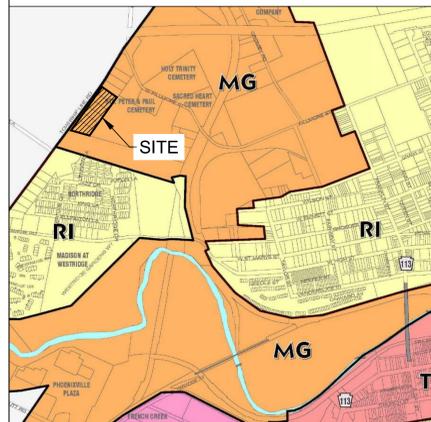


FLOOD INSURANCE RATE MAP
SCALE: 1" = 1000'



SOIL MAP
NOT TO SCALE



ZONING MAP
SCALE: 1" = 1000'

PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS TOWNSHIP LINE ROAD DEVELOPMENT

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

PREPARED BY:



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



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 1986 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:

<p>COMPANY: PHOENIXVILLE BOROUGH ADDRESS: WATER STREET PHOENIXVILLE, PA 19460 CONTACT: BRIAN WATSON PHONE: 610-933-1249</p>	<p>COMPANY: COMCAST CABLEVISION ADDRESS: 190 SHOEMAKER RD POTTSTOWN, PA 19464 CONTACT: DAVE FIEDLER PHONE: 1-800-934-6489</p>
<p>COMPANY: COMCAST CABLEVISION ADDRESS: 4400 WAYNE AVE PHILADELPHIA, PA 19140 CONTACT: BOB HARVEY EMAIL: BOB_HARVEY@CABLE.COMCAST.COM PHONE: 1-800-934-6489</p>	<p>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</p>
<p>COMPANY: BUCKEYE PARTNERS ADDRESS: FIVE TEK PARK 9999 HAMILTON BLVD BRENSVILLE, PA 18031 CONTACT: BETH AUMAN EMAIL: BAUMAN@BUCKEYE.COM PHONE: 1-800-523-9420</p>	<p>COMPANY: PECO ADDRESS: 2301 MARKET STREET PHILADELPHIA, PA 19103 PHONE: 1-800-494-4000</p>
<p>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</p>	

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
* 1	COVER SHEET	CV-01
* 2	GENERAL NOTES	GN-01
3	EXISTING CONDITIONS PLAN	EX-01
4	DEMOLITION PLAN	DM-01
* 5	RECORD PLAN	RP-01
* 6	SANITARY UTILITY EASEMENT PLAN	EP-01
* 7	WATER UTILITY EASEMENT PLAN	EP-02
* 8	SITE PLAN	SP-01
9	FIRE TRUCK TURNING PLAN	TT-01
10	GARBAGE TRUCK TURNING PLAN	TT-02
11	PARCEL DELIVERY TRUCK TURNING PLAN	TT-03
12	BOX TRUCK TURNING PLAN	TT-04
13	SITE DETAILS	DN-01
14	SITE DETAILS	DN-02
15	GRADING PLAN	GD-01
16	ROAD PROFILES	PR-01
* 17	DRAINAGE PLAN	DR-01
* 18	STORMWATER DETAILS	DN-05
* 19	STORMWATER DETAILS	DN-06
20	STORM SEWER PROFILES	PR-03
21	STORM SEWER PROFILES	PR-04
* 22	SITE UTILITY PLAN	SU-01
23	SANITARY SEWER DETAILS	DN-03
24	SITE UTILITIES DETAILS	DN-04
25	UTILITY PROFILES	PR-05
26	UTILITY PROFILES	PR-06
* 27	LANDSCAPE PLAN	LL-01
28	LANDSCAPE PLAN DETAILS	LL-02

*DENOTES PLANS TO BE RECORDED

EXISTING CONDITIONS NOTE

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

APPLICANT/OWNER:

FRANKLIN PHOENIXVILLE, L.P.
ODESSA REAL ESTATE INVESTMENT, INC.
1800 ROSE COTTAGE LANE
MALVERN, PA 19355
CONTACT: DAVID MOSKOWITZ
PHONE: 484-716-1097
FAX: 610-640-9795
EMAIL: DMMOSKOWITZ@GMAIL.COM

LIST OF SUBCONTRACTORS

<p>SURVEYOR: BERCEK ASSOCIATES INC. 358 MAIN STREET, SUITE 1 ROYERSFORD, PA 19468 PH: 610-948-8947</p>	<p>ARCHITECT: BL COMPANIES, INC. 1100 FIRST AVENUE, SUITE 104 KING OF PRUSSIA, PA 19406 PH: 610-994-4611</p>	<p>GRIMALDI ARCHITECTURE 2228 HORSHAM ROAD HORSHAM, PA 19044 PH: 215-674-1611</p>	<p>GEOTECHNICAL ENGINEER: EARTH ENGINEERING, INC. 115 W. GERMANTOWN PIKE, SUITE 200 EAST NORRITON, PA 19401 PH: 610-277-0880</p>	<p>PLANNER: KENNEDY & ASSOCIATES 29 MAIN STREET HARLEYSVILLE, PA 19438 PH: 215-513-1720</p>
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DATES

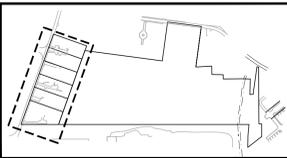
ISSUE DATE: JANUARY 6, 2026
REV. DATE:

COVER SHEET

CV-01
No. 1 of 28



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. 20242050579



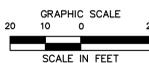
KEY MAP
SCALE: 1"=500'

GENERAL NOTES

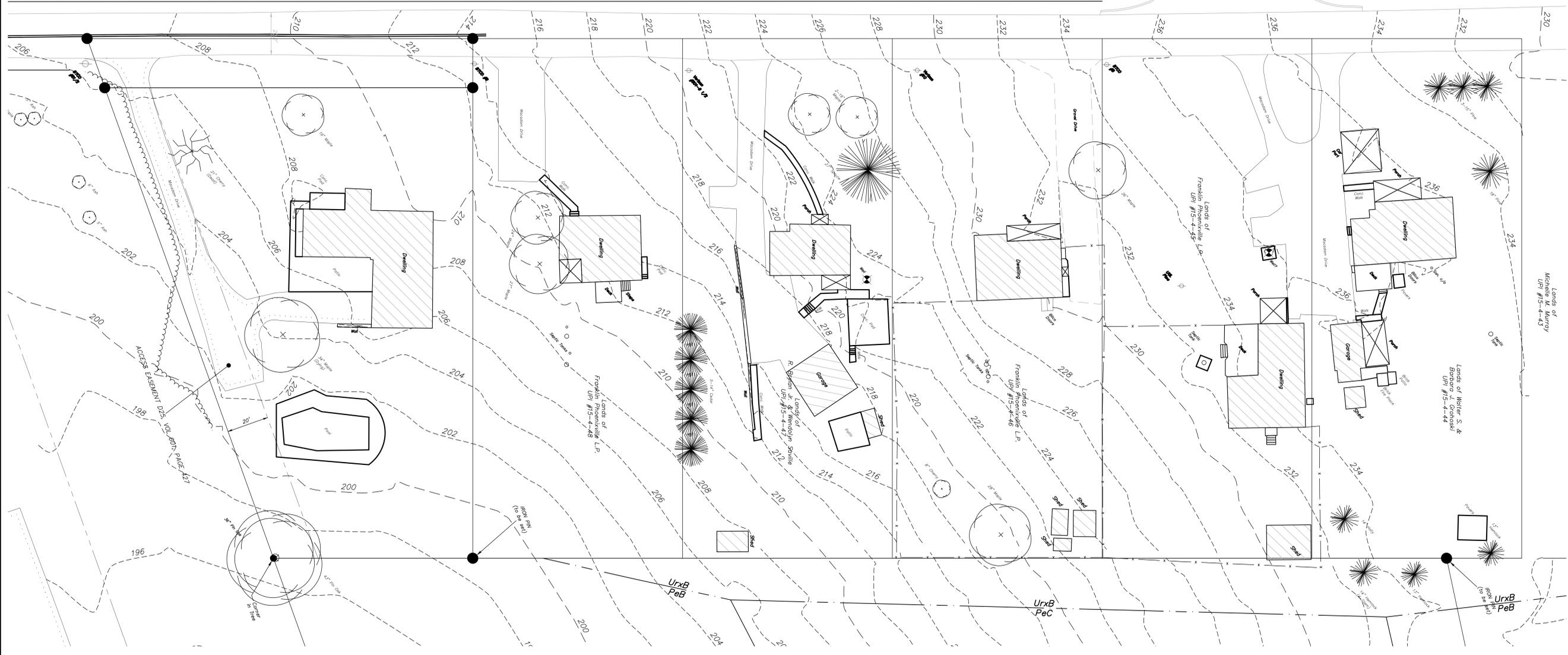
1) EXISTING CONDITIONS PLAN BASED ON "SUBDIVISION/LOT LINE ADJUSTMENT PLAN FOR FRANKLIN PHOENIXVILLE, L.P." BY BERKEC AND SMITH ENGINEERING, INC. SOME ELEMENTS HAVE BEEN MODIFIED FOR CLARITY AND PLAN READABILITY PURPOSES.

LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - 1% EXISTING MINOR CONTOUR
- - - 1% 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
- x x EXISTING IRON FENCE
- EXISTING STREAM
- EXISTING CONCRETE



TOWNSHIP LINE ROAD



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

TOWNSHIP LINE ROAD DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS	Desc.
No.	Date
Designed	B.H.H.
Drawn	S.H.H.
Checked	A.J.B.
Approved	
Scale	1" = 20'
Project No.	2302858
Date	01/06/2026
CAD File:	EX230285801

Title
EXISTING CONDITIONS PLAN

Sheet No.
EX-01
3 of 28

FOR PERMITTING PURPOSES ONLY,
NOT FOR CONSTRUCTION

P:\2026 - BLDG\REV - 2\150523\UP\2302858\UP\15-4-43\2302858.DWG 3 EXISTING CONDITIONS PLAN

SITE ZONING INFORMATION

LOCATION: UP# 15-4-44, 15-4-45, 15-4-46, 15-4-17, 15-4-48 & 15-4-49, BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PA

ZONING: MG (MIXED USE GROWTH DISTRICT)

USE: RESIDENTIAL (TOWNHOUSE), OPEN SPACE

DIMENSIONAL STANDARDS: TOWNHOUSE - DETACHED BUILDING TYPE

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE	CODE REFERENCE
1	MINIMUM LOT WIDTH (FT)	60	MIN. 50 ⁽¹⁾	YES	27-307
2	MINIMUM LOT AREA (SQ. FT)	9,000	MIN. 4,866 ⁽¹⁾	YES	27-307
3	MAXIMUM IMPERVIOUS COVERAGE (%)	80	<50 ⁽²⁾	NO	27-307
4	BUILD TO (FT)	EXISTING	±57 ⁽³⁾	NO	27-307
5	MINIMUM SIDE YARD (FT)	5	N/A ⁽⁴⁾	NO	27-307
6	MINIMUM REAR YARD (FT)	20	20 ⁽¹⁾	NO	27-307
7	MAXIMUM HEIGHT (FT)	45	≤45	NO	27-307
8	SPACING - MINIMUM (FT)	10	15	NO	27-307
9	REQUIRED PUBLIC OPEN SPACE (%)	N/A (LOT AREA <5 Ac)	N/A	NO	27-307

(1) BASED ON EACH STRING OF UNITS AS DELINEATED IN THE TYPICAL TOWNHOUSE BUILDING STRING INSET.
 (2) BASED ON THE OVERALL TRACT AREA OF 127,183 SF (2.92 AC) AS DELINEATED ON THE RECORD PLAN.
 (3) PROPOSED BUILD-TO LINE APPLIES TO PROPOSED TOWNHOMES ALONG TOWNSHIP LINE ROAD, BASED UPON BEING BETWEEN THE MINIMUM (50 FEET) AND MAXIMUM (75 FEET) SETBACK OF THE EXISTING HOUSES.
 (4) SIDE YARD REQUIREMENT NOT APPLICABLE WHEN THE SPACING REQUIREMENT IS MET

SITE DATA

PARCEL NUMBER	PARCEL AREA	PARCEL ADDRESS	SUBJECT PROPERTY	PROPERTY OWNER	PROPERTY OWNER ADDRESS
15-4-44	0.57 ACRES	908 TOWNSHIP LINE RD	ODESSA REAL ESTATE INVESTMENTS INC	PO BOX 228 PHOENIXVILLE, PA 19460	
15-4-45	0.57 ACRES	908 TOWNSHIP LINE RD	FRANKLIN PHOENIXVILLE LP	101 BRIDGE ST PHOENIXVILLE, PA 19460	
15-4-46	0.57 ACRES	910 TOWNSHIP LINE RD	FRANKLIN PHOENIXVILLE LP	101 BRIDGE ST PHOENIXVILLE, PA 19460	
15-4-47	0.57 ACRES	914 TOWNSHIP LINE RD	ODESSA REAL ESTATE INVESTMENTS, INC	1890 ROSE COTTAGE LN MALVERN, PA 19355	
15-4-48	0.57 ACRES	916 TOWNSHIP LINE RD	FRANKLIN PHOENIXVILLE LP	101 BRIDGE ST PHOENIXVILLE, PA 19460	
15-4-49	0.58 ACRES	918 TOWNSHIP LINE RD	FRANKLIN PHOENIXVILLE LP	101 BRIDGE ST PHOENIXVILLE, PA 19460	
ADJACENT PROPERTIES					
15-4-53	2.38 ACRES	1280 FILLMORE STREET	UKRANIAN CATHOLIC ARCHDIOCESE	810 N FRANKLIN PHILADELPHIA, PA 19140	
15-4-43	0.57 ACRES	804 TOWNSHIP LINE RD	MURRAY MICHELLE M	804 TOWNSHIP LINE RD	
15-4-58	9.30 ACRES	920 TOWNSHIP LINE RD	MIRRO LLC	113 VALLEYVIEW DR PHOENIXVILLE, PA 19460	
15-4-56	12.83	1270 FILLMORE ST	FRANKLIN PHOENIXVILLE LP	1890 ROSE COTTAGE LN MALVERN, PA 19355	

DEVELOPMENT CALCULATIONS

- UNIT COUNT**
- TOWNHOUSES - 38 STANDARD TOWNHOUSES
 - TOTAL UNITS = 38 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 1/4 MILE OF RAIL TRANSIT, AS SHOWN BELOW.
- | Setting | Proximity to Rail Transit | Parking Supply Ratio |
|------------------|-------------------------------------|----------------------|
| Center City Core | Within 1/4 mile of rail transit | 1.1 (18 slots) |
| Center Mid-City | Within 1/2 mile of rail transit | 1.2 (20 slots) |
| Urban | Not within 1/2 mile of rail transit | 1.0 (16 slots) |
| General Urban | Within 1/4 mile of rail transit | 1.0 (16 slots) |
| Suburban | Not within 1/2 mile of rail transit | 1.0 (16 slots) |
- STANDARD TOWNHOUSES - CALCULATION PER BEDROOM (HIGHEST DEMAND)
 - 3 BEDROOMS/UNIT X 38 UNITS = 114 BEDROOMS X 0.8 = 92 REQUIRED SPACES
 - TOTAL REQUIRED PARKING = 92 SPACES
- PROVIDED PARKING**
- STANDARD TOWNHOUSES = 152 SPACES
 - GARAGE SPACES = 2 PER UNIT = 38 X 2 = 76 SPACES
 - DRIVEWAY SPACES = 2 PER UNIT = 38 X 2 = 76 SPACES
 - ON-STREET PARKING = 13 SPACES
 - ROAD D PARKING = 4 SPACES
 - ALLEY 6 PARKING = 9 SPACES
 - TOTAL PROVIDED PARKING = 165 SPACES

GENERAL NOTES

- THE RECORD OWNER AND SUBDIVIDOR IS FRANKLIN PHOENIXVILLE, L.P. BY ODESSA REAL ESTATE INVESTMENT, INC. AND ODESSA REAL ESTATE INVESTMENT INC.
- 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.
- 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.
- THE LOCATION OF ANY WATER 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.
- 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 CONSTRUCTED TO OBLIGATE THE BOROUGH TO INSPECT OR MAINTAIN STORMWATER CONVEYANCES AND STORMWATER MANAGEMENT BMPs.
- ALL ROADS AND SIDEWALKS WITHIN THE DEVELOPMENT SHALL BE OPEN TO PUBLIC USE.

PROPOSED WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED:

WAIVER #1: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-402.2.C
 REQUIREMENT: EXISTING FEATURES, EXISTING FEATURES WITHIN THE TRACT PROPOSED FOR SUBDIVISION AND/OR LAND DEVELOPMENT, AND WITHIN 100 FEET OF THE TRACT BOUNDARIES.

WAIVER #5: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-502.1.C.3.C
 REQUIREMENT: TREES OVER SIX INCHES IN DBH WITHIN A TRACT PROPOSED FOR SUBDIVISION OR LAND DEVELOPMENT SHALL NOT BE REMOVED UNLESS ANY OF THE FOLLOWING CONDITIONS EXISTING: IMMEDIATE DANGER TO LIFE OR PROPERTY, OR AFFLICTION BY DISEASE WHICH THREATENS TO INJURE OR DESTROY TREES.

WAIVER #2: 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 #3: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-603.3.B
 REQUIREMENT: CENTER-LINE GRADES SHALL NOT EXCEED 8% ON ARTERIAL AND COLLECTOR STREETS OR 10% ON LOCAL ACCESS STREETS. POINT-TO-POINT STANDARDS FOR GRADE SHALL BE APPLIED TO EXPRESSWAYS.

WAIVER #4: CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT SECTION: 22-603.4.B(1)
 REQUIREMENT: STREET ALIGNMENT, TO ENSURE ADEQUATE SITE DISTANCE, MINIMUM CENTER-LINE RADIUS FOR HORIZONTAL CURVES SHALL BE ACCORDING TO AASHTO STANDARDS RELATED TO DESIGN SPEED. IN ANY EVENT, THE FOLLOWING MINIMUM RADI SHALL BE MET: TWO HUNDRED FEET ON LOCAL PUBLIC ACCESS ROADS AND AS ESTABLISHED BY PROPER ENGINEERING PRACTICES FOR PRIVATE LOCAL ACCESS ROADS.

BOROUGH ENGINEER'S CERTIFICATION

I, _____, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY BOROUGH RESOLUTION 2026-_____, 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.

DATE: _____ P.E. _____

CERTIFICATE OF STORMWATER DESIGN

I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER SITE 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

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 2026-_____, 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 2026-_____, ADOPTED _____ 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 _____ 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)
 COUNTY OF CHESTER) SS:
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED _____

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

SHE/HIS IS THE AUTHORIZED REPRESENTATIVE OF _____ 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 _____ 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: UP# _____ IN BOOK _____ AT PAGE _____. THIS PLAN IS _____ ACT AND DEED AND IS AUTHORIZED BY _____ TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. SHE/HIS IS AUTHORIZED BY SAID _____ TO MAKE THIS AFFIDAVIT.

BY: _____
 NAME: _____
 TITLE: _____

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

 NOTARY PUBLIC

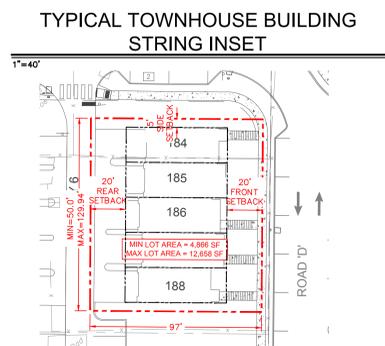
CERTIFICATE OF DESIGN

I, _____, 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.

I, _____, 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'S STORMWATER MANAGEMENT ORDINANCE.

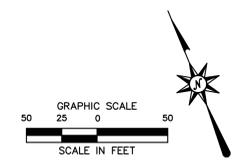
I, _____, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, STREET, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THAT THE ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

 P.L.S.
 DATE



LEGEND

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



1100 First Avenue, Suite 104
 King of Prussia, PA 19406
 (610) 337-3030
 (610) 337-3642 Fax

TOWNSHIP LINE ROAD DEVELOPMENT
 BOROUGH OF PHOENIXVILLE
 PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

No.	Date	Description

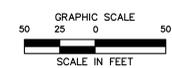
Designed: B.H.H.
 Drawn: B.H.H.
 Checked: B.H.H.
 Approved: _____
 Scale: 1"=50'
 Project No.: 2302858
 Date: 01/06/2026
 CAD File: RP230285801
 Title: RECORD PLAN
 Sheet No.: RP-01
 5 of 28

1/7/2026 8:40 AM C:\Users\jkrack\OneDrive\Desktop\2026\230285801\230285801.dwg P. 02/06/2026

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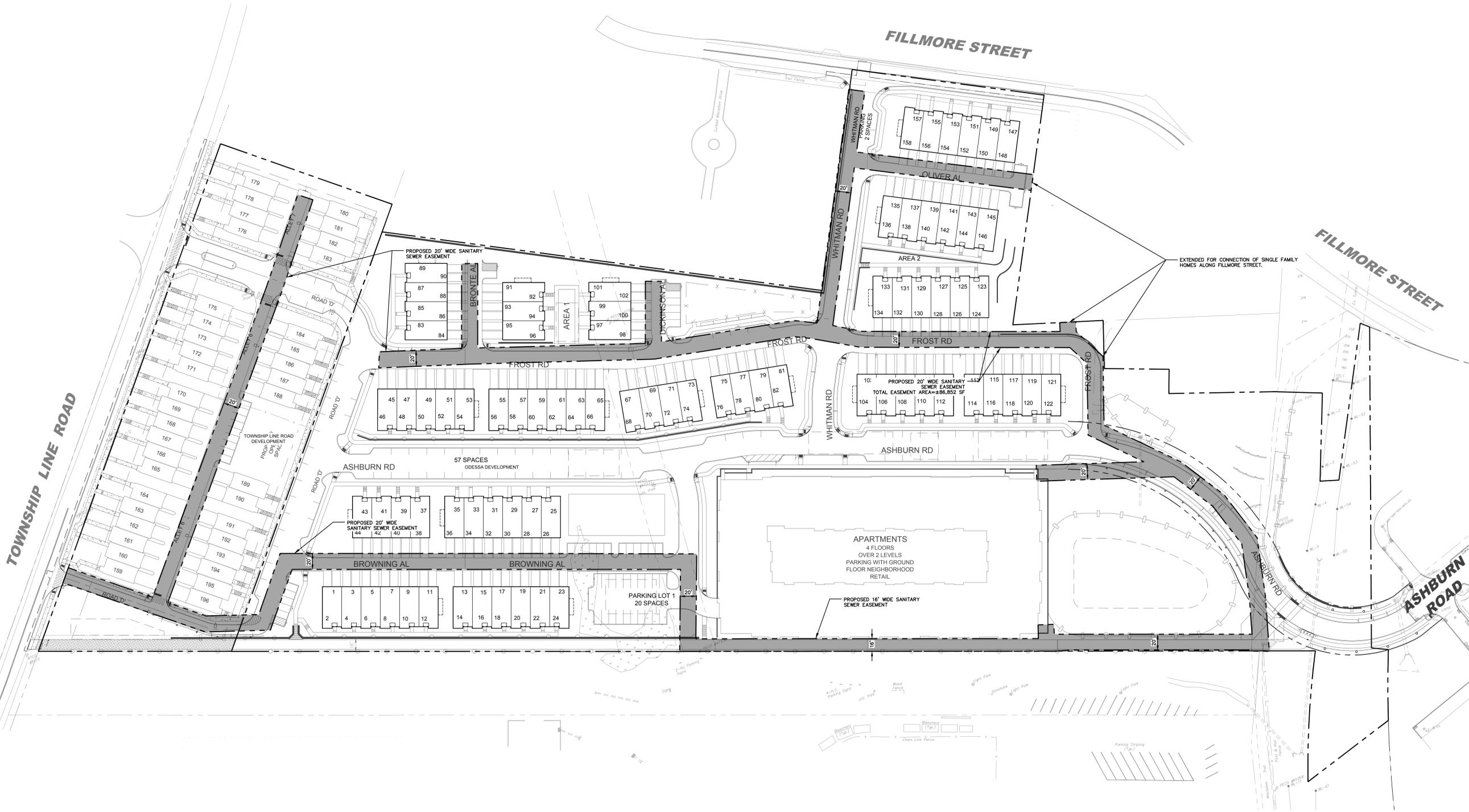
GENERAL NOTES

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.



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	⊙
UTILITY POLE	⊙
CONDENSING UNIT	⊙
ELECTRIC METER CENTER	⊙
PROPOSED SEWER EASEMENT	▬



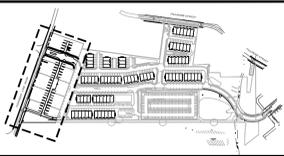
TOWNSHIP LINE ROAD DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

DESIGNED	M.D.L.
DRAWN	M.D.L.
CHECKED	A.J.B.
APPROVED	
SCALE	1"=50'
PROJECT NO.	2302858
DATE	01/06/2026
CAD FILE	SU230285801_EASEMENTS
TITLE	SANITARY UTILITY EASEMENT PLAN

Sheet No.
EP-01
6 of 28

1/2/2026 8:44:02 AM C:\Users\blcomp\OneDrive\Documents\Projects\230285801\TOWNSHIP LINE ROAD DEVELOPMENT\EP-01.dwg

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KEY MAP
SCALE: 1"=500'

CURVE TABLE

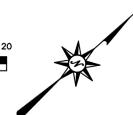
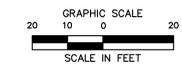
Curve #	Length	Radius	Delta
C12	78.51	50	89.96
C13	24.34	25	56.76
C14	19.08	56	19.52

SIGN LEGEND

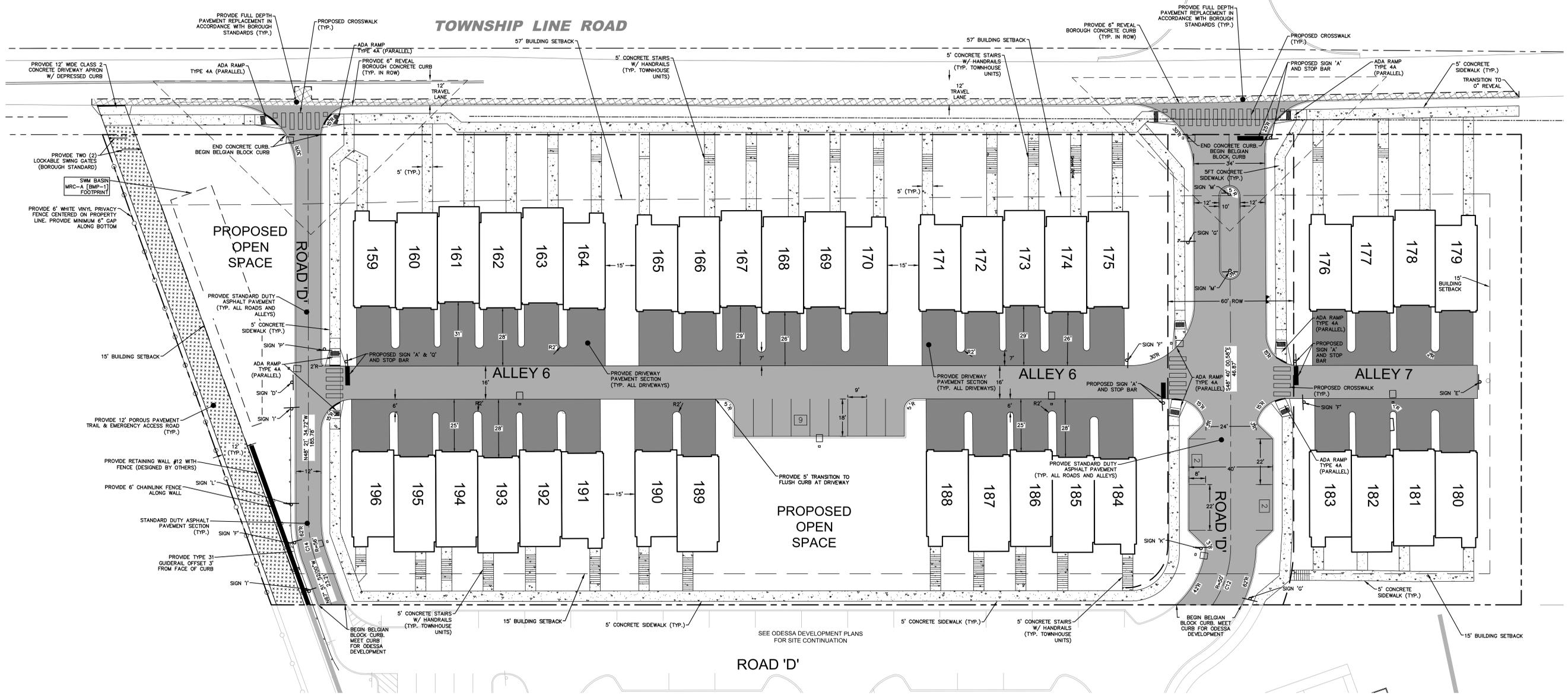
NO.	DOT NO./ SIGN SIZE	LEGEND	NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 30"x30"	STOP	I	R8-3 12"x12"	NO PARKING ANY TIME
B	R7-6 12"x18"	NO PARKING ANY TIME	J	W11-15 WITH W11-15P 30"x30" WITH 18"x12"	TRAIL BLAZING
C	R1-5L 24"x24"	YIELD	K	W1-2R 24" DIAMOND	RIGHT TURN ONLY
D	R6-2 ONE-WAY SIGN 24"x30"	ONE WAY	L	W1-2L 24" DIAMOND	LEFT TURN ONLY
E	R7-1 18"x12"	NO PARKING ANY TIME	M	R7-108, MAILBOX PARKING ONLY SIGN, 18"x24"	MAILBOX PARKING ONLY
F	R2-1-15 18"x24"	SPEED LIMIT 15	N	W16-2aP 12"x9" +100 FEET	500 FT
G	R2-1-25 18"x24"	SPEED LIMIT 25	O	W16-PL 24"x12"	NO RIGHT TURN
H	R7-8 12"x18"	RESERVED PARKING	P	R5-1 30"x30"	DO NOT ENTER
			Q	R3-1 NO RIGHT TURN SIGN 24"x24"	NO RIGHT TURN

LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	PROPOSED CURB
	PROPOSED RIGHT-OF-WAY
	STANDARD DUTY BITUMINOUS PAVEMENT SECTION
	DRIVEWAY ASPHALT PAVEMENT SECTION
	POROUS PAVEMENT TRAIL SECTION
	CONCRETE SIDEWALK
	FULL DEPTH BOROUGH PAVEMENT RECONSTRUCTION
	SIGN
	STOP BAR
	DETECTABLE WARNING STRIP
	CROSSWALK
	NUMBER OF PARKING SPACES



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



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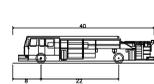
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TOWNSHIP LINE ROAD DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

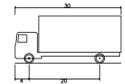
REVISIONS	Desc.
No.	Date

Designed By: B.H.H.
Checked By: B.H.H.
Approved By: A.J.B.
Scale: 1"=20'
Project No.: 2302858
Date: 01/06/2026
CAD File: SP230285801

Title: SITE PLAN
Sheet No.: SP-01
8 of 28



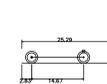
Pumper Fire Truck
 Overall Length 40.00ft
 Overall Width 8.16ft
 Overall Body Height 7.45ft
 Min Body Ground Clearance 6.56ft
 Track Width 8.00ft
 Lock-to-lock time 8.00s
 Max Wheel Angle 45.00°



Moving Truck
 Overall Length 30.00ft
 Overall Width 8.00ft
 Overall Body Height 13.50ft
 Min Body Ground Clearance 8.00ft
 Track Width 8.00ft
 Lock-to-lock time 8.00s
 Max Steering Angle (Virtual) 31.80°



GARBAGE TRUCK
 Overall Length 35.247ft
 Overall Width 8.100ft
 Overall Body Height 14.00ft
 Min Body Ground Clearance 8.00ft
 Track Width 8.00ft
 Lock-to-lock time 8.00s
 Curb to curb turning Radius 33.744ft

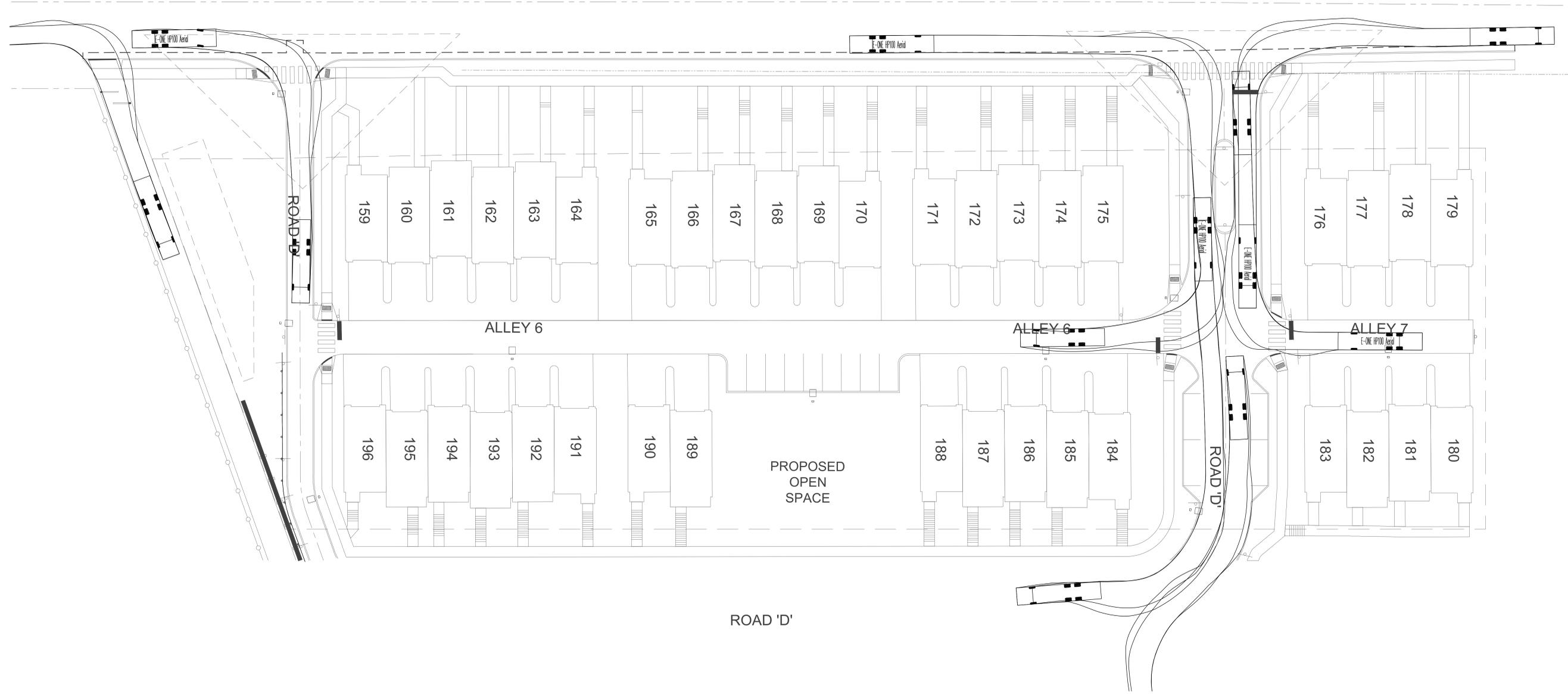
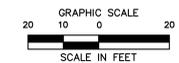


Delivery Van
 Overall Length 25.290ft
 Overall Width 8.250ft
 Overall Body Height 7.25ft
 Min Body Ground Clearance 6.25ft
 Track Width 8.00ft
 Lock-to-lock time 8.00s
 Max Steering Angle (Virtual) 34.58°

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
- NUMBER OF PARKING SPACES



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TOWNSHIP LINE ROAD DEVELOPMENT
 BOROUGH OF PHOENIXVILLE
 PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

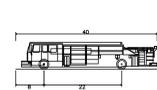
REVISIONS	Disc.
No.	Date
Designed	M.D.L.
Drawn	A.T.D.
Checked	K.M.K.
Approved	
Scale	1"=20'
Project No.	2302858
Date	01/06/2026
CAD File:	TT230285801

Title
FIRE TRUCK TURNING PLAN

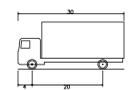
Sheet No.

TT-01
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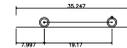
1/2/2026 8:44:02 AM C:\Users\blc\OneDrive\Documents\Projects\TT2302858\TT2302858.dwg TT FIRE TRUCK TURNING PLAN



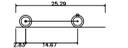
Pumper Fire Truck
 Overall Length 40.00ft
 Overall Width 8.16ft
 Overall Height 7.45ft
 Min Body Ground Clearance 6.56ft
 Track Width 8.00ft
 Lock-to-lock time 8.30s
 Max Wheel Angle 45.00°



Moving Truck
 Overall Length 30.00ft
 Overall Width 8.00ft
 Overall Body Height 13.50ft
 Min Body Ground Clearance 8.00ft
 Track Width 8.00ft
 Lock-to-lock time 8.00s
 Max Steering Angle (Virtual) 31.80°



GARBAGE TRUCK
 Overall Length 35.247ft
 Overall Width 8.100ft
 Overall Body Height 14.00ft
 Min Body Ground Clearance 8.00ft
 Track Width 8.00ft
 Lock-to-lock time 8.00s
 Curb to curb turning Radius 33.744ft

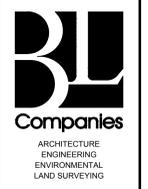
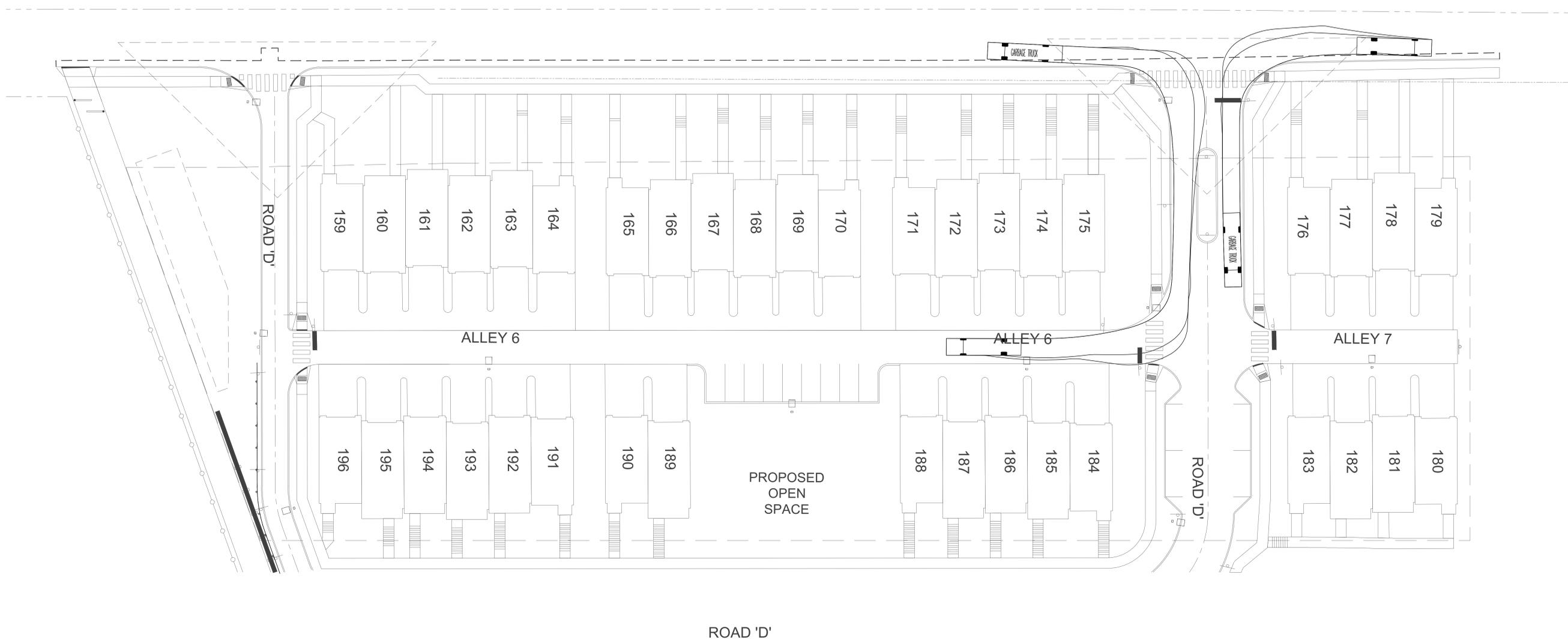
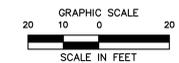


Delivery Van
 Overall Length 25.290ft
 Overall Width 8.250ft
 Overall Body Height 11.750ft
 Min Body Ground Clearance 8.250ft
 Track Width 8.00ft
 Lock-to-lock time 8.00s
 Max Steering Angle (Virtual) 34.50°

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
- NUMBER OF PARKING SPACES



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TOWNSHIP LINE ROAD DEVELOPMENT
 BOROUGH OF PHOENIXVILLE
 PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS	No.	Date	Desc.
Designed			M.D.L.
Drawn			A.T.D.
Checked			K.M.K.
Approved			
Scale	1"=20'		
Project No.	2302858		
Date	01/06/2026		
CAD File:	TT230285801		

Title
GARBAGE TRUCK TURNING PLAN

Sheet No.

TT-02
 10 of 28

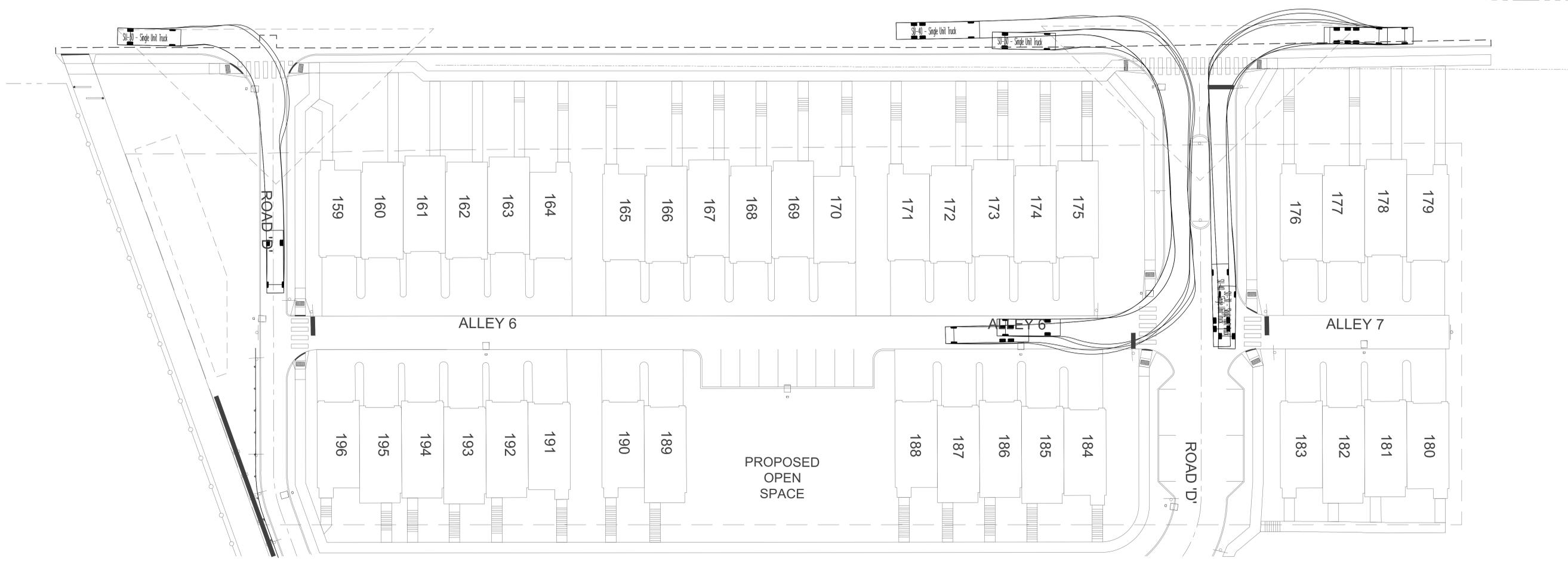
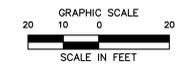
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Vehicle Type	Overall Length	Overall Width	Overall Height	Min Body Ground Clearance	Track Width	Lock-to-lock time	Max Steering Angle
Pumper Fire Truck	40.000ft	8.167ft	7.450ft	6.567ft	8.000ft	8.000s	45.00°
Moving Truck	30.000ft	8.000ft	13.500ft	8.000ft	8.000ft	8.000s	31.90°
Garbage Truck	30.000ft	8.000ft	14.000ft	8.000ft	8.000ft	8.000s	31.90°
Delivery Van	35.247ft	8.100ft	7.400ft	6.500ft	8.000ft	8.000s	33.744ft
Delivery Van	25.290ft	8.250ft	7.400ft	6.500ft	8.000ft	8.000s	34.50°

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
	NUMBER OF PARKING SPACES



ROAD 'D'

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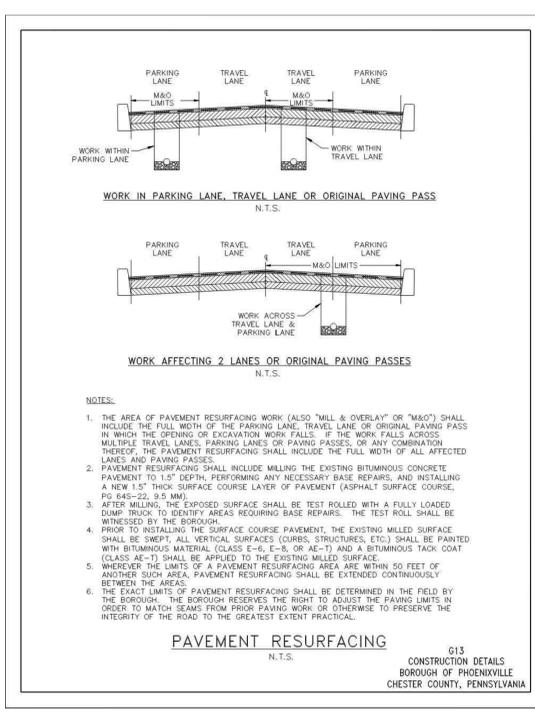


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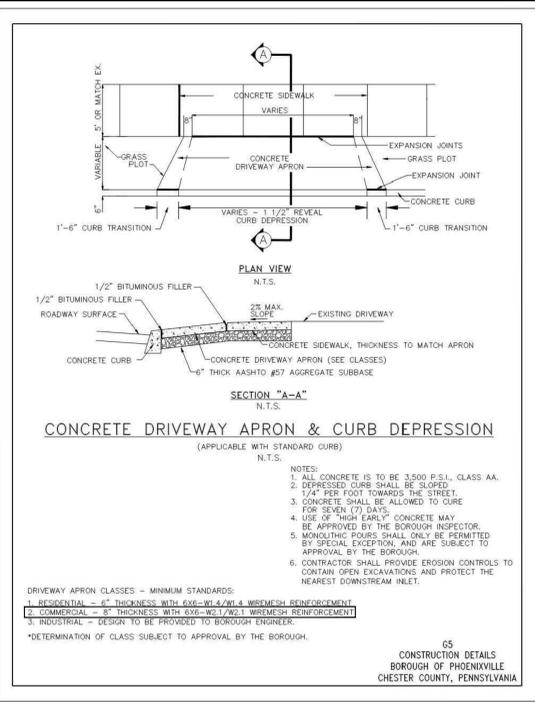
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TOWNSHIP LINE ROAD DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

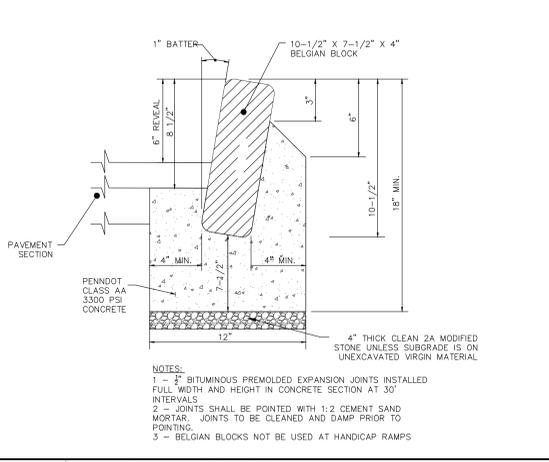
REVISIONS	Desig.
No.	Date
Designed	M.D.L.
Drawn	A.T.D.
Checked	K.M.K.
Approved	
Scale	1"=20'
Project No.	2302858
Date	01/06/2026
CAD File:	TT230285801
Title	PARCEL DELIVERY TRUCK TURNING PLAN
Sheet No.	TT-03



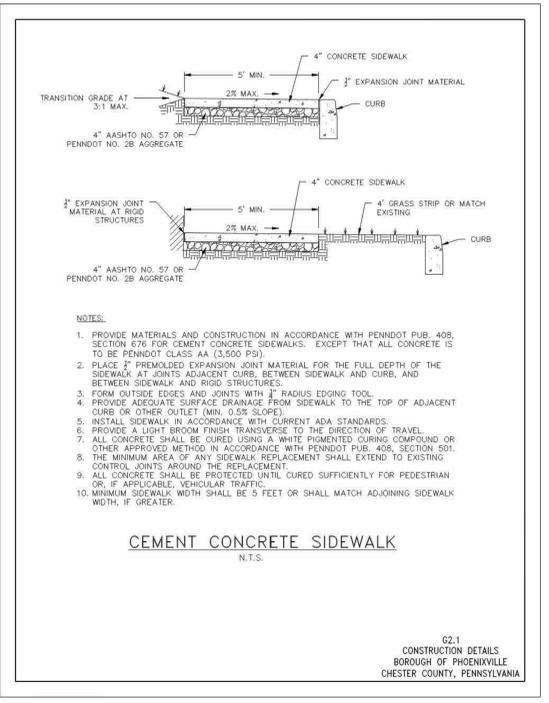
PAVEMENT RESURFACING DETAIL



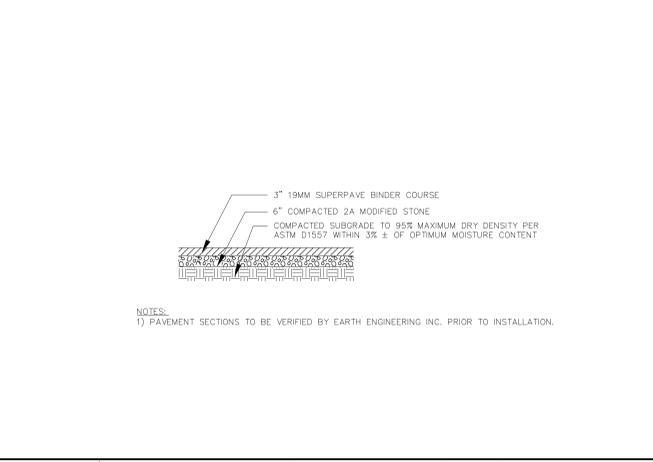
CONCRETE DRIVEWAY APRON DETAIL



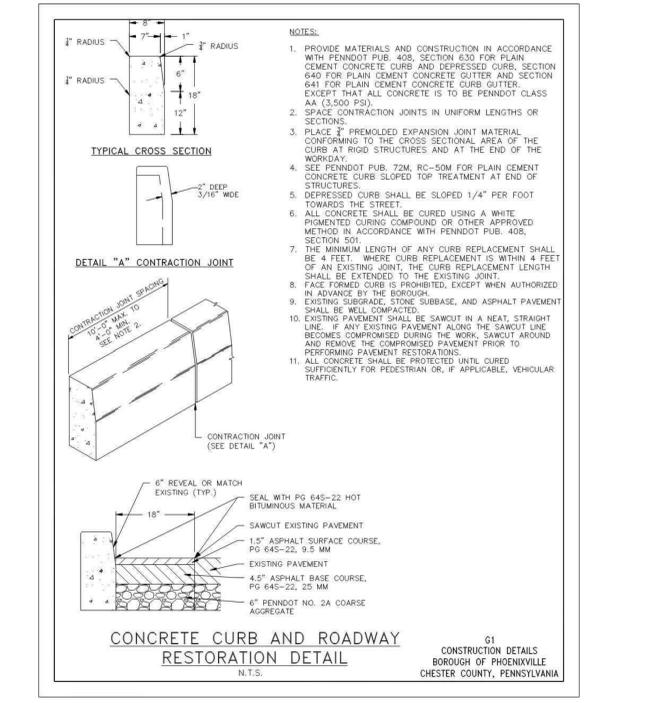
BELGIAN BLOCK CURB DETAIL (SITE CURB)



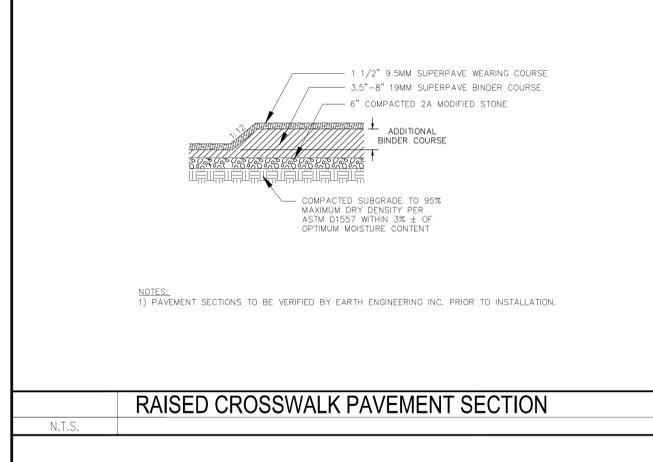
CEMENT CONCRETE SIDEWALK



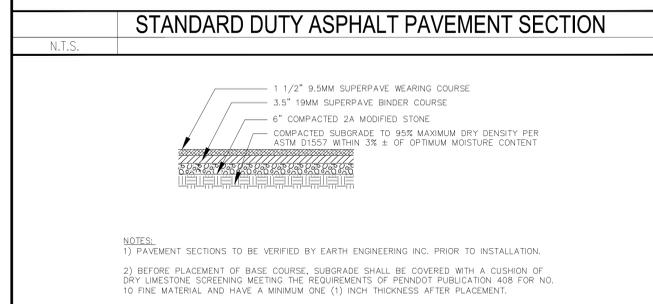
DRIVEWAY ASPHALT PAVEMENT SECTION



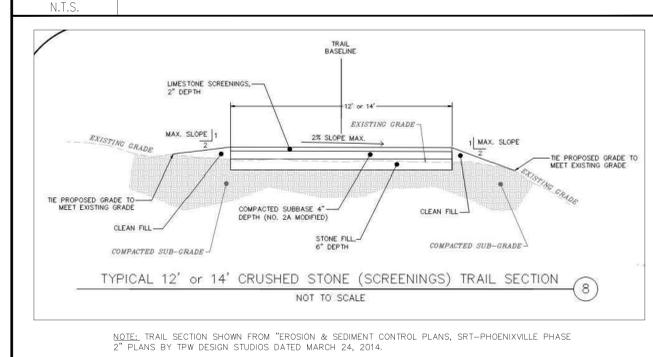
CONCRETE CURB & ROADWAY RESTORATION DETAIL



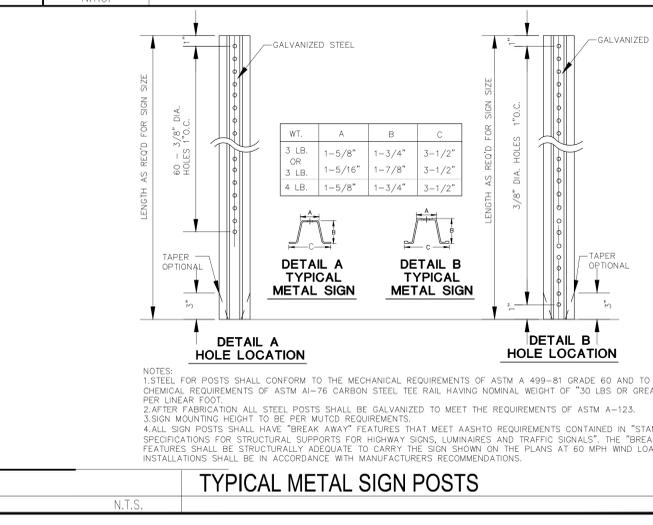
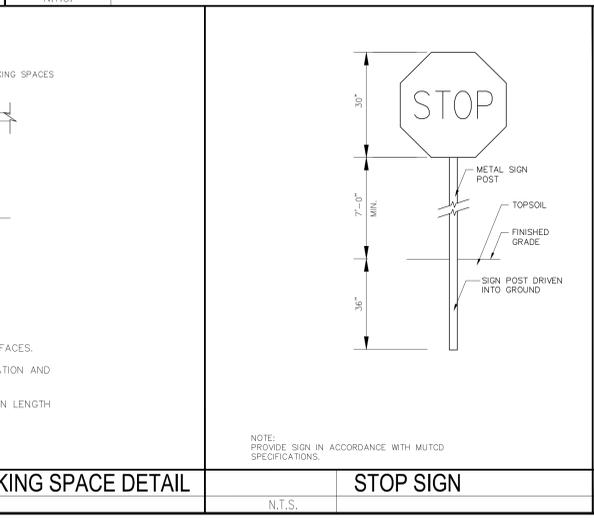
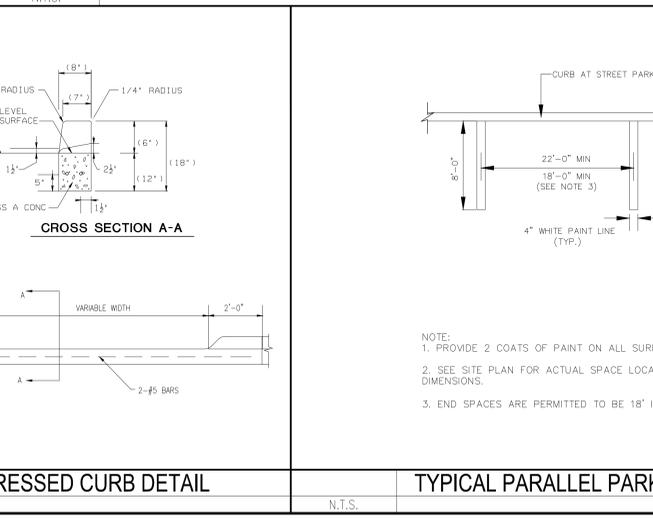
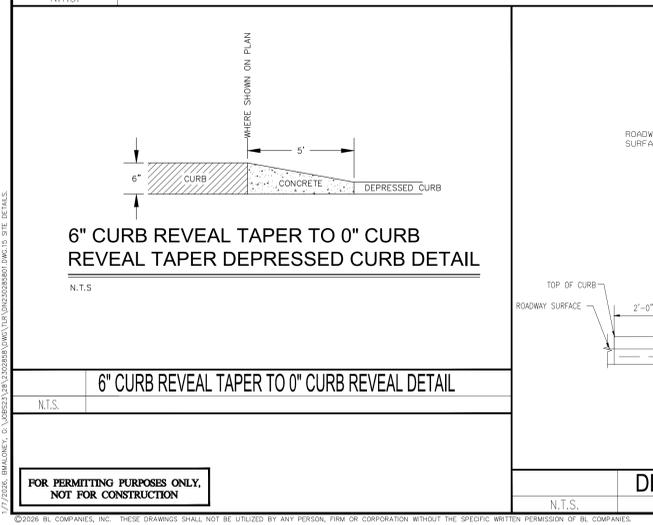
RAISED CROSSWALK PAVEMENT SECTION



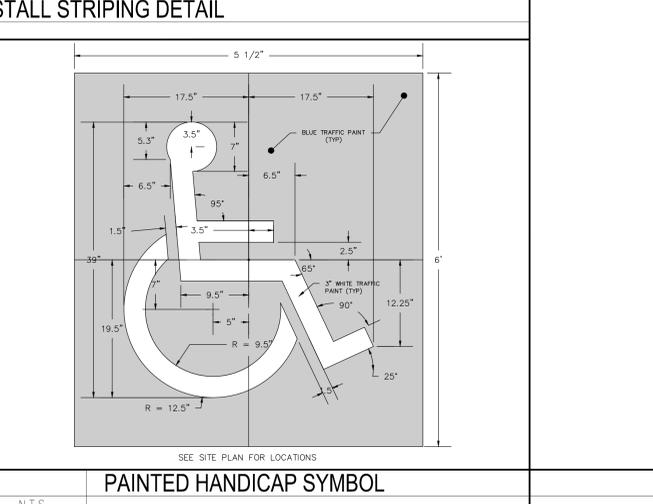
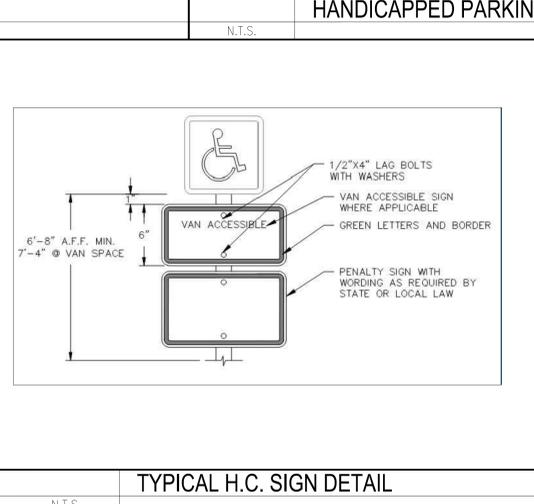
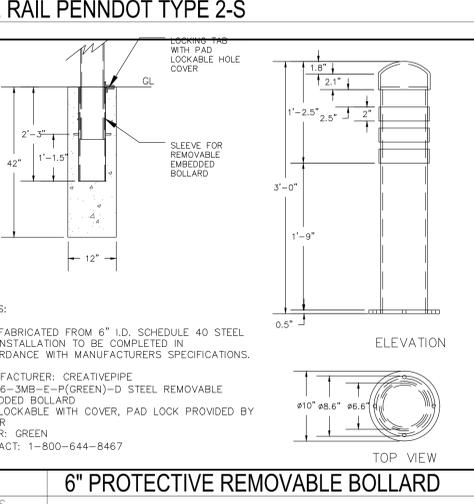
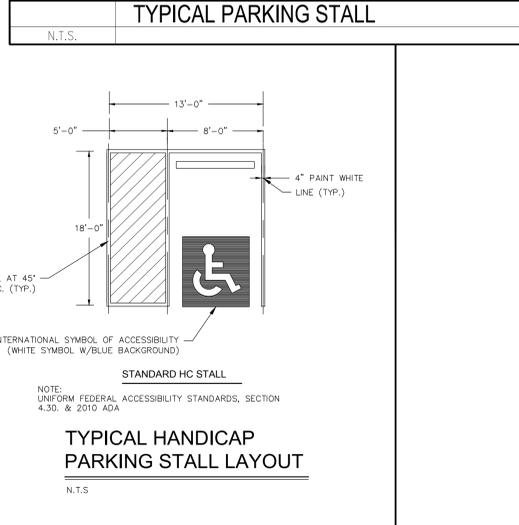
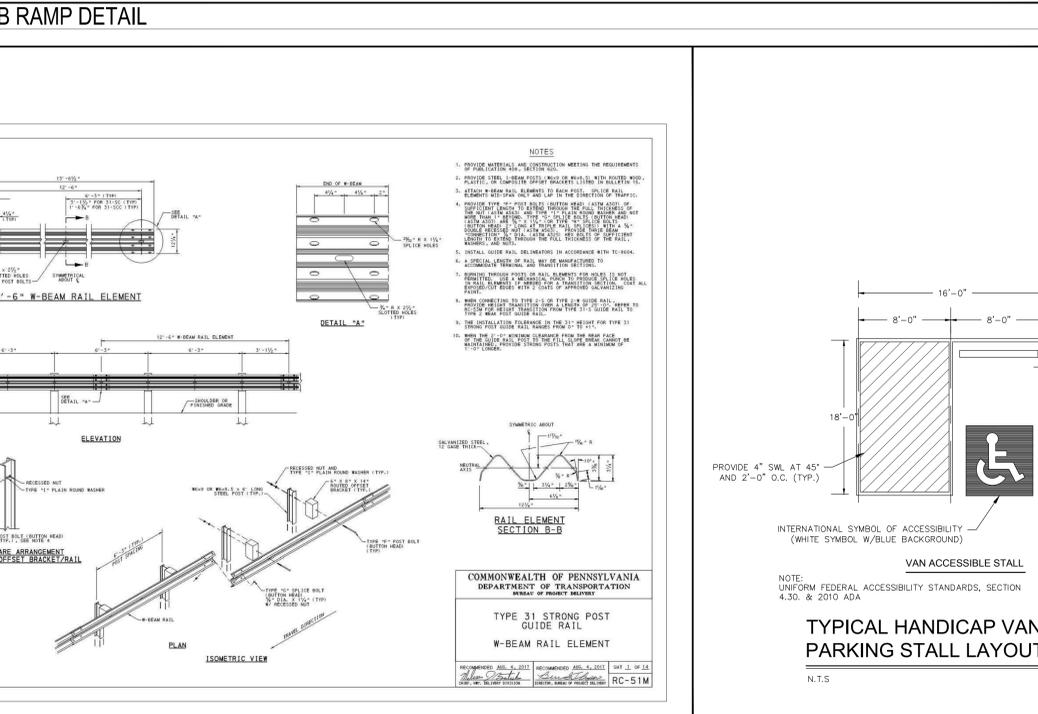
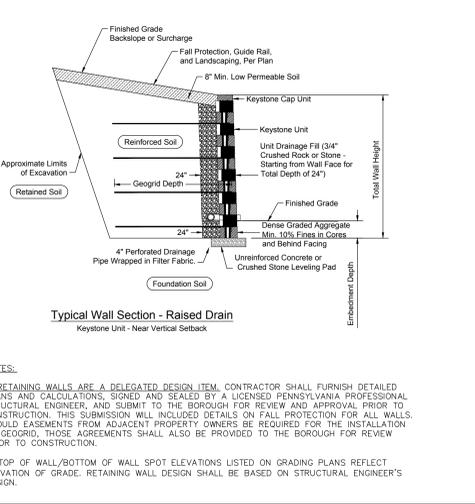
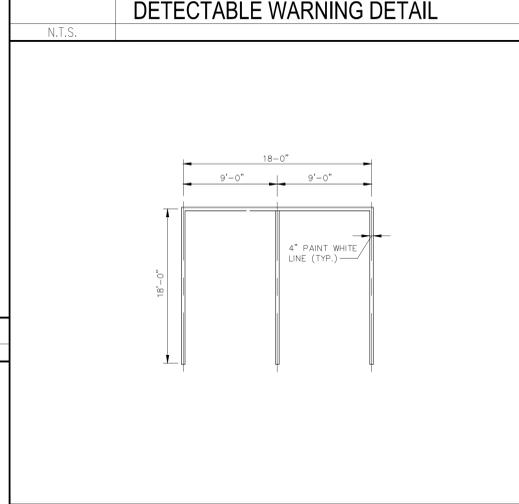
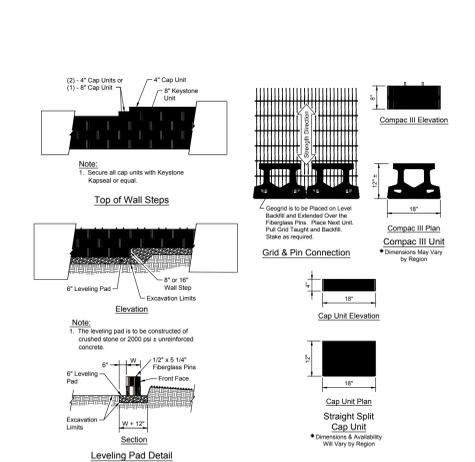
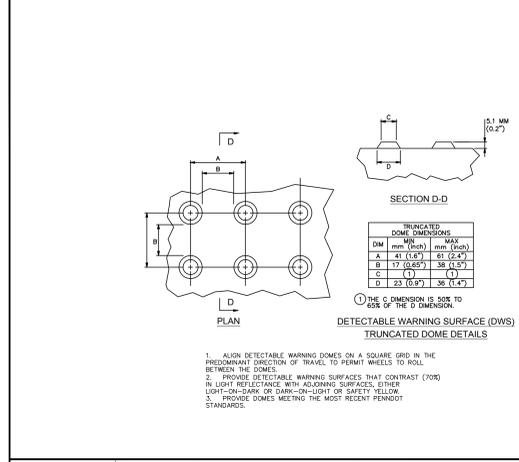
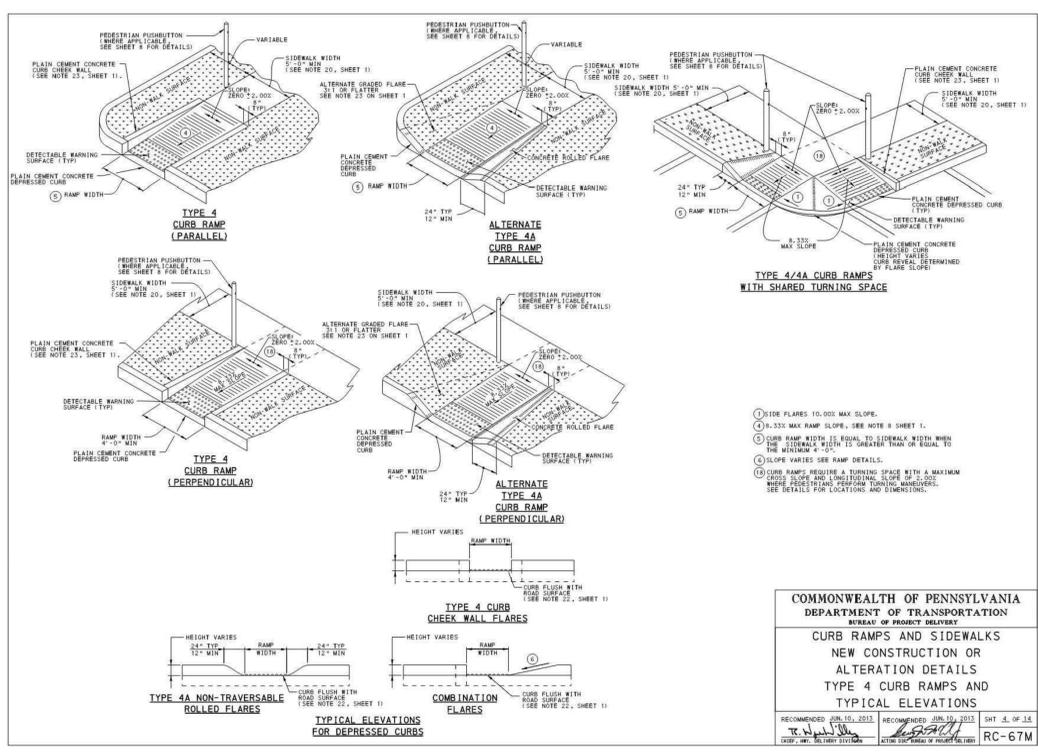
STANDARD DUTY ASPHALT PAVEMENT SECTION

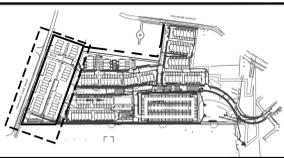


EMERGENCY ACCESS PAVEMENT DETAIL

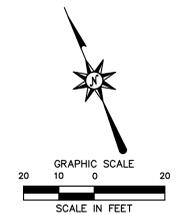


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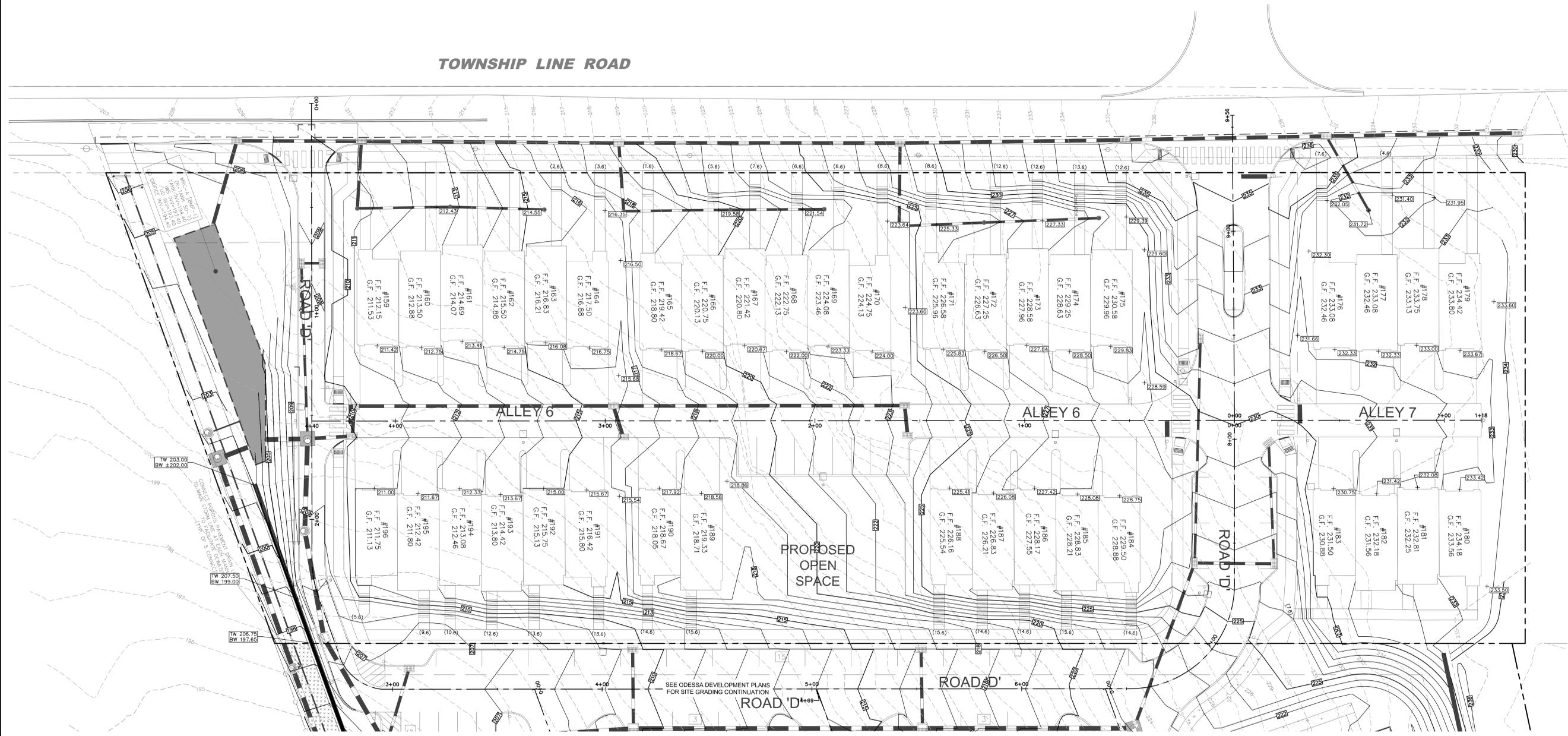
KEY MAP
SCALE: 1"=500'



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	—W—

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TOWNSHIP LINE ROAD



TOWNSHIP LINE ROAD DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

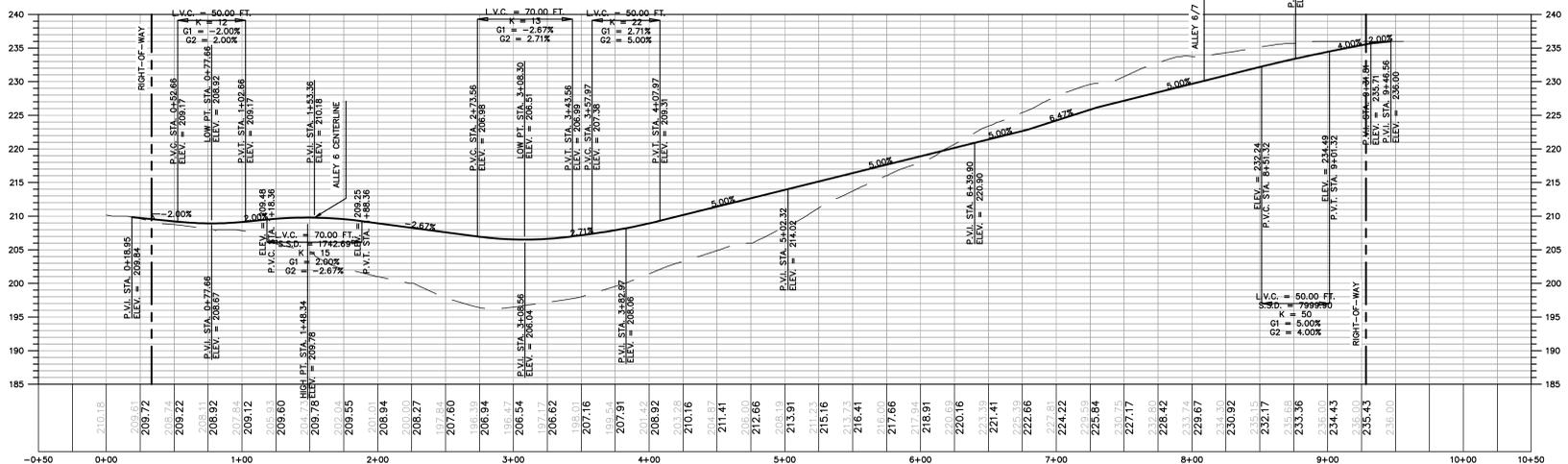
REVISIONS	
No.	Date

Designed: B.H.H.
 Drawn: B.H.H.
 Checked: A.J.B.
 Approved: _____
 Scale: 1"= 20'
 Project No.: 2302858
 Date: 01/06/2026
 CAD File: GD230285801

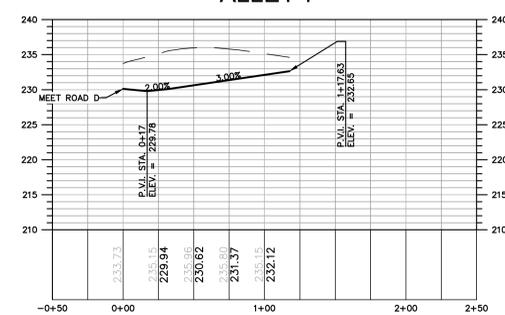
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 Sheet No.: GD-01
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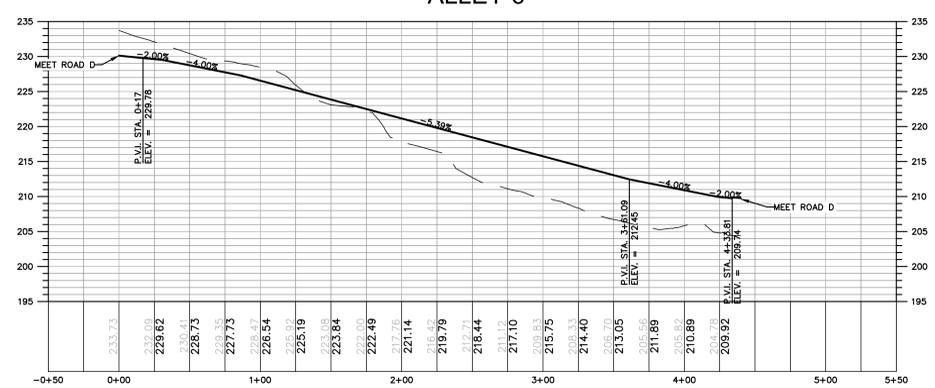
ROAD D

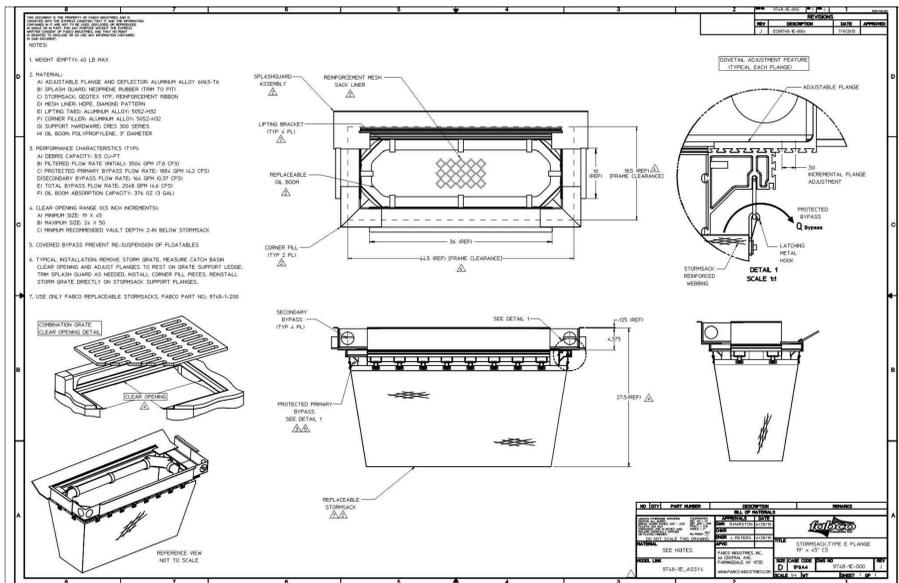


ALLEY 7



ALLEY 6

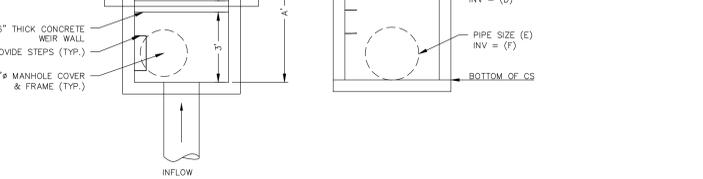




INLET FILTER BAG DETAIL

N.T.S.

CONTROL STRUCTURE	STRUCTURE SIZE (A) X (B)	TOTAL WEIR LENGTH (C)	WEIR CREST ELEVATION (D)	OUTLET PIPE DIA. (E)	OUTLET PIPE INV. (F)	STRUCTURE TOP ELEV. (G)
CS-A	6'x4'	4'	197.50	24"	193.90	201.70



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

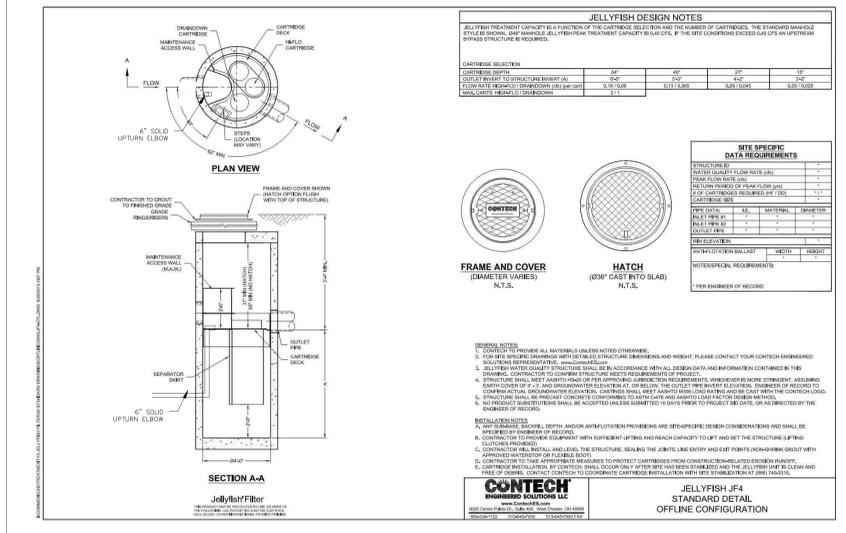
MRC CONTROL STRUCTURE DETAIL

N.T.S.

CONTROL STRUCTURE DETAILS

N.T.S.

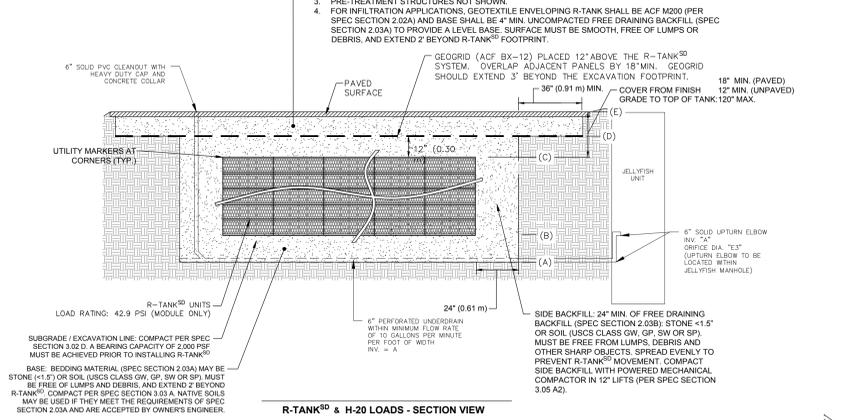
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TOTAL COVER: 18" MINIMUM AND 120" MAXIMUM. FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B). STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C). STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT <10%, MAX 20% 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:

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



CONTROL STRUCTURE	ELEVATION (A)	ELEVATION (B)	ELEVATION (C)	ELEVATION (D)	ELEVATION (E) [LOWEST]
MRC-A [BMP-1]	193.40	194.40	199.52	200.52	202.75

N.T.S.

WATER QUALITY UNITS (JELLYFISH FILTERS)

OPERATION & MAINTENANCE PROCEDURES		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 PRESENCE OF ANY OIL LAYERS. INSPECT CARTRIDGE LIDS. MISSING OR DAMAGED CARTRIDGE LIDS TO BE REPLACED. INSPECT THE MAW (WHERE APPROPRIATE), CARTRIDGE DOCK AND RECEPTACLES, AND BACKWASH POOL WEIR, FOR DAMAGED OR BROKEN COMPONENTS.		TWICE IN FIRST YEAR, THEN ANNUALLY
DRY WEATHER INSPECTIONS INSPECT THE CARTRIDGE DECK FOR STANDING WATER, AND/OR SEDIMENT ON THE DECK. - NO STANDING WATER UNDER NORMAL OPERATING CONDITIONS. - STANDING WATER INSIDE THE BACKWASH POOL, BUT NOT OUTSIDE THE BACKWASH POOL INDICATES, THAT THE FILTER CARTRIDGES NEED TO BE RINSED. - STANDING WATER OUTSIDE THE BACKWASH POOL, IS NOT ANTICIPATED AND MAY INDICATE A BACKWATER CONDITION CAUSED BY HIGH WATER ELEVATION IN THE RECEIVING WATER BODY, OR POSSIBLY A BLOCKAGE IN DOWNSTREAM INFRASTRUCTURE. - ANY APPRECIABLE SEDIMENT (1/16") ACCUMULATED ON THE DECK SURFACE SHOULD BE REMOVED.		FOUR TIMES PER YEAR
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-FLU 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.		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. 3. ALL MRC BMP COMPONENTS SHOULD BE MAINTAINED AS INDICATED IN THE STORMWATER BMP MANUAL.		TWICE IN FIRST YEAR, THEN ANNUALLY
RINSE AND RE-INSTALL FILTER CARTRIDGES		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.		TWICE IN FIRST YEAR, THEN ANNUALLY

N.T.S.

STORMWATER COLLECTION/CONVEYANCE

OPERATION & MAINTENANCE PROCEDURES		SCHEDULE
INSPECT OUTFALL STRUCTURES AND INLETS FOR DEBRIS. REMOVE DEBRIS 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.		QUARTERLY FOR FIRST YEAR, THEN ANNUALLY

EXTENDED DETENTION BASIN

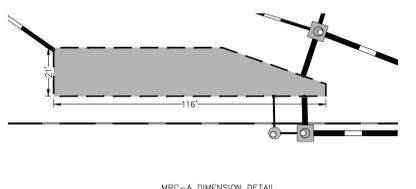
OPERATION & MAINTENANCE PROCEDURES		SCHEDULE
INSPECT BASIN BOTTOM, CONTROL STRUCTURE, RIPRAP, ETC. FOR TRAPPED DEBRIS. REMOVE AND PROPERLY DISPOSE OF ANY DEBRIS.		FOUR TIMES PER YEAR OR STORM EVENTS >1"
INSPECT VEGETATED AREAS FOR EROSION AND UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES. VEGETATIVE COVER 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 DEBRIS 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.		ANNUALLY

POROUS PAVEMENT

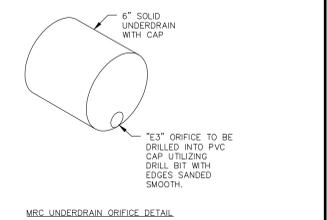
OPERATION & MAINTENANCE PROCEDURES		SCHEDULE
VACUUM PAVEMENT		TWO-THREE TIMES A YEAR INCLUDING AFTER SNOW MELT
GENERAL MAINTENANCE NOTES: 1. MAINTAIN PLANTED AREAS ADJACENT TO PAVEMENT. 2. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT. 3. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. 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 GRSERS 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 DICHLOYD 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 ANNUALLY WITH A COMMERCIAL CLEANING UNIT.		

WATER QUALITY INSERTS (STORMSACK)

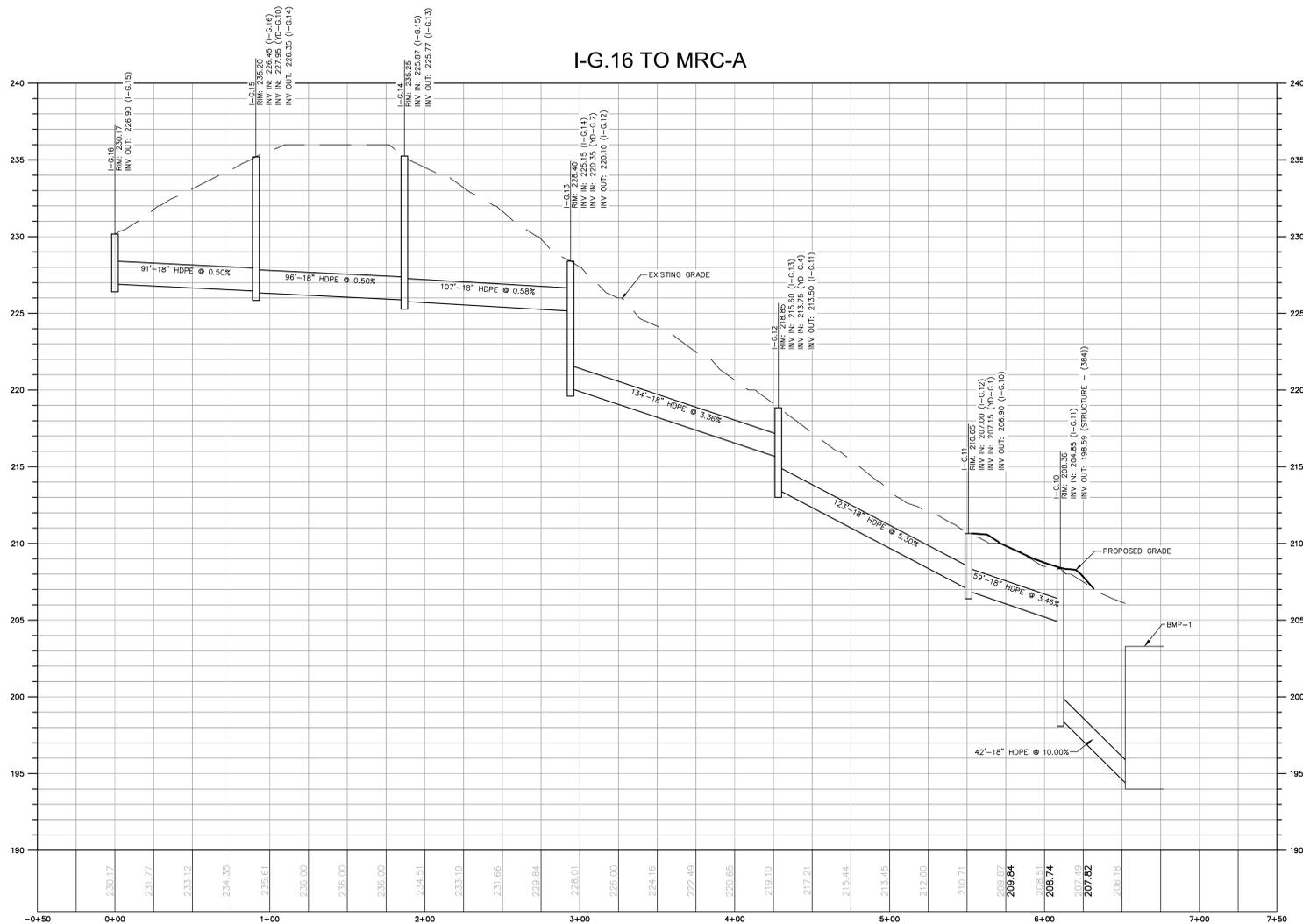
OPERATION & MAINTENANCE PROCEDURES		SCHEDULE
INSPECT INLET FILTER BAGS FOR DEBRIS. WHEN BAG IS FULL FILLED WITH SEDIMENT AND/OR DEBRIS REMOVE AND DISPOSE OF PROPERLY.		QUARTERLY
INSPECT INLET FILTER BAGS FOR TEARS OR PUNCTURES. IF TORN OR HAS PUNCTURES 1/2" DIAMETER OR GREATER ON THE LOWER HALF OF THE BAG, REPLACE FILTER BAG.		QUARTERLY
INSPECT INLET FILTER BAGS FOR OIL SATURATION. UPON 50% SATURATION, REPLACE FILTER BAG.		QUARTERLY
GENERAL MAINTENANCE NOTES: 1. A WRITTEN REPORT DOCUMENTING EACH INSPECTION MUST BE MAINTAINED AND INCLUDE AT A MINIMUM THE DATE OF INSPECTION, EVALUATION SUMMARY WHICH MAY INCLUDE PICTURES AND CORRECTIVE MEASURES TAKEN. 2. HIRE PEST CONTROL COMPANY SHOULD MOSQUITO BREEDING BECOME PROBLEMATIC.		



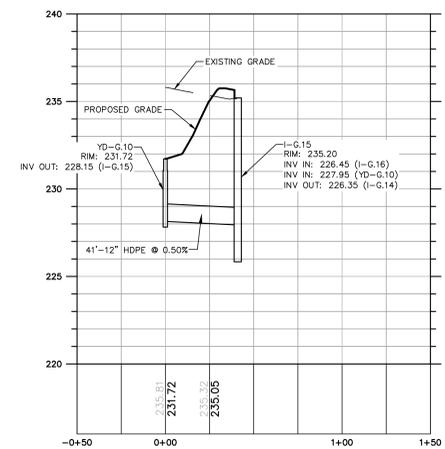
MRC DESIGN		
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MRC-A	0.5"	WQU-A



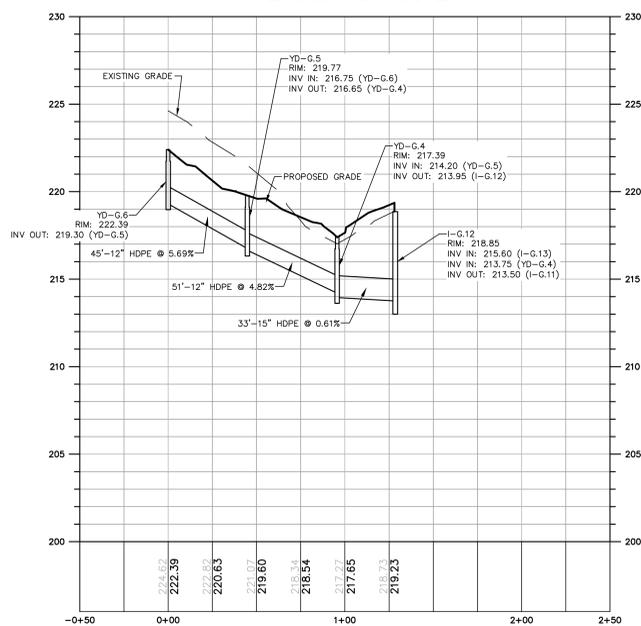
I-G.16 TO MRC-A



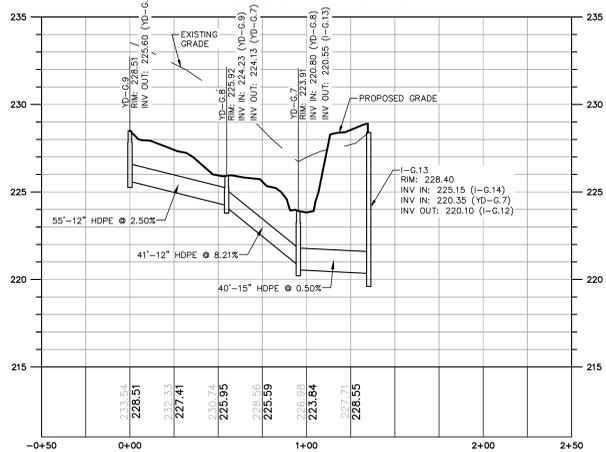
YD-G.10 TO I-G.15



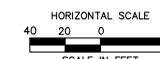
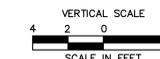
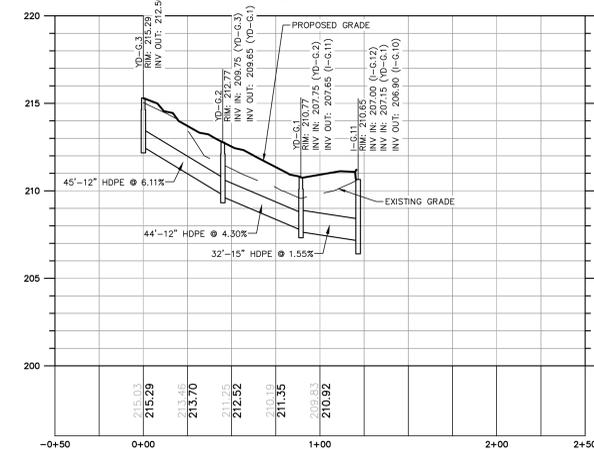
YD-G.6 TO I-G.12



YD-G.9 TO I-G.13



YD-G.3 TO I-G.11



REVISIONS

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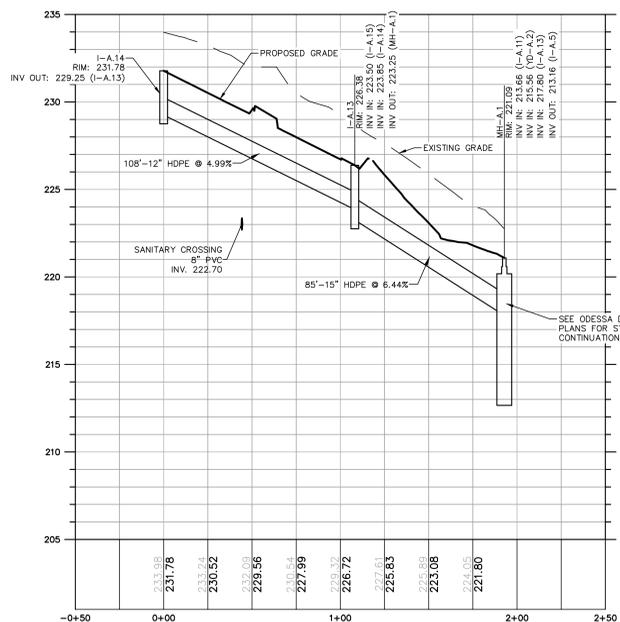
Designed: M.D.L.
 Drawn: A.T.D.
 Checked: K.M.K.
 Approved:
 Scale: AS NOTED
 Project No.: 2302858
 Date: 01/06/2026
 CAD File: PR230285802

Title: **STORM SEWER PROFILES**

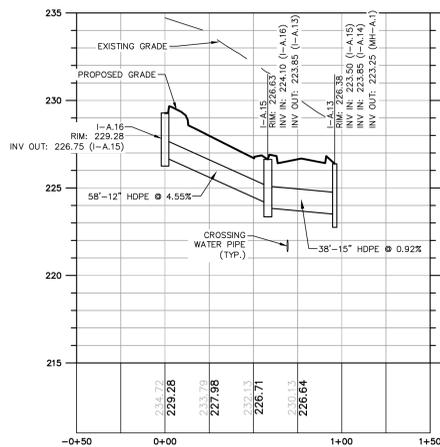
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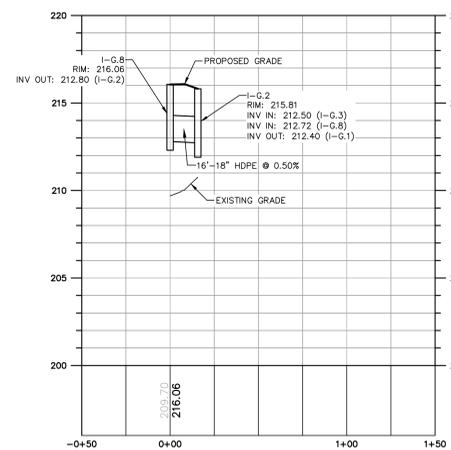
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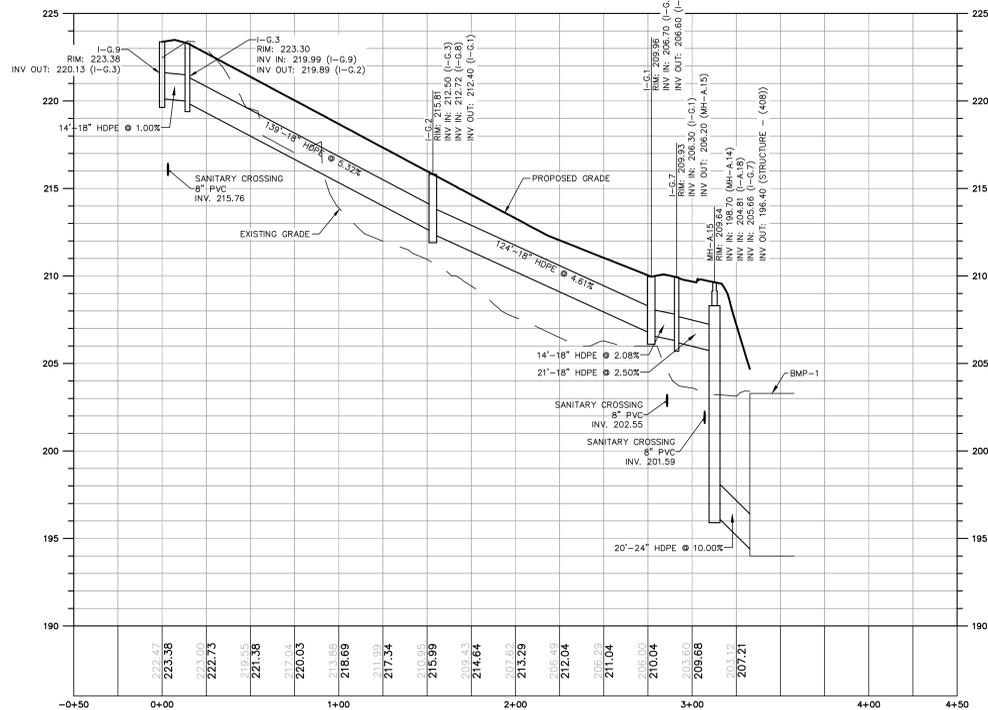
I-A.16 TO I-A.13



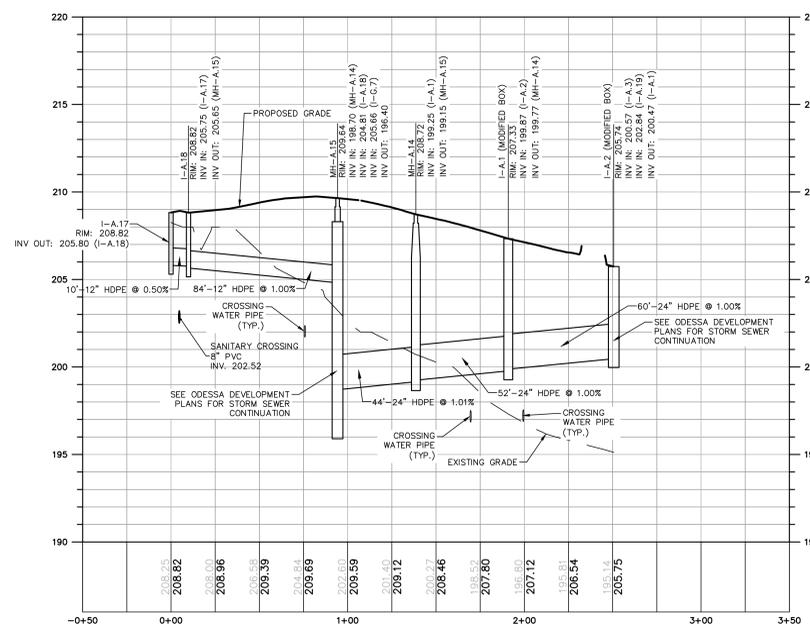
I-G.8 TO I-G.2



I-G.9 TO MRC-A



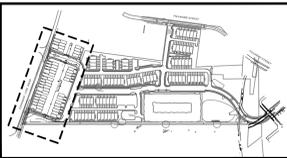
I-A.17 TO I-A.2 (ODESSA)



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17/2026: BMA/AMT, G. VORSE/1/23/2026/PHOENIXVILLE/STORM SEWER PROFILES

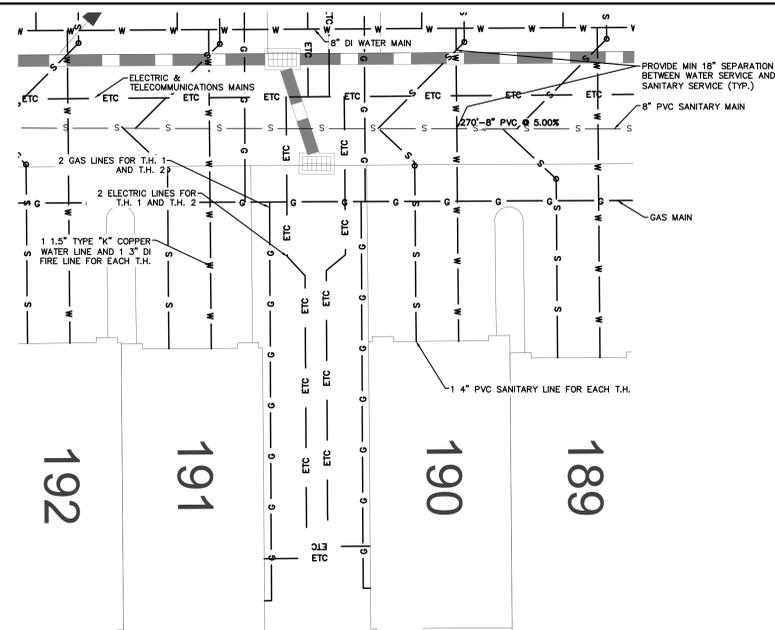
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KEY MAP
SCALE: 1"=500'

GENERAL NOTES

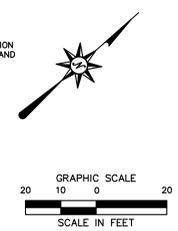
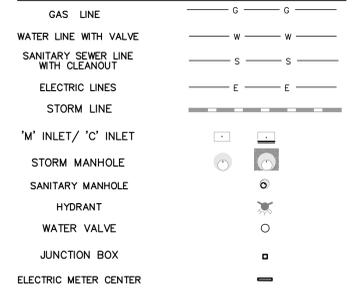
1. GAS, ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES ARE SHOWN SCHEMATICALLY ONLY AND ARE SUBJECT TO CHANGE BASED ON UTILITY PROVIDER DESIGN.
2. SANITARY SEWER LATERAL CONNECTIONS TO BUILDINGS ARE SUBJECT TO CHANGE.
3. CONSTRUCTION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE CURRENT BOROUGH STANDARDS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



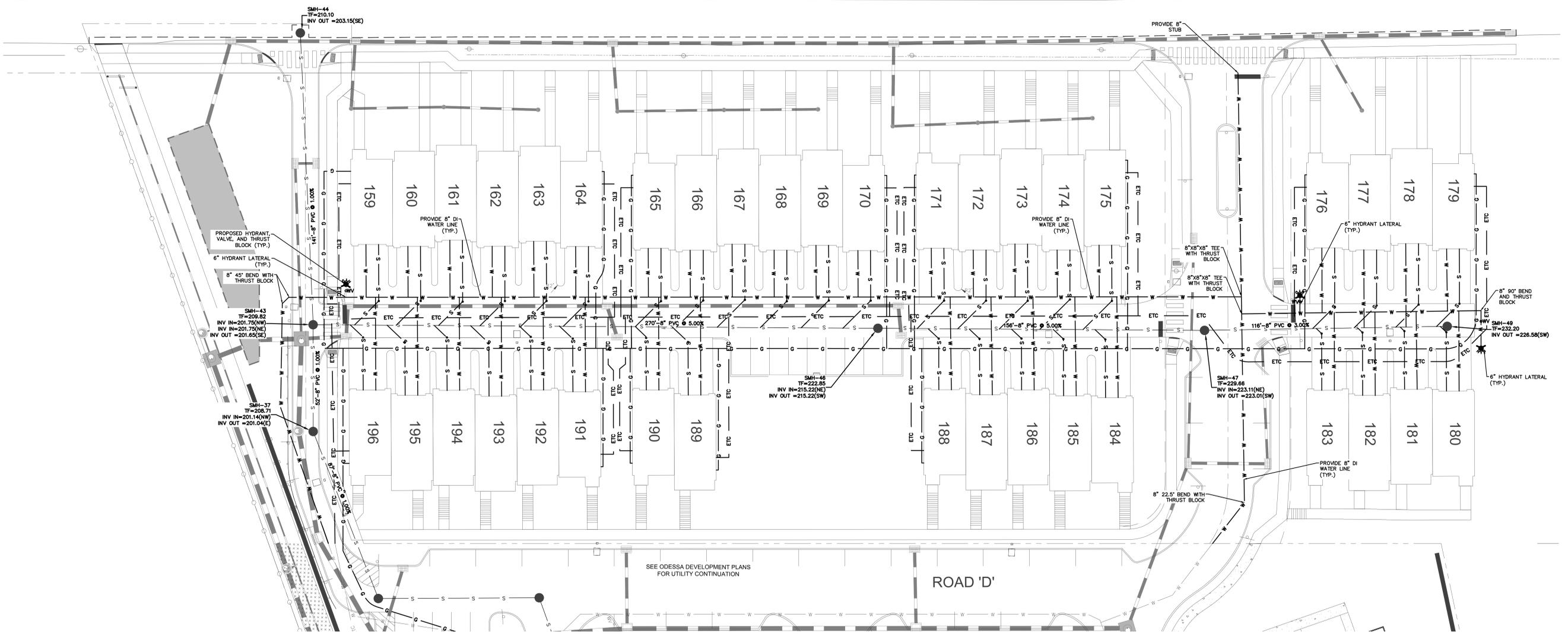
- NOTE:
1. PLAN VIEW REPRESENTS TYPICAL UTILITY CONNECTIONS FOR TOWNHOUSE UNITS AND UNIT BLOCKS.
 2. COORDINATE WITH MEP PLANS AND UTILITY COMPANIES FOR ALL UTILITY SERVICES.
 3. WATER UTILITY PROVIDER TO BE BOROUGH OF PHOENIXVILLE.
 4. SANITARY SEWER UTILITY PROVIDER TO BE BOROUGH OF PHOENIXVILLE.
 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'

LEGEND



TOWNSHIP LINE ROAD



SEE ODESSA DEVELOPMENT PLANS FOR UTILITY CONTINUATION

ROAD 'D'



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

TOWNSHIP LINE ROAD DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

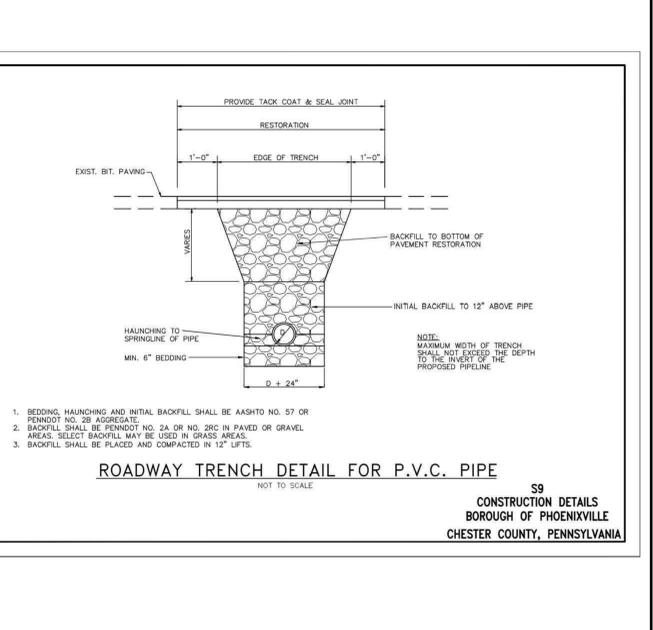
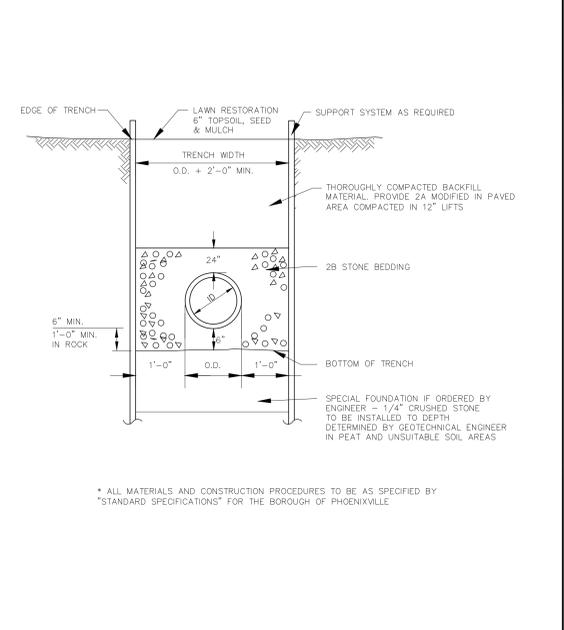
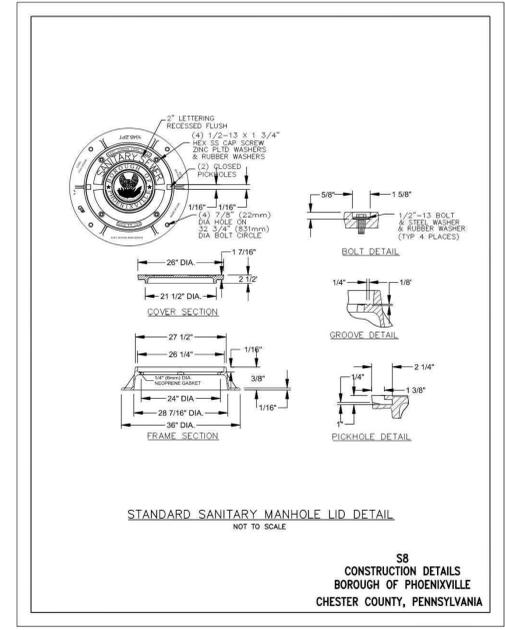
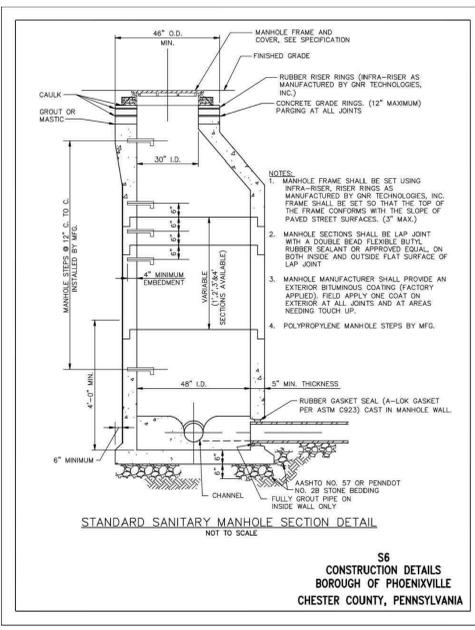
REVISIONS	
No.	Date

Designed	B.H.H.
Drawn	B.H.H.
Checked	A.J.B.
Approved	
Scale	1" = 20'
Project No.	2302858
Date	01/06/2026
CAD File:	SU230285801

Site Utility Plan

Sheet No.
SU-01
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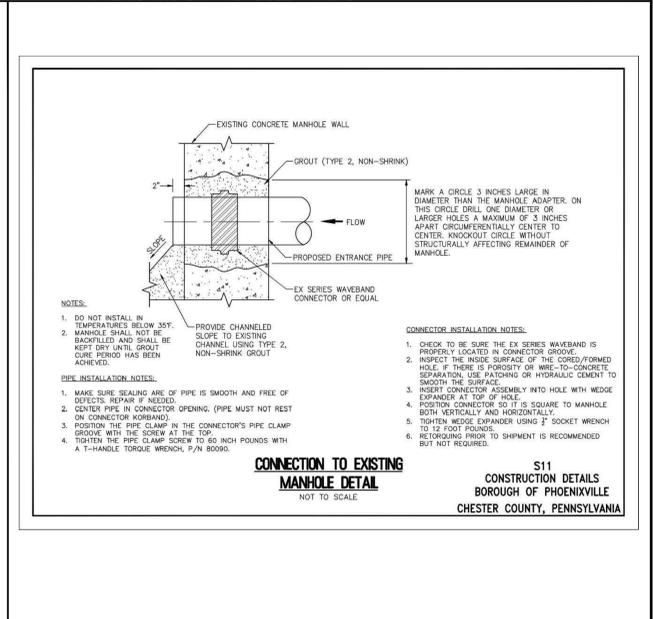
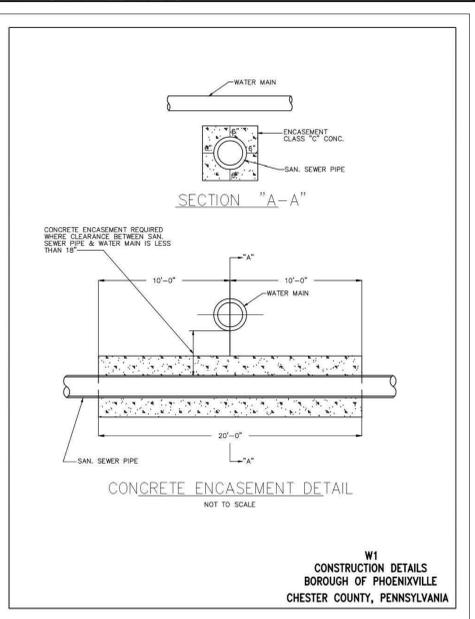
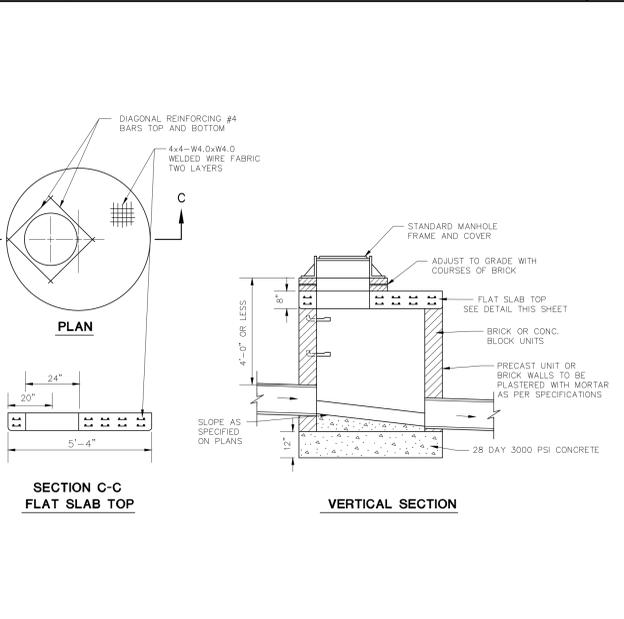
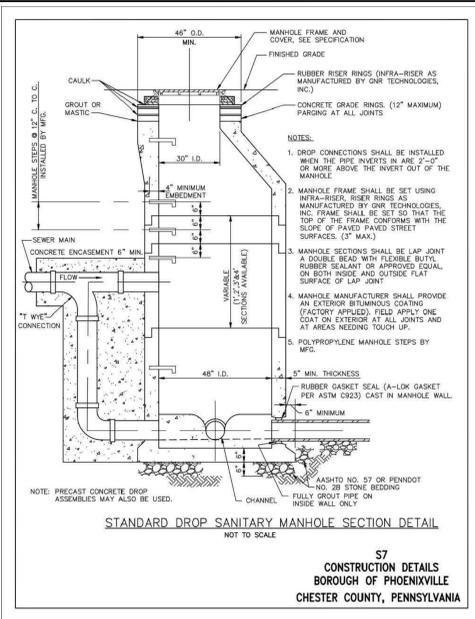


PRECAST SANITARY MANHOLE

STANDARD MANHOLE FRAME AND COVER

TYPICAL SANITARY SEWER TRENCH SECTION IN UNPAVED AREAS

TYPICAL SANITARY SEWER TRENCH SECTION IN EXISTING OR PROPOSED PAVING

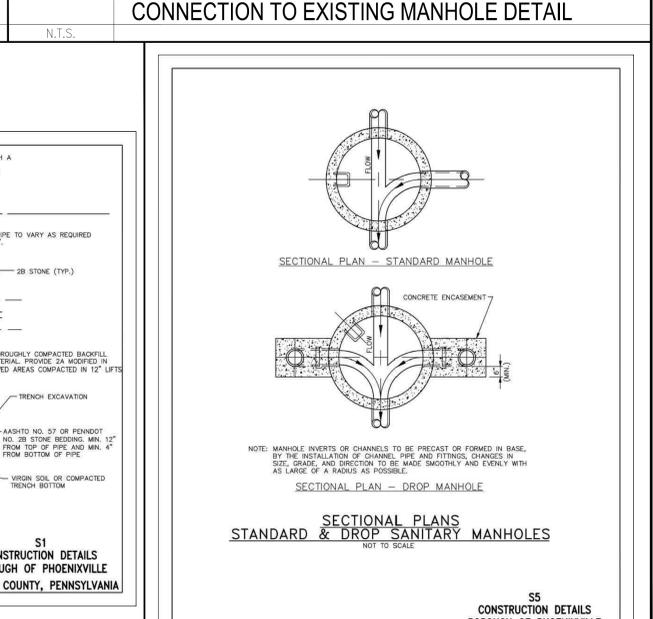
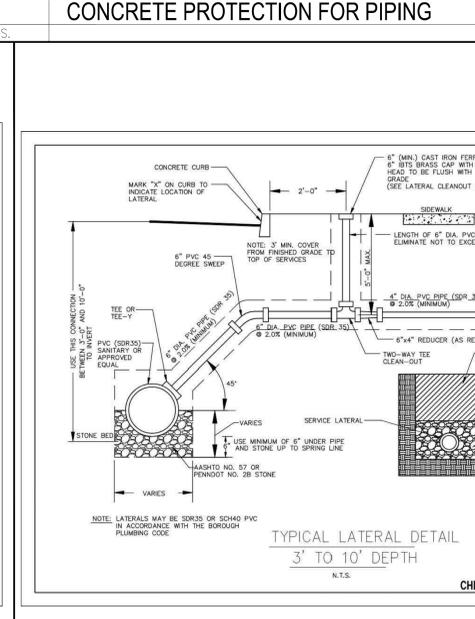
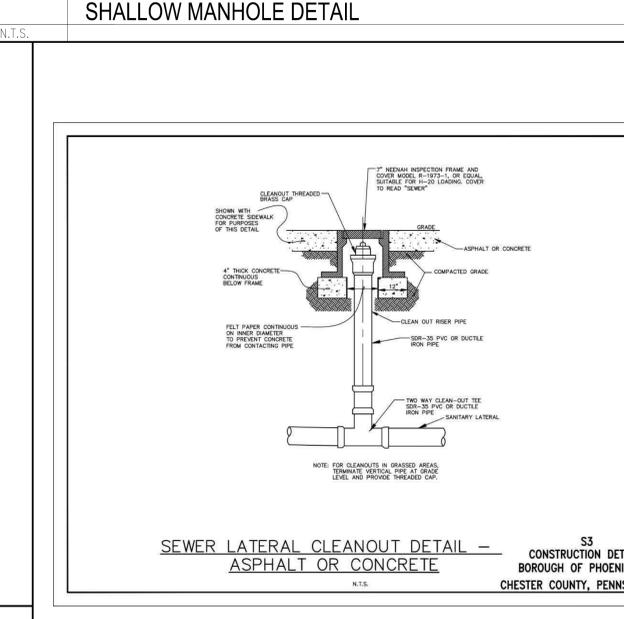
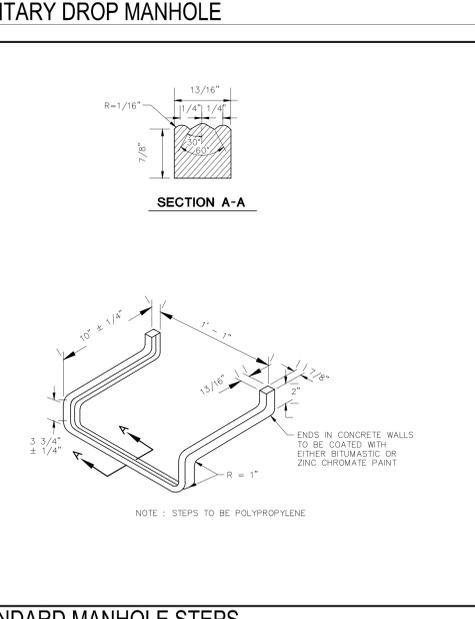


SANITARY DROP MANHOLE

SHALLOW MANHOLE DETAIL

CONCRETE PROTECTION FOR PIPING

CONNECTION TO EXISTING MANHOLE DETAIL

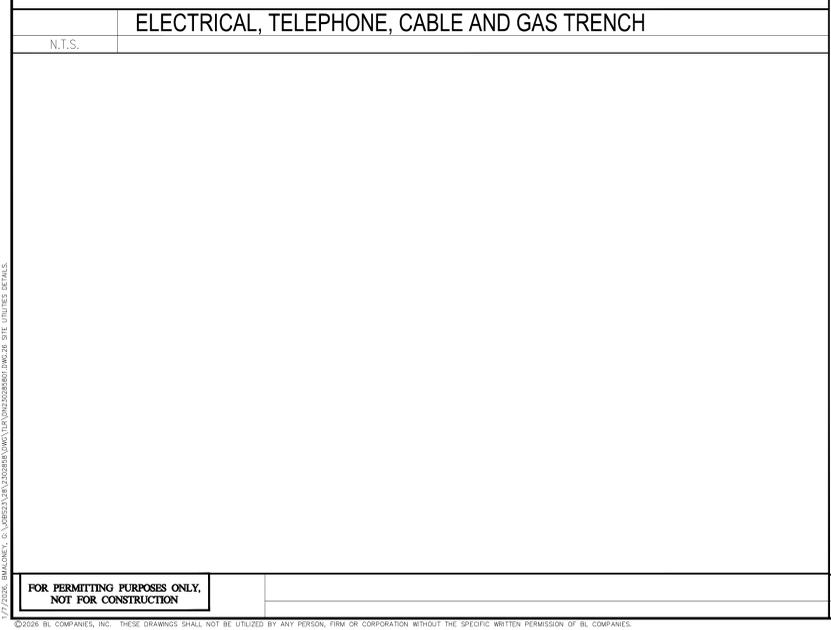
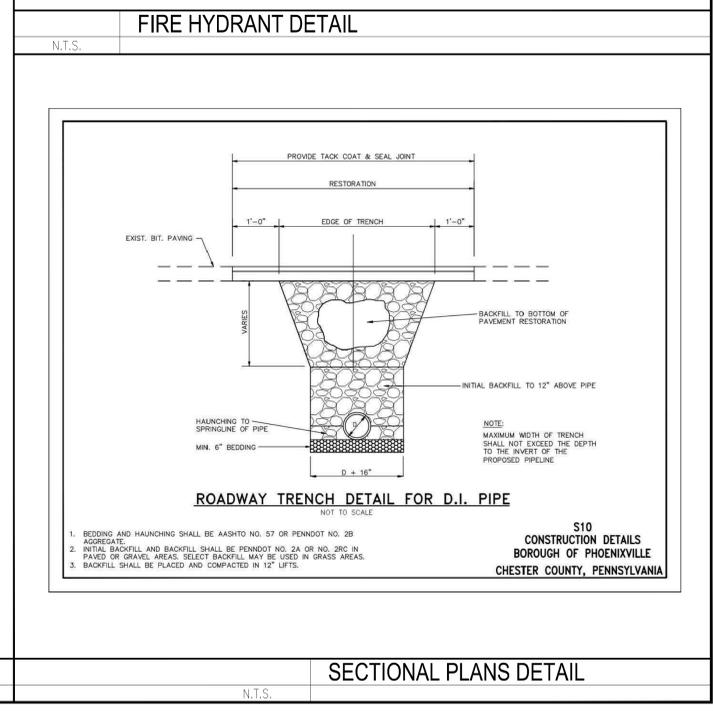
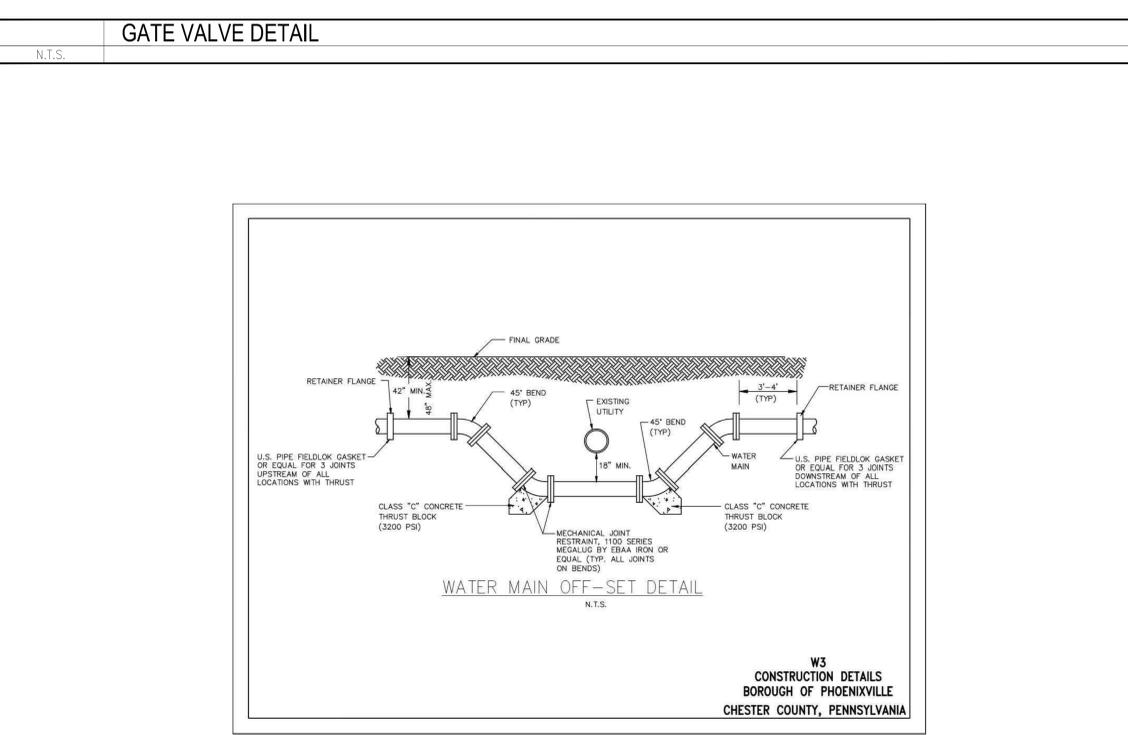
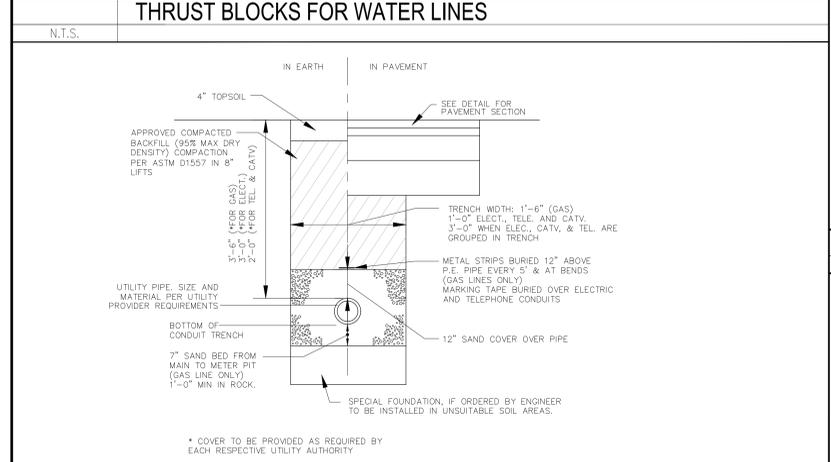
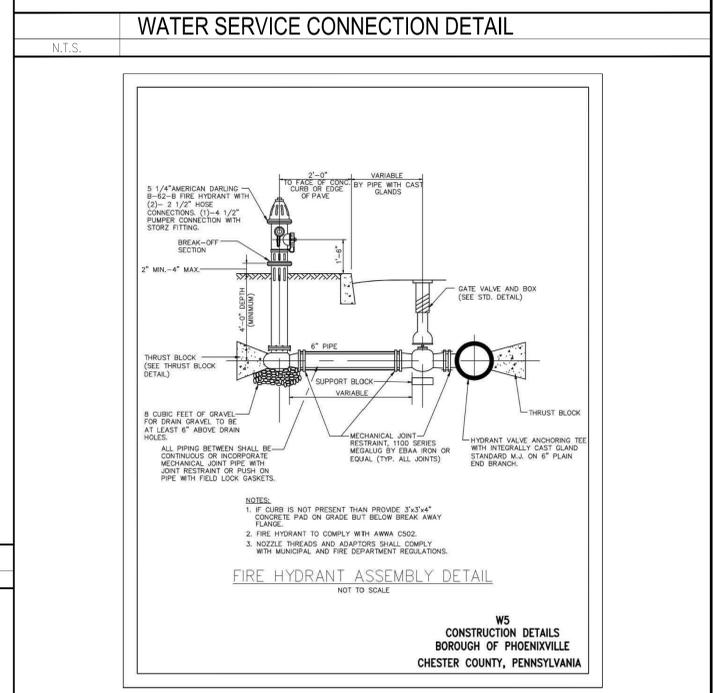
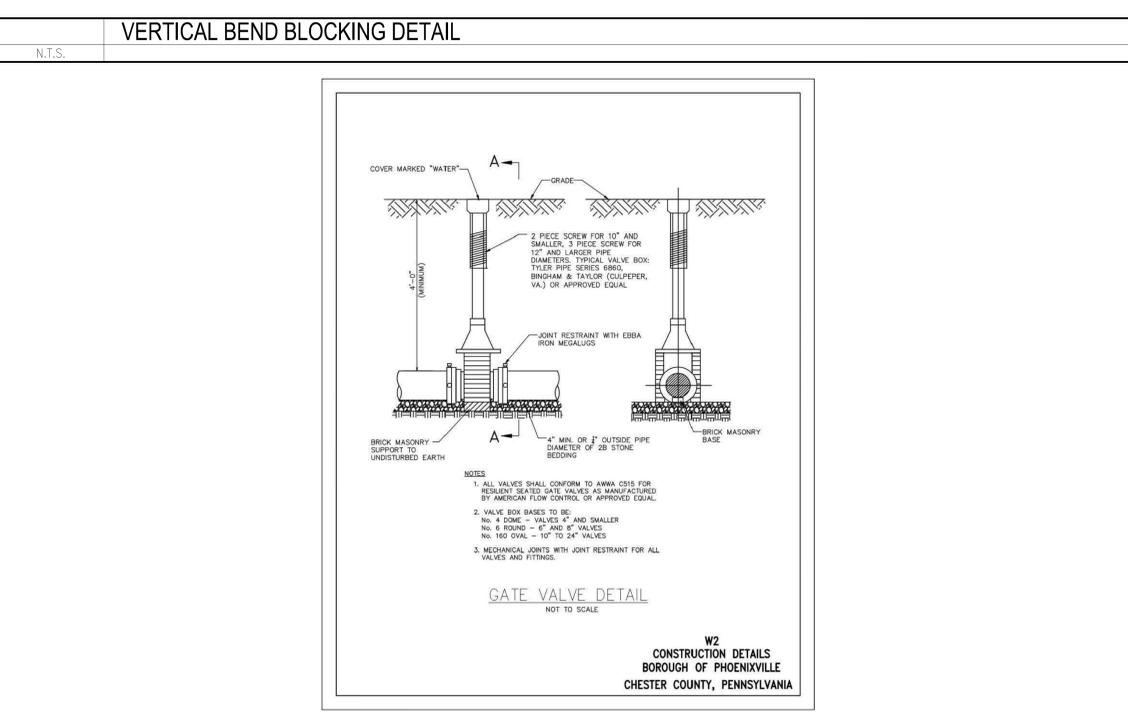
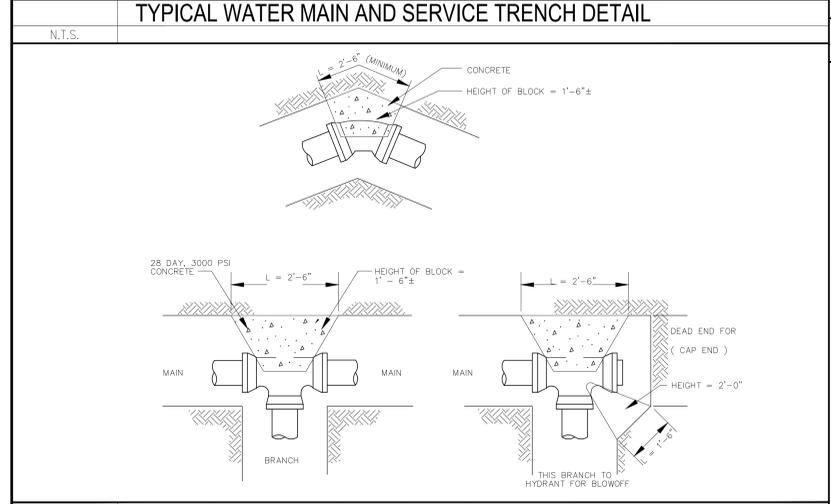
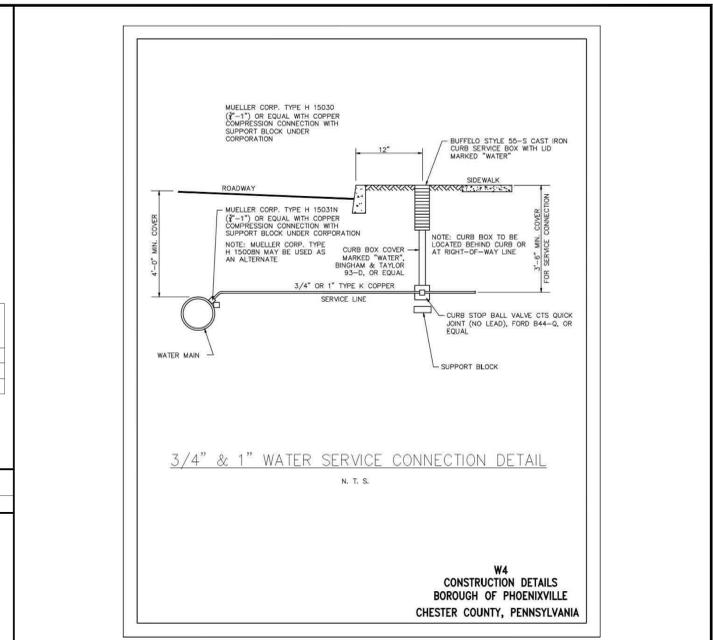
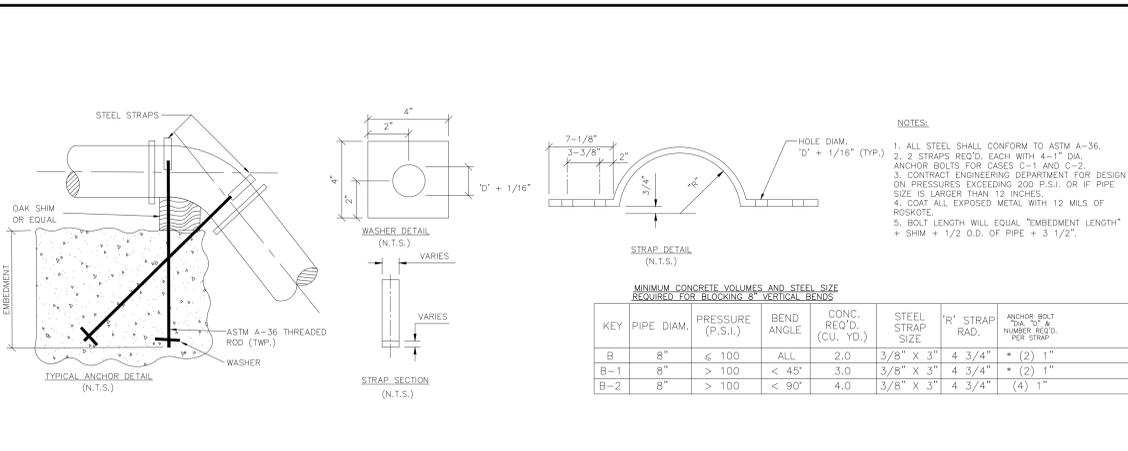
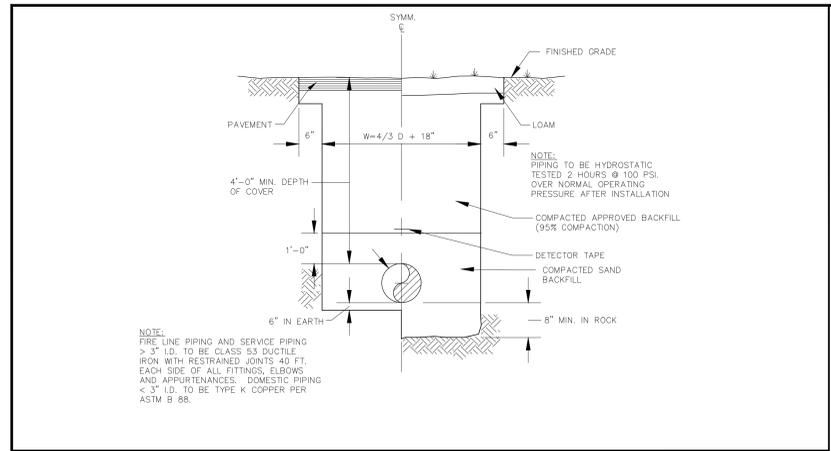


STANDARD MANHOLE STEPS

SEWER LATERAL CLEANOUT DETAIL

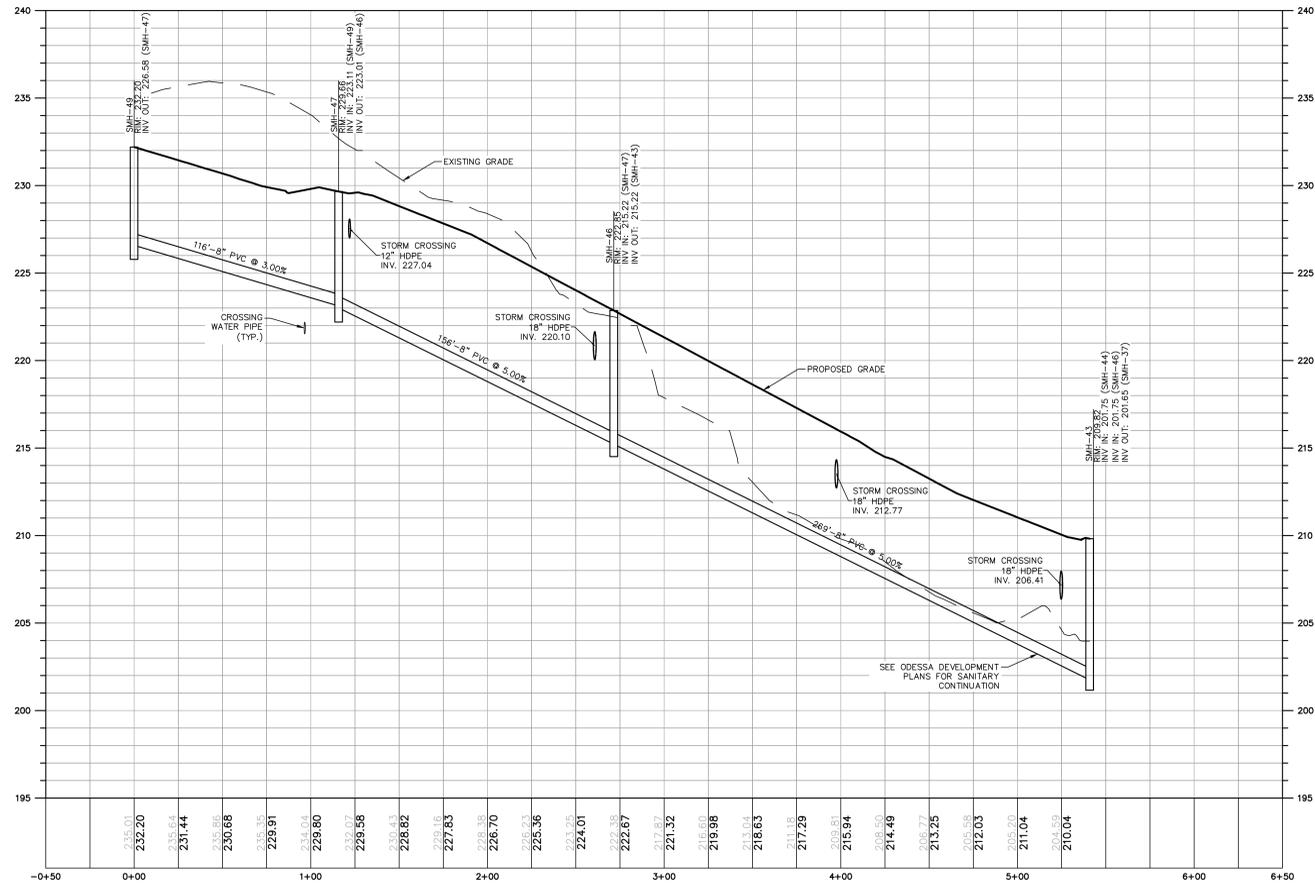
SANITARY SEWER LATERAL DETAIL

SECTIONAL PLANS DETAIL

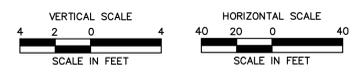
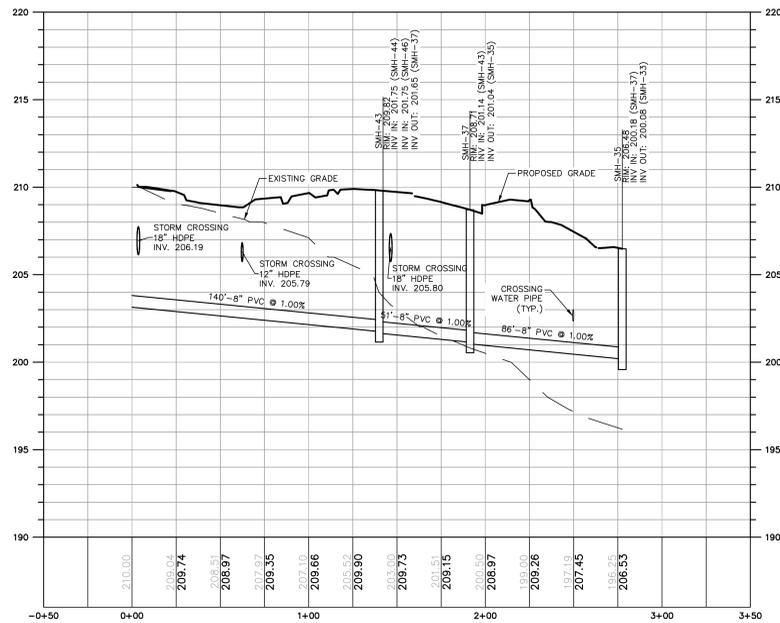


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SMH-49 TO SMH-43



SMH-44 TO SMH-35



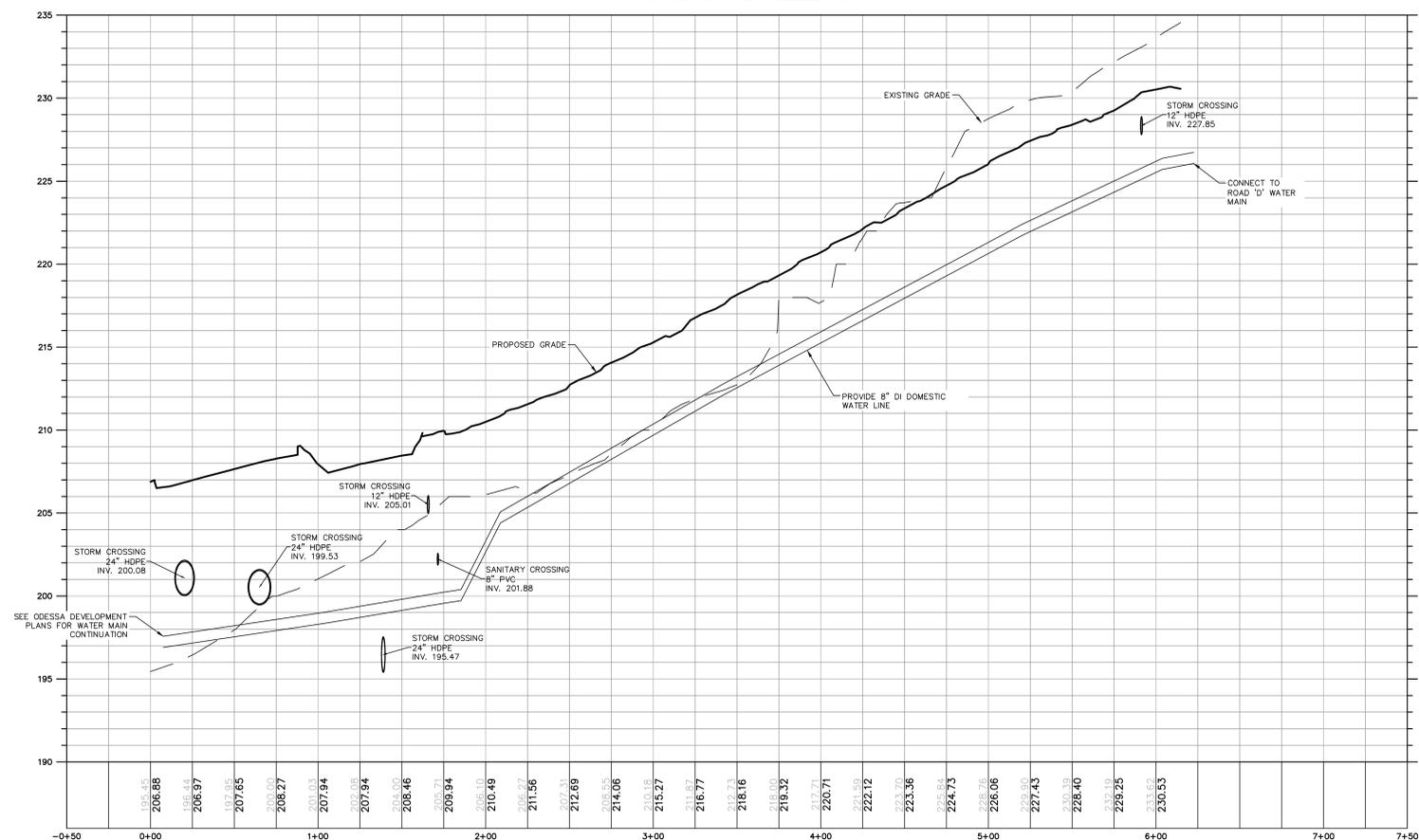
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REVISIONS	
No.	Date

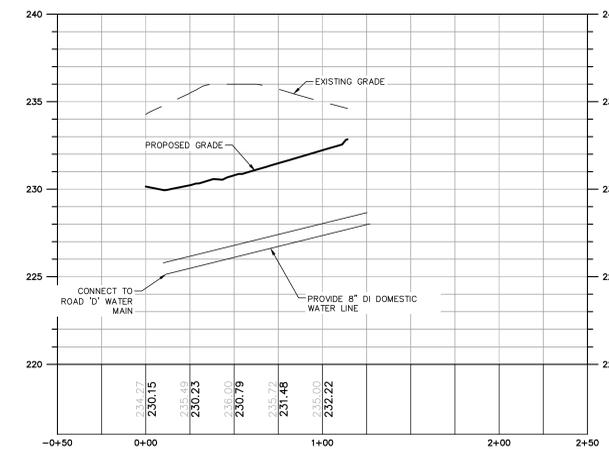
Designed	M.D.L.
Drawn	A.T.D.
Checked	K.M.K.
Approved	
Scale	AS NOTED
Project No.	2302858
Date	01/06/2026
CAD File:	PR230285802

Title	
UTILITY PROFILES	
Sheet No.	
PR-05	
25 of 28	

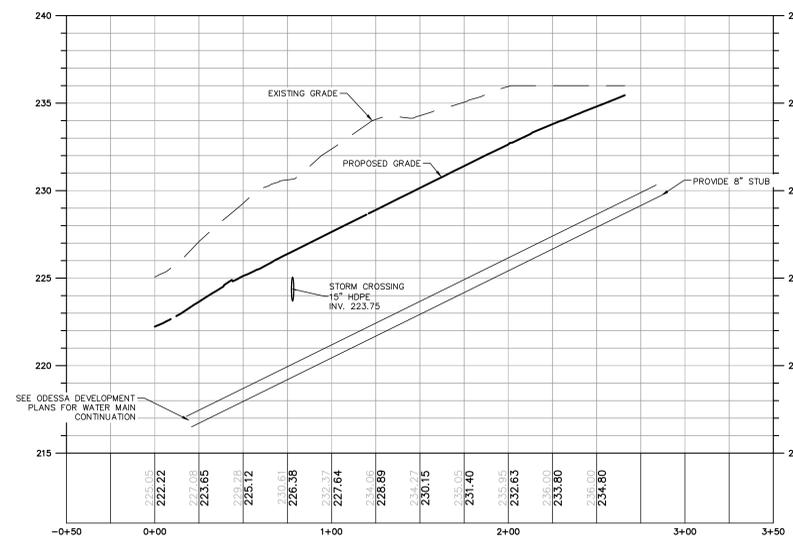
ROAD D TO ALLEY 6



ROAD D TO ALLEY 7



ROAD D TO TOWNSHIP LINE RD



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TOWNSHIP LINE ROAD DEVELOPMENT BOROUGH OF PHOENIXVILLE PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.

Designed M.D.L.
Drawn A.T.D.
Checked K.M.K.
Approved
Scale AS NOTED
Project No. 23022858
Date 01/06/2026
CAD File: PR2302285802

UTILITY
PROFILES

Sheet No.

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ORDINANCE REQUIREMENTS - Borough of Phoenixville Code

	REQUIRED	PROPOSED	VARIANCE	
§ 22 SALDO				
22-417. Vehicular Parking	3. Residential Parking Lots. D. The entire parking lot perimeter shall be buffered and landscaped in accordance with § 22-428.	Buffer landscape lot	Buffer provided	NO
22-428. Landscaping and Plantings	3. Buffers. The plant materials used to create the buffer shall be of a minimum of six feet in height at the time of planting and shall be planted in staggered arrangement in order to provide an immediate effect. Deciduous and semi-deciduous shrubs may be used with evergreens to provide an immediate effect and to provide accent and color.	Buffer height and design standard	Buffer design standard fulfilled	NO
22-500. Parks and Recreation.	3. Open space dedication criteria and standards. A.1.) In residential developments proposed to contain 20 or more dwelling units, the applicant shall set aside one acre per 20 units or fraction thereof for open space and recreational purposes.	37 Units/20x1=1.85 ac	0.29 ac of open space provided on this development. More than 3 ac of open space are provided in combination of the abutting Odessa development.	TBD
22-502. Preservation of Existing Vegetation.	1. Preservation of Existing Vegetation. C.3.1) Trees over six inches in DBH within a tract proposed for subdivision or land development shall not be removed unless any of the following conditions exist: Immediate danger to life or property, or affliction by disease which threatens to injure or destroy other trees.	16 existing healthy trees on site to be removed	129 replacement trees are provided in good faith.	TBD
§ 25 Tree Ordinance				
25-109. Determination of Replacement Trees	E. Replacement sizes	Replacement of Regulated Trees	No Regulated trees removed on site	NO
§ 27 Zoning				
27-401. Streets, Alleys and Sidewalks.	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	4 ft minimum planting strip and street trees spaced 40 ft on center	NO
27-406. Buffering/Screening/ Street trees.	1. Street trees	see above	see above	NO
	2. A. Off-street parking and loading areas that can be viewed from public streets shall be screened through the use of landscaping, fencing and/or walls. 2. F. Permanent or pad-mounted mechanical equipment, such as air conditioning and heating units, shall be screened from public views of the property through the use of fencing, walls, landscaping or a combination thereof. 2. G. Views of plumbing vent pipes, electric/phone/cable terminals and utility meters in front yards and on front building facades shall be screened or partially screened to help mitigate views of this equipment	Screening off-street parking from street view Permanent and pad-mounted equipment to be screened	6 ft buffer screening provided equipment and meters screened from street view	NO

Replacement Tree Summary

Item	Quantity	Replacement Value ^{2,3}	Proposed Replacement Trees ^{2,4,5}
Existing Trees in good condition with identified DBH>6" (based on 2025-03-11 site findings)	16		
Existing Trees On Site to be Protected	0		
Existing Trees On Site to be Removed	16	64	
Proposed Replacement Trees ^{2,5}			129

1. As identified by the 2024-08-21 site visit.
2. Unit in number of trees (2"-2.5" caliper minimum size)
3. Calculated per §25-109. E
4. Trees calculated for replacement are in addition to those proposed trees satisfying other requirements of the Borough of Phoenixville Subdivision & Land Development and/or Zoning Ordinances.
5. Proposed replacement trees are not required under §25-108 & §25-109 as the trees to be removed are not considered to be "Regulated Trees" as defined by the Borough of Phoenixville Tree Ordinance. The proposed trees are provided in good faith and as a means to further beautify the proposed residential development.

Replacement Tree Calculations

Item	10"-18" DBH	18"-30" DBH	30"+ DBH	TOTAL
Existing Trees On Site to be Removed	16	0	0	16
Replacement Tree Ratio (per removed tree)	4			
Total Replacement Trees	64	0	0	64

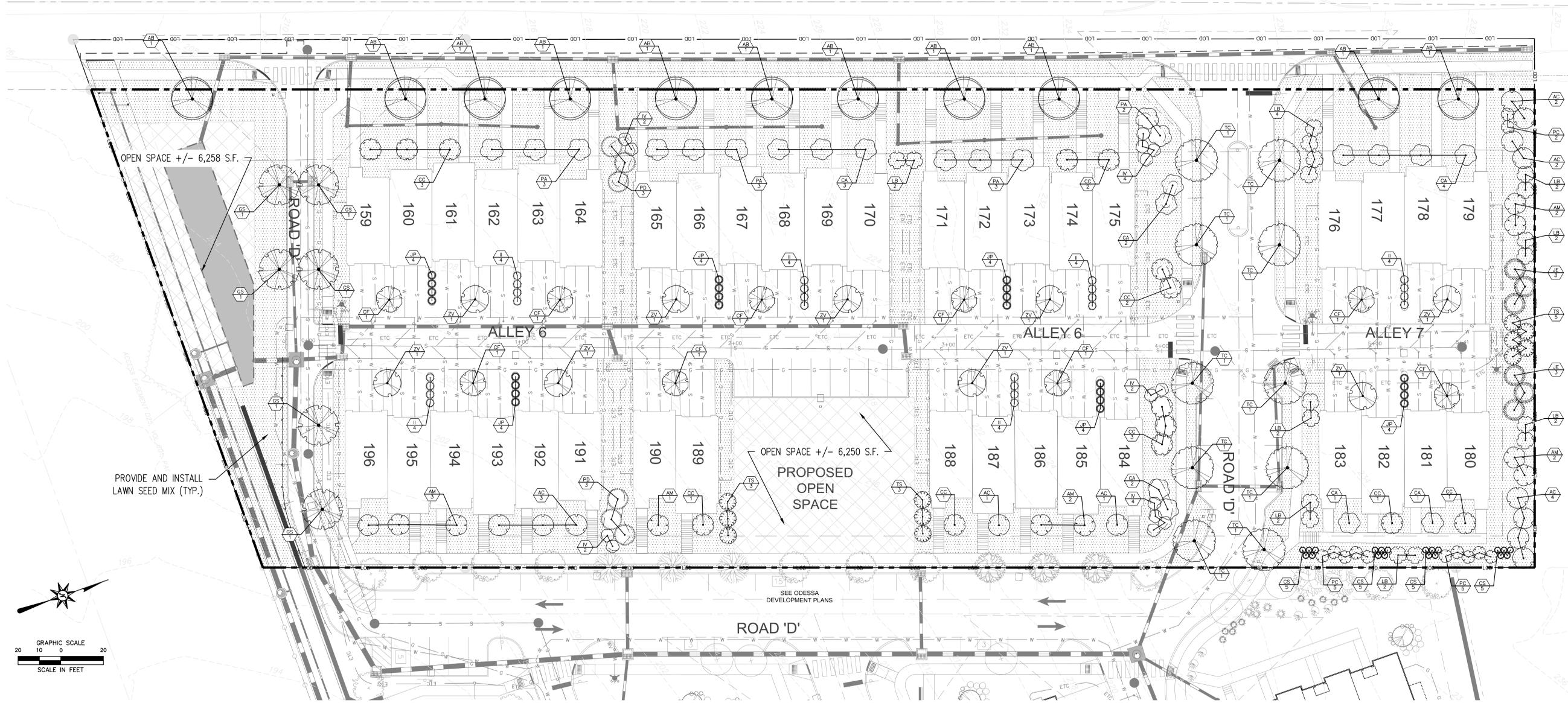
* Trees with under DBH assume to be 10"-18", site verification would be done to provide more accurate calculation.

- NOTES:**
- ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
 - PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
 - IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.
 - FOR ALL EXISTING PLANTING AREAS WITHIN THE PROPERTY LINE, THE CONTRACTOR IS RESPONSIBLE TO REPLACE DISEASED OR DEAD TREES AND SHRUBS WITH MATCHING SPECIES.
 - ALL SITE EXISTING TREES ARE TO BE REMOVED. REFER TO DEMOLITION PLAN.
 - PLAN ENLARGEMENTS FOR THE TWO DESIGNATED OPEN SPACE AREAS ARE TO BE PROVIDED LATER.

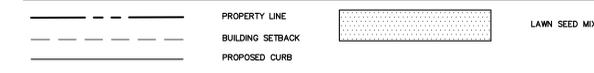
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
EVERGREEN TREES							
JE	6		JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	5'-6" HT.	B&B	
PD	6		PSEUDOTSUGA MENZIESII	DOUGLAS FIR	5'-6" HT.	B&B / CONT.	
TS	11		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5'-6" HT.	B&B / CONT.	
ORNAMENTAL TREES							
AM	10		ACER BUERGERIANUM	TRIDENT MAPLE	2" CAL. 5" HT.	B&B / CONT.	
AC	13		AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	2" CAL. 5" HT.	B&B / CONT.	
CC	14		CERCIS CANADENSIS	EASTERN REDBUD	2" CAL. 5" HT.	B&B / CONT.	
CA	13		CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL. 5" HT.	B&B / CONT.	
PA	11		PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	2" CAL. 5" HT.	B&B / CONT.	
STREET TREE							
AB	11		ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	2"-2.5" CAL.	B&B	
CF	9		CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	2"-2.5" CAL.	B&B	
GS	6		GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2"-2.5" CAL.	POT	
TC	10		TILIA CORDATA	LITTLELEAF LINDEN	2"-2.5" CAL.	B&B	
ZV	9		ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	2"-2.5" CAL.	B&B	
SHRUBS							
CS	20		CORNUS STOLONIFERA	RED TWIG DOGWOOD	2 GAL.	CONT.	36" o.c.
II	24		ILEX GLABRA 'COMPACTA'	COMPACT HICKBERRY	3 GAL.	CONT.	48" o.c.
IV	14		ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	3 GAL.	CONT.	72" o.c.
JP	24		JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	3 GAL.	CONT.	48" o.c.
LB	18		LINDERA BENZON	SPICEBUSH	3 GAL.	CONT.	96" o.c.
PC	12		PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	3 GAL.	CONT.	72" o.c.

TOWNSHIP LINE ROAD



LANDSCAPE PLAN LEGEND



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TOWNSHIP LINE ROAD DEVELOPMENT
BOROUGH OF PHOENIXVILLE
PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA

REVISONS
No. Date
Designed G.J.O.
Drawn G.J.O.
Checked
Approved
Scale 1"=20'
Project No. 2302858
Date 01/06/2026
CAD File: LL230285801
Title
LANDSCAPE PLAN AND NOTES
Sheet No.
LL-01
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