve Table			
Curve #	Length	Radius	Delta
C1	231.46	125	106.09
C2	303.76	261	66.68
C3	32.22	200	9.23
C4	32.15	200	9.21
C5	20.15	150	7.70
C6	3.26	31	6.02
C7	48.71	31	90.02
C8	20.16	293	3.95
C9	4.18	100	2.40
C10	9.14	31	16.88
C11	6.27	39	9.21
C12	78.51	50	89.96
C13	24.34	25	56.76
C14	19.08	56	19.52

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-6 12"x18"	NO PARKING LOADING AREA
C	R1-5L 24"x24"	YIELD TO
D	W17-1 & W13-1P	SPEED HUMP AHEAD
E	R7-1 18"x12"	NO PARKING ANY TIME
F	R2-1-15 18"x24"	SPEED LIMIT 15
G	R2-1-25 18"x24"	SPEED LIMIT 25
H	R7-8 12"X18"	RESERVED PARKING

NO.	DOT NO./ SIGN SIZE	LEGEND
I	R8-3 12"X12"	
J	W11-15 WITH W11-15P 30"x30" WITH 18"X12"	TRAIL X-ING
K	W1-2R 24" DIAMOND	
L	W1-2L 24" DIAMOND	
M	R7-108, MAILBOX PARKING ONLY SIGN, 18"X24"	10 BUS PARKING MAIL PICK-UP DROP-OFF ONLY
N	W16-2aP 12"X9" "100 FEET"	500 FT
O	W16-pL 24"X12"	
P	R5-1 30"X30"	DO NOT ENTER

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

GENERAL NOTES

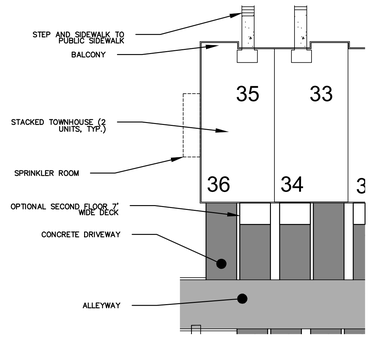
1. FOR OPEN SPACE DETAILS SUCH AS BENCHES, TRASH RECEPTACLES, PAVERS, AND OTHER SITE FEATURES REFER TO THE OPEN SPACE EXHIBIT.
2. ALL OPEN SPACE AND SITE FEATURES WITHIN THE OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.
4. FILLMORE STREET PAVEMENT RESTORATION AND RESURFACING SHALL BE PERFORMED AT THE COMPLETION OF TRIESTE OR ODESSA, WHICHEVER IS COMPLETED LAST, AND COORDINATE WITH THE BOROUGH.
5. THERE SHALL BE A CONCRETE DEPRESSED CURB ACROSS THE TOE OF ALL ADA CURB RAMPS, IN ACCORDANCE WITH DETAILS.

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:

6. SIGNAGE ALONG FILMORE STREET:
   - 6.1. ADVANCED CURVE WARNING SIGNAGE WITH ADVISORY SPEED PLAQUES (IF REQUIRED).
   - 6.2. CHEVRONS FOR BOTH TRAVEL DIRECTIONS.
   - 6.3. CURVE WARNING PAVEMENT MARKINGS (IF REQUIRED).
   - 6.4. REFRESEHD ROADWAY STRIPING AND CENTERLINE RUMBLE STRIP AND REFLECTIVE PAVEMENT MARKINGS (TO BE COMPLETED AT TIME OF ROAD RESURFACING).
7. SIGNAGE AT THE INTERSECTIONS OF FILLMORE STREET, TOWNSHIP LINE ROAD AND SPRING CITY ROAD:
   - 7.1. "ONCOMING TRAFFIC DOES NOT STOP" (W4-4BP) FOR THE EXISTING STOP SIGNS ALONG TOWNSHIP LINE ROAD.
   - 7.2. STOP SIGN (R1-1) WITH "EXCEPT RIGHT TURN" (R1-10P) ALONG SOUTHBOUND SPRING CITY ROAD
   - 7.3. PAINTED STOP BAR AND "TRAFFIC FROM RIGHT DOES NOT STOP" (W4-4AP) ALONG THE FILLMORE STREET APPROACH.

TYPICAL TOWNHOUSE DESIGN

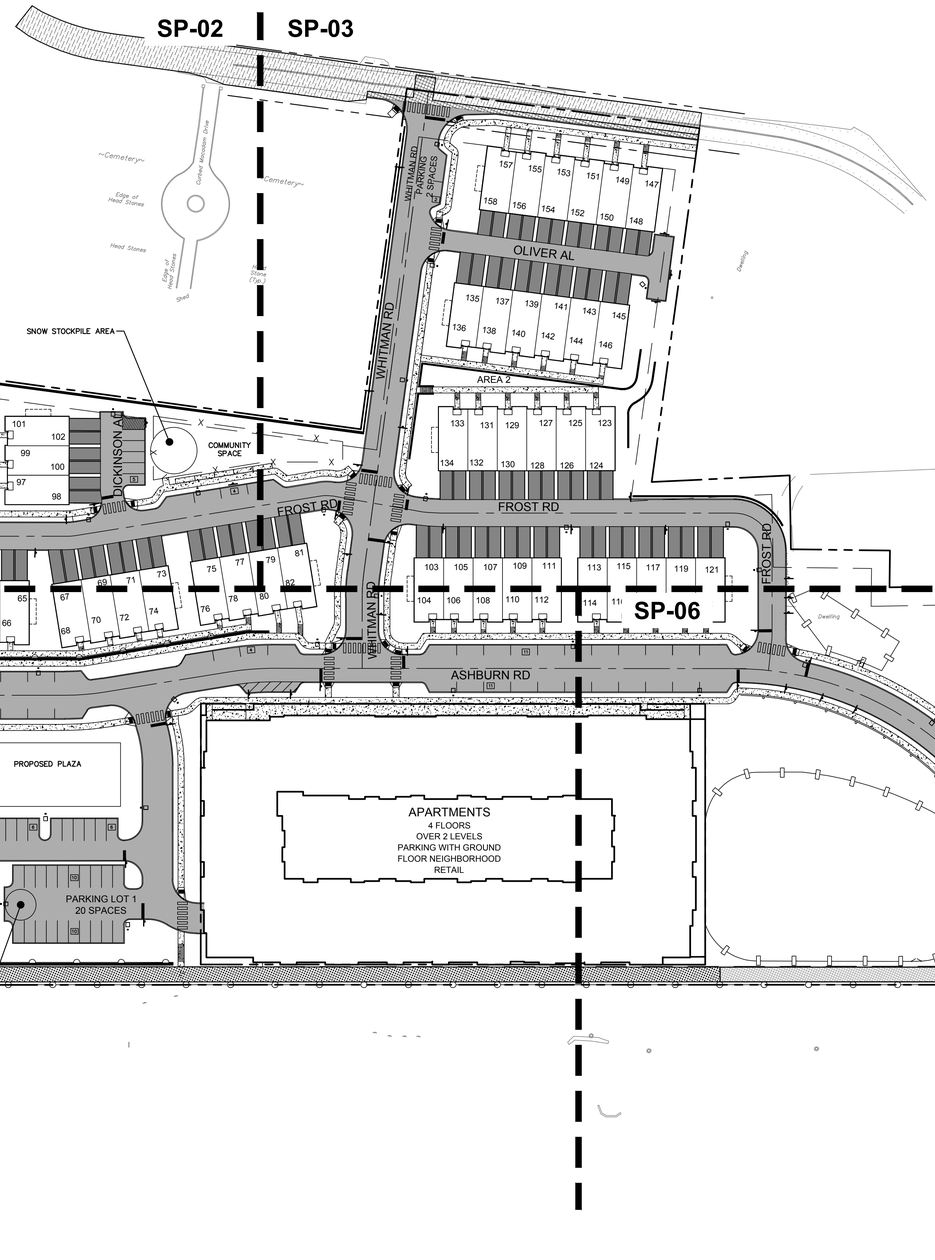
1"=20'



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- STANDARD DUTY BITUMINOUS PAVEMENT SECTION
- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
- SRT TRAIL SECTION (TO MATCH EX. SECTION)
- EMERGENCY ACCESS/TRAIL PAVEMENT SECTION
- CONCRETE SIDEWALK
- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



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REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

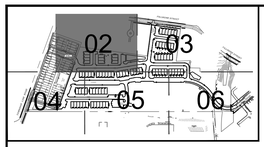
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"=50'
Project No. 2302858
Date 5/27/2020
CAD File: SP.230285801-0

Title
OVERALL SITE PLAN

Sheet No.
SP-01
19 of 73

Xref Ob: ; B02302858 ; XC210113701 ; XZ230285801 ; XC210113702 ; XC230285801-0

1/7/2026, BNALONEY, G:\JOBS\23\02302858\DWG\ODESSA\PS\230285801-0SHEET-01



KEY MAP

SCALE: 1"=500'

CURVE TABLE

Curve Table			
Curve #	Length	Radius	Delta
C1	231.46	125	106.09
C2	303.76	261	66.68
C3	32.22	200	9.23
C4	32.15	200	9.21
C5	20.15	150	7.70
C6	3.26	31	6.02
C7	48.71	31	90.02
C8	20.16	293	3.95
C9	4.18	100	2.40
C10	9.14	31	16.88
C11	6.27	39	9.21
C12	78.51	50	89.96
C13	24.34	25	56.76
C14	19.08	56	19.52

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-6 12"x18"	NO PARKING LOADING AREA
C	R1-5L 24"x24"	HERE TO
D	W17-1 & W13-1P	SPEED HUMP 15 MPH
E	R7-1 18"x12"	NO PARKING ANY TIME
F	R2-1-15 18"x24"	SPEED LIMIT 15
G	R2-1-25 18"x24"	SPEED LIMIT 25
H	R7-8 12"X18"	RESERVED PARKING
I	R8-3 12"X12"	
J	W11-15 WITH W11-15P 30"x30" WITH 18"X12"	TRAIL X-ING
K	W1-2R 24" DIAMOND	
L	W1-2L 24" DIAMOND	
M	R7-108, MAILBOX PARKING ONLY SIGN, 18"X24"	R1-8 PARKING MAIL PICK-UP AND DELIVERY ONLY
N	W16-2aP 12"X6" "100 FEET"	500 FT
O	W16-pL 24"X12"	
P	R5-1 30"X30"	DO NOT ENTER
Q	CUSTOM "PUBLIC TRAIL PARKING" SIGN 12"X18"	PUBLIC TRAIL PARKING DAWN TO DUSK

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- STANDARD DUTY BITUMINOUS PAVEMENT SECTION
- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
- SRT TRAIL SECTION (TO MATCH EX. SECTION)
- EMERGENCY ACCESS/TRAIL PAVEMENT SECTION
- CONCRETE SIDEWALK
- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE

20 10 0 20

SCALE IN FEET

~Cemetery~

Edge of Head Stones

Head Stones

Curbed Macadam Drive

Edge of Head Stones

Shed

SEE SHEET SP-03

ALLEY 7

SEE TOWNSHIP LINE ROAD DEVELOPMENT PLANS FOR SITE PLAN CONTINUATION

ROAD 'D'

PROVIDE RETAINING WALL #1 WITH FENCE (DESIGNED BY OTHERS)

PROVIDE 5' TRANSITION TO FLUSH CURB AT DRIVEWAYS (TYP. EACH END OF UNIT BLOCKS)

PROVIDE 6" REVEAL BELGIAN BLOCK CURB (TYP.)

15' REAR YARD SETBACK

PROVIDE STEPS WITH HAND RAIL (TYP.)

PROVIDE STEPS WITH HAND RAIL (TYP.)

BRONTE AL

AREA 1

DICKINSON AL

SWM BASIN MRC-E [SMP-5] FOOTPRINT

COMMUNITY SPACE 5,340 SF

SIGN 'E'

PROVIDE 6" REVEAL BELGIAN BLOCK CURB (TYP.)

PROVIDE 6' CHAINLINK FENCE AROUND PUBLIC DOG PARK AREA

PROVIDE MAILBOXES MOUNTED ON CONCRETE SIDEWALK, EXACT NUMBER TO BE COORDINATED WITH THE POSTMASTER

PROVIDE SWING GATE

SIGN 'M'

BEGIN BELGIAN BLOCK CURB

ADA RAMP TYPE 4A (PERPENDICULAR)

ADA RAMP TYPE 4A (PARALLEL)

ADA RAMP TYPE 4A (PARALLEL)

STOP BAR (TYP.)

SIGN 'A'

SIGN 'L'

PROVIDE RETAINING WALL #17 WITH FENCE (DESIGNED BY OTHERS)

SIGN 'A'

STOP BAR (TYP.)

SIGN 'A'

PROVIDE 6" REVEAL BELGIAN BLOCK CURB (TYP.)

15' SIDE YARD SETBACK

N67° 50' 26.65"W 342.43'

DRIVEWAY PAVEMENT SECTION (TYP.)

ADA RAMP TYPE 4A (PARALLEL)

CONCRETE SIDEWALK (TYP.)

STANDARD DUTY ASPHALT PAVEMENT SECTION (TYP.)

SIGN 'I'

SIGN 'I'

ADA RAMP TYPE 2

ADA RAMP TYPE 4A (PARALLEL)

N77° 03' 03.67"W 202.20'

FROST RD

89 90 87 88 85 86 83 84 91 92 93 94 95 96 101 102 99 100 97 98

45 47 49 51 53 55 57 59 61 63 65 67 69 71 73 75 77 78 80

SEE SHEET SP-04

SEE SHEET SP-05

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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
19	01/06/2026	Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=20'
Project No.	2302858
Date	5/27/2020
CAD File:	SP230285801-0

Title

SITE PLAN

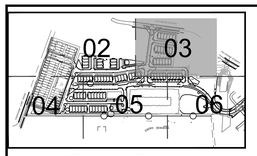
Sheet No.

SP-02

20 of 73

Xref (s): I:\B02302858 ; XC210113702 ; XC230285801 ; XC210113702 ; XC230285801-0

1/7/2026, BMALONEY, G:\JOBS\23\02\2302858\DWG\DESIGN\SP230285801-0.DWG SP-02



KEY MAP
SCALE: 1"=500'

CURVE TABLE

Curve Table			
Curve #	Length	Radius	Delta
C1	231.46	125	106.09
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C4	32.15	200	9.21
C5	20.15	150	7.70
C6	3.26	31	6.02
C7	48.71	31	90.02
C8	20.16	293	3.95
C9	4.18	100	2.40
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C12	78.51	50	89.96
C13	24.34	25	56.76
C14	19.08	56	19.52

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-6 12"x18"	NO PARKING LOADING AREA
C	R1-5L 24"x24"	YIELD TO PED
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E	R7-1 18"x12"	NO PARKING ANY TIME
F	R2-1-15 18"x24"	SPEED LIMIT 15
G	R2-1-25 18"x24"	SPEED LIMIT 25
H	R7-8 12"X18"	RESERVED PARKING

NO.	DOT NO./ SIGN SIZE	LEGEND
I	R8-3 12"X12"	
J	W11-15 WITH W11-15P 30"x30" WITH 18"X12"	TRAIL X-ING
K	W1-2R 24" DIAMOND	
L	W1-2L 24" DIAMOND	
M	R7-108, MAILBOX PARKING ONLY SIGN, 18"X24"	10 RIB PARKING
N	W16-2aP 12"X9" "100 FEET"	500 FT
O	W16-pL 24"X12"	
P	R5-1 30"X30"	DO NOT ENTER
Q	CUSTOM "PUBLIC TRAIL PARKING" SIGN 12"X18"	PUBLIC TRAIL PARKING DAWN TO DUSK

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- STANDARD DUTY BITUMINOUS PAVEMENT SECTION
- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
- SRT TRAIL SECTION (TO MATCH EX. SECTION)
- EMERGENCY ACCESS/TRAIL PAVEMENT SECTION
- CONCRETE SIDEWALK
- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

FILLMORE STREET
WHITMAN RD
OLIVER AL
FROST RD
AREA 2
Cemetery
Dwelling
PARKING 2 SPACES
ADA RAMP TYPE 4A (PERPENDICULAR)
PROVIDE MILL AND OVERLAY OF FILLMORE STREET IN ACCORDANCE WITH BOROUGH STANDARDS. REFER TO NOTE 4 ON SHEET SP-01 FOR ADDITIONAL INFORMATION
PROVIDE FULL DEPTH PAVEMENT REPLACEMENT IN ACCORDANCE WITH BOROUGH STANDARDS (TYP.)
SAWCUT EXISTING PAVEMENT (TYP.)
PROVIDE 6" REVEAL BOROUGH CONCRETE CURB (TYP. IN ROW)
12' TRAVEL LANE
BEGIN BELGIAN BLOCK CURB
SIGN 'A'
SIGN 'I'
ADA RAMP TYPE 4A (PARALLEL)
8' WIDE CROSSWALK (TYP.)
20' REAR YARD SETBACK
15' REAR YARD SETBACK
DRIVEWAY PAVEMENT SECTION (TYP.)
SIGN 'E'
PROVIDE 6" REVEAL BELGIAN BLOCK CURB (TYP.)
PROVIDE RETAINING WALL #3 WITH FENCE (DESIGNED BY OTHERS)
STANDARD DUTY ASPHALT PAVEMENT SECTION (TYP.)
PROVIDE RETAINING WALL #2 WITH FENCE (DESIGNED BY OTHERS)
PROVIDE RETAINING WALL #1 WITH FENCE (DESIGNED BY OTHERS)
PROVIDE STAIRS WITH HANDRAIL (TYP.)
PROVIDE RETAINING WALL #5 WITH FENCE (DESIGNED BY OTHERS)
STOP BAR (TYP)
PROVIDE RETAINING WALL #4 WITH FENCE (DESIGNED BY OTHERS)
PROVIDE STEPS WITH HAND RAIL (TYP.)
PROVIDE RETAINING WALL #13 WITH FENCE (DESIGNED BY OTHERS)
PROVIDE RETAINING WALL #9 WITH FENCE (DESIGNED BY OTHERS)
PROVIDE 5' TRANSITION TO FLUSH CURB AT DRIVEWAYS (TYP. EACH END OF UNIT BLOCKS)
S29° 48' 18.36"W 305.73'
N60° 09' 57.86"W 1.51'
N57° 51' 20.44"W 74.42'
N67° 51' 52.00"W 229.13'
157 155 153 151 149 147
158 156 154 152 150 148
135 137 139 141 143 145
136 138 140 142 144 146
133 131 129 127 125 123
134 132 130 128 126 124
103 105 107 109 111 113 115 117 119 121
77 79 81 82 80

SEE SHEET SP-02
SEE SHEET SP-05
SEE SHEET SP-06

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. 19 Date 01/06/2026 Desc. Major Amendment

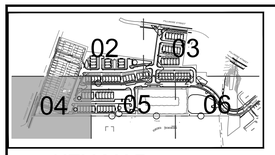
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: SP230285801-0

Title
SITE PLAN

Sheet No.
SP-03
21 of 73

Xref (s): - BD2302858 ; X21013701 ; X23028580I ; XC21013702 ; XC23028580I - 0

1/7/2026, BMALONEY, C:\USERS\JOB\23028580\DWG\DESIGN\SP230285801--0.DWG SP--03



KEY MAP
SCALE: 1"=500'

CURVE TABLE

Curve Table			
Curve #	Length	Radius	Delta
C1	231.46	125	106.09
C2	303.76	261	66.68
C3	32.22	200	9.23
C4	32.15	200	9.21
C5	20.15	150	7.70
C6	3.26	31	6.02
C7	48.71	31	90.02
C8	20.16	293	3.95
C9	4.18	100	2.40
C10	9.14	31	16.88
C11	6.27	39	9.21
C12	78.51	50	89.96
C13	24.34	25	56.76
C14	19.08	56	19.52

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-6 12"x18"	NO PARKING LOADING AREA
C	R1-5L 24"x24"	KEEP TO
D	W17-1 & W13-1P	SPEED HUMP
E	R7-1 18"x12"	NO PARKING ANY TIME
F	R2-1-15 18"x24"	SPEED LIMIT 15
G	R2-1-25 18"x24"	SPEED LIMIT 25
H	R7-8 12"X18"	RESERVED PARKING

NO.	DOT NO./ SIGN SIZE	LEGEND
I	R8-3 12"X12"	
J	W11-15 WITH W11-15P 30"x30" WITH 18"X12"	TRAIL X-ING
K	W1-2R 24" DIAMOND	
L	W1-2L 24" DIAMOND	
M	R7-108, MAILBOX PARKING ONLY SIGN, 18"X24"	10 MIN PARKING MAIL PICK-UP AND DROP-OFF ONLY
N	W16-2aP 12"X9" "100 FEET"	500 FT
O	W16-pL 24"X12"	
P	R5-1 30"X30"	DO NOT ENTER
Q	CUSTOM "PUBLIC TRAIL PARKING" SIGN 12"X18"	PUBLIC TRAIL PARKING DAWN TO DUSK

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

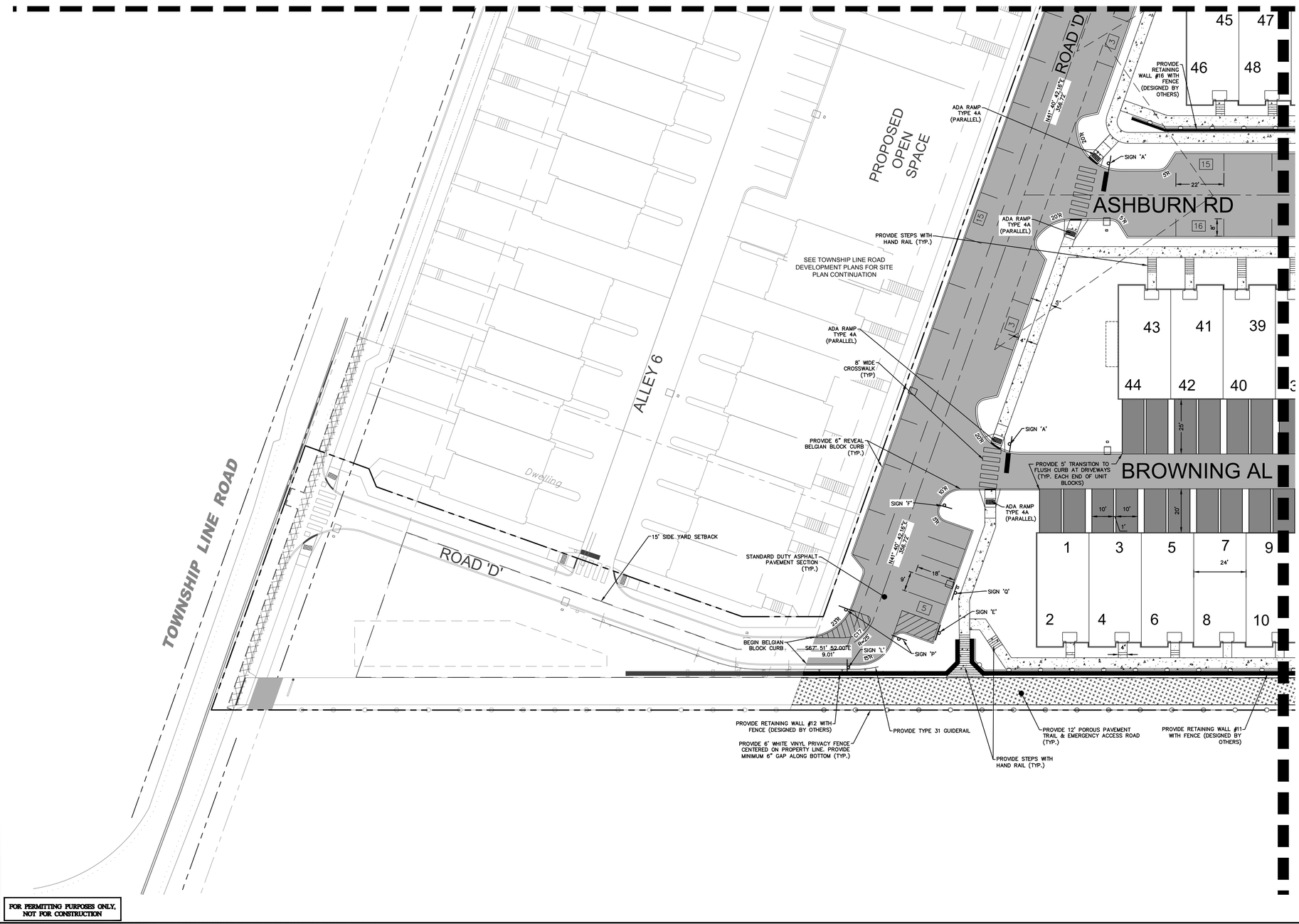
LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- STANDARD DUTY BITUMINOUS PAVEMENT SECTION
- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
- SRT TRAIL SECTION (TO MATCH EX. SECTION)
- EMERGENCY ACCESS/TRAIL PAVEMENT SECTION
- CONCRETE SIDEWALK
- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- NUMBER OF PARKING SPACES

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET SP-02

SEE SHEET SP-05



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REVISIONS
No. Date Desc.
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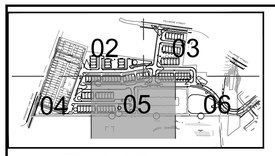
Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
CAD File:	SP230285801-0

Title
SITE PLAN

Sheet No.
SP-04
22 of 73

Xref (s): ; 0\2302858 ; XC210113702 ; XZ230285801 ; XZ210113701 ; XZ230285801 ; XC210113701 ; XZ230285801-0

1/7/2026, BMcLONG, G:\JOBS\23\JB\2302858\DWG\00\SSA\SP2302858801-0.DWG SP-04



KEY MAP
SCALE: 1"=500'

CURVE TABLE

Curve Table			
Curve #	Length	Radius	Delta
C1	231.46	125	106.09
C2	303.76	261	66.68
C3	32.22	200	9.23
C4	32.15	200	9.21
C5	20.15	150	7.70
C6	3.26	31	6.02
C7	48.71	31	90.02
C8	20.16	293	3.95
C9	4.18	100	2.40
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C11	6.27	39	9.21
C12	78.51	50	89.96
C13	24.34	25	56.76
C14	19.08	56	19.52

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
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C	R1-5L 24"x24"	YIELD TO
D	W17-1 & W13-1P	SPEED HUMP 8MI
E	R7-1 18"x12"	NO PARKING ANY TIME
F	R2-1-15 18"x24"	SPEED LIMIT 15
G	R2-1-25 18"x24"	SPEED LIMIT 25
H	R7-8 12"X18"	RESERVED PARKING

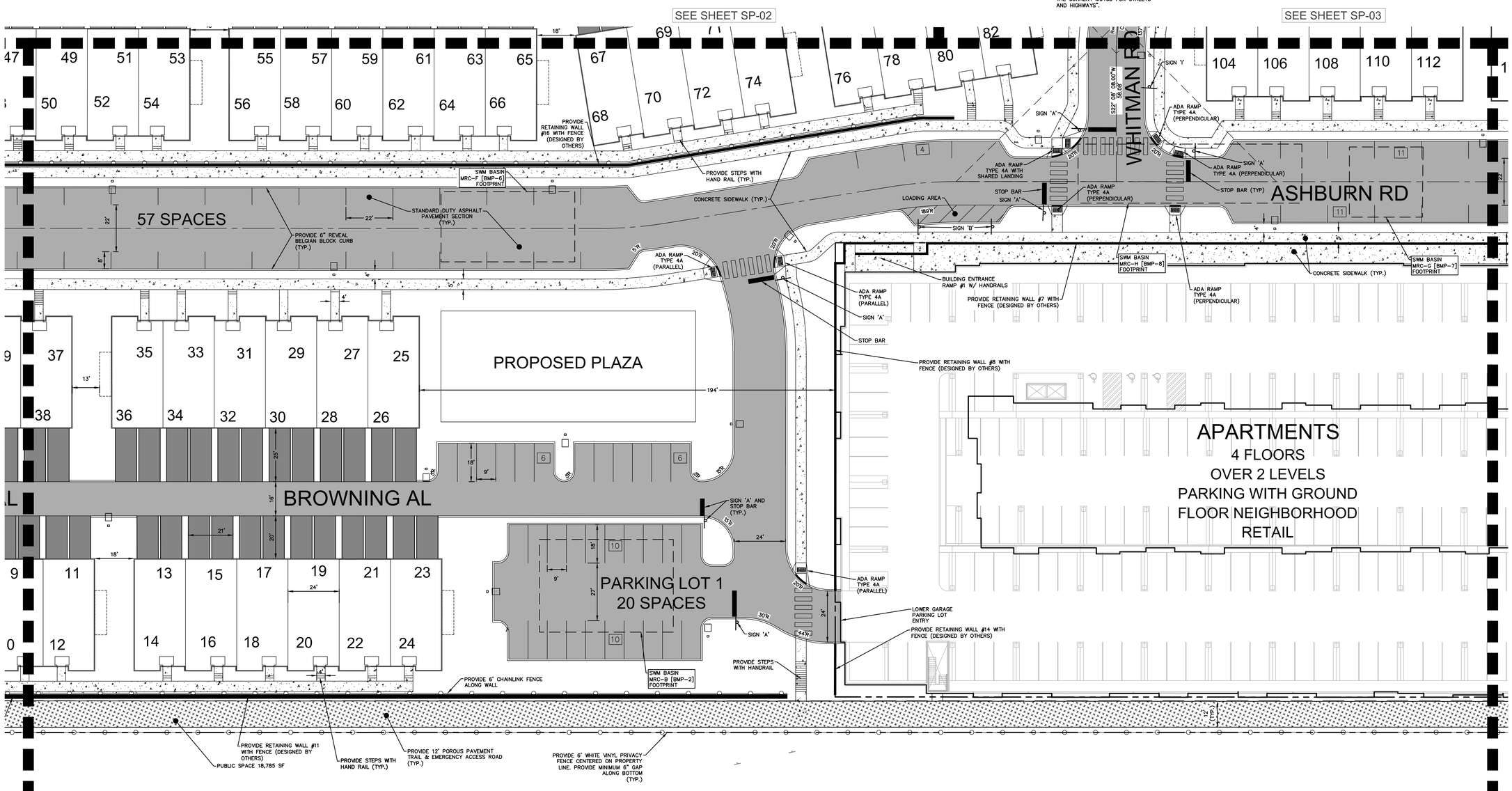
NO.	DOT NO./ SIGN SIZE	LEGEND
I	R8-3 12"X12"	
J	W11-15 WITH W11-15P 30"x30" WITH 18"X12"	TRAIL X-ING
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L	W1-2L 24" DIAMOND	
M	R7-108, MAILBOX PARKING ONLY SIGN, 18"X24"	10 MIN PARKING MAIL PICK UP AND DROP-OFF ONLY
N	W16-2aP 12"X9" "100 FEET"	500 FT
O	W16-pL 24"X12"	
P	R5-1 30"X30"	DO NOT ENTER
Q	CUSTOM "PUBLIC TRAIL PARKING" SIGN 12"X18"	PUBLIC TRAIL PARKING DAWN TO DUSK

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- STANDARD DUTY BITUMINOUS PAVEMENT SECTION
- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
- SRT TRAIL SECTION (TO MATCH EX. SECTION)
- EMERGENCY ACCESS/TRAIL PAVEMENT SECTION
- CONCRETE SIDEWALK
- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES



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REVISIONS
No. Date Desc.
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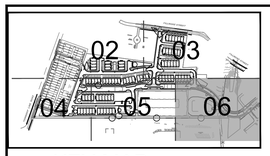
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: SP230285801-0

Title
SITE PLAN

Sheet No.
SP-05
23 of 73

Xref (s) : B02302858 ; XC210113701 ; XZ230285801 ; XC210113702 ; XC230285801-0

1/7/2026, BNALONEY, C:\J02\23\30\230285\DWG\00SSA\SP230285801-0DWG\SP-05



KEY MAP
SCALE: 1"=500'

CURVE TABLE

Curve Table			
Curve #	Length	Radius	Delta
C1	231.46	125	106.09
C2	303.76	261	66.68
C3	32.22	200	9.23
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C5	20.15	150	7.70
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C9	4.18	100	2.40
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C12	78.51	50	89.96
C13	24.34	25	56.76
C14	19.08	56	19.52

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP
B	R7-6 12"x18"	NO PARKING LOADING AREA
C	R1-5L 24"x24"	HERE TO
D	W17-1 & W13-1P	SPEED HUMP SIGN
E	R7-1 18"x12"	NO PARKING ANY TIME
F	R2-1-15 18"x24"	SPEED LIMIT 15
G	R2-1-25 18"x24"	SPEED LIMIT 25
H	R7-8 12"X18"	RESERVED PARKING

NO.	DOT NO./ SIGN SIZE	LEGEND
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K	W1-2R 24" DIAMOND	
L	W1-2L 24" DIAMOND	
M	R7-108, MAILBOX PARKING ONLY SIGN, 18"X24"	10 R/R PARKING MAIL PICK-UP AND DELIVERY ONLY
N	W16-2aP 12"X9" "100 FEET"	500 FT
O	W16-pL 24"X12"	
P	R5-1 30"X30"	DO NOT ENTER
Q	CUSTOM "PUBLIC TRAIL PARKING" SIGN 12"X18"	PUBLIC TRAIL PARKING DAWN TO DUSK

SIGNAGE TO ADHERE TO STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT MUTCD FOR STREETS AND HIGHWAYS".

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- STANDARD DUTY BITUMINOUS PAVEMENT SECTION
- DRIVEWAY ASPHALT PAVEMENT SECTION
- POROUS PAVEMENT TRAIL SECTION
- SRT TRAIL SECTION (TO MATCH EX. SECTION)
- EMERGENCY ACCESS/TRAIL PAVEMENT SECTION
- CONCRETE SIDEWALK
- MILL & OVERLAY
- FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

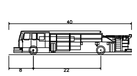
GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET SP-03

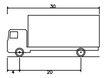
SEE SHEET SP-05

112 114 116 118 120 122

SIGN 'L'
SIGN 'I'
STOP BAR (TYP.)
SIGN 'A'
ADA RAMP TYPE 4A (PARALLEL)
ADA RAMP TYPE 4A (PARALLEL)
SIGN 'A' AND STOP BAR (TYP.)
PROVIDE SPLIT RAIL FENCE W/ WIRE AROUND PUBLIC GARDEN
PROVIDE SWING GATE
PROVIDE RETAINING/SEATING WALL (DESIGNED BY OTHERS)
SIGN 'K'
SIGN 'G'
SIGN 'I'
SIGN 'I'
SIGN 'A'
SWM BASIN MRC-C [BMP-7] FOOTPRINT
SWM BASIN MRC-C [BMP-3] FOOTPRINT
BUILDING ENTRANCE RAMP #2 W/ HANDRAILS
PROVIDE RETAINING WALL #7 WITH FENCE (DESIGNED BY OTHERS)
STANDARD DUTY ASPHALT PAVEMENT SECTION (TYP.)
PROVIDE TYPE 31 GUIDERAIL
SIGN 'D'
SIGN 'D'
PROVIDE RETAINING WALL #6 WITH FENCE (DESIGNED BY OTHERS)
SPEED HUMP W/ SIGNAGE AND PAVEMENT MARKINGS. EXACT LOCATION TO BE VERIFIED WITH BOROUGH TRAFFIC ENGINEER PRIOR TO INSTALLATION (TYP.)
SIGN 'J' & 'N'
SIGN 'L'
SIGN 'L'
SPEED HUMP ADVANCE WARNING MARKINGS (TYP.)
SWM BASIN SWM-1 [BMP-9] FOOTPRINT
SIGN 'I'
SIGN 'D'
SIGN 'C', 'J' & 'O'
PROVIDE YELLOW PROTECTIVE REMOVABLE BOLLARD
PROVIDE 12"X12" STOP SIGN W/ ROAD NAME SIGN ABOVE
PROVIDE PLAZA SPACE. REFER TO LANDSCAPING PLANS
PROVIDE SWING GATE
PROVIDE SPLIT RAIL FENCE W/ WIRE AROUND PROPOSED BASIN
NEW SCHUYLKILL RIVER TRAIL PAVEMENT SECTION
12' (TYP.)
PROVIDE 12' POROUS PAVEMENT TRAIL & EMERGENCY ACCESS ROAD (TYP.)
PROVIDE 6' WHITE VINYL PRIVACY FENCE CENTERED ON PROPERTY LINE. PROVIDE MINIMUM 6" GAP ALONG BOTTOM (TYP.)
12' EMERGENCY ACCESS ROAD/TRAIL
MEET EXISTING TRAIL
SWM BASIN MRC-D [BMP-4] FOOTPRINT
PROVIDE 16' WDE CLASS 2 CONCRETE DRIVEWAY APRON W/ DEPRESSED CURB AND THREE (3) PROTECTIVE REMOVABLE BOLLARDS
PROVIDE SIDEWALK CONNECTION TO FILLMORE VILLAGE
RECONSTRUCT SCHUYLKILL RIVER TRAIL TO MATCH EXISTING PAVEMENT SECTION
PROVIDE SPLIT RAIL FENCE W/ WIRE, OFFSET 2' FROM EDGE OF TRAIL
NEW SCHUYLKILL RIVER TRAIL PAVEMENT SECTION TO MATCH EXISTING
REALIGNMENT OF SRT WITH RAISED ASPHALT CROSSWALK AND DWS AT EACH SIDE
PROVIDE 12"X12" STOP SIGN W/ ROAD NAME SIGN ABOVE
PROVIDE YELLOW PROTECTIVE REMOVABLE BOLLARD
PROVIDE RETAINING WALL #10 W/ SPLIT RAIL FENCE AND WIRE ON TOP OF WALL (DESIGNED BY OTHERS)
PROVIDE TYPE 31 GUIDERAIL OFFSET 3' FROM SIDEWALK
SIGN 'E'
SIGN 'D'
SIGN 'I'
SIGN 'J' & 'N'
SIGN 'O'
SIGN 'K'
ADA RAMP TYPE 4A (PERPENDICULAR)
MEET EX. CURB AND PAVEMENT, BEGIN BELGIAN BLOCK CURB (TYP.)
PROVIDE CROSSWALK
SIGN 'A' AND STOP BAR (TYP.)
SIGN 'A'
ADA RAMP TYPE 4A (PERPENDICULAR)
PROVIDE TYPE 31 GUIDERAIL OFFSET 3' FROM SIDEWALK
POTENTIAL CONFLICT WITH EXISTING LIGHT POLE AND STREET SIGN. FINAL ALIGNMENT OF SIDEWALK AND RAMP TO BE COORDINATED WITH BOROUGH AND FILLMORE VILLAGE HOA PRIOR TO CONSTRUCTION AND THE DESIGN ENGINEER NOTIFIED OF ANY NECESSARY PLAN CHANGES.
ASHBURN RD
ASHBURN ROAD
ASHBURN ROAD
Macadam Trail
Town Houses
Town Houses
Conc. Curb
Conc. Walk
Conc. Curb
Conc. Walk
Conc. Curb
Conc. Walk



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	5.00s
Max Wheel Angle	45.00°



Moving 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°



GARBAGE TRUCK	
Overall Length	35.247ft
Overall Width	8.000ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	33.744ft



Delivery Van	
Overall Length	25.290ft
Overall Width	9.750ft
Overall Body Height	1.706ft
Min Body Ground Clearance	1.706ft
Track Width	9.750ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	34.30°

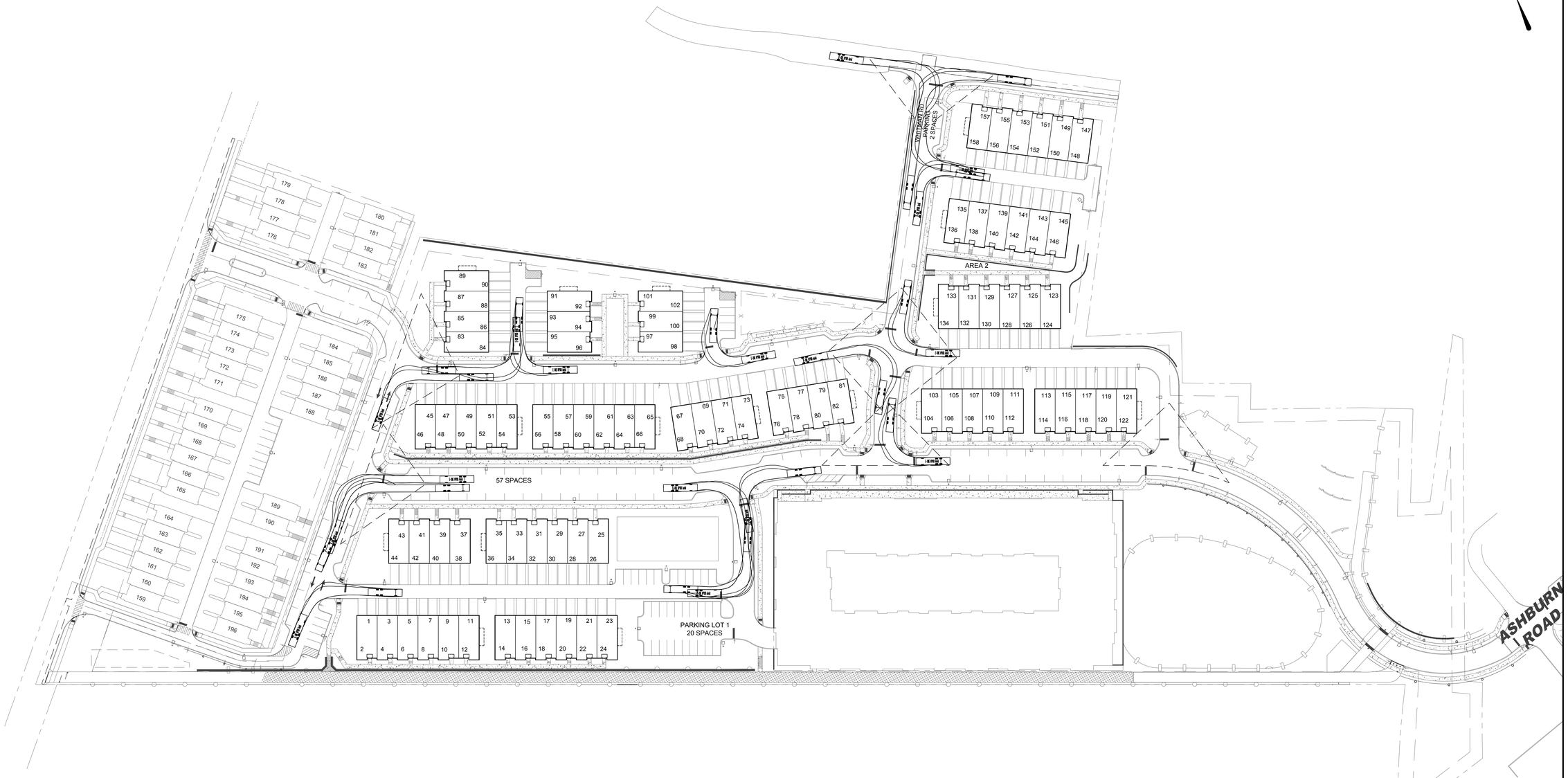
VEHICLE TEMPLATES

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- ALLEY BITUMINOUS PAVEMENT
- CONCRETE DRIVEWAY
- POROUS PAVEMENT TRAIL
- CONCRETE SIDEWALK
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

N



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Xref Dp: ; B02302858 ; XC2302858 ; XC2302858TT ; XC2302858I01

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No. Date Desc.
19 01/06/2026 Major Amendment

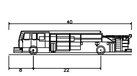
Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2302858
Date	5/27/2020
CAD File:	TT2302858I01-Q

Title

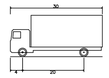
FIRE TRUCK CIRCULATION PLAN

Sheet No.

TT-01



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	5.00s
Max Wheel Angle	45.00°



Moving 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	10.00s
Max Steering Angle (Virtual)	31.80°



GARBAGE TRUCK	
Overall Length	35.247ft
Overall Width	8.000ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	3.00s
Curb to Curb Turning Radius	33.744ft



Delivery Van	
Overall Length	25.290ft
Overall Width	9.750ft
Overall Body Height	1.706ft
Min Body Ground Clearance	1.706ft
Track Width	9.750ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	34.30°

VEHICLE TEMPLATES

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- ALLEY BITUMINOUS PAVEMENT
- CONCRETE DRIVEWAY
- POROUS PAVEMENT TRAIL
- CONCRETE SIDEWALK
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

N

WHITEHALL ROAD PARKING 4 SPACES

AREA 2

57 SPACES

PARKING LOT 1
20 SPACES

ASHBURN ROAD

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

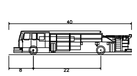
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"=50'
Project No. 2302858
Date 5/27/2020
CAD File: TT230285801-0

Title
GARBAGE TRUCK CIRCULATION PLAN

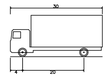
Sheet No.
TT-02
26 of 73

Xref Ob: ; B02302858 ; XC2302858 ; XC230285801TT ; XC230285801

1/7/2026, BNALONEY, G:\JOBS\23\02302858\DWG\ODESSA\TT230285801-0.DWG TT-02



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	5.00s
Max Wheel Angle	45.00°



Moving 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°



GARBAGE TRUCK	
Overall Length	35.247ft
Overall Width	8.000ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	33.744ft



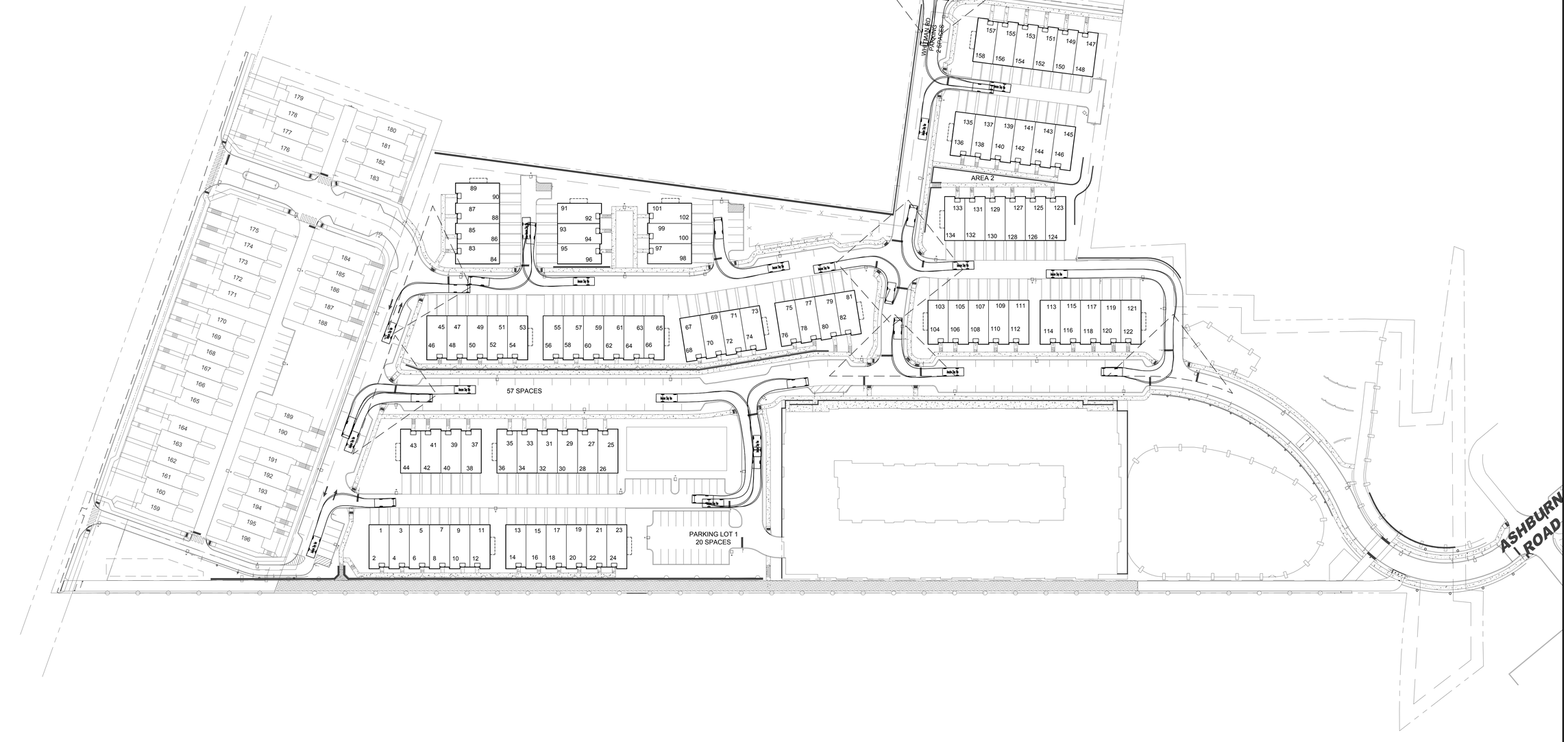
Delivery Van	
Overall Length	25.290ft
Overall Width	9.750ft
Overall Body Height	1.706ft
Min Body Ground Clearance	1.706ft
Track Width	9.750ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	34.30°

VEHICLE TEMPLATES

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- ALLEY BITUMINOUS PAVEMENT
- CONCRETE DRIVEWAY
- POROUS PAVEMENT TRAIL
- CONCRETE SIDEWALK
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



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BOROUGH OF PHOENIXVILLE
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REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

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Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"=50'
Project No. 2302858
Date 5/27/2020
CAD File: TT230285801-Q

Title
DELIVERY VAN CIRCULATION PLAN

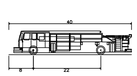
Sheet No.
TT-03
27 of 73

Xref (s): ; B02302858 ; XC2302858 ; XC2302858TT ; XC2302858TT

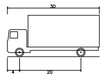
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Pumper Fire Truck	
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Overall Body Height	7.745ft
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Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



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Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
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Max Steering Angle (Virtual)	31.80°



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Overall Body Height	1.706ft
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Track Width	9.750ft
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Max Steering Angle (Virtual)	34.30°

VEHICLE TEMPLATES

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB
- ALLEY BITUMINOUS PAVEMENT
- CONCRETE DRIVEWAY
- POROUS PAVEMENT TRAIL
- CONCRETE SIDEWALK
- SIGN
- STOP BAR
- DETECTABLE WARNING STRIP
- CROSSWALK
- 10 — NUMBER OF PARKING SPACES

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

N

WHEELCHAIR PARKING 2 SPACES

AREA 2

57 SPACES

PARKING LOT 1
20 SPACES

ASHBURN ROAD

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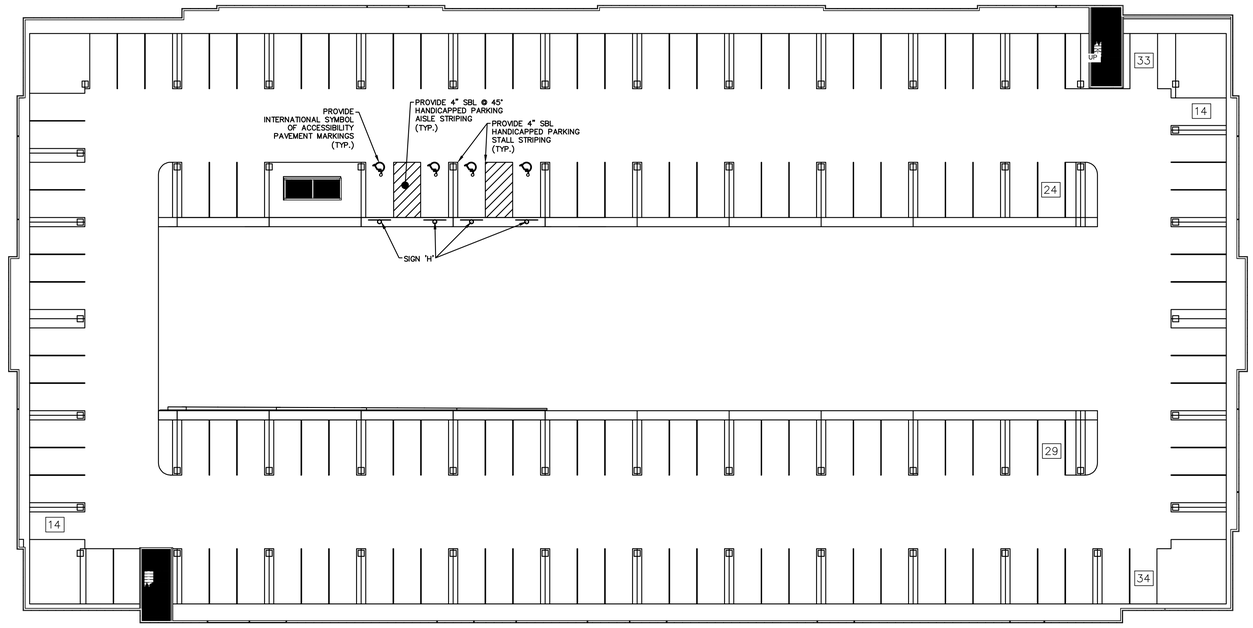
REVISIONS		
No.	Date	Desc.
19	01/06/2026	Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2302858
Date	5/27/2020
CAD File:	TT230285801-0

Title
MOVING TRUCK CIRCULATION PLAN

Sheet No.
TT-04
28 of 73

Xref (s): ; B02302858 ; XC2302858 ; XC2302858TT ; XC2302858TT ; XC2302858TT



FIRST FLOOR GARAGE PARKING

ARCHITECTURAL PLANS ARE AS PER PLAN "ODESSA DEVELOPMENT" PREPARED BY BL COMPANIES, INC, DATED 9/21/2021.

NOTE: FIRST FLOOR GARAGE PARKING INCLUDES 148 TOTAL PARKING SPACES.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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ODESSA DEVELOPMENT
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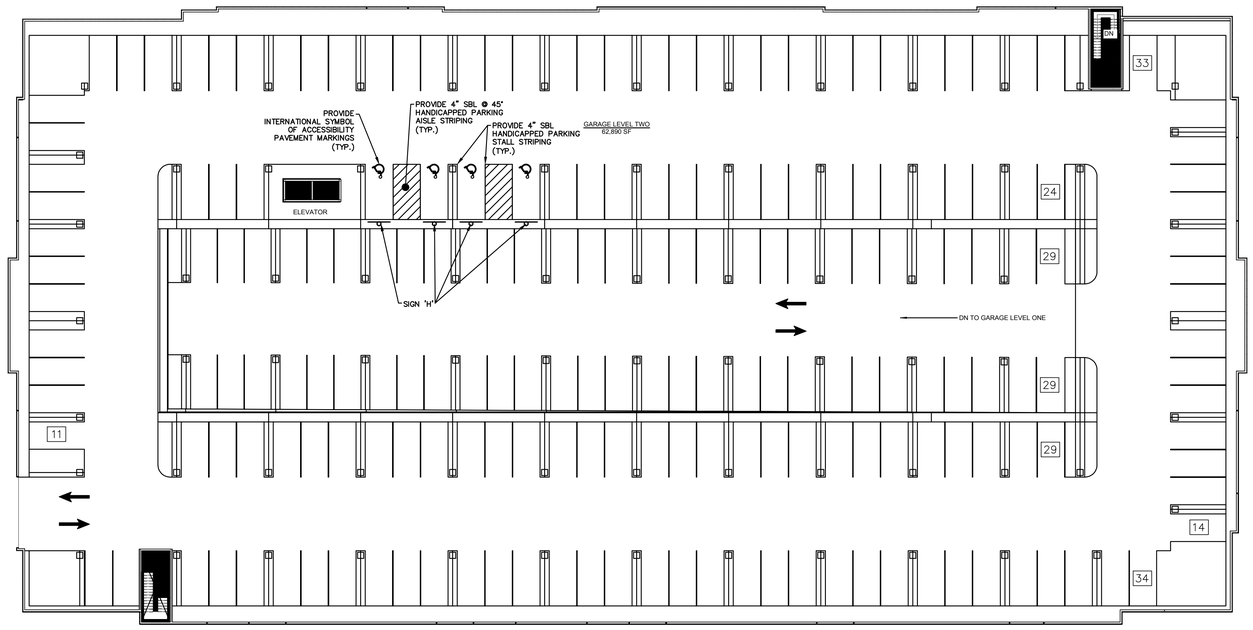
REVISIONS
No. Date Desc.
1 01/06/2026 Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=20'
Project No.	2302858
Date	5/27/2020
CAD File:	SP230285802-0

Title
FIRST FLOOR GARAGE PARKING

Sheet No.
SP-07
29 of 73

Xref (s): ..\B2201317 - 210316-ARCH-Central-r14



SECOND FLOOR GARAGE PARKING

ARCHITECTURAL PLANS ARE AS PER PLAN "ODESSA DEVELOPMENT" PREPARED BY BL COMPANIES, INC, DATED 9/21/2021.

NOTE: SECOND FLOOR GARAGE PARKING INCLUDES 203 TOTAL PARKING SPACES.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=20'
Project No.	2302858
Date	5/27/2020
CAD File:	SP230285802-0

Title

SECOND FLOOR GARAGE PARKING

Sheet No.

SP-08

Xref (s) - I:\BD2101137 - 210316-ARCH-Central-x-ref

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- 2' GRADES — 202
- 10' GRADES — 210
- SPOT GRADES — 204.12
- PROPOSED STAIRS — (#.X)
  - NUMBER OF STAIRS
  - 6 = 6"RISE X 12"RUN
  - 7 = 7"RISE X 11"RUN
  - 8 = 8"RISE X 10"RUN
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY SEWER — S
- WATER — 8"W

GD-02 GD-03

GD-04 GD-05 GD-06

APARTMENTS
4 FLOORS
OVER 2 LEVELS
PARKING WITH GROUND
FLOOR NEIGHBORHOOD
RETAIL

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Title

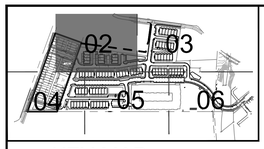
OVERALL
GRADING PLAN

Sheet No.

GD-01
31 of 73

Xref G(): I:\2023\02858-0_X21011701 ; X230285801-0 ; X230285802 ; X230285803 ; X230285801

1/7/2026, RMALONEY, G:\2023\02858-0\CAD\GD230285801-0\GD230285801-GDINDEX.DGN



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

- PROPERTY LINE
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- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY SEWER — S
- WATER — 8"W

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CAD File: GD230285801-0

Title
GRADING PLAN

Sheet No.
GD-02
32 of 73

SEE SHEET GD-03

SEE SHEET GD-04

SEE SHEET GD-05

SEE TOWNSHIP LINE ROAD DEVELOPMENT PLANS FOR SITE GRADING CONTINUATION

RETAINING WALL #1
RETAINING WALL #17
PROPOSED RETAINING WALL EASEMENT (GRADING, WALL, GEOGRID AND CONSTRUCTION)

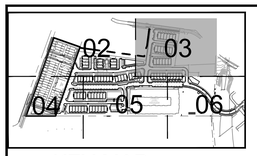
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TW ±234.50 BW ±223.00
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TW ±232.40 BW ±215.50
TW ±215.25 BW ±214.75
TW ±217.25 BW ±216.75
TW ±217.50 BW ±215.03

ALLEY 7
ALLEY 6
ROAD 'D'
ROAD 'A'
BRONTE AL
DICKINSON AL
AREA 1
IFROST RD

#89/#90 F.F. 223.00 G.F. 222.29
#87/#88 F.F. 222.00 G.F. 221.29
#85/#86 F.F. 221.00 G.F. 220.29
#83/#84 F.F. 220.00 G.F. 219.29
#91/#92 F.F. 221.00 G.F. 220.29
#93/#94 F.F. 220.00 G.F. 219.29
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Xref (s): - I:\02302858-0 - XZ\210113701 - XC230285801-0 - XC230285802 - XC230285803 - XC230285801



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED CURB
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- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY SEWER
- WATER

Iron Fence

OLIVER AL

WHITMAN RD

FROST RD

FROST RD

RETAINING WALL #1

RETAINING WALL #2

PROPOSED RETAINING WALL EASEMENT (GRADING, WALL, GEOGRID AND CONSTRUCTION)

RETAINING WALL #3

RETAINING WALL #4

RETAINING WALL #5

RETAINING WALL #9

#157/#158 F.F. 233.25 G.F. 232.54
#155/#156 F.F. 232.25 G.F. 231.54
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#121/#122 F.F. 208.00 G.F. 207.29
#81/#82 F.F. 213.00 G.F. 212.29
#79/#80 F.F. 213.00 G.F. 212.29

SEE SHEET GD-02
SEE SHEET GD-05
SEE SHEET GD-06

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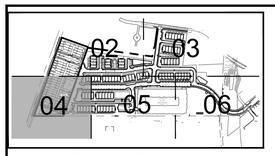
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: GD230285801-0

Title
GRADING PLAN

Sheet No.
GD-03
33 of 73

Xref (s): ... \B0230285B-0 ; X2101013701 ; XC230285801-0 ; XC230285802 ; XC230285803 ; XC230285801

1/7/2026, BMALONEY, Q:\JOBS\2302858\DWG\GDSET\XC230285801-0.DWG GD-03,



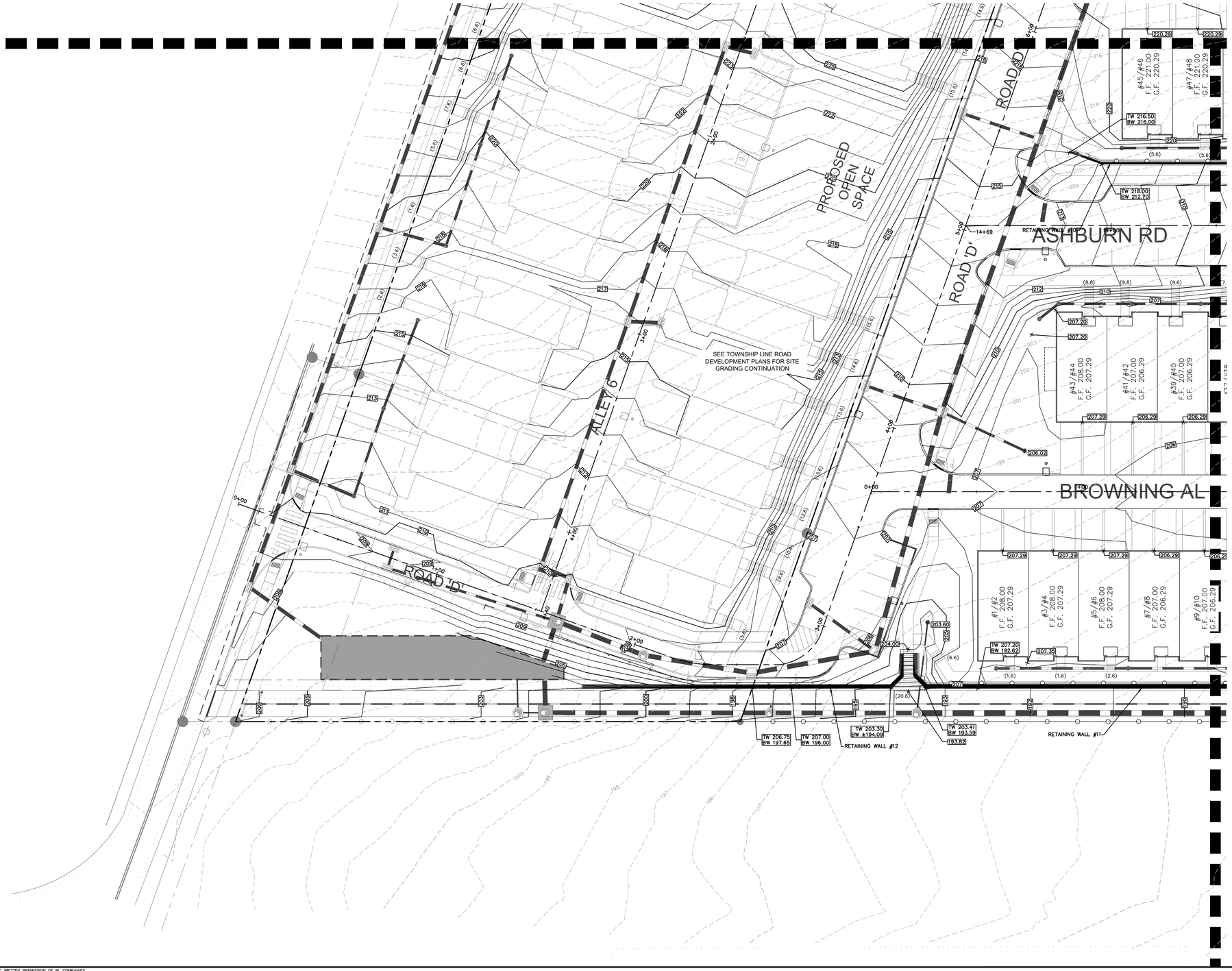
KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- 2' GRADES — 202
- 10' GRADES — 210
- SPOT GRADES — 204.12 X
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- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY SEWER — S — S
- WATER — 8"W — 8"W

SEE SHEET GD-02



SEE SHEET GD-05

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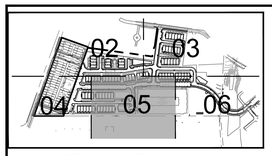
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Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
CAD File:	GD230285801-0

Title
GRADING PLAN

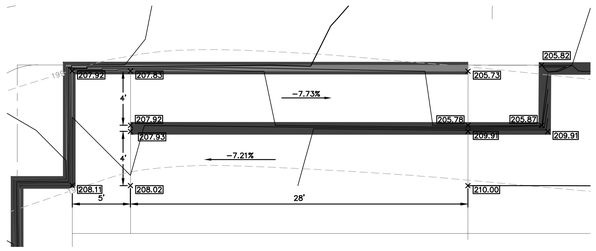
Sheet No.
GD-04
34 of 73

Xref (s): : B0230285-0 : X2210113701 : XG230285801-0 : XG230285802 : XG230285803 : XG230285801

1/7/2026, BMALONEY, G:\JOB\23\2302858\DWG\DESIGN\G0230285801-0.DWG,GD-04,



KEY MAP
SCALE: 1"=500'



RAMP INSET #1
SCALE: 1"=5'

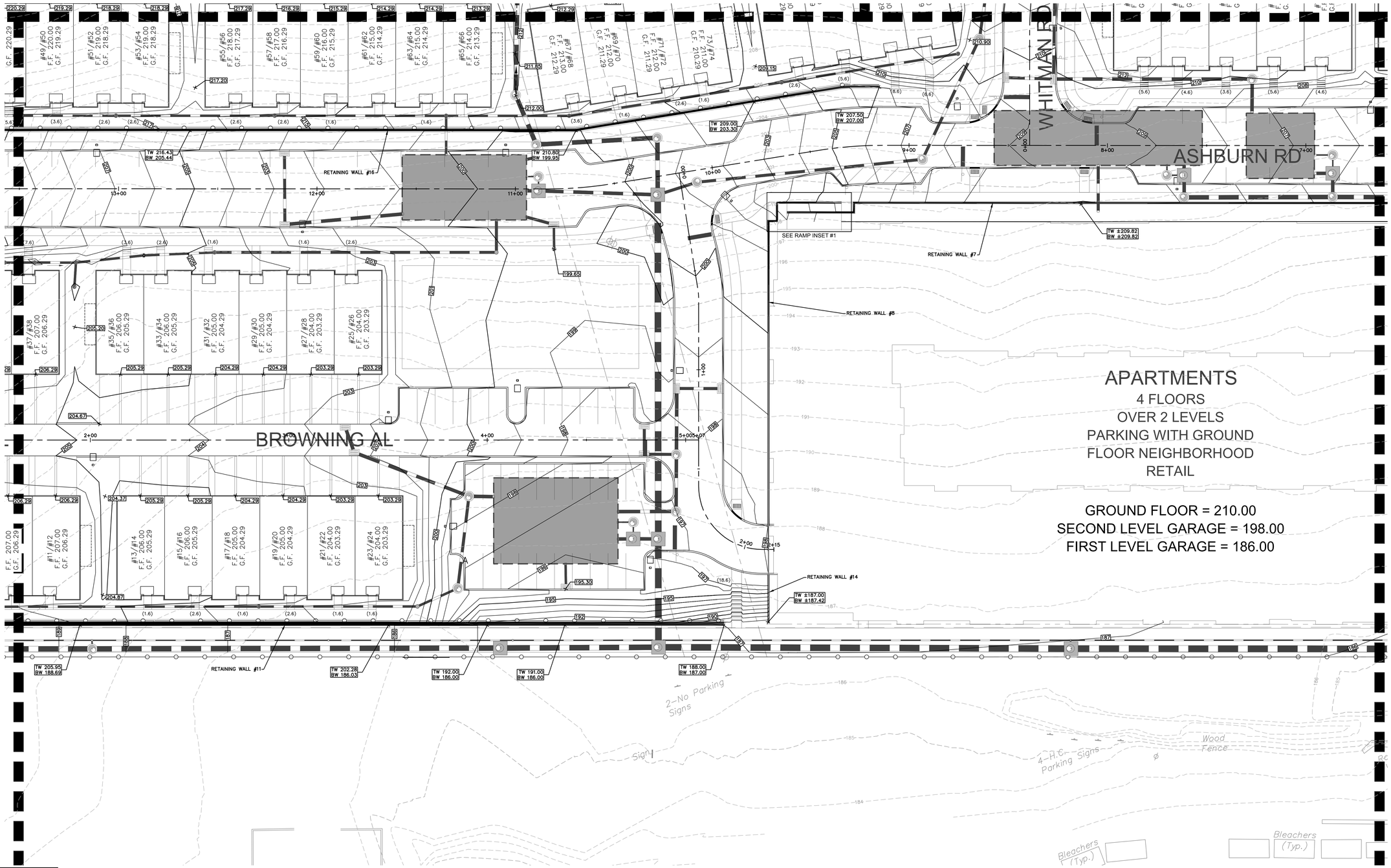


LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- 2' GRADES — 202
- 10' GRADES — 210
- SPOT GRADES — 204.12
- PROPOSED STAIRS — (#.X)
  - NUMBER OF STAIRS
  - 6 = 6"RISE X 12"RUN
  - 7 = 7"RISE X 11"RUN
  - 8 = 8"RISE X 10"RUN
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY SEWER
- WATER — 8"W

SEE SHEET GD-02

SEE SHEET GD-03



SEE SHEET GD-04

SEE SHEET GD-06

APARTMENTS

4 FLOORS
OVER 2 LEVELS
PARKING WITH GROUND
FLOOR NEIGHBORHOOD
RETAIL

GROUND FLOOR = 210.00
SECOND LEVEL GARAGE = 198.00
FIRST LEVEL GARAGE = 186.00

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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	01/06/2026	Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
CAD File:	GD230285801-0

Title

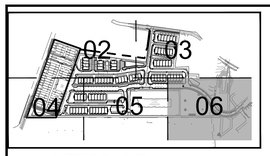
GRADING PLAN

Sheet No.

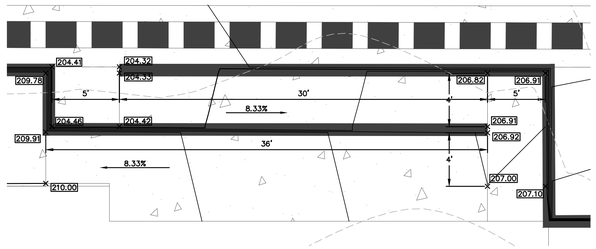
GD-05
35 of 73

Xref Ob: ; I2023028S8-0 ; X21011701 ; X23028S801-0 ; X23028S802 ; X23028S803 ; X23028S801

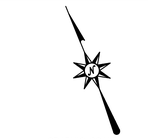
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KEY MAP
SCALE: 1"=500'



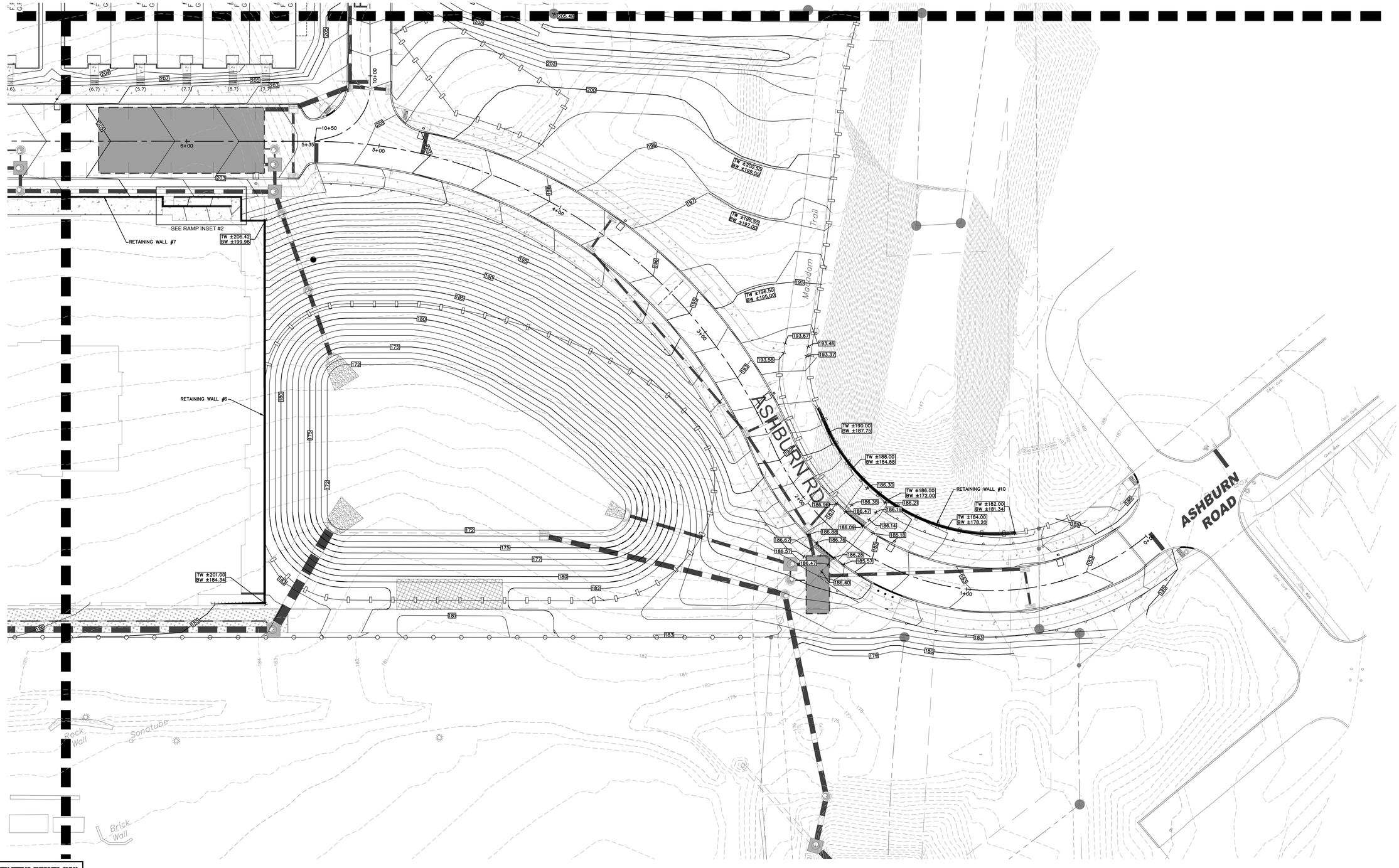
RAMP INSET #2
SCALE: 1"=5'



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- 2' GRADES — 202
- 10' GRADES — 210
- SPOT GRADES — 204.12
- PROPOSED STAIRS — (#.X)
  - NUMBER OF STAIRS
  - 6 = 6"RISE X 12"RUN
  - 7 = 7"RISE X 11"RUN
  - 8 = 8"RISE X 10"RUN
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY SEWER — S — S —
- WATER — 8"W — 8"W —

SEE SHEET GD-03



SEE SHEET GD-05

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BOROUGH OF PHOENIXVILLE
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REVISIONS

No.	Date	Desc.
19	01/06/2026	Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
CAD File:	GD230285801-0

Title

GRADING PLAN

Sheet No.

GD-06

Xref (s): ; B0230285-0 ; X21011701 ; XG230285801-0 ; XG230285802 ; XG230285803 ; XG230285801
1/7/2026, BMALONEY, G:\JOBS\23\2302858\DWG\DESIGN\XG230285801-GD06-GD-06.

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE

DR-02 DR-03 DR-04 DR-05 DR-06

FILLMORE STREET

TOWNSHIP LINE ROAD

ASHBURN ROAD

FROST RD

OLIVER AL

BRONTE AL

DICKINSON AC

WHITMAN RD

ASHBURN RD

BROWNING AL

ROAD 'D'

ALLEY 6

ALLEY 7

ALLEY 8

ALLEY 9

ALLEY 10

ALLEY 11

AREA 1

AREA 2

~Cemetery~

Cricket Mountain Drive

Edge of Head Stones

Head Stones

SEE TOWNSHIP LINE ROAD DEVELOPMENT PLANS FOR STORMWATER INFORMATION

APARTMENTS
4 FLOORS
OVER 2 LEVELS
PARKING WITH GROUND
FLOOR NEIGHBORHOOD
RETAIL

MRC-A [SMP-1] (5-TANK SD-1)

MRC-B [SMP-2] (5-TANK SD-2)

MRC-C [SMP-3] (5-TANK SD-3)

MRC-D [SMP-4] (5-TANK SD-4)

MRC-E [SMP-5] (5-TANK SD-5)

MRC-F [SMP-6] (5-TANK SD-6)

MRC-G [SMP-7] (5-TANK SD-7)

MRC-H [SMP-8] (5-TANK SD-8)

POROUS PAVEMENT [SMP-10] W/ UNDERDRAIN

SMM-1 [SMP-9] (EXTENDED DETENTION BASIN)

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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
1	01/06/2026	Major Amendment

Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	1"=50'
Project No.	2302858
Date	5/27/2020
CAD File:	DR230285801-O

Title

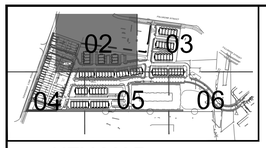
OVERALL DRAINAGE PLAN

Sheet No.

DR-01
37 of 73

Xref (s): ..\02302858 , XC210113701 , XC230285803 , XZ210113701 , XC210113710 , XC233028582 , X023028581-WGS , XC230285801

1/7/2026, BMcLOVICI, G:\JOBS\23\2302858\DWG\DGE\SAV\2302858801-O.DWG\DR-01

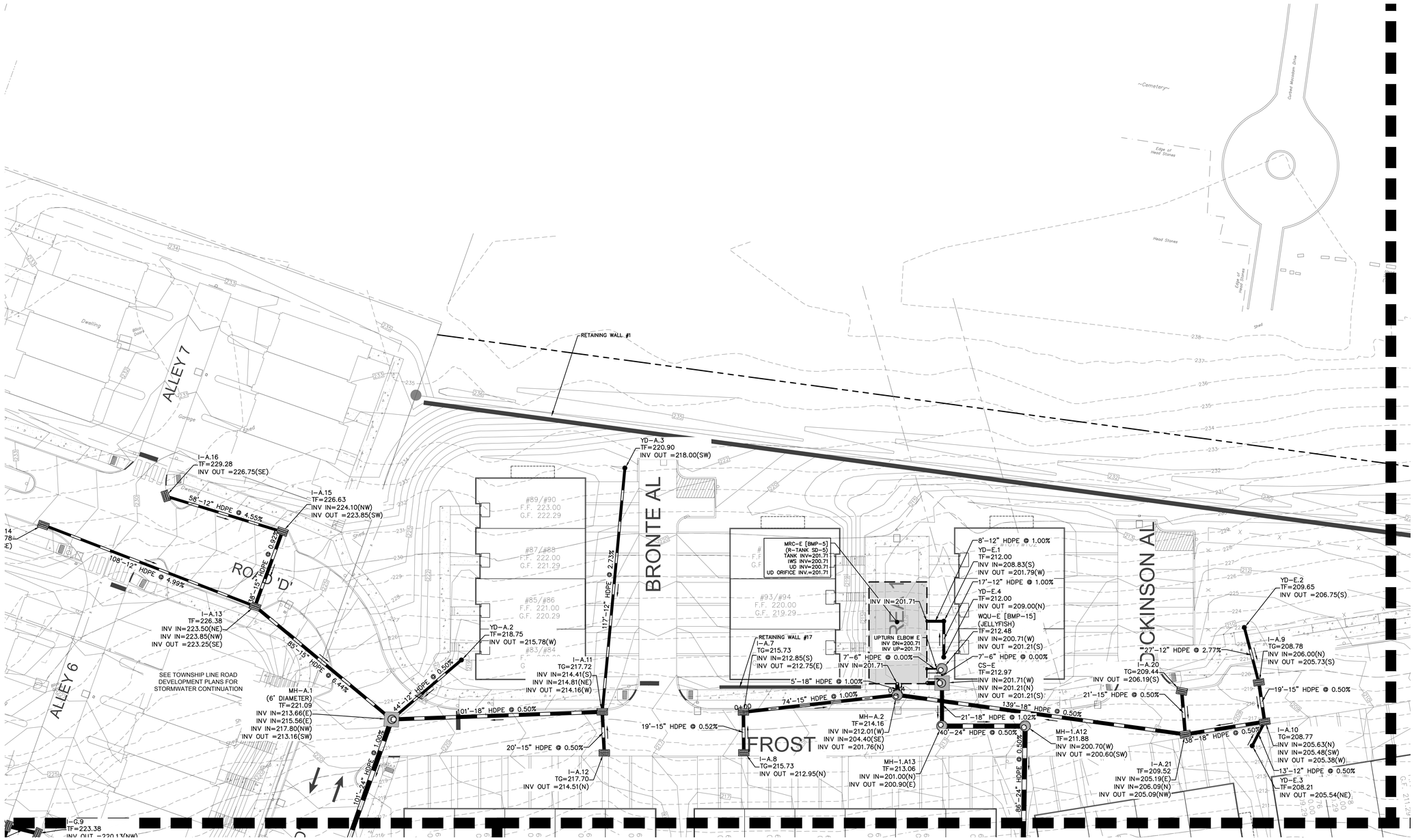


KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

PROPERTY LINE	
PROPOSED CURB	
CONCRETE PAVEMENT	
STORM LINE	
'M' INLET/ 'C' INLET	
STORM MANHOLE	



SEE SHEET DR-03

SEE SHEET DR-04

SEE SHEET DR-05

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No.	Desc.	Date
19	Major Amendment	01/06/2026

REVISIONS

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
CAD File:	DR230285801-D

Title

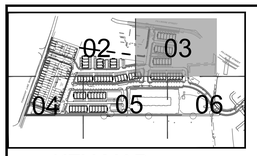
DRAINAGE PLAN

Sheet No.

DR-02
38 of 73

Xref Ob: - B02302858 ; XC210113701 ; XC230285803 ; XZ210113701 ; XC210113710 ; XC230285802 ; X023028580I-WGS ; XC230285801

1/7/2026, BMALONEY, Q:\JOBS\23\B02302858\DWG\DGS\SHOP\230285801-D.DWG,DR-02,



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND
- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE

FILLMORE STREET
OLIVER AL
WHITMAN RD
FROST RD
FROST RD
FROST RD
~Cemetery~

I-C.17
TG=233.00
INV OUT =229.81(SE)
100'-15" HDPE @ 1.49%
I-C.16
TG=232.00
INV IN=228.32(NW)
INV OUT =228.22(SE)
148'-15" HDPE @ 1.50%
YD-C.6
(24" NDS W/
PLASTIC GRATE)
TG=231.78
INV OUT =229.00(SE)
61'-12" HDPE @ 1.80%
YD-C.5
(24" NDS W/
PLASTIC GRATE)
TG=230.21
INV IN=227.90(NW)
INV OUT =227.80(SE)
54'-12" HDPE @ 1.03%
YD-C.4
(24" NDS W/
PLASTIC GRATE)
TG=228.70
INV IN=227.25(NW)
INV OUT =227.15(SE)
I-C.15
TG=232.00
INV IN=226.00(NW)
INV OUT =225.90(SW)
21'-15" HDPE @ 1.50%
MH-C.15
TF=229.54
INV IN=225.58(NE)
INV IN=227.00(NW)
INV OUT =225.48(SW)
15'-12" HDPE @ 0.99%
69'-15" HDPE @ 1.78%
I-C.14
TG=226.56
INV IN=223.90(NE)
INV OUT =223.30(SW)
106'-15" HDPE @ 13.00%
I-C.18
TF=208.75
INV IN=206.25(E)
INV IN=206.23(W)
INV OUT =206.13(S)
MH-C.8
TF=212.49
INV IN=209.58(NE)
INV OUT =208.02(W)
RETAINING WALL #13
14'-15" HDPE @ 13.00%
I-C.19
TF=208.00
INV IN=204.43(N)
INV OUT =204.33(S)
45'-15" HDPE @ 3.11%
RETAINING WALL #9
27'-15" HDPE @ 2.00%
I-C.13
TG=208.06
INV IN=203.78(N)
INV OUT =203.68(S)
I-C.11
TG=209.80
INV OUT =200.83(SW)
MH-C.6
TF=206.51
INV IN=200.64(W)
INV IN=200.64(NE)
INV OUT =200.54(S)
18'-15" HDPE @ 1.03%
105'-18" HDPE @ 2.66%
I-C.12
TG=207.99
INV IN=203.53(N)
INV OUT =203.43(E)
69'-18" HDPE @ 2.06%
I-C.5C
TG=208.97
INV OUT =206.17(S)
50'-15" HDPE @ 0.50%
20'-18" HDPE @ 0.75%
I-C.5B
TF=208.83
INV IN=206.07(N)
INV OUT =205.97(W)
146'-15" HDPE @ 0.50%
I-C.5
TG=225.23
INV IN=219.22(NW)
INV OUT =219.12(SW)
24'-15" HDPE @ 0.50%
I-C.6
TG=225.17
INV OUT =219.34(SE)
RETAINING WALL #2
RETAINING WALL #1
RETAINING WALL #4
RETAINING WALL #5
I-OS.2
TG=225.57
INV OUT =212.87(SW)
YD-C.3
(24" NDS W/
PLASTIC GRATE)
TG=212.42
INV OUT =210.20(E)
YD-C.2
(24" NDS W/
PLASTIC GRATE)
TG=210.00
INV IN=207.92(W)
INV OUT =207.82(E)
61'-12" HDPE @ 3.75%
63'-12" HDPE @ 2.50%
90'-15" HDPE @ 8.00%
I-C.3
TG=215.10
INV IN=211.90(NW)
INV IN=211.90(NE)
INV OUT =211.80(SW)
24'-15" HDPE @ 0.50%
I-C.4
TG=215.34
INV OUT =212.02(SE)
48'-15" HDPE @ 4.05%
147'-15" HDPE @ 5.00%
MH-C.5A
TF=212.74
INV IN=209.87(NE)
INV IN=205.24(E)
INV OUT =205.14(SW)
26'-15" HDPE @ 2.09%
MH-C.5
TF=211.84
INV IN=204.60(NE)
INV OUT =204.50(SW)

#157/#158 F.F. 233.25 G.F. 232.54
#155/#156 F.F. 233.25 G.F. 231.54
#153/#154 F.F. 231.25 G.F. 230.54
#151/#152 F.F. 231.25 G.F. 230.54
#149/#150 F.F. 229.25 G.F. 229.25
#147/#148 F.F. 229.25 G.F. 228.54
#135/#136 F.F. 235.00 G.F. 232.29
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#143/#144 F.F. 229.00 G.F. 228.29
#145/#146 F.F. 228.00 G.F. 227.29
#133/#134 F.F. 214.00 G.F. 213.29
#131/#132 F.F. 213.00 G.F. 212.29
#129/#130 F.F. 212.00 G.F. 211.29
#127/#128 F.F. 211.00 G.F. 210.29
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#121/#122 F.F. 208.00 G.F. 207.29
#81/#82 F.F. 213.00 G.F. 212.29
#79/#80 F.F. 213.00 G.F. 212.29

SEE SHEET DR-02
SEE SHEET DR-05
SEE SHEET DR-06

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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.
1 01/06/2026 Major Amendment

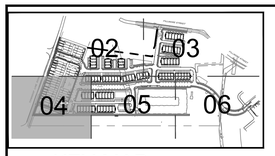
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: DR230285801-G

Title
DRAINAGE PLAN

Sheet No.
DR-03
39 of 73

Xref (s): ; BD2302858 ; XC2101013701 ; XC2302858803 ; XZ2101013701 ; XC2101013710 ; XC2302858802 ; XC2302858801-WKS ; XC2302858801

1/7/2026, BMALONEY, G:\JOBS\23\2302858\DWG\DESIGN\2302858801-ODMKUP4-03



KEY MAP
SCALE: 1"=500'

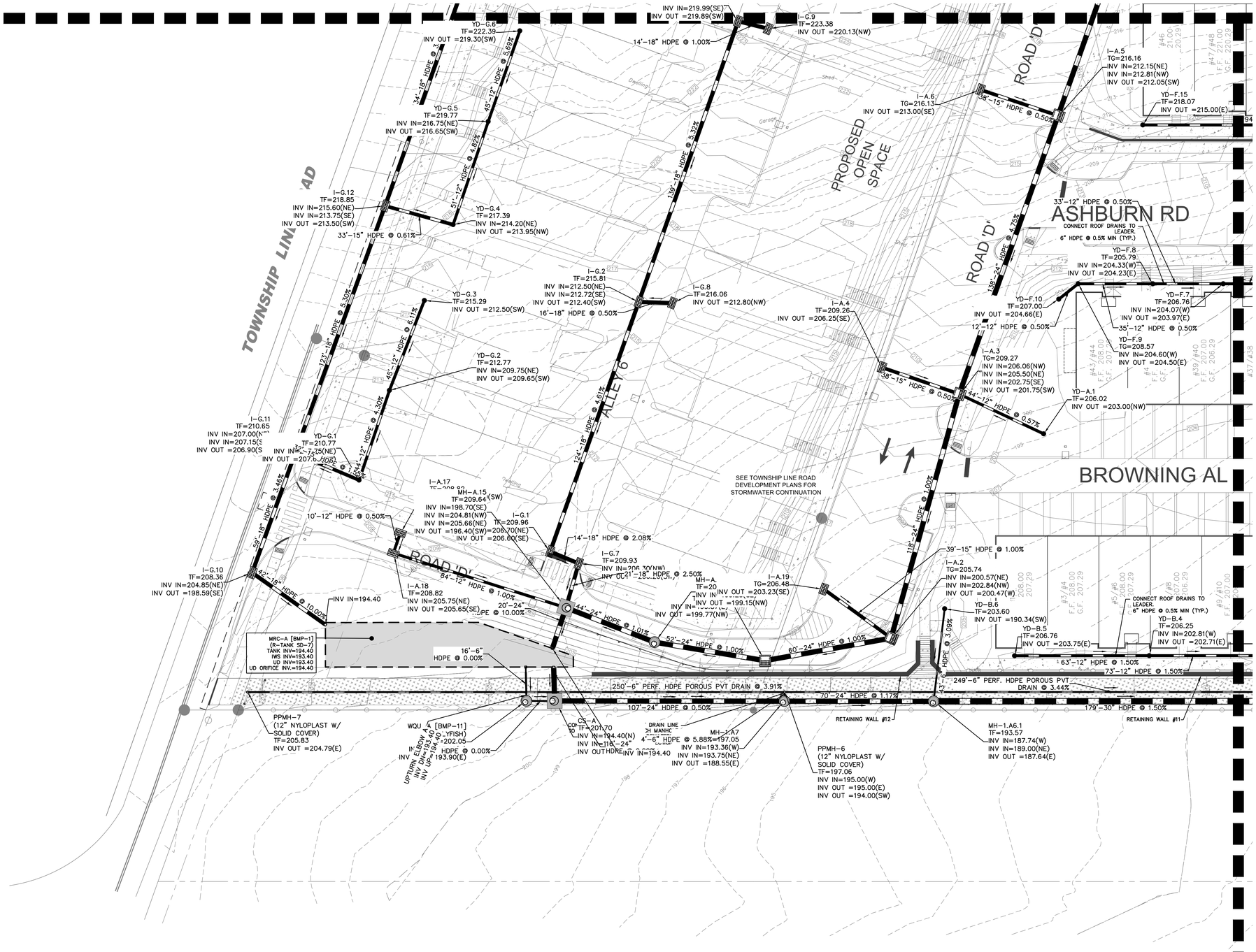


LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- POROUS PAVEMENT
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE

SEE SHEET DR-02

SEE SHEET DR-05



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REVISIONS
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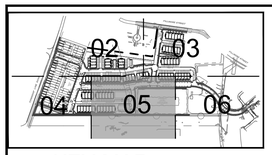
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: DR230285801-O

Title
DRAINAGE PLAN

Sheet No.
DR-04
40 of 73

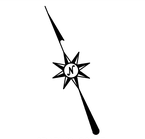
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5/27/2026, BMALONEY, G:\JOBS\23\2302858\DWG\ODESSA\DR230285801-O.DWG\DR-04,



KEY MAP

SCALE: 1"=500'



LEGEND

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- POROUS PAVEMENT
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE

SEE SHEET DR-02

SEE SHEET DR-03

SEE SHEET DR-04

SEE SHEET DR-06

BROWNING AL

ASHRI RD

APARTMENTS
4 FLOORS
OVER 2 LEVELS
PARKING WITH GROUND
FLOOR NEIGHBORHOOD
RETAIL

GROUND FLOOR = 210.00
SECOND LEVEL GARAGE = 198.00
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Date	5/27/2020
CAD File:	DR230285801-0

Title

DRAINAGE PLAN

Sheet No.

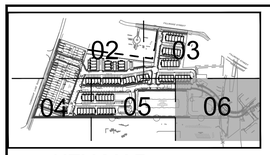
DR-05
41 of 73

Xref Ob : B02302858 ; XC21013701 ; XC23028580 3 ; XZ21013701 ; XC23028580 2 ; XC21013710 ; XC23028580 1-WKS ; XC23028580 1

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KEY MAP
SCALE: 1"=500'

GENERAL NOTES

1. THE DEVELOPER SHALL CONTACT PECO TO COORDINATE PROTECTION AND/OR RELOCATION OF EXISTING UTILITY POLES AS MAY BE NECESSARY TO FACILITATE THE PROPOSED WORK.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND
- PROPERTY LINE
- PROPOSED CURB
- CONCRETE PAVEMENT
- POROUS PAVEMENT
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE

SEE SHEET DR-03

SEE SHEET DR-05

MRC-C [BMP-3]
(R-TANK SD-5)
TANK INV=195.80
IWS INV=194.80
UD INV=194.80
UD ORIFICE INV.=195.80

15'-24" HDPE @ 2.00%
INV IN=196.00

WQU-C [BMP-13]
(JELLYFISH)
TF=202.36
INV IN=195.80(W)
INV OUT =195.30(S)

5'-6" HDPE @ 0.00%

UPTURN ELBOW C
INV DN=194.80
INV UP=195.80

8'-6" HDPE @ 0.00%

132'-24" HDPE @ 1.25%

5'-18" HDPE @ 0.00%

CS-C
TF=202.20
INV IN=195.30(N)
INV IN=195.80(W)
INV OUT =195.30(S)

12'-24" HDPE @ 8.00%

RETAINING WALL #7

MH-3.2
TF=200.21
INV IN=190.21(N)
INV OUT =186.43(S)

42'-24" HDPE @ 15.00%

MH-3.1
TF=186.17
INV IN=180.11(N)
INV OUT =177.36(S)

105'-18" HDPE @ 3.00%

RETAINING WALL #6

PROVIDE RIPRAP APRON (TYP.)

EW-1.B
INV OUT=172.00

PROVIDE 6" PERF. PVC UNDERDRAIN 25' O.C. @ 0.0% WITH MIN. 6" COVER INV.= ±170.90 (TYP.)

PROVIDE CLEANOUT AT EACH END OF SOLID PIPE WITH WATERTIGHT CAP EXTENDING 6" ABOVE BASIN BOTTOM

I-C.9
TG=201.84
INV IN=198.70(N)
INV IN=198.70(SE)
INV OUT =198.20(W)

20'-15" RCP @ 1.25%

I-C.10
TG=201.79
INV OUT =198.95(NW)

32'-24" RCP @ 1.26%

I-C.7
TG=201.81
INV IN=197.80(E)
INV IN=197.80(S)
INV OUT =196.30(W)

35'-15" HDPE @ 2.71%

I-C.8
TG=201.79
INV OUT =198.75(N)

14'-18" HDPE @ 5.00%

MH-3.3
TF=202.69
INV IN=191.26(W)
INV IN=194.60(N)
INV OUT =191.16(S)

I-D.8
TF=196.85
INV OUT =194.35(SW)

20'-12" HDPE @ 1.00%

I-D.7
TF=196.85
INV IN=194.15(NE)
INV OUT =194.05(S)

125'-12" HDPE @ 4.48%

I-D.6
TF=191.15
INV OUT =188.65(W)

I-D.5
TF=191.17
INV IN=188.45(E)
INV IN=188.45(N)
INV OUT =188.20(S)

20'-12" HDPE @ 1.00%

80'-15" HDPE @ 6.21%

I-D.4
TF=187.20
INV OUT =184.70(SW)

19'-12" HDPE @ 1.05%

I-D.3
TF=187.07
INV IN=184.50(N)
INV IN=184.50(NE)
INV OUT =178.20(S)

RETAINING WALL #10

CS-D
TF=185.72
INV IN=177.25(SE)
INV IN=175.75(S)
INV OUT =172.50(NW)

CS-SWM1
TYPE 4 BOX
TF=175.50
UD INV IN =170.90
INV OUT =169.50(SE)

EW-1.C
(W/ CHECK VALVE)
INV IN=172.00(SE)

EW-1.A
INV OUT=172.00

ANTI-SEEP COLLARS

129'-30" HDPE @ 2.00%

87'-18" HDPE @ 0.57%

14'-18" HDPE @ 6.62%
INV IN=177.25

8'-18" HDPE @ 0.00%

8'-6" HDPE @ 0.00%

102'-18" HDPE @ 2.02%

I-D.2
TF=182.50
INV IN=179.80(S)
INV OUT =179.30(W)

20'-12" HDPE @ 1.00%

INV IN=177.25

8'-6" HDPE @ 0.00%

UPTURN ELBOW D
INV DN=176.25
INV UP=177.25

I-D.1
TF=182.50
INV OUT =180.00(N)

PPMH-1
(12" NYLOPLAST W/ SOLID COVER)
TF=184.17
INV IN=182.18(W)
INV OUT =182.18(S)

59'-53"x34" RCP @ 0.50%

1.25%

6'-6" HDPE @ 1.53%

MH-1.A2
6' DIAMETER
TF=183.92
INV IN=173.71(W)
INV IN=182.09(N)
INV OUT =172.30(NE)

SWM-1 [BMP-9]
(EXTENDED DETENTION BASIN)
BOT ELEV.=172.00
BERM ELEV.=182.25

PROVIDE 55' WIDE TRM LINED EMERGENCY SPILLWAY ELEV.=181.25

WQU-D [BMP-14]
(JELLYFISH)
TF=184.80
INV IN=176.25(E)
INV OUT =175.75(N)

MH-3
TF=183.91
INV IN=166.93(NW)
INV OUT =166.43(S)

200'-50" HDPE @ 2.00%

MRC-D [BMP-4]
(R-TANK SD-3)
TANK INV=177.25
IWS INV=176.25
UD INV=176.25
UD ORIFICE INV.=177.25

MH-2
TF=172.88
INV IN=164.29(N)
INV OUT =164.19(SW)

TIE EXISTING 24" PIPE INTO MH-1. APPROX. INV = 155.05.

CONTRACTOR TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION. ADDITIONAL MANHOLES AND PIPING MAY BE REQUIRED TO FACILITATE CONNECTION TO NEW MANHOLE.

26'-30" HDPE @ 7.00%

MH-1
6' DIAMETER
TF=165.93
INV IN=162.35(NE)
INV IN=155.05(N) APPROX.
INV OUT =145.79(S)

EXISTING RIPRAP APRON

29'-36" HDPE @ 2.00%

EW-1
INV OUT=145.20

ASHBURN RD

ASHBURN ROAD

Parking Striping (Typ.)

Cabin Run

Deer Run

Glen Run

Glen Run

Glen Run

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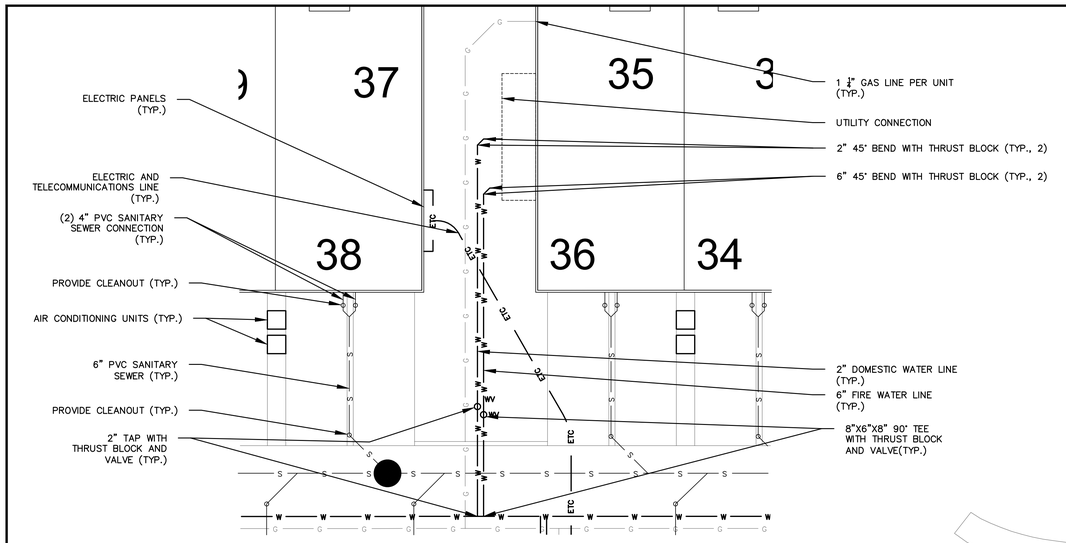
REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: DR230285801-0

Title
DRAINAGE PLAN

Sheet No.
DR-06
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Xref (s) : B02302858 ; X21011701 ; X23028580 ; X21011701 ; X21011701 ; X23028580 ; X23028580 ; X23028580



NOTE:
1. PLAN VIEW REPRESENTS TYPICAL UTILITY CONNECTIONS FOR TOWNHOUSE UNITS AND UNIT BLOCKS.
2. COORDINATE WITH MEP PLANS AND UTILITY COMPANIES FOR ALL UTILITY SERVICES.
3. WATER UTILITY PROVIDER TO BE BOROUGH OF PHOENIXVILLE.
4. SANITARY SEWER UTILITY PROVIDER TO BE BOROUGH OF PHOENIXVILLE.
5. GAS UTILITY PROVIDER TO BE BUCKEYE PARTNERS.
6. ELECTRIC UTILITY PROVIDER TO BE PECO.
7. TELECOMMUNICATIONS UTILITY PROVIDER TO BE VERIZON PENNSYLVANIA, LLC.

TYPICAL TOWNHOUSE UTILITY CONNECTIONS

1"=10'

GENERAL NOTES

1. GAS, ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES ARE SHOWN SCHEMATICALLY ONLY AND ARE SUBJECT TO CHANGE BASED ON UTILITY PROVIDER DESIGN.
2. SANITARY SEWER LATERAL CONNECTIONS TO BUILDINGS ARE SUBJECT TO CHANGE.
3. CONSTRUCTION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE CURRENT BOROUGH STANDARDS AND ORDINANCES, OR AS APPROVED BY THE BOROUGH ENGINEER.
4. EX. PECO LINES AND POLES WILL BE RELOCATED
5. SEWER AND WATER UTILITIES WILL BE DEDICATED TO THE BOROUGH OF PHOENIXVILLE FOR OWNERSHIP AND MAINTENANCE.
6. STREETS, STORMWATER MANAGEMENT AND STORM DRAIN SYSTEM WILL BE MAINTAINED BY PROPERTY OWNER.
7. ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.
8. SPRINKLER ROOMS WILL BE ACCESSIBLE TO BOROUGH STAFF FROM THE EXTERIOR OF THE BUILDING. SPRINKLER ROOMS WILL BE SOLELY UTILIZED FOR THE PURPOSE OF HOUSING METERS. STORAGE AND OTHER PURPOSES SHALL BE PROHIBITED WITHIN THE SPRINKLER ROOMS.
9. FIRE HYDRANT LOCATION AND SPACING TO BE CONFIRMED BY BOROUGH'S FIRE MARSHAL PRIOR TO CONSTRUCTION.
10. PROVIDE GATE VALVES ON EACH BRANCH OF ALL WATER MAIN NODES AND ON ALL FIRE HYDRANT LEADS.

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

LEGEND

- GAS LINE — G — G
- WATER LINE WITH VALVE — W — W
- SANITARY SEWER LINE WITH CLEANOUT — S — S
- ELECTRIC LINES — E — E
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- JUNCTION BOX
- ELECTRIC METER CENTER

SU-02 SU-03 SU-04 SU-05 SU-06

FILLMORE STREET

ASHBURN RD

57 SPACES

APARTMENTS
4 FLOORS
OVER 2 LEVELS
PARKING WITH GROUND
FLOOR NEIGHBORHOOD
RETAIL

PARKING LOT
20 SPACES

AREA 1

AREA 2

WHITMAN RD

FROST RD

ROAD 'D'

ALLEY 'G'

SEE TOWNSHIP LINE ROAD DEVELOPMENT PLANS FOR UTILITY CONTINUATION

TOWNSHIP LINE ROAD

~Cemetery~

Edge of Head Stones

Head Stones

Cutler Absolom Drive

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No.	Date	Desc.
1	01/06/2026	Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"=50'
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Title

OVERALL SITE UTILITY PLAN

Sheet No.

SU-01

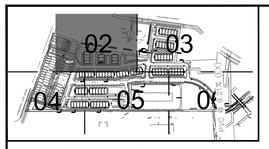
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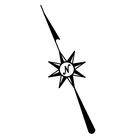
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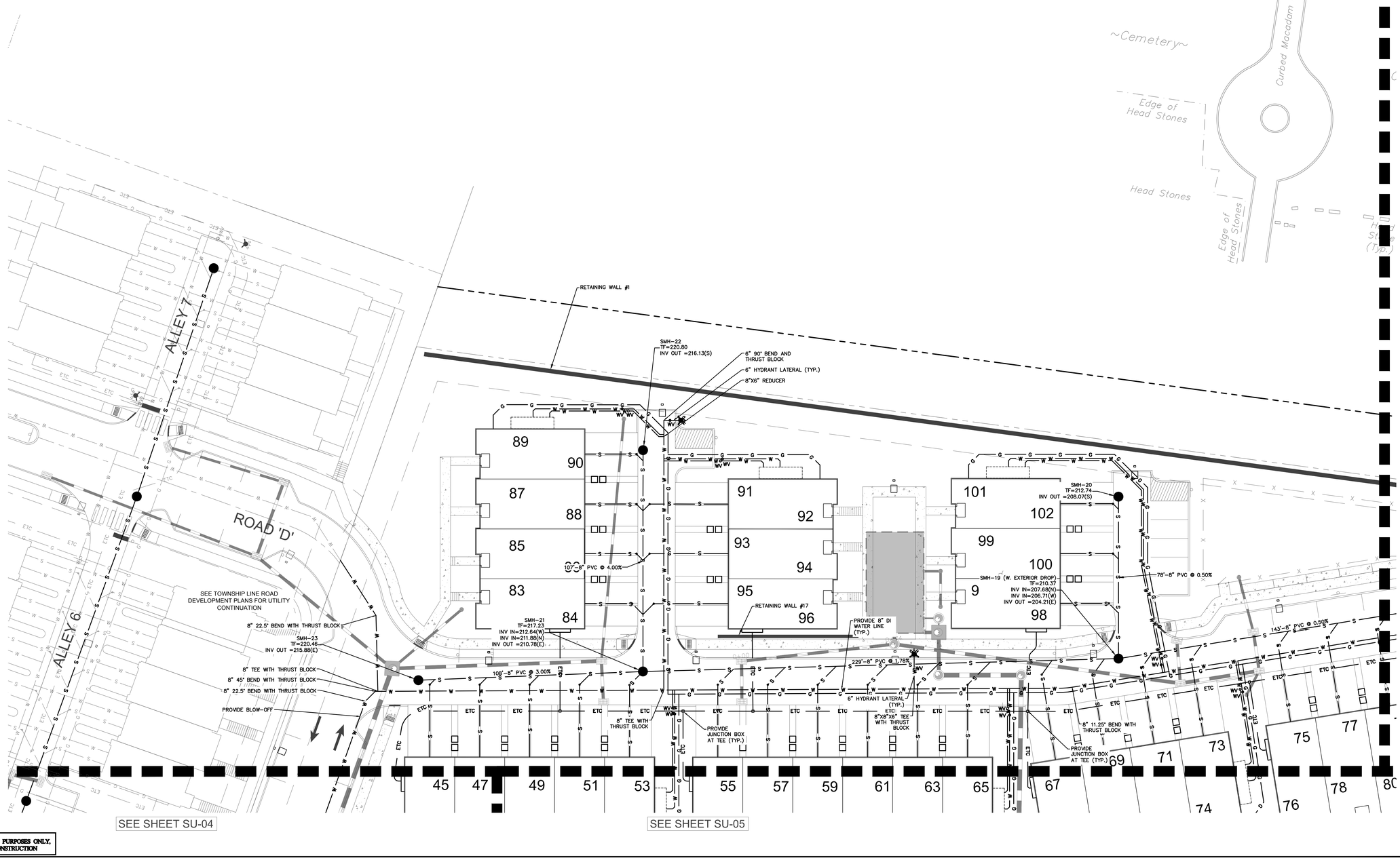
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SCALE: 1"=500'



GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

GAS LINE	G G
WATER LINE WITH VALVE	W W
SANITARY SEWER LINE WITH CLEANOUT	S S
ELECTRIC LINES	E E
STORM LINE	
'M' INLET/ 'C' INLET	
STORM MANHOLE	
SANITARY MANHOLE	
HYDRANT	
WATER VALVE	
JUNCTION BOX	
ELECTRIC METER CENTER	



SEE SHEET SU-03
SEE SHEET SU-04
SEE SHEET SU-05

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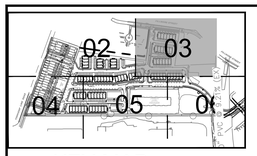
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Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: SU230285802-O

Title
SITE UTILITY PLAN

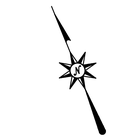
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SU-02
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Xref (s): - W230302858 ; XC210113701 ; XZ230285801 ; XC230285803 ; XC230285804 ; XC211013710 ; XC230285802 ; XC230285B-WAS ; XZ230285B01

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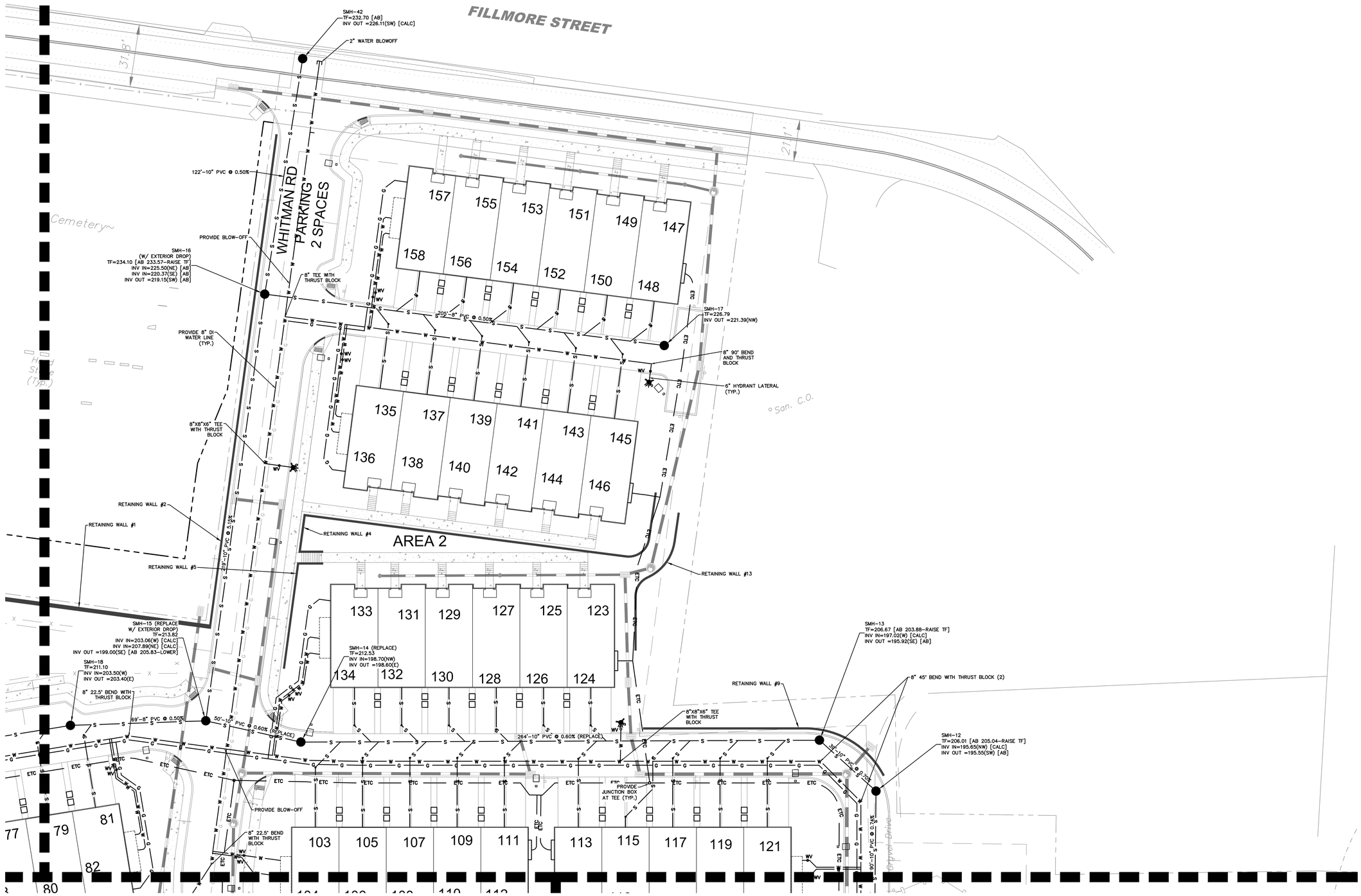
KEY MAP
SCALE: 1"=500'



GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

- GAS LINE — G — G —
- WATER LINE WITH VALVE — W — W —
- SANITARY SEWER LINE WITH CLEANOUT — S — S —
- ELECTRIC LINES — E — E —
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- JUNCTION BOX
- ELECTRIC METER CENTER



SEE SHEET SU-05

SEE SHEET SU-06

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REVISIONS

No.	Date	Desc.
1	01/06/2026	Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
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Title

SITE UTILITY PLAN

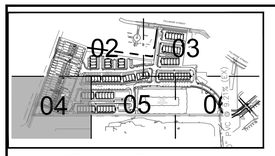
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SU-03

45 of 73

Xref (s): B023028S8 ; XC210113701 ; X2302858V1 ; X2302858H1 ; XC210113710 ; XC2302858V2 ; XC2302858-WKS ; XC2302858S01

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KEY MAP
SCALE: 1"=500'

LEGEND

GAS LINE
WATER LINE WITH VALVE
SANITARY SEWER LINE WITH CLEANOUT
ELECTRIC LINES
STORM LINE
'M' INLET/ 'C' INLET
STORM MANHOLE
SANITARY MANHOLE
HYDRANT
WATER VALVE
JUNCTION BOX
ELECTRIC METER CENTER

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET SU-02

PROPOSED OPEN SPACE

ROAD 'D'

ALLEY 6

TOWNSHIP LINE ROAD

SEE TOWNSHIP LINE ROAD DEVELOPMENT PLANS FOR UTILITY CONTINUATION

PROVIDE 8" DI WATER LINE (TYP.)

RETAINING WALL #16

8" 45° BEND WITH THRUST BLOCK

8"X8"X8" TEE WITH THRUST BLOCK

8"X8"X6" TEE WITH THRUST BLOCK

SMH-33
TF=207.76
INV IN=199.31(SW)
INV OUT =199.21(E)

173'-8" PVC @ 1.00%

77'-8" PVC @ 5.00%

87'-8" PVC @ 1.00%

PROVIDE JUNCTION BOX AT TEE (TYP.)

8" 45° BEND WITH THRUST BLOCK

SMH-35
TF=206.48
INV IN=200.18(W)
INV OUT =200.08(NE)

RETAINING WALL #12

RETAINING WALL #11

SEE SHEET SU-05

45 47
46 48
43 41 39
44 42 40
1 3 5 7 9
2 4 6 8 10

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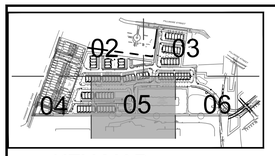
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Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
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Title
SITE UTILITY PLAN

Sheet No.
SU-04
46 of 73

Xref Dp: ; B02302858 ; XC21013701 ; XZ23028580 ; XC21013710 ; XC23028580 ; XC23028580 ; XO23028580 ; XC23028580

1/7/2026, BNALONEY, G:\JOBS\23\02302858\DWG\ODESSA\SU\230285802-Q.DWG SU-04



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

GAS LINE	G G
WATER LINE WITH VALVE	W W
SANITARY SEWER LINE WITH CLEANOUT	S S
ELECTRIC LINES	E E
STORM LINE	
'M' INLET/ 'C' INLET	
STORM MANHOLE	
SANITARY MANHOLE	
HYDRANT	
WATER VALVE	
JUNCTION BOX	
ELECTRIC METER CENTER	

SEE SHEET SU-02
SEE SHEET SU-03
SEE SHEET SU-04
SEE SHEET SU-06

57 SPACES
PARKING LOT 1
20 SPACES

RETAINING WALL #16
RETAINING WALL #11
RETAINING WALL #14
RETAINING WALL #7
RETAINING WALL #8

8"X8"X6" TEE WITH THRUST BLOCK
8" 45° BEND WITH THRUST BLOCK
8" 45° BEND WITH THRUST BLOCK (2)
8"X8"X4" TEE WITH THRUST BLOCK
8"X8"X6" TEE WITH THRUST BLOCK
8" 45° BEND WITH THRUST BLOCK (4) (TYP. @ 45°BENDS)
PROVIDE JUNCTION BOX AT TEE (TYP.)
PROVIDE 8" DI WATER LINE (TYP.)
PROVIDE BLOW-OFF
6" HYDRANT LATERAL (TYP. ALL HYDRANTS)

PROPOSED COMBINATION WATER METER PIT
APPROXIMATE LOCATION OF PROPOSED 4" DOMESTIC WATER AND 6" FIRE LINES CONNECTIONS
APPROXIMATE LOCATION OF PROPOSED ELECTRIC & TELECOM LINE CONNECTION AND PROPOSED TRANSFORMER

173'-8" PVC @ 1.00%
138'-8" PVC @ 1.00%
191'-8" PVC @ 3.08%
102'-8" PVC @ 5.59%
233'-8" PVC @ 0.50%
212'-8" PVC @ 1.56%

SMH-32
TF=205.15
INV IN=197.48(W)
INV OUT =197.38(E)

SMH-31
TF=202.89
INV IN=196.01(W)
INV OUT =196.00(E)

SMH-29
TF=198.06
INV IN=190.13(W)
INV OUT =186.33(SW)

SMH-28
TF=187.44
INV IN=183.66(NE)
INV OUT =180.67(E)

SMH-27
TF=186.91
INV IN=179.51(W)
INV OUT =179.41(E)

2-No Parking Signs
Sign
4-H.C. Parking Signs

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

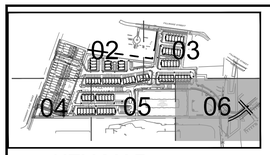
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: SU230285802-0

Title
SITE UTILITY PLAN

Sheet No.
SU-05
47 of 73

Xref (s) : B0230285B ; X210113701 ; X230285801 ; X230285804 ; X210113710 ; X230285802 ; X230285B-WKS ; X230285801

5/7/2026, BMALONEY, Q:\JOBS\23\230285B\DWG\05\SU\SU230285802-0.DWG,SU-05,



KEY MAP
SCALE: 1"=500'

GENERAL NOTES

1. THE DEVELOPER SHALL CONTACT PECO TO COORDINATE PROTECTION AND/OR RELOCATION OF EXISTING UTILITY POLES AS MAY BE NECESSARY TO FACILITATE THE PROPOSED WORK.

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

LEGEND

- GAS LINE
- WATER LINE WITH VALVE
- SANITARY SEWER LINE WITH CLEANOUT
- ELECTRIC LINES
- STORM LINE
- 'M' INLET/ 'C' INLET
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- JUNCTION BOX
- ELECTRIC METER CENTER

SEE SHEET SU-03

SEE SHEET SU-05

114 116 118 120 122

90'-10" PVC @ 0.74%

SMH-11
TF=201.50 [AB 201.30-RAISE TF]
INV IN=194.89(NE) [CALC]
INV OUT =194.79(SE) [AB]

8" 22.5° BEND WITH THRUST BLOCK

8"X8"X6" TEE WITH THRUST BLOCK

111'-10" PVC @ 3.93%

SMH-10
(W/ EXTERIOR DROP)
TF=197.61 [AB 199.17-LOWER TF]
INV IN=190.42(NW) [AB]
INV IN=187.91(W) [AB]
INV OUT =186.52(SE) [AB]

RETAINING WALL #7

SMH-41
TF=202.29
INV OUT =193.90(E)

8" 45° BEND WITH THRUST BLOCK (2)

164'-8" PVC @ 4.90%

8" 11.25° BEND WITH THRUST BLOCK

PROVIDE 8" DI WATER LINE (TYP.)

SMH-9
TF=195.62 [AB 195.98-LOWER TF]
INV IN=185.28(NW) [AB]
INV OUT =185.23(S) [AB]

64'-10" PVC @ 5.32%

8" 11.25° BEND WITH THRUST BLOCK

SMH-8
TF=192.94 [AB 192.13-RAISE TF]
INV IN=182.51(N) [CALC]
INV OUT =182.41(S) [AB]

8" 22.5° BENDS WITH THRUST BLOCK.

207'-10" PVC @ 5.32%

EX. SMH-2
TF=189.16 (RAISE EX. TF ELEV)
INV IN=180.90(W) (CORE INTO EX. MH)
SEAL EX. INV IN(W)
EX. INV OUT =180.74(S)

RETAINING WALL #6

RETAINING WALL #10

CONNECT TO EXISTING GAS LINE IN FILLMORE VILLAGE. APPROXIMATE LOCATION OF EXISTING GAS MAIN IN FILLMORE VILLAGE. CONTRACTOR TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES

CONNECT TO EXISTING 8" WATER LINE IN FILLMORE VILLAGE WITH 8"X8"X8" TAPPING SLEEVE AND VALVE

APPROXIMATE LOCATION OF EXISTING 8" DI WATER MAIN IN FILLMORE VILLAGE. CONTRACTOR TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES

APPROX. LOCATION OF EXISTING BLOW-OFF VALVE PER FIELD LOCATION BY MESH CONSULTING FOR ANTICIPATED CONNECTION PER SKETCH PROVIDED BY B. BLAIR CORPORATION. PROVIDE BENDS & FITTINGS AS NECESSARY TO MAKE CONNECTION.

SMH-40
TF=199.00
INV OUT =178.56(S)

17'-8" PVC @ 1.30%

PROVIDE 10 LF CONCRETE ENCASEMENT

212'-8" PVC @ 1.56%

253'-8" PVC @ 0.50%

SMH-2
TF=182.31
INV IN=174.75(W)
INV OUT =174.65(SE)

21'-8" PVC @ 0.49%

SMH-39
(W/ EXTERIOR DROP)
TF=184.35
INV IN=178.35(N)
INV IN=176.11(W)
INV OUT =176.01(E)

SMH-5
TF=182.00
INV IN=174.45(N)
INV IN=174.55(NW)
INV OUT =174.45(S)

PROVIDE ELECTRIC/TELECOM SERVICE FROM EXISTING PECO POLE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS ON EXACT SERVICE CONNECTION LOCATION AND DESIGN REQUIREMENTS.

EXISTING WATER AND SANITARY LINES TO BE FIELD LOCATED PRIOR TO CONSTRUCTION

APPROXIMATE LOCATION OF EXISTING 8" DI WATER MAIN PER FIELD LOCATION BY MESH CONSULTING

EX. SMH-1 (PER FIELD LOCATION BY MESH CONSULTING)
EX. TF=177.90
EX. INV IN=170.70(N)
EX. INV OUT=166.87(S)

APPROX. LOCATION OF EXISTING 10" WATERLINE STUB FOR CONNECTION PER FIELD LOCATION OF TEE BY MESH CONSULTING AND WATERLINE AS-BUILT BY FIDELITY DATED 4/16/21. PROVIDE BEND & FITTINGS AS NECESSARY TO MAKE CONNECTION.

APPROX. LOCATION OF ANTICIPATED 8" DI WATER LINE CONNECTION TO FILLMORE VILLAGE PER SKETCH PROVIDED BY B. BLAIR CORPORATION.

APPROX. EXTENTS OF EXISTING WATER EASEMENT FOR FILLMORE VILLAGE PER "WATER LINE EASEMENT DEDICATION PLAN FOR FILLMORE VILLAGE" BY BERCEK AND SMITH ENGINEERING, INC. LAST REVISED JUNE 4, 2020

Macadam Trail

ASHBURN ROAD

Conc. Curb

Conc. Walk

San. Manhole

RETAINING WALL #5

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

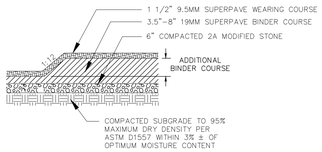
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale 1"= 20'
Project No. 2302858
Date 5/27/2020
CAD File: SU230285802-O

Title
SITE UTILITY PLAN

Sheet No.
SU-06
48 of 73

Xref Ob: ; B02302858 ; XC210113701 ; XZ230285801 ; XC230285804 ; XC210113710 ; XC230285802 ; X02302858-WKS ; XC230285801

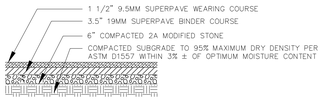
1/7/2026, BNALONEY, G:\JOBS\23\02302858\DWG\00ESA\SU02302858O2-O.DWG SU-06



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

RAISED CROSSWALK PAVEMENT SECTION

N.T.S.



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

STANDARD DUTY ASPHALT PAVEMENT SECTION

N.T.S.

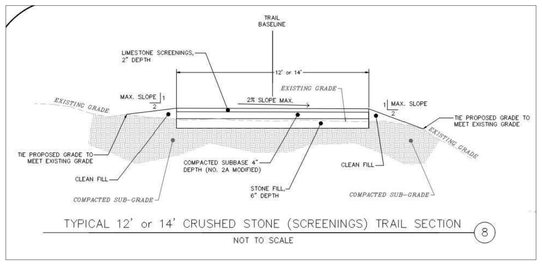


NOTES:
1) PAVEMENT SECTIONS TO BE VERIFIED BY EARTH ENGINEERING INC. PRIOR TO INSTALLATION.

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.

EMERGENCY ACCESS PAVEMENT DETAIL

N.T.S.



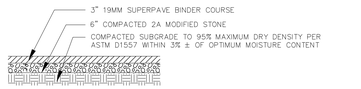
TYPICAL 12' or 14' CRUSHED STONE (SCREENINGS) TRAIL SECTION (8)

NOT TO SCALE

NOTE: TRAIL SECTION SHOWN FROM "EROSION & SEDIMENT CONTROL PLANS, SRT–PHOENIXVILLE PHASE 2" PLANS BY TPW DESIGN STUDIOS DATED MARCH 24, 2014.

SRT RESTORATION PAVEMENT SECTION

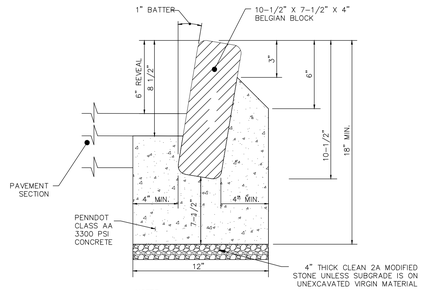
N.T.S.



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

DRIVEWAY ASPHALT PAVEMENT SECTION

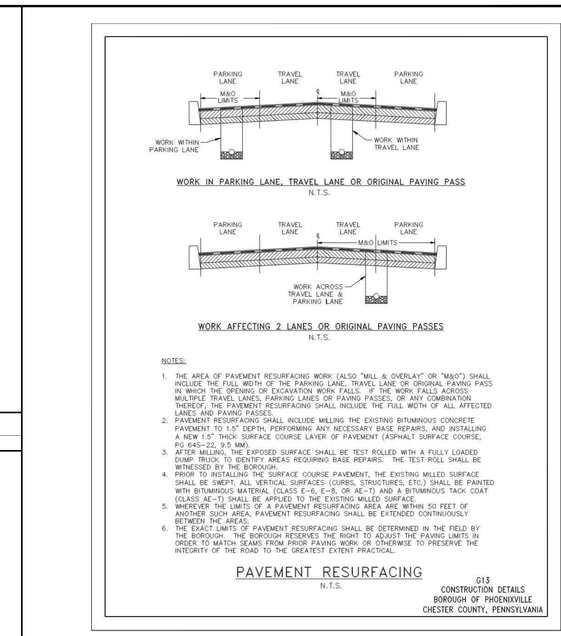
N.T.S.



NOTES:
1 – ½" BITUMINOUS PREMOLDED EXPANSION JOINTS INSTALLED FULL WIDTH AND HEIGHT IN CONCRETE SECTION 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.



WORK IN PARKING LANE, TRAVEL LANE OR ORIGINAL PAVING PASS
N.T.S.

WORK AFFECTING 2 LANES OR ORIGINAL PAVING PASSES
N.T.S.

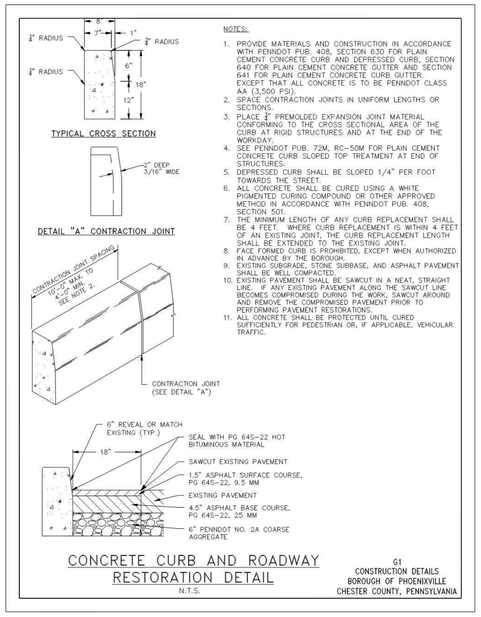
NOTES:
1. THE AREA OF PAVEMENT RESURFACING WORK (ALSO "MILL & OVERLAY" OR "M&O") SHALL INCLUDE THE FULL WIDTH OF THE PARKING LANE, TRAVEL LANE OR ORIGINAL PAVING PASS IN WHICH THE OPENING OR EXCAVATION WORK FALLS. IF THE WORK FALLS ACROSS MULTIPLE TRAVEL LANES, PARKING LANES OR PAVING PASSES, OR ANY 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–T) AND A BITUMINOUS TACK COAT (CLASS AE–T) 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.

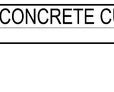
G13
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

PAVEMENT RESURFACING DETAIL

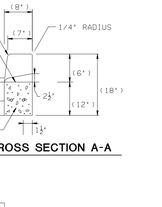
N.T.S.

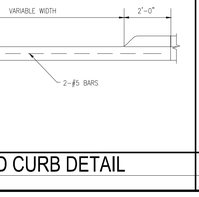


TYPICAL CROSS SECTION



DETAIL "A" CONTRACTION JOINT





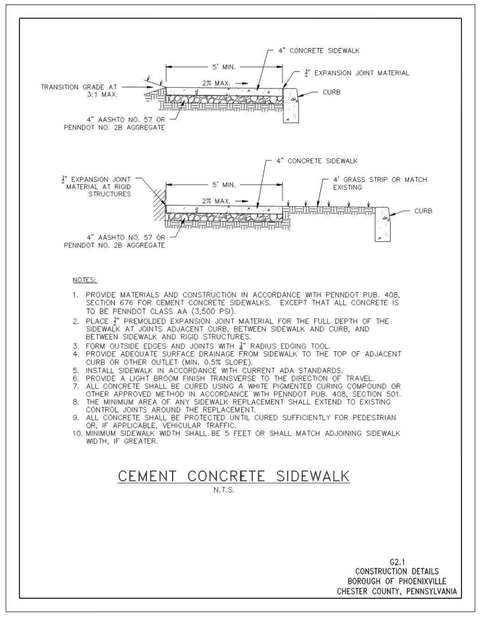
NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER, EXCEPT THAT ALL CONCRETE IS TO BE PENNDOT CLASS AA (3,500 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

CONCRETE CURB & ROADWAY RESTORATION DETAIL

N.T.S.



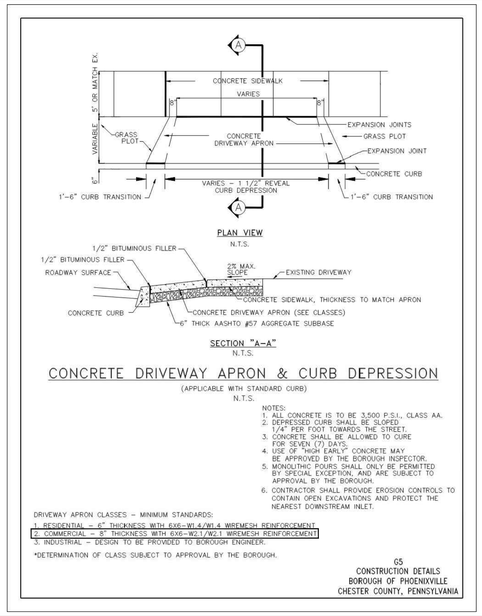
NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUB. 408, SECTION 676 FOR CEMENT CONCRETE SIDEWALKS. EXCEPT THAT ALL CONCRETE IS TO BE PENNDOT CLASS AA (3,500 PSI).
2. PLACE ½" PREMOLDED EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK AT JOINTS ADJACENT CURB, BETWEEN SIDEWALK AND CURB, AND BETWEEN SIDEWALK AND RIGID STRUCTURES.
3. FORM OUTSIDE EDGES AND JOINTS WITH ½" 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

CEMENT CONCRETE SIDEWALK

N.T.S.



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.

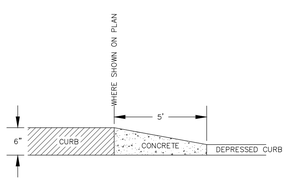
DRIVEWAY APRON CLASSES – MINIMUM STANDARDS:
1. RESIDENTIAL – 6" THICKNESS WITH 6X6–W1.4/W1.4 WIREMESH REINFORCEMENT.
2. COMMERCIAL – 8" THICKNESS WITH 6X6–W2.1/W2.1 WIREMESH REINFORCEMENT.
3. INDUSTRIAL – DESIGN TO BE PROVIDED TO BOROUGH ENGINEER.

*DETERMINATION OF CLASS SUBJECT TO APPROVAL BY THE BOROUGH.

G5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CONCRETE DRIVEWAY APRON DETAIL

N.T.S.

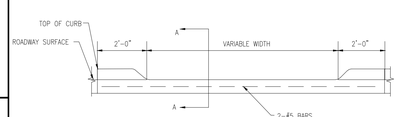


6" CURB REVEAL TAPER TO 0" CURB REVEAL TAPER DEPRESSED CURB DETAIL
N.T.S

6" CURB REVEAL TAPER TO 0" CURB REVEAL DETAIL

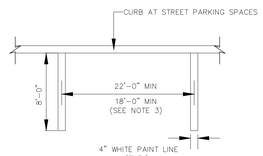
N.T.S.

CROSS SECTION A–A



DEPRESSED CURB DETAIL

N.T.S.



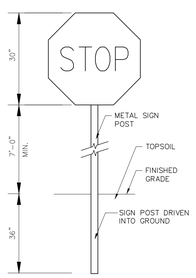
NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

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

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

TYPICAL PARALLEL PARKING SPACE DETAIL

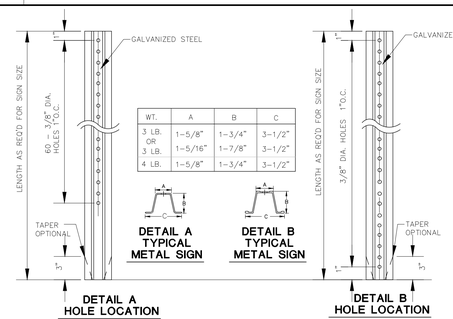
N.T.S.



NOTE:
PROVIDE SIGN IN ACCORDANCE WITH MUTCD SPECIFICATIONS.

STOP SIGN

N.T.S.



WT.	A	B	C
3 LB. OR 3 LB.	1–5/8" 1–5/16"	1–3/4" 1–7/8"	3–1/2" 3–1/2"
4 LB.	1–5/8"	1–3/4"	3–1/2"

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.

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date By Desc.
1 01/06/2026 Major Amendment

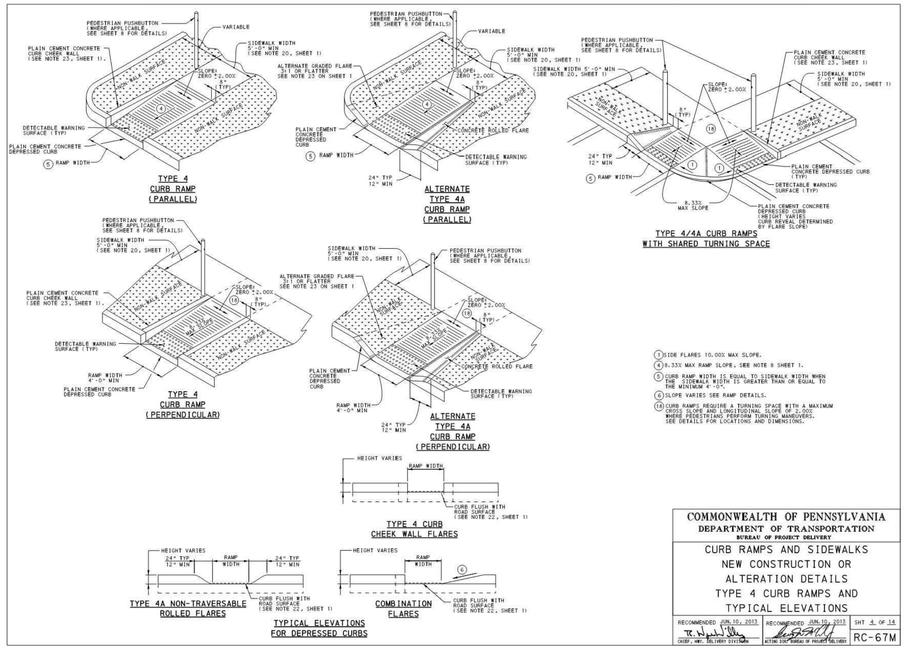
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale AS SHOWN
Project No. 2302858
Date 5/27/2020
CAD File: DN230285801–O

Title
DETAILS - SITE

Sheet No.
DN-01
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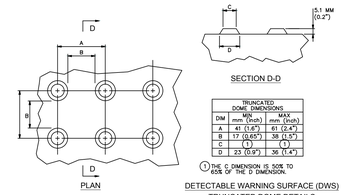
Xref Obj: – BD2101137 – XD2101137P0 – XD2302858X03 – XD2302858X01

1/7/2026, BMALONEY, C:\JOBS\23\2302858\DWG\ODESSA\DWG\2302858801–01.DWG[DN–01]



TYPE 4A CURB RAMP DETAIL

N.T.S.



TRUNCATED DOME DIMENSIONS		
DIM	MIN mm (inch)	MAX mm (inch)
A	41 (1.6")	61 (2.4")
B	17 (0.65")	36 (1.5")
C	(1)	(1)
D	23 (0.9")	36 (1.4")

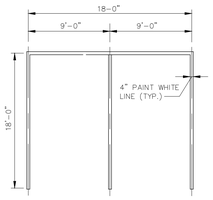
(1) THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

DETECTABLE WARNING SURFACE (DWS)
TRUNCATED DOME DETAILS

1. ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN THE DOMES.
2. PROVIDE DETECTABLE WARNING SURFACES THAT CONTRAST (70%) 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.

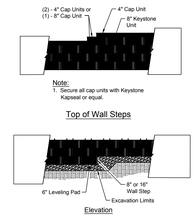
DETECTABLE WARNING DETAIL

N.T.S.



TYPICAL PARKING STALL

N.T.S.



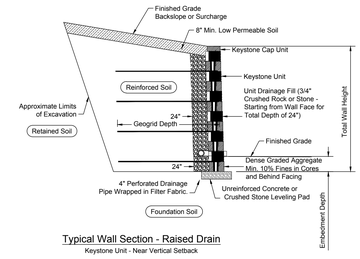
Note:
1. Secure all cap units with Keystone Kapseal or equal.

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi x unreinforced concrete.

Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit, Pull Grid Taught and Backfill. Stake as required.

Dimensions May Vary by Region

Dimensions & Availability Will Vary by Region



Typical Wall Section - Raised Drain
Keystone Unit - Near Vertical Setback

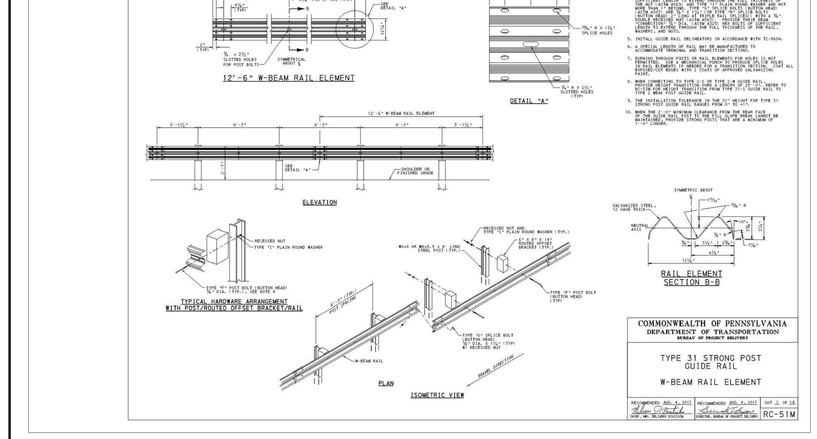
NOTES:

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.

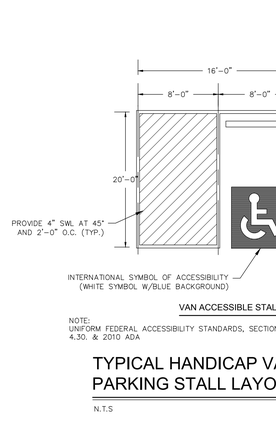
TYPICAL MODULAR BLOCK RETAINING WALL DETAIL

N.T.S.



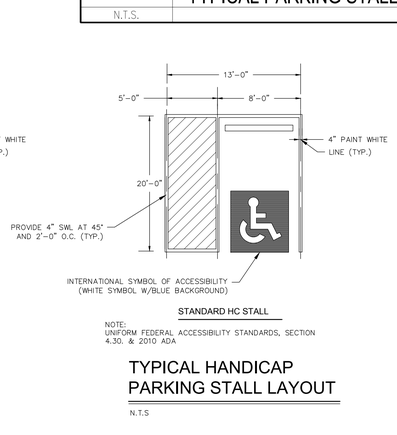
METAL GUIDE RAIL PENNDOT TYPE 2-S

N.T.S.



TYPICAL HANDICAP VAN PARKING STALL LAYOUT

N.T.S

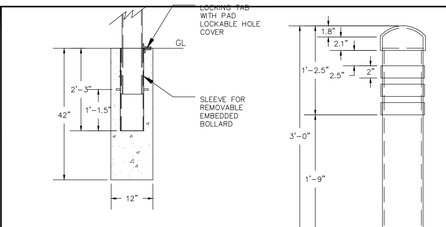


TYPICAL HANDICAP PARKING STALL LAYOUT

N.T.S

HANDICAPPED PARKING STALL STRIPING DETAIL

N.T.S.



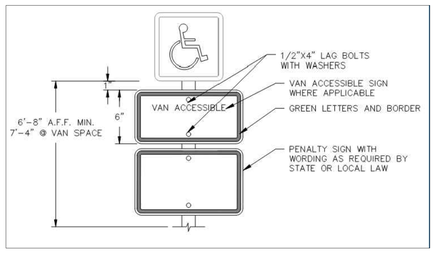
NOTES:

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

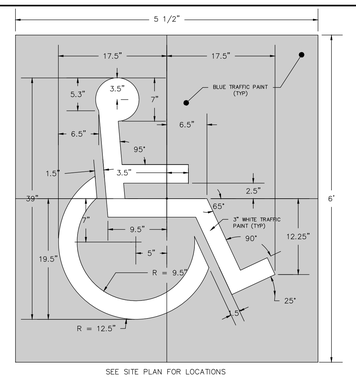
6" PROTECTIVE REMOVABLE BOLLARD

N.T.S.



TYPICAL H.C. SIGN DETAIL

N.T.S.



SEE SITE PLAN FOR LOCATIONS

PAINTED HANDICAP SYMBOL

N.T.S.

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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Descr.
1 01/05/2026 Major Amendment

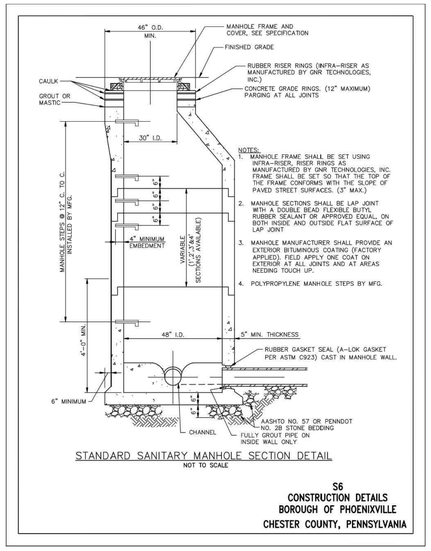
Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale AS SHOWN
Project No. 2302858
Date 5/27/2026
CAD File: DN230285801-0

Title
DETAILS - SITE

Sheet No.
DN-02
50 of 73

Xref (s): - 1802301137; - xc2301137201; - xc2302858301; - xc2302858401; - xc2302858501

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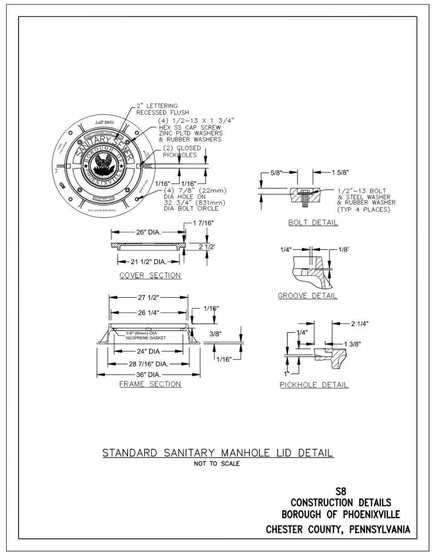


STANDARD SANITARY MANHOLE SECTION DETAIL
NOT TO SCALE

S6
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

PRECAST SANITARY MANHOLE

N.T.S.

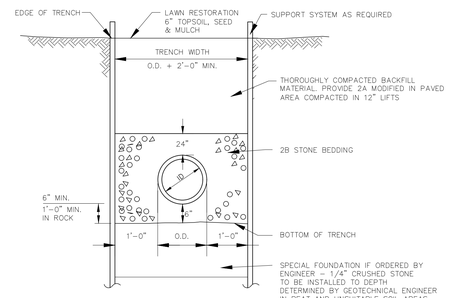


STANDARD SANITARY MANHOLE LID DETAIL
NOT TO SCALE

S8
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

STANDARD MANHOLE FRAME AND COVER

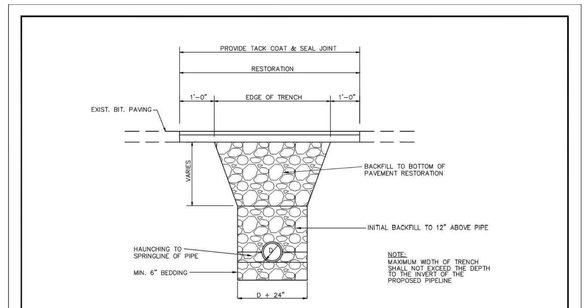
N.T.S.



* ALL MATERIALS AND CONSTRUCTION PROCEDURES TO BE AS SPECIFIED BY "STANDARD SPECIFICATIONS" FOR THE BOROUGH OF PHOENIXVILLE

TYPICAL SANITARY SEWER TRENCH SECTION
IN UNPAVAED AREAS

N.T.S.



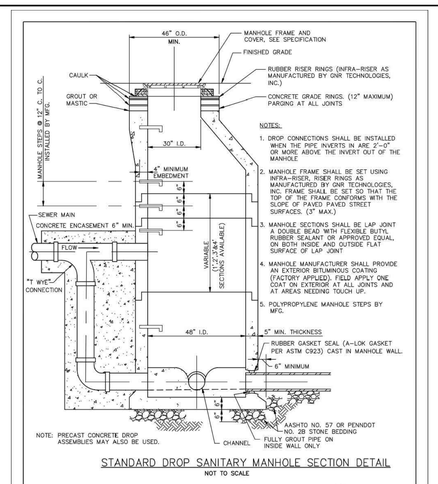
1. BEDDING, HAUNCHING AND INITIAL BACKFILL SHALL BE AASHTO NO. 57 OR PENNDOT NO. 2B AGGREGATE.
2. BACKFILL SHALL BE PENNDOT NO. 2A OR NO. 2RC IN PAVED OR GRAVEL AREAS. SELECT BACKFILL MAY BE USED IN GRASS AREAS.
3. BACKFILL SHALL BE PLACED AND COMPACTED IN 12" LIFTS.

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

S9
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

TYPICAL SANITARY SEWER TRENCH SECTION
IN EXISTING OR PROPOSED PAVING

N.T.S.

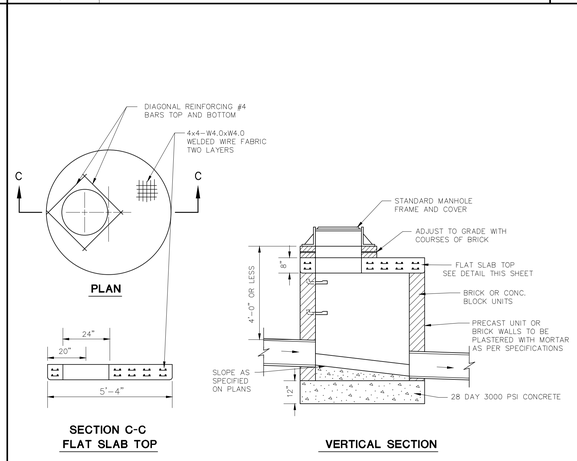


STANDARD DROP SANITARY MANHOLE SECTION DETAIL
NOT TO SCALE

S7
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

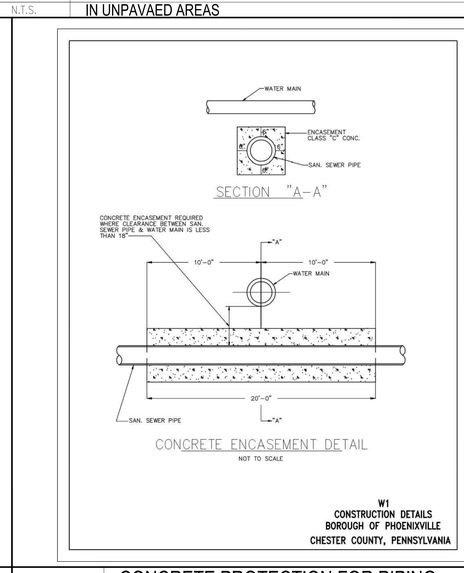
SANITARY DROP MANHOLE

N.T.S.



STANDARD MANHOLE DETAIL

N.T.S.

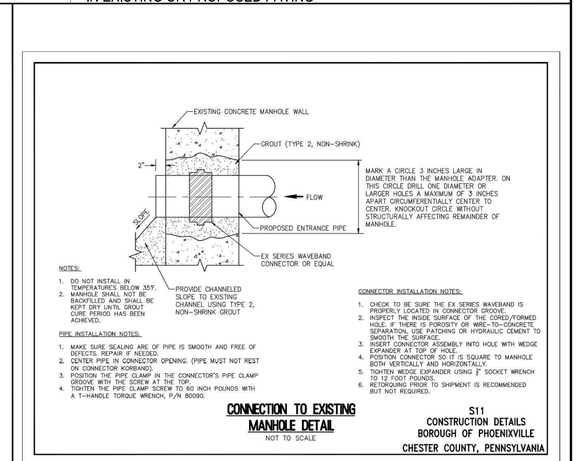


CONCRETE ENCASEMENT DETAIL
NOT TO SCALE

W1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CONCRETE PROTECTION FOR PIPING

N.T.S.

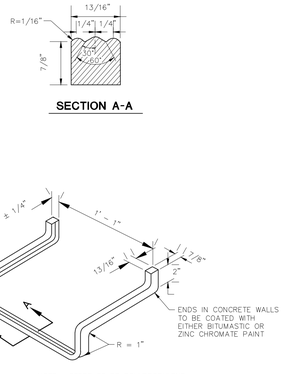


CONNECTION TO EXISTING MANHOLE DETAIL
NOT TO SCALE

S11
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

CONNECTION TO EXISTING MANHOLE DETAIL

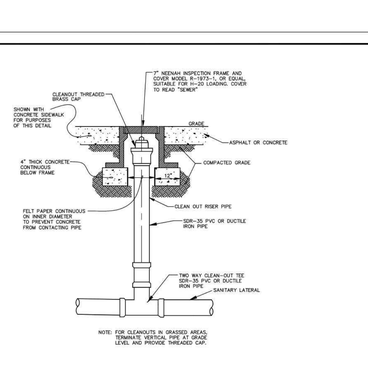
N.T.S.



NOTE : STEPS TO BE POLYPROPYLENE

STANDARD MANHOLE STEPS

N.T.S.

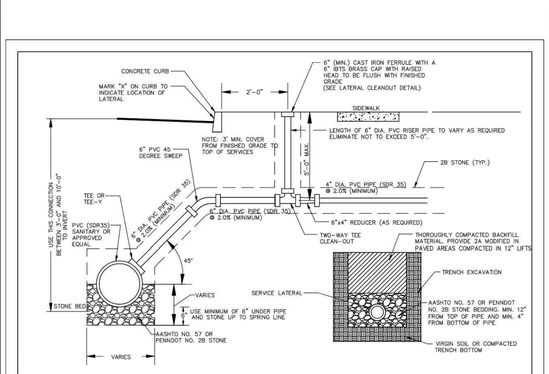


SEWER LATERAL CLEANOUT DETAIL – ASPHALT OR CONCRETE
N.T.S.

S3
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

SEWER LATERAL CLEANOUT DETAIL

N.T.S.



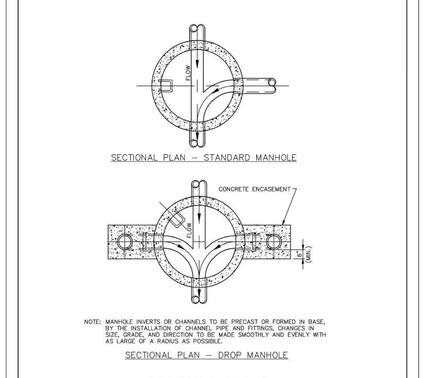
NOTE: LATERALS MAY BE SDR35 OR SCH40 PVC IN ACCORDANCE WITH THE BOROUGH PLUMBING CODE

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

S1
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

SANITARY SEWER LATERAL DETAIL

N.T.S.



SECTIONAL PLANS
STANDARD & DROP SANITARY MANHOLES
NOT TO SCALE

S5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

SECTIONAL PLANS DETAIL

N.T.S.

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

No.	REVISIONS Date	By	Desc.
1	01/06/2026	MAJOR	Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	AS SHOWN
Project No.	2302858
Date	5/27/2020
CAD File:	DN230285801-0

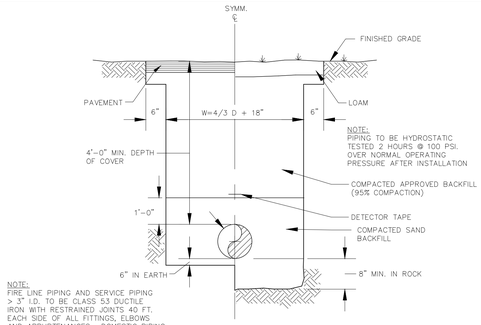
Title

DETAILS - SANITARY

Sheet No.

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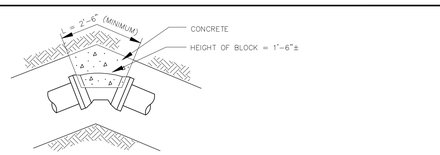
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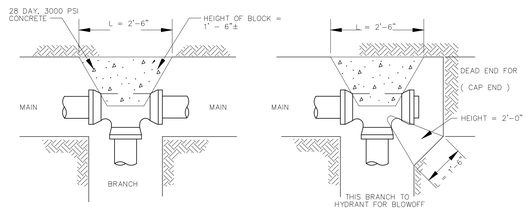


NOTE:
FIRE LINE PIPING AND SERVICE PIPING > 3" I.D. TO BE CLASS 53 DUCTILE IRON WITH RESTRAINED JOINTS 40 FT. EACH SIDE OF ALL FITTINGS, ELBOWS AND APPURTENANCES. DOMESTIC PIPING < 3" I.D. TO BE TYPE K COPPER PER ASTM B 88.

TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

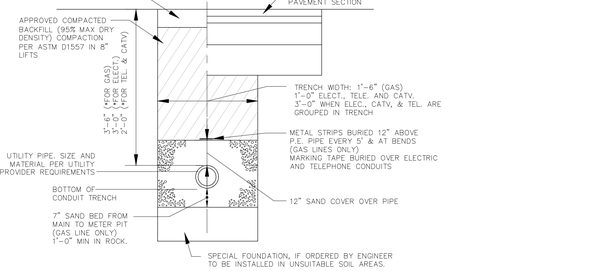
N.T.S.





THRUST BLOCKS FOR WATER LINES

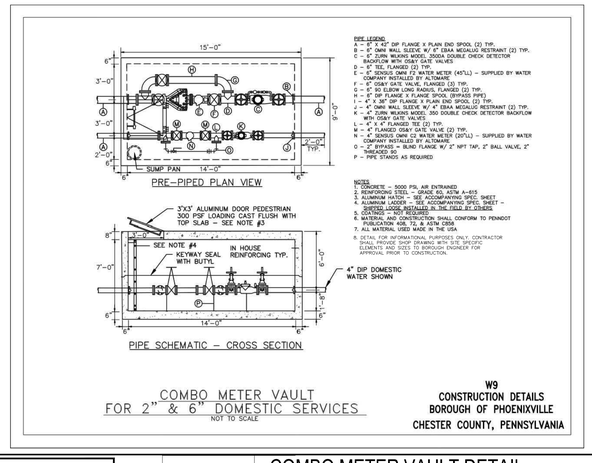
N.T.S.



* COVER TO BE PROVIDED AS REQUIRED BY EACH RESPECTIVE UTILITY AUTHORITY

ELECTRICAL, TELEPHONE, CABLE AND GAS TRENCH

N.T.S.



PIPE LEGEND
A – 8" X 45° DIP FLANGE X PLAIN END SPOOL (2) TYP.
B – 8" X 6" OMNI WALL SLEEVE W/ 6" EBAA MEGALUG RESTRAINT (2) TYP.
C – 6" TURN WILKINS MODEL 350DA DOUBLE CHECK DETECTOR BACKFLOW WITH OS&Y GATE VALVES
D – 6" TEE, FLANGED (2) TYP.
E – 6" SENSUS OMNI F2 WATER METER (45"L) – SUPPLIED BY WATER COMPANY INSTALLED BY ALTOMARE
F – 6" OS&Y GATE VALVE, FLANGED (3) TYP.
G – 6" 90 ELBOW LONG RADIUS, FLANGED (2) TYP.
H – 6" DIP FLANGE X FLANGE SPOOL (BYPASS PIPE)
I – 4" X 36" DIP FLANGE X PLAIN END SPOOL (2) TYP.
J – 4" OMNI WALL SLEEVE W/ 4" EBAA MEGALUG RESTRAINT (2) TYP.
K – 4" TURN WILKINS MODEL 350 DOUBLE CHECK DETECTOR BACKFLOW WITH OS&Y GATE VALVES
L – 4" X 4" FLANGED TEE (2) TYP.
M – 4" FLANGED OS&Y GATE VALVE (2) TYP.
N – 4" SENSUS OMNI C2 WATER METER (20"L) – SUPPLIED BY WATER COMPANY INSTALLED BY ALTOMARE
O – 4" PIPE STUB-OUT – BLIND FLANGE W/ 2" NPT TAP, 2" BALL VALVE, 2" THREADED ROD
P – PIPE STANDS AS REQUIRED

NOTES
1. CONCRETE – 5000 PSI, AIR ENTRAINED
2. REINFORCING STEEL – GRADE 60, ASTM A-615
3. ALUMINUM HATCH – SEE ACCOMPANYING SPEC. SHEET
4. KEYWAY SEAL – SEE ACCOMPANYING SPEC. SHEET – SHIPPED LOOSE, INSTALLED IN THE FIELD BY OTHERS
5. COATINGS – NOT REQUIRED
6. WATER METER VAULT DESIGN SHALL CONFORM TO PENNDOT PUBLICATION 408, SECTION 1208
7. ALL MATERIAL USED MADE IN THE USA

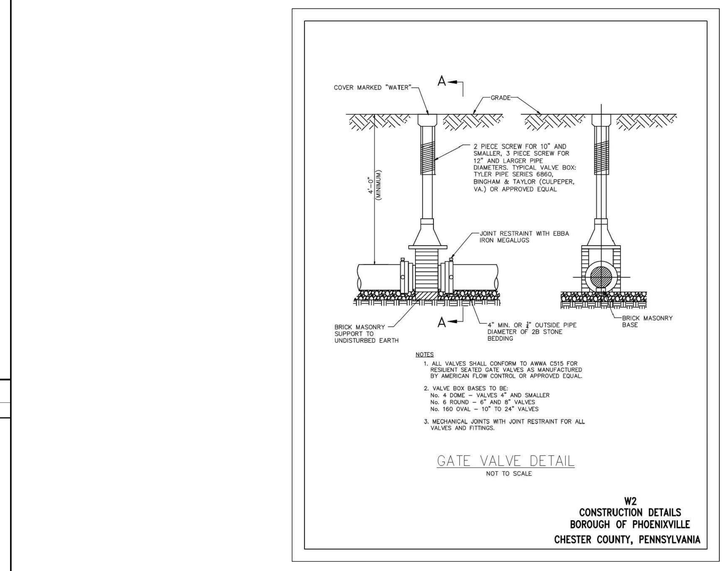
8. DETAIL FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL PROVIDE SHOP DRAWING WITH SITE SPECIFIC ELEMENTS AND SIZES TO BOROUGH ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

COMBO METER VAULT
FOR 2" & 6" DOMESTIC SERVICES
NOT TO SCALE

W9
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

COMBO METER VAULT DETAIL

N.T.S.



NOTES:
1. ALL STEEL SHALL CONFORM TO ASTM A-36.
2. 2 STRAPS REQ'D. EACH WITH 4-1" DIA. ANCHOR BOLTS FOR CASES C-1 AND C-2.
3. CONTRACT ENGINEERING DEPARTMENT FOR DESIGN ON PRESSURES EXCEEDING 200 P.S.I. OR IF PIPE SIZE IS LARGER THAN 12 INCHES.
4. COAT ALL EXPOSED METAL WITH 12 MILS OF ROSKOTE.
5. BOLT LENGTH WILL EQUAL "EMBEDMENT LENGTH" + SHIM + 1/2 O.D. OF PIPE + 3 1/2".

MINIMUM CONCRETE VOLUMES AND STEEL SIZE REQUIRED FOR BLOCKING 8" VERTICAL BENDS

KEY	PIPE DIAM.	PRESSURE (P.S.I.)	BEND ANGLE	CONC. REQ'D. (CU. YD.)	STEEL STRAP SIZE	"R" STRAP RAD.	ANCHOR BOLT "DIA. "D" & NUMBER REQ'D. PER STRAP
B	8"	≤ 100	ALL	2.0	3/8" X 3"	4 3/4"	* (2) 1"
B-1	8"	> 100	< 45°	3.0	3/8" X 3"	4 3/4"	* (2) 1"
B-2	8"	> 100	< 90°	4.0	3/8" X 3"	4 3/4"	(4) 1"

VERTICAL BEND BLOCKING DETAIL

N.T.S.

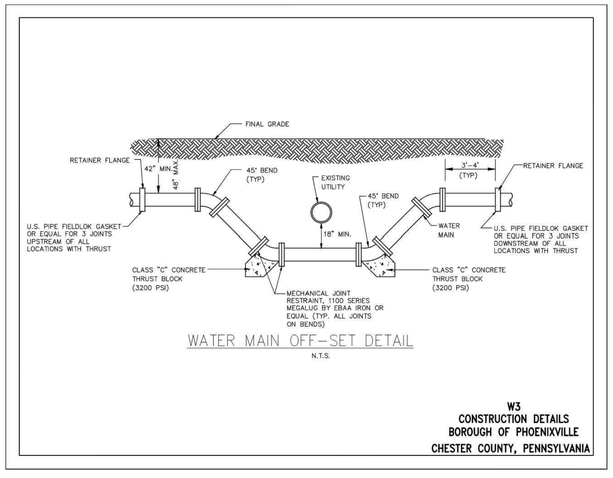
NOTES
1. ALL VALVES SHALL CONFORM TO AWWA C515 FOR RESILIENT SEATED GATE VALVES AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUAL.
2. VALVE BOX BASES TO BE:
No. 4 DOMC – VALVES 4" AND SMALLER
No. 6 ROUND – 6" AND 8" VALVES
No. 160 OVAL – 10" TO 24" VALVES
3. MECHANICAL JOINTS WITH JOINT RESTRAINT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

GATE VALVE DETAIL
NOT TO SCALE

W2
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

GATE VALVE DETAIL

N.T.S.

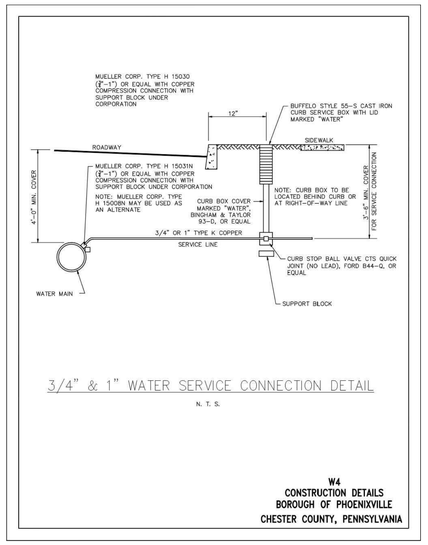


WATER MAIN OFF-SET DETAIL
N.T.S.

W3
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

WATER MAIN OFF-SET DETAIL

N.T.S.

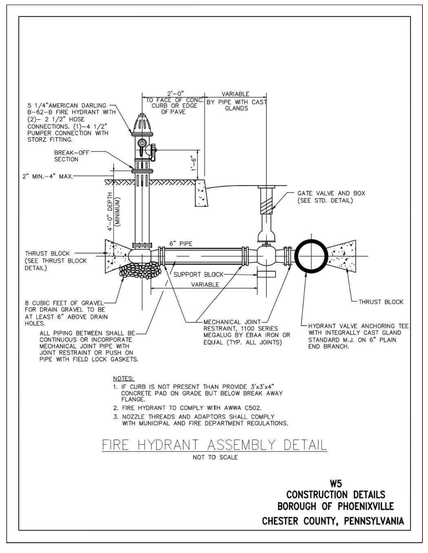


3/4" & 1" WATER SERVICE CONNECTION DETAIL
N. T. S.

W4
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

WATER SERVICE CONNECTION DETAIL

N.T.S.



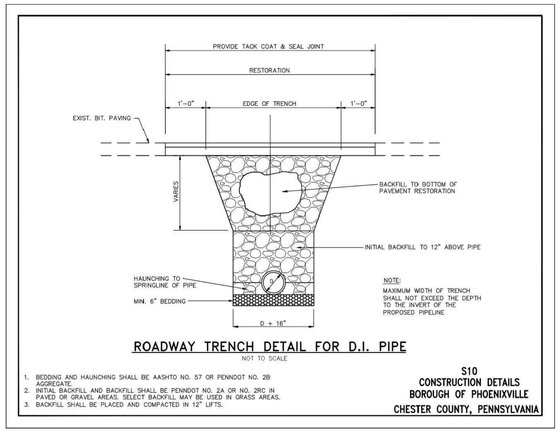
NOTES:
1. IF CURB IS NOT PRESENT THAN PROVIDE 3'x3'x4" CONCRETE PAD ON GRADE BUT BELOW BREAK AWAY FLANGE.
2. FIRE HYDRANT TO COMPLY WITH AWWA C502.
3. NOZZLE THREADS AND ADAPTORS SHALL COMPLY WITH MUNICIPAL AND FIRE DEPARTMENT REGULATIONS.

FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

W5
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

FIRE HYDRANT DETAIL

N.T.S.



ROADWAY TRENCH DETAIL FOR D.I. PIPE
NOT TO SCALE

1. BEDDING AND HAUNCHING SHALL BE AASHTO NO. 57 OR PENNDOT NO. 2B AGGREGATE.
2. INITIAL BACKFILL AND 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.

S10
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

SECTIONAL PLANS DETAIL

N.T.S.

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LAND SURVEYING

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS			Dres.
No.	Date	by	
1	01/06/2026	MAJ	Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	AS SHOWN
Project No.	2302858
Date	5/27/2020
CAD File:	DN230285801-0

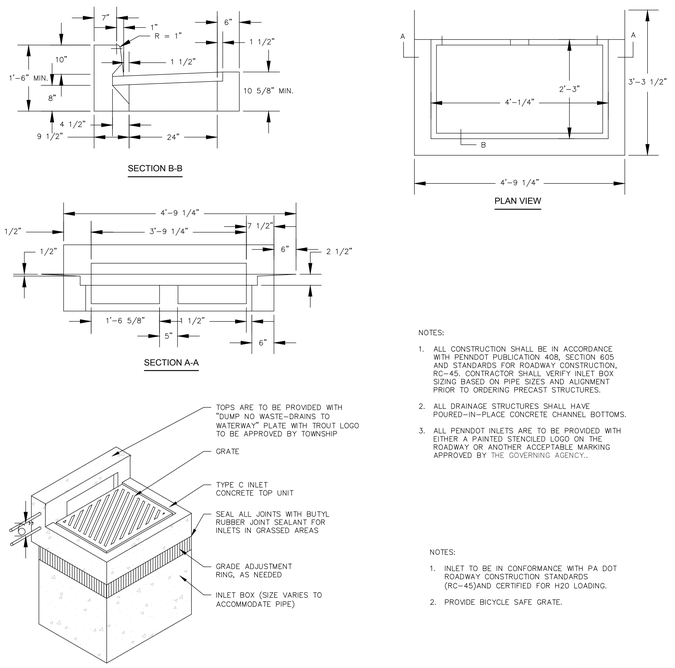
Title

DETAILS - UTILITIES

Sheet No.

DN-04
52 of 73

1/7/2026, BMALONEY, G:\JOBS\23\28\2302858\DWG\DDESSA\DN2302858O1-0.DWG,DN-04, Xref Fdb: - 0020101127; - XC0101720; - XC0305853; - XC2302858O



NOTES:

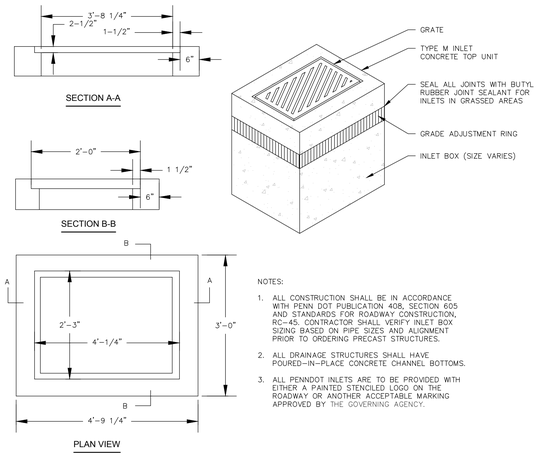
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 605 AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-45. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE 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-45)AND CERTIFIED FOR H20 LOADING.
2. PROVIDE BICYCLE SAFE GRATE.

TYPE 'C' INLET DETAIL

N.T.S.



NOTES:

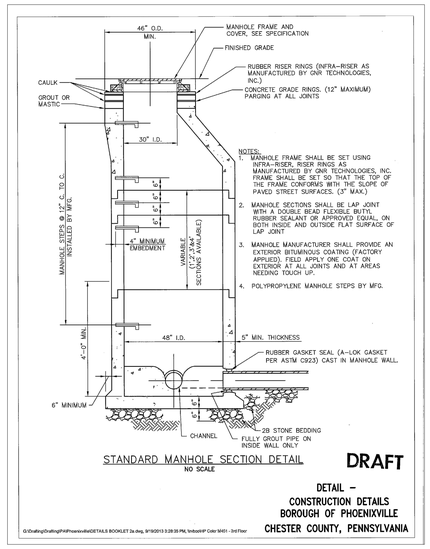
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2. ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
3. ALL PENNDOT INLETS ARE TO BE PROVIDED WITH EITHER A PAINTED STENCILED LOGO ON THE ROADWAY OR ANOTHER ACCEPTABLE MARKING APPROVED BY THE GOVERNING AGENCY.

NOTES:

1. INLET TO BE IN CONFORMANCE WITH PA DOT ROADWAY CONSTRUCTION STANDARDS (RC-45) AND CERTIFIED FOR H20 LOADING
2. PROVIDE BICYCLE SAFE GRATE

TYPE 'M' INLET DETAIL

N.T.S.



NOTES:

1. MANHOLE FRAME SHALL BE SET USING INFRA-RISERS, 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

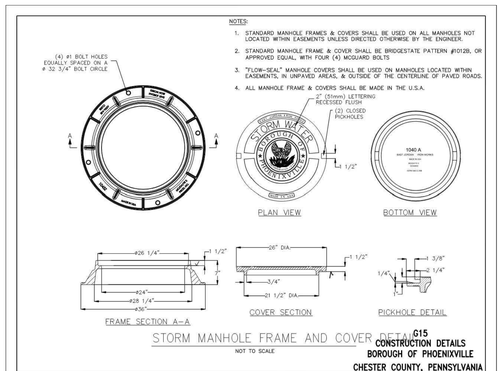
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DETAIL –
CONSTRUCTION DETAILS
BOROUGH OF PHOENIXVILLE
CHESTER COUNTY, PENNSYLVANIA

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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 #10128, OR APPROVED EQUAL WITH FOUR (4) MOUNARD 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

STORM SEWER MANHOLE (FOR 18" - 30" PIPES)

N.T.S.

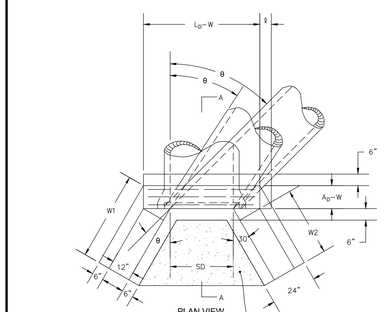


TABLE A

PIPE DIAM	L	W
18"&<	4.0'	4.0'
24"	4.6'	4.25'
36"	5.8'	4.6'
42"	6.3'	5.8'
48"	6.9'	6.9'
54"	7.5'	8.0'
60"	8.1'	9.2'
72"	9.2'	11.5'

NOTES:
- CONCRETE SHALL BE CLASS "AA"
- EXPOSED EDGES SHALL BE CHAMFERED ONE (1) INCH

NOTES:

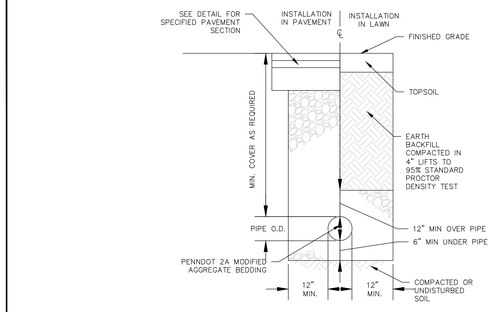
1. ALL ENDWALLS AND HEADWALLS SHALL HAVE A TRASH SCREEN (SEE DETAIL) AND CONCRETE APRON

TYPE DW ENDWALL

N.T.S

TYPICAL ENDWALL DETAIL

N.T.S.

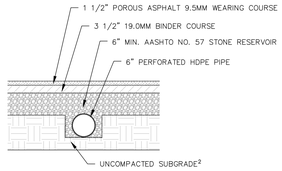


NOTES:

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 DETAILS

N.T.S.

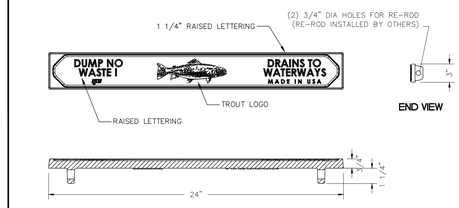


NOTES:

1. GEOTECHNICAL ENGINEER SHALL APPROVE PAVEMENT SECTION PRIOR TO INSTALLATION.
2. ALL PAVING MATERIALS AND INSTALLATION PROCEDURES SHALL CONFORM TO PENNDOT STANDARDS, PUB. 408.
3. UNCOMPACTED SUBGRADE TO BE VERIFIED BY GEOTECHNICAL ENGINEER AND MAY BE SUPPLEMENTED BY ADDITIONAL STONE AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER

POROUS PAVEMENT DETAIL

N.T.S.

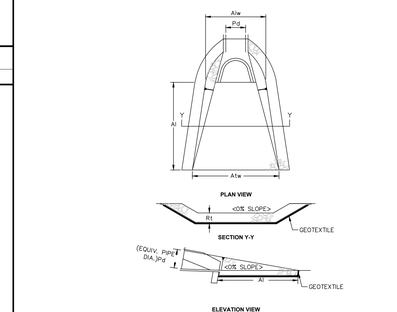


INLET PLATE WITH LOGO DETAIL

N.T.S

INLET PLATE DETAIL

N.T.S.



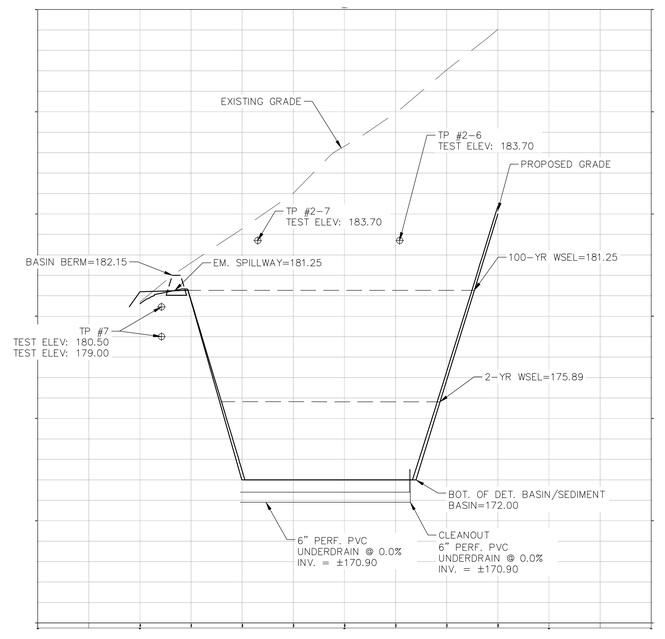
OUTLET NO.	(EQUIV.) PIPE DIA Pd (IN)	RIP RAP		APRON		
		SIZE (R-)	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Alw (FT)	TERMINAL WIDTH Atw (FT)
EW-1.A	42"	R-5	27"	14'	10.5'	16.1'
EW-1.B	36"	R-4	18"	14'	9'	14.6'
EW-1.C	18"	R-3	9"	9'	4.5'	8.1'

NOTES:
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

MAINTENANCE: ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIP RAP APRON DETAIL

N.T.S.



NOTES:

1. IF GROUNDWATER, OR EVIDENCE OF HIGH GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, ADDITIONAL CORRECTIVE MEASURES MAY BE REQUIRED. MEASURES COULD INCLUDE, BUT ARE NOT LIMITED TO LINERS AND/OR ADDITIONAL UNDERDRAINS. IF ENCOUNTERED, CONTACT OWNER AND ENGINEER FOR DESIGN OF CORRECTIVE MEASURES. ANY ALTERATIONS TO THE DESIGN SHALL BE REVIEWED AND APPROVED BY THE CONSERVATION DISTRICT OR PADEP PRIOR TO IMPLEMENTATION.

SWM-1 CROSS SECTION

H:1"=30 V:1"=3

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1/7/2026, BMALONEY, C:\JOBS\23\2302858\DWG\ODESSA\DN2302858801-00.DWG,DN-05

BL Companies
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(610) 337-3642 Fax

ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

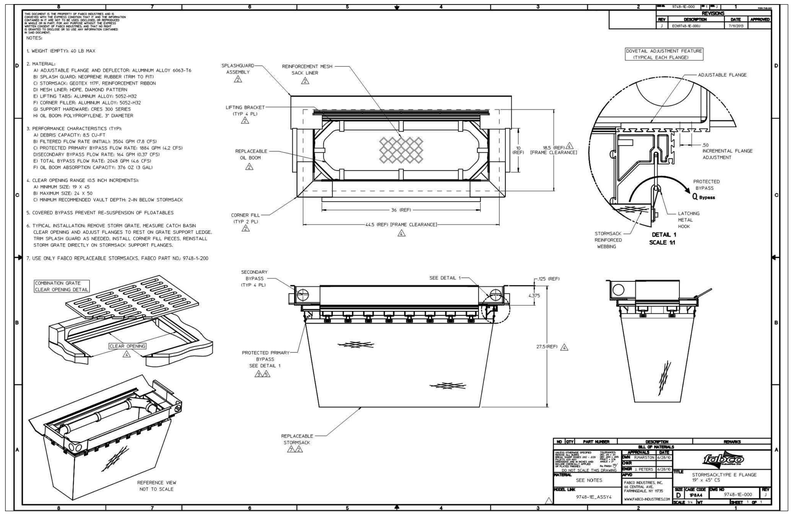
REVISIONS
No Date By Desc:
1 07/30/2026 Major Amendment

Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale AS SHOWN
Project No. 2302858
Date 5/27/2020
CAD File: DN230285801-0

Title
DETAILS - STORMWATER

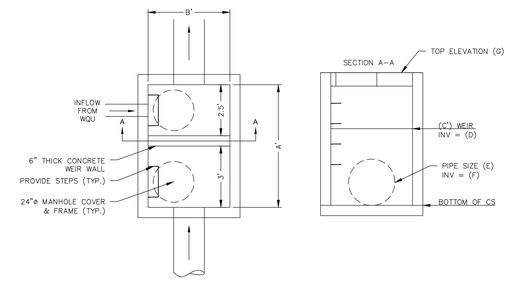
Sheet No.
DN-05
53 of 73

Xref (s): 80700137 - XC2401370 - XC2305858453 - XC2305858410



INLET FILTER BAG DETAIL

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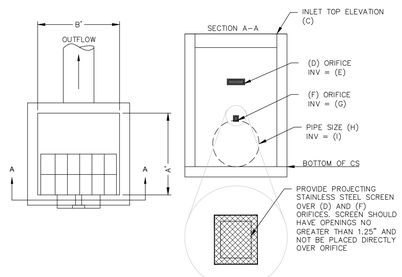


CONTROL STRUCTURE	STRUCTURE SIZE (A) X (B)	TOTAL WEIR LENGTH (C)	WEIR CREST ELEVATION (D)	OUTLET PIPE DIAM. (E)	OUTLET PIPE INV. ELEV. (F)	STRUCTURE TOP ELEV. (G)
CS–A	6'X4'	4'	197.50	24"	193.90	201.70
CS–B	6'X4'	4'	192.39	18"	189.80	196.46
CS–C	6'X4'	4'	198.20	18"	195.30	202.20
CS–D	6'X4'	4'	179.00	18"	172.50	185.72
CS–E	6'X4'	4'	203.75	18"	201.21	213.10
CS–F	6'X4'	4'	196.19	18"	194.20	199.41
CS–G	6'X4'	4'	202.90	18"	200.17	206.13
CS–H	6'X4'	4'	202.36	18"	199.17	208.35

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

MRC CONTROL STRUCTURE DETAIL

N.T.S

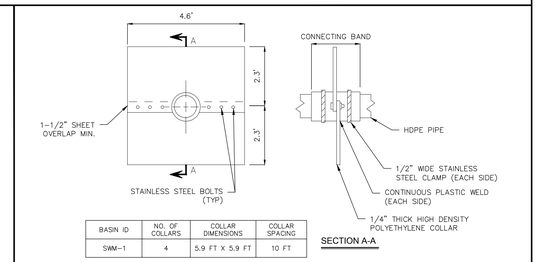


CONTROL STRUCTURE	STRUCTURE SIZE (A) X (B)	TOP OF FRAME ELEVATION (C)	ORIFICE SIZE (D)	ORIFICE INV. ELEV. (E)	ORIFICE SIZE (F)	ORIFICE INV. ELEV. (G)	OUTLET PIPE DIAM. (H)	OUTLET PIPE INV. ELEV. (I)
CS–SWM1	4'X4'	178.90	14"W X 4"H	175.65	6"W X 5"H	172.00	30"	169.50

NOTE:
–CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF STRUCTURES TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
–STRUCTURE TO BE PENNDOT TYPE 4 INLET BOX WITH TOP SLAB FOR SINGLE M–INLET GRATE

SWM-1 CONTROL STRUCTURE DETAIL

N.T.S

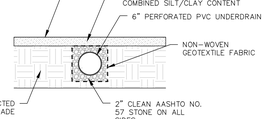


BASIN ID	NO. OF COLLARS	COLLAR DIMENSIONS	COLLAR SPACING
SWM–1	4	5.9 FT X 5.9 FT	10 FT

SECTION A-A

ANTI-SEEP COLLAR DETAIL

N.T.S.



SWM #1 UNDERDRAIN CROSS-SECTION

N.T.S.

WATER QUALITY UNITS (JELLYFISH FILTERS)

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 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 (≥1/16") 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.	TWICE IN FIRST YEAR; THEN ANNUALLY
INSPECT UPGRADIENT CATCH BASINS AND INLETS FOR DEBRIS. REMOVE DEBRIS AND PROPERLY DISPOSE OF.	TWO TIMES PER YEAR OR MORE OFTEN IF HISTORICAL MAINTENANCE RECORDS SUGGEST A MORE FREQUENT CLEANING.
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.	FOUR TIMES PER YEAR
INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION OR SPILLS, AND INSTABILITY. SOIL MEDIA AND TO MAINTAIN WATER QUALITY FUNCTIONALITY. RESTORE ORIGINAL CROSS SECTION. PROPERLY DISPOSE OF SEDIMENT. RINSE SYSTEM IF NEEDED. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY.	FOUR TIMES PER YEAR
THE VEGETATION FROM CONTRIBUTING DRAINAGE AREA SHALL BE INSPECTED AND MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED.	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.	
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.	

SUBSURFACE MRC BASINS

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.	

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.	

EXTENDED DETENTION BASIN

OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT BASIN BOTTOM, CONTROL STRUCTURE, RIPRAP, ETC. FOR TRAPPED DEBRIS. REMOVE AND PROPERLY DISPOSE OF ANY DEBRIS.	FOUR TIMES PER YEAR OR STORM EVENTS >1"
INSPECT VEGETATED AREAS FOR EROSION AND UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES. VEGETATIVE COVER SHOULD BE MAINTAINED AT A MINIMUM OF 95% IF VEGETATIVE COVER HAS BEEN REDUCED BY 10%, VEGETATION SHOULD BE REESTABLISHED. IF MORE THAN 50% OF TREES OR SHRUBS DO NOT ESTABLISH, EVALUATE SOIL SATURATION CONDITIONS AND REPLANT WITH ALTERNATE SPECIES	ANNUALLY
PERFORM MOWING AND/OR TRIMMING. ALL DETRITUS SHOULD BE REMOVED FROM THE BASIN.	AS NECESSARY TO SUSTAIN SYSTEM
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. HIRE PEST CONTROL COMPANY SHOULD MOSQUITO BREEDING BECOME PROBLEMATIC.	

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.	

POROUS PAVEMENT

OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
VACUUM PAVEMENT	TWO–THREE TIMES A YEAR INCLUDING AFTER SNOW MELT
GENERAL MAINTENANCE NOTES: 1. MAINTAIN PLANTED AREAS ADJACENT TO PAVEMENT. 2. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. 3. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVEMENT SURFACE. 4. ANY SEALCOAT ON POROUS PAVEMENT MUST PRESERVE POROSITY AND INFILTRATION PROPERTIES OF POROUS PAVEMENT. 5. WINTER MAINTENANCE–ABRASIVES SUCH AS SAND OR CINDERS SHOULD NOT BE APPLIED ON OR ADJACENT TO THE PERVIOUS PAVEMENT. SNOW PLOWING IS ACCEPTABLE. SALT IS ACCEPTABLE FOR USE AS A DE–ICER ON PAVEMENT. MAGNESIUM CHLORIDE–BASED LIQUID PRODUCTS OR AS PRETREATED SALT ARE PREFERABLE. 6. POTHOLE REPAIR–FOR DAMAGED AREA LESS THAN 50 SF, A DECIUVTY COULD BE PATCHED BY ANY MEANS SUITABLE WITH STANDARD PAVEMENT. IF AN AREA GREATER THAN 50 SF, APPROVAL OF PATCH TYPE SHOULD BE SOUGHT FROM EITHER THE ENGINEER OR OWNER. 7.WASHING SYSTEMS OR COMPRESSED AIR ARE NOT TO BE USED FOR PAVEMENT WASHING. VACUUMING SHOULD BE DONE BIANNUALLY WITH A COMMERCIAL CLEANING UNIT.	

WATER QUALITY INSERTS (STORMSACK)

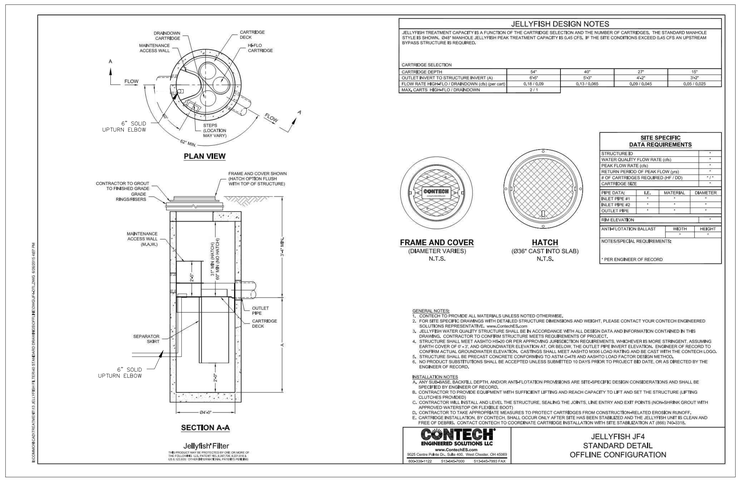
OPERATION & MAINTENANCE PROCEDURES	
ACTIVITY	SCHEDULE
INSPECT INLET FILTER BAGS FOR DEBRIS. WHEN BAG IS HALF FILLED WITH SEDIMENT AND/OR DEBRIS REMOVE AND DISPOSE OF PROPERLY..	QUARTERLY
INSPECT INLET FILTER BAGS FOR TEARS OR PUNCTURES. IF TORN OR HAS PUNCTURES 1/2" DIAMETER OR GREATER ON THE LOWER HALF 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.	

CONTROL STRUCTURE DETAILS

N.T.S.

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JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLES BELOW(N, 0)NT MANHOLE) JELLYFISH PEAK TREATMENT CAPACITY IS 0.42 CFS. IF THE SITE CONDITIONS EXCEED 0.42 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-0"	5'-0"	4'-0"	3'-0"
FLOW RATE HIGHFLO / DRAINDOWN (cfs) (per cart)	0.16 / 0.09	0.13 / 0.085	0.09 / 0.045	0.05 / 0.025
MAXL CARTR. HIGHFLO / DRAINDOWN	21			

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
TREATMENT FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (9" / 22")	*/*
CARTRIDGE SIZE	

TREE DATA	QTY.	MATERIAL	DIAMETER
INLET PIPE #1	*	-	*
INLET PIPE #2	*	-	*
OUTLET PIPE	*	-	*

RIM ELEVATION	*
ANTI-FLOTATION BALLAST	WIDTH / HEIGHT
NOTES/SPECIAL REQUIREMENTS:	

* PER ENGINEER OF RECORD

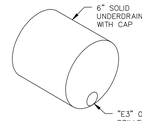
GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE OR CALL 800.338.1122
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CONTRACTOR TO REVIEW ALL DRAWINGS AND VERIFY SITE CONDITIONS AND DIMENSIONS. WHICHEVER IS MORE STRINGENT, ASSURING EARTH COVER OF 2'-0" (...) AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION., ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. ALL REINFORCED CONCRETE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATIVE SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES:
1. SPECIAL HANDLING, LIFTING, DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE. LIFTING PER ENGINEER OF RECORD.
3. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT PORTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
4. CONTRACTOR WILL PROTECT SOIL AND BACKFILLS TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
5. CONTRACTOR WILL CLEAN SYSTEM TO CONTECH. SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (888) 744-3515.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800.338.1122 513.645.7000 513.645.7993 FAX

JELLYFISH JF4
STANDARD DETAIL
OFFLINE CONFIGURATION

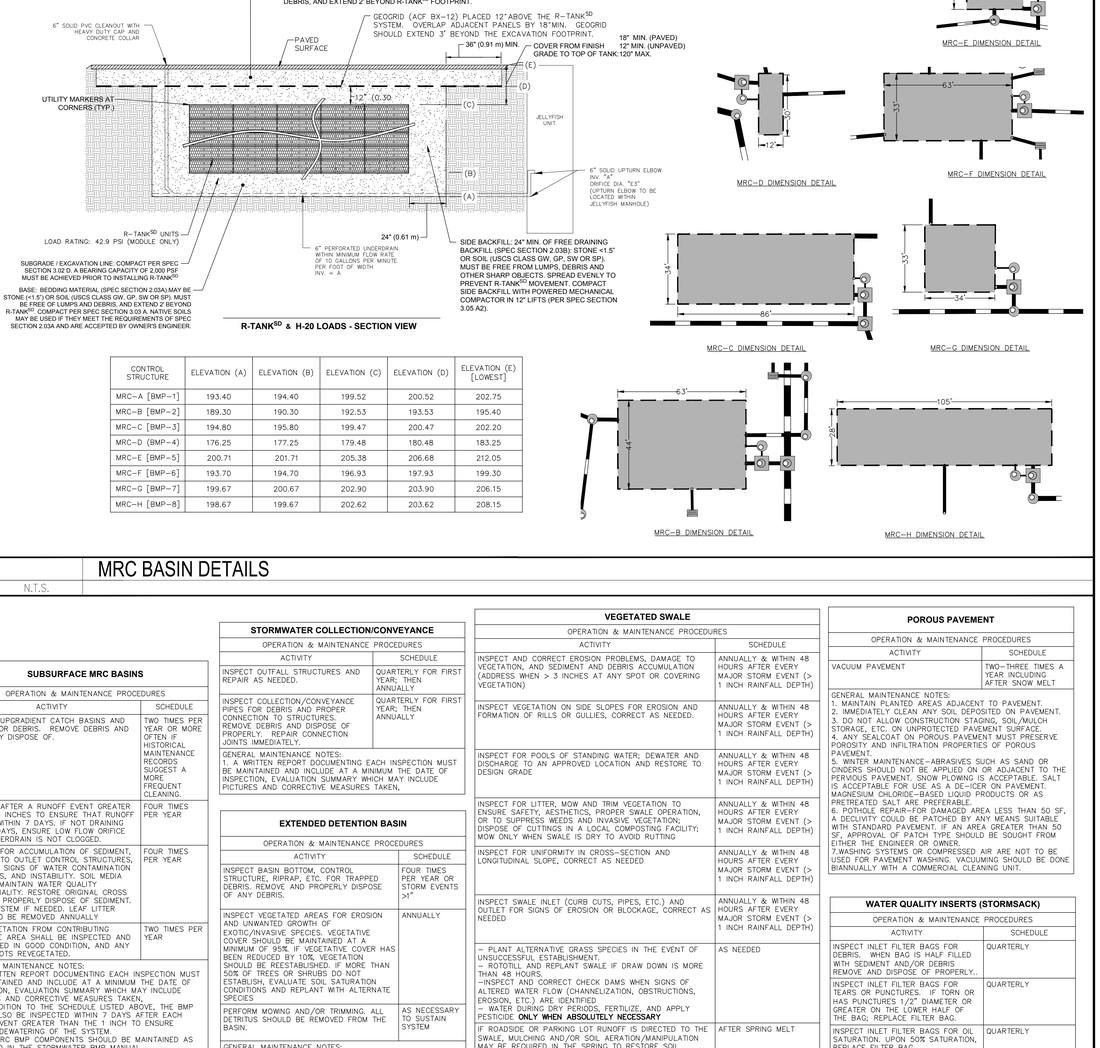
BMP ID	MRC DESIGN: UNDERDRAIN ORIFICE DIA. "E3"	STRUCTURE LOCATION OF UNDERDRAIN
MRC–A	0.5"	WQU–A
MRC–B	0.6"	WQU–B
MRC–C	0.6"	WQU–C
MRC–D	0.6"	WQU–D
MRC–E	0.7"	WQU–E
MRC–F	0.7"	WQU–F
MRC–G	0.6"	WQU–G
MRC–H	0.7"	WQU–H



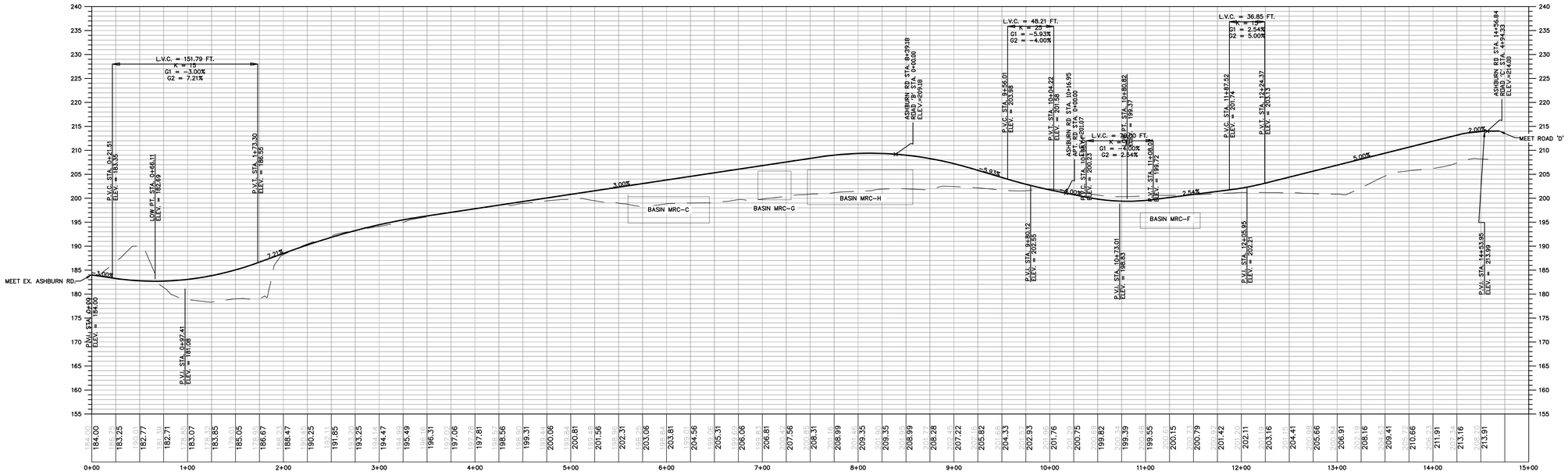
MRC UNDERDRAIN ORIFICE DETAIL

TOTAL COVER: 18" MINIMUM AND 120" 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 2.03C): 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 10'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 10' OR LESS THAN 18" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

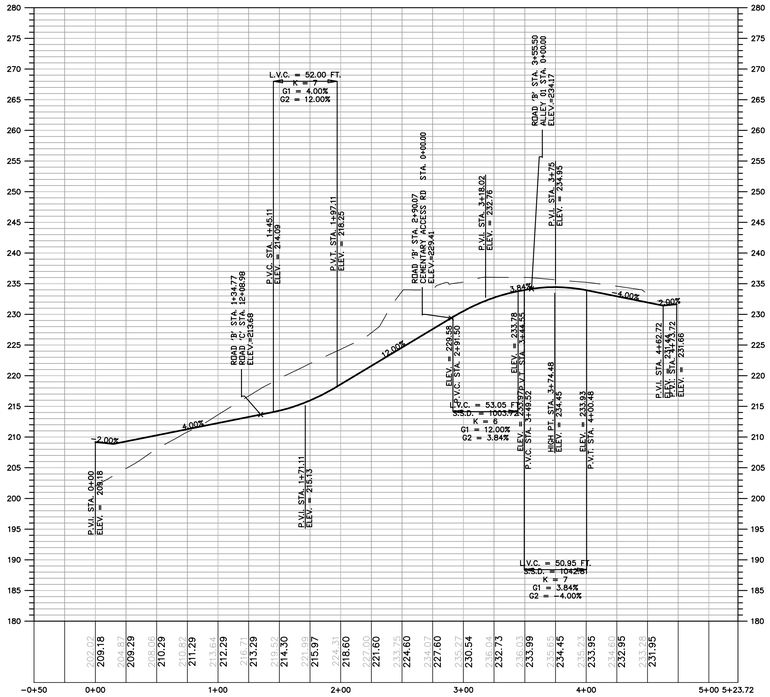
NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{SD} MODULE SHEET .
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES 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^{SD} FOOTPRINT.


6" SOLID PVC CLEANOUT WITH HEAVY DUTY CAP AND CONCRETE COLLAR
PAVED SURFACE
GEOGRID (ACF BX–12) PLACED 12" ABOVE THE R–TANK^{SD} SYSTEM. OVERLAP ADJACENT PANELS BY 18"MIN. GEOGRID SHOULD EXTEND 3' BEYOND THE EXCAVATION FOOTPRINT.
36" (0.91 m) MIN.
COVER FROM FINISH GRADE TO TOP OF TANK:120" MAX.
18" MIN. (PAVED)
12" MIN. (UNPAVED)
UTILITY MARKERS AT CORNERS (TYP.)
12" (0.30
JELLYFISH UNIT
6" SOLID UPTURN ELBOW (NO "A" ORIFICE DIA. "E3" (UPTURN ELBOW TO BE LOCATED WITHIN JELLYFISH MANHOLE)
R–TANK^{SD} UNITS
LOAD RATING: 42.9 PSI (MODULE ONLY)
SUBGRADE / EXCAVATION LINE: COMPACT PER SPEC SECTION 2.02.D. A BEARING CAPACITY OF 2,000 PSF MUST BE ACHIEVED PRIOR TO INSTALLING R-TANK^{SD}
BASE: BEDDING MATERIAL (SPEC SECTION 2.03A) MAY BE STONE (<1.5") OR SOIL (USCS CLASS GW, GP, SW OR SP). MUST BE FREE OF LUMPS AND DEBRIS, AND EXTEND 2' BEYOND R-TANK$^{SD}

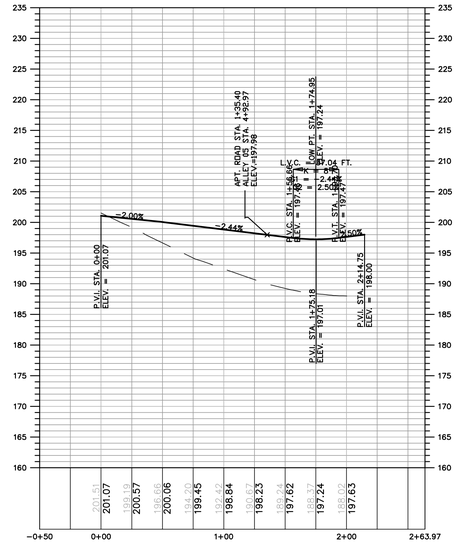
ASHBURN ROAD



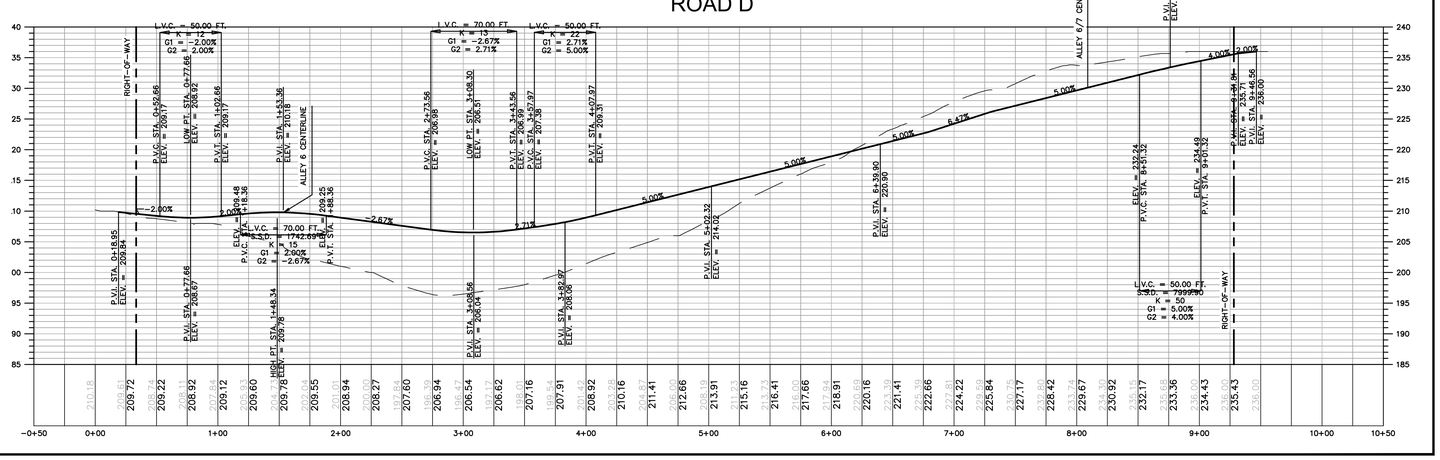
WHITMAN ROAD



APARTMENT ROAD



ROAD D



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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

Designed N.R.C.
Drawn N.R.C.
Checked D.J.S.
Approved
Scale AS NOTED
Project No. 2302858
Date 5/27/2020
CAD File: PR230285801-D
Title

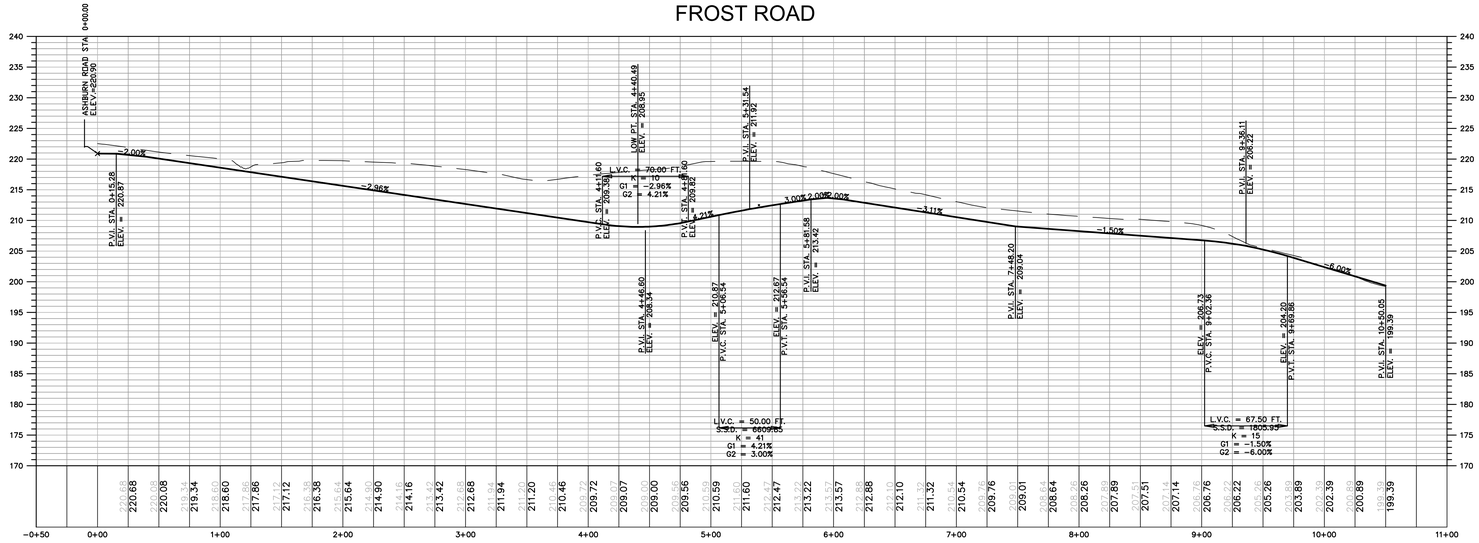
ROAD PROFILES

Sheet No.
PR-01
55 of 73

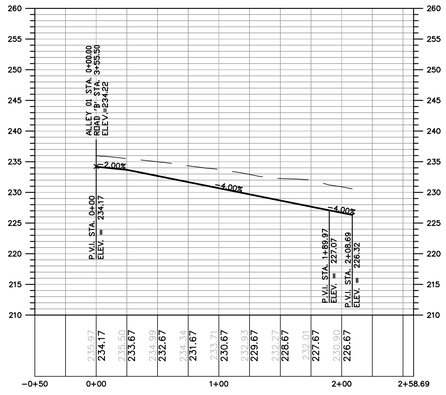
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1/7/2026, BHALONEY, G:\JOBS\21\JR\2302858\DWG\DESIGN\PR230285801-D.DWG,PR-01

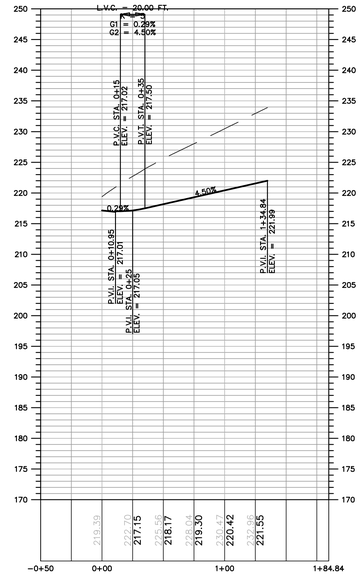
FROST ROAD



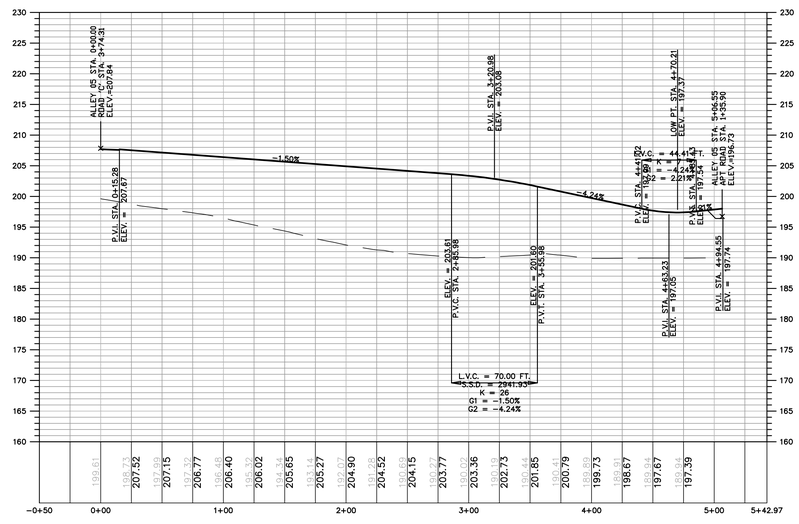
OLIVER ALLEY



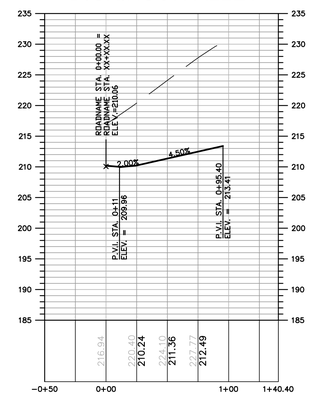
BRONTE ALLEY



BROWNING ALLEY



DICKINSON ALLEY



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ODESSA DEVELOPMENT

BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS:

No.	Date	Desc.
19	01/06/2026	Major Amendment

Designed	N.R.C.
Drawn	N.R.C.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	2302858
Date	5/27/2020
CAD File:	PR230285801-0

Title

ROAD PROFILES

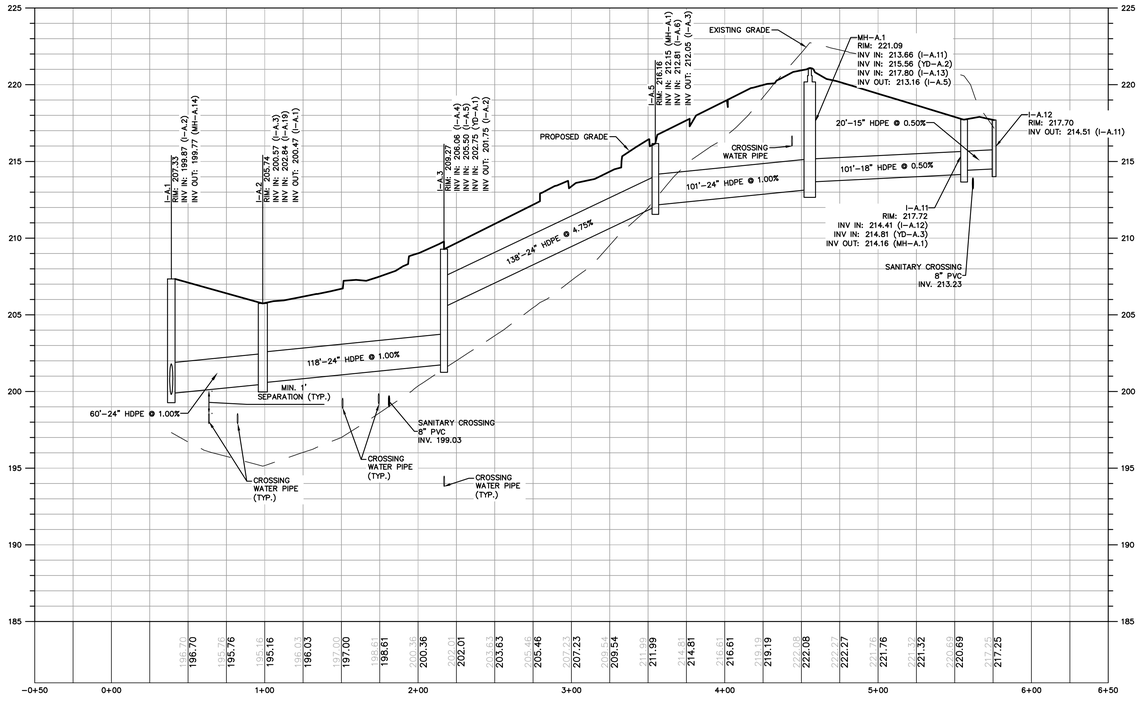
Sheet No.

PR-02
56 of 73

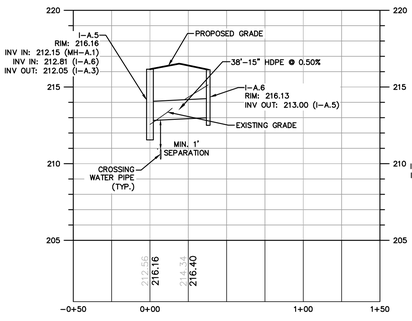
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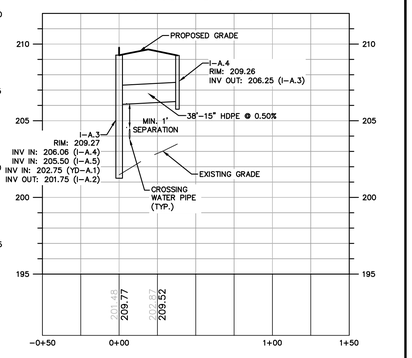
I-A1 TO I-A.12



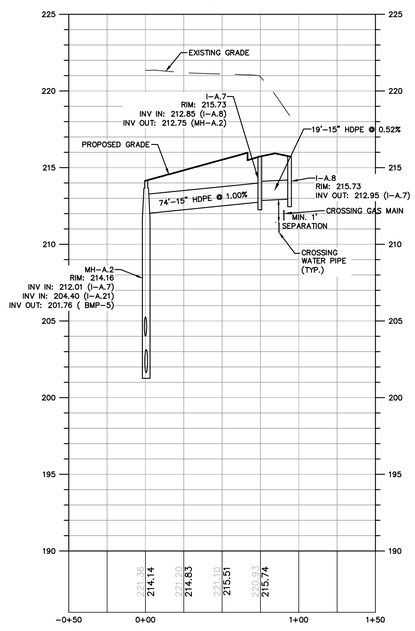
I-A.5 TO I-A.6



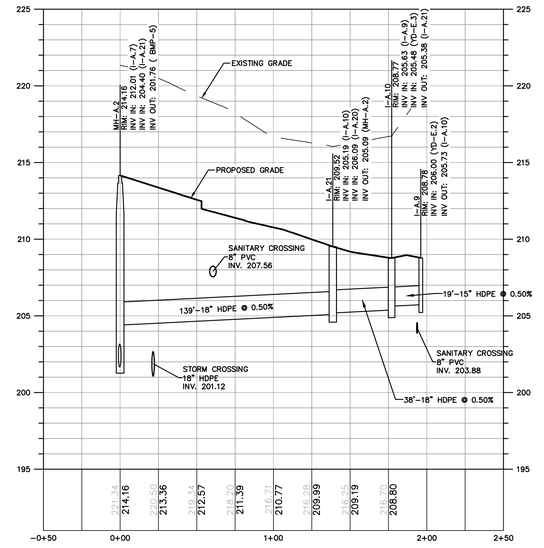
I-A.3 TO I-A.4



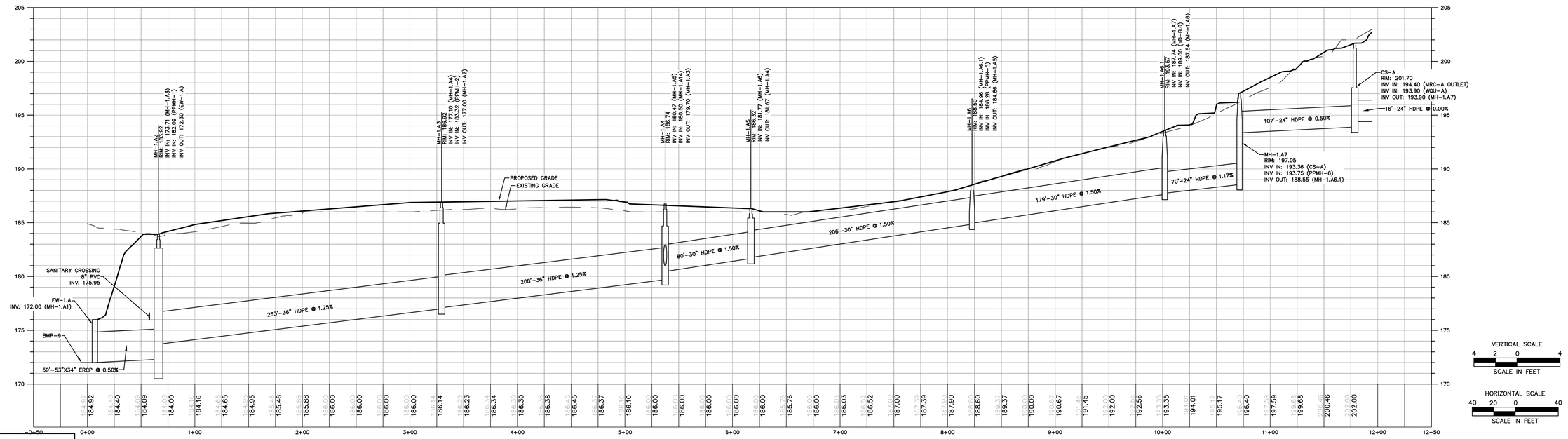
MH-A.2 TO I-A.8



MH-A.2 TO I-A.9



EW-1.A TO MRC-A



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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Desc.
19	01/06/2026	Major Amendment

Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	2302858
Date	5/27/2020
CAD File:	PR230285802-O

Title

STORM PROFILES

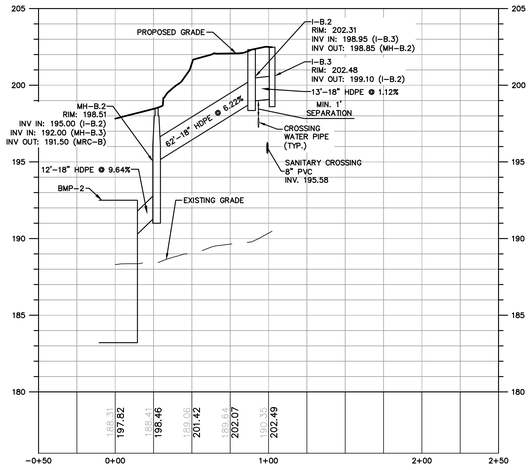
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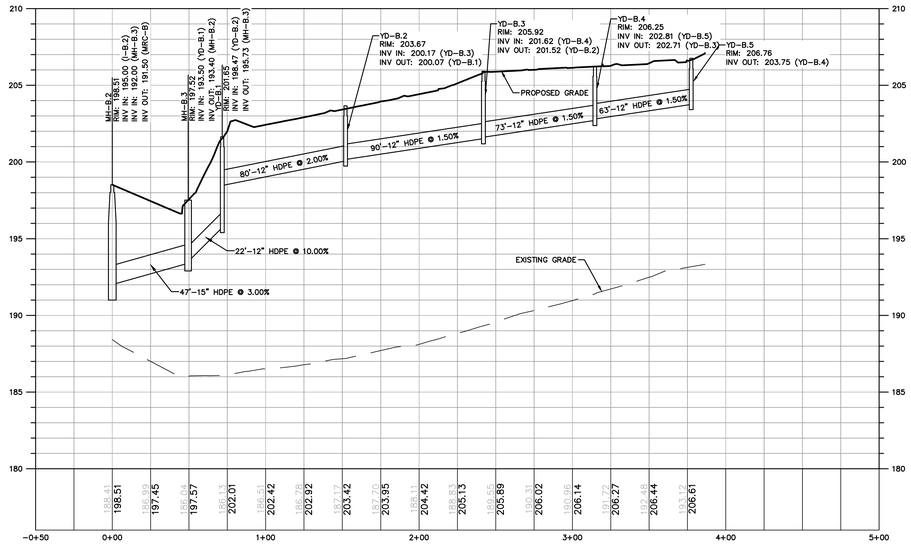
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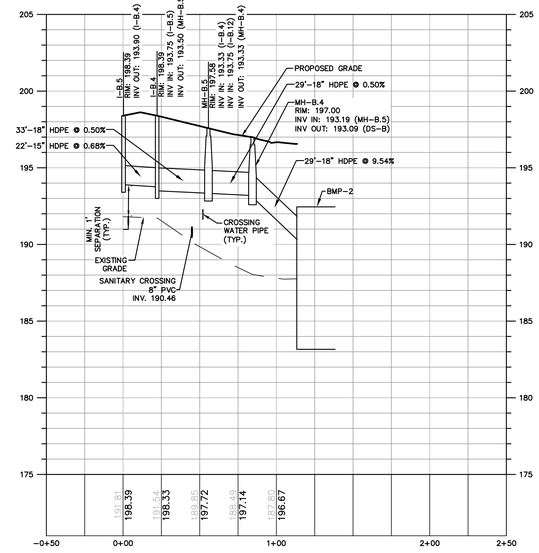
MRC-B TO I-B.3



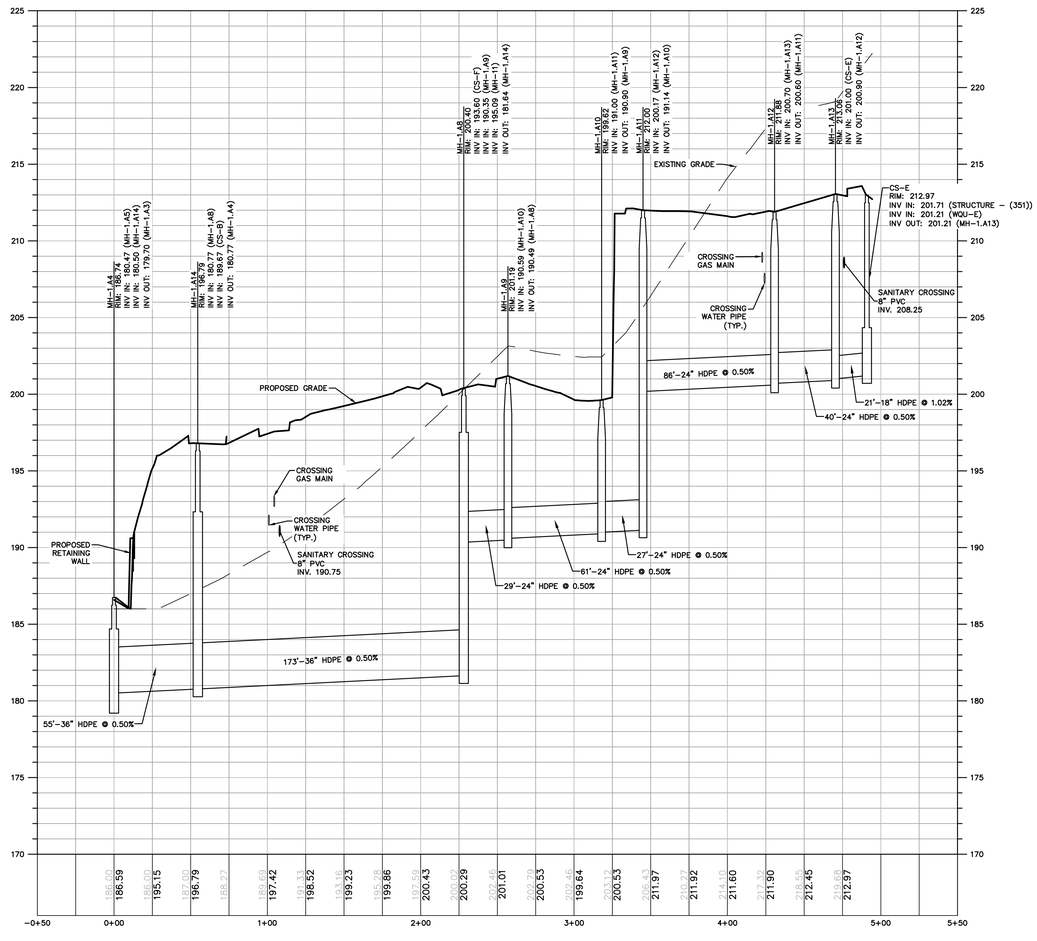
MH-B.2 TO YD-B.5



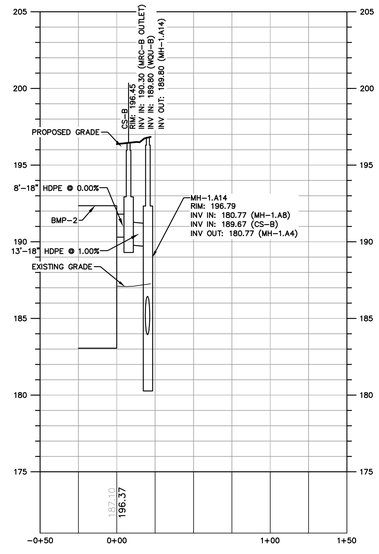
I-B.5 TO MRC-B



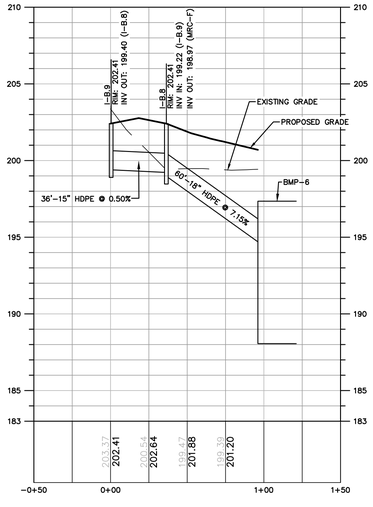
CS-E TO MH-1.A4



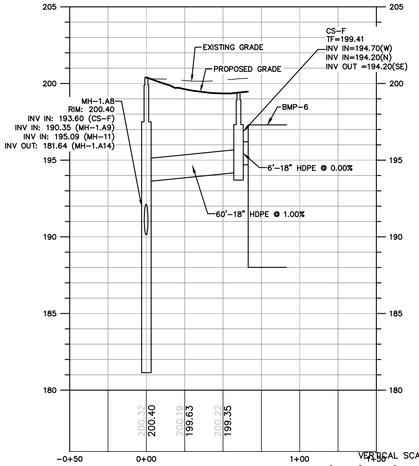
MRC-B TO MH-1.A5



I-B.9 TO MRC-F



MH-1.A8 TO MRC-F



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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REVISIONS
No. Date Desc.
1 07/09/2026 Major Amendment

Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	2302858
Date	5/27/2020
CAD File:	PR230285802-0

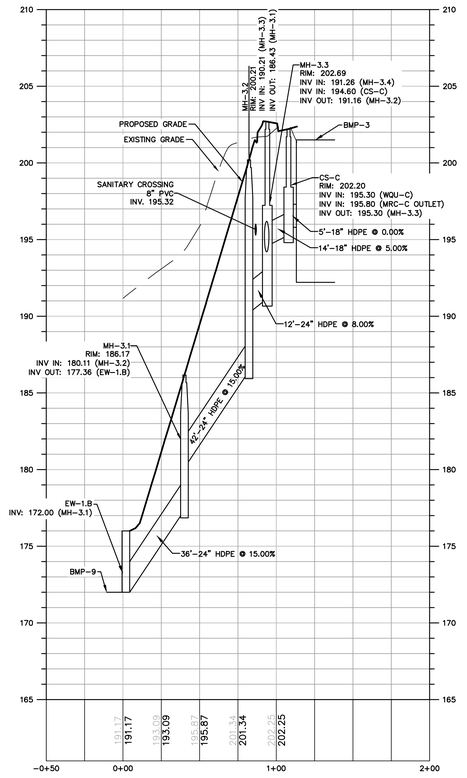
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STORM PROFILES

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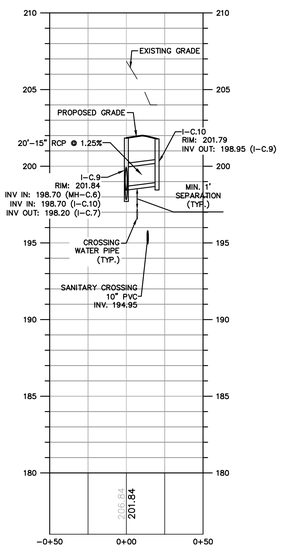
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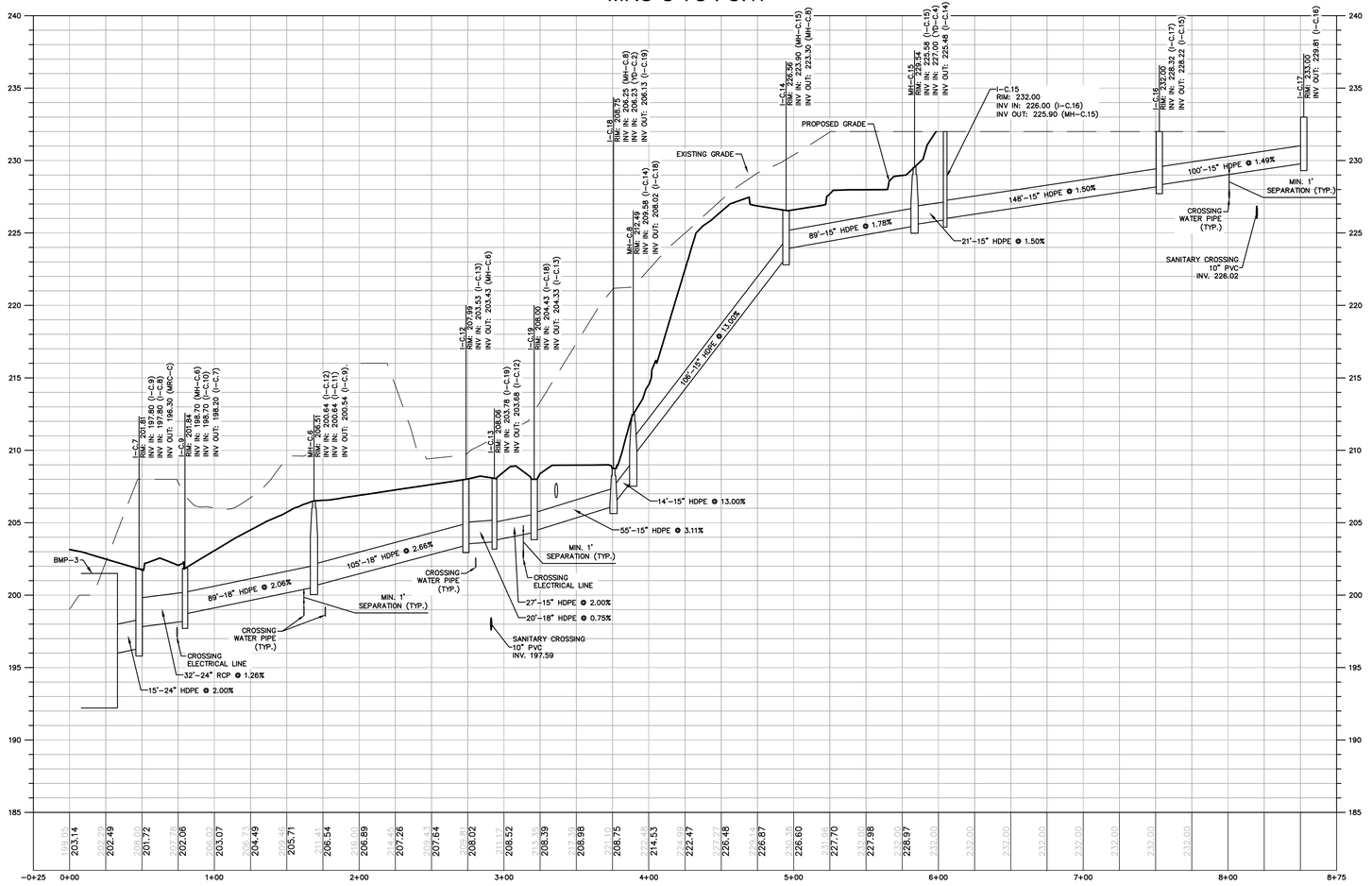
EW-1.B TO MRC-C



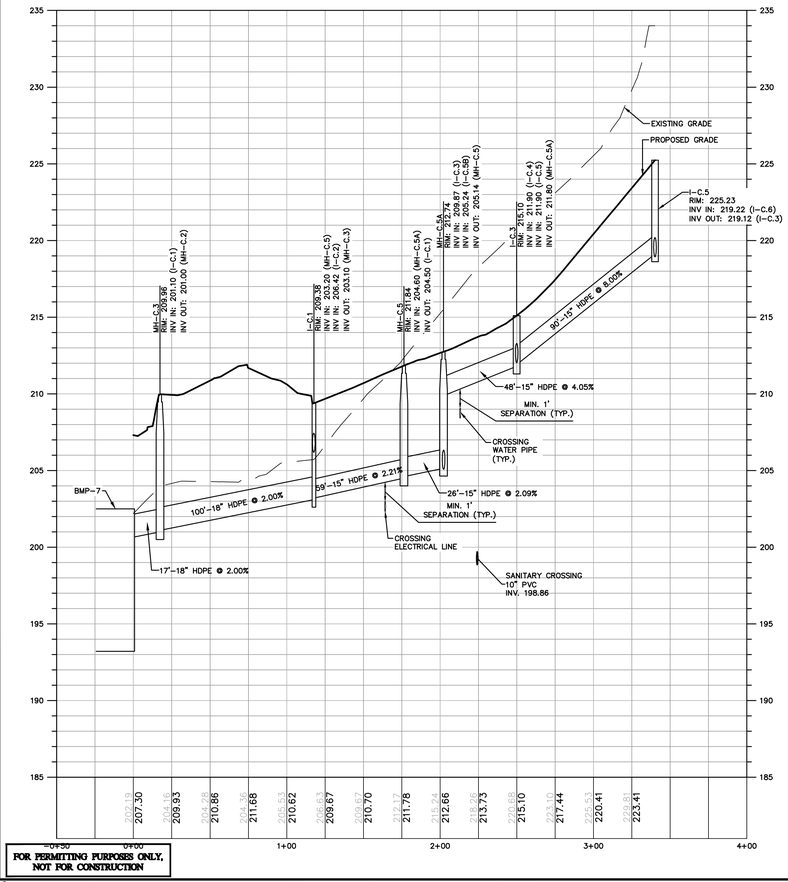
I-C.9 TO I-C.10



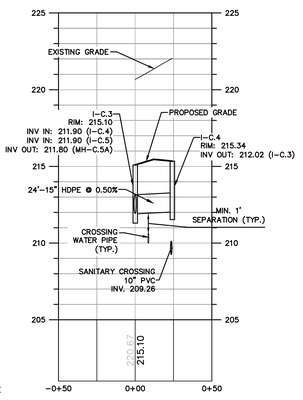
MRC-C TO I-C.17



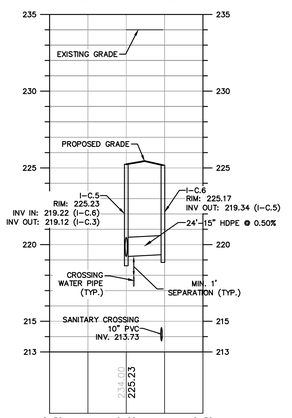
I-C.5 TO MRC-G



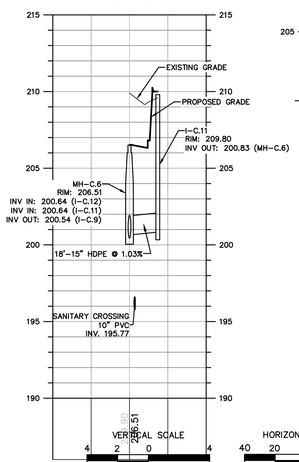
I-C.3 TO I-C.4



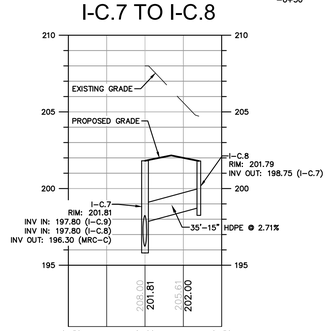
I-C.5 TO I-C.6



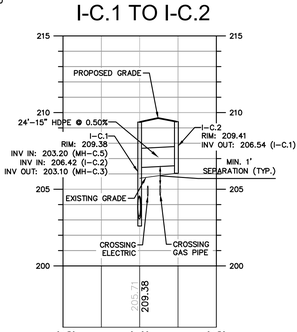
MH-C.6 TO I-C.11



I-C.7 TO I-C.8



I-C.1 TO I-C.2



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Xref (s): ; B23028585 ; X23028891

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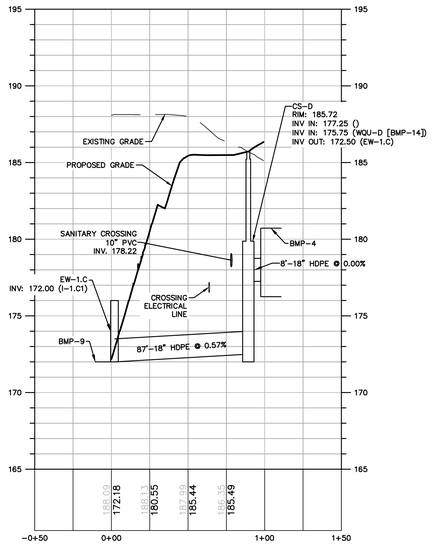
REVISIONS
No. Date Desc.
1 01/06/2026 Major Amendment

Designed B.S.P.
Drawn B.S.P.
Checked D.J.S.
Approved
Scale AS NOTED
Project No. 2302858
Date 5/27/2020
CAD File: PR230285802-0

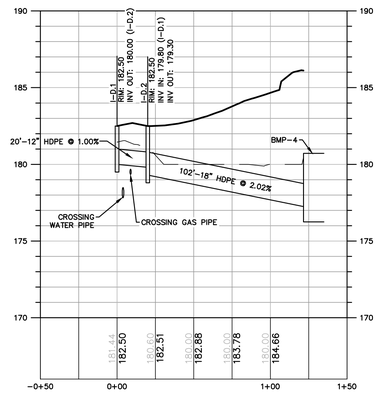
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STORM PROFILES

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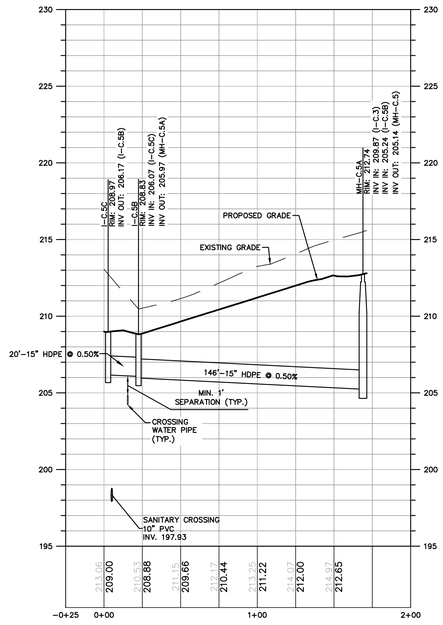
EW-1.C TO MRC-D



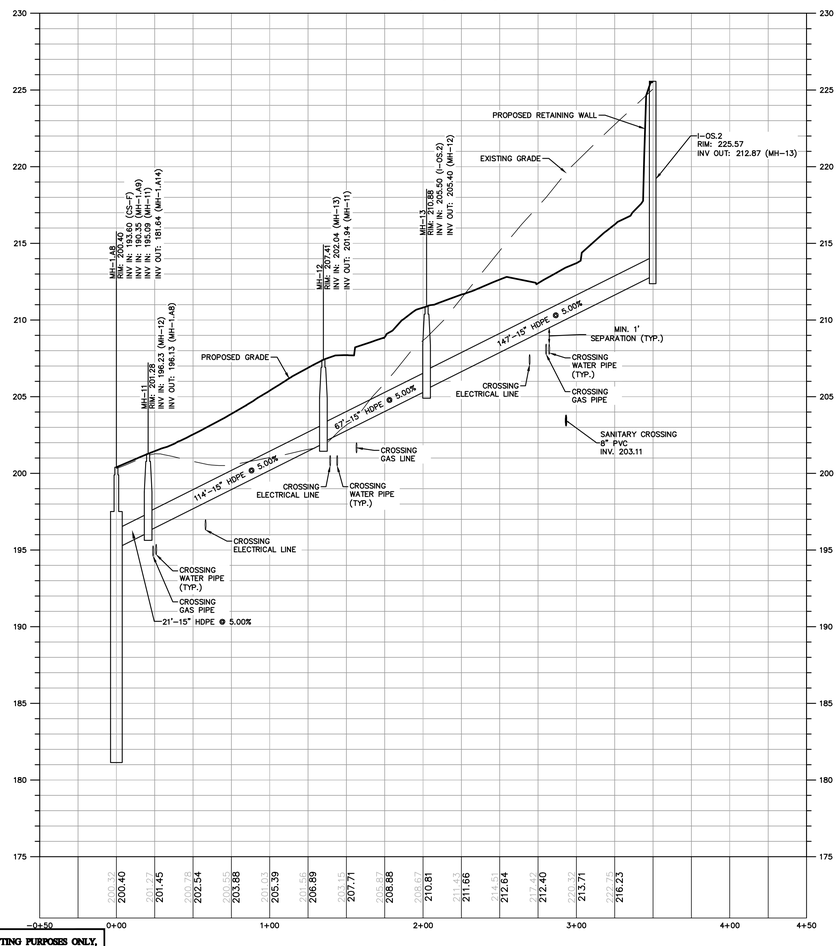
I-D.1 to MRC-D



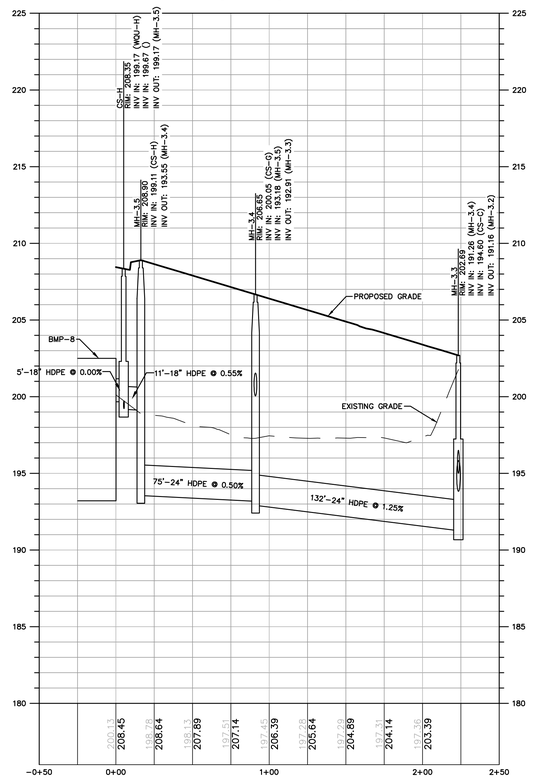
I-C.5C TO MH-C.5A



MH-1.A8 TO I-OS.2



MRC-H TO MH-3.3



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

Designed B.S.P.
Drawn B.S.P.
Checked D.J.S.
Approved
Scale AS NOTED
Project No. 2302858
Date 5/27/2020
CAD File: PR230285802-0

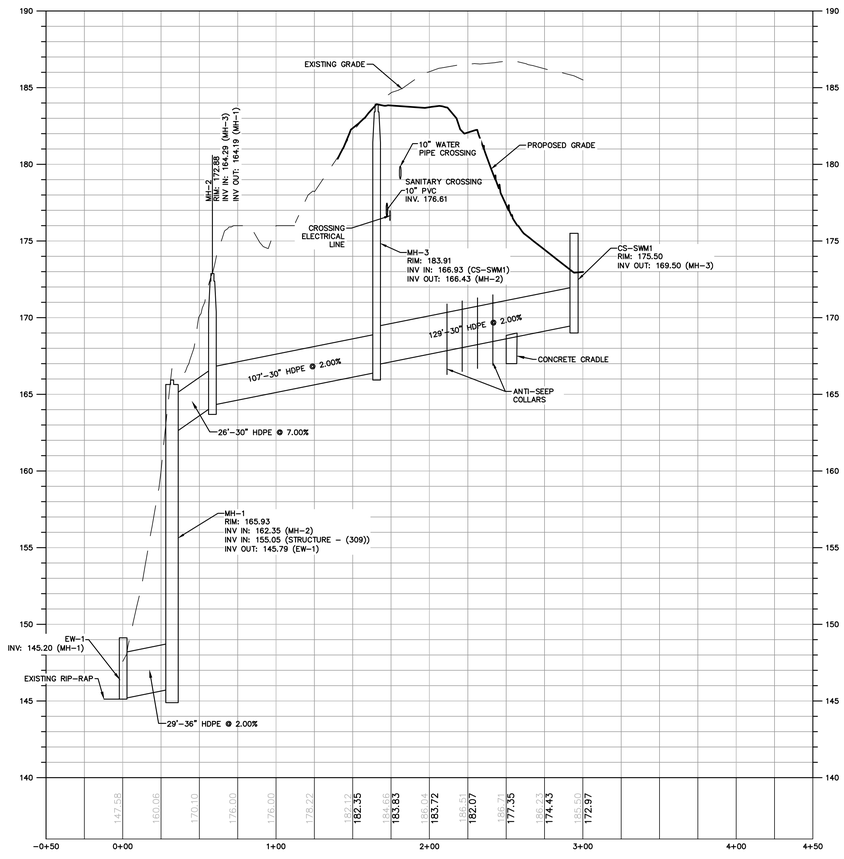
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STORM PROFILES

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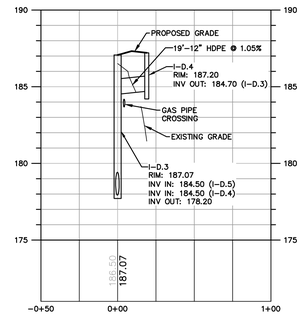
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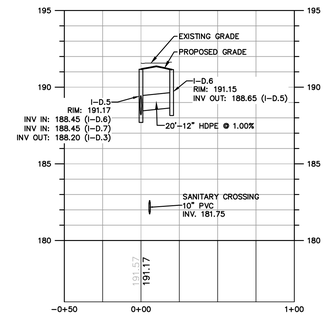
EW-1 TO CS-SWM1



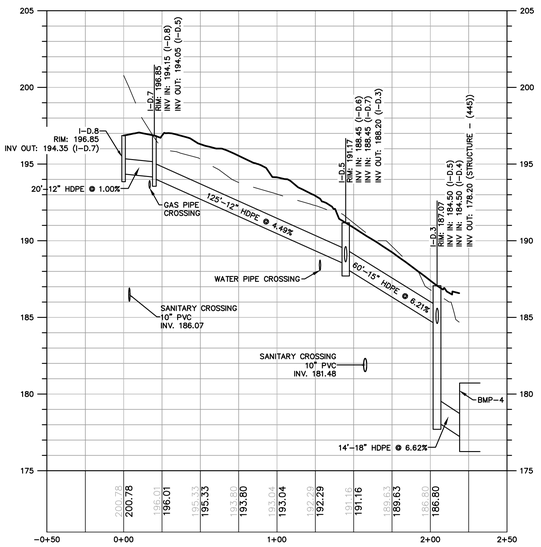
I-D.3 TO I-D.4



I-D.5 TO I-D.6



I-D.8 to MRC-D



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS		
No.	Date	Desc.
19	01/06/2026	Major Amendment

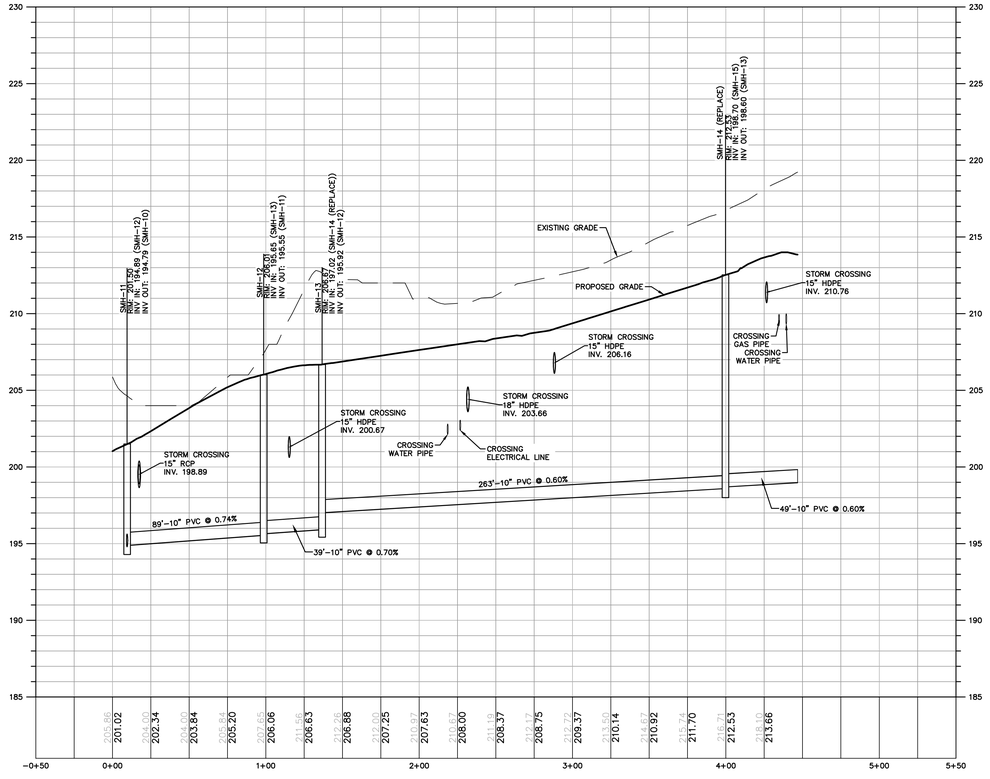
Designed	B.S.P.
Drawn	B.S.P.
Checked	D.J.S.
Approved	
Scale	AS NOTED
Project No.	2302858
Date	5/27/2020
CAD File:	PR230285802-0

Title
STORM PROFILES

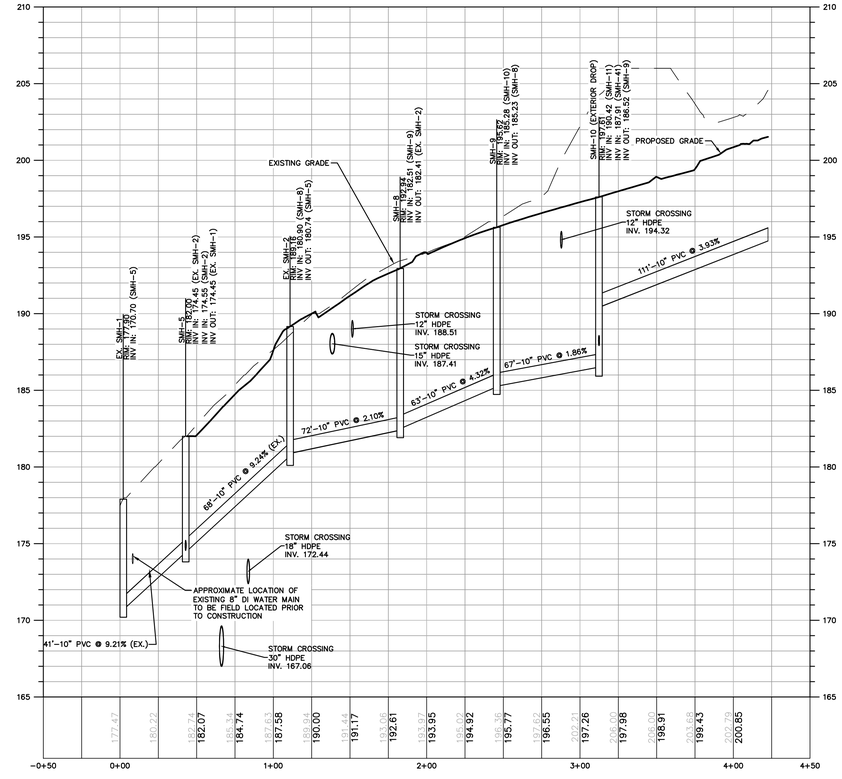
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PR-07
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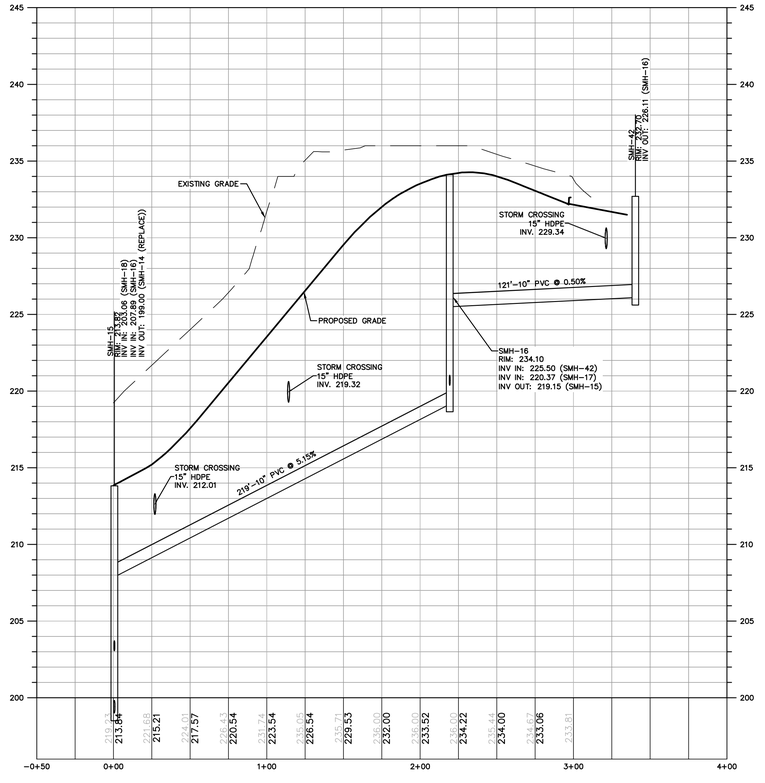
SMH-11 TO SMH-15



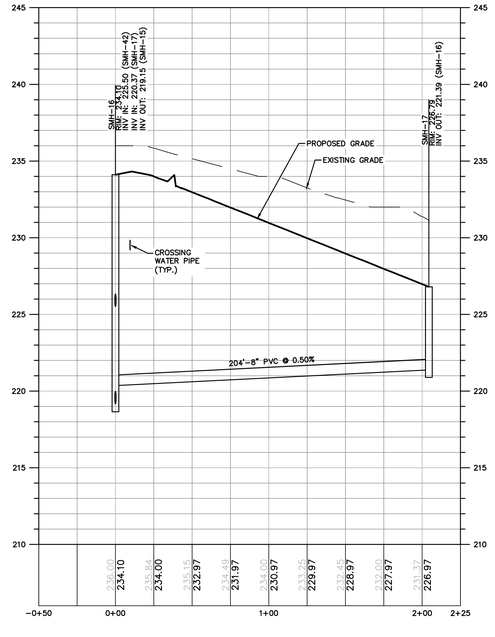
EX-MH TO SMH-11



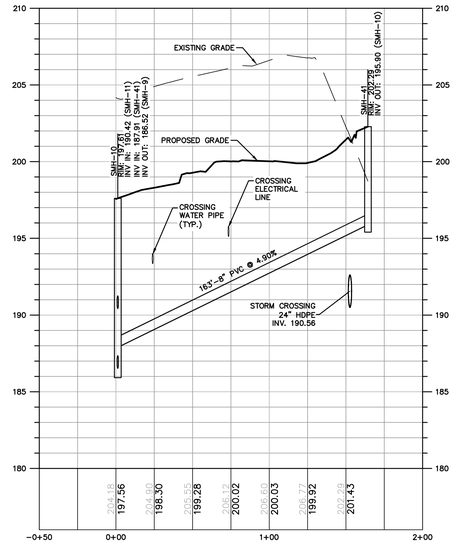
SMH-15 TO FILLMORE STREET



SMH-16 TO SMH-17



SMH-10 TO SMH-41



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

Designed B.S.P.
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Checked D.J.S.
Approved
Scale AS NOTED
Project No. 2302858
Date 5/27/2020
CAD File: PR230285802-0

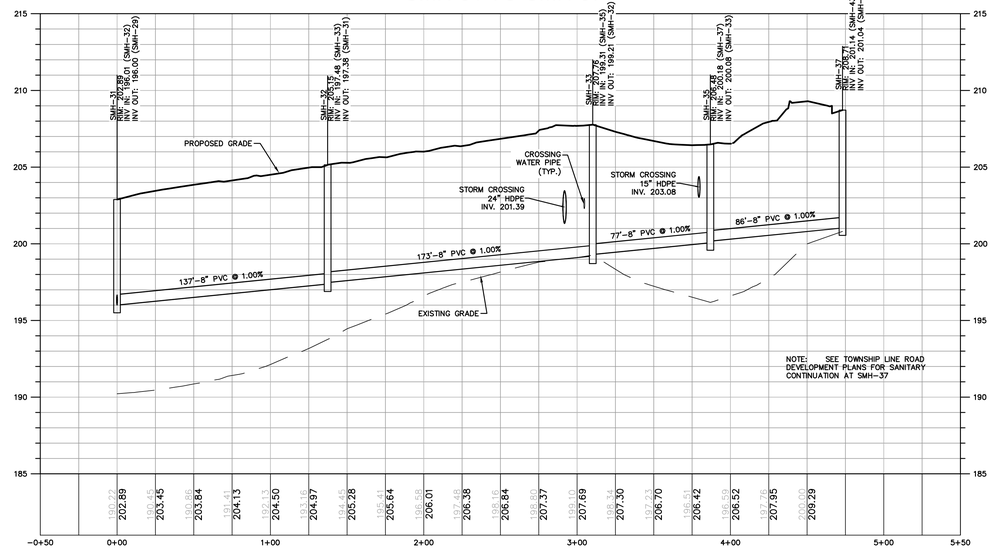
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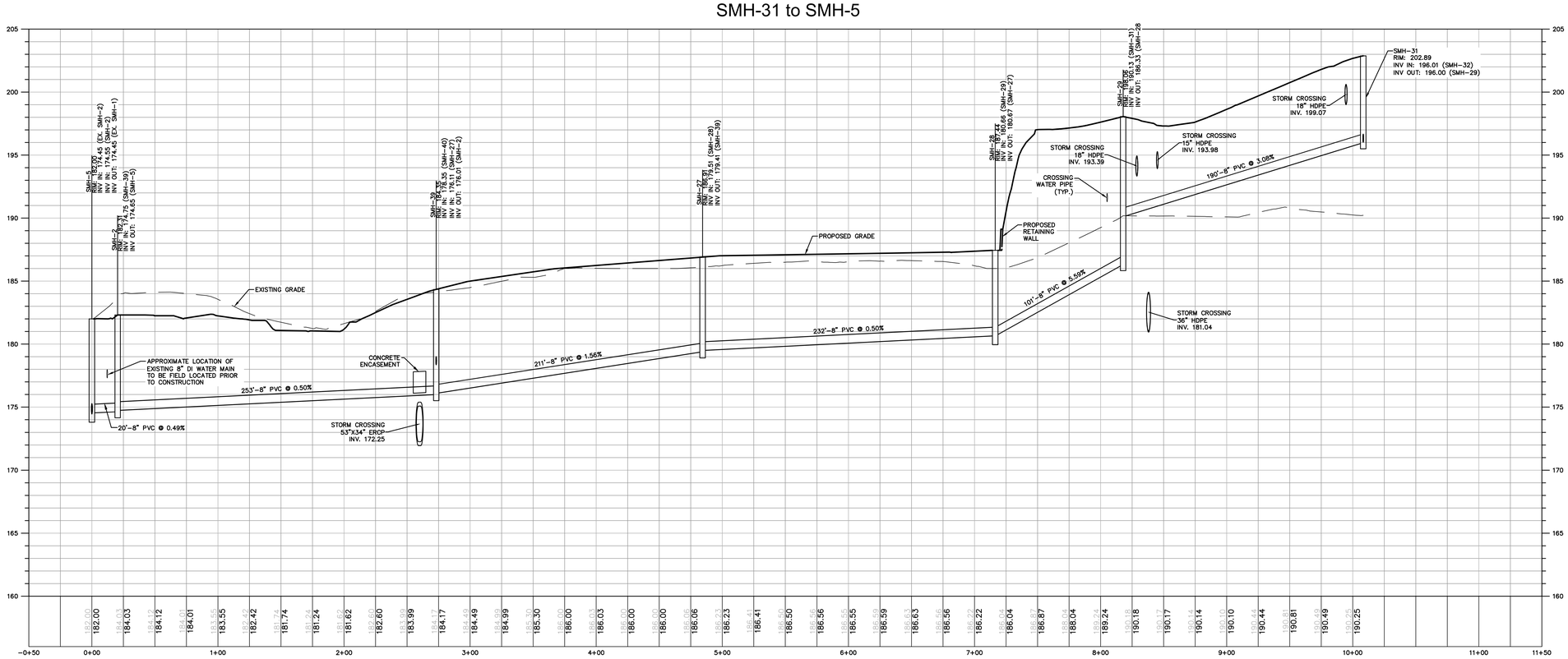
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SMH-31 TO SMH-37



SMH-31 to SMH-5



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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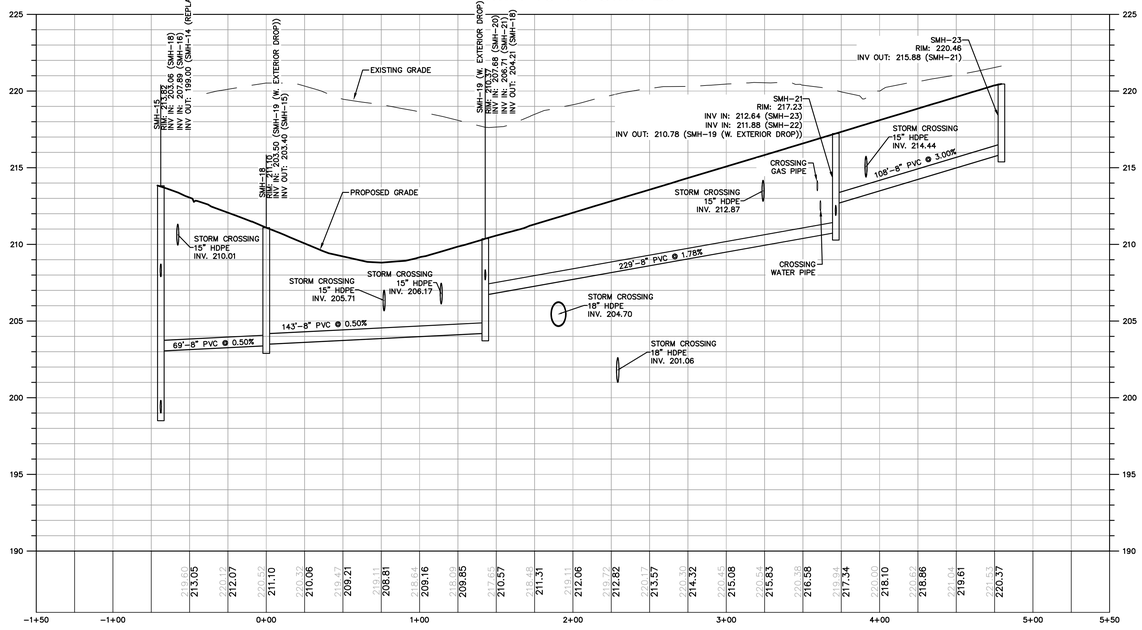
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Sheet No.
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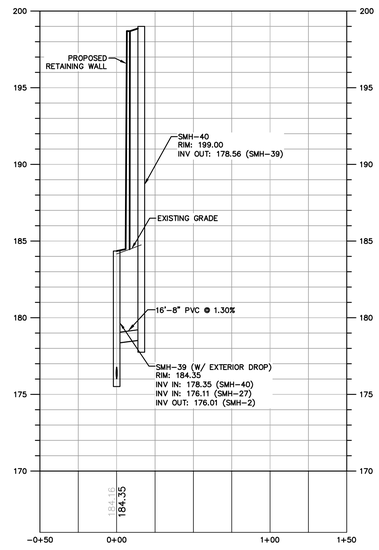
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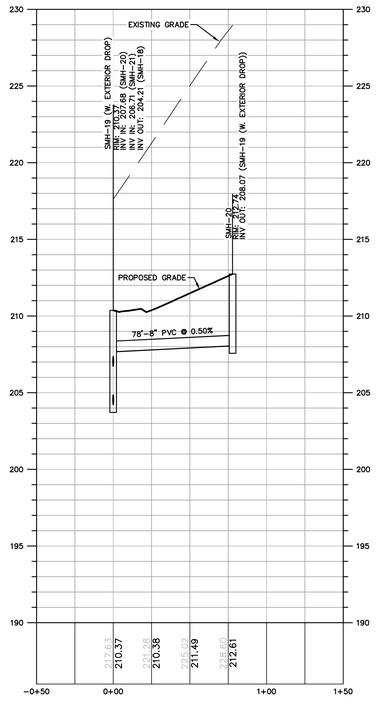
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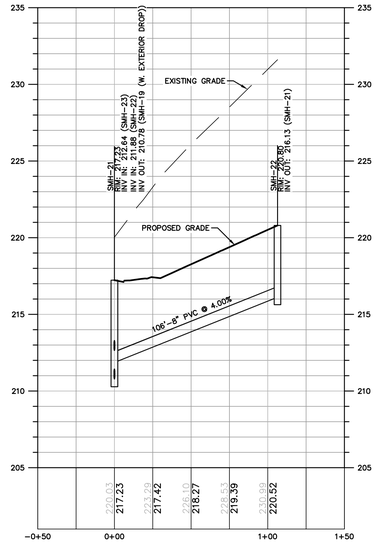
SMH-40 to SMH-39



SMH-19 TO SMH-20



SMH-21 TO SMH-22



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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Date 5/27/2020
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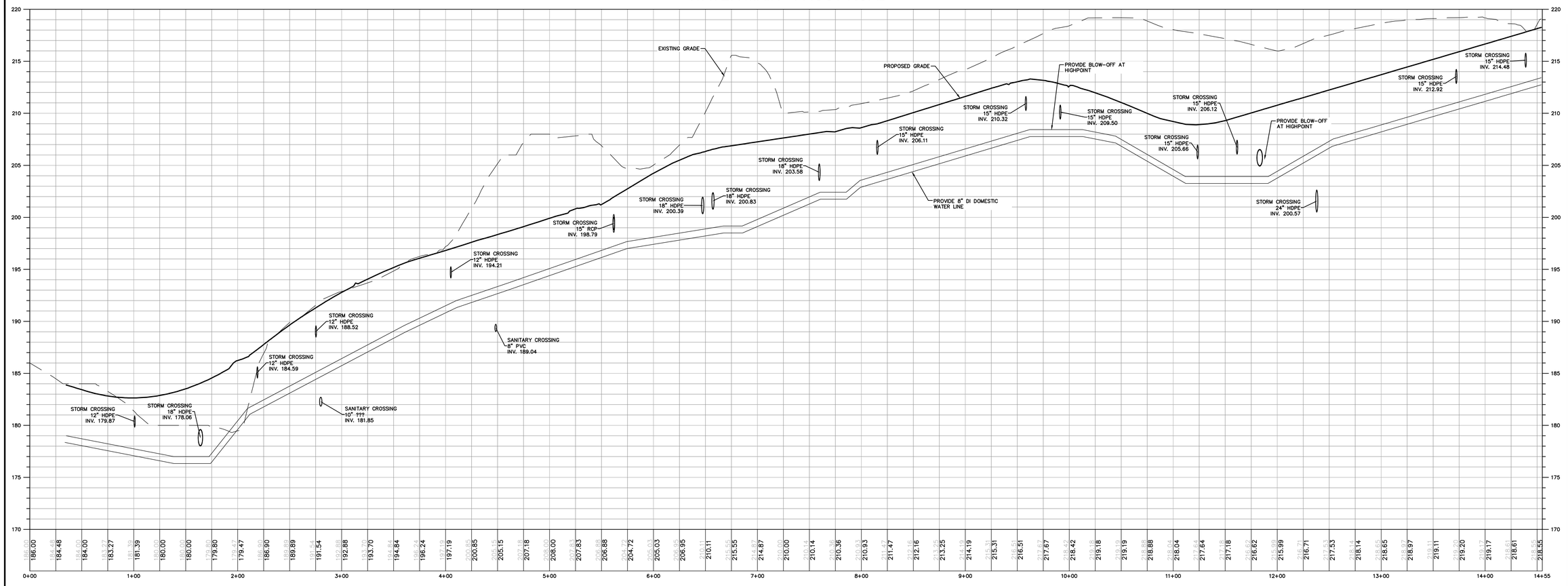
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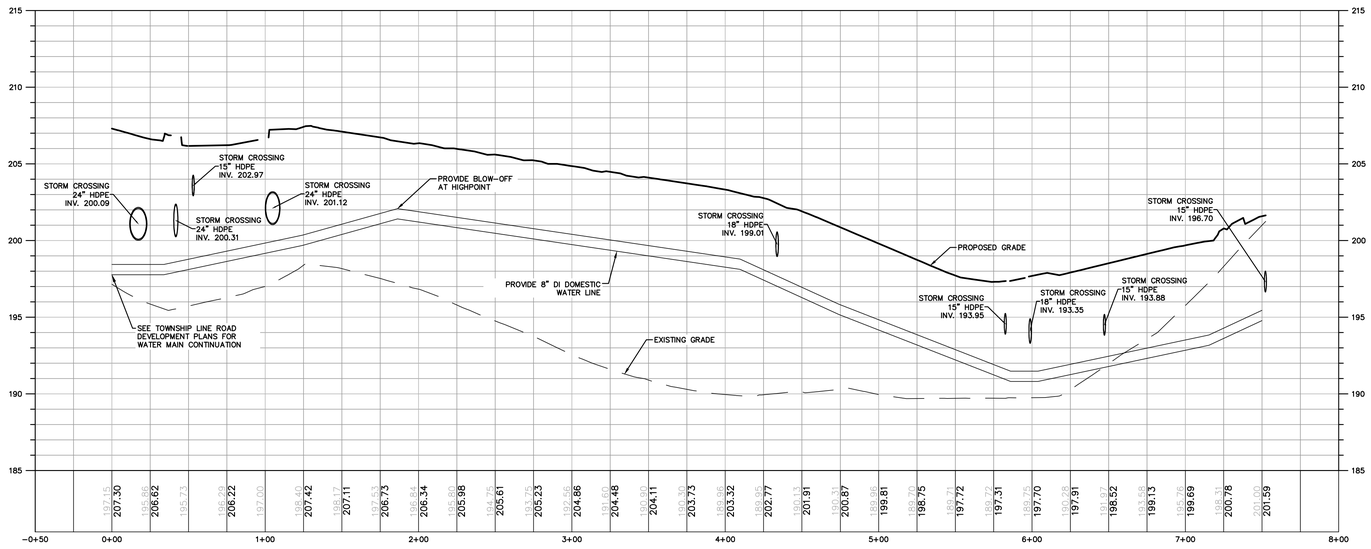
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WATER MAIN - FROST ROAD



WATER MAIN- BROWNING ALLEY



VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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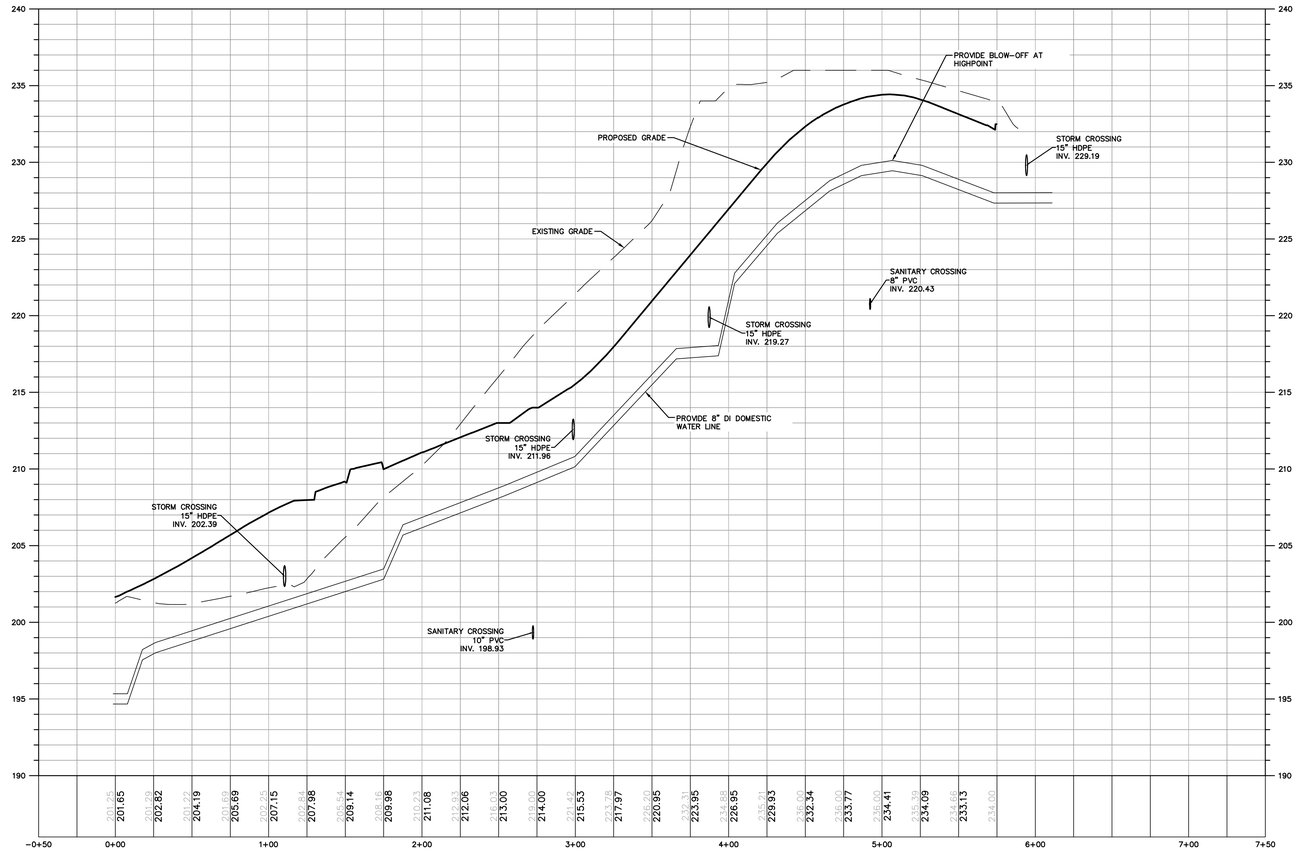
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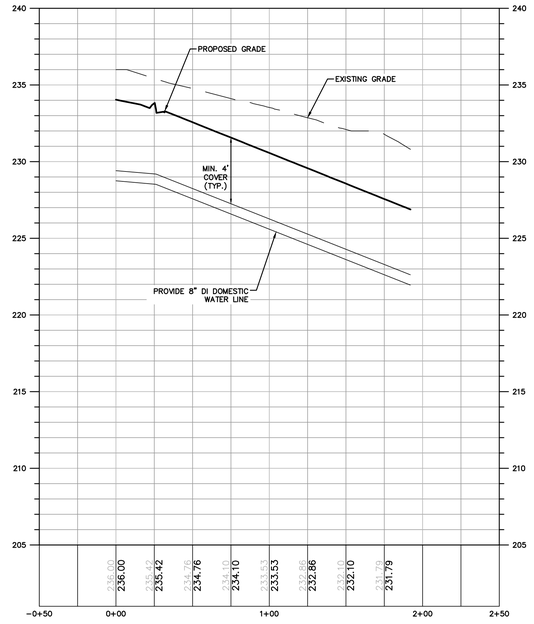
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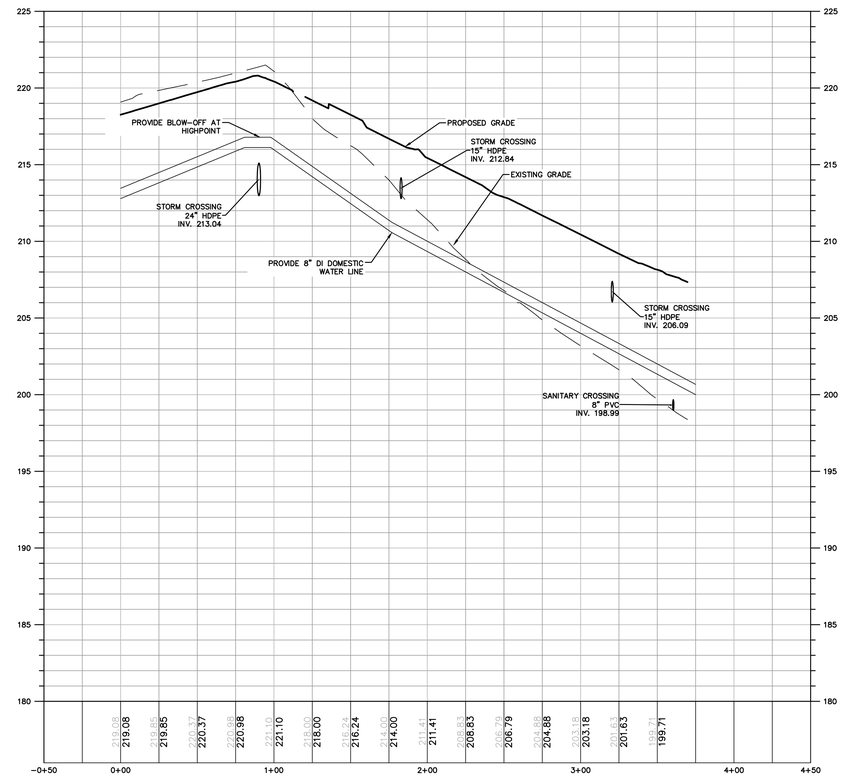
WATER MAIN - WHITMAN ROAD



WATER MAIN - OLIVER ALLEY



WATER MAIN - ROAD D



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VERTICAL SCALE
4 2 0 4
SCALE IN FEET

HORIZONTAL SCALE
40 20 0 40
SCALE IN FEET

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Scale	AS NOTED
Project No.	2302858
Date	5/27/2020
CAD File:	PR230285802-0

Title
UTILITY PROFILES

Sheet No.
PR-12
66 of 73

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ORDINANCE REQUIREMENTS - SALDO Ch. 22

SECTION:		REQUIRED	PROPOSED	WAIVER
22-307	Required Public Open Space (%)	5%	13.32%	NO
22-608.3.D	Residential parking lots: The entire parking lot perimeter shall be buffered and landscaped in accordance with §22-428.	Entire Parking lot perimeter shall be buffered and landscaped	A variety of deciduous and evergreen trees and shrubs in accordance with §22-428 are proposed around the parking lot perimeter	NO

ORDINANCE REQUIREMENTS - ZONING Ch. 27

SECTION:		REQUIRED	PROPOSED	VARIANCE
27-401	Streets, Alleys and Sidewalks (Residential)	4 ft minimum planting strip and street trees spaced 40 ft on center	4 ft minimum planting strip and street trees spaced 40 ft on center	NO

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
AR	27	Acer rubrum "Brandy Wine"	Brandy Wine Red Maple	2-2.5" cal	B/B	6' Br./Full heads
CB	43	Carpinus Betulus 'Fastigiata'	Upright European Hornbeam	2-2.5" cal	B/B	6' Br./Full heads
ZS	25	Zelkova servata 'Village Green'	Village Green Zelkova	2-2.5" cal	B/B	6' Br./Full heads
TC	22	Tilia cordata	Littleleaf Linden	2-2.5" cal	B/B	6' Br./Full heads
PA	22	Platanus x acerifolia 'Morton Circle'	Exclamation! London Planetree	2-2.5" cal	B/B	6' Br./Full heads
GT	8	Gleditsia triacanthos in. Skyline	Skyline Seedless Honeylocust	2.5-3" cal	B/B	6' Br./Full heads
EVERGREEN TREES						
PM	4	Pseudotsuga menziesii	Douglas Fir	6-7'	B/B	Full to ground
PO	8	Picea omorika	Serbian Spruce	7-8'	B/B	Full to ground
TOEG	10	Thuja occidentalis Emerald Green	Emerald Green Arborvitae	6-7'	B/B	Matched specimens; full to ground
ORNAMENTAL TREES						
CF	8	Cornus florida	Flowering Dogwood	1.75-2"	B/B	-
CC	15	Cercis canadensis	Eastern Redbud	6-7'	B/B	Multi-stem(3)/ Full
AC	7	Amelanchier canadensis	Shadblow Serviceberry	5-6'	B/B	Full heads
SHRUBS						
IC	23	Ilex crenata "Green Luster"	Green Luster Holly	18-24"	3 gal	Full
JC	21	Juniperus chinensis 'Pfitzeriana'	Pfitzer Juniper	9-12"	3 gal	Full
CS	4	Cornus stolonifera 'Baileyi'	Redtwig Dogwood	-	2'-3'	Staggered spacing
LB	4	Lindera benzoin	Spicebush	-	1 gal	Staggered spacing
GRASSES						
PAH	144	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	-	1 gal	-
SS	132	Schizachyrium scoparium	Little Bluestem	-	1 gal	-
PVHM	168	Panicum virgatum "Heavy Metal"	Heavy Metal Grass	-	1 gal	-
FLOWERS AND GROUNDCOVERS						
CA	400	Coreopsis auriculata 'Nana'	Tickseed	9-12"	2 gal	Full plants
LM	495	Liriope muscari Big Blue	Big Blue Lilyturf	-	1 gal	Full plants
DAF	120	Daffodils "King Alfred"	King Alfred Daffodil	-	Top Size	Drift in beds where located
PT	1670	Pachysandra terminalis	Pachysandra	-	flats	-
VM	1390	Vinca minor	Periwinkle	-	flats	-

LANDSCAPING SCHEDULE - BASIN PLANTINGS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
CK	6	Cladrastis kentukea	American Yellowwood	2-2.5" cal	B/B	6' Br./Full heads
SHRUBS						
CS	9	Cornus stolonifera 'Baileyi'	Redtwig Dogwood	-	2'-3'	Staggered spacing
LB	9	Lindera benzoin	Spicebush	-	1 gal	Staggered spacing
GRASSES						
PVHM	36	Panicum virgatum "Heavy Metal"	Heavy Metal Grass	-	1 gal	-

LANDSCAPING SCHEDULE - FRUIT TREES AND BUTTERFLY GARDEN

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
AC	4	Amelanchier canadensis	Shadblow Serviceberry	5-6'	B/B	Full heads
MA	3	Morus alba	Common Mulberry	2-2.5" cal	B/B	6' Br./Full heads
CO	3	Celtis occidentalis	Common Hackberry	2-2.5"cal	B/B	6' Br./Full heads
MH	3	Malus 'Hargozam'	Harvest Gold Crabapple	2-2.5" cal	B/B	-
PXY	2	Prunus x Yedoensis	Yoshino Cherry	2-2.5" cal	B/B	6' Br./Full heads
SHRUBS						
BD	6	Buddleia davidii	Dark Purple Butterflybush	18-24"	3 gal	-
LB	5	Lindera benzoin	Spicebush	-	1 gal	Staggered spacing
FLOWERS AND GROUNDCOVERS						
AI	50	Asclepias incarnata	Swamp Milkweed	-	1 gal	Staggered spacing
AT	55	Asclepias tuberosa	Butterfly Weed	-	1 gal	Staggered spacing
EP	60	Eupatorium purpureum	Joe-Pye Weed	-	1 gal	Staggered spacing
SR	70	Solidago rigida	Stiff Goldenrod	-	1 gal	Staggered spacing
RF	35	Rudbeckia fulgida	Black-eyed Susan	-	1 gal	2' O.C., Staggered spacing
ANA	35	Aster novae-angliae	New England Aster	-	1 gal	-
RFG	35	Rudbeckia fulgida 'Goldstum'	Goldstorm Coneflower	-	1 gal	2' O.C., Staggered spacing

PROPOSED LEGEND

PROPERTY LINE

DECIDUOUS TREES

ORNAMENTAL TREES

EVERGREEN TREES

EVERGREEN SHRUBS

SEEDED LAWN

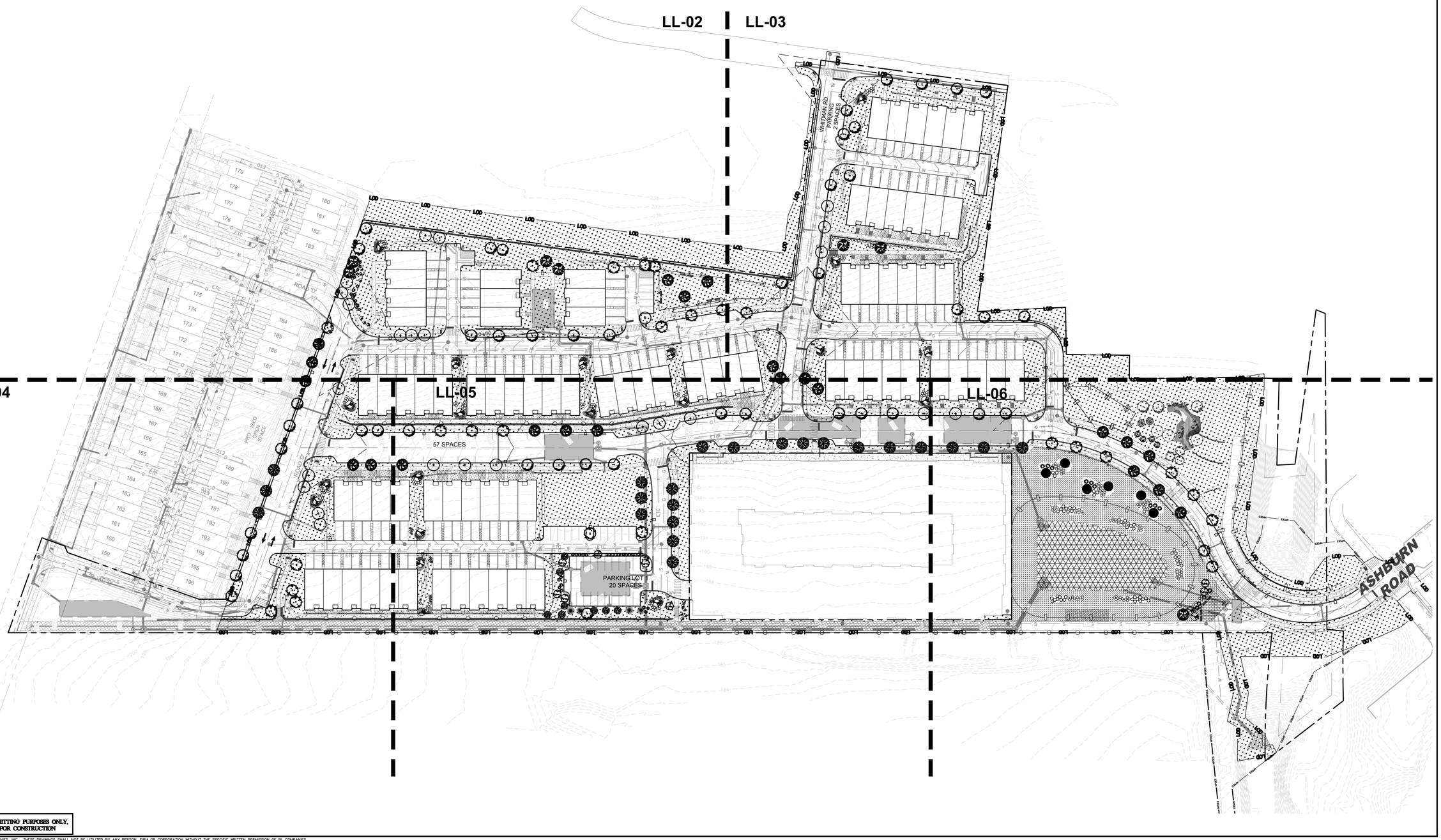
WETLAND SEED MIX

NATIVE MEADOW SEEDING MIX

GROUNDCOVERS & GRASSES

BASIN PLANTINGS

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET



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1	9 09/06/2026	Major Amendment

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Title

OVERALL LANDSCAPING PLAN

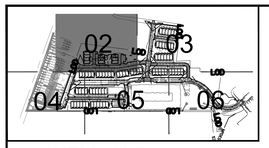
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LL-01
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KEY MAP

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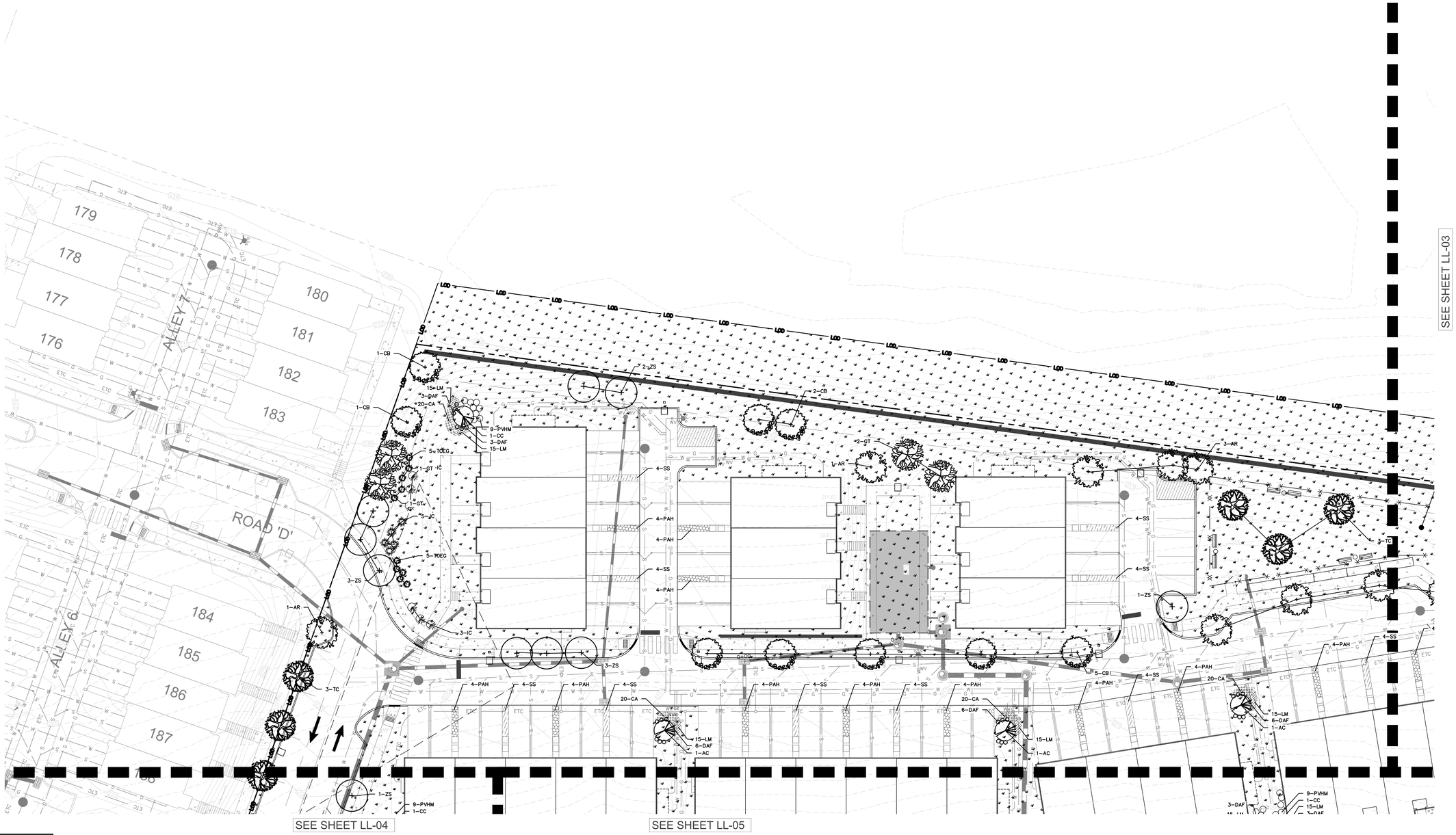
GRAPHIC SCALE

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SCALE IN FEET

PROPOSED LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- SEEDED LAWN
- WETLAND SEED MIX
- NATIVE MEADOW SEEDING MIX
- GROUNDCOVERS & GRASSES
- BASIN PLANTINGS



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LANDSCAPING PLAN

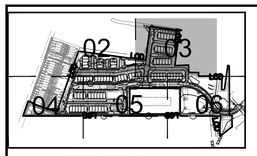
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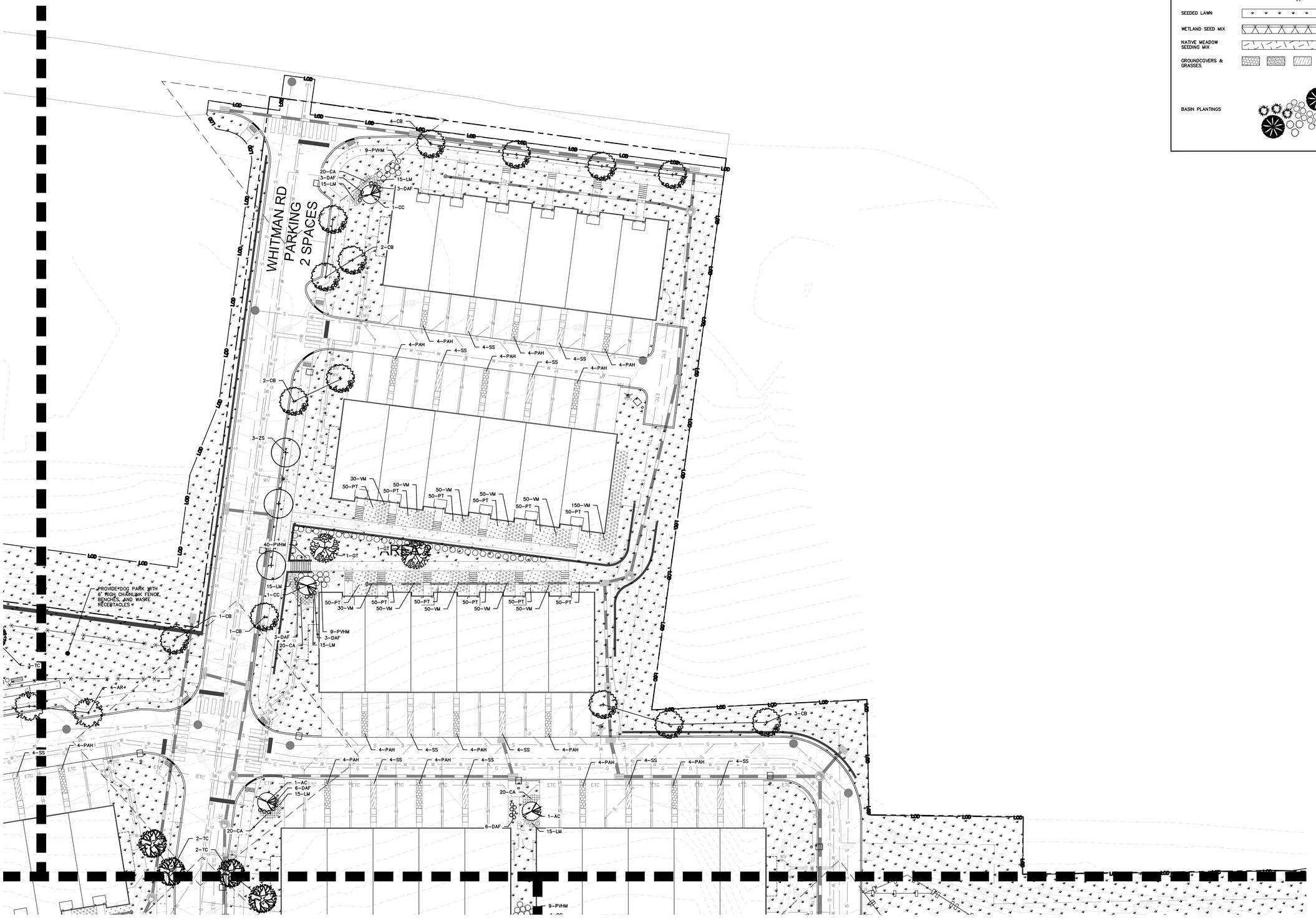
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KEY MAP
SCALE: 1"=500'



SEE SHEET LL-02

SEE SHEET LL-05

SEE SHEET LL-06

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

PROPOSED LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- SEEDED LAWN
- WETLAND SEED MIX
- NATIVE MEADOW SEEDING MIX
- GROUNDCOVERS & GRASSES
- BASIN PLANTINGS

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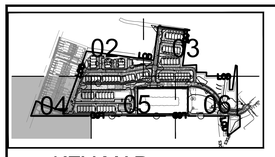
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Date	5/27/2020
CAD File:	LL230285801-O

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LANDSCAPING PLAN

Sheet No.
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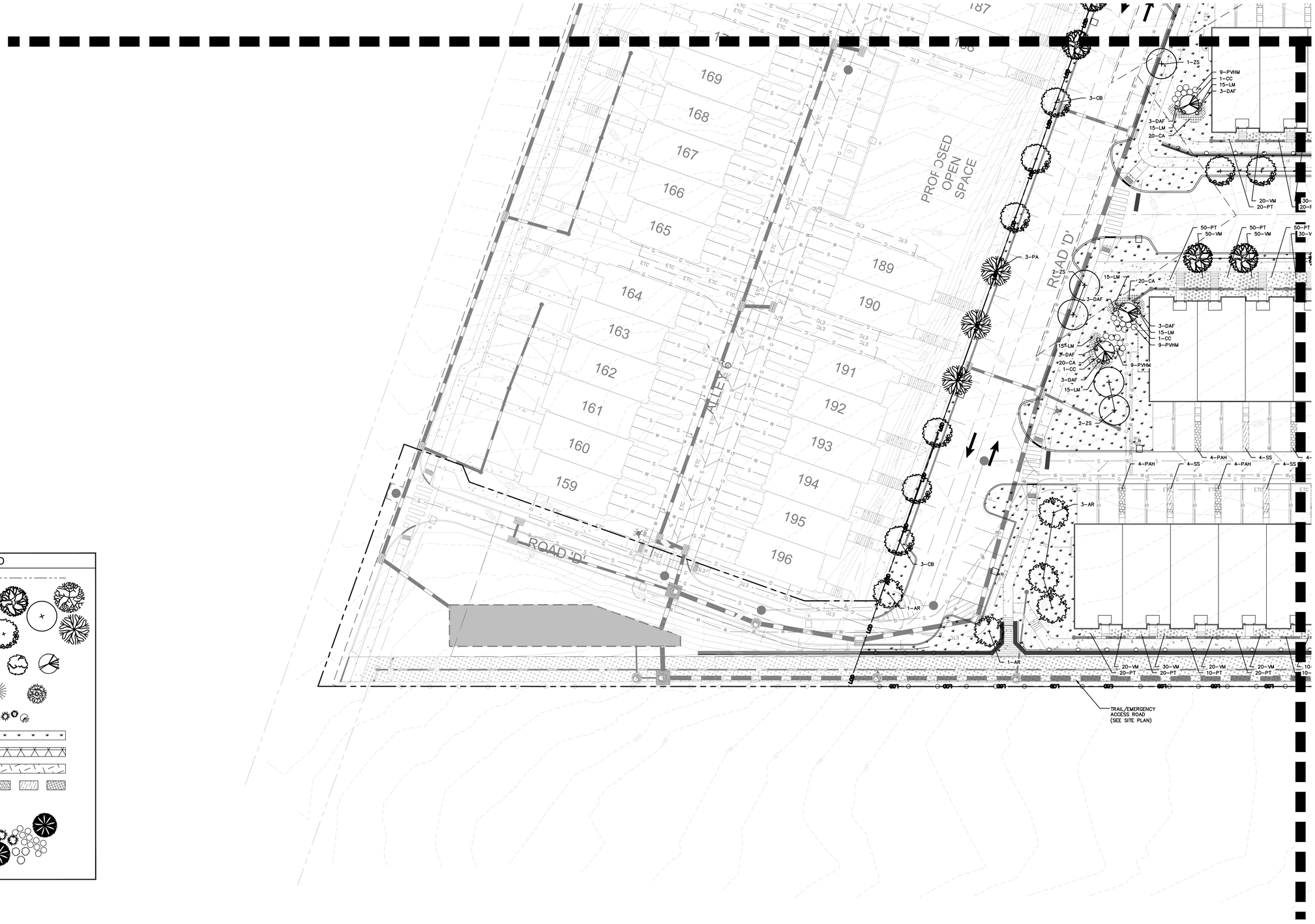
1/7/2026, BMALONEY, G:\JOBS\21\29\2302858\DWG\DESIGN\LL\230285801-O\WELL-03



KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
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SCALE IN FEET

SEE SHEET LL-02



PROPOSED LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- SEEDED LAWN
- WETLAND SEED MIX
- NATIVE MEADOW SEEDING MIX
- GROUNDCOVERS & GRASSES
- BASIN PLANTINGS

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ODESSA DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

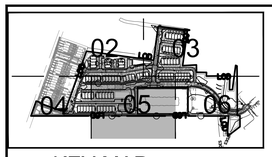
REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

Designed	C.S.
Drawn	C.S.
Checked	G.H.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
CAD File:	LL230285801-O

Title
LANDSCAPING PLAN

Sheet No.
LL-04
70 of 73

5/7/2026, BMALONEY, G:\JOBS\23\02858\DWG\DESIGN\LL\230285801-O\SHEET\LL-04
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KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SEE SHEET LL-02
SEE SHEET LL-03
SEE SHEET LL-04
SEE SHEET LL-06

57 SPACES

PARKING LOT 1
20 SPACES

PROPOSED LEGEND

PROPERTY LINE
DECIDUOUS TREES
ORNAMENTAL TREES
EVERGREEN TREES
EVERGREEN SHRUBS
SEEDED LAWN
WETLAND SEED MIX
NATIVE MEADOW SEEDING MIX
GROUNDCOVERS & GRASSES
BASIN PLANTINGS

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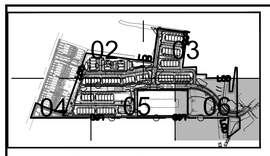
REVISIONS
No. Date Desc.
1 01/06/2026 Major Amendment

Designed C.S.
Drawn C.S.
Checked G.H.
Approved
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Date 5/27/2020
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Title
LANDSCAPING PLAN

Sheet No.
LL-05
71 of 73

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KEY MAP
SCALE: 1"=500'

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

PROPOSED LEGEND

- PROPERTY LINE
- DECIDUOUS TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- SEEDED LAWN
- WETLAND SEED MIX
- NATIVE MEADOW SEEDING MIX
- GROUNDCOVERS & GRASSES
- BASIN PLANTINGS

SEE SHEET LL-03

SEE SHEET LL-05

PROVIDE COMMUNITY GARDEN WITH SPLIT-RAIL FENCE FENCE

PROVIDE SPLIT-RAIL FENCE

WETLAND SEED MIX WITH BASIN PLUG PLANTINGS

TRAIL/EMERGENCY ACCESS ROAD (SEE SITE PLAN)

PROVIDE PLAZA SPACE WITH BENCHES AND WASTE RECEPTACLES

ASHBURN ROAD

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REVISIONS
No. Date Desc.
19 01/06/2026 Major Amendment

Designed	C.S.
Drawn	C.S.
Checked	G.H.
Approved	
Scale	1"= 20'
Project No.	2302858
Date	5/27/2020
CAD File:	LL230285801-O

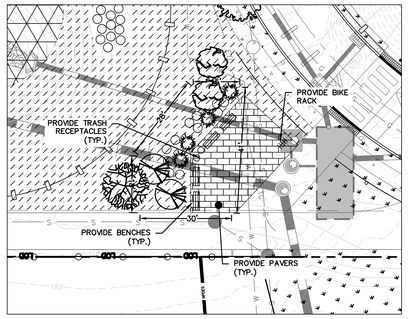
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LANDSCAPING PLAN

Sheet No.

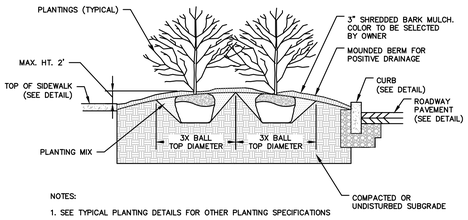
LL-06

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7/7/2026, BRAUNDEY, G:\2023\2JR\2302858\DWG\DESIGN\LL230285801-ODWG\LL-06



SRT PLAZA SPACE - PLAN ENLARGEMENT

1"=20'

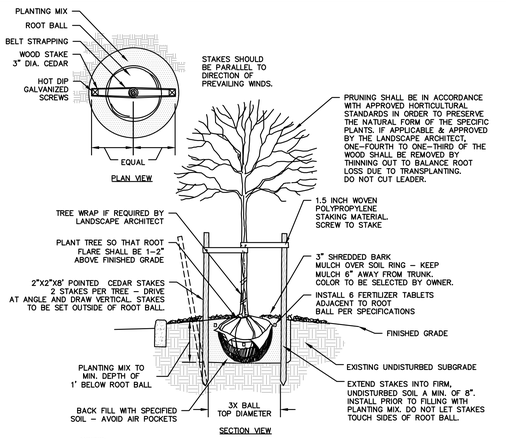


NOTES:

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

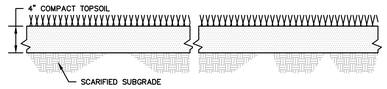


NOTES:

1. 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

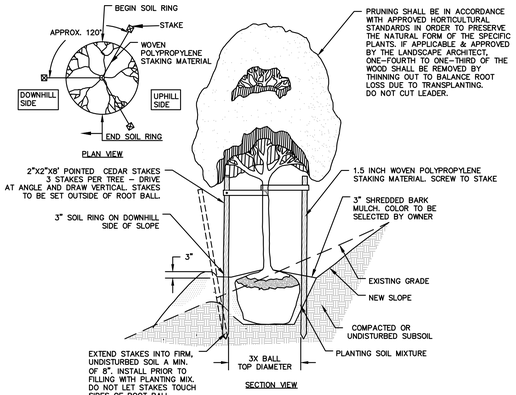


NOTES:

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

1 TURF PLANTING DETAIL

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.
4. THOROUGHLY WATER ALL TREES TWICE WITHIN THE FIRST 48 HOURS.

1 TREE SLOPE 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.
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
   3 PARTS TOPSOIL
   MYCORHIZA 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/M5F
    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: EC2000 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

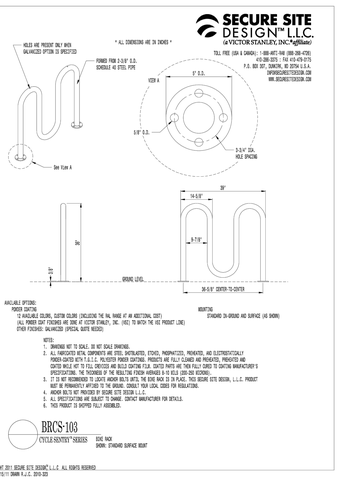
    STORMWATER BASIN BOTTOM SEEDING MIX

Retention Basin Floor Mix - Low Maintenance (ERNMX-126)		
Seeding Rate		20-40 lb per acre
Mix Type		Uplands & Meadows
Species List	20.0%	Puccinellia distans, 'Fults' (Alkaligrass, 'Fults')
	19.0%	Panicum clandestinum, 'Tioga' (Deertongue, 'Tioga')
	18.0%	Agrostis stolonifera (Creeping Bentgrass)
	18.0%	Elymus virginicus, PA Ecotype (Virginia Wildrye, PA Ecotype)
	15.0%	Poa palustris (Fowl Bluegrass)
	5.0%	Carex vlpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
	3.0%	Juncus effusus (Soft Rush)
	2.0%	Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)

NATIVE MEADOW SEEDING MIX

Low-Growing Wildflower & Grass Mix (ERNMX-156)		
Seeding Rate		20-40 lb per acre
Mix Type		Uplands & Meadows
Species List	63.5%	Festuca ovina, Variety Not Stated (Sheep Fescue, Variety Not Stated)
	17.0%	Lolium multiflorum (L. perenne var. italicum) (Annual Ryegrass)
	8.0%	Linum perenne ssp. lewisii (Perennial Blue Flax)
	2.0%	Chrysanthemum leucanthemum (Oxeye Daisy)
	2.0%	Coreopsis lanceolata (Lanceleaf Coreopsis)
	2.0%	Rudbeckia hirta, Coastal Plain NC Ecotype (Blackeyed Susan, Coastal Plain NC Ecotype)
	1.0%	Chamaecrista fasciculata (Cassia f.), PA Ecotype (Partridge Pea, PA Ecotype)
	1.0%	Chrysanthemum maximum (Shasta Daisy)
	1.0%	Papaver rhoeas, Shirley Mix (Corn Poppy/Shirley Mix)
	0.7%	Asclepias tuberosa (Butterfly Milkweed)
	0.5%	Achillea millefolium (Common Yarrow)
	0.5%	Monarda punctata, Coastal Plain SC Ecotype (Spotted Beebalm, Coastal Plain SC Ecotype)
	0.4%	Aster oblongifolius (Symphyotrichum oblongifolium), PA Ecotype (Aromatic Aster, PA Ecotype)
	0.2%	Rudbeckia fulgida var. fulgida, Northern VA Ecotype (Orange Coneflower, Northern VA Ecotype)
	0.1%	Eupatorium coelestinum (Conoclinium c.), VA Ecotype (Mistflower, VA Ecotype)
	0.1%	Penstemon hirsutus (Hairy Beardtongue)

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.



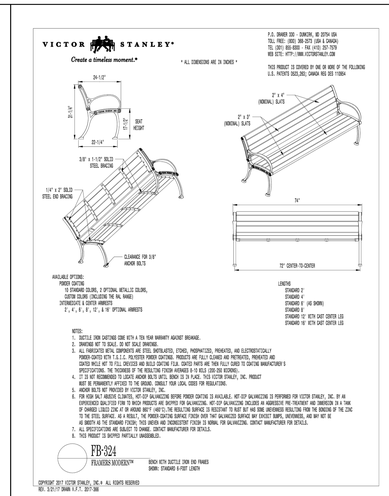
NOTE:

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

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


VICTOR STANLEY, INC.
Manufacturers of Quality Site Furnishings since 1940
P.O. DRAWER 330 - DUNCAN, BC V0R 1H0 CANADA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL: (250) 715-6300 - FAX: (410) 357-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM
THIS PRODUCT IS COVERED BY U.S. PATENT D477,183
4'-3"
(2) 1/4" x 2-1/2" HORIZONTAL SOLID STEEL BANDS
(4X) 3/8" x 1" VERTICAL SOLID STEEL BAR
5/8" SOLID STEEL "U" BOLT
(4) LEVELING FEET WITH 4-3/8" DIAMETER THREADED STEEL INSERT
LIDS
STANDARD WITH TAMPER PROOF LID. AVAILABLE WITH OPTIONAL 5-3/4" POWER EDGE (AS SHOWN). 5-3/4 TAMPER ZONE WITH STAINLESS STEEL 40x70#, AND 55-02 POWER EDGE WITH SELF CLOSING DOOR
SECURITY
LID IS SECURED WITH VINYL COATED GALVANIZED STEEL ATTACHMENT CABLE. CABLE IS LOOPED AROUND ATTACHMENT BRACKETS AND SECURED IN PLACE.
STANDARD WITH TAMPER PROOF DOOR AND LINED FOR VICTOR STANLEY, INC. TINY STYLE MAXIMUM CAPACITY AND ATTENTION WITH CLOSE-FIT CONSTRUCTION USING CRITICAL MOLDED FOAM, INTERNAL HANDLERS, AND HIGH-STRENGTH MATERIALS. THIS RODENTS HANDLING DIFFICULTY AND FACILITATES EASY REMOVAL FOR STANDARD PACKED WITHDRAWAL LINE REMOVAL KITS.
NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL (NATURALISTIC, ECHO), PHOSPHATIZED, PRIMERED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.F. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PRIMERED AND COATED WHILE HOT TO FULL SPECIFICATIONS AND BUILD FOR A LONG, COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8 TO 10 MILS (200-250 MICRONS).
3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY ANCHORED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. VICTOR STANLEY, INC., PLASTIC LINERS LINERS ARE MOLDED IN TOUGH, DURABLE POLYETHYLENE FOR AND LINED FOR VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND ATTENTION WITH CLOSE-FIT CONSTRUCTION USING CRITICAL MOLDED FOAM, INTERNAL HANDLERS, AND HIGH-STRENGTH MATERIALS. THIS RODENTS HANDLING DIFFICULTY AND FACILITATES EASY REMOVAL FOR STANDARD PACKED WITHDRAWAL LINE REMOVAL KITS.
5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT AREASIDE SLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.
RB-36
STEELSTYLE™ RB SERIES
36-GALLON LITTER RECEPTACLE
SHOWN: OPTIONAL 5-3/4 TAMPER ZONE LID
CO